



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Town Council – 2<sup>nd</sup> Reading & Public Hearing  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Zoning Map Amendment (ZA-23-01) – Paula West  
**DATE:** August 15, 2023

**Background:** The applicant, Paula West, has applied for a Zoning Map Amendment (ZA-23-01) for a parcel, owned by Tige Moran (TMS #142-07-03-037). The request seeks to amend the designated zoning for the parcel from the **C-1** zoning district to the **R-1** zoning district.

**Existing Zoning:** The subject parcel is currently in the C-1 zoning district, which is intended to:

*“...accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”*

The zoning district is primarily commercial in nature, specifically designed for light commercial uses such as offices and professional services.

Adjacent Zoning		Adjacent Land Use
North	R-1	Single-family Detached Dwelling
South	C-2	Grocery Store
East	C-2	Grocery Store
West	C-2	Grocery Store

**Existing Site Conditions:** The subject parcels comprise of approximately 0.32 acres, which is currently served by a principal structure that was formally a single-family detached dwelling.

**Proposed Zoning Request:** The applicant has requested to annex the subject parcels into the Town of Moncks Corner and apply for a **R-1** zoning district. Per the Town’s Zoning Ordinance, the R-1 Single Family Attached Residential District is intended as:

*“...single-family residential areas with detached units with low to medium population densities.”*

**Density:** The subject parcel does not look to add existing density to the area that is not already prevalent, and the request concerns one parcel that was previously served by a single family detached dwelling. Staff does not believe density is a concern for this request.

**Transportation:** As the property already is small in size, previously used as residential and low-intensity commercial, and is considered a down zoning, Staff does not believe transportation is a concern for this request.

**Consistency with Plans:** Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "Commercial". This designation is not in line with the proposed extension of the existing **R-1** zoning district. While typically a cause for concern, the predominate existing residential use types along McKnight Street indicate that the Future Land Use Map was taking a more holistic look at parcels and blocks as a whole, instead of historical and predominate land uses and their orientation to the streets they serve.

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

- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 2:** The Town will continue efforts to guide the growth of land adjacent to existing boundaries.
- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

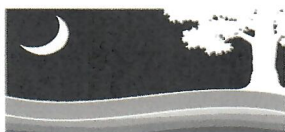
**Procedural Issues:** As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this particular case, the subject parcel is seeking an extension of the existing **R-1** zoning district boundary.

**Staff Analysis:** Staff believe that this down zoning request will serve the existing neighborhood well, along with adding continuity to the adjacent land uses on McKnight Street. While the proximity to existing commercial should be considered with this subject parcel, the historical use of the subject parcel, the orientation of the lot, and limited expectation for redevelopment as commercial, all lend credit to the request.

**Staff Recommendation:** Staff recommends approval for the requested **R-1** zoning district designation for the subject parcel. Staff has reached this recommendation due to the perceived down-zoning nature of the request, along with the predominate residential uses along McKnight Street. While the Future Land Use Map identifies this parcel as 'Commercial', the predominate residential nature of parcels along McKnight Street, along with three (3) identified Land Use Policies, indicate approval of this request should still be in the intent and spirit of the Comprehensive Plan.

**Planning Commission Recommendation:** At their June 27th meeting, the Planning Commission heard the request, where they voted 3-0 in favor of recommending the request.

*Attachments:            SIGNED - Application (Paula West)(20230522)*



**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: Paula M. West Address: P.O. Box 4747 Pinopolis SC 29469  
Phone: 843-826-3662 E-Mail: westfuneral@hotmail.com

**Property Owner Information (If Different)**

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 142-07-03-037 Address: 105 McKnight St. Moncks Corner SC  
Current Zoning: commercial Requested Zoning: residential R1  
Current Use of Property: residential  
Proposed Use of Property: residential

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_