



## STAFF REPORT

**TO:** Town Council  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Text Amendment (TA-25-01) – Architectural Standards  
**DATE:** February 17, 2026

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**Background:** At the request of Town Council, Staff is proposing an amendment to the Zoning Ordinance, specifically standards that apply to non-residential architecture and design.

**Existing Ordinance:** In April 2022, the Town Council approved changes to various Chapter of the Zoning Ordinance. Of the many proposed changes, Staff drafted a prohibition on non-residential metal siding buildings, with the exception of buildings in industrial zoning districts. The Zoning Ordinance was therefore changed and currently reads;

*“Metal exteriors are not permitted, unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning Administrator.”*

**Proposed Ordinance:** Staff worked to address the concern that small, accessory structures for non-residential uses by drafting language to allow metal sided buildings, under 1,500 ft<sup>2</sup> for accessory structures only. This would include structures that are clearly incidental to a principal use and must be located on the same lot as a principal building. Therefore, Staff was able to draft a proposed Text Amendment, allowing accessory structures in limited size for non-residential uses, which reads;

*“Metal exteriors are not permitted **on principal structures or accessory structures over 1,500 square feet of GFA**, unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning Administrator. Metal.”*

**Consistency with Plans:** Adopted in 2024 as part of the Town’s Comprehensive Plan, the adopted policy guidance for the Town does not specifically mention building design or architectural styles when speaking to the ten (10) Goals and various implementation strategies outlines in the Detail Action Plan. However, throughout the Comprehensive Plan, there are many mentions of the importance of building design and architectural style as it pertains to preserving Moncks Corner’s charm and character. When the plan mentions future impacts on community character, the Comprehensive Plan states:

*“As indicated through the Public Survey, 63% of respondents were either concerned or very concerned about the diminishing community character... encouraging high-quality new and infill development and a rigorous amendment to the existing design guidelines would be additional potential first steps that would apply town-wide.”*

As part of a required section of any South Carolina mandated municipal comprehensive plan, the Town’s Comprehensive Plan expands upon the Town’s Economic Development and Affordability. Within this section, the Town has identified that there is a need to address blight and dilapidated buildings as they have negative impact on “the value of land and quality of life”, and that this can lead to “decreasing desirability, safety, welcomeness, and community character”. In an effort to enhance and bolster the Town’s economic development, the plan suggests that;

*“Implementing strict design guidelines for new, infill, and redevelopment opportunities would ensure compatibility between the new and existing structures and maintain a consistent character and aesthetic.”*

**Procedural Issues:** As part of any Text Amendment, the request may be initiated by a motion of the Planning Commission, motion of the City Council or by the Zoning Administrator. In this case, the requested Text Amendment was initiated by the Zoning Administrator after several discussions and research regarding the text to be amended and the impacts the change would cause on existing and future parcels, as well as the neighborhood and immediate community around these parcels.

**Planning Commission Recommendation:** The Planning Commission heard the request at their January 27th meeting. The Commission voted unanimously in favor of recommending APPROVAL of the requested **Text Amendment**.

*Attachments:                    DRAFT – Zoning Ordinance (Section 7-13)*