



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: March 22, 2022
Town Council:
First Reading: April 19, 2022
Second Reading & Public Hearing: May 17, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 209 Metts Street, TMS 142-11-01-025

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-2, Single Family Residential, to C-2, General Commercial, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Iglesia Cristiana Monte Calvario, is seeking to rezone the church building at 209 Metts Street. The lot is currently zoned R-2, Single Family Residential, and the applicant is seeking to rezone to C-2, General Commercial.

Churches are allowed in any zone, so being in the R-2 zone isn't odd. However, the only other use allowed on the property is effectively residential, which would require demolishing the church. With a rezoning to the adjacent C-2 district, however, purchasers of the property could use the building for any number of uses.

Current Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

These districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area,

and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto.

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Proposed Zoning – Definition and Uses:

C-2, General Commercial District, Sec. 6-8

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:

1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district
2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops and limited wholesale activity.
3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.
4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.
6. Hotels and motels
7. Nursing, assisted living, and group care facilities
8. Campgrounds and overnight trailer courts
9. Wholesale, warehouse and storage facilities including building materials and lumber yards.
10. Automotive services and carwashes
11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.

12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
13. Commercial and professional sports, clubs, promoters, and racing tracks
14. Mobile home dealers
15. Research, development, and commercial testing laboratories
16. Transportation facilities including bus depots, trucking facilities and services without storage.
17. Outdoor advertising agency
18. Communication services, radio and television broadcasting
19. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	C-2	TriCounty Link
East	R-3	Single Family Residential
South	R-3	Single Family Residential
West	R-2	Mini Storage Warehouse

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Commercial.

Staff Findings & Recommendation:

This property already has a non-residential use on it and has commercial uses to the north and west. While there are residential uses to the east and south, this property would have to be demolished to be used residentially. We believe that C-2 is the best use for this property if the church is to leave.

For these reasons, Staff recommends **APPROVAL** of this project.