



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 18, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation Delivered By:** Tim Cook, Senior Pastor of Wassamassaw Baptist Church

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. **Regular Meeting of Council:** September 15, 2022
3. **Special Meeting of Council:** September 22, 2022

REPORTS

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

NEW BUSINESS

6. **Consideration:** Proposal to Provide Accounting Services
7. **Consideration:** Re-naming Peagler Way to Miracle Way
8. **First Reading** - Consider a motion to amend Chapter 8, Buildings and Building Regulations, of the Code of Ordinance

OLD BUSINESS

9. **Second Reading and Public Hearing:** Consider an ordinance to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions
10. **Second Reading and Public Hearing:** Consider an ordinance to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions
11. **Second Reading and Public Hearing:** Consider an Ordinance to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions
12. **Second Reading and Public Hearing:** Consider an ordinance to amend Article 2 of the Zoning Ordinance

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
THURSDAY, SEPTEMBER 15, 2022 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 James B. Ware, III

Staff Present:

John S. West, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Clerk to Council
David R. Brabham, Jr., Police Chief
Rebecca T. Ellison, Recreation Director
Douglas R. Polen, Community Development Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Manager

Absent: Councilmember Chadwick D. Sweatman
Justine H. Lovell, Finance Director

INVOCATION

Invocation delivered by John S. West, Town Attorney

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Pro-Tem David Dennis, Jr.

SPECIAL PRESENTATIONS

1. **Recognition:** 2022 South Carolina Athletic Program 12U Softball State Champions. Recreation Director Becky Ellison read a Proclamation honoring the 2022 South Carolina Athletic Program 12U Softball State Champions for their historical achievement in winning the SC Athletic Program 12U State Championship defeating Latta 7-4 and finishing their season as District and State Champions. Mayor Locklear presented Head Coach Doug Floyd with a plaque and thanked him along with

Assistant Coaches Cal Dephouse and KY Myers for their assistance and outstanding leadership.

PRESENTATIONS

2. **Swearing In Ceremony for Police Chief:** David R. Brabham, Jr.
David R. Brabham, Jr. was administered the Oath of Office by Attorney John S. West to serve as Police Chief for the Town effective September 15, 2022. Chief Brabham thanked Council for the opportunity to serve.

APPROVAL OF MINUTES

3. **Budget Workshop:** August 16, 2022
Motion made by Mayor Pro-Tem Dennis to approve the Budget Workshop meeting minutes of August 16, 2022, seconded by Councilmember Law. Motion was approved unanimously as follows:

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

3. **Regular Monthly Meeting:** August 16, 2022
Motion made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of August 16, 2022, seconded by Councilmember Lloyd. Motion was approved unanimously as follows:

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

4. **Budget Workshop:** August 23, 2022
Motion made by Mayor Pro-Tem Dennis to approve the Budget Workshop meeting minutes of August 23, 2022, seconded by Councilmember Law. Motion was approved unanimously as follows:

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

REPORTS

5. **Mayor's Report:** Michael A. Locklear
Mayor Locklear had nothing to report.
6. **Administrator's Report:** Jeffrey V. Lord
Administrator Lord reported that the Town has received approximately 333 responses to the Recreation needs assessment survey. Our goal was to receive at least 300 to have a valid and accurate survey result. The results of the survey will be out soon. He also reported that the Miracle League Field construction is nearing completion. Everything is moving on schedule. The parking lot has been paved and the rubberized surface should be going on next week.

NEW BUSINESS

- 7. Foxbank Plantation Boulevard Traffic Signal Installation:** Recommendation to award the construction contract to Red Electrical Design, LLC

Motion made by Councilmember Law to approve the construction contract with Red Electrical Design, LLC. Motion was seconded by Councilmember Ware. Motion was approved unanimously as follows:

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

- 8. Voluntary Demolition Project:** Consider authorizing the demolition of 582 Stoney Landing Road, 202 Cooper Street, and 104 Fennick Drive and accepting the low contract bids for demolition.

Motion was made by Councilmember Law to deny. He would like to obtain more information from staff. There wasn't a second to his motion. Motion failed.

Motion made by Councilmember Kitts to approve the three demolition projects listed above. Motion was seconded by Mayor Pro-Tem Dennis. Motion was approved by majority vote as follows:

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

Voting No: Councilmember Law

- 9. First Reading:** Consider an ordinance to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions.

Motion made by Councilmember Law to approve the above ordinance for first reading to rezone 10.38 acres (TMS 142-00-01-021), from C-2 General Commercial to R-3, Single Family Attached Residential, with conditions. Motion was seconded by Mayor Pro-Tem Dennis.

Councilmember Ware asked for an explanation of the conditions. Community Development Director read the conditions that were placed on the development. The conditions are attached to the ordinance.

Motion was approved unanimously as follows:

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

- 10. First Reading:** Consider an ordinance to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions.

Motion made by Mayor Pro-Tem Dennis to approve the above ordinance for first reading to annex the southern terminus of Vanihayn Drive, (TMS 122-00-02-009), and to zone property R-2, Single Family Residential, with conditions. Motion was seconded by Councilmember Law.

Councilmember Kitts asked if there will be any additional traffic on Vanihayn Drive. Community Development Director Polen responded no, and that the neighborhood is happy with the development. The developer has offered to install an emergency access gate at Vanihayn Drive blocking cross traffic from the Kitfield Development and the Vanihayn Community as well as the property owner south of the gate. All concerned seemed satisfied with this option. At the August 23rd Planning Commission meeting, the developer stated that he had spoken with the neighborhood, and they would also like a gate at Prospect Drive. Staff has concerns about trash trucks traveling through. They will not have emergency access keys to exit and cannot be expected to back up 1800' back to Kitfield. Staff will have an answer on this by second reading. Councilmember Law asked if there will be any impact on the neighborhood that will be averse to this. Doug's response, I don't believe so. The neighborhood is in favor of this development; they just don't want a lot of traffic on their roads. The conditions are attached to the ordinance.

Motion was approved unanimously as follows:

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

- 11. First Reading:** Consider an ordinance to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions.

Mayor Pro-Tem Dennis recused himself from discussion due to ownership and vested interests in the property. He submitted his statement to Mayor Locklear for approval.

Councilmember Law recused himself from discussion due to either professionally employed by or under contract with principal. He submitted his statement to Mayor Locklear for approval.

Motion made by Councilmember Kitts to approve the above ordinance for first reading to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions. Motion was seconded by Councilmember Ware.

Councilmember Kitts asked if there were two entrances and exits in this development. Community Development Director Doug Polen responded yes. There will be an entrance from Highway 52 and Perry Hill. The Developer is responsible for the road. Councilmember Kitts asked if there was any feedback from anyone in the Perry Hill Community on this development. Director Polen responded only one inquiry. No one

has expressed any opinion one way or another. Mayor Locklear asked if there was a public hearing scheduled. Director Polen responded no, it is not required by ordinance. Mayor Locklear suggested that we hold a public hearing before second reading as we have done with other developments in the past. Councilmember Lloyd asked who will be responsible for the roads. Director Polen responded that it will fall under whomever is currently responsible for the road at this time, i.e. County or State. They will take it under their maintenance plan. It will be up to the County or State to decide whether they will accept the roads within the development or if they will remain private roads. The conditions are attached to the ordinance.

Motion was approved by majority vote as follows:

Voting Yea: Councilmember Kitts, Councilmember Lloyd, Councilmember Ware.

12. First Reading: Consider an ordinance to amend Article 2 of the Zoning Ordinance

Motion made by Councilmember Law to approve the above ordinance for first reading. Motion was seconded by Mayor Pro-Tem Dennis.

Community Development Director explained that Council will be codifying something Code Enforcement is already enforcing. It will clarify the difference between parking and outdoor vehicle storage. The purpose of the amendment is to officially define these terms.

Motion was approved as follows:

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

OLD BUSINESS

13. Second Reading and Public Hearing: Ordinance No. 2022-05

Consider an application to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District.

Public Hearing: Robby Manor of 131 Spring Street, Charleston, and Project Manager with the Coastal Conservation League. He expressed concerns of the Town annexing this area which may have unintended consequences in the future in terms of keeping continuity on Highway 402. This area runs through the historic Cooper River Corridor between the river and Francis Marion. Millions of dollars have been spent to preserve this area. He also expressed concerns of this annexation opening the area to future annexations and development. He added that they do not have any issues with the Town attempting to increase public safety at this intersection of Highway 52 and 402, however he asked the Town to consider the implications of this annexation. He suggested that the Town consider possibly entering into an intergovernmental agreement to address public safety concerns and added that if the Town proceeded with the annexation, he would like the Town to consider updating the Comprehensive Plan to include some additional safeguards to ensure that there are no future strip annexations on Highway 402.

Motion made by Councilmember Kitts to approve the above ordinance for second reading. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

14. Second Reading and Public Hearing: Ordinance No. 2022-06

An ordinance to rezone a 1.0-acre property located on Main Street Extension, TMS 143-00-00-087, from R-2, Single Family Residential, to C-2, General Commercial with conditions.

