

TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 21, 2023 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation Delivered By:** Pastor Mickey White, Changed Lives Ministries

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

2. **Swearing In Ceremony For Police Chief:** Stephen G. Young

APPROVAL OF MINUTES

3. **Minutes:** Regular Meeting of Council - January 17, 2023

REPORTS

4. **Mayor's Report:** Michael A. Locklear
5. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

6. **Appointment:** Planning Commission
7. **Contractual Services:** Proposal to demolish structure located at 122 Jolly Lane, Moncks Corner
8. **ARPA Funding:** Moncks Corner Business Assistance Grant
9. **First Reading:** An ordinance to annex real property located along Rembert C. Dennis Blvd., TMS# 143-00-00-026, TMS# 143-00-00-079 and TMS# 143-00-00-080, into the corporate limits of the Town of Moncks Corner, to re-classify TMS# 143-00-00-079 and TMS# 143-00-00-080 from GC, General Commercial District (Berkeley County) to R-3, Single Family Attached Residential (Moncks Corner) with conditions, and to reclassify TMS# 143-00-00-026 from GC, General Commercial District (Berkeley County) to TD, Transitional District (Moncks Corner), and to amend the official zoning map of the Town of Moncks Corner to so reflect.

OLD BUSINESS

10. **Second Reading and Public Hearing:** An Ordinance to amend Chapter 10, Section 10-46 of the Town of Moncks Corner Code of Ordinances pertaining to Business License and Seasonal Activities

PUBLIC INPUT - Public Input will be limited to 3 minutes per individual

ADJOURNMENT

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact

Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JANUARY 17, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of Town Council was called to order by Mayor Michael Locklear at 6:00 p.m.

Present:

Mayor Michael A. Locklear
Mayor Pro-Tem David A. Dennis, Jr.
Councilmember DeWayne G. Kitts
Councilmember James N. Law, Jr.
Councilmember Latorie S. Lloyd
Councilmember Chadwick D. Sweatman
Councilmember James B. Ware, III

Staff Present:

John S. West, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
Stephen G. Young, Interim Police Chief
Rebecca T. Ellison, Recreation Director
R. Logan Faulkner, Public Service Director
Douglas R. Polen, Community Development Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Manager

INVOCATION

Invocation was delivered by Reverend Leon Brown of Moncks Corner Baptist Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Councilmember Law.

APPROVAL OF MINUTES

1. **Minutes:** Joint Workshop of Town Council and the Planning Commission - December 20, 2022

Motion made by Councilmember Law to approve the Joint Workshop minutes of December 20, 2022, motion seconded by Councilmember Ware. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

2. Minutes: Regular Meeting of Council - December 20, 2022

Motion made by Councilmember Ware to approve the regular meeting minutes of December 20, 2022, seconded by Mayor Pro-Tem Dennis. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

REPORTS

3. Mayor's Report: Michael A. Locklear

Mayor Locklear reported that Captain Stephen Young will be serving as the Town's Interim Police Chief until a replacement is named. Chief David Brabham's term will end at the end of January.

He reported that the Town had a great year in 2022. Our biggest event of the year was the grand opening of the Miracle League Field. It was an exciting time, and the project was finally complete.

The Town will hold the first annual St. Patrick's Day Festival "Let The Shenanigans Begin" on Saturday, March 18th on Main Street from 12 – 4 p.m.

4. Administrator's Report: Jeffrey V. Lord

Administrator Lord asked our Special Events Manager, Susan Gilmore to explain a little more about our St. Patrick's Day Event. Susan reported that we will have several activities that day, including live music, food trucks, and corn hole games to name a few. Main Street will be shut down from Behrman Street to Factory Street. We are looking forward to a great time.

Administrator Lord reported that business license renewals went out last week. We began the renewal process last year through a statewide portal. We are expecting more people to transition over to the portal and renew online this year.

He reported that spring sports registration has begun. Fall registration was a record breaker. We will see how spring registration will go.

The hallway at Town Hall is in the process of being painted.

