

ORDINANCE NO. 2023-__

**AN ORDINANCE TO RE-CLASSIFY 4.8 ACRES OF REAL PROPERTY LOCATED ON
BROUGHTON ROAD, TMS # 122-14-00-017, FROM R-1, SINGLE FAMILY
RESIDENTIAL, TO CZ C-2, CONDITIONAL ZONING – GENERAL COMMERCIAL,
AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS
CORNER TO SO REFLECT**

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located on Broughton Road, TMS # 122-14-00-017, to re-classify the property from R-1, Single Family Residential, to CZ C-2, Conditional Zoning – General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to CZ C-2, Conditional Zoning – General Commercial; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on July 25, 2023, did recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of CZ C-2, Conditional Zoning – General Commercial; and

WHEREAS, the conditions to be placed upon this parcel are described as follows:

1. Abide by the building guidelines of Moncks Corner and provide a 50 ft buffer of the existing trees, on both sides and rear property lines.
2. Will not increase traffic patterns anymore then the Mega Boat Ramp at the end of Broughton Road.
3. The street frontage will include a 6ft fence with a hedge and will be placed on the property side of the current ditch line.
4. The parking area will be pervious surfaces for drainage. A crush and run or like kind stone will be used for the roadways and larger stone will be used for parking pads.
5. The entrance driveway will be set off the street 40-50 feet, will be approximately 20 ft wide and will be paved so not to obstruct any traffic patterns on Broughton Road.
6. Provide electricity for the gate, lighting and security cameras.
7. Only allow access within a limited time frame, like 5am-9pm to eliminate any disturbances of neighboring properties.
8. Limit the allowable uses to “Mini-warehouses and outdoor vehicle storage”

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 19th day of September, 2023, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of R-1, Single Family Residential to CZ C-2, Conditional Zoning – General Commercial; 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.

ORDINANCE NO. 2023-__ CONTINUED:

DONE IN COUNCIL ASSEMBLED this 19th day of September, 2023.

First Reading: August 15, 2023

Second Reading/Public Hearing: September 19, 2023

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor
