



TOWN COUNCIL SPECIAL MEETING

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

AGENDA

CALL TO ORDER

INVOCATION

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

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.

AN ORDINANCE TO RE-CLASSIFY 1.0 ACRE OF REAL PROPERTY LOCATED ALONG MAIN STREET EXTENSION, TMS # 143-00-00-087, FROM R-2, SINGLE FAMILY RESIDENTIAL, TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located along Main Street Extension, TMS # 143-00-00-087, to re-classify the property from R-2, Single Family Residential, to C-2, General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said properties to C-2, General Commercial; 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 C-2, General Commercial; and

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 September, 2022, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of R-2, Single Family Residential to C-2, General Commercial; and

BE IT FURTHER ORDAINED that any structure placed upon the property shall meet the design objectives, amended April 19, 2022, as detailed in Section 7-13 of the Town of Moncks Corner Zoning Ordinance; 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 15th day of September, 2022.

First Reading: August 16, 2022

Second Reading/Public Hearing: September 15, 2022

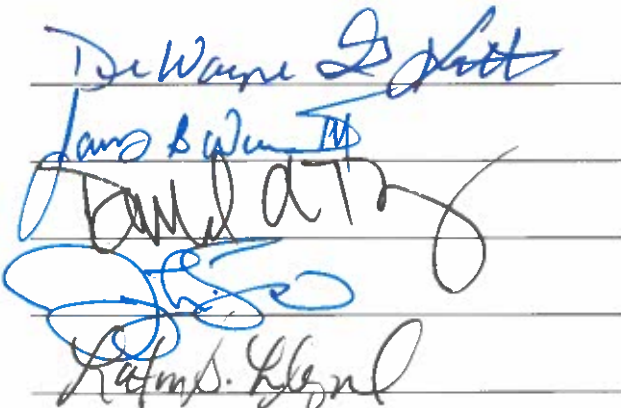
Attest:


Marilyn M. Baker, Clerk to Council

Approved As To Form:


John S. West, Town Attorney


Michael A. Locklear, Mayor





REZONING APPLICATION

Moncks Corner Community Development

**MONCK'S
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Jack R. Parker JR Address: 109 Almond St
Phone: 843-810-8951 E-Mail: Licky Parker @ Gmail .com

Property Owner Information (If Different)

Name: Wiggins Address: 1518 Pungili Rd Moncks Corner SC 29449
Phone: 843-860-4515 E-Mail: _____
TMS #: (143-00-00-002) Original TMS New N/A Address: Main St Ext.

Current Zoning: _____ Requested Zoning: _____

Current Use of Property: Vacant

Proposed Use of Property: Automotive Repair

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

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

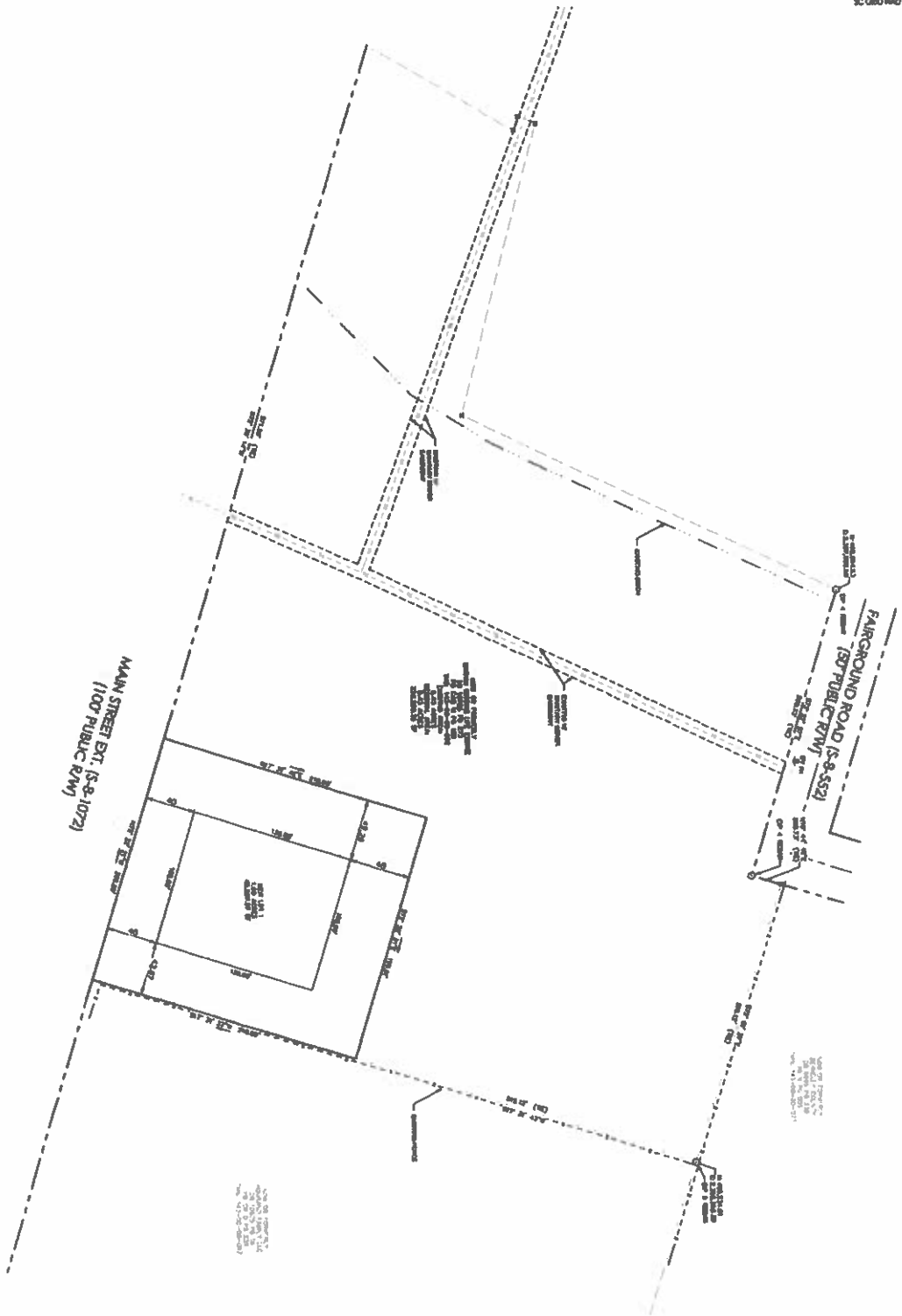
Owner's Signature: Carl H. Wiggins Date: 6-8-2022
Applicant's Signature: [Signature] Date: 6-8-22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



GENERAL NOTES:

1. The plat is subject to all applicable laws, ordinances, and regulations of the State of South Carolina and the County of Berkeley.
2. The plat is subject to all applicable laws, ordinances, and regulations of the State of South Carolina and the County of Berkeley.
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10. The plat is subject to all applicable laws, ordinances, and regulations of the State of South Carolina and the County of Berkeley.

LEGEND

- Proposed Right of Way
- Easement
- Boundary Line
- Lot Line
- Survey Point
- Corner Marker
- Other





143-00-00-002
TMS 143-00-00-002
MOCO GENERAL LLC
NEW FACILITY

MOCO GENERAL LLC.