The Town has purchased the property located at 122 Jolly Lane. An evaluation of the building was done, and it is not salvageable. Staff will be bringing back demolition bids for Council's consideration next month.

NEW BUSINESS

5. Resolution No. 2023-01R - Retail Recruitment Training Program

Administrator Lord explained that this is a new retail recruitment training program offered through the Municipal Association and in partnership with The Retail Coach. It is similar to the one the Town already participates in. The cost of the program if

approved, will be \$5,000. Carson Shepherd, our Business Development Manager will be attending. We will receive a \$1500 credit toward her attendance.

Motion was made by Mayor Pro-Tem Dennis to approve Resolution 2023-01R. Motion was seconded by Councilmember Sweatman and approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

OLD BUSINESS

There was no old business to be brought before Council.

PUBLIC INPUT

There were no comments from the public.

EXECUTIVE SESSION

6. **Discussion:** Personnel matters pertaining to the Police Department.

Motion was made by Councilmember Law to go into executive session to discuss personnel matters relating to the Police Department. Motion was seconded by Councilmember Sweatman and unanimously approved as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

Motion was made by Mayor Pro-Tem Dennis to go out of executive session and to reconvene to the regular meeting of Council. Motion was seconded by Councilmember Law and unanimously approved as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

Reconvened: Council reconvened to the regular meeting. Mayor Locklear reported that there was no action was taken.

ADJOURNMENT

Motion was made by Councilmember Law, seconded by Councilmember Ware to adjourn the regular meeting of Council. Meeting was adjourned at 6:19 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

February 17, 2023

DATE

TOWN OF MONCKS CORNER REGULAR MEETING
Tuesday February 21st, 2023

Title: The Demolition of 122 Jolly Ln

Background: The Town recently purchased 122 Jolly Lane to facilitate the improvement of the California Branch culvert on that street. The building has been evaluated by staff and determined to be unusable.

Town staff directly solicited bids and received two responses.

Bidder	Total Bid
Kennedys Grading and Excavation	\$9,975
Action Abatement & Demolition	No Bid
Brown's Hauling and Clearing	\$6,175
Lowest Bid	\$6,175

Therefore, Brown's Hauling and Clearing is the lowest for 122 Jolly Lane.

Exhibits:

Funding: ARPA Funds

Town Council action requested: Consider authorizing the demolition of 122 Jolly Lane and accepting the low bid for the demolition.

Staff recommendation: Authorize the demolition of 122 Jolly Lane and accept the low bid for the demolition.







Brown Hauling & Clearing LLC
1813 HWY. 402
Moncks Corner SC 29461
843 693 4799

Invoice

Invoice for

Jeff Lord
Town of Moncks Corner
Moncks Corner SC 29461

Payable to

Brown's Hauling

Invoice #**Project**

Quote 122 Jolly Ln.

Due date

1/16/2023

Description	Qty	Unit price	Total price
122 Jolly Lane			
Demo & haul off house. Remove pile of concrete & debris.			
Backfill the foundation & plant grass.			\$6,175.00



Kennedy's

Grading and Excavation

605 W MAIN STREET, MONCK'S CORNER, SC 29110

Item 7.

OFFICE: (843) 761-2483

LEEKENNEDY@KENNEDYSGRADING.COM

WWW.KENNEDYSGRADINGANDEXCAVATION.COM

January 9, 2022

Town of Moncks Corner
Attn: Jeff Lord

Re: 122 Jolly Ln. Demo

To demo, haul off all debris, grade, plant grass seed.

Grand Total: **\$9,975**

Notes:

- A) Silt Fence and Tree Protection not included. Can be installed and removed at the following rates.
 - 1) Silt Fence: \$7.50/LF
 - 2) Tree Protection: \$7.50/LF
- B) Does not include any hazardous waste demo.
- C) Does not include any well/septic demo.

Moncks Corner Business Assistance Grant – ARPA Funding

Item 8.

The businesses that made it past the application and approval process of the Business Assistance Grant are listed below. After the architects visited each location and presented us with recommendations, we met with the owners and discussed those options. Then, we compiled the information gathered and presented it to the ARPA Committee. The items approved and denied by the ARPA Committee are listed below. From the list of items approved by the ARPA Committee, each business may choose which to accomplish considering their maximum cost approved. If there is excess leftover after the completion of all the approved items, the applicant may request additional items, but those would be presented to the ARPA Committee again for approval.

Moncks Corner Business Assistance Grant – ARPA Funding			
Property	Items Approved by Committee	Items Denied by Committee	Maximum Cost Approved
Barony House 401 Altman Street	<ol style="list-style-type: none"> 1. Signage 2. Replace awnings 3. Parking lot design 4. Adding parking space bumpers 5. Landscaping near railroad 		\$15,000
Berkeley Kids Academy 110 Executive Parkway	Signage		\$10,000
Bluegrass Academy 112 West Main Street	<ol style="list-style-type: none"> 1. Replace vinyl siding 2. Replace windows 3. Remainder to go toward paving parking lot after the completion of all of the other items 		\$25,000
Breck's and Berkeley Boutique E Railroad Ave	<ol style="list-style-type: none"> 1. Replace canvas awning 2. Repair existing wood windows 		\$15,000
Changed Lives Ministries 502 E Main Street	<ol style="list-style-type: none"> 1. Assistance paying for mural 2. Privacy fence between rear storage buildings 3. Adding a privacy screen to the existing chain length fence as long as CLM repairs the existing fence first 4. Planter under sign 5. If excess remains after the completion of other tasks, painting the rear buildings to match the front building 	<ol style="list-style-type: none"> 1. Tree scaping the grassy area between CLM and the church 2. Digital Sign 	\$30,000

<p>Cirque Salon</p> <p>337 East Main Street</p>	<p>Set money aside to help transition the bottom floor (bank setup) to whichever business takes over the space. Tennant must be solidified, and money spent by the end of 2023.</p>		<p>\$80,000</p>	<p>Item 8.</p>
<p>Corner Square Plaza</p> <p>338-415 Corner Square Plaza</p>	<ol style="list-style-type: none"> 1. Re-work layout and add landscaping islands at parking rows closest to highway 2. Seeding and landscaping where asphalt is removed 3. Remove paving and leave pad ready for new building on street front 4. Landscaping around the sign 		<p>\$65,000</p>	
<p>Crafts Plus</p> <p>203 East Main Street</p>	<ol style="list-style-type: none"> 1. Repair front walk to meet ADA 2. Trim trees 3. Paint roof 4. New monument sign 		<p>\$25,000</p>	
<p>Crawford's Sale and Service</p> <p>111 N Highway 52</p>	<ol style="list-style-type: none"> 1. New privacy fencing to screen salvage yard from street 2. Replace building signage 3. Extend privacy fence on sides of property 		<p>\$50,000</p>	
<p>Dreamalot Books</p> <p>1014 Old Highway 52</p>	<p>Signage</p>		<p>\$10,000</p>	
<p>Friendly Barber Shop</p> <p>228A East Main Street</p>	<ol style="list-style-type: none"> 1. Metal awning over Suite B 2. Paint the building 3. Replace front and back doors on Suite B side 4. Awning over backdoor, B side 5. Landscaping along B side of building 		<p>\$12,300</p>	
<p>Garnet and Grey (Berkeley Home Pharmacy and rear building)</p> <p>1008 Old Highway 52</p>	<ol style="list-style-type: none"> 1. New monument sign 2. Pressure wash roofs of both buildings 3. Back building ADA ramp and handrails 4. Concrete planters and fence to 		<p>\$37,000</p>	

