

Town of Moncks Corner

1.1 Executive Summary:

1.2 Project Location:

1.3 Total Area:

The site consists of 31.02 gross acres with a highland acreage of 29.22 acres, 1.80 acres of non-jurisdictional wetlands. There are no OCRM Critical Areas on the site.

Highland Acreage:	29.22 acres
Non-Jurisdictional Wetlands:	1.80 acres
Jurisdictional Wetlands:	0 acres
Total Acreage:	31.02 acres

*Acreages are approximate and subject to change with approved CORP wetland fill permits, OCRM approval, and approved JD's.

1.4 Current Zoning:

The property is currently zoned C-1 (Office & Institutional). This document will define the PD guidelines that govern the future development of the property.

1.5 Background Information:

Restore is located in the Town of Moncks Corner, the site is undeveloped and comprised of highlands, with a mixture of deciduous and pine forest on the 7.65 acres tract, TMS: 143-00-00-030. The remaining 23.37 acres is vacant cleared land.

The site offers 1,177' of road frontage on Rembert C. Dennis Boulevard and 1,272' of road frontage on Stoney Landing Road. The development will be accessed through the main entrance on Rembert C. Dennis Boulevard and the secondary entrance on Stoney Landing Road.

1.6 Development Summary:

This PD is proposing a 55+ age restricted active adult development comprising four different uses; a small neighborhood friendly commercial use along Rembert C. Dennis Boulevard, an assisted living, memory care and independent living use, a "for sale" single-family attached townhome use and a "for rent" single family attached duet use. These four uses will fit into two new zoning districts as defined within this document. A Commercial District (CD) and a Residential District (RD). The site will be accessed from Rembert C. Dennis Boulevard and Stoney Landing Road through the restrictive access and provide interconnectivity to the respective districts.

1.7 Goals for the Project:

The development shall create a walkable and amenity rich 55+ active adult community with a commercial component aimed at serving this neighborhood and the residents of Moncks Corner. The amenities include a trails system, outdoor exercise circuit, community gardens, pickle ball court, bocce ball area, outdoor cooking area, pool area, community club house, and

dog park.

The development will provide pedestrian connectivity throughout the site and the vehicular road network will provide a stub-out to promote interconnection for a potential future development. Sidewalks will be installed along parcel frontage of Stoney Landing and Rembert C. Dennis Boulevard.

Section 2: Land Use

2.1 Area Breakdown: The proposed development will contain General Commercial (similar to the Town zone of C-2) and Single Family Attached residential uses (similar to the Town zone R-3). The PD will categorize the uses by district; Commercial District (CD) and the Residential District (RD).

The CD district will consist of approximately 13 acres. The RD district will consist of the remainder of the property which is approximately 19.7 acres.

Commercial District:	+/- 13.00 acres
Residential District:	+/- 18.02 acres
Total Acreage:	31.02 acres



2.2 Development Districts:

A. Commercial District (CD):

The area designated as the Commercial District will adhere to the Town of Moncks Corner Zoning Ordinance 6-9 - C-2 (General Commercial District), except as stated in this PD document.

Design Standards:

- Height Limitations – 70’
- Lot Width – N/A
- Setbacks from Property lines:
 - Front – 25’*
 - Rear – 10’*
 - Side – 10’*
- Lot Minimum Requirements – N/A
- Percent of Lot Occupancy – Not more than sixty (60) percent of lot shall be occupied by principal structure.
- Maintenance:

All roadways, driveways, parking areas, open spaces shall have provision for perpetual maintenance by the development use which it serves.

Parking Standards:

- Parking shall be provided per Town Zoning Ordinance, Section 7-2, unless modified below.
- Parking requirements for the AL/MC/IL shall be as follows:
 - One space per each four resident beds plus one space per each regular employee at shift with highest personnel

Permitted Uses: 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, 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

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

B. Residential District (RD):

The area designated as the Residential District will adhere to the Town of Moncks Corner Zoning Ordinance 6-4 - R-3 (Multi-family Residential District), except where stated in this PD document.

Design Standards:

- Height Limitations – 50'
- Lot Width Minimum – 22'
- Density – 160 Units
- Setbacks:
 - Front – 25'*
 - Rear – 15'*
 - Side – 10'*
- Lot Minimum Requirements – 1,600 ft²
- Dwelling Units in a Row – No more than six (6) dwellings shall be attached together into one structure and shall not exceed two hundred

(200) feet in length.

- Maintenance – Parking areas, open spaces and other amenities shall have provision for perpetual maintenance by the POA/HOA.
- Accessory Buildings – In addition to a carport or a garage, an accessory building shall be permitted in the rear yard provided it does not exceed one hundred and twenty (120) square feet in gross floor area and twelve (12) feet in height, and any such accessory building shall be constructed of material similar to or in keeping with the principal building.
- Building Materials – Building facades will vary in design and color.

Parking Standards:

- Parking spaces shall be provided for at a minimum ratio of one and one half (1 1/2) automobiles for each dwelling. Parking shall be provided on the premises.

Permitted Uses: A building or premises in the RD may be used for the following purposes.

- Single-family attached and detached dwelling

Accessory Uses:

- Noncommercial garages and carports
- Fences
- Private Swimming pools
- Outdoor barbecue structures
- Storage buildings, workshops and playhouses
- Animal shelters for domestic pets
- Gardening and agricultural uses incidental to residential uses

Section 3: Buffers

3.1 Buffers:

Restore is surrounded by M-2 Zone to the North (Santee Cooper headquarters facility), M-2 to the east (Berkeley Elementary School) and a small C-1 Parcel in the southwest (vacant land). The following buffers shall apply to the development perimeter:

Against M-2 Zone – Type “B” Buffer

Against C-1 Zone – Type “B” Buffer

Along Rembert C. Dennis Boulevard and Stoney Landing Road – Type “B” Buffer

An internal buffer is only required between Parcels A & B. This shall be a Type C buffer (or equivalent).

Type B Buffer shall consist of a total width of 15' with 4 canopy tree, understory trees, and/or Upright Evergreen per 100' linear feet with 50 evergreen shrubs every 100 linear feet.

Type C Buffer shall consist of a total width of 20' with 6 canopy tree, understory trees, and/or Upright Evergreen per 100' linear feet with 50 evergreen shrubs every 100 linear feet. A type C buffer incorporating a privacy fence may be reduced to the requirements of a Type B buffer.

Existing vegetation may be used for any required buffer.

3.2 Wetland Buffers:

There are none on either parcel.

3.3 Maintenance:

All buffers shall be owned and maintained by the POA/HOA for perpetuity.

Section 4: Street Design and Right-of-Way Standards

4.1 Road Ownership

The PD development will be served by private streets that feature access connections to Rembert C. Dennis Boulevard and Stoney Landing Road. Access will be provided to the community via a main entrance from Rembert C. Dennis Boulevard and a secondary entrance from Stoney Landing. The community will be served private rights-of-way with a minimum width of 42'. All rights-of-way shall be owned and maintained in perpetuity by the POA.

4.2 Dimensions

The rights-of-way shall be 42' wide. It shall have a minimum of 22' wide paved section and a roll curb and inverted crown. Sidewalks will be provided on at least one side of the street and shall be paved with concrete or other approved hard surface, and they shall be a minimum of 5' wide. See the road section exhibit.

4.3 Sidewalks

The development is intended to be pedestrian friendly. The network of sidewalks and trails throughout the development will provide connectivity within the development, and beyond to connect neighboring existing and future developments. Sidewalks throughout the development will be a minimum of six feet (6') in width. Sidewalks are not required on both sides of the street where there is a 42' right-of-way if, in the opinion of the Zoning Administrator, a trail is nearby on the side of the road lacking a sidewalk. The sidewalk will meet the ADA requirements and ADA compliant ramps shall be installed at street corners.

with sidewalks to provide accessible routes. Sidewalks shall be maintained by the HOA/POA.

4.4 Street Trees

Street trees shall be installed on both sides of the road, within the right-of-way. Street trees shall be installed on one side of the road, within the right-of-way, where the right-of-way is 42'. Street trees shall be maintained by the HOA/POA.

4.5 Emergency/Public Service Access

All rights-of-way shall accommodate emergency vehicles and public service vehicles. Access will be provided to the development via the entrances from Rembert C. Dennis Boulevard and Stoney Landing Road.

4.6 Street Signs

All street signs will be decorative and unique to the development. Street signs shall be maintained by the HOA/POA.

4.7 Street Lights

All streetlights will be provided and maintained in perpetuity by the HOA/POA.

Section 5: Additional Development Criteria

5.1 Phasing

Restore at Stoney Landing will be a multi-phased development. Phase I will consist of 40 for sale townhomes. Phase II will consist of the 44 for-rent duets, and 60 for-sale townhomes, the amenity center, and the first commercial building. Phase III will consist of the 24 independent living cottages and 74 bed assisted living and memory care facility. Phases II & III will be concurrent, with no certificates of occupancy granted in Phase II unless, in the opinion of the Zoning Administrator, substantial work has been completed in Phase III. "Substantial work" is taken to mean all stormwater approvals have been granted, site work is complete, and vertical construction of the assisted living and memory care facility has begun.

After the completion of the first +/- 10,000 sf commercial building, subsequent commercial buildings of similar size will be constructed. The second building will commence vertical construction once the first building is leased, and so on with the third and any fourth building. No certificates of occupancy will be permitted in Phase II until substantial work has been completed on the first commercial building.

5.2 PD Amendments

Per Town of Moncks Corner Zoning Ordinance Section 6-11.4 – Amendment "Any changes to the approved characteristics or agreements of a planned development shall be classified as either major or minor amendments. Major amendments are considered a rezoning and

require the procedures outlined in Article 12. Minor amendments may be made by the Zoning Administrator.”

5.3 Stormwater

Stormwater design techniques will follow the current Town of Moncks Corner Stormwater Manual.

The property will be developed using on-site detention systems and best management practices for both water containment and quality control. Proposed drainage will be managed via a network of storm pipes, dry ponds, wet ponds and other approvable BMP's, as required for release into the existing ditches/wetlands along the boundaries of the development. All ponds will be in the RD zone. All stormwater facilities shall be maintained by the HOA/POA.

5.4 Utilities

Utilities will be provided within the private rights-of-way. Utilities, including water and sewer, will be permitted to be placed under the roadway as well as under sidewalks. Any repair of roadway or sidewalks necessary for the repair or maintenance of utilities, shall be the responsibility of the HOA/POA.

5.5 Open Space

Open space shall be considered all areas not used for residential dwellings, required buffers (unless walking trails are within buffer areas), commercial development and roads and road rights-of-way. Open space areas may include but are not limited to: amenity areas, off- street parking areas, walking trails, gardens, playgrounds, stormwater improvements and detention ponds. Open space shall be privately owned and maintained by a Home Owners Association (HOA) or Property Owners Association (POA).

5.6 Amenities

Amenities will be provided for the residential district throughout the development. Amenities will focus on activating open space and providing interactive experiences for the residents. The amenities include a trail system, pickle ball court, community garden, outdoor cooking area, dog park, community club house, pool area, and bocce ball area. This list of amenities can be modified with permission of the Zoning administrator as a minor amendment. Details of this section to be negotiated prior to final approval by Town Council.

5.7 Traffic Study

A current traffic study will be conducted and will be provided to the South Carolina Department of Transportation (SCDOT), and the Town of Moncks Corner. The SCDOT and The Town of Moncks Corner will review the traffic study and will work with the developer to ensure the traffic safety and traffic operations in and around the site are maintained the project moves forward during construction permitting. The traffic improvements deemed

necessary by the conclusion of the traffic study will be required to be implemented by the developer at the time of construction.