

ORDINANCE NO. 2023-__

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG GINN ROAD, TMS# 142-14-00-024 AND TMS # 142-14-00-025, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM R-2, MANUFACTURED RESIDENTIAL DISTRICT (BERKELEY COUNTY) TO R-3, SINGLE-FAMILY ATTACHED RESIDENTIAL (MONCKS CORNER) WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS# 142-14-00-024 and TMS # 142-14-00-025 to subsequently re-classify the property from R-2, Manufactured Residential District (Berkeley County) to R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property from R-2, Manufactured Residential District (Berkeley County) to R-3 Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on June 27, 2023, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning classification of R-3, Single-Family Attached Residential (Moncks Corner) with Conditions;

WHEREAS, the conditions to be placed upon these three parcels are described as follows:

1. Donations of \$1,000 per unit into the Neighborhood Revitalization Fund
2. HOA Maintained amenities
3. Additional Trees and Shrubs
4. Decorative Crosswalks
5. Unique Street Name Signs
6. Both subject parcels shall be combined prior to the Preliminary Plat process for the subject parcels

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7. All recommendations of a required Traffic Impact Analysis (TIA), as required by the Zoning Ordinance, shall be designed, and installed, or a proper financial guarantee be provided, by the developer prior to Final Plat for the subject parcels.
8. A “stub-out” to the northwest (TMS #142-14-00-007) be provided by the developer prior to Final Plat for the subject parcels.
9. In coordination with Berkeley County, Ginn Road to be upgraded to current Berkeley County roadway standards, from the subject parcels to the intersection of Perry Hill Road. Roadways to be designed and upgraded, or a proper financial guarantee be provided, by the developer prior to Final Plat for the subject parcels.
10. The Preliminary Plat generally follow the provided Sketch Plan submitted as part of this application.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 15th day of August, 2023, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 15th day of August, 2023.

First Reading: July 18, 2023

Second Reading/Public Hearing: August 15, 2023

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

Michael A. Locklear, Mayor

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John S. West, Town Attorney