	separate pharmacy courtyard from parking 5. Replace vinyl siding and soffit on pharmacy with similar alternative and repaint trim		
Gene's Jewelry and Pawn 114 N Highway 52	1. Landscape and irrigation along street and rear fence 2. Adding landscape islands in parking lot		\$24,000
Gethers Funeral Home 200 Grace Street	1. New awning 2. Landscaping on Wall Street side 3. Adding a drain in the field in between Gethers and the Haynes Office Building		\$12,000
Grace Salon Suites 227 First Street	Signage		\$10,000
Haynes Office Building 225 N Highway 52	1. Remove parking row along Grace Street and add landscaping 2. Remove paving and leave pad ready for new building on northwest corner 3. Seed and landscape along frontage where pavement was removed for future pad 4. Remainder, after completion of the other items, to go toward paving the parking lot		\$90,000
Heritage Cleaners 221 North Highway 52		ARPA Committee recommended removing this business due to no response to communication.	
Howard's Restaurant 336 E Main Street	1. Blade sign perpendicular off building 2. Replace window (wall) unit and relocate minisplit 3. Restore mural on side of building		\$37,000

	<ol style="list-style-type: none"> 4. Repair and repaint existing wood windows 5. Replace and paint wood doors 6. Paint awning 		
Main Attraction 311 West Main Street	Monument Sign		\$5,000
Meade Agency 409 Altman	Adding a porch to the front of the building to make it look less industrial		\$10,000
Midtown Automotive 316 East Main Street	<ol style="list-style-type: none"> 1. Remove awning 2. Square the roof 3. Adding coverings over window to make it look more homier and less like a showroom 4. Landscape around sign 5. Install new plank siding on existing metal siding 		\$40,000
Ophelia's East Main Street	Signage		\$10,000
Pappy's Jr. 420 N Highway 52	<ol style="list-style-type: none"> 1. Add front porch with new sign incorporated into the porch design 2. Getting the old sign on the roof lit up again 3. Mural signage on side of building 4. Add landscaping along street front 		\$47,500
RED Electric 230 S Live Oak Drive	<ol style="list-style-type: none"> 1. Signage 2. Adding awnings on front of building 		\$10,000
Swamp Fox Lanes Rembert Dennis Bypass	<ol style="list-style-type: none"> 1. Remove and replace awning 2. Design a new paint scheme for building 3. Paint the building and add "Bowling", or something along those lines, large on the side of the building 4. Identifying that there is a restaurant in 		\$53,000

	there, maybe adding "Restaurant" to the paint scheme as well			Item 8.
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AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG REMBERT C DENNIS BLVD, TMS# 143-00-00-026, TMS# 143-00-00-079 AND TMS # 143-00-00-080, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY TMS# 143-00-00-079 AND TMS # 143-00-00-080 FROM GC, GENERAL COMMERCIAL DISTRICT (BERKELEY COUNTY) TO R-3, SINGLE-FAMILY ATTACHED RESIDENTIAL (MONCKS CORNER) WITH CONDITIONS, AND TO RE-CLASSIFY TMS# 143-00-00-026 FROM GC, GENERAL COMMERCIAL DISTRICT (BERKELEY COUNTY) TO TD, TRANSITIONAL DISTRICT (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS# 143-00-00-079 and TMS # 143-00-00-080 to subsequently re-classify the property from GC, General Commercial District (Berkeley County) to R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS# 143-00-00-026 to subsequently re-classify the property from GC, General Commercial District (Berkeley County) to TD Transitional District; and

WHEREAS, it is necessary and desirable to reclassify said property from GC, General Commercial District (Berkeley County) to R-3 Single-Family Attached Residential (Moncks Corner) with Conditions and TD, Transitional District; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on January 24, 2023, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning; and

WHEREAS, the conditions to be placed upon TMS# 143-00-00-079 and TMS # 143-00-00-080 are described as follows:

1. 24' Wide Townhomes
2. James Hardie Color Plus Siding

3. Multiple colors on buildings. No more than 2 of same façade on each building. No units adjacent to each other will have same color and pattern will not repeat on adjacent buildings.
4. Mix of Stone or brick and siding
5. Garages with windows
6. Covered front porches
7. Architectural Shingles
8. Minimum 3 off street parking spaces
9. Street Trees between buildings
10. Sidewalks on South side R. C. Dennis to be 6' and match existing design plan
11. Varying Siding Types - Mix of lap siding and board and batten on each unit
12. Sidewalks for connectivity to Sterling Oaks on Sterling Oaks HOA property
13. Solid 8' vinyl fence and 15' wooded Buffer along Sterling Oaks Dr. (non-white color to be approved by Zoning Administrator)
14. Solid 8' vinyl fence and 25' wooded buffer between Sterling Oaks houses and pond (non-white color to be approved by Zoning Administrator)
15. All dead-end roads will be a cul-de-sac.
16. HOA maintenance of roads, sidewalks, streetlights and stormwater facilities
17. HOA to restrict rental properties to no more than 10% of the built units
18. Donation per lot to the Neighborhood Revitalization Fund - \$1,500
19. Shutters on all windows (that make sense), varying color and style of shutter (louver, panel, board and batten) between units
20. 25' wooded buffer along RC Dennis and Main Street Extension for the West side
21. Additional architectural features will be added to the backs and sides of the units facing Sterling Oaks Dr, and R.C. Dennis, and Mainstreet Extension. They can include additional fenestration, bay windows, or other feature that disrupts an otherwise flat face to the unit (to be approved by Zoning Administrator and not the same on all units).
22. When setback requirements permit, there shall be a 2' horizontal jog between units.

23. 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.

NOW, THEREFORE, BE IT 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 March, 2023, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described as TMS# 143-00-00-079 and TMS # 143-00-00-080 shall be zoned R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

BE IT FURTHER ORDAINED that the property herein described as TMS# 143-00-00-026 shall be zoned TD, Transitional District (Moncks Corner); and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 21st day of March, 2023.

First Reading: February 21, 2023

Second Reading/Public Hearing: March 21, 2023

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor

Dennis Tracts



1 inch = 417 feet
 Date: 2/10/2023
 Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

The property is designated as follows on the County tax maps: 143-00-00-026

*** A plat or map of the area should be attached. A tax map may be adequate ***

It is requested that the property be zoned as follows: TD - Transitional District

<small>DocuSigned by:</small>		
	1253 Smythe St. Daniel Island, SC 29461	2/13/2023
<small>45D0568A16854B8...</small>		
Signature	Street Address, City	Date

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



Town of Moncks Corner Planning Department Re-zoning Application

Date: 1/3/23

Property Owner:

Owner Address:

MARKLEY DENNIS
1253 SMYTHE ST, DANIEL ISLAND, SC 29461

Owner Phone Number:

Applicant:

Applicant Address:

(843) 729-5670
NVR, INC.
501 WANDO PARK BLVD SUITE 100 MT PLEASANT, SC 29464

Applicant Phone Number:

Property Interest:

Property Location: (a plat must accompany this application)

(610) 212-9804
PURCHASER
INTERSECTION OF REMBERT C. DENNIS AND MAIN ST EXTENSION

Tax Map Number:

Present Zoning:

143-00-00-080
143-00-00-079
GC

Lot Area:

Requested Zoning:

15.8 ACRES
R-3

Property Characteristics:

WOODED

Frontage on Public Road: ~1910Water Available? YESSewer Available? YESCurrent Use of Property: VACANTProposed Use of Property: RESIDENTIAL NEIGHBORHOOD

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

NO

Reasons for request and any supporting information:

BUILD RESIDENTIAL NEIGHBORHOOD

Property Owners Signature:

DocuSigned by:

Markley Dennis
 45DC508A1005408

Date: 1/9/2023**Do Not Write in This Space:**

Advertised: _____

Public Hearing: _____

Property Posted: _____

Application Taken By: _____



100 Percent Petition Form

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

The property is designated as follows on the County tax maps: 143-00-00-079, 080

*** A plat or map of the area should be attached. A tax map may be adequate ***

It is requested that the property be zoned as follows: R3

DocuSigned by:		
<u>Markley Dennis</u>	1253 Smythe St Daniel Island, SC 29461	1/9/2023
<small>45DC568A16854B8...</small>		
Signature	Street Address, City	Date

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



BERKELEY COUNTY

PLANNING AND ZONING DEPARTMENT

Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

Item 9.

August 09, 2022

Hussey Gay Bell
474 Wando Park BLVD, Suite 201
Mt. Pleasant, SC 29464

Re: Zoning Verification: Tract 143-00-00-080, 143-00-00-079 (ZONV-043041-2022)

Dear Hussey Gay Bell:

Please see below the zoning information that you requested regarding the referenced tracts.

The properties listed below, encompasses a total of 15.83 acres and are zoned as General Commercial (GC) District.

TMS	Address	Acres
143-00-00-080	No Site Address	4.99
143-00-00-079	623 Main Street Extension	10.84
Total		15.83

The General Commercial (GC) District is intended to provide for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive. **Supported uses include**, but are not limited to: various retail uses, general, personal and professional services, office, mixed use, restaurant, hotel, commercial event venue, indoor storage (CU), convenience retail and/or gas station (CU), commercial transportation (truckstop) of at least 10 acres in size (CU), wholesale sales, recreational/institutional uses, **townhouses/single-family attached residential uses (CU)**, **multi-family residential uses (CU)**, bed and breakfast (B&B) (AC), commercial bar and/or liquor Store (CU), domestic or commercial boarding facility (CU), primary use outdoor storage facilities (SX), among other similar primary and accessory uses. For a complete listing of uses that are supported in the GC District, please reference the Berkeley County Zoning and Development Standards Ordinance (Article 7.2), which is found online at <https://berkeleycountysc.gov/dept/planning/pzordinances/>.

Building height within the GC District is held to a base height of 40 feet with the allowance for additive height bonus up to 55 feet upon demonstration of compliance to applicable voluntary performance standards. The Building Department may impose additional restrictions based on structural codes.

The typical minimum setbacks in the GC district are as follows, measured inward of the lot line and/or edge of ingress/egress easement: Front yard 20.00'; Side yard 10.0'; Rear yard 20.00'; Open Drainage Setback: 30'.

Supplemental performance, setback, and dimensional standards apply to accessory, conditional, and special exception uses.

To my knowledge, there are no active holds or zoning violations related to these properties at the time of this letter.

Any future development or redevelopment of this site shall comply with applicable site, density, development, and dimensional standards established in the Zoning and Development Standards Ordinance and the Subdivision and Land Development Regulations. Furthermore, any change in use may necessitate evaluation for compliance to applicable site planning requirements. Applicants are encouraged to sign up for voluntary Joint Plan Review meetings to discuss a proposed project and obtain preliminary feedback at the following link: <https://berkeleycountysc.gov/dept/planning/joint-plan-review/>. Additionally, any future building expansions, retrofit, and/or upfit will require compliance to applicable Building Codes. For information regarding Building Codes and Permitting, please contact the Building & Codes division at 843.719.4758.

Please be advised that the Zoning and Development Standards Ordinance is continually under review and subject to change upon adoption of amendments by County Council. This letter will expire in six (6) months from the date that it was prepared.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

Styasia Ransom

Berkeley County Planning and Zoning
styasia.ransom@berkeleycountysc.gov

Use Codes: P = Permitted Use (Allowed by Right); CU = Conditional Use (Subject to Conditions Established in the Ordinance); SX = Special Exception Use (Subject to Authorization by the Board of Zoning Appeals (BZA)); A = Accessory Use to Allowable Primary Use

Item 9.



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: January 24, 2023
Town Council:
First Reading: February 21, 2023
Second Reading & Public Hearing: March 21, 2023

TO: Moncks Corner Planning Commission/Town Council

FROM: Jeff Lord, Town Administrator

SUBJECT: Annexation and Zoning Request

SUBJECT PROPERTY: 143-00-00-080 & 143-00-00-079

ACTION REQUESTED: Consider an Ordinance to annex 15.8 acres along the intersection of Rembert C. Dennis and Main Street Extension, TMS 143-00-00-080 and 143-00-00-079, and zone the property as R-3, Single Family Attached Residential, with conditions.

Background:

The applicant is seeking to annex and zone 15.8 acres of land at the intersection of Rembert C. Dennis and Main Street Extension. Currently, it is zoned GC, General Commercial, in the County. With annexation, the applicant would like to zone the property R-3, Single Family Attached Residential, with Conditions.

The conditions contemplated by the developer are as follows:

- 24' Wide Townhomes
- James Hardie Color Plus Siding
- Multiple colors on buildings. No more than 2 of same façade on each building. No units adjacent to each other will have same color and pattern will not repeat on adjacent buildings.

- Mix of Stone or brick and siding
- Garages with Windows
- Covered front porches
- Architectural Shingles
- Minimum 3 off street parking spaces
- Street Trees between buildings
- Sidewalks on South side R. C. Dennis to be 6' and match existing design plan.
- Pay Town to install sidewalk on West side R. C. Dennis to extend to entrance of shopping center
- Varying Siding Types - Mix of lap siding and board and batten on each unit
- Sidewalks for connectivity to Sterling Oaks
- Solid 8' vinyl fence and 15' wooded Buffer along Sterling Oaks Dr. (color to be approved by Zoning Administrator)
- Solid 8' vinyl fence and 25' wooded buffer between Sterling Oaks houses and pond (color to be approved by Zoning Administrator)
- All dead-end roads will be a cul-de-sac.
- HOA maintenance of roads and sidewalks
- HOA rental restricted to 10%
- Donation per lot to the Neighborhood Revitalization Fund - \$1000
- Shutters on all widows (that make sense), varying color and style of shutter (louver, panel, board and batten) between units
- 25' wooded buffer along RC Dennis and Main Street Extension for the West side
- Additional architectural features will be added to the backs and sides of the units facing Sterling Oaks Dr, and R.C. Dennis, and Mainstreet Extension. They can include additional fenestration, bay windows, or other feature that disrupts an otherwise flat face to the unit (to be approved by Zoning Administrator and not the same on all units).
- When setback requirements permit, there shall be a 2' horizontal jog between units.

Current Zoning – Definition and Uses:

GC, General Commercial, Article 7.2 - Berkeley County Zoning and Development Standards Ordinance

The General Commercial (GC) District is intended to provide for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive.

Permitted Uses: A building or premises in the GC district may be used for typical commercial uses, but may also include the following purposes:

1. townhouses/single-family attached residential uses (CU)
2. multi-family residential uses (CU)
3. bed and breakfast (B&B) (AC)
4. domestic or commercial boarding facility (CU)

Proposed Zoning – Definition and Uses:

R-3, Single Family Residential, Sec. 6-4

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	C-2	Fastenal & Vacant
East	R-1	Sterling Oaks Neighborhood

South	GC	Gas Station & NAPA
West	C-2	KJ's & Pointe North

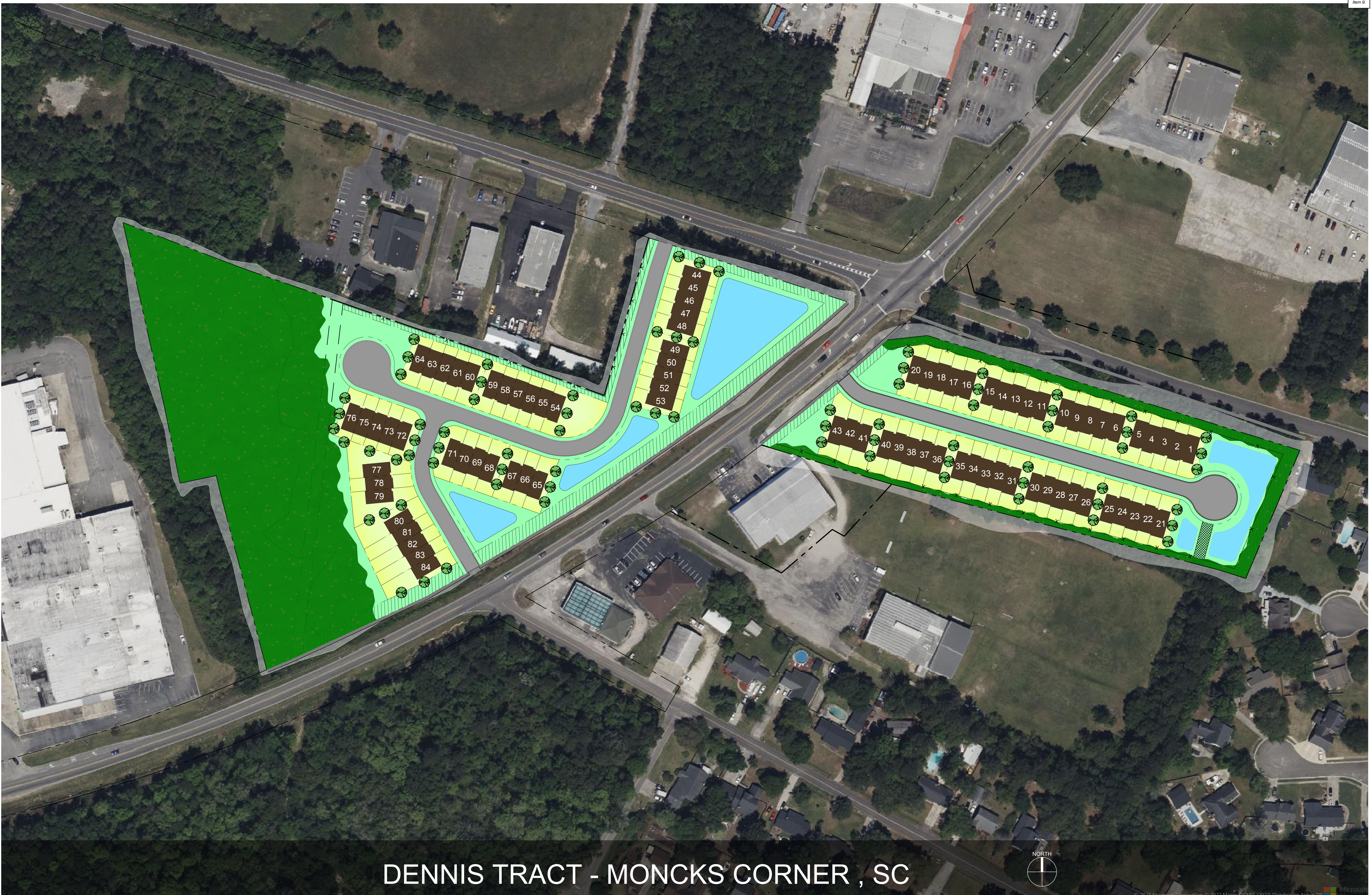
Moncks Corner Future Land Use Map Jog

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

Staff Findings & Recommendation:

This project meets or exceeds the requirements for townhome developments that we have required or requested in past years, such as 24' wide lots (wider than the 22' minimum of the code), street trees, hardie plank, and stone surfaces. Meeting the conditions agreed to are intended to mitigate impact on adjacent residential areas.

The property is currently zoned in the County as General Commercial, which allows townhomes and apartments. However, it is located on the bypass road, which was always envisioned as a commercial area. Given the fact that this development can go forward without annexation and without the additional conditions, Staff recommends **APPROVAL**.



DENNIS TRACT - MONCK'S CORNER , SC





**AN ORDINANCE TO AMEND CHAPTER 10, BUSINESSES, OF THE MONCKS
CORNER CODE OF ORDINANCES**

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

WHEREAS, the following text amendments and additions to the Town of Moncks Corner Code of Ordinances have been proposed by Staff:

CHAPTER 10 – BUSINESSES

ARTICLE II. – LICENSE

Sec. 10-46. – Classification and Rates.

9.42 NAICS 454390—Seasonal activities [not more than two sale periods of not more than three days each year, separate license required for each sale period]:

Minimum on first \$2,000.00 \$25.00

PLUS

Per \$1,000.00, or fraction, over \$2,000.00 1.70

Applicant for a license to sell on private property must provide written authorization from the property owner to use the intended location.

NOW, THEREFORE, BE IT 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 February 2023, that the Ordinance of the Town of Moncks Corner is amended.

First Reading: December 20, 2022

Second Reading/Public Hearing: February 21, 2023

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor