



August 29<sup>th</sup>, 2022

**Heatley Street Bonus Density  
TMS# 142-00-01-012**

**Request for Bonus Density:**

The property is currently zoned R2 in the Town of Moncks Corner. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Heatley Street and a secondary access on Newell Street. The wetlands were recently delineated, and the land plan incorporates these current site conditions. Below is a summary of the requested design criteria associated with the rezoning request.

- Limited wetland impact (0.49 acres)
- Commercial Component at Intersection of Heatley Street and S. Live Oak Drive
- Improve alignment on Newell Street and Monitor Circle

Below please find the breakdown of the density bonus incentives the developer intends to implement for this development.

Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
Commercial Component	10%	1,200
Widened Sidewalks	5%	600
HOA Maintained Amenity	3%	360
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 6,600

**Intent** – The intent of negotiated development is to achieve the following:

- a) To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District).
  - a. Provides commercial and residential land uses.
- b) To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of

natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the development as well as enhancing the immediate area surrounding the development.

- a. Improves traffic circulation and improves alignment on Newell Street and Monitor circle.
- c) To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
  - a. Offers affordable housing in a desirable location.
- d) To provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner.
  - a. The proposed conditions do not alter the intended residential use of the property.