



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: June 28, 2022
Town Council:
First Reading: July 19, 2022
Second Reading & Public Hearing: August 16, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 0.49 acres at 306 N. Live Oak Drive, TMS 142-04-01-004

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-1, Office & Institutional, to R-2, Single Family Residential, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone +/- 0.49 acres along N. Live Oak Drive from C-1, Office & Institutional, to R-2, Single Family Residential. The immediate area is largely zoned C-1 but only one nearby structure, 310 N. Live Oak, is used commercially. 310 N. Live Oak is the old location of Pop's BBQ.

The applicant wishes to subdivide the property and build houses off of Roper Circle.

Current Zoning - Definition and Uses:

C-1, Office & Institutional, Sec. 6-8

This district 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. Certain related structures and uses are permitted outright

or as 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-1 district may be used for the following purposes:

1. Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.
2. All non-residential uses allowed in R-1, R-2, R-3 within the requirements of each district.
3. Boutique retail and restaurants less than two-thousand (2,000) sq. ft. in size, not including gasoline filling stations. Restaurant drive throughs are prohibited.
4. Hotels and lodging houses
5. Colleges, universities, business and vocational schools
6. Private clubs, walk-in theaters, museums, and art galleries
7. Engineering, architectural, scientific, and research organization and non-commercial laboratory.
8. Professional, political and religious organizations, labor unions and similar labor organizations.
9. Utility services and stations (excluding communications)
10. Funeral services and crematories
11. Hospitals
12. Automotive repair services, garages, renting and leasing
13. Parks, recreation facilities, and golf courses
14. Railroads
15. Veterinary services
16. Agricultural services
17. Private commercial storage, not including mini-warehouses

Proposed 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*

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	Flex 1 & GC	Single Family Residential & Tour Bus Company
East	C-2	Single Family Residential
South	R-2	Single Family Residential
West	C-2	Single Family Residential

Moncks Corner Future Land Use Map

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

Staff Findings & Recommendation

Staff is of two minds about this rezoning. With Highway 17 being a large arterial roadway it makes planning sense for the area to transition to a commercial use, as shown by the current zoning and future land use. However, almost all lots adjacent to Highway 17 in this area are residential, and many are so small that they would require combination with adjacent plats in order to be viable for commercial construction. As such, staff recommends **APPROVAL** of this rezoning.

Planning Commission Recommendation

At their June 28, 2022 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** for rezoning the property to R-2, Single-Family Residential.