

ORDINANCE NO. 2023-__

AN ORDINANCE TO RE-CLASSIFY 15.75 ACRES OF REAL PROPERTY LOCATED 105 HEATLEY STREET, TMS # 142-00-01-012, FROM R-2, SINGLE FAMILY RESIDENTIAL, TO R-2, SINGLE FAMILY RESIDENTIAL WITH CONDITIONS AND C-2, GENERAL COMMERCIAL WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at 105 Heatley Street, TMS # 142-00-01-012, to re-classify the property from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property to R-2, Single Family Residential with Conditions and C-2, General Commercial with Conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on October 25, 2022, did not recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-2, Single Family Residential with Conditions and C-2, General Commercial with Conditions; and

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

1. Density shall be capped at 33 units.
2. Lot requirements shall be as follows:
 - a. Minimum lot width: 55 feet
 - b. Front Setback: 25 feet
 - c. Rear Setback: 15 feet
 - d. Side Setback: 7.5 feet
3. The property is earning a density incentive, reducing minimum lot size from 12,000 square feet to 6,875 square feet through the following activities:
 - a. Neighborhood Revitalization
 - b. A one-acre commercial component
 - c. Minimal Repetition of Floor Plans
 - d. HOA Maintained Amenities
 - e. Extra Trees & Shrubs
 - f. Decorative Crosswalks
 - g. Unique Street Name Signs
4. The Commercial tract will feature lower traffic-generating businesses. Gas stations, fast-food restaurants, and any use not permitted in the Corner Renaissance Overlay District will not be permitted.

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5. A Homeowner's Association will be established, which will maintain in perpetuity all streetlights, sidewalks, crosswalks, amenities, stormwater facilities, etc. as detailed in the Zoning Ordinance.
6. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
 - b. Three Years: Land clearing and infrastructure underway
 - c. Four years: Residential construction begins
7. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

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 17th day of January, 2023, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of R-2, Single Family Residential to R-2, Single Family Residential with Conditions and C-2, General Commercial 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.

ORDINANCE NO. 2023-__ CONTINUED:

DONE IN COUNCIL ASSEMBLED this 17th day of January, 2023.

First Reading: December 20, 2022

Second Reading/Public Hearing: January 17, 2022

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor
