

1AN ORDINANCE TO AMEND ARTICLE 7, SECTION 13, OF THE MONCKS CORNER ZONING ORDINANCE

WHEREAS, the Mayor and Town Council finds adoption of this ordinance to be in the public’s best interest as it will amend the Zoning Ordinance of the Town of Moncks Corner in order to address changing community needs, address deficiencies and ambiguities in the Zoning Ordinance, and promote public health, safety, and well-being; and

WHEREAS, the attached text amendments and additions to the Town of Moncks Corner Zoning Ordinance have been proposed.

Section 1. The Town of Moncks Corner – Zoning Ordinance is amended as set forth in the attached Exhibit A. Exhibit A is incorporated as if fully set forth herein. The attached proposed amendment shows deletions with a ~~striethrough~~ and additions with an underline text.

Section 2. All provisions of any town ordinance or resolution in conflict with this ordinance are repealed. Any additional changes to the Zoning Ordinance that are editorial in nature, such as numbering and lettering, are authorized to be made by the Zoning Administrator as needed.

Section 3. This ordinance shall become effective upon adoption

BE IT FURTHER ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of April, 2026, that the Ordinance of the Town of Moncks Corner is amended.

DONE IN COUNCIL ASSEMBLED this 21st day of April, 2026.

FIRST READING: March 17, 2026

SECOND READING AND PUBLIC HEARING: April 21, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

EXHIBIT A

SECTION 7-13 – ARCHITECTURAL STANDARDS

1. Purpose. ~~Purpose~~ ~~The Town of Moncks Corner seeks to~~ ~~To~~ promote architectural design which is harmonious with adjacent structures and sensitive to the natural environment. No single architectural style will be mandated within Moncks Corner. ~~However, the reliance on or use of a standardized “corporate or franchise” style is strongly discouraged, unless it can be shown to the Town administrations’ satisfaction that such style meets the objectives noted below. Strongly thematic architectural styles associated with some chain restaurants, gas stations, big box, and service stores are discouraged and, if utilized, will be recommended to be modified to be compatible with the Town’s design objectives.~~ The primary purpose of this policy statement is to achieve the following goals:

Commented [JW1]: Moved to Section 3

- a. Enhance and protect the Moncks Corner quality of life and community image through agreed upon architectural design objectives; ~~and protect~~
- b. ~~Protect~~ and promote long-term economic vitality through architectural design objectives which encourage high quality development, while discouraging less attractive and less enduring alternatives.

2. Design Objectives Applicability. The following architectural design objectives are intended to apply to all nonresidential, attached and multi-family residential development ~~within the Town~~. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance:

3. Architectural Design. ~~Strongly thematic architectural styles associated with retail, restaurants or other commercial uses are discouraged and shall be modified to be compatible with the Town’s design objectives. The reliance on or use of a standardized “corporate or franchise” style is prohibited, and new structures shall be designed to~~

accent, blend with, or complement newer surrounding structures, complimenting the Town's unique and low country aesthetics.

a. **Roof Design.** For low-rise retail, office, and multi-family residential buildings utilizing pitched roof designs, architectural asphalt shingles or standing-seam metal panels shall be used. Flat roofs shall be avoided to the best extent practical.

4. Exterior Building Materials. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance.

a. ~~Exterior building materials should~~ **Generally. Shall** be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. **External Insulation Finished Systems (E.I.F.S.) material shall be utilized only on the building trim and accent areas.**

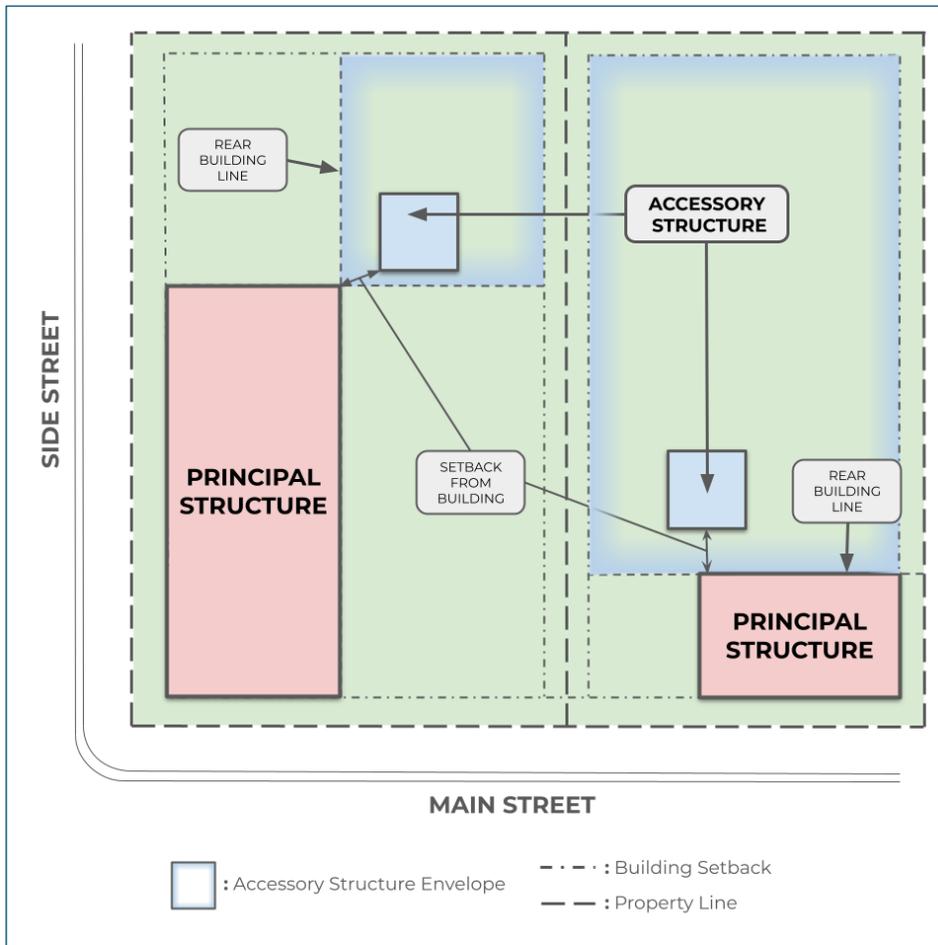
b. **Metal Exteriors.** Any structure that utilizes a metal exterior on any facade of the building is subject to the following standards. Metal exteriors are not permitted unless otherwise permitted below:

1. ~~Architectural Style.~~ **Used** as an architectural style, such as modern steel and glass architecture, ~~and approved by the Zoning Administrator.~~

2. **Industrial Structures.** ~~Metal warehouse-type architecture shall not be permitted except~~ For buildings or structures constructed within ~~in the~~ any Industrial ~~Zone~~ zoning district.

3. **Accessory Structures.** Shall be subordinate and secondary to the principal building and use of the parcel.

a. **Location.** Shall be located behind rear building line of principal structure, as determined by street frontage. For corner lots, the accessory structure shall be behind all rear building lines for facades fronting a street.



b. Individual Accessory Structures. May be up to 20% of the principal structure(s) gross floor area, not to exceed 1,500 ft².

c. Collectively. Total allowance of all metal exterior structures on a parcel shall not exceed 20% of the total square foot of the principal structure(s).

~~External Insulation Finished Systems (E.I.F.S.) material shall be utilized only on the building trim and accent areas.~~

Commented [JW2]: Moved to Section 4.A

5. Building Colors. Building colors ~~should~~ shall accent, blend with, or complement surroundings. Façade colors ~~are recommended to~~ shall be neutral or earth tone colors, ~~which are~~ low reflectance, and subtle, ~~and neutral~~ (e.g., grays, greens, burgundies, browns, and tans). ~~The coloring of all materials should be integral to the product and not painted on the surface of said product.~~ The use of high intensity colors, metallic colors, black or fluorescent colors is ~~discouraged~~ prohibited. ~~Primary-Black or primary~~ colors are requested to be reserved for trim and accent areas.

3-6. Building Lighting. Exposed neon tubing, LEDs, marquee lights or other bright lighting used for the purpose of attracting attention is ~~not an acceptable feature~~ prohibited on buildings or windows facing the exterior. This does not prevent the use of lighting as an accent (such as goose neck lamps with white lights lighting the roofline) or the use of interior-lit signage. ~~Pitched roof designs are highly recommended for low-rise retail, office, and multi-family residential buildings utilizing architectural asphalt shingles or standing-seam metal panels. Flat roofs are not encouraged.~~

Commented [JW3]: Moved to Section 3.A.

7. Development Types.

a. Large Retail. Described as strip malls, big box stores, and shopping centers;

~~—In the case of strip malls, big box stores, and shopping centers; such~~

~~buildings~~ Buildings shall provide elevations which reflect this objective through variations in facade setback and parapet wall presentations. Roof colors are requested to be muted and compatible with the dominant building color; long blank walls on retail buildings are to be avoided through the use of foundation landscaping and architectural details and features.

~~a. Large-scale retail buildings are encouraged to~~ **Elevation Variations.**

~~i. Width variations shall be provided to reduce scale and avoid large, flat walls. This may be achieved with architectural elements and unit offsets of at least two (2) feet. Variations shall be provided at a reasonable intervals along the front façade as oriented with primary entrances, and any façade over one hundred (100) feet in length.~~

ii. ~~Height have height~~ variations shall be provided to reduce scale and give the appearance of distinct elements. ~~This may be achieved with architectural elements and roof line offsets of at least two (2) feet in height.; and lastly, roof~~

iii. ~~Roof~~ top mechanical installations shall be appropriately screened so as to block the view from adjacent public and private streets and properties. Such screening shall match or compliment the overall theme of the building.

~~—Signs: Signs provide important functions of both advertising and navigation by motorists and pedestrians. However, signs often dominate a site and can be counterproductive to the primary function of directing patrons. Through careful and well-planned site design, signs should be designed with the following elements in mind:~~

~~1.—Compatible with their surroundings in terms of size, shape, color, texture, and lighting and not promote visual competition with other signs along the corridor.~~

~~2.—Architecturally integrated with the site's primary building(s).~~

~~3.—Located such that they do not restrict sight distances of pedestrians or motorists, especially at driveways and intersections.~~

~~4.—Limit the number necessary to direct patrons throughout the site. Discourage the use of pote, pylon, and temporary signs.~~

~~5.—Limited to necessary information, regardless of the size permitted by the sign ordinance. Repetitive information shall not be permitted, such as dual signs on corner building when one sign is highly visible from the intersection.~~

4.8. Interpretation. It shall be the duty of ~~Zoning Administrator, Building Official, and the Community Development Director~~~~Town Administrator~~ to determine whether any specific request shall be considered in accordance with the Architectural Standards. Any party who disagrees with the decision regarding the Architectural Standards may appeal the decision to the Board of Zoning Appeals.