



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 26, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the March 22, 2022 meeting

NEW BUSINESS

2. Consider an application to rezone property adjacent to 319 W. Main Street, TMS 142-00-01-005 & -037, from R-1, Single Family Residential to Conditional R-2, Single Family Residential

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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.



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

Commissioner Roscoe Haynes (via phone)
Acting Chairwoman Robin McGhee-Frazier
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Nick Ross

ABSENT

Commissioner Otis Nole
Chairman Connor Salisbury

APPROVAL OF MINUTES

1. Approval of Minutes for the February 22, 2022 meeting.

Motion made by Commissioner Kondakor, Seconded by Commissioner Ross.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

NEW BUSINESS

2. Consider an application to rezone property at 209 Metts Street, TMS 142-11-01-025, from R-2, Single Family Residential, to C-2, General Commercial

Mr. Polen presented, and then Lorna Colon spoke for the applicant. The church is looking to move out near the airport and they have interest to sell the existing building to a dance studio.

Motion to recommend rezoning the property to C-2.

Motion made by Commissioner Haynes, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

3. Consider an appeal for the removal of grand trees at 318 S. Live Oak

Mr. Polen presented the item, and then the applicant, Martha McCumber, spoke. She was very apologetic and stated she had no idea that a permit was required.

Staff previously allowed the removal of the pine tree, and Ms. McCumber agreed to pay \$300 into the Town Tree Fund and plant two 3" trees on the property.

Motion made by Commissioner Haynes, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Polen spoke about some of the new developments in Town, and gave a basic explanation of the Planning Commission's duties, as two members are new.

MOVE TO ADJOURN

Meeting adjourned at 6:43 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Ross.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

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.



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: April 26, 2022
Town Council:
First Reading: May 17, 2022
Second Reading & Public Hearing: June 21, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 27.21 acres along W. Main Street, TMS 142-00-01-005 & -037

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-1, Single Family Residential, to a R-2, Single Family Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone 27.21 acres of land along West Main Street from R-1, single family residential to R-2 single family residential with conditions, effectively creating a small planned development. The R-1 district allows for 12,000 s.f. lots, while the applicant is requesting lots as small as 6,135 s.f.

Current Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

These districts are intended 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. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions

and requirements intended to assure compatibility of uses within the district and adjacent thereto.

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Proposed Zoning - Definition and Uses:

R-2, Single Family Residential with Conditions

R-2 Has the same uses as R-1, but normally allows a minimum lot size of 8,500 s.f. Under the proposed conditions, this development would feature the following. Full details of the development can be found in the descriptive statement:

- Minimum Lot Area 6,000 s.f.
- Minimum Lot Width 50'
- Minimum Front Yard Setback 5'
- Minimum Side Yard Setback 5' (15' typical between buildings)
- Minimum Rear Yard Setback 15'
- Minimum Building Separation 10'
- Maximum Impervious Coverage 80% per lot
- Detached Garage Side Setback 5'*
- Detached Garage Rear Setback 5'
- Street Trees would be placed according to the descriptive statement
- Amenities will be as described in the statement
- \$1,000 per lot will be donated to the Corner Renaissance neighborhood revitalization fund
- The Development will meet the Rule of Five, as described in the Moncks Corner Zoning Ordinance
- All houses will be entirely covered in Hardiplank
- Two 2½" trees and five 24" shrubs will be planted in the front yard of each house
- Each house will feature permanently lit street addresses near the front door

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	C-2	Church & Single Family Residential
East	R-1	Single Family Residential
South	R-1 & R-3	Single Family Residential & Apartments
West	R-1 & R-3	Single Family Residential & Apartments

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Low Density Residential, 1 - 4 units per acre. This development features less than 4 units per acre.

Staff Findings & Recommendation:

Staff has many concerns about this project, as follows:

- Lot sizes range from 6,135 to 12,850 s.f. While many of these lots would be large in the newer parts of Town south of the Core, they are very small in comparison to nearby single-family lots. Single family lots in the immediate area start at around 14,500 s.f., with sizes ranging up to 45,000 sq. ft. One adjacent lot is over six acres in size. Staff finds that these lot sizes do not fit the area.
 - It must be noted that there are numerous apartments adjacent to the property along Haynesville Rd and Haynesville Extension. However, these lots are inaccessible from the built area of the proposed development, across 600' of wetlands, two other single family lots, and an unbuilt right of way.
- The proposed houses do not fit the nearby neighborhood or anywhere else in Town for that matter. While a typical diagram of a lot in this subdivision has not been submitted, Staff's understanding is that narrow homes with rear detached garages are proposed. With a 50' wide lot and 5' setbacks, each lot would feature at most a 30' wide house and 10' driveway driving past the house to a garage in the rear. This is an interesting house design and may be appropriate in Town, but Staff does not feel that 30' products make sense in this neighborhood in Moncks Corner.
- Bonus Incentives – during the time that the developer was preparing this application, the Town has updated it's requirements for negotiated districts. As of April 19, 2022 the following are now required in negotiated districts and are not eligible for density bonuses"

- Minimal repetition of floor plan
- Hardiplank
- Two trees and 5 shrubs in each front yard

Moreover, façade offsets have not been eligible for bonuses for years.

Since these bonuses changed during the planning process of this development, I leave it to the Planning Commission and Council to decide whether these items may earn a density bonus. Without these items, total bonus density earned is 34%, allowing a minimum lot size of 7,920.

- Amenities: The developer is requesting 5% bonus for amenities, but it is unclear what these amenities would be or where they would be located. 5% is the maximum bonus, normally reserved for swimming pools, tennis/basketball courts, clubhouses, and the like. The descriptive statement speaks of amenity centers, benches, bike racks, trails, parks, and playgrounds “not confined to one area but [blending] throughout the development. As the entire development consists of one road and 29 lots in close proximity to one another, the only place for all of these amenities is at the retention pond or in the wetlands. Clarification is required as to what amenities are contemplated where, allowing Staff to appropriately gauge how many density bonus points may be earned.
- Front setbacks: 5’ front setbacks are permitted where there is no parking in front of the house, which appears to be the case here. However, the two trees located at each house are to be in the front yard. Canopy trees cannot be placed that close to a structure, so the setback must be increased to accommodate these trees.
- The Tree Regulation section states that “if trees cannot be feasibly planted on a residential lot or within the right of way” they can be planted in open space. The developer wishes to get bonus density credit for planting street trees and front yard trees, but one can substitute for the other. This is incompatible. If a bonus is to be granted for both street trees and yard trees, there will need to be street trees and front yard trees. Moreover, there is no open space apart from the unbuildable wetlands. No credit would be granted for planting trees there as opposed to the front yards and/or streets.
- Corner Lots will need a required setback. 5’ off the street is fine in the front yard (notwithstanding the tree situation), but a 5’ side setback on a corner lot along the road would be unacceptable. The side setback will need to be 12 ½”.

Staff does not feel that this proposal meshes with the adjacent neighborhood and there are numerous unanswered questions and details. Staff recommends **DENIAL** of the application.

Williams Tract Planned Unit Development

**To be rezoned in the
Town of Moncks Corner
Berkeley County, South Carolina**

Prepared by:

**Seamon, Whiteside and Associates, Inc.
128 South Main Street
Suite B
Summerville, South Carolina 29483**

April 6, 2022



Table of Contents

Section 1:	General Description of the Proposed Project
Section 2:	Land Uses and Intensities
Section 3:	Development Criteria
Section 4:	Open Space
Section 5:	Tree Regulations
Section 6:	Streets and Sidewalks
Section 7:	Storm Water Management
Section 8:	Additional Development Criteria
Section 9:	Exhibits
	1. Conceptual Land Use Plan

SECTION 1: GENERAL DESCRIPTION OF THE PROPOSED PROJECT

This site is composed two parcels totaling approximately 27 acres of land south of West Main Street and East of South Williams Drive. The parcels are currently zoned R-1. Both of the parcels are currently within the limits of the Town of Moncks Corner.

The TMS numbers and acreage for the property are:

- | | | | |
|----|---------------|-------------|------------------------|
| 1. | 142-00-01-005 | 20.26 Acres | Williams Thomas E Etal |
| 2. | 142-00-01-037 | 6.95 Acres | Williams Thomas E Etal |

The property owners are requesting rezoning of the listed parcels and Planned Unit Development (PUD) zoning for the overall acreage in accordance with the Town of Moncks Corner Planned Development Density Incentives to allow a single family detached neighborhood containing 29 lots.

The Williams Tract is currently undeveloped and comprised of wetlands and highlands, with a mixture of deciduous and pine forest.

SECTION 2: LAND USES AND INTENSITIES

The proposed anticipated land use and units are as follows:

- Single Family Detached Homes (29 units maximum)
- Parks, playgrounds, and amenity areas
- Home occupations
- Model homes & sales office

The Planning Department shall review the project as building permits are requested to ensure that the proposed plans are compatible with the intent of the PUD.

SECTION 3: DEVELOPMENT CRITERIA

3.1 LOT REQUIREMENTS

Minimum Lot Area	6,000 s.f.
Minimum Lot Width	50'
Minimum Front Yard Setback	5'
Minimum Side Yard Setback	5' (15' typical between buildings)
Minimum Rear Yard Setback	15'
Minimum Building Separation	10'
Maximum Impervious Coverage	80% per lot
Detached Garage Side Setback	5'*
Detached Garage Rear Setback	5'

*Garages will typically be at least 25' from each other.

Accessory structures are permitted in the rear and side yards only with indicated minimum setbacks from the side and rear property lines or ingress/egress easements, whichever is greater. If the necessary structure is placed in the portion of the yard that fronts a second street

frontage of the property, the accessory structure can be no closer to the second street frontage than the primary structure.

3.2 SUBDIVISION PLAN REVIEW AND APPROVAL

Preliminary plans and final plats for each phase of the development shall be submitted for review and approval by the appropriate Moncks Corner authority pursuant to the provisions of the Current Regulations.

SECTION 4: OPEN SPACE

4.1 OPEN SPACE

Open Spaces will be provided through neighborhood parks and playgrounds. These parks shall not be confined to one area but shall blend throughout the development.

Open Space can include:

- natural areas
- wetland buffers
- storm water ponds
- amenity centers
- landscape buffers, trails, boardwalks, paths, or other similar uses.

These areas shall be landscaped, include benches, bike racks, other site furnishings and shall serve as focal points for the residents. Open Space Plans shall be developed during permitting and are subject to staff approval.

4.2 MAINTENANCE OF PARKS AND OPEN SPACE

Unless accepted for dedication or otherwise agreed to by the Town of Moncks Corner, another unit of government, or a private non-profit land conservancy, the cost and responsibility of maintaining Park or Open Space and any associated facilities shall be the responsibility of the HOA.

Natural features shall be maintained in their natural condition, but may be modified to improve their appearance, functionality, or overall condition, at the approval of the Town. Permitted modifications may include:

- Reforestation
- Woodland maintenance, i.e. under brushing and trails
- Buffer area landscaping
- Stream bank protection
- Wetlands management
- Removal of invasive species

SECTION 5: TREE REGULATIONS

5.1 TREE PROTECTION

Existing trees in the area of construction are not required to be saved or mitigated. However, no clearing is allowed until the issuance of a Land Disturbance Permit.

5.2 STREET TREES & RESIDENTIAL LANDSCAPING

Street Trees area allowed and shall be planted along both sides of all streets and have an average spacing of 35' to 50'.

Street trees shall be 2 ½" minimum caliper and of a species approved by the Planning Director.

If street trees are planted within in the right of way between the curb and the sidewalk, the planter strip shall be a minimum of five (5) feet wide for understory trees and eight (8) feet wide for canopy trees. The tree will be planted in the center of the landscape strip.

The developer and/or subsequent HOA are responsible for the maintenance, trimming, and replacement of all street trees. Trees in the public right of way and those on private property which encroach into the public right of way above a public sidewalk must be maintained so that the lowest limbs are a minimum of 7 feet above the grade of the sidewalk to create an unobstructed movement zone for pedestrians.

Developers shall coordinate the locations of streetlights with street trees to avoid conflicts. Street trees shall be at least 15' from streetlights.

Each single-family home shall have at least 2 trees planted on the lot. If trees cannot be feasibly planted on a residential lot or within the right of way adjacent to the lot, they can be planted in open space as approved by the Planning Director or designee.

Canopy trees shall be planted at least 10' from any structure, including drainage structures.

SECTION 6: STREETS AND SIDEWALKS

Vehicular access to the site will be via one curb cut along West Main Street.

Streets will be public and built to current Berkeley County standards.

All rights-of-ways shall accommodate emergency and public service vehicles.

Crosswalks shall be done with a decorative pattern at major intersections and will be maintained by the HOA.

Sidewalks will be located along both sides of all streets within the development and will be minimum of 5' wide.

Sidewalks shall be maintained by the HOA.

Streetlights will be provided and maintained in by the HOA.

Street name signs will be decorative and maintained by the HOA.

SECTION 7: STORM WATER MANAGEMENT

The property currently drains towards the middle of the site along the central wetland which bisects the site. Runoff from developed property will be routed through detention pond systems prior to its ultimate outfall. These ponds will be designed to limit post-development runoff to pre-development rates. Temporary ditches, which will be maintained by the developer, may be utilized until the final pond and pipe systems are constructed in specific areas.

Storm water within the neighborhood will be routed by a combination of grassed swales, underground piping, and overland flow into a series of ponds to be detained before exiting the development. Detention areas will be appropriately landscaped and stabilized in accordance with applicable regulations. The storm water system will meet pre-developed conditions.

Storm water management will be designed and implemented in accordance with the Town of Moncks Corner's development standards as well as the requirements of the South Carolina Department of Health and Environmental Control – Office of Ocean and Coastal Resource Management.

Storm water Best Management Practices (BMPs), Low Impact Development (LIDs), and other accepted measures may be implemented to reduce post-development runoff rates, improve storm water quality, and potentially reduce existing downstream problems.

Upon its completion and approval, the drainage system within the ROW, except for ponds and certain LID practices, will be dedicated to and maintained by the Town of Moncks Corner. All drainage features outside the ROW will be maintained by the HOA.

SECTION 8: ADDITIONAL DEVELOPMENT CRITERIA

Neighborhood revitalization - The developer shall pay a \$1,000 fee for each new single-family home built (29 units max) in the development, with monies going into the Town's Renaissance Development Fund. These monies will be used to fund housing development in neighborhoods targeted by the Town of Moncks Corner.

Minimal Repetition of floor plan (or front facades) – The developer shall limit repetitive floor plans or front facades in accordance with the Town's Bonus Density Incentives.

Exterior Facade Texture and Materials – The entire house shall be covered in hardi-plank.

Trees and Shrubs – Minimally two trees @ 2 ½" dbh and 5 shrubs @24" will be planted in the front yard of each home.

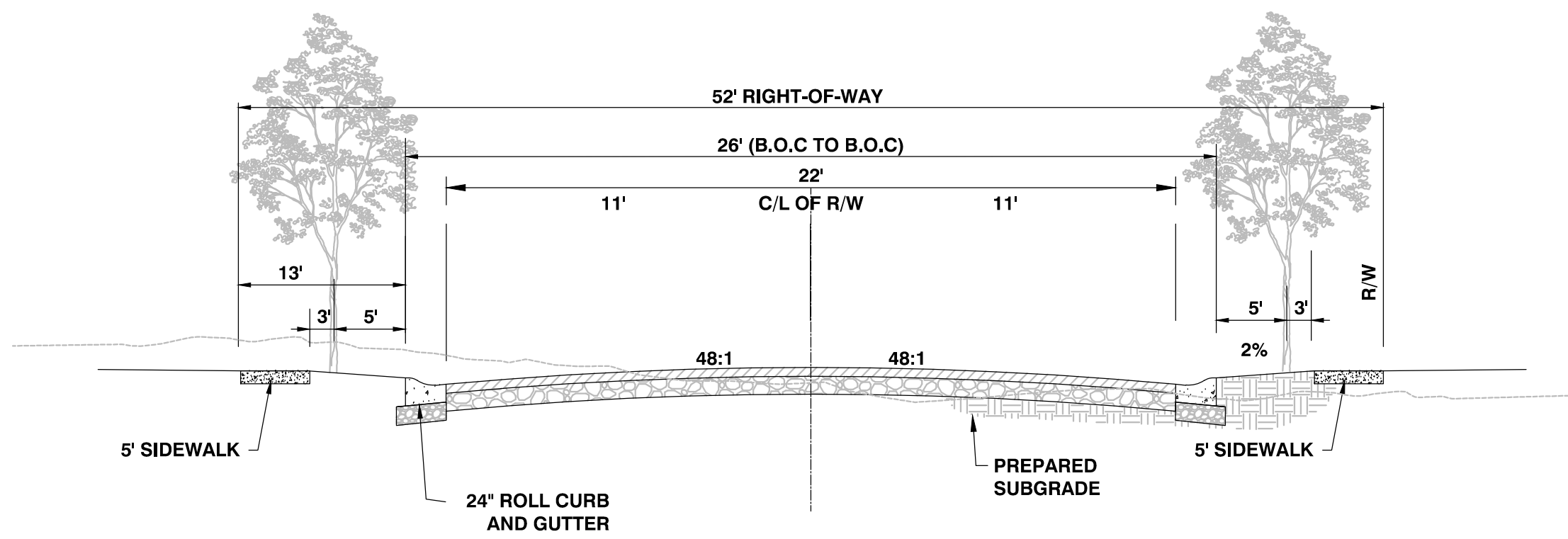
Some lots may have side or rear entry garages.

Each house will have permanently lit street addresses near the front door.

Summary

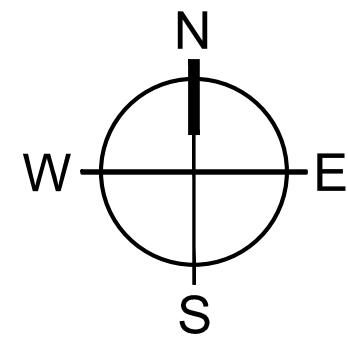
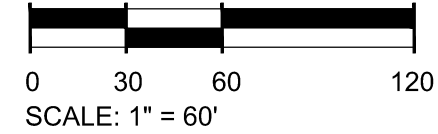
The home builder intends to fulfill the following Density Incentives in accordance with the Town of Moncks Corner requirements:

Bonus Incentive	Bonus	Square Feet
Initial Lot Size		12,000
Neighborhood Revitalization contribution	20%	2,400
Minimal Repetition of Floor Plan	5%	600
HOA Maintained Amenities	5%	600
Exterior Façade Materials	5%	600
Façade offset	3%	360
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
Lighted House Numbers	1%	120
Street Trees	4%	480
TOTAL BONUS		6,000
New Minimum Lot Size		6,000



- NOTES:
1. SIDEWALK CROSS SLOPE NOT TO EXCEED 2%.
 2. PAVEMENT SHALL BE 1/4" ABOVE THE CURB TO ENSURE POSITIVE DRAINAGE OF THE ROADWAY.

SUBDIVISION ROAD SECTION
(NOT TO SCALE)



MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM



WILLIAMS TRACT
TOWN OF MONCK'S CORNER, SC

SW+ PROJECT: 8877
DATE: 4/6/2022
DRAWN BY: SJG
CHECKED BY: TRP

REVISION HISTORY

NO.	DESCRIPTION

CONCEPTUAL
LAND USE
PLAN



* THIS LAYOUT IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

Town Council Second Reading & Public Hearing | June 21, 2022



Town Council Second Reading & Public Hearing | June 21, 2022



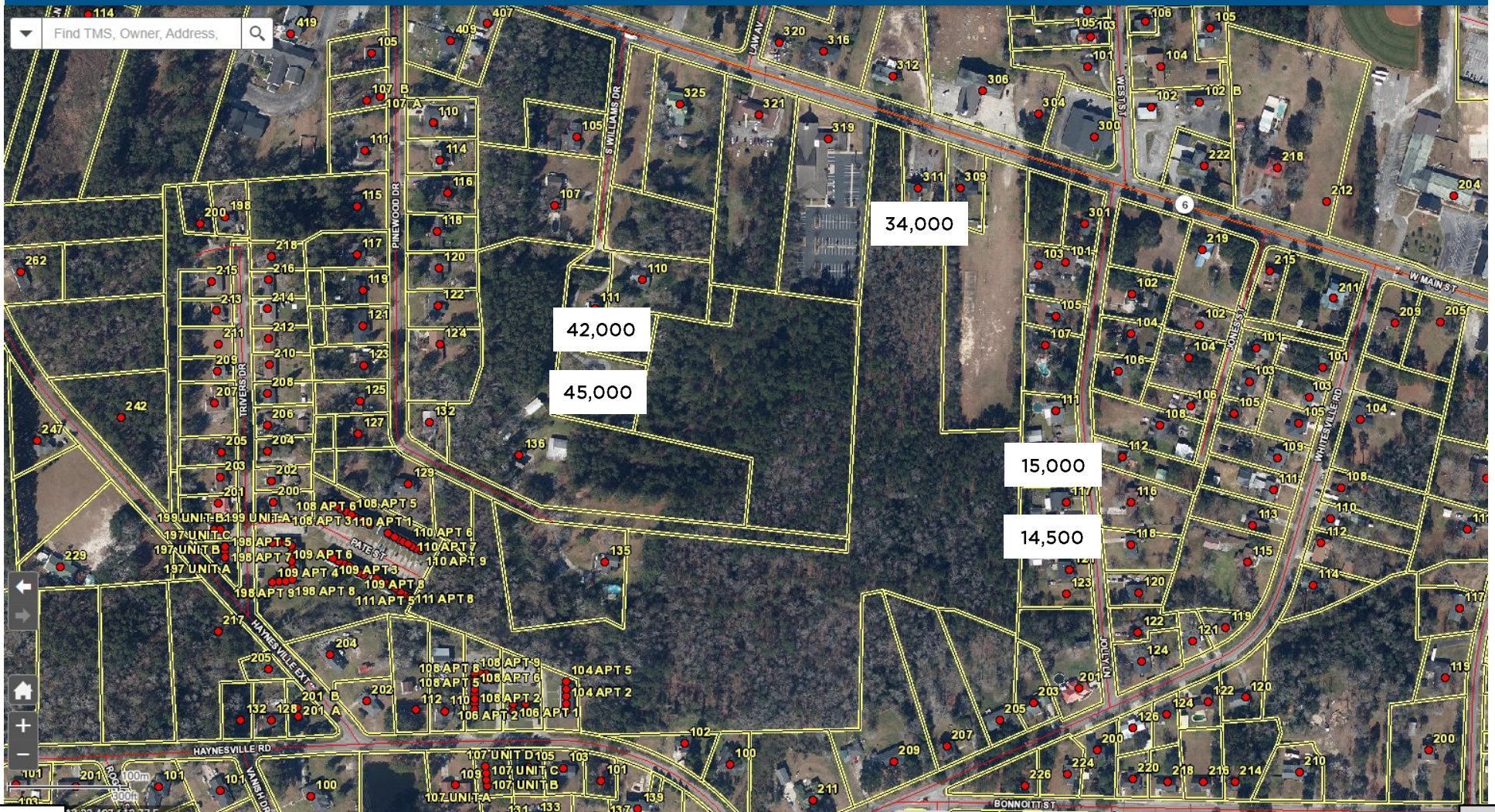
Williams Tract Rezoning — Adjacent Lot Sizes

TMS 142-00-01-005 & -037

Planning Commission | April 26, 2022

Town Council First Reading | May 19, 2022

Town Council Second Reading & Public Hearing | June 21, 2022





REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

pd \$100
rec# 137790
4-20-22 qb

Applicant Information

Name: John B Williams Address: 215 Lucas ST, Aiken, S.C.
Phone: 843-729-0082 E-Mail: jbracot21@gmail.com

Property Owner Information (If Different)

Name: Thomas E. Williams, et. al Address: _____
Phone: (843) 729-1088 E-Mail: edjeaton49@yahoo.com
TMS #: _____ Address: P.O. Box 4752, Aiken, S.C.
Current Zoning: _____ Requested Zoning: _____

Current Use of Property: Agriculture

Proposed Use of Property: _____

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.

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning

Owner's Signature: Thomas E. Williams, by John B Williams Date: 4/20/2022
Applicant's Signature: John B Williams Date: 4/20/2022

For Official Use Only

Received: _____ Property Posted: _____
Receipt #: _____ Hearing: _____
Advertised: _____ Approved: _____