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STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-25-04) – STYO Development

DATE: June 24, 2025

Background: The applicant, STYO Development, has applied for a Zoning Map Amendment (ZA-25-04) for a parcel (TMS #162-00-01-017). The property is currently zoned **Planned Development – Commercial (PD-C)**, with the applicant seeking the parcel to be zoned **Planned Development (PD)**. The PD-C district designation was a leftover when Moss Grove Plantation was approved, first through the County, then annexed and developed within the Town's corporate limits. There is limited information regarding the subject parcel and why **PD-C** was designated for the parcel, however Staff's long standing interpretation is that the subject parcel was designated commercial as part of the overall Moss Grove Plantation development.

Existing Zoning: The subject parcel currently carries a **Planned Development – Commercial (PD-C)** district designation. The Zoning Ordinance does specifically call out or differentiate Commercial or Residential segments of a **Planned Development (PD)** zoning, however the **PD** District is intended to:

"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)."

The zoning district is primarily mixed use in nature, specifically designed for two different use types.

Adjacent Zoning		Adjacent Land Use
North	Planned Development (PD-R)	Single-family Residential
	Flex-1 (Berkeley County)	
South	Residential (R-1) (Berkeley County)	Industrial Use & Cell Tower
East	General Commercial (C-2)	Berkeley Electric Co-op
	Light Industrial (M-1)	UNDEVELOPED
West	Flex-1 (Berkeley County)	UNDEVELOPED

Existing Site Conditions: The subject parcel comprises approximately 31.3 acres, which is currently undeveloped. Per the National Wetlands Inventory map there does appear to be a significant amount of

wetlands shown, spread throughout the parcel. However, per the applicant's PD Document, the wetlands seem to be only approximately 1.33 acres and limited to the northern edge of the parcel, adjacent to the Moss Grove Plantation stormwater pond. The subject parcel does appear to have some designated floodway on the parcel, with the applicant providing this documentation within their PD Document, in the form of the National Flood Hazard Layer. The subject parcel is currently accessible by US Hwy 52, and benefits from approximately 0.58 miles (3,068-feet) of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to an overall **Planned Development (PD)** zoning district. Per the Town's Zoning Ordinance, the **PD District** is intended 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)."

The proposed PD Document divides the 31.3 acre parcel into three (3) "districts". The applicant has proposed the "Cottage District", "Market Village" and "Civic Park", with each area having separate dimensional standards (setbacks, buffers lot coverage, etc.) as well as delineated allocation of residential units, allowable use types and dedicated parking.

The "Cottage District" will be situated on the southern end of the subject parcel and will consist of approximately 8.65 acres. Serving exclusively as a residential area of the project, the project aims to have approximately fifty-two (52) single-family detached units. Per the PD Document, these units will use a minimum lot size of 3,000 ft², with a minimum lot width of 40-feet. The setbacks are significantly reduced compared to other projects approved within the Town, and the density for this district appears to be significant. The maximum lot coverage is set for 80%, which is significant compared to existing Zoning Ordinance standards. As the applicant has set aside small pocket parks and stormwater indicated for each phase, the lot coverage is less of a concern as it is typically with development due to the overall design with environmental sensitivity offsetting lot coverage.

The "Market Village" district will be situated in the center of the subject parcel and be approximately 9.56 acres. This district will blend the residential and commercial aspects of the development, and in Staff's opinion, serve as a transitional district between the solely residential "Cottage District" and the "Civic Park" district that will be dedicated to the Town for public and recreation use. This district will see a limited number of residential single-family detached homes, expected to be approximately twenty-eight (28) units. These lots are expected to be smaller than what is proposed in the "Cottage District", although the PD Document does not prescribe dimensional standards for this use type, which is a cause for concern by Staff. The remaining section of the "Market Village" will be commercial use types using a minimum lot size of 2,000 square feet. It is expected there will be up to 60,000 square feet of commercial area, serving a variety of use types, including hotel, restaurant, bar, financial offices, and other service and office use types. Prohibited use types the applicant is proposing for this district are tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations and storage units. It is Staff's interpretation that those uses not specifically called out within the PD Document will be prohibited, however the applicant was forward thinking to specifically call out use types that did not fit the development vision.

The “Civic Park” district of the project will comprise of the northern end of the subject parcel and be approximately 13.09 acres in size. This district will serve as another use type for the **Planned Development (PD) District**, utilizing three (3) individual uses when most **PD Districts** only utilize two (2). This specific district is intended to serve as a regional, not just community, park and open space, with final dedication and maintenance to be provided by the Town of Moncks Corner. Amenities for this district include a basketball court, two (2) ball fields, walking trails, and at least one (1) pavilion to be used by the citizens and potentially rentable as the Recreation Department’s facilities generally are.