Public Hearing: Ricky Parler, of 109 Almond Street, Pinopolis, SC and applicant asked if there was a common ground, that we can agree on so he can proceed with his project. He added that he updated his plans to include brick and an awning to the front of the building to help dress it up. He also added a 6' wood privacy fence.

Motion made by Councilmember Law to approve the above ordinance for second reading. Motion was seconded by Councilmember Kitts and approved unanimously as follows:

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

15. Second Reading and Public Hearing: Ordinance No. 2022-07

An Ordinance to amend Ordinance No. 2021-08 and the budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2022.

Public Hearing: There were no comments from the public.

Motion made by Councilmember Kitts to approve the above ordinance for second reading. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

16. Second Reading and Public Hearing: Ordinance No. 2022-08

An Ordinance to raise revenue and adopt a budget for the Town of Moncks Corner, South Carolina, for the fiscal year beginning October 1, 2022, and ending September 30, 2023

Public Hearing: Attorney Tyler Jenkins expressed concerns of the millage rate being raised 10 mills. Mayor Locklear responded that this is not a decision that Council takes lightly. The increase is also imposed on us individually because we all live in Town. With inflation, labor costs and fuel costs, the cost of services have increased. We had no other choice. We could have gone up a little bit, but we would have had to raise it again in a couple of years. Council chose to do it all at one time to get it out of the way. This is the first time in seven years we had to raise taxes and are very proud of

that. Hopefully it will be another seven years before we have to do it again or hopefully, not at all. We are just trying to keep up. We were losing employees for better pay to other entities and services were suffering. Attorney Jenkins asked if there was discussion beforehand regarding costs, revenues, and working as efficiently on the numbers as possible before a 15% increase was imposed. Mayor Locklear responded, absolutely, there is no fluff in this budget. Staff worked very hard on this budget only allocating what is needed. Attorney Jenkins thanked Mayor Locklear for the explanation.

Motion made by Mayor Pro-Tem Dennis to approve the above ordinance for second reading. Motion was seconded by Councilmember Kitts and approved unanimously as follows:

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

PUBLIC INPUT – There were no comments from the public.

ADJOURNMENT

Motion was made by Councilmember Law, seconded by Councilmember Ware to adjourn the regular meeting of Council. Meeting was adjourned at 6:47 p.m. Motion was approved unanimously as follows.

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

October 18, 2022
DATE



TOWN COUNCIL SPECIAL MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
THURSDAY, SEPTEMBER 22, 2022 at 4:30 PM

MINUTES

CALL TO ORDER

The regular meeting of Town Council was called to order by Mayor Michael Locklear at 4:35 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, Clerk to Council
Douglas R. Polen, Community Development Director

Applicant: Jack R. Parler, Jr.

INVOCATION

Invocation delivered by John S. West, Town Attorney

AGENDA ITEMS

- 1. Reconsideration of Ordinance No. 2022-06:** Rezoning of TMS# 143-00-00-087 from R-2, Single Family Residential, to C-2 General Commercial with conditions.

Motion was made by Mayor Pro-Tem Dennis to reconsider Ordinance No. 2022-06 and to receive more information pertaining to the conditions from the applicant. Motion was seconded by Councilmember Law.

Administrator Lord explained, when Council passed the ordinance, there were codes referenced in the ordinance that apply. Metals are not permitted according to the code. There was a misunderstanding on what was being voted upon. The conditions within the code apply.

The applicant began working on the project before the law came into effect. There are metal buildings across the street, of which one is not in the corporate limits. The

Planning Commission amended the code and outlawed such architecture in the commercial areas.

After some discussion, the consensus of Council was to not hinder the applicant from moving forward. The Town will accept the design presented with an awning and brick on the front to include a 6' privacy fence.

Motion was made by Councilmember Law to approve the ordinance without conditions. Motion was seconded by Councilmember Kitts and approved unanimously as follows:

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

ADJOURNMENT

Motion was made by Mayor Pro-Tem Dennis, seconded by Councilmember Sweatman to adjourn the special meeting of Council. Meeting was adjourned at 4:49 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

October 18, 2022
DATE



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 04, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Board Member Theresa McLaughlin
Board Member Clayton Morton
Chairman Thurman Pllum
Board Member Patricia Smith

STAFF PRESENT

Douglas Polen, Development Director

ABSENT

Board Member Carolyn Haynes-Smith

ADOPTION OF MINUTES

1. Approval of the September 6, 2022 minutes

Motion made by Board Member Smith, Seconded by Board Member Morton.

Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pllum,
Board Member Smith

NEW BUSINESS

2. Consider a variance to street access at 136 Pinewood Drive, TMS 142-05-01-027

Mr. Polen presented the item. Chairman Pllum asked about access, and Mr. Polen responded that he had spoken with Fire Chief Gass about this new construction. Chief Gass was confident that the fire trucks could back down S. Williams Drive and that the nearby fire hydrants were sufficient.

The applicant, Wayne Lee, spoke.

Motion made by Board Member McLaughlin, Seconded by Board Member Smith.

Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pllum,
Board Member Smith

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:11 p.m.

Motion made by Board Member McLaughlin, Seconded by Board Member Smith.

Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pellum, Board Member Smith

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, SEPTEMBER 27, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Commissioner Robin McGhee-Frazier
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Chairman Connor Salisbury
Commissioner Nick Ross

APPROVAL OF MINUTES

1. Approval of minutes for the August 23, 2022 regular meeting

Mr. Polen stated that he had spoken with Carol Williams, who had attended the August 23, 2022 meeting. She felt that she was misquoted in the minutes, with her concern being that all traffic was being routed to Broughton Road.

Motion made to accept the minutes with the change to Ms. Williams' quote.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

[Note: These minutes have since been changed in the official record.]

2. Approval of minutes for the August 30, 2022 Workshop

Motion made by Commissioner Cruppenink, Seconded by Commissioner Ensor.

Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

NEW BUSINESS

3. Consider a recommendation to rezone 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012, from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial

Mr. Polen spoke, explaining that the Town generally supported this project, but wanted to see a more concrete commercial plan for the corner as well as connectivity between the development and the townhome community to the south.

A major concern was traffic and visibility at the corner of Hwy 17 and Heatley Street. The placement of a business and the types of businesses allowed was discussed.

Commissioner Cruppenink had concerns over the water pressure in the area. Mr. Polen stated that improvements to the water system are being made at this time.

Stormwater was also a concern. Mr. Polen stated that when new developments come in, stormwater is almost always better than it was before, as the development's ponds and grates serve to hold water that historically would have left the property.

As there was no one from the applicant's office who could speak to the commercial and connection concerns, a motion was made to table the item.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:52 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

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 OF MONCK'S CORNER REGULAR MEETING
Tuesday, October 18, 2022

Title: Consider Bids for Accounting Services

Background: Staff solicited bids for accounting services of the Town's Financial Statements for fiscal years 2022 thru 2025. Requests for bids were solicited through e-mail (approximately 15 accounting firms were contacted), Town's website and SCBO.

Greene, Finney Cauley, LLP was the only firm to submit a bid with the following rates:

All-Inclusive Fee For Fiscal Year Ending	Accounting Services with ACFR Prep
2022	25,250
2023	26,800
2024	27,600
2025	28,400

Town Council action requested: Consider awarding the bid to Greene, Finney Cauley, LLP. Greene Finney has performed the accounting services for the Town for the last 5 fiscal years. Based on our experience with Greene Finney they have the knowledge and experience to provide excellent services to the Town.

Staff recommendation: Approve awarding the bid to Greene, Finney Cauley, LLP.

AN ORDINANCE TO AMEND CHAPTER 8, BUILDINGS AND BUILDING REGULATIONS, 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 8 – BUILDINGS AND BUILDING REGULATIONS

ARTICLE 2. – ADMINISTRATION

DIVISION 5. - APPEALS

Sec. 8-114. - Filing fees.

~~There shall be a \$50.00 filing fee for all appeals.~~ The filing fee can be found on the Master Fee Schedule.

DIVISION 4. - FEES

Sec. 8-214. - Schedule of permit fees.

Permit values shall be determined by using the latest ICC building valuation data using the state multiplier or construction cost, whichever is higher.

- (1) Plan review fees: Residential and commercial plan review fees shall be one-half of the cost of the building permit fee.

- (2) ~~Building permit fees: \$25.00 administrative fee plus:~~ Building permit fees are as shown on the Master Fee Schedule, adopted from time to time by the Mayor and Council.

Value of work	Fee
Less than \$1,000.00	No additional fee
\$1,001.00 to \$50,000.00	\$15.00 + \$5.00 per \$1,000.00 over \$1,000.00
\$50,001.00 to \$100,000.00	\$260.00 + \$4.00 per \$1,000.00 over \$50,000.00
\$100,000.00 to \$500,000.00	\$460.00 + \$3.00 per \$1,000.00 over \$100,000.00
\$500,000.00 and up	\$1,660.00 + \$2.00 per \$1,000.00 over \$500,000.00

Demolition fee	\$50.00
Moving a building (no construction)	\$100.00
Moving a mobile home	\$50.00
Online permit access fee (per project)	\$50.00
On time inspection fee	\$100.00
Re-inspection fees	\$50.00 first re-inspection, \$100.00 for second re-inspection. For each re-inspection thereafter, the fee will increase in \$50.00 increments.

