



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: August 23, 2022
Town Council:
First Reading: September 20, 2022
Second Reading & Public Hearing: October 18, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 31.02 acres along Rembert Dennis & Stoney Landing Road, TMS 143-00-00-008 & -030

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-2, General Commercial, to a R-3, Single Family Attached Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The Town has been working with the developer since 2021 on this project, and we feel that at this time we largely have a workable plan. There are some changes envisioned by Town Staff – see Recommendations – but in general Staff is positive about this project.

All told, the developer wishes to place an Assisted Living Facility with Memory Care on the property just west of the Moncks Corner Elementary School on Stoney Landing Road. This project will also feature 160 residential units broken up between for-sale townhomes, for-rent duplex units, and independent living units adjacent to the Assisted Living Facility. The neighborhood will be entirely 55 or older with an extensive amenity package for the residents, including a pool, trail system, pickle ball, bocce, community garden, dog park, and outdoor cooking area. Additionally, at least 30,000 sf of commercial space will be built along Rembert Dennis Bypass.

Current Zoning – Definition and Uses:

C-1, Office & Institutional

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-2 district may be used for the following purposes:

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:

PD-C, Planned Development Commercial (Styled CD in this development)

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments 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 are 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 CD district may be used for the following purposes:

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*
- 2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, personal service shops and limited wholesale activity.*
- 3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*
- 4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.*
- 5. Nursing, assisted living, group care facilities, and independent living residential uses associated with an assisted living or memory care facility.*
- 6. Research, development, and commercial testing laboratories*
- 7. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

Accessory Uses: Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities.

Special Exceptions:

- 1. Churches*

R-3, Single Family Attached Residential (Styled RD in this development)

This district is intended to support medium density residential uses, characterized by two family detached (i.e. duplex) and single-family attached (i.e. townhouse) units. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

- 1. Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).*
- 2. Residents' Activity Center and associated uses*

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	M-2	Santee Cooper
East	C-1	Moncks Corner Elementary
South	C-1	Roper St. Francis
West	C-2	Moncks Corner Inn, Barony Place Apartments

Moncks Corner Future Land Use Map

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

Staff Findings & Recommendation:

In general, Staff is pleased with this project. The Assisted Living and Memory Care is sorely needed in Town, and the 55+ housing should also prove quite popular. The residential units are attractive, as is the commercial.

The only issues that the Town has with the plan as presented is access and commercial land.

The Town would like to see the project redesigned so that the main boulevard access is directly across Rembert Dennis from Barony Street. This will allow unimpeded, direct traffic from the development to Highway 52 without having to drive on the bypass road itself.

Second, the Town wants to see more commercial use of the parcel adjacent to Rembert Dennis. At present, this lot envisions three 10,000 sf commercial buildings and a retention pond. The Town wishes to see four 10,000 sf commercial buildings, with any ponds found on the residential side of the project.

With these changes, the Town recommends **APPROVAL** of the project.