



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 28, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the September 23, 2025 meeting.

NEW BUSINESS

2. Consider an Annexation (AN-25-03) request for one (1) parcel (1421001079) totaling ~0.93 acres, addressed as 525 S. Live Oak to be annexed in to the Town's corporate limits, seeking be zoned Office & Institutional (C-1).
3. Consider an Zoning Map Amendment (CZ-25-02) request for a parcel (142-08-04-012) totaling ~4.2 acres, located at 402 Wall Street. The parcel is requesting to be zoned Conditional Zoning Single Family Residential (CZ R-2)

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 23, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the August 26, 2025, meeting.

Motion made by Commissioner Phillips to approve with the condition the error made by Staff regarding the recorded votes for item number five (5) is corrected, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell.

NEW BUSINESS

2. Consider a Zoning Map Amendment (AN-25-02) request for one (2) parcels (TMS # 162-00-02-021 & -75) totaling – 6.81 acres, located at 1288 Old Highway 52 to be annexed in to the Town's corporate limits, seeking to be zoned Office & Institutional C-1.

Mr. Westbrook presented the agenda item.

Commissioner Phillips asked if there are any delineated wetlands on the subject parcel.

Mr. Westbrook stated Town Staff utilizes the National Wetlands Inventory as it appears on the Berkeley County Geographic Information System (GIS) to determine if there are wetlands on the subject parcel. To his knowledge, Mr. Westbrook did not recall any

delineated wetlands on the subject parcel, but past request for the subject parcel suggested the presence of wetlands.

Commissioner Phillips asked when a wetlands delineation survey would be completed.

Mr. Westbrook informed Commissioner Phillips that Staff would ask the applicant to provide a wetlands delineation survey during the time of civil review.

Chairwoman Cruppenink presented the public the opportunity to speak.

Holly Frye of Unity Bay, shared information regarding the potential occupant of the subject parcel. According to Ms. Frye the main objective of the company is to provide social services and the intent of the request is to expand their existing facilities, which are located near the subject parcel.

Joey Wright of 1150 Old Highway 52 shared his concerns regarding the commercial and environmental impacts the proposed use would likely bring to the corridor if approved. Mr. Wright's concerns regarding hazardous flooding within the subject area and such flooding being increased with additional commercial development was the main concern of his statement.

Commissioner Proscocimo asked if Mr. Wright's concern would still be true if the proposed development on subject parcel was residential. This question was directed to Mr. Westbrook.

Mr. Westbrook responded, stating the Town's current Stormwater standards are strict, but are the same standards for residential and commercial.

Commissioner Proscocimo asked Mr. Wright if his concerns pertained to only stormwater issues, or if he had other concerns.

Joey Wright, of 1150 Old HWY 52, noted that his concerns regarding this request also pertained to potential traffic impacts and altering the existing rural character of the corridor.

Commissioner Campbell noted that she personally likes the use and their intentions, but has concerns about the long-term impacts the re-zoning would cause, if the request is approved. Furthermore, Commissioner Campbell asked Mr. Westbrook if the applicant could change their request to a conditional rezoning.

Mr. Westbrook said a conditional rezoning for this parcel would not be possible within this request.

Ryan Asberry of an unknown address along Dove Hill Drive noted that he owns and has settled livestock directly North of the subject parcels. In his statement, he mentioned the existing flooding along Dove Hill Drive is difficult to mitigate and the proposed use would likely increase the impacts of the existing flooding.

A resident of 1300 Old Highway 52 noted that he likes the proposed use more than the potential for residential, but significant work has been done in the past to mitigate

such flooding. His concern is this previous work will be unraveled if the proposed request is approved.

Chairwomen Cruppenink asked Mr. Westbrook if the subject parcels had any delineated wetlands or recorded floodplains.

Mr. Westbrook noted this information is unavailable due to the information currently available to Staff.

Holly Frye, of Unity Bay reiterated that their company intends to "do good" for the surrounding community, and want to be in this location for the next "forty (40) years". Furthermore Ms. Frye shared that their company intends to own "all seven (7) acres" of the subject parcels. The process to obtain a wetlands delineation survey has already begun.

Motion made by Commissioner Proscocimo to approve the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-1) (Berkeley County) to Office & Institutional (C-1). Seconded by Commissioner Pipkin.

Voting Yea: Commissioner Pipkin, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Voting No: Commissioner McGhee-Frazier, and Chairwomen Cruppenink.

OLD BUSINESS

PLANNER'S COMMENTS

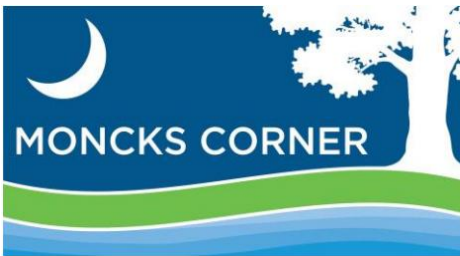
MOVE TO ADJOURN

Motion made by Commissioner Phillips to adjourn, Seconded by Chairwomen Cruppenink.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Meeting was adjourned at 6:46 p.m.

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Annexation (AN-25-03) – Leiriane Junquera
DATE: October 28, 2025

Background: The applicant, Leiriane Junquera of 208 Oystercatcher Way, Simpsonville SC, has applied for **Annexation** (AN-25-03) for one (1) parcel (TMS # 142-10-01-079) addressed as 525 S Live Oak Drive. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the Berkeley County **General Commercial District (GC)** Zoning District. Per Berkeley County's Zoning Ordinance, this zoning district is intended to provide,

"For the development of commercial centers that serve the retail and services needs of the surrounding community within a ten-minute drive. The regulations in this district are intended [to] Ensure that developments complement the character of the surrounding community; and Ensure that appropriate pedestrian linkages with adjacent land uses are included; and Minimize roadway hazards caused by numerous or poorly located curb cuts; and Buffer from incompatible uses; and Strengthen business and commercial activity by concentrating facilities; and Dissuade noncomplementary uses that might weaken or conflict with commercial activity."

Adjacent Zoning		Adjacent Land Use
North	General Commercial (GC)(Berkeley County)	Undeveloped
South	General Commercial (GC)(Berkeley County)	Undeveloped
	Agricultural District (Flex1)(Berkeley County)	
East	Office & Institutional (C1)	Pruitt Health
West	General Commercial (GC)(Berkeley County)	Undeveloped

Existing Site Conditions: The subject parcel comprises of approximately 0.94 acres, which is currently undeveloped. Per the National Wetlands Inventory map, there appears to be some delineated wetlands at the Northwest corner of the subject parcel. The subject parcels front Live Oak Drive, with approximately 205 feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town’s Zoning Ordinance, Office & Institutional (C-1) Zoning District is intended to:

“accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

Staff are generally in support of annexing non-residentially zoned land within the Live Oak Drive corridor, that is steadily transforming into a moderately traversed throughfare. With the proximity to existing **Office & Institutional (C-1)** and **Berkeley County General Commercial (GC)** along Live Oak Drive, the proposed zoning district and current and future associated uses fit the overall character of the corridor.

Density: The subject parcels consist of approximately 0.94 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Upon Staff’s first review of the Site Plan, It does not appear the proposed flatwork and structure exceeds that standard.

Transportation: At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use seek to establish on this property, Staff reserves our right per Section 5-9. D of the Zoning Ordinance, to require a TIA prior to the establishment of the proposed use.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town-Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Town Character Residential” to be residential in nature with a mix of densities.

The subject parcel appears to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and

demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses..”

The requested parcel shows the property within the “Mixed Use Overlay”. This overlay promotes “low intensity service-based commercial land uses.” Staff interprets uses with low intensity to be similar uses to, medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Office & Institutional (C-1)**, it appears this request complies with the Town’s Comprehensive Plan.

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

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies conflict with the request.

Procedural Issues: As the subject parcels are requesting annexation by 100% of the property owners, and have signed annexation petitions, the request will be presented for approval at two (2) separate Town Council meetings. As part of this request, the applicant is also seeking to apply Town of Moncks Corner zoning to the subject parcels.

As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the parcel is over two (2) acres in size, therefore negating the concern for spot zoning.

Staff Analysis: Staff believes that the designated future land use may not be consistent with the requested zoning district, however with the inclusion of the “Mixed Use Overlay” land use encompassing the subject parcel, and the inclusion of one (1) of the implementation strategies of the Comprehensive Plan lends credence to the requested zoning district.

Staff Recommendation: After analysis of the resources provided to Staff, approval is recommended for the requested **Office & Institutional (C-1)** zoning designation for the subject parcel. Staff’s recommendation is due to the presence of the “Mixed Use Overlay” around the subject parcel, the request’s alignment with goal and implementation strategy number three (3) as seen in the Town’s 2024 Comprehensive Plan, and the existing commercial nature of the Live Oak Drive Corridor.

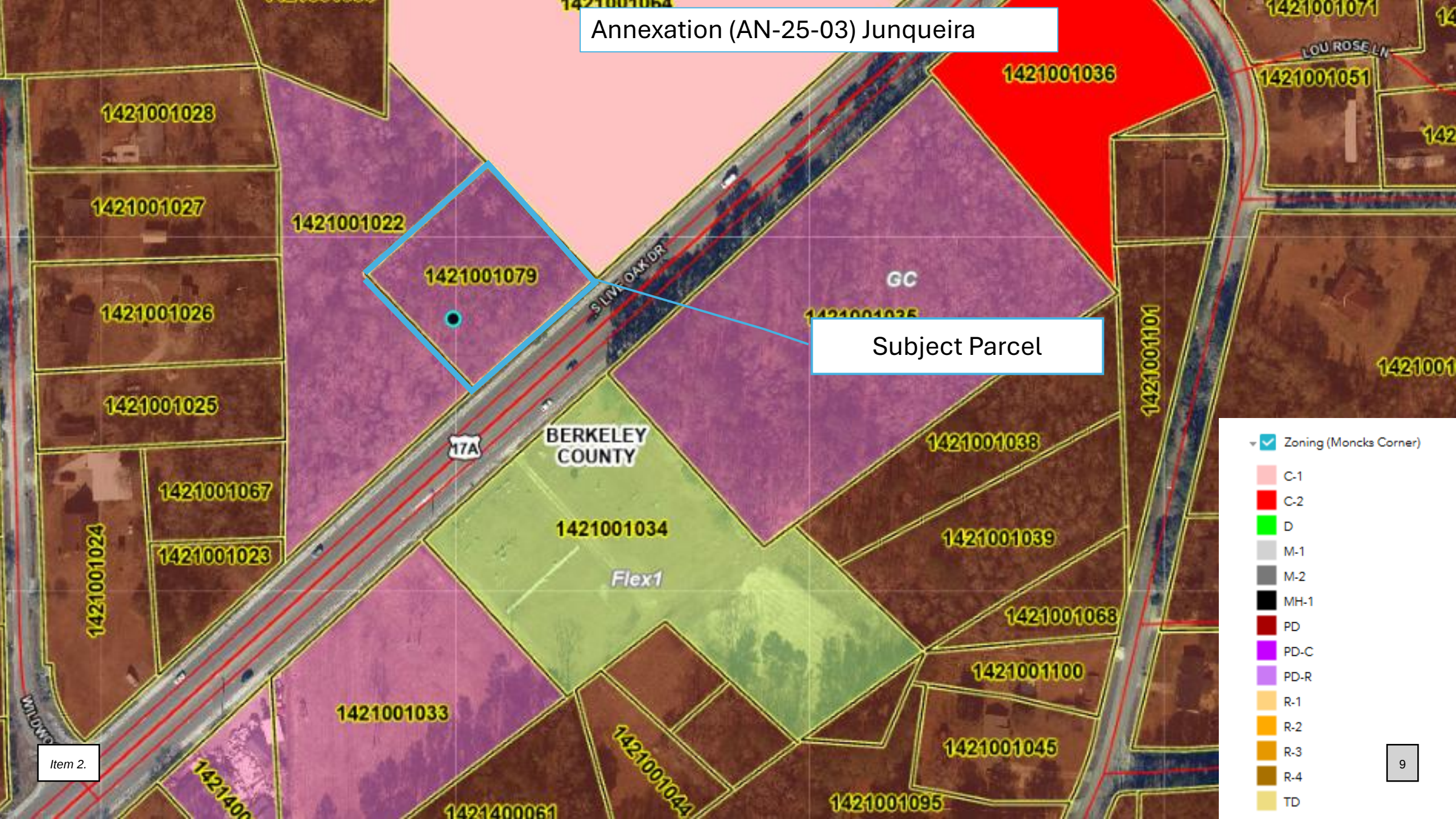
*Attachments: SIGNED - Application (20250828)
 Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*

Annexation (AN-25-03) Junqueira



Subject Parcel

Annexation (AN-25-03) Junqueira



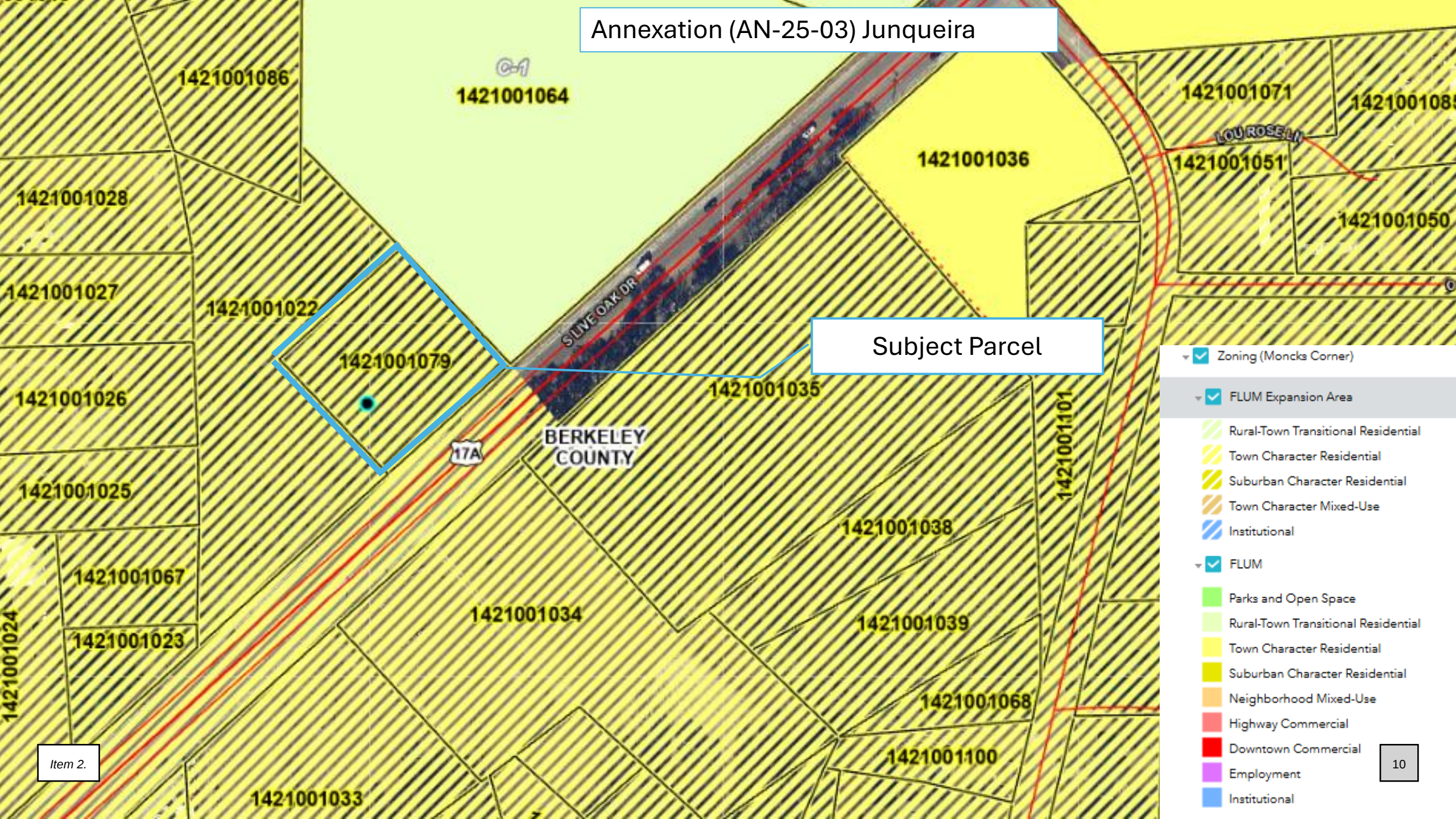
Subject Parcel

Item 2.

☒ Zoning (Moncks Corner)

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD

Annexation (AN-25-03) Junqueira

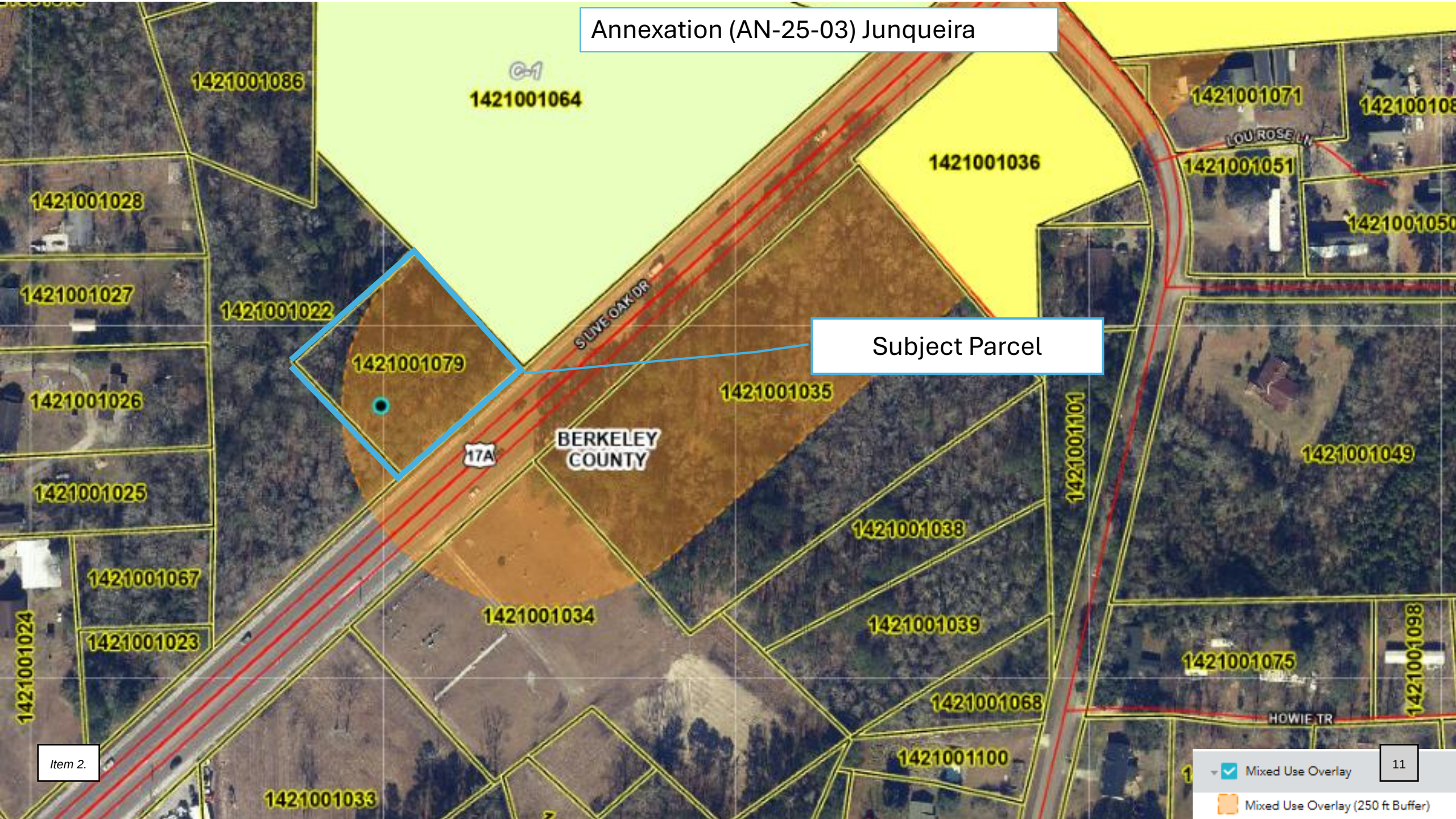


Subject Parcel

Item 2.

- ☒ Zoning (Moncks Corner)
- ☒ FLUM Expansion Area
 - ☒ Rural-Town Transitional Residential
 - ☒ Town Character Residential
 - ☒ Suburban Character Residential
 - ☒ Town Character Mixed-Use
 - ☒ Institutional
- ☒ FLUM
 - ☒ Parks and Open Space
 - ☒ Rural-Town Transitional Residential
 - ☒ Town Character Residential
 - ☒ Suburban Character Residential
 - ☒ Neighborhood Mixed-Use
 - ☒ Highway Commercial
 - ☒ Downtown Commercial
 - ☒ Employment
 - ☒ Institutional

Annexation (AN-25-03) Junqueira



Subject Parcel

Item 2.



Applicant Information

NAME

Leiriane Junqueira

ADDRESS

525 s live oak Mocks corner

EMAIL ADDRESS

garciamiki622@gmail.com

PHONE

8644173144

Property Owner Information

If different than applicant

NAME

Leiriane junqueira

ADDRESS

208 oystercatcher way Simpsonville

EMAIL ADDRESS

garciamiki622@gmail.com

PHONE

8644143144

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

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

The territory to be annexed is described as follows. Description may be attached.

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:

525 s live oak

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

UPLOAD FILE

[opF36GgpN5NT-IMG_9431.jpeg](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

Zone c1

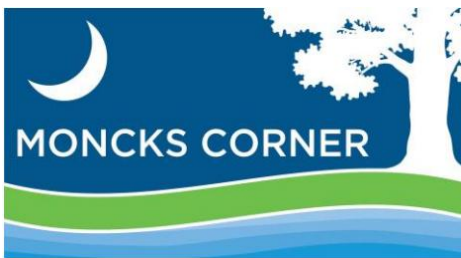
CONSENT

checked

APPLICANTS SIGNATURE	DATE
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Leiv. S-
Jun 20

08/28/2025



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Zoning Map Amendment (CZ-25-02) – McNair Design
DATE: October 28, 2025

Background: The applicant, McNair Design, has applied for a Zoning Map Amendment (CZ-25-02) for the parcel (TMS # 142-08-04-012) addressed as 402 Wall Street. The applicant is seeking the parcel to be zoned **Conditional Zoning – Residential Single Family (CZ-R-2)**.

Existing Zoning: The subject parcel is currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...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"

Adjacent Zoning		Adjacent Land Use
North	R-2	Single Family Detached Dwelling
South	M-1	Recreational Complex
East	R-2	VACANT
West	R-2	VACANT

Existing Site Conditions: The subject parcel comprises approximately 4.2 acres, which is currently unoccupied. The parcel appears to have been occupied by a single-family detached structure previously. Per the National Wetlands Inventory map, there does appear to be wetlands delineated on the parcel, predominantly to the south. The subject parcel currently benefits from approximately 243- feet of right-of-way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Conditional Zoning – Single Family Residential (CZ R-2)** Zoning District. Per the Town's Zoning Ordinance, a **Conditional Zoning (CZ)** Zoning District is intended 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 “

Per the Town’s Zoning Ordinance, a Conditional Zoning (CZ) Zoning District is intended:

“as single-family residential areas with detached units with low to medium population densities.”

As with any requested **Conditional Zoning** request, the applicant has worked with Staff to negotiate a density bonus to allow the reduction of minimum required lot size. As such, the applicant is looking for a reduction of lot size from 12,000 square feet, as the required starting point for any **Conditional Zoning** district, down to 6,960 square feet, or a 42% reduction in lot size.

Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Dog Park – Land Donation	15%	1,800
Sidewalk Connectivity (1 side)	15%	1,800
Type A Bufferyard – Wall Street side	10%	1,200
Additional Parking	5%	600
Product Mix	5%	600

In discussion with the applicant, Staff does not feel that the sidewalk connectivity, as shown on the most recent concept plan, is sufficient to warrant such a high percentage. The Town’s Land Development Regulations call for sidewalks on both sides. The connection to the Recreational Complex, while desired by good planning practices, does not absolve the need to sidewalks on both sides, and certainly not at a 15% (1,800 ft²) lot size reduction.

In preliminary talks with the applicant, a dog park was desired to be constructed and dedicated to the Town. The applicant has chosen to accept the dedication of the land to the Town, however, cannot accomplish the construction of the facility many in the Town have long desired, due to financial constraints. The Town has the land to build a facility, but the funds to construct is a major limitation in a lot of Town needs and facility planning. Therefore, Staff believes the dedication of land, while appreciated, falls short of the need to provide existing residents benefits from this development, and does not warrant such a large density bonus.

While this project will be subject to “Rule of 5” limiting repeating house plans, the applicant has expressed interest in a “product mix”. While not in writing, Staff is under the impression this plays to our preliminary discussions of limiting the floor plans in this neighborhood to two units / floor plan. This will ensure that at least five (5) floor plans are used and help provide variability and a sense of organic growth often seen with older subdivisions. Without this implicitly written, Staff can only assume this is the intention of the “product mix” bonus density.

Density: The subject parcel consists of approximately 4.2 acres. By right, the property could see upwards of 21 dwelling units. This is not practical, however, as the calculation does not take into effect stormwater, right-of-way dedication and area that must be left along per the Town’s Zoning Ordinance and Stormwater Manual. Staff’s estimate is that approximately 7 dwelling units could be reasonably placed on the parcel with the current

Single Family Residential (R-2) zoning district, allowing down to 8,500 ft² lot sizes. With the more realistic output for dwelling units, the density would amount to approximately 1.66 dwelling units/acre.

The applicant is proposing a total of 10 dwelling units on the parcel, with property lots down to 6,000 ft². This results in a 50% reduction in lot size for **R-1**, the basis for any **Conditional Zoning**. With the requested number of dwelling units, the requested density would amount to approximately 2.38 dwelling units/acre. While not an insignificant increase in density, it is in line with recent developments in “old Moncks Corner”, particularly infill development of this kind. It is also more akin to the density currently seen in the Wall Street neighborhood.

During a quick analysis of the density in the Wall Street neighborhood, there are approximately 137 dwelling units in the area, within an approximate 65.2 acres. This results in a approximate density of 2.1 dwelling units/acre.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does appear to be congruent with this designation of the Future Land Use Map as the request seeks to add a mixture of densities, in line with the existing surrounding neighborhood. The Wall Street neighborhood does see smaller lot sizes in the immediate vicinity. For example, the Hutchinson Lane development, constructed by Habitat for Humanity, sought and received zoning for 6,800 ft² lots, with this development being across Wall Street from the subject parcel. This is not the only example of smaller, non-conforming lot sizes in the area, as some older parcels have been created with a mere 4,500 ft² lots on Jenkins Street.

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

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
3. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial and recreational uses

Staff believes that these various goals and implementation strategies are in harmony with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the Transitional District (TD) zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is consistent with the requested zoning district, however the density bonus credits provided to the Town ultimately fall short of their intention; to create better planned communities by positively benefiting future residents and current residents. While the lot sizes in the area are comparable to the existing neighborhood, the desire to reduce beyond what is allowed by right is not justifiable with regard to the sidewalk connectivity and the assigned bonus amount, the dog park land dedication and lack of improvements to it, and specifically calling out the desire to not use a floor plan in the neighborhood more than two (2) times.

Staff Recommendation: After analysis of the materials provided, Staff recommends denial for the requested **Conditional Zoning – Single Family Residential (CZ R-2)** zoning district designation for the subject parcel. Staff's recommendation is due to the requested density and lack of justifiable and appropriately portioned density bonuses. With more work by the applicant, and specifically more physical contribution from the applicant to the Town and it's residents, this proposal may be a benefit to the community should more discussions and negotiations turn out a better project to be considered.

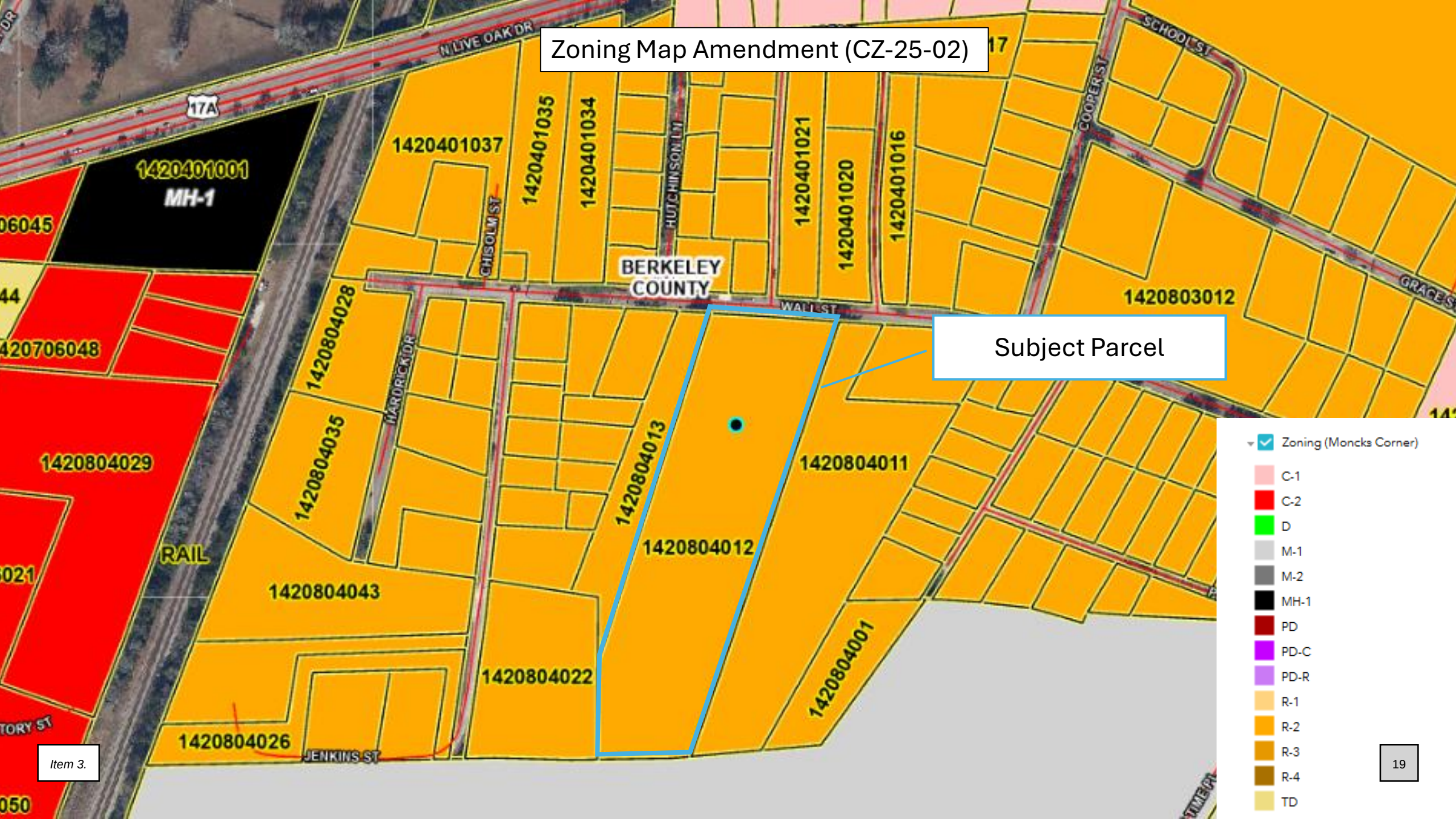
Attachments: SIGNED - Application (Davis McNair)(20250923)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
Concept Plan v2 (20251018)
Density Bonus v2 (20251018)

Zoning Map Amendment (CZ-25-02)



Subject Parcel

Zoning Map Amendment (CZ-25-02)



Subject Parcel

▼ ☒ Zoning (Moncks Corner)

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD

Item 3.

Zoning Map Amendment (CZ-25-02)

Subject Parcel

- ☒ Zoning (Moncks Corner)
 - ☒ FLUM Expansion Area
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Town Character Mixed-Use
 - Institutional
- ☒ FLUM
 - Parks and Open Space
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Neighborhood Mixed-Use
 - Highway Commercial
 - Downtown Commercial
 - Employment
 - Institutional

Item 3.



Applicant Information

NAME

Davis McNair

ADDRESS

1206 Pleasant Pines Rd Mt. Pleasant SC 29464

PHONE

18433300296

EMAIL ADDRESS

demcnair@mcnairdesigndevelopment.com

Property Owner Information

If different than the applicant.

NAME

Five Sellers LLC

PHONE

520-331-0883

EMAIL ADDRESS

jordan.scott@exprealty.com

ADDRESS

1324 PENSHELL PL Mt. Pleasant SC 29464

Subject Parcel

TMS NUMBER

142-08-04-012

CURRENT ZONING

R-2 Single-Family Residential

REQUESTED ZONING

CZ Conditional Zoning

CURRENT USE OF PROPERTY

Vacant

PROPOSED USE OF PROPERTY

Residential

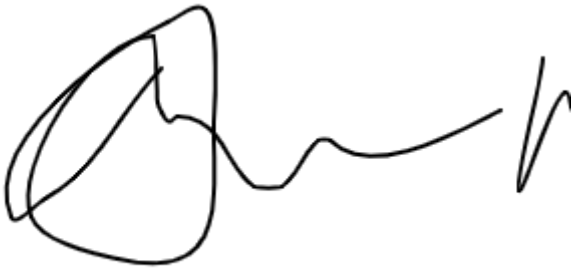
Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

TEXTAREA

Not to my knowledge.

CONSENT

checked

SIGNATUREA handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a series of connected loops and a final vertical stroke.**DATE**

09/23/2025

McNair

Design & Development

Mount Pleasant, SC | (843) 330-0296 | demcnair@mcnairdesigndevelopment.com

Date: 10/13/25

402 Wall Street
Moncks Corner, SC 29461
TMS#: 142-08-04-012

Density Bonus Request Letter

The subject property is a 4.35-acre parcel located on Wall Street in the Town of Moncks Corner. The property is currently zoned R-2, a single-family residential district with a minimum lot size of 8,500 SF and maximum density of 5 units per acre. Theoretically the by right zoning would allow 21 residential lots, however the width of the property creates a hardship, greatly impacting the potential density.

The Site’s proximity to Main Street and easy access to Hwy 52 supports a residential subdivision. As this site is adjacent to Moncks Corner Regional Recreation Complex, there is an opportunity to provide connectivity from Wall Street to Main Street and promote pedestrian traffic to the Town Square Redevelopment project area.

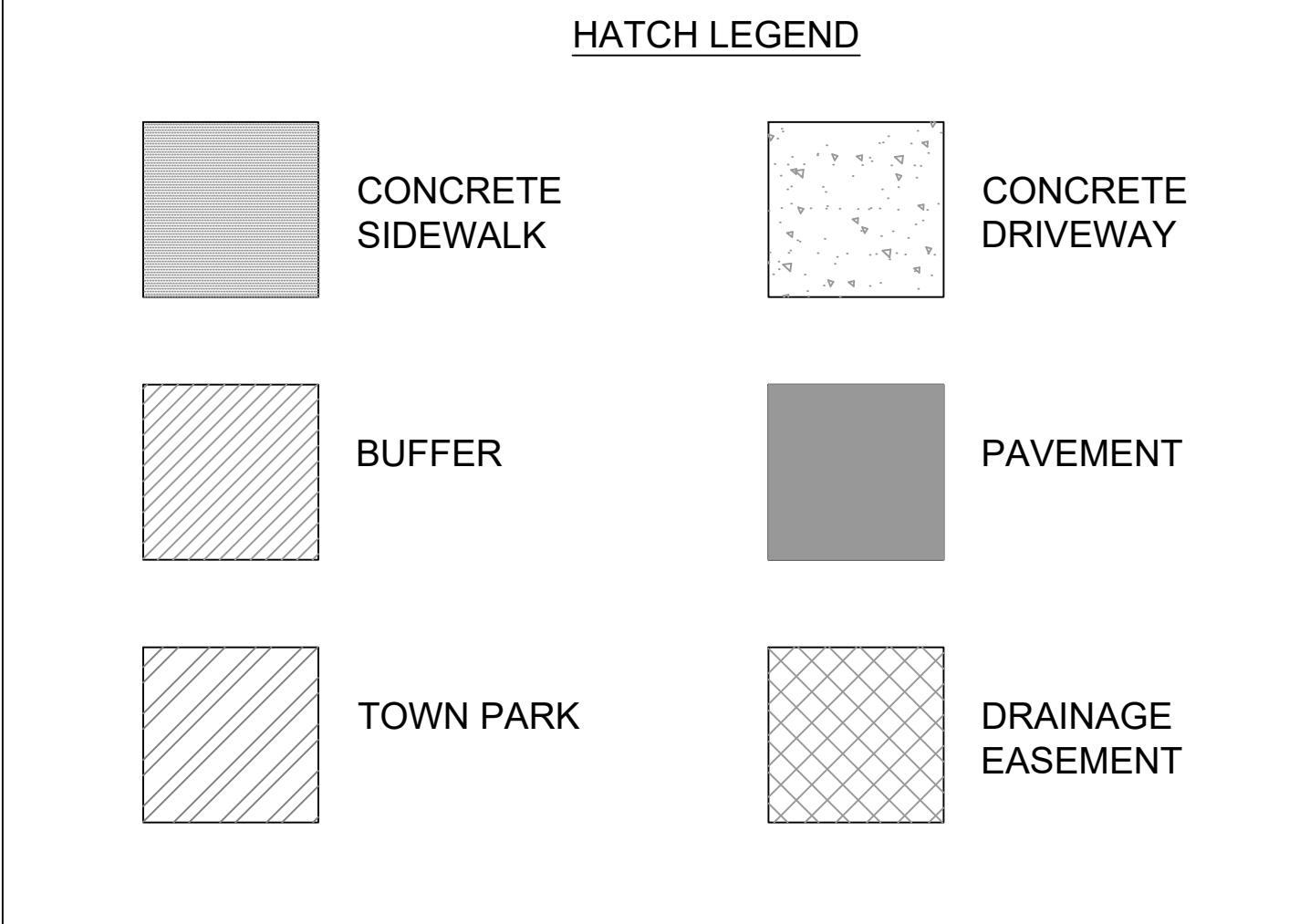
The proposed development seeks a density bonus by providing the following:

Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Dog Park – Land Donation	15%	1,800
Sidewalk Connectivity (1 side)	15%	1,800
Type A Buffer on Wall Street	10%	1,200
Add. Parking	5%	600
Product Mix	5%	600
	New Min. Lot Size	6,000

The rezoning request is scheduled for the October 28th, 2025, Planning Commission Meeting. McNair Design & Development LLC looks forward to working with the Town of Moncks Corner on this project. Should you have any questions or need additional information, please email demcnair@mcnairdesigndevelopment.com

McNair Design & Development, LLC

Davis McNair, PE
Principal
Demcnair@mcnairdesigndevelopment.com
843-330-0296



TRACT 4
NOW OR FORMERLY
DOROTHY D. BACHELOR, ETHAL
TMS# 142-08-04-013
DEED BK: 167 PG: 235
PLAT BK. C PG. 151

SITE INFORMATION	R-2 LOT REQUIREMENTS:	CONDITIONAL REZONING:
- TMS# 142-08-04-012 - ACREAGE: 4.35 ACRES - ZONING: TOWN OF MONCKS CORNER - R-2	- MAX DENSITY: 5 UNITS/ACRE - MIN LOT AREA: 8,500 SF - MIN. 70' WIDTH	- MAX DENSITY: 5 UNITS/ACRE - MIN LOT AREA: 6,000 SF - MIN. 40' WIDTH
LOT SUMMARY:	- FRONT SETBACK: 25' - SIDE SETBACK: 10' - REAR SETBACK: 15' - MAX . LOT COVERAGE: 30%	- FRONT SETBACK: 25' - SIDE SETBACK: 7.5' - REAR SETBACK: 15' - MAX . LOT COVERAGE: 50%

McNair Design & Development MCNAIR.DESIGN.DEVELOPMENT@GMAIL.COM 843-330-0296	
402 WALL STREET MONCKS CORNER, SC 29461 TMS#: 142-08-04-012	
REVISION HISTORY	
1. XX/XX/XX	
DRAWN BY:	DEM
DATE:	10/13/25
JOB #:	TBD
SITE PLAN	
C-5.0	