~~(3) Electrical permits: \$40.00 per meter, up to and including 200 amps; each additional amp .15 per amp over 200 amps; or \$50.00, whichever is greater.~~

~~(4) Temporary construction pole: \$25.00.~~

~~(5) Mechanical permits: \$30.00 per unit [unit is defined as any structure having a separate electric meter] plus \$2.00 for each \$1,000.00 of cost or fraction thereof or \$50.00 per unit, whichever is greater.~~

~~(6) Gas permits: \$20.00 per unit [unit is defined as any structure having a separate electric meter] plus \$2.00 for each additional fixture over one fixture, or \$50.00 per unit, whichever is greater.~~

~~(7) Plumbing permits: \$20.00 per unit [unit is defined as any structure having a separate electric meter] plus \$2.00 for each additional fixture over one fixture, or \$50.00 per unit, whichever is greater.~~

~~(8) Communication tower: \$300.00. (Ordinance No. 1888-14)~~

~~(9) Signs: \$15.00 for the first \$2,000.00; each additional \$1,000.00 = \$3.00 per \$1,000.00.~~

Sec. 8-216. - Related fees.

The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees that are prescribed by law.

Sec. 8-217. - Refunds.

The Chief Building Official is authorized to establish a refund policy. All requests for refunds shall be submitted in writing by the permit holder or an authorized designee.

ARTICLE 6 – FIREWORKS**Sec. 8-250. - Fireworks stands.**

Temporary fireworks stands may only be used in C-2 general commercial zoning districts for the following holiday seasons.

- (1) July 4. Firework stands may not be erected earlier than June 13 and must be removed from the premises no later than July 18.
- (2) Christmas and New Year. Firework stands may not be erected earlier than December 1 and must be removed from the premises no later than January 8.

All buildings shall require a fire inspection (~~\$35.00 fee~~) prior to issuance of the required license(s). There shall be no on-site storage of firework stands between holiday seasons. All stands existing on-site at the time this section is enacted shall be removed at the end of the next holiday season. **The fee for the fire inspection can be found on the Master Fee Schedule.**

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 15th day of November, 2022, that the Ordinance of the Town of Moncks Corner is amended.

First Reading: October 18, 2022

Second Reading/Public Hearing: Nov. 15, 2022

Attest:

Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Ordinance Amendment

DATE: First Reading: October 18, 2022
Second Reading & Public Hearing: November 15, 2022

TO: Moncks Corner Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Amendment to the Code of Ordinance

ACTION REQUESTED: Consider a motion to amend Chapter 8, Buildings and Building Regulations, of the Code of Ordinance

Background:

The Town has recently created a Master Fee Schedule for all Town fees. As all fees should be located only on the Master Fee Schedule, Staff proposes removing references to fees in Chapter 8 of the Code of Ordinance.

Staff Findings and Recommendation:

Staff recommends **APPROVAL** of the attached ordinance



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Amendment to the Official Zoning Map

DATE: Planning Commission: July 26, 2022, August 23, 2022
Town Council:
First Reading: September 15, 2022
Second Reading & Public Hearing: October 18, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Annexation Request

SUBJECT PROPERTY: A 16.02 acre tract located on the east side of Vanihayn Drive, TMS 122-00-02-009

ACTION REQUESTED: Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-2 with conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to annex a tract along the eastern side of the southern terminus of Vanihayn Drive, and add this tract to the Kitfield Road subdivision, which was

In December, 2020, Town Council approved a rezoning for approximately 140 acres along Kitfield Drive. This neighborhood was rezoned to allow 160 single family detached units on lots with a minimum size of 8,500 sq. ft., along with other conditions.

At this time, the same applicant wishes to annex an additional 16.02 acre tract along Vanihayn Drive. This tract borders the Kitfield Road subdivision on the north side and would become an extension of that subdivision with the same conditions as previous. Additional requirements that have been added to the Zoning Ordinance in the past two years, such as a requirement for Hardiplank or other cementitious exterior, will be a part of this addition.

Yield: 33 Units Maximum

Lot Dimensions:

- Minimum Lot Width: 55'
- Front Setback: 25'
- Rear Setback: 20'
- Side Setback: 7.5'

Density Bonus

- Neighborhood Revitalization: 10%
- Minimal Repetition of Floor Plans: 3%
- HOA Maintained Amenities: 2%
- Extra Trees & Shrubs: 3%
- Decorative Crosswalks: 3%
- Unique Street Name Signs: 1%

Emergency Access

- Gated Emergency Access points will be placed at Morrow Street and Vanihayn Drive. With the addition of this tract to the overall project, a full-service access will be required at Vanihayn.

Maintenance

- A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities

At their July 26th meeting, after considerable discussion, the Planning Commission tabled this item pending further information. Specifically, there was a question concerning the ownership of Vanihayn Drive and the effects of the development on the neighboring community.

The developer researched the issue and discovered that Vanihayn Drive, at the northwest border of the subject property, became a part of the subject property. As such, the developer has offered to place an emergency access gate at this point, blocking cross traffic from the Kitfield Development and the Vanihayn community. Staff has spoken with members of the Vanihayn Community as well as the property owner to the south of the gate (Ruby Brooks), and all concerned seem satisfied with this option. The main concern of the Vanihayn community is the preservation of their quiet neighborhood and possible traffic from the new development. This gate will prevent traffic and any associated disturbance of the peace.

At the August 23rd Planning Commission meeting, the developer stated that he had spoken with the neighborhood and they would also like a gate at Prospect Drive. Staff's only concern with this is for trash trucks. These will not have

emergency access keys and cannot be expected to back up 1,800' back to Kitfield.

At the meeting, the developer also offered to pay \$500 per house into a fund to help build a pavilion for the Vanihayn neighborhood.

On September 27, Staff, the Developer, and Councilwoman Lloyd met with members of the community to discuss concerns. From this meeting, it was decided that there would no gates on the roads and that the development would be redesigned to direct traffic from the newly annexed area into the new Kitfield Development and off of any northward path on Vanihayn. The neighborhood and the developer further agreed that should the neighborhood feel it necessary to put a gate in at a later date due to increased traffic on Vanihayn, the developer would install an emergency gate at their expense.

Current Zoning - Definition and Uses:

Flex1 - Agricultural District, Berkeley County Sec. 6.4

6.4.1. Intent. A significant portion of the county's land area is used for agricultural, forestry, and agricultural/residential purposes. These areas represent the county's rural landscape and historic character of Berkeley County. The viability of agricultural operations and production is contingent upon their protection from incompatible land uses and development. Additionally, premature conversion of these lands to accommodate urban and suburban development increases the demand for costly public infrastructure.

Permitted uses:

- A. Agricultural uses.
 - 1. Agriculture, crop.
 - 2. Agriculture, home animal production.
 - 3. Agriculture, home horses.
 - 4. Forestry.
- B. Recreation and amusement uses.
 - 1. Ecotourism.
 - 2. Golf course.
 - 3. Indoor recreation.
 - 4. Outdoor recreation, active.
 - 5. Outdoor recreation, passive.
- C. Institutional uses.
 - 1. 1.Assembly and worship.
 - 2. College and professional schools.
 - 3. School, neighborhood and community.
 - 4. Government office, public services, and local utilities.

- D. Residential uses.
1. Single-family detached.
 2. Duplex (residential, two-family).
 3. Manufactured home.

Proposed 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, noncommercial recreational and other needs of those areas are permitted outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single family residential character of the district.

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
3. Public Parks, playgrounds, schools, government facilities

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	Flex 1	Single-Family Residential
East	Flex 1	Vacant
South	R-2	Single-Family Residential
West	Flex 1	Single-Family Residential

Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

- o *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
 - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*

- *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
- *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
 - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
 - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
 - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent with abutting land uses within the Town Commission Draft Recommended 2/27/17 Land Use_8*
 - *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared “extra territorial jurisdiction” within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*
 - *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
 - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

Staff Findings:

Staff finds this rezoning to be in keeping with the adjacent property in the Kitfield Subdivision. As such, Staff recommends **APPROVAL** of the annexation.

Planning Commission Recommendation:

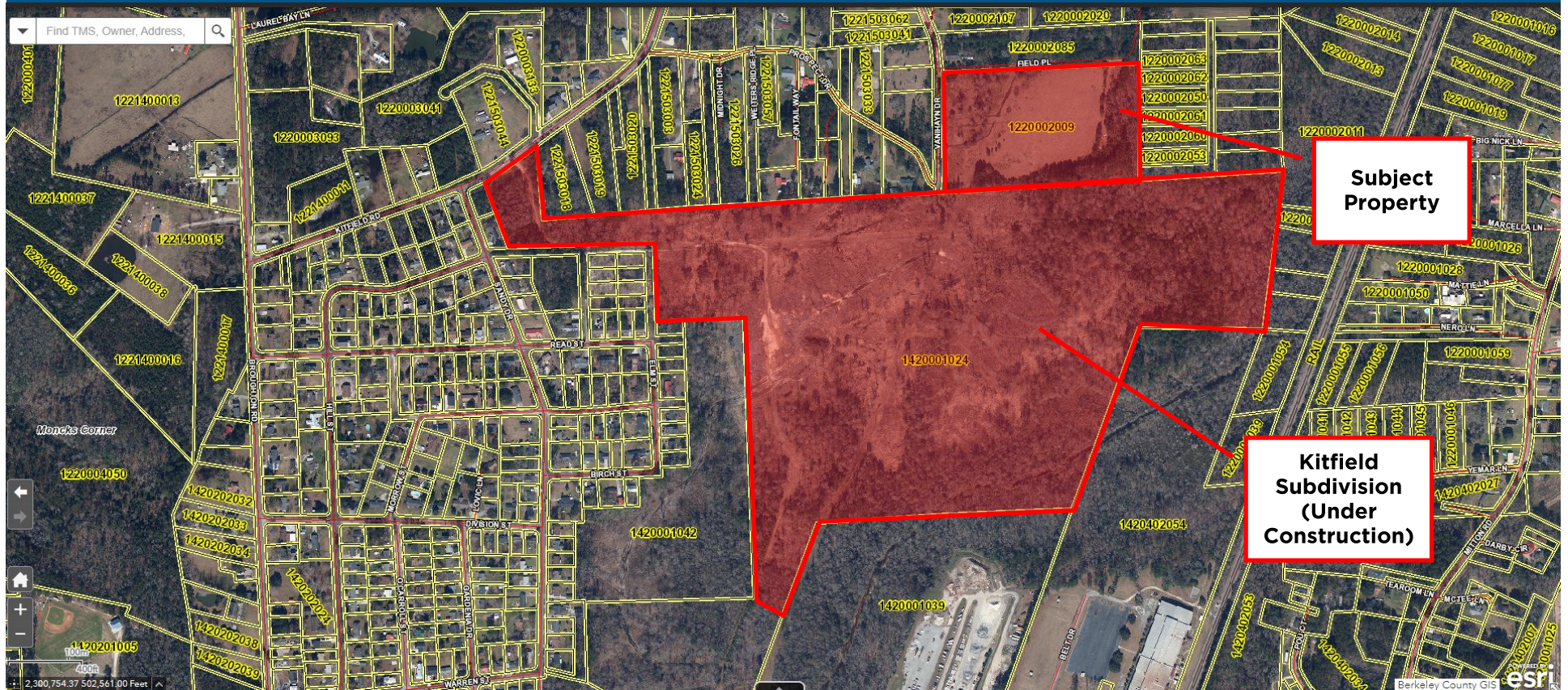
At their August 23, 2022 meeting, the Planning Commission voted to recommend **APPROVAL** of the annexation and rezoning with conditions.

Kitfield Annexation TMS 122-00-02-009

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022

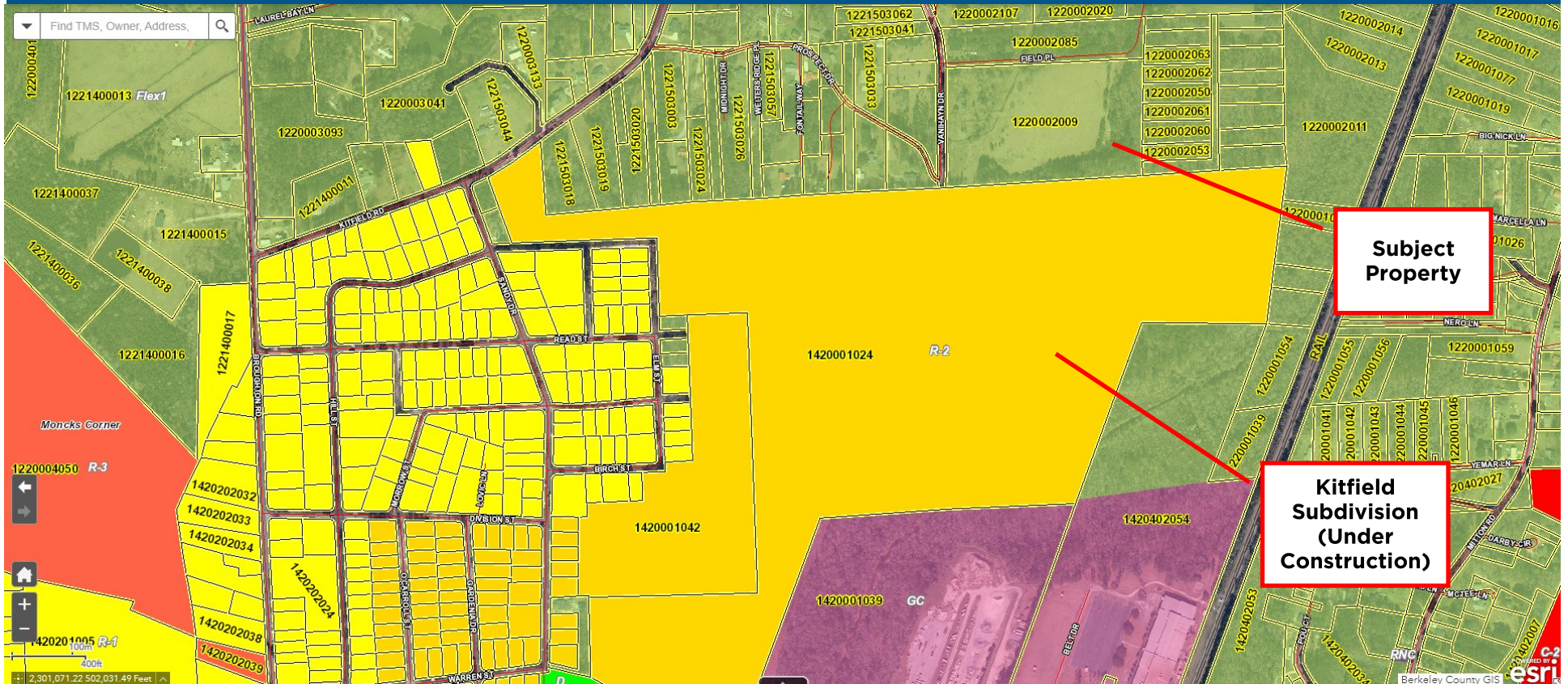


Kitfield Annexation TMS 122-00-02-009

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



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Legend

Notes

Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
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File Name:

Permit-Seal

	Client/Project

STYO DEVELOPMENT

KITFIELD DEVELOPMENT

MONCK'S CORNER, SOUTH CAROLINA

Title
CONCEPTUAL LAYOUT 122-00-02-009

Project No. _____ Scale _____

Drawing No.	Sheet	Revision
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1.0 of



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Notes

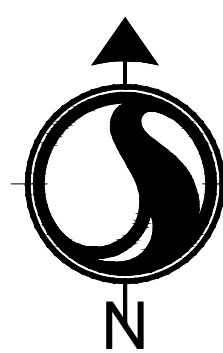
Revision	By	Appd.	YY.MM.DD

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File Name:			
Permit-Seal	Dwn.	Chkd.	Dsgn.
			YY.MM.DD