Density: The subject parcels consist of approximately 30.3 acres. With eighty (80) units, this results in a 2.64 dwelling unit/acre for the entire project. While some of the residential units are smaller than what is typically seen, this is offset by a significant number of commercial space and civic space to be dedicated to the Town of Moncks Corner.

For context, the nearby Riverstone community consists of approximately 31.3 acres with entitlements for one-hundred nine (109) dwelling units. This equates to 3.48 dwelling units per acre. Further south on US-52 is the Oakley Point subdivision of single-family dwelling units. This project was constructed on approximately one-hundred thirty-four (134) acres with up to three-hundred seven (307) dwelling units. This equates to a density of 2.28 dwelling units per acre. It is important to note that both developments utilize a traditional single-family detached use and not a single-family attached townhome product.

Transportation & Parking: Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval for any portion of the project. All TIA recommendations will be funded and installed by the developer prior to Final Plat approval for each phase. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcel.

Parking appears to be met for all uses, with no shared parking proposed. This is vital as each unit, commercial use and the civic space has dedicated parking within the standards of the current Zoning Ordinance. Staff does have questions regarding the phase lines and dedication of the “Civic Park” district, as the parking for this use does appear to be within the “Market Village” district. As the civic area will eventually be owned by the Town, the required parking for such a use will remain in HOA or private hands. Absent an easement or parking agreement, filed with Berkeley County Register of Deeds, Staff cannot guarantee the parking for the civic space will be protected, and therefore the civic space could become useless without proper access and parking facilities.

Environmental: The parcel appears to be approximately 30.3 acres. Per the National Wetlands Inventory, the parcel appears to have significant amount of wetlands, covering the majority of the parcel. The applicant’s PD Document shows considerably less amount of wetlands, and appear to only be along the northern property line of the subject parcel. There also appears to be floodway delineated on the property which adds to the environmental sensitivity of the development. When a Preliminary Plat for each “district” is applied for, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Highway Commercial”. The Plan calls for this land use to be designated for:

“Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions.”

The requested zoning designation *may* be congruent with this designation of the Future Land Use Map as the request includes commercial, as well as residential and civic space. The subject parcel also appears to be within the aforementioned “Highway Commercial Overlay”, which the Plan defines as:

“A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”

The requested parcel, is entirely within the “Highway Commercial Overlay”, does include a significant commercial element, and appears to comply with all aspects of the Future Land Use Map.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally adhere to the following policies listed in the plan.

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
6. Provide high quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents.
9. Enhance the quality and range of parks and recreational opportunities while adequately maintaining existing facilities.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size. The Zoning Ordinance does call for any development over twenty-five (25) acres to have an executed Development Agreement, which Staff will work with the applicant and the Town Attorney to ensure this requirement is met.

Staff Analysis: Staff believe the PD Document is generally complete and covers most concerns raised by Staff during this application process. The applicant has showed a good-faith effort to find solutions to challenges a complex project such as this has raised. While Staff still has concerns, this application leaves little open ended

questions that Staff believe could damage or harm the Town, this development, and more importantly the current residents in the area. Staff appreciates the delineation of the three (3) “districts” and the standards set up in the PD Documents for each. The lots do appear to be smaller than other similarly set up or approved developments in recent history, which may be a cause for concern or pause by the Planning Commission or Town Council. The density, when taking into account the project as a whole, appears to be on-par with surrounding developments, and actually is less than those neighborhoods that are recently complete or under construction. The amenities for the development, not just serving the immediate residential areas but also the Town as a whole, really incorporates a true mixed-use development, and does answer at least partly, Staff’s initial question we pose to every developer who approaches us; how will this benefit the Town. The “Civic Park” does add needed field space for the Town’s Recreation Department and will include lighting and other amenities that can be cost prohibited for the Town to seek out and develop on our own. Parking for this park is a concern and does need to ensure the Town and public have access and use of the needed parking for such a civic park, and Staff expects the applicant to address this moving forward. The need for commercial space along US-52 is bolstered by the applicant’s connections to commercial real estate brokers, and Staff feels confident with the applicant’s plan to make the “Market Village” portion of the development “pad-ready” and not another set-aside that has plagued past mixed use developments in the Town.

Staff Recommendation: At this time, Staff generally recommends approval for the requested **Planned Development (PD)** zoning district designation for the subject parcel. Staff has reached this recommendation due to the PD Document being thoughtful and complete. While there are some questions that need to be address, such as parking and the public’s will to allow 3,000 square foot homes, Staff believes that this application and the submitted documentation will serve the Town as a satisfactory base to move forward with this long undeveloped parcel. Staff believes the compliance with the application and the 2024 Comprehensive Plan with a mix of housing types, commercial opportunities and civic space, meets the spirit and intent of our long range planning documents and vision for the US-52 corridor.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (STYO Development) (20240520)
 PD Document (20250616)*