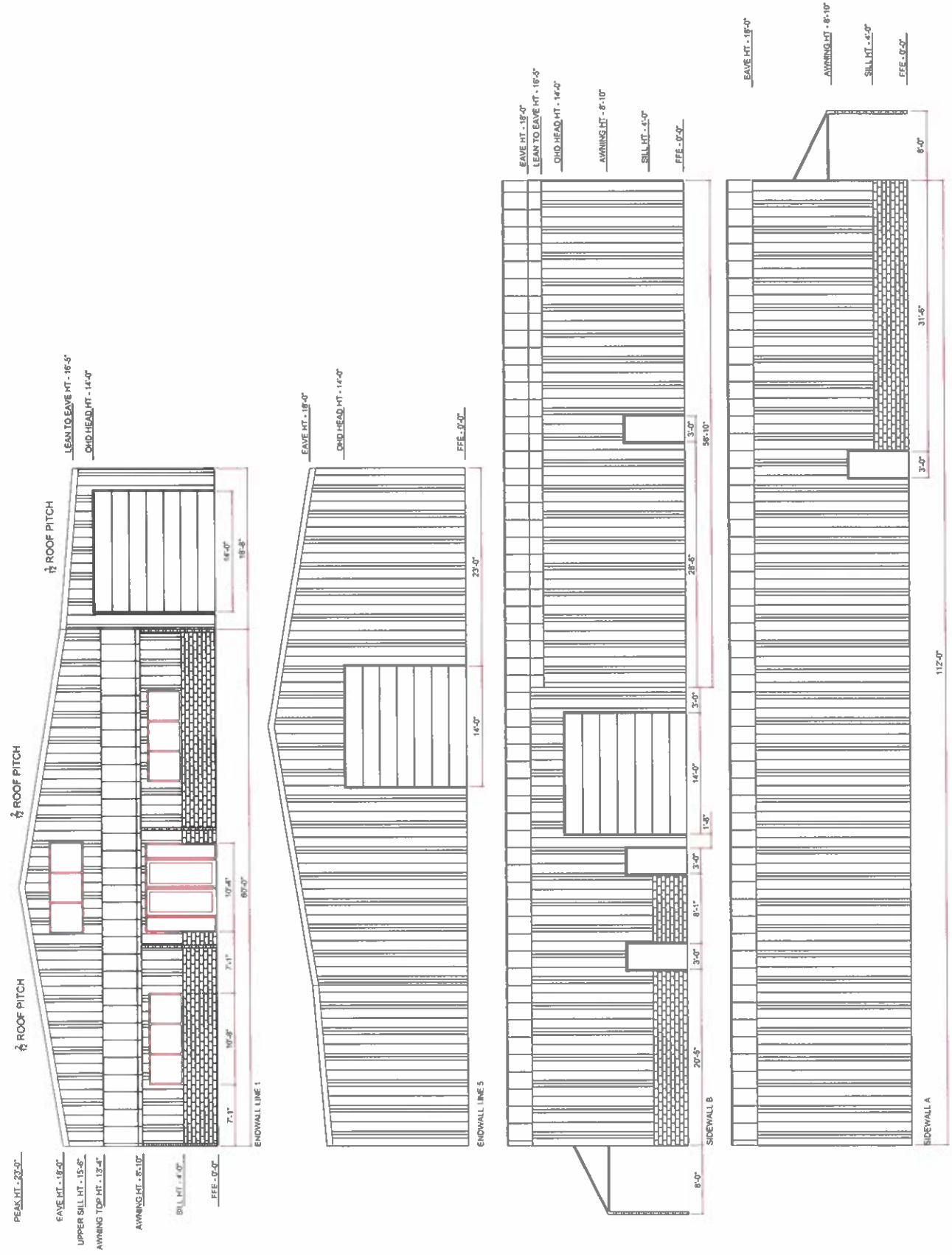
New Facility:

TMS 143-00-00-002

REVISIONS	
#	DATE DESCRIPTION

DRAWING INFORMATION	
ELEVATIONS - METAL	
05/17/2022	PLOT DATE
3/32" = 1'-0"	SCALE
A-20	SHEET NO.
1	REVISION

Item 1.





1000 S. 10TH AVE
LAKE CHARLES, LA 70601
TEL: 504.333.1111
WWW.MOCOGENERAL.COM

MOCO GENERAL LLC.

TMS 143-00-00-002

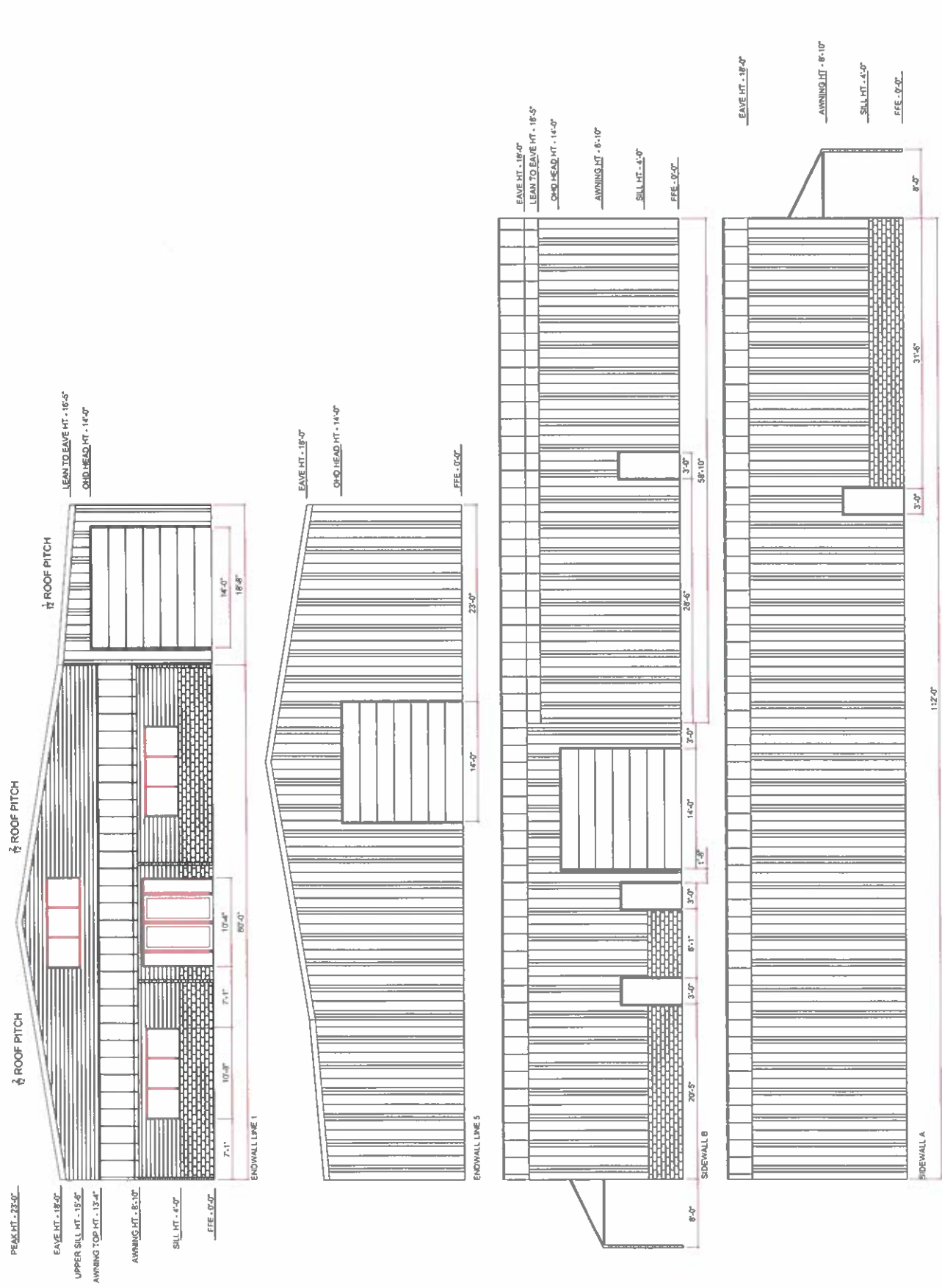
New Facility:

REVISIONS	
#	DATE

DRAWING INFORMATION	
ELEVATIONS - HARDI	
05/17/2022	PLOT DATE
3/32" = 1'-0"	SCALE

A-21	SHT NO
1	REVISION

Item 1.





20000 BROADWAY
SUITE 100
DALLAS, TX 75241
TEL: 214.343.1111
FAX: 214.343.1112

MOCO GENERAL, LLC.