Title
CONCEPTUAL LAYOUT 122-00-02-009

Project No.	Scale	
Drawing No.	Sheet	Revision

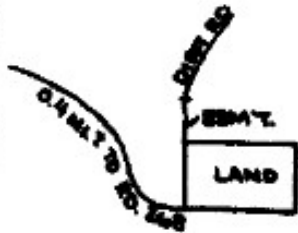
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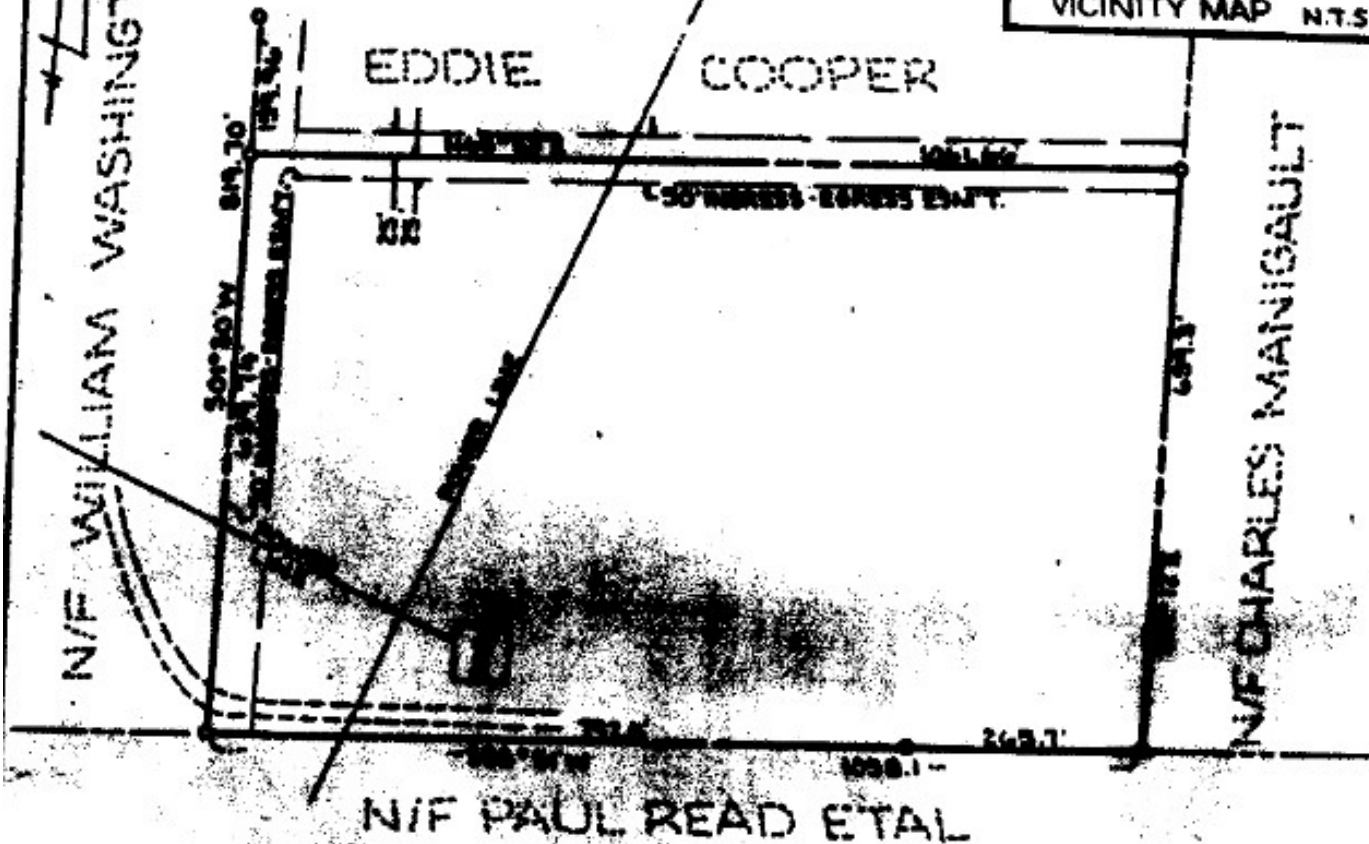
PERIMETER COMPILED FROM
PLAT BY C.E. DROZE, SEPT. 9,
1987 & PLAT JAMES E. SHULER
3-21-78, REV APRIL 19, 1980.

ACCESS TO THIS PROPERTY IS NOT
PROVIDED FOR BY A PUBLIC RIGHT OF WAY.

BERKELEY COUNTY ASSUMES NO RESPONSIBILITY
FOR CONSTRUCTION OR MAINTENANCE OF DEDICATED
RIGHT OF WAY.



VICINITY MAP N.T.S.



Berkeley County Planning Commission
Stamp

Over 5 acres RECORDED *Cal H page 155*
12-5-88 TIME *11:20 a.m.*
12-5-88 DATE *12-5-88*
James E. Shuler PERMIT



PLAT OF LAND-16.02 AC.
OWNED BY
EDDIE COOPER
1ST ST. JOHN'S PARISH
BERKELEY COUNTY
SOUTH CAROLINA
DEC. 1, 1988

SCALE 1" = 200'
0 100 200

Charles E. Droze
CLAYWOOD E. DROZE REG. NO. 4880
Tel-8278 ST-4732

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG VANIHAYN DRIVE, TMS# 122-00-02-009, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM FLEX1, AGRICULTURAL DISTRICT (BERKELEY COUNTY) TO R-2, SINGLE-FAMILY RESIDENTIAL (MONCKS CORNER) WITH CONDITIONS, 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 # 122-00-02-009 to subsequently re-classify the property from Flex1, Agricultural District (Berkeley County) to R-2, Single-Family Residential (Moncks Corner) with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property from Flex1, Agricultural District (Berkeley County) to R-2, Single-Family Residential (Moncks Corner) with Conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on August 23, 2022, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning classification of R-2, Single-Family Residential (Moncks Corner) with Conditions;

WHEREAS, the conditions to be placed upon these three parcels are described as follows:

1. Density shall be capped at 33 units.
2. Lot requirements shall be as follows:
 - a. Minimum lot width: 55 feet
 - b. Front Setback: 25 feet
 - c. Rear Setback: 20 feet
 - d. Side Setback: 7.5 feet
3. The property is earning a density incentive, reducing minimum lot size from 12,000 square feet to 8,500 square feet through the following activities:
 - a. Neighborhood Revitalization
 - b. Minimal Repetition of Floor Plans
 - c. HOA Maintained Amenities
 - d. Extra Trees & Shrubs

- e. Decorative Crosswalks
 - f. Unique Street Name Signs
4. A gated emergency access point will be placed at Morrow Street
 5. No emergency access point will be required on Vanihayn Drive, as per the agreement of the developer and the neighborhood. However, should the neighborhood come to believe that traffic has increased in a detrimental fashion, the developer agrees to place an emergency access point at the northwest corner of the subject property and Vanihayn Drive.
 6. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
 7. \$500 per lot in the newly annexed area to be donated to the Vanihayn Community for use in the construction of a neighborhood pavilion or other community space. This money will be paid to the Town at the time of permitting for each home, held in trust for the community. The Town will release the funds to the community at such time as a permit has been obtained through Berkeley County for the construction of the community space. These funds will be held by the Town for no more than three (3) years. Should the funds not be requested by the neighborhood for the construction of their space within three years of the issuance of the final Certificate of Occupancy within the subject property, the funds will assumed by the Town's Corner Renaissance redevelopment fund.
 8. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

 - a. Two Years: Engineering complete
 - b. Three Years: Land clearing and infrastructure underway
 - c. Four years: Residential construction begins
 9. 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 18th day of October, 2022, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

ORDINANCE NO. 2022-__ CONTINUED:

Item 9.

BE IT FURTHER ORDAINED that the property herein described shall be zoned R-2, Single-Family Residential (Moncks Corner) with Conditions; 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 18th day of October, 2022.

First Reading: September 15, 2022

Second Reading/Public Hearing: October 18, 2022

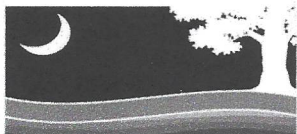
Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor



100% ANNEXATION PETITION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: **Chris Young / STYO Development, LLC** Address: **1 Cool Blow, Suite #122 Charleston, SC 29403**

Phone: **843-367-6755** E-Mail: **CYoung0479@outlook.com**

Property Owner Information (If Different)

Name: **Alex Dubose** Address: **PO Box 243 Moncks Corner, SC 29461**

Phone: **843-209-9398** E-Mail: **AJDubose@HomeSC.com**

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCKS 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: **122-00-02-009**

*** 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: **R-2**

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: Alex Dubose Date: 6-7-22

Applicant's Signature: _____ Date: _____

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Amendment to the Official Zoning Map

DATE: Planning Commission: August 23, 2022
Town Council:
First Reading: September 20, 2022
Second Reading & Public Hearing: October 18, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Annexation Request

SUBJECT PROPERTY: A 19.17 acre tract located along Hwy 52 at the end of Perry Hill Road, TMS 142-14-00-030

ACTION REQUESTED: Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-3 with conditions, and to amend the official zoning map of the Town to so reflect.

Background:

Staff has been working with homebuilder D.R. Horton on this project. D.R. Horton is working on a number of developments in Town at this time, including Stoneridge and Kitfield.

The developer is proposing a townhome community of no more than 100 units along Highway 52, between Eloise Drive and Perry Hill Road. The developer is offering the following in order to receive a townhouse density:

- Donations of \$1,000 per unit into the Neighborhood Revitalization Fund
- Town-designed and SCDOT-approved median plantings along Hwy 52 between PA Auto Sales and Wigfall Street
- HOA Maintained amenities
- Additional Trees and Shrubs
- Decorative Crosswalks
- Unique Street Name Signs

Additional elements as required by the Zoning Ordinance include:

- Minimum townhome width of 22'
- The front and sides of each townhome are to be covered in hardiplank, brick or stone. If the rear of the townhome faces a road, it too must be covered in such material
- Landscape buffer along Eloise Street
- At least four distinct facades and colors per six-unit structure
- The following are to be maintained by the HOA:
 - Sidewalks
 - Streetlights
 - Stormwater facilities outside of the right-of-way
 - Customized street signs
 - Amenities
 - Private Streets
 - Plantings in the public area

Lastly, the developer will be required to create a permanent, full-time entrance into the neighborhood from Eloise Drive, keeping traffic off Wigfall. Any improvements to Eloise required by SCDOT will be the responsibility of the developer.

On October 3, Staff and the developer held a community meeting for the residents of the Perry Hill and Wigfall community to learn about the development and ask any questions. Four individuals from the community came to the meeting, and the general concern was traffic onto Perry Hill Road. Staff and the developer feel that the vast majority of traffic will go directly onto Eloise Drive and from there onto Highway 52. The remainder of the traffic generated would go onto Perry Hill and then out to Hwy 17. Additionally, the new water line that will be looped into the existing system and the new sewer service in the area was discussed.

All told, the neighborhood did not express any concern that this neighborhood should not go forward.

Current Zoning - Definition and Uses:

R2 - Manufactured Residential District, Berkeley County Sec. 5.3

5.3.1. Intent.

- A. The R2 manufactured residential district is intended to implement the land use goals of the residential growth areas and rural villages within urbanizing areas in the unincorporated portions of Berkeley County.
- B. This district is intended to:
 1. Allow manufactured housing in higher density residential areas where public facilities and services are available.
 2. To make lower cost housing an available option in designated portions of the county.

3. Encourage urban communities to develop in a manner that minimizes sprawl patterns.
4. Encourage efficient development patterns and use of in-fill development.
5. Minimize development problems in urban areas where infrastructure such as transportation facilities and public water and sewer are either absent or inadequate.
6. Protect development in residential growth areas from infiltration of incompatible land uses.
7. Provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area.
8. Permit the location of needed community facilities in support of residential development.

5.3.3. *Permitted uses.* The following uses are permitted within the R2 manufactured residential district:

A. *Recreation uses.*

1. Golf course.
2. Indoor recreation.
3. Outdoor recreation, active.
4. Outdoor recreation, passive.

B. *Institutional uses.*

1. Assembly and worship.
2. Government offices, public services, and local utilities.
3. School, neighborhood and community.

C. *Residential uses.*

1. Single-family detached.
2. Manufactured home.

Proposed Zoning - Definition and Uses:

R-3, Single Family Attached 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	R2 (County)	Mobile Home & Vacant
East	Flex 1 (County)	Commercial, Institutional, and Mobile Home
South	R2 & GC (County)	Used Car Lot & Vacant
West	R2 (County)	Vacant

Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

- o *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
 - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*
 - *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
 - *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
 - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
 - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
 - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent*

*with abutting land uses within the Town Commission Draft
Recommended 2/27/17 Land Use_8*

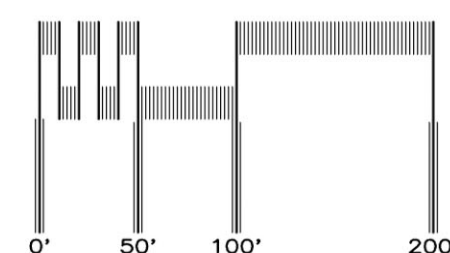
- *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared “extra territorial jurisdiction” within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*
 - *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
 - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

Staff Findings:

Staff recommends **APPROVAL** of the project.

Planning Commission Findings:

At their August 23, 2022 meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the project.



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



PERRY HILL TOWNHOMES

D.R. HORTON
MONCK'S CORNER, S.C.
DRS 6.15.22

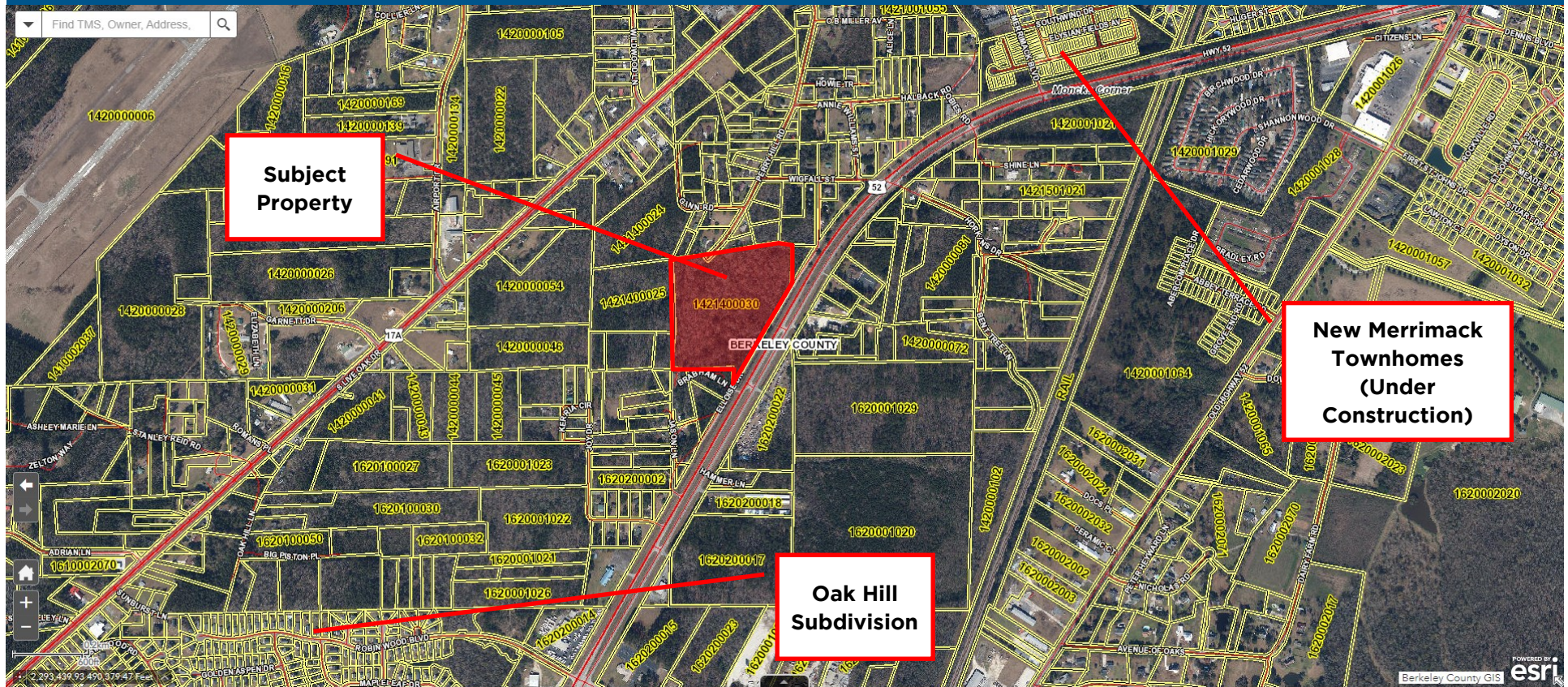
Perry Hill Annexation

Highway 52 at Perry Hill Road, TMS 142-14-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022



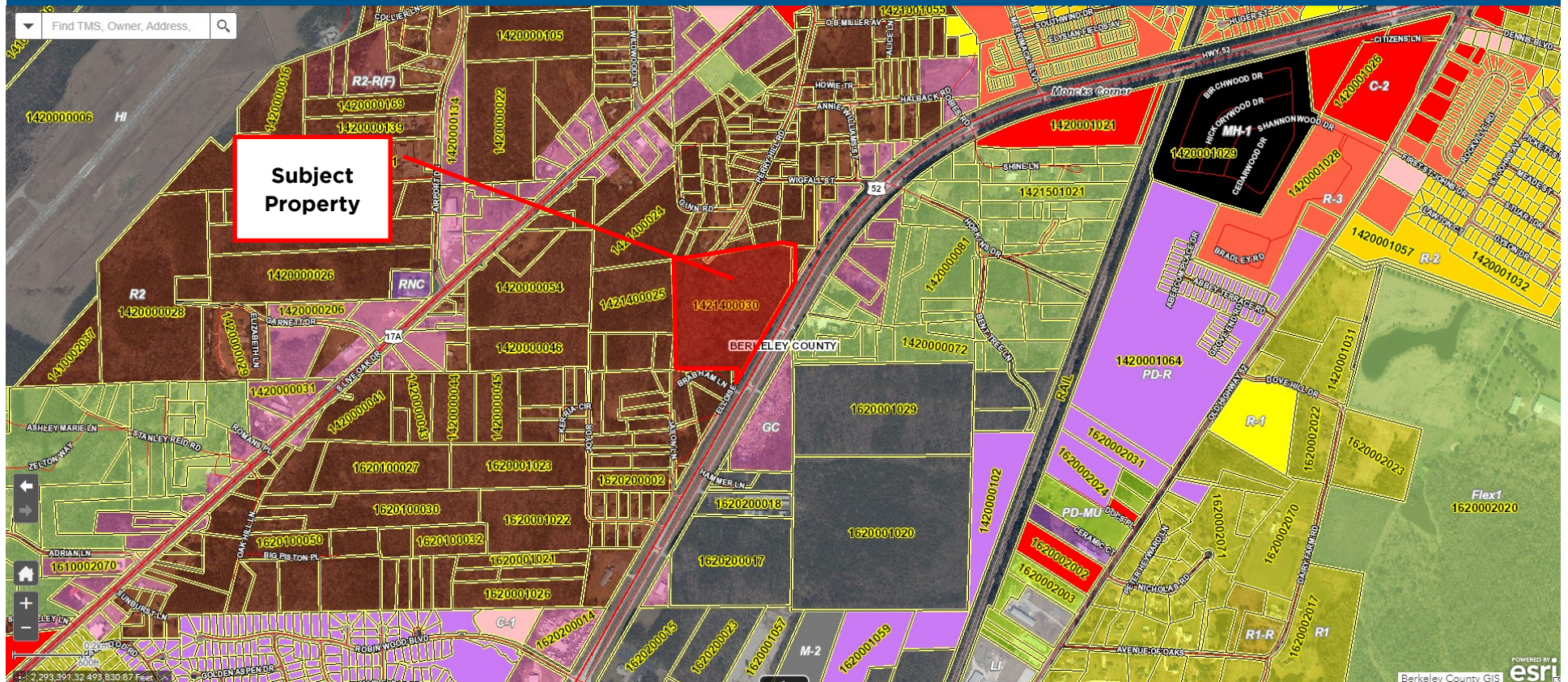
Perry Hill Annexation

Highway 52 at Perry Hill Road, TMS 142-14-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022





July 26th, 2022

**Perry Hill Rezoning
TMS# 142-14-00-030**

Rezoning Request:

The request is to annex and rezone the property to R-3 with conditions. The property is currently zoned R2 in the Berkeley County. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Perry Hill Rd and an emergency access to Elloise Drive. The wetlands were recently delineated, and the land plan incorporates these current site conditions. Below is a summary of the requested design criteria associated with the rezoning request.

- Limited wetland impact (0.49 acres)
- Active open space with trail systems for connectivity
- Products that back up to natural/wooded areas
- Landscape buffer on Elloise/HWY 52
- HWY 52 Median Plantings
- Sewer main extension down Perry Hill Rd

Below please find the breakdown of the density bonus incentives the developer intends to implement for this development.

Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
HWY 52 Median Plantings	10%	1,200
HOA Maintained Amenities	5%	600
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 5,040

Intent – The intent of negotiated development is to achieve the following:

- a) To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District).

- a. Provides different residential products (townhouses) in the area while not detracting from the existing community.
- b) To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the development as well as enhancing the immediate area surrounding the development.
 - a. Improves sewer infrastructure and provides sewer service to Perry Hill Rd. Creates a looped water system for improved pressure. Preserves a majority of the site with limited wetland impact. Creates active open space and trail systems. Improves emergency response with a controlled access point on Elloise Drive. Products back up to natural/wooded areas.
- c) To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
 - a. Offers affordable housing in a desirable location.
- d) 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.
 - a. The proposed conditions do not alter the intended residential use of the property.

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED AT THE END OF PERRY HILL ROAD, TMS 142-14-00-030, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM R2, MANUFACTURED RESIDENTIAL DISTRICT (BERKELEY COUNTY), TO R-3, SINGLE-FAMILY ATTACHED RESIDENTIAL (MONCKS CORNER) WITH CONDITIONS, 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 # 142-14-00-030 to subsequently re-classify the property from R2, Manufactured Residential District (Berkeley County) to R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, it is necessary and desirable to reclassify said property from R2, Manufactured Residential District (Berkeley County) to R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on August 23, 2022, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning classification of R-3, Single-Family Attached Residential (Moncks Corner) with Conditions;

WHEREAS, the conditions to be placed upon these three parcels are described as follows:

1. Density shall be capped at 105 units.
2. Full access will be provided at Perry Hill and Elloise Drive. Any upgrades to either road required by SCDOT or Berkeley County will be provided by the developer. At minimum, a direct route from the development to U.S. 52 shall be paved to Berkeley County standards.
3. The property is earning a density incentive, reducing minimum lot size from 12,000 square feet to 2,200 square feet through the following activities:
 - a. Neighborhood Revitalization donation of \$1,000 per unit
 - b. U.S. 52 median plantings from the median break at 1404 Hwy 52 to the median break at Wigfall Street.

- c. HOA Maintained Amenities
 - d. Extra Trees & Shrubs
 - e. Decorative Crosswalks
 - f. Unique Street Name Signs
4. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, street trees, streetlights, sidewalks, and stormwater facilities, in addition to any other requirements listed in the Zoning Ordinance.
5. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
 - b. Three Years: Land clearing and infrastructure underway
 - c. Four years: Residential construction begins
6. 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 18th day of October, 2022, 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 shall be zoned R-3, Single-Family Attached Residential (Moncks Corner) with Conditions; 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.

ORDINANCE NO. 2022-__ CONTINUED:

Item 10.

DONE IN COUNCIL ASSEMBLED this 18th day of October, 2022.

First Reading: September 15, 2022

Second Reading/Public Hearing: October 18, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney



100% ANNEXATION PETITION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: DR Horton Address: 2057 Wambaw Creek Rd, Charleston SC 29492
 Phone: 843-330-0296 E-Mail: Demcnair@drhorton.com

Property Owner Information (If Different)

Name: Kaye Myers & Lee Mcelveen Address: 737 Lannie Ln, Moncks Corner Sc 29461
 Phone: 843-729-0668 E-Mail: pe.myers@homeSC.com

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCKS 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: Berkeley County - R2

*** 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: R-3 with conditions

(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:

Kaye G. Myers

Date: 6-28-2022

Applicant's Signature:

J. Smith

Date: 8/1/22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



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: July 26, 2022
Town Council:
First Reading: August 16, 2022
Second Reading & Public Hearing: September 20, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 10.38 acres along Hwy 52 at Shine Lane, TMS 142-00-01-021

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-2, General Commercial, to a R-3, Single Family Attached Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone +/- 10.38 acres of property located at the intersection of Highway 52 and Shine Lane from C-2, General Commercial to R-3, Single Family Attached Residential with Conditions. When developed, these properties will combine with approximately 125 units to the north across Highway 52 to form one townhouse community. Those 125 units were rezoned to their current status by Council on December 15, 2020.

At the time of the prior rezoning, conditions were placed on the rezoning. The conditions from 2020 have been modified to match the new property, and are as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.
2. Density will be capped at 7.5 units per acre, with no more than 55 units.

3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks.
9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
- b. Three Years: Land clearing and infrastructure underway
- c. Four years: Residential construction begins

13. 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.

Furthermore, any changes to the Zoning Ordinance since the December 2020 rezoning will be in effect. For example, all negotiated zoning districts are required to permanently maintain street trees, sidewalks, stormwater facilities outside of the right-of-way, crosswalks, etc. Furthermore, new design guidelines have been put into place.

This property is zoned C-2, General Commercial. In general, the Town does not like to convert commercial space to residential. However, the Town recognizes that this particular lot has no sewer capability at present and, due to the topography, is not a particularly well-suited to commercial use.

Current Zoning – Definition and Uses:

C-2, General Commercial

This district 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. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

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

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*
- 2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops and limited wholesale activity.*
- 3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*
- 4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.*
- 5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.*
- 6. Hotels and motels*

7. *Nursing, assisted living, and group care facilities*
8. *Campgrounds and overnight trailer courts*
9. *Wholesale, warehouse and storage facilities including building materials and lumber yards.*
10. *Automotive services and carwashes*
11. *New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.*
12. *Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers*
13. *Mobile home dealers*
14. *Research, development, and commercial testing laboratories*
15. *Transportation facilities including bus depots, trucking facilities and services without storage.*
16. *Outdoor advertising agency*
17. *Communication services, radio and television broadcasting*
18. *Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

Proposed Zoning – Definition and Uses:

R-3, Single Family Attached Residential with Conditions

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	R-3	Townhomes (Under Construction)
East	MH-1	Shannonwood Mobile Home Park
South	Flex 1	Single Family Residential & Vacant
West	Flex 1	Vacant

Moncks Corner Future Land Use Map

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

Staff Findings & Recommendation:

The applicant is currently developing the new Hunter-Quinn townhome development across Highway 52, and will be using the same architecture in this proposed development.

Staff finds that this use makes sense in this area, and that the design and nature of the neighborhood will be a benefit to the area. As such, Staff recommends **APPROVAL** of the rezoning.

Planning Commission Recommendation:

