



The Lowcountry's Hometown

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STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (CZ-26-01) – David McNair – Wall Street

DATE: March 17, 2026

Background: The applicant, McNair Design, has applied for a Zoning Map Amendment (CZ-26-01) for two (2) parcels (TMS # 142-08-04-012 & -013) addressed as 402 Wall Street. The applicant is seeking the parcels be zoned **Conditional Zoning – Residential Single Family (CZ-R-2)**.

Existing Zoning: The subject parcels are currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved"

	Adjacent Zoning	Adjacent Land Use
North	R-2	Single Family Detached Dwelling
South	M-1	Recreational Complex
East	R-2	VACANT
West	R-2	VACANT

Existing Site Conditions: The subject parcels comprise an approximate total of 5.58 acres, which is currently unoccupied. The parcels appear to have been occupied by a single-family detached structure previously. Per the National Wetlands Inventory map, there do appear to be wetlands delineated on the parcel, predominantly to the south. The subject parcel currently benefits from approximately 305- feet of right-of-way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcels to the **Conditional Zoning – Single Family Residential (CZ R-2)** Zoning District. Per the Town's Zoning Ordinance, a **Conditional Zoning (CZ)** Zoning District is intended to:

"provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be

used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner “

Per the Town’s Zoning Ordinance, a Conditional Zoning (CZ) Zoning District is intended:

“as single-family residential areas with detached units with low to medium population densities.”

As with any requested **Conditional Zoning** request, the applicant has worked with Staff to negotiate a density bonus to allow the reduction of minimum required lot size. As such, the applicant is looking for a reduction of lot size from 12,000 square feet, as the required starting point for any **Conditional Zoning** district, down to 6,000 square feet, or a 50% reduction in lot size.

Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Community Revitalization Fee	10%	1,200
Sidewalk Connectivity	10%	1,800
Type A Bufferyard – Wall Street side	10%	1,200
Additional Open Space Requirements (20%)	10%	1,200
Additional Parking	5%	600
Product Mix (No more than 3 identical floor plans)	5%	600

Previously, the applicant submitted conditions the Planning Commission hear in 2025. That request never went beyond the Planning Commission, as the public and surrounding residents expressed concern about the development. Traffic, number of units and the look and feel of the development were concerns Staff remembers from the meeting in July. The applicant’s request only included one of the two parcels currently up for review, totaling 4.3 acres for development. On that plan, the applicant showed potential ten (10) units, with a request of 42% reduction in lot size, or 6,960 ft². Since the Planning Commission meeting, the applicant has added another parcel to the request, increasing the number of units requested from 11 to 15, but on 5.58 acres instead of the 4.35 acres originally proposed. This doesn’t appear to increase the density much, but may allow for more flexibility for design of the development.

Another development since the July 2025 Planning Commission meeting, the applicant has been working with the residents of the Wall Street community and the applicant has presented a “Neighborhood Revitalization Fee” to be paid to the Grace Impact Development Center. At this time, Staff is unaware of the amount per lot the applicant and neighborhood have agreed to, and have not seen the “agreement” reference in the Applicant’s provided documents. Staff has significant heartburn with the fee for two (2) distinct reasons.

Staff’s primary concern is the Town’s authority in this process as a whole; the neighborhood does not dictate or approve any reduction in lot size. A **Conditional Zoning** district is designed to be negotiated between Staff and the Applicant, with ultimate approval by the Town Council. While it is commendable that the Applicant has engaged so extensively with adjacent residents, the Town Council and Planning Commission should not consider a fee paid directly to residents that the Town has not been a party to in any capacity. Secondly, the name

“Neighborhood Revitalization Fee” has historically been used for a very specific purpose. In the past, the Town Council, Planning Commission, and Staff have agreed to conditions with other developments where a fee—dependent on the number of lots and requested lot size reduction—goes to a Town-controlled fund to benefit areas that have not seen revitalization or financial investment. One area that has seen a lack of development and investment is the Wall Street community. Proposing an in-fill development in such a community, which recently has not seen development of any kind, defeats the purpose of collecting funds to benefit from a lot size reduction. This amounts to "double-dipping" in benefits: they are provided by the Town, negotiated by the local community, and it remains unknown what actual benefits are being paid.

While this project will be subject to “Rule of 5” limiting repeating house plans, the applicant has expressed interest in a “product mix” of not to exceed three (3) if the same floor plan. This will ensure that at least five (5) floor plans are used and help provide variability and a sense of organic growth often seen with older subdivisions. Without this implicitly written, Staff can only assume this is the intention of the “product mix” bonus density.

Density: The subject parcel consists of approximately 5.58 acres. Staff’s estimate is that approximately 11 dwelling units could be reasonably placed on the parcel with the current **Single Family Residential (R-2)** zoning district, allowing down to 8,500 ft² lot sizes. With the more realistic output for dwelling units, the density would amount to approximately 1.97 dwelling units/acre.

The applicant is offering a total of 15 dwelling units on the parcel, with property lots down to 6,000 ft². This results in a 50% reduction in lot size for **R-1**, the basis for any **Conditional Zoning**. With the requested number of dwelling units, the requested density would amount to approximately 2.69 dwelling units/acre. While not an insignificant increase in density, it is in line with recent developments in “old Moncks Corner”, particularly infill development of this kind. It is also more akin to the density currently seen in the Wall Street neighborhood.

During a quick analysis of the density in the Wall Street neighborhood, there are approximately 137 dwelling units in the area, within an approximate 65.2 acres. This results in an approximate density of 2.1 dwelling units/acre.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does appear to be congruent with this designation of the Future Land Use Map as the request seeks to add a mixture of densities, in line with the existing surrounding neighborhood. The Wall Street neighborhood does see smaller lot sizes in the immediate vicinity. For example, the Hutchinson Lane development, constructed by Habitat for Humanity, sought and received zoning for 6,800 ft² lots, with this development being across Wall Street from the subject parcel. This is not the only example of smaller, non-conforming lot sizes in the area, as some older parcels have been created with a mere 4,500 ft² lots on Jenkins Street.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
3. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial and recreational uses

Staff believes that these various goals and implementation strategies are in harmony with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the Transitional District (TD) zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is consistent with the requested zoning district, however the density bonus credits provided to the Town ultimately fall short of their intention; to create better planned communities by positively benefiting future residents and current residents. While the lot sizes in the area are comparable to the existing neighborhood, the desire to reduce beyond what is allowed by right is not justifiable with regard to the sidewalk connectivity and the assigned bonus amount, the dog park land dedication and lack of improvements to it, and specifically calling out the desire to not use a floor plan in the neighborhood more than two (2) times.

Staff Recommendation: After analysis of the materials provided, Staff recommends denial for the requested **Conditional Zoning – Single Family Residential (CZ R-2)** zoning district designation for the subject parcel. Staff’s recommendation is due to the requested density and lack of justifiable and appropriately portioned density bonuses. With more work by the applicant, and specifically more physical contribution from the applicant to the

Town and its residents, this proposal may be a benefit to the community should more discussions and negotiations turn out a better project to be considered.

Planning Commission Recommendation: The Planning Commission heard the request at their February 24th meeting. The Commission voted (4-0) to recommend APPROVAL of the requested **Conditional Zoning – Single Family (CZ R-2)**. The applicant spoke in favor of the request.

Attachments:

- SIGNED - Application (Scott)(20260120)*
- SIGNED – Application (Brown)(20260120)*
- Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*
- Concept Plan v3 (20260220)*
- Density Bonus v5 (20260220)*