



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: July 26, 2022
Town Council:
First Reading: August 16, 2022
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: 10.38 acres along Hwy 52 at Shine Lane, TMS 142-00-01-021

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 applicant wishes to rezone +/- 10.38 acres of property located at the intersection of Highway 52 and Shine Lane from C-2, General Commercial to R-3, Single Family Attached Residential with Conditions. When developed, these properties will combine with approximately 125 units to the north across Highway 52 to form one townhouse community. Those 125 units were rezoned to their current status by Council on December 15, 2020.

At the time of the prior rezoning, conditions were placed on the rezoning. The conditions from 2020 have been modified to match the new property, and are as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.

2. Density will be capped at 5.3 units per acre, with no more than 55 units.
3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks and the southern edge of the property.
9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. 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

13. 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.

Furthermore, any changes to the Zoning Ordinance since the December 2020 rezoning will be in effect. For example, all negotiated zoning districts are required to permanently maintain street trees, sidewalks, stormwater facilities outside of the right-of-way, crosswalks, etc. Furthermore, new design guidelines have been put into place.

This property is zoned C-2, General Commercial. In general, the Town does not like to convert commercial space to residential. However, the Town recognizes that this particular lot has no sewer capability at present and, due to the topography, is not a particularly well-suited to commercial use.

Current Zoning - Definition and Uses:

C-2, General Commercial

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 C-2 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, gasoline filling stations and repair garages, 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. Private clubs, walk-in and drive-in theaters, assembly and concert hall.*
- 6. Hotels and motels*

7. Nursing, assisted living, and group care facilities
8. Campgrounds and overnight trailer courts
9. Wholesale, warehouse and storage facilities including building materials and lumber yards.
10. Automotive services and carwashes
11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
13. Mobile home dealers
14. Research, development, and commercial testing laboratories
15. Transportation facilities including bus depots, trucking facilities and services without storage.
16. Outdoor advertising agency
17. Communication services, radio and television broadcasting
18. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Proposed Zoning - Definition and Uses:

R-3, Single Family Attached Residential with Conditions

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. Daycare, residential, nursing, and assisted living facilities.
3. Library and information centers
4. Fire stations
5. Electric substations
6. Public golf course
7. Coin operated laundries and dry cleaning

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	R-3	Townhomes (Under Construction)
East	MH-1	Shannonwood Mobile Home Park
South	Flex 1	Single Family Residential & Vacant
West	Flex 1	Vacant

Moncks Corner Future Land Use Map

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

Staff Findings & Recommendation:

The applicant is currently developing the new Hunter-Quinn townhome development across Highway 52, and will be using the same architecture in this proposed development.

Staff finds that this use makes sense in this area, and that the design and nature of the neighborhood will be a benefit to the area. As such, Staff recommends **APPROVAL** of the rezoning.

Planning Commission Recommendation:

At their July 26th meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the rezoning.

Town Council:

At their August 16th meeting, Town Council voted 3-1 to deny this development. However, they asked that the item return to Planning Commission for clarification and to be returned to Council for the September meeting.