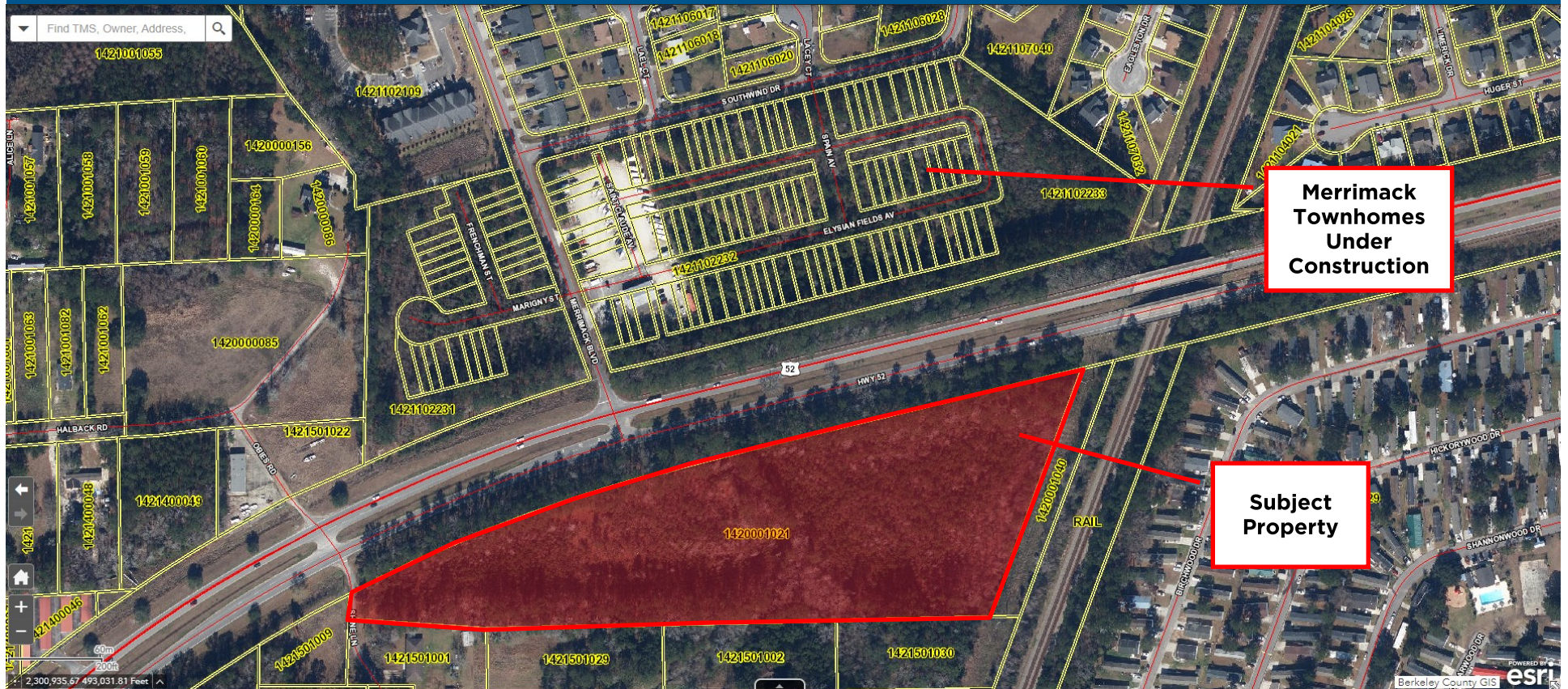
At their July 26th meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the rezoning.

Shine Lane Rezoning TMS 142-00-01-021

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



**Merrimack
Townhomes
Under
Construction**

**Subject
Property**

Shine Lane Rezoning TMS 142-00-01-021

Planning Commission | July 26, 2022

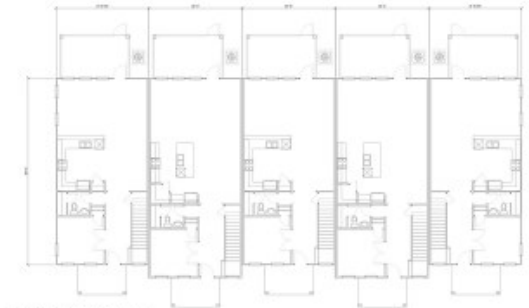
Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



SECOND FLOOR PLAN

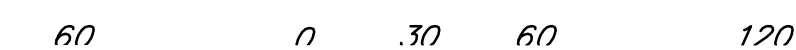
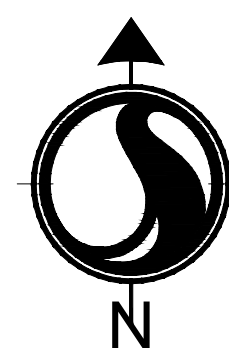
SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"

Proposed Homes:
the same architecture as the units under construction on the north side of Hwy 52



Know what's **below**.
Call before you dig.



Town of Moncks Corner Planning Department Re-zoning Application

Date: June 20, 2022

Property Owner: STYO Development, LLC
 Owner Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Owner Phone Number: 843-367-6755
 Applicant: Chris Young
 Applicant Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Applicant Phone Number: 843-367-6755
 Property Interest: Shine Lane
 Property Location: (a plat must accompany this application)

Tax Map Number: 142-00-01-021 Lot Area: 10.38 acres
 Present Zoning: C-2 Requested Zoning: R-3 Townhome

Property Characteristics:
Vacant wooded property.

Frontage on Public Road: Yes Water Available? Yes Sewer Available? No (Will Bring Sewer to Site)
 Current Use of Property: Vacant land
 Proposed Use of Property: Townhome development with architectural standards to match the development across HWY 52

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:
To develop the site for townhomes.

Property Owners Signature:  Date: June 20, 2022

Do Not Write in This Space:

Advertised: _____ Public Hearing: _____ Property Posted: _____
 Application Taken By: _____

AN ORDINANCE TO RE-CLASSIFY REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S. HIGHWAY 52 AND SHINE LANE, TMS 142-00-01-021, FROM C-2, GENERAL COMMERCIAL, TO R-3, SINGLE FAMILY ATTACHED RESIDENTIAL WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at the southeast corner of U.S. Highway 52 and Shine Lane, TMS # 142-00-01-021, to re-classify the property from C-2, General Commercial, to R-3, Single Family Attached Residential with conditions; and

WHEREAS, it is necessary and desirable to reclassify said properties to R-3, Single Family Attached Residential with conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on July 26, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-3, Single Family Attached Residential with conditions; and

WHEREAS, the conditions to be placed upon these three parcels are described as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.
2. Density will be capped at 5.3 units per acre, or 55 units.
3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks.

9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
 - b. Three Years: Land clearing and infrastructure underway
 - c. Four years: Residential construction begins
13. 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 18th day of October, 2022, that the Zoning Classification pertaining to TMS # 142-00-01-021 be hereby re-classified from its current zoning of C-2, General Commercial to R-3, Single Family Attached Residential with conditions; 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.

ORDINANCE NO. 2022-__ CONTINUED:

Item 11.

DONE IN COUNCIL ASSEMBLED this 18th day of October 2022.

First Reading: August 16, 2022

Second Reading/Public Hearing: October 18, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Zoning Ordinance Amendment

DATE: Planning Commission: August 23, 2022
Town Council:
First Reading: September 15, 2022
Second Reading & Public Hearing: October 18, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Amendments to Article 2 of the Zoning Ordinance

ACTION REQUESTED: Consider an Ordinance to amend Article 2 of the Zoning Ordinance

Background:

The purpose of this text amendment to the Zoning Ordinance is to clarify the difference between *parking* and *outdoor vehicle storage*.

Parking is a permitted accessory use in all zones. In commercial zones it has generally been held to mean temporary storage of both customer and employee's personal vehicles for periods less than 24 hours, usually publicly accessible and in public view.

Outdoor vehicle storage is a special exception use allowed in the General Commercial (C-2), and industrial zones. It has been held to mean longer term storage of vehicles – greater than 24 hours – and if permitted by special exception such storage is to be placed behind a dense vegetated buffer and possibly a fence. Outdoor vehicle storage would be seen in such places as a Car/RV/Boat long-term storage facility or a mechanic/body shop/vehicle junkyard.

Neither parking nor outdoor vehicle storage is used to define outdoor vehicle sale lots. New and used car or other vehicle lots are considered outdoor displays and are otherwise covered in the Zoning Ordinance, Sec. 13-4.K.

While these are the implied definitions of *parking* and *outdoor vehicle storage*, neither term is specifically defined in the Zoning Ordinance. The purpose of the amendment is to officially define these terms.

The text amendment is as follows:

Sec. 2-2 – Definitions

52. Outdoor Vehicle Storage. Placement of vehicles on commercial lots for periods greater than 24 hours. A use permitted only in the General Commercial and industrial zones, and only by special exception. This use is distinct from outdoor vehicle sale lots, where vehicles are stored outside on public display for immediate sale.

54. Parking, Commercial. Placement of vehicles on commercial lots for periods less than 24 hours, generally for the personal vehicles of customers and employees or for company vehicles. Permitted by right as an accessory use in all commercial and industrial zones.

Staff Findings and Recommendation:

Staff recommends **APPROVAL** of this ordinance.

Planning Commission Recommendation:

At their August 23, 2022 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of this ordinance.

**AN ORDINANCE TO AMEND ARTICLE TWO OF
THE TOWN OF MONCKS CORNER ZONING ORDINANCE**

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

WHEREAS, the following text amendment to the Town of Moncks Corner Zoning Ordinance has been proposed through collaboration with the Planning Commission; and

WHEREAS, the Planning Commission, at their August 23, 2022 meeting, voted to recommend approval of this amendment, as follows:

Sec. 2-2 – Definitions

52. Outdoor Vehicle Storage. Placement of vehicles on commercial lots for periods greater than 24 hours. A use permitted only in the General Commercial and industrial zones, and only by special exception. This use is distinct from outdoor vehicle sale lots, where vehicles are stored outside on public display for immediate sale.

54. Parking, Commercial. Placement of vehicles on commercial lots for periods less than 24 hours, generally for the personal vehicles of customers and employees or for company vehicles. Permitted by right as an accessory use in all commercial and industrial zones.

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 16th day of August, 2022, that the Zoning Ordinance of the Town of Moncks Corner is amended.

First Reading: September 15, 2022

Second Reading/Public Hearing: October 18, 2022

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor