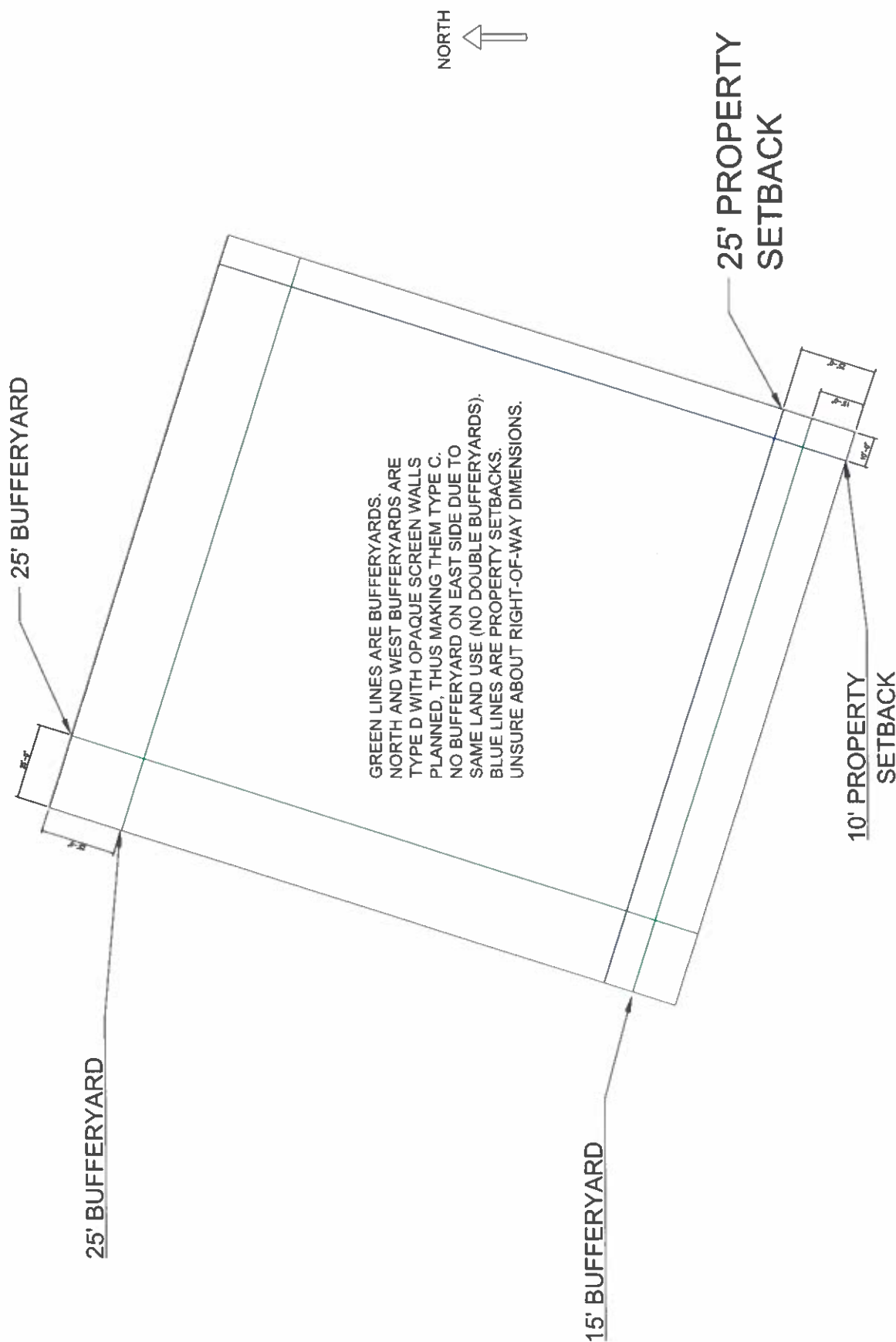
TMS 143-00-00-002

New Facility:

REVISIONS	
#	DESCRIPTION

DRAWING INFORMATION	
SITE SETBACKS	
05/17/2022	PLOT DATE
1/32" = 1'-0"	SCALE
C-1	SHT NO.
1	REVISION

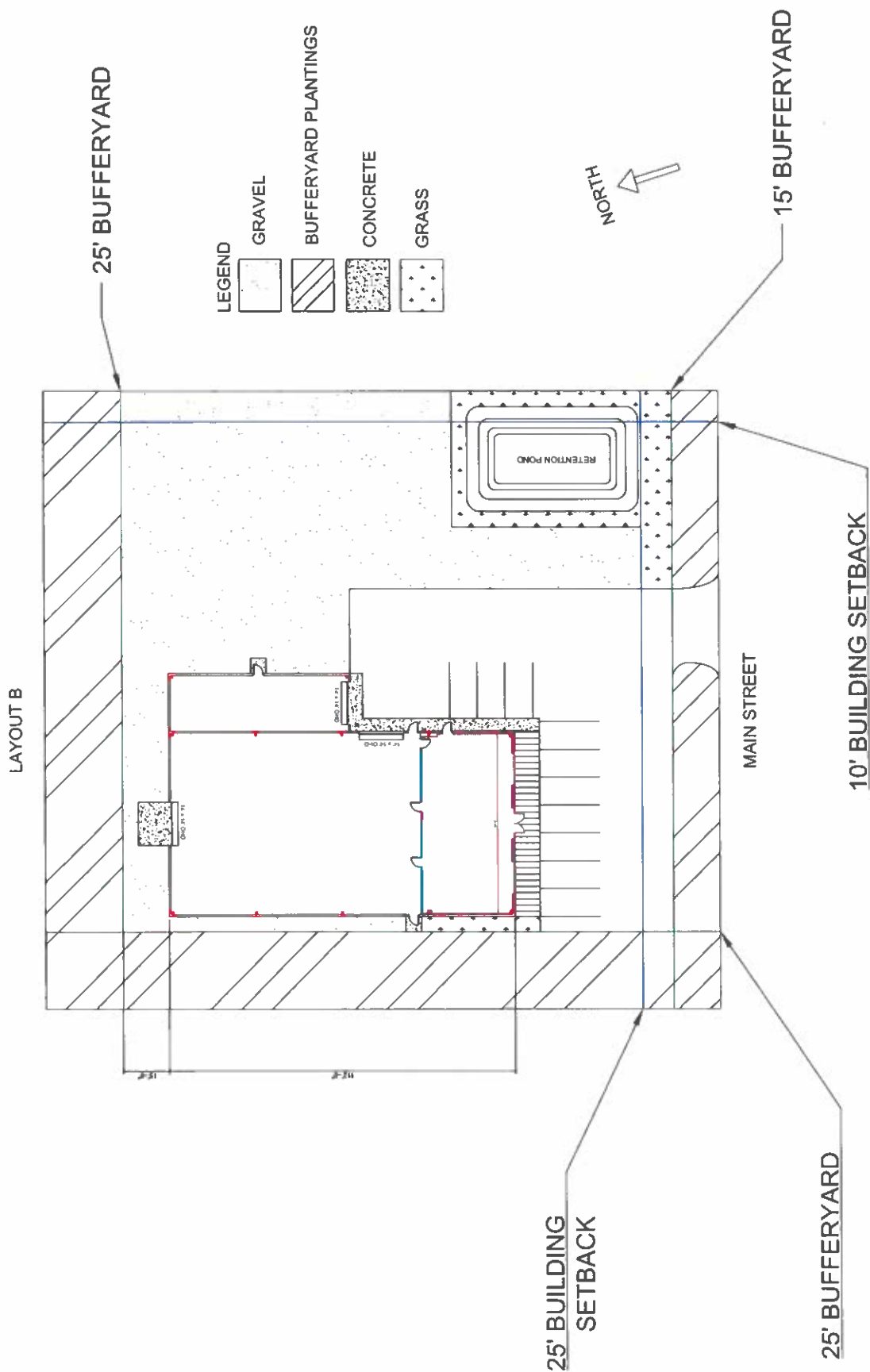
Item 1.



Now Facility:

REVISED
1
-2.0
HT. NO.

Item 1.



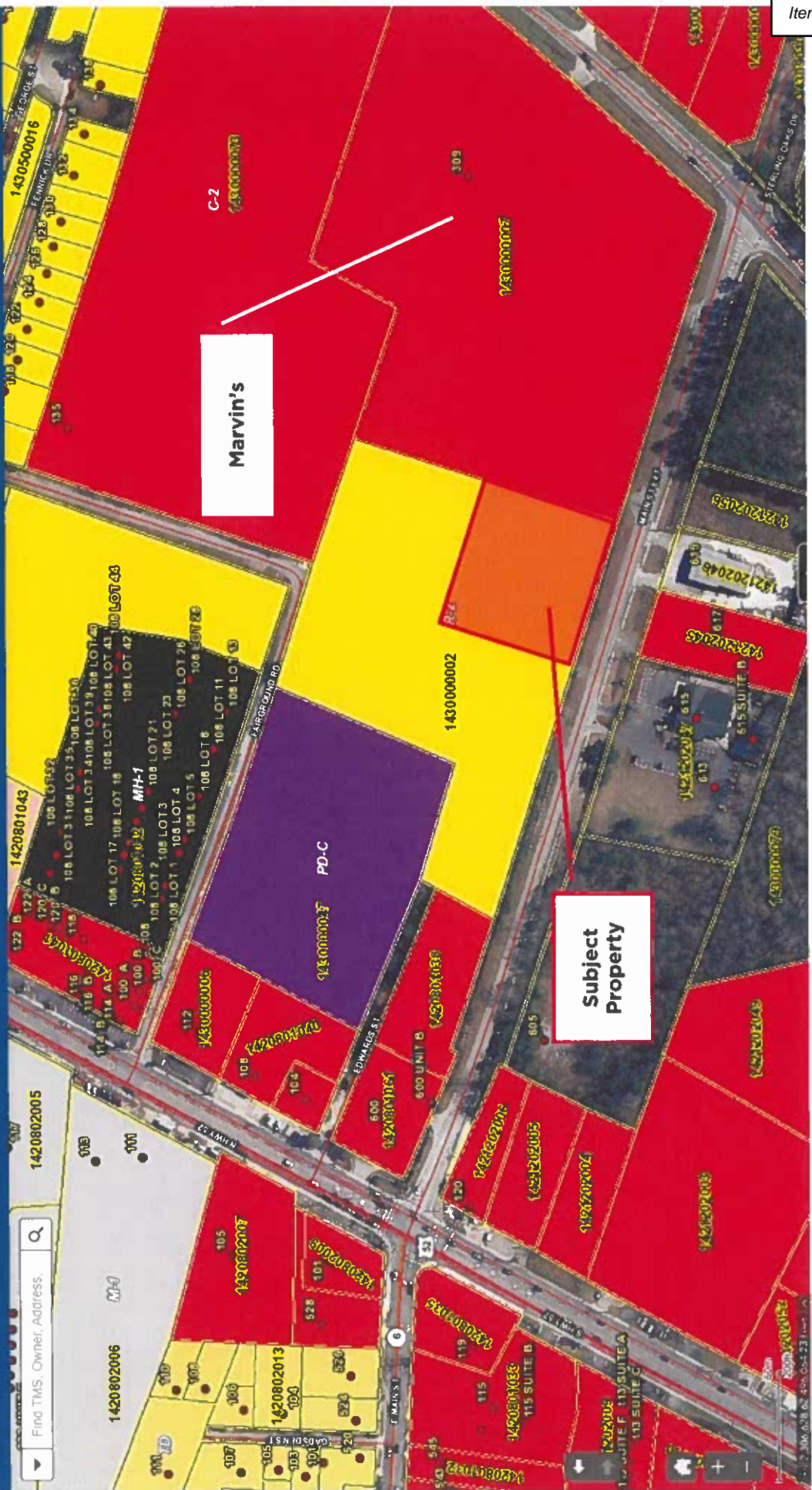
Parler Rezoning Main Street Extension, TMS 143-00-00-002

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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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: 1.0 acre along Main Street Extension, a portion of TMS 143-00-00-002

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

Background:

The applicant, Ricky Parler, is seeking to subdivide a 1 acre tract off of the greater 6.44 acre tract located behind Marvin's on Main Street Extension. He is proposing to rezone this property from R-2, single-family residential, to C-2, General Commercial, with the intent of placing a repair shop on the property. The shop would service motors of all sorts, from lawnmowers and four wheelers to boats, RV's, and cars.

Mr. Parler is proposing a largely metal building, in the style of a warehouse, with a brick knee wall across the front and going approximately one third of the way down the sides. Per the Moncks Corner Zoning Ordinance,

Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning

Administrator. Metal warehouse-type architecture shall not be permitted except in the Industrial Zones.

Mr. Parler began working on this building and the lot subdivision in the middle of February, 2022. In late February the ordinance that outlawed metal buildings in commercial zones went before the Planning Commission for the first time. For this reason, Staff allowed Mr. Parler to go to the Board of Zoning Appeals to seek a variance from the exterior materials requirement. After considerable discussion, the Board granted a variance to allow the building as proposed by Mr. Parler. As such, if Council rezones this property without conditions, the building is allowed to be metal.

Current Zoning - Definition and Uses:

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

These districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto.

Permitted Uses:

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

Proposed Zoning - Definition and Uses:

C-2, General Commercial, Sec. 6-9

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.*

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	R-2	Vacant
East	C-2	Marvin's
South	C-2 & GC	Fastenal, Carolina Tint & Wrap
West	R-2	Vacant

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Medium Density Residential.

Staff Findings & Recommendation:

Staff would like to see this area be zoned for commercial use, so in some ways this rezoning makes sense. However, rezoning only one acre of the total 6.44 acres makes little sense. The remainder of the property is zoned for 8,500 sq. ft. single family residential, which no longer is an appropriate use for the area. Moreover, by rezoning only the southeast corner of the overall parcel, the remainder is an awkward "S" shape that makes future development more difficult. The owner can subdivide the property any way that they see fit within the boundaries of the land development regulations, but Staff need not support it.

Moreover, there is the question of the metal building. While it is understood that the applicant began working on this project before the law came into effect, and there are metal buildings across the street to the south, the Planning Commission and Council did outlaw such architecture in the commercial areas.

For these reasons, Staff recommends **DENIAL** of the rezoning.

Planning Commission Recommendation

At their July 26th meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the rezoning.