



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
WEDNESDAY, DECEMBER 27, 2023 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of Minutes for the November 28, 2023 meeting.

### NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-23-03) request for five (5) parcels (123-00-06-057, -060, -061, -062 & -063) totaling 1.8 acres, located on Reid Hill Road, from C-2 (General Commercial) to CZ R-4 (Multi-family Residential) to allow for up to forty-five (45) dwelling units.

### 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, NOVEMBER 28, 2023 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Commissioner Charlotte Cruppenink  
Commissioner Glen Pipkin  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Drew Ensor

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Nick Ross  
Commissioner Chris Kondakor

### APPROVAL OF MINUTES

1. Approval of Minutes for the August 22, 2023 meeting.

Motion made by Commissioner McGhee-Frazier, Seconded by Commission Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier and Commissioner Ensor.

### NEW BUSINESS

Consider an Annexation & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD).

Mr. Westbrook presented the item.

Chairwoman Cruppenink asked if the applicant could build this project with the County. Mr. Westbrook stated he was not able to answer that question at this time.

Commissioner McGhee-Frazier asked if the applicant could build more dwelling units than was is requested. Mr. Westbrook stated that the number of dwelling units could go down, however the density is capped per the applicant's request. To change this later would require another rezoning.

Commissioner Ensor asked how the age restriction could be enforced. Mr. Westbrook stated that as private land sales are not reviewed or approved by the Town, the Town would have no ability to restrict the sales and enforce age restrictions.

Commissioner Pipkin asked if these townhomes would follow an architectural standard. Mr. Westbrook stated they would follow the standards prescribed in Zoning Ordinance.

Chris Donato of Sitecast, LLC, spoke in favor of his client's request.

Commissioner Ensor asked if the renderings for the townhomes were provided. Mr. Donato stated that Staff was provided with those renderings and Mr. Westbrook confirmed those renderings were in the agenda packet.

Commissioner McGhee-Frazier asked what would happen in the event a child lived with a resident, and the resident should pass away. Mr. Donato explained that the owner would need to be of an appropriate age, and the property would need to be sold should that event occur.

Constance Mason of Keller Williams Realty, spoke in favor of her client's request. She stated that protections for age restrictions can be written into the by-laws. Mr. Donato confirmed that this is possible, it really is up to the developer to decide how far they memorialize it. Mr. Donato stated that age restriction was more about protection of residents more than exclusion of others.

Mrs. Shannondoah Deaver of Keller Williams Realty, spoke in favor of the request. She stated that the need for this type of housing in Moncks Corner is large.

Chairwoman Cruppenink inquired about a potential traffic light for the development. Mr. Westbrook explained that there are a lot of other factors unaccounted for at this time, however in his professional opinion SCDOT would not allow a traffic light for a development with this limited impact. Mr. Donato agreed.

Commissioner Ensor asked what the density of the adjacent single-family attached project was. Mr. Westbrook explained he did not have that information at this time.

Commissioner Ensor asked if the project could be built with the current county zoning. Mr. Donato confirmed that the project would require a change in zoning should the applicant wish to develop it this way in the county.

Commissioner McGhee-Frazier asked about a potential second driveway for the project. Mr. Donato explained the commercial driveway could serve as the required second point of access for the residential portion of the project.

Chairwoman Cruppenink asked to confirm if the proposed land use was in consistent with the Comprehensive Plan. Staff reiterated that the proposal was not consistent with the adopted policy guidance, that deed restrictions regarding 55+ housing was problematic and created an enforcement concern, and the subject parcel consists of only nine (9) highland acres which is less than the Zoning Ordinance required twenty-five (25) highland acres for the requested zoning district.

Catherine Blakeley, 927 Westbury Lane, spoke in favor of her request.

Mike Bolton, 242 Catawba Brand Way, spoke in favor of the request.

Thomas Hamilton, 205 W. Main Street, spoke regarding the application. He expressed his belief in land rights; however, rezoning was a concern. He raised the question of affordability, price point for the units and amenities for the project.

Chairwoman Cruppenink asked if the application called out amenities, to which Mr. Westbrook responded no.

Motion made by Commissioner Ensor to continue the request until the applicant has worked to resolve concerns expressed by the Planning Commission. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier and Commissioner Ensor.

## **OLD BUSINESS**

### **PLANNER'S COMMENTS**

Mr. Westbrook led a discussion regarding potentially moving the December Planning Commission meeting due to the holidays.

### **MOVE TO ADJOURN**

Motion made by Commissioner McGhee-Frazier to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier and Commissioner Ensor.

Meeting was adjourned at 6:59 p.m.

*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.*



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Conditional Zoning Map Amendment (CZ-23-03) – Hidden Cove Holdings, LLC  
**DATE:** December 27, 2023

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**Background:** The applicant, Karl Rakes, has applied for a Zoning Map Amendment (CZ-23-03) for five (5) parcels, owned by Hidden Cove Holdings, LLC (TMS #123-00-06-057, #123-00-06-060, #123-00-06-061, #123-00-06-062, #123-00-06-063), totaling approximately 1.8 acres. The applicant is seeking to assign **Conditional Zoned – Multi-family Residential (CZ R-4)** zoning to the subject parcels, with a condition to allow up to twenty-five (25) dwelling units per acre, resulting in up to forty-five (45) dwelling units on approximately 1.8 acres.

In 2020, the applicant previously submitted a request for a **Zoning Map Amendment** for the subject parcels from **Multi-family Residential (R-3)** to the current **General Commercial (C-2)** zoning district. At that time, the **R-3** zoning district was the Town's most dense residential district.

In April 2022, the Town amended the Zoning Ordinance to split the **Multi-family Residential (R-3)** zoning district, creating **Single-family Attached Residential (R-3)** and **Multi-family Residential (R-4)** zoning district. The repurposed **R-3** would be reserved for medium density residential uses that utilize duplex and single-family attached (townhomes). The newly created **R-4** would be reserved for high density residential uses, specifically vertically attached apartment-style structures (condos) and traditional apartments.

In October 2023, the applicant submitted a request for a **Zoning Map Amendment (ZA-23-02)** for the subject parcels from **General Commercial (C-2)** to **Multi-family Residential (R-4)**. The Planning Commission heard the request from the applicant and recommended approval to the Town Council. The applicant was informed at the Planning Commission meeting that R-4 zoning would only allow sixteen (16) dwelling units per acre, for a total of up to twenty-eight (28) dwelling units for the properties in question. After receiving this information, the applicant determined to pull their request to regroup and seek an appropriate zoning request to allow more density.

**Existing Zoning:** The subject parcels are currently within the **General Commercial District (C-2)** zoning district. Per the Zoning Ordinance, the **C-2** 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.”*

The zoning district is primarily commercial in nature, specifically designed for high intensity commercial use types.

Adjacent Zoning		Adjacent Land Use
North	Flex 1 (Berkeley County)	VACANT
South	R-4	Multi-family
East	R-4	Multi-family
West	R-4	VACANT
	C-2	Marina/Restaurant

**Existing Site Conditions:** The subject parcels total approximately 1.8 acres, which is currently undeveloped. The subject parcel is currently accessible by approximately 288-feet of frontage along Reid Hill Road. According to the Berkeley County GIS, there does not appear to be delineated wetlands on the subject parcel.

**Proposed Zoning Request:**

The applicant’s current request is seeking to attach conditions to the base **Conditional Zoned - Multi-family Residential (CZ R-4)** zoning district the Town utilizes. **R-4** serves to:

*“...support high-density residential uses, characterized by vertically attached apartment-style structures subject to the requirements set forth in this ordinance.”*

For projects under twenty-five (25) acres a **Conditional Zoning** may be sought by the applicant. The applicant’s current request is seeking to attach conditions to the base C-2 zoning district the Town utilizes. Conditional Zoning serves to:

*“...encourage the development of various types of flexible, negotiated developments under master plans, where the traditional density, bulk, spacing and use regulations of other zoning designations, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach.”*

All other additional elements as required by the Zoning Ordinance, specifically Section 6-12 must be met by the developer.

**Density:** Currently with **C-2** zoning, the parcels could not allow multi-family uses. With the previously heard request for **R-4** zoning in October 2023, the parcels would be subject to sixteen (16) dwelling units per acre. With a static property size of 1.8 acres, the applicant could construct up to twenty-eight (28) dwelling units for the properties in question.

Staff has reviewed a sketch plan for the development of the subject parcels. The concept shows two (2) buildings, approximately four (4) stories totaling forty-five (45) units. This would consist of a request for twenty-five (25) dwelling units per acre, for an allowable density of forty-five (45) units.

	Allowed Density (DU/Acre)	Max. Dus (1.8 Acres)
C-2	N/A	N/A
R-4	16	28
Proposed CZ R-4	25	45

The proposed CZ R-4 request is seeking a 56% increase in the allowed density from a base R-4 zoning district.

The buildings show under-building assigned parking, in addition to off-street surface parking to ensure compliance with parking standards for multi-family units. The buildings appear to have stairwells on the ends with elevator shafts, with all units facing and overlooking the Hidden Cove Marina. The buildings are anticipated to have condominium units for sale, which would translate to a multi-family use type. The Town has no control over initial purchase price or resale price of condominium units.

With a proposed forty-five (45) units, the density for this request will result in twenty-five (25) dwelling units per acre. The Comprehensive Plan, adopted in 2017, has designated this amount of density on the high end of what is considered ‘Residential (High Density)’. This type of designation has been identified to be located within Moncks Corner for areas that:

*“should be integrated with nonresidential developments as walkable sub-communities with both internal and external connectivity to establish nodes at appropriate locations within Town.”*

Staff believes that these undeveloped parcels, surrounded by multi-family units of the Hidden Cove community, a marina, restaurant and near high-density commercial retail, the ‘Residential (High Density)’ does fit “already developed residential and commercial areas”.

Good planning practices identifies the need for in-fill development with higher density, specifically when adjacent to existing shopping, dining, and recreational areas. As this development will be immediately adjacent to a marina and restaurant, with large scale shopping walkable along Reid Hill Road, Staff is optimistic regarding the fit and need for multi-family residential but concerned regarding the increase in allowed density by 56%.

For context, the adjacent Hidden Cove community appears to consist of approximately 23.4 acres, and by Staff’s estimate approximately one hundred ninety-six (196) dwelling units. This equates to 8.36 dwelling units per acre, more in line with medium-density residential land use. It is important to note that this development utilizes a townhome-style single-family attached use and not an apartment-style multi-family use.

A more direct comparison would be the Waterleaf Apartments at Foxbank that are currently under construction. That project utilizes three-hundred eighteen (318) dwelling units on approximately 26.39 acres, resulting in a density of twelve (12) units per acre. It should be noted that while the Waterleaf Apartment density is more in line with the request by Hidden Cove Holdings, LLC, the Waterleaf Apartments are within the Foxbank Plantation planned community, where significant transportation improvements occurred and planned.

**Transportation:** Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat or Site Plan approval. Staff will commission the TIA with recommendations from the traffic engineer being installed by the applicant at the time of development. Staff will also work with the applicant on potential improvements made to Reid Hill Road, in accordance with Berkeley County requirements for driveway connectivity.

**Consistency with Plans:** Adopted in 2017 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcels as “High Density Residential”. The Plan indicates this designation be predominately single-family attached neighborhoods and multifamily developments with densities over eight (8) units per acre. While the subject parcel is vacant, the predominate immediate surrounding use type is single-family attached dwellings.

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

- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 2:** The Town will continue efforts to guide the growth of land adjacent to existing boundaries.
- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

**Procedural Issues:** As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size.

**Staff Analysis:** Staff believes that the proposed zoning district represents a “down zoning” and is more harmonious with the existing surrounding use types and zoning district. The proposal appears to be an extension in use of the existing residential units, and with proximity to Highway 52, along with a required Traffic Impact Analysis, Staff believes this proposed use would be congruent with existing zoning and the adopted Future Land Use Map. The addition of units, while robust compared to base **R-4** zoning, *may* fit nicely as in-fill development with nearby high-density commercial retail and existing restaurant, commercial services, and recreational opportunities.

**Staff Recommendation:** Staff cautiously recommends approval of the requested **Conditional Zoned – Multi-family Residential (CZ R-4)** zoning district designation for the subject parcels. Staff has reached this recommendation due to the existing conditions of the surrounding parcels, the Future Land Use Map, and the *Land Use Policies* set forth in the 2017 Comprehensive Plan. While such a large request to increase the density does give Staff pause, the project with consideration from the Planning Commission and Town Council could help with appropriate in-fill development.

*Attachments:                    Location Maps (Aerial, Zoning, Future Land Use Plan)  
    Conceptual Site Plan  
    Conceptual Architecture Renderings*



Conditional Zoning Map Amendment (CZ-23-03) Hidden Cove Holdings, LLC



1230004002

SWEETBAY LN

REID HILL ROAD

1230006057

1230006060

1230006061

1230006058

1230006062

1230004069

TAILRACE DR

1230005049

HPR

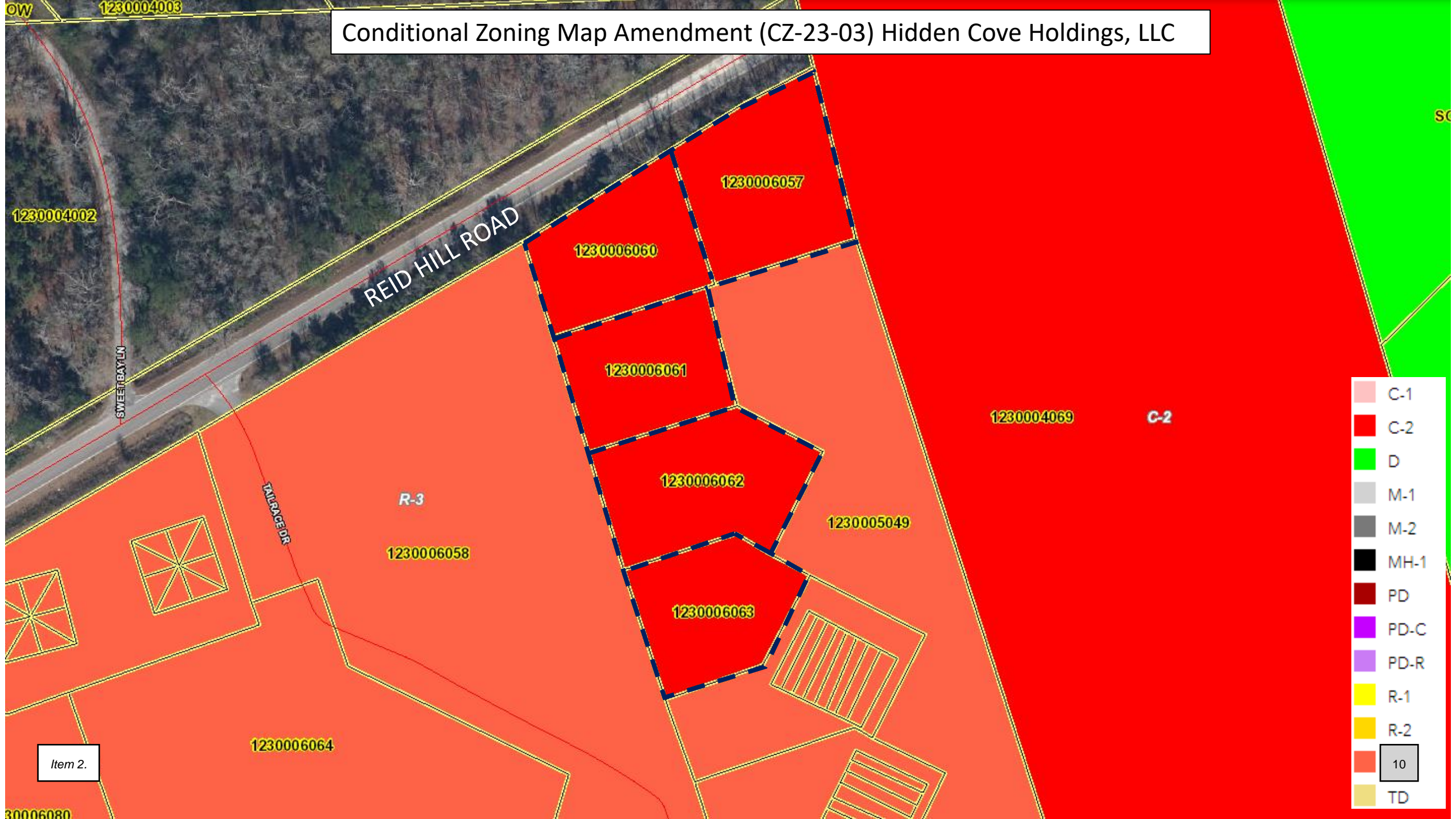
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Item 2.

1230006064



# Conditional Zoning Map Amendment (CZ-23-03) Hidden Cove Holdings, LLC

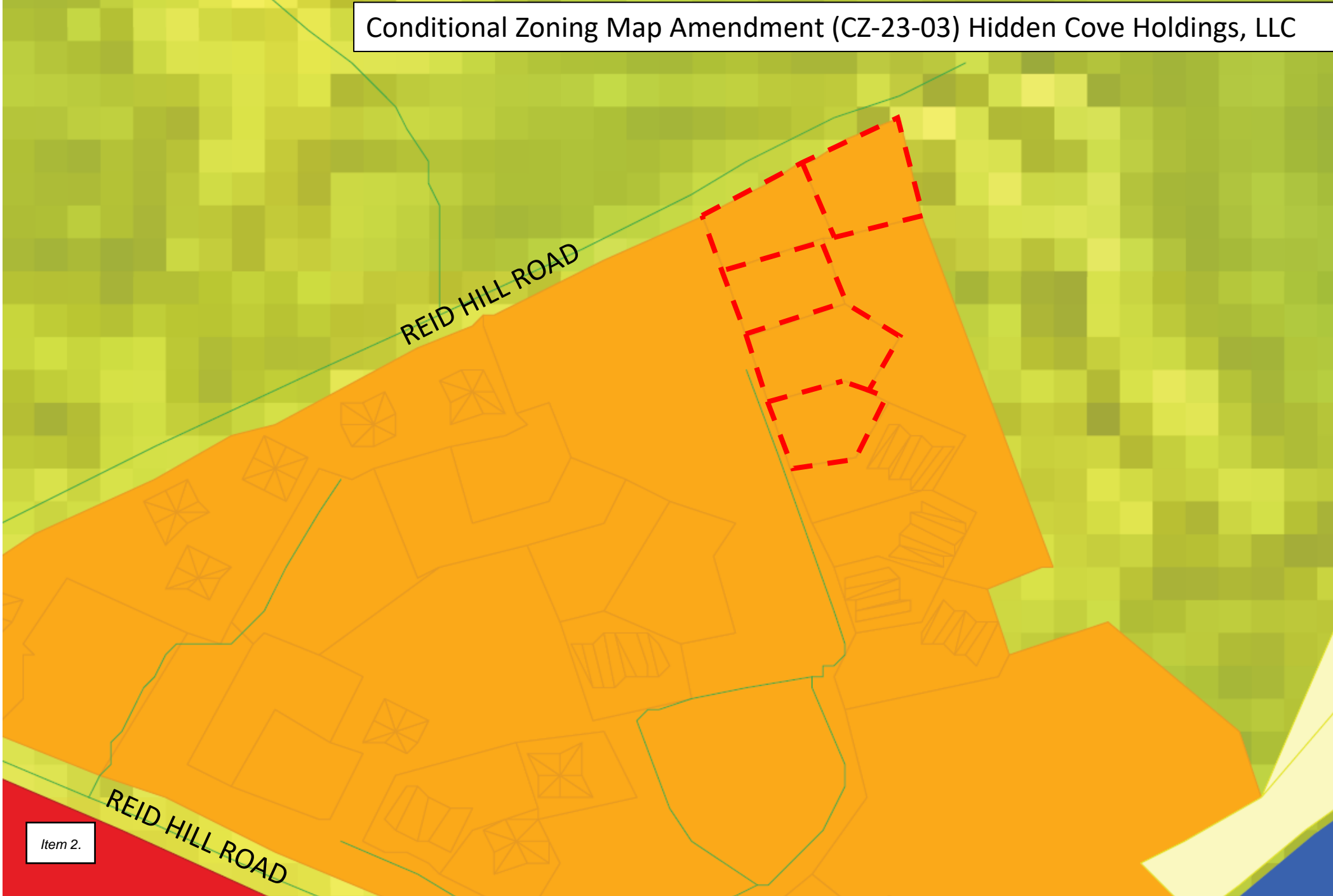


	C-1
	C-2
	D
	M-1
	M-2
	MH-1
	PD
	PD-C
	PD-R
	R-1
	R-2
	10
	TD

Item 2.

30006080

# Conditional Zoning Map Amendment (CZ-23-03) Hidden Cove Holdings, LLC



Item 2.

**Proposed Future Land Use (FLU) Areas**

- HD Residential Nodes
- Recreation Node
- Commercial Nodes
- Mixed Use Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High Density Residential
- Proposed Recreation/Open Space

**Berkeley County Future Land Use**

- Conservation/Recreation
- Constrained Residential Growth
- Employment
- Low Density Suburban
- Moderate Density Suburban







