



PLANNING COMMISSION

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

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the June 28, 2022 meeting

NEW BUSINESS

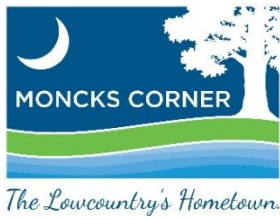
2. Consider a recommendation to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District
3. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions
4. Consider a recommendation to annex 16.02 acres 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
5. Consider a recommendation to rezone a 1.0 acre property located on Main Street Extension, a portion of TMS 143-00-00-002, from R-2, Single Family Residential, to C-2, General Commercial

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, JUNE 28, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

PRESENT

Commissioner Roscoe Haynes
Commissioner Robin McGhee-Frazier
Chairman Connor Salisbury
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

APPROVAL OF MINUTES

1. Approval of Minutes for the April 26, 2022 meeting

Commissioner Ensor pointed out that in the Call to Order Section, Otis Nole was shown as present rather than Charlotte Cruppenink. [Mr. Polen has since changed the official minutes]

Motion to accept the minutes with the change above.

Motion made by Commissioner Ensor, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

NEW BUSINESS

A motion was made to move the North Live Oak Rezoning item ahead of the Pinewood Street Tree Item.

Motion made by Commissioner McGhee-Frazier, Seconded by Commissioner Ensor.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

2. Consider an application to rezone property at 306 N. Live Oak, TMS 142-04-01-004, from C-1, Office & Institutional, to R-2, Single-Family Residential

Mr. Polen presented the item. Jim Prouse, the CFP of Pointe North Church, spoke for the applicant. He stated that the property was donated to the church and has been on sale as a commercial property for years and that there has been no interest. The idea is to subdivide the lot into two residential lots, to be accessible from Roper Circle.

Motion made by Commissioner McGhee-Frazier, Seconded by Commissioner Cruppenink.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

3. Consider an appeal to the removal of two protected trees at 120 Pinewood Road without a permit.

Mr. Polen presented the item, while Ben Coker spoke on behalf of the applicant, Angela Horne. Ms. Horne was in attendance.

Mr. Coker stated that that a healthy tree can increase the value of a house by 18%, so Ms. Horne has already lost a lot of value by losing the tree. Ms. Cruppenink questioned that, as dead trees would not increase the value of a home.

Ms. Cruppenink asked if the tree was dangerous. Mr. Coker said yes. Ms. Cruppenink asked if there were limbs over the house and did they fall on the house? Ms. Horne said several times.

Mr. Salisbury asked the height of the red maple. Mr. Coker stated over 30' tall.

Mr. Coker stated that Ms. Horne had told him that she was going to cut the trees down. Ms. Cruppenink asked Mr. Coker if he had ever cut down trees and gotten a permit to do so. Mr. Coker would not answer the question, stating that he was not on trial.

Mr. Ensor asked why wait 8 months for a permit? Why not simply get a permit?

The Rev. Dr. McGhee-Frazier said that she feels that there will be some repercussions here.

Ms. Cruppenink asked if the tree cutter was licensed. Mr. Polen stated no.

Mr. Salisbury stated that while he feels that everyone on the Commission feels that the trees had to be removed, there is a dilemma. He feels that a fine is necessary.

Mr. Coker stated that since the trees were dead, why must a fine be owed?

Ms. Cruppenink said that she would consider a fine of \$500 plus the purchase of two trees for mitigation.

Mr. Coker asked if he could take a 2 ½" caliper live oak that he has under an electric line and needs to be removed and plant said tree in Ms. Horne's front yard. Mr. Polen stated that if the motion is approved, yes, any 2 ½" mitigation trees, as approved by the code, would be acceptable.

Ms. Cruppenink amended her motion to a \$500 fine and two 2 ½" mitigation trees to be placed in the front yard (or \$225 per tree into the Town Tree Fund) to be placed by the end of 2022.

Mr. Coker said that he appreciated their reconsidering, but he truly believes that moving just the one tree is enough.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Haynes.

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

Voting Nay: Chairman Salisbury

Mr. Polen thanked the Planning Commission for their time and consideration. He stated that the Community Development Department fields approximately 130 tree permits a year. If a person applies for a permit and is denied, they usually do not cut the trees. However, if they cut the trees without a permit, there has been historically a good chance that that individual will not face any mitigation. This creates a two tier system whereby it may be a better course of action for a person seeking to remove a tree to simply do so without a permit in an effort to see if forgiveness is more forthcoming than permission.

4. Consider a recommendation to amend Article 6 of the Zoning Ordinance.

Doug presented the item.

Motion made by Commissioner McGhee-Frazier, Seconded by Commissioner Ensor.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

The meeting was adjourned at 7:05 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, 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.



Staff Report

Amendment to the Official Zoning Map

DATE: 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: Annexation Request

SUBJECT PROPERTY: A 25' wide strip on both sides of Highway 52 north of the Tail Race Canal Bridge, as well as both sides of Highway 402 near 1105 N. Hwy 52

ACTION REQUESTED: Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property D-1, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Santee Cooper, is seeking to annex property into the Town of Moncks Corner, which will allow the Town to patrol and respond to incidents in the right-of-way north of the Tail Race Canal Bridge up to and including the Highway 402 intersection.

The Town has sought to annex this area for some time, as traffic incidents in this area can back up traffic for miles and hours. Currently, traffic incidents are addressed by S.C. State Highway Patrol, but this annexation would place jurisdiction into the Town.

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:

D-1, Development District, Sec. 6-2

This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominately residential, agricultural, or similar development, with scattered related uses. 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. It is further recognized that future demand for developable land will generate requests for amendments to remove land from D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

Permitted Uses:

1. One-family detached dwellings
2. Agricultural uses, including but not limited to:
 - a. Production crops
 - b. Horticultural specialties.
 - c. Ornamental floriculture, shrub, tree and nursery products.
 - d. General farms, primarily crop.
 - e. Agricultural production – livestock
 - f. Landscape and horticultural services.
 - g. Forestry
3. Landscape counseling and planning.
4. Lawn and garden services.
5. Fishing
6. Commercial fishing.
7. Fish Hatcheries and preserves.
8. Game propagation
9. Logging camps and logging contractors.
10. Water-supply
11. Retail nurseries, lawn and garden supply stores.
12. Fruit stores and vegetable markets.
13. Public golf courses.
14. Residential and nursing care.

Summary of Adjacent Zoning & Uses

| | Zone | Present Use |
|--------------|--------|------------------|
| North | Flex 1 | Vacant |
| East | GC | Parker's Kitchen |
| South | Flex 1 | Vacant |
| West | Flex 1 | 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:

This annexation would allow Town Police, Fire, and EMS to respond to incidents at the corner of Hwy 52 and Hwy 402, increasing response times dramatically. Moreover, it would allow possible annexation of additional properties north of the bridge. For these reasons, Staff recommends **APPROVAL** of the annexation.

Santee Cooper Annexation

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

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

The area outlined in orange should give the Town of Moncks Corner jurisdiction to assist in the event of an emergency at the Hwy 52/17-A and Hwy 402 intersection.

25' Strip on both sides of Street

SCPSA

Parker's

SCPSA

Areas will be Zoned as D-1, Development District.

Santee Cooper Annexation

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

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



Pamela J. Williams
Chief Public Affairs Officer and
General Counsel
(843) 761-7043
Cell: (843) 708-1760
pamela.williams@santeecooper.com

July 1, 2022

Mr. Jeff Lord
Town Administrator
Town of Moncks Corner
P.O. Box 700
Moncks Corner, SC 29461

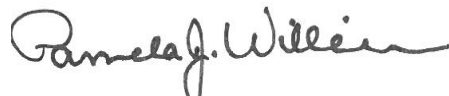
Dear Jeff,

In response to the Town of Moncks Corner's proposal, Santee Cooper is requesting annexation of property that we understand will provide the Town jurisdiction to conduct traffic operations at the intersection of Highways 52 and 402 Extension.

We identified the areas outlined in orange on the attached map - a 25ft. wide strip along both sides Hwy 52/17-A from the Tail Race Canal bridge to the Hwy 402 intersection; the south side of the Hwy 402 Extension; and two parcels on the north side of the Hwy 402 Extension adjacent to Parker's Kitchen. We understand annexing this property will give the Town the areas it needs to provide jurisdiction. A completed annexation form is also enclosed.

We look forward to working with your staff to support the annexation request and appreciate your efforts to improve traffic and public safety in this area. Please let us know of any further steps required to move the annexation process forward.

Sincerely,



Pamela J. Williams

cc: Jimmy Staton
Dan Camp



100 Percent Petition Form

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:

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: SCPSA property outlined in orange on attached map.

*** 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: D-1 Development District

Ramona J. Wilkins 1 Riverwood Dr., Moncks Corner 6/29/2022
Signature Street Address, City Date

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____



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.

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 Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
9. 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.
10. Trees in the interior of the development shall be placed between multi-unit structures.
11. 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
12. 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 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.

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



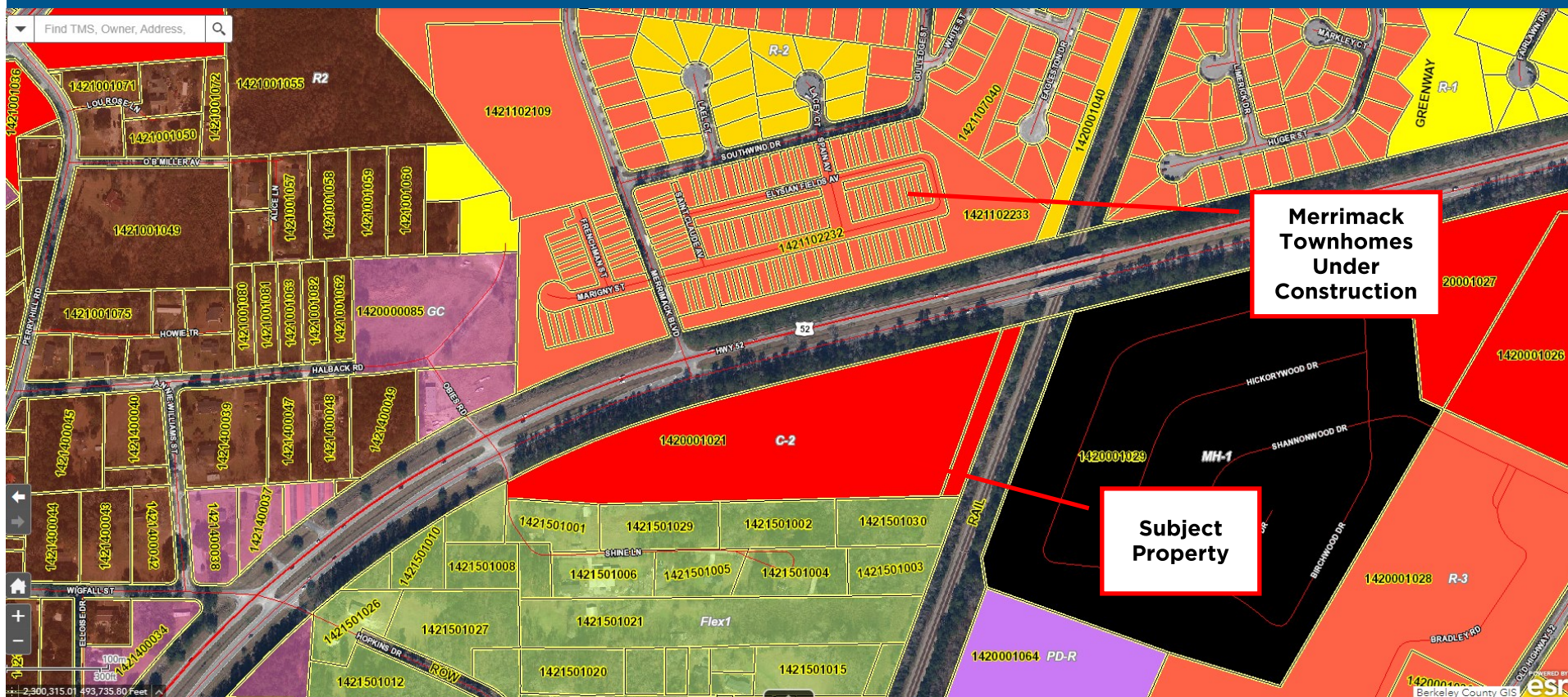
Shine Lane Rezoning

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





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: _____



Staff Report

Amendment to the Official Zoning Map

DATE: 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: 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

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.

- *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. However, the rezoning will be quite a bit denser than properties to the north and west. Staff recommends a traffic study be performed at the time the subdivision is completed and occupied to measure impact on Vanihayn Drive. Should the results show that the road needs improvements, said improvements should be required by the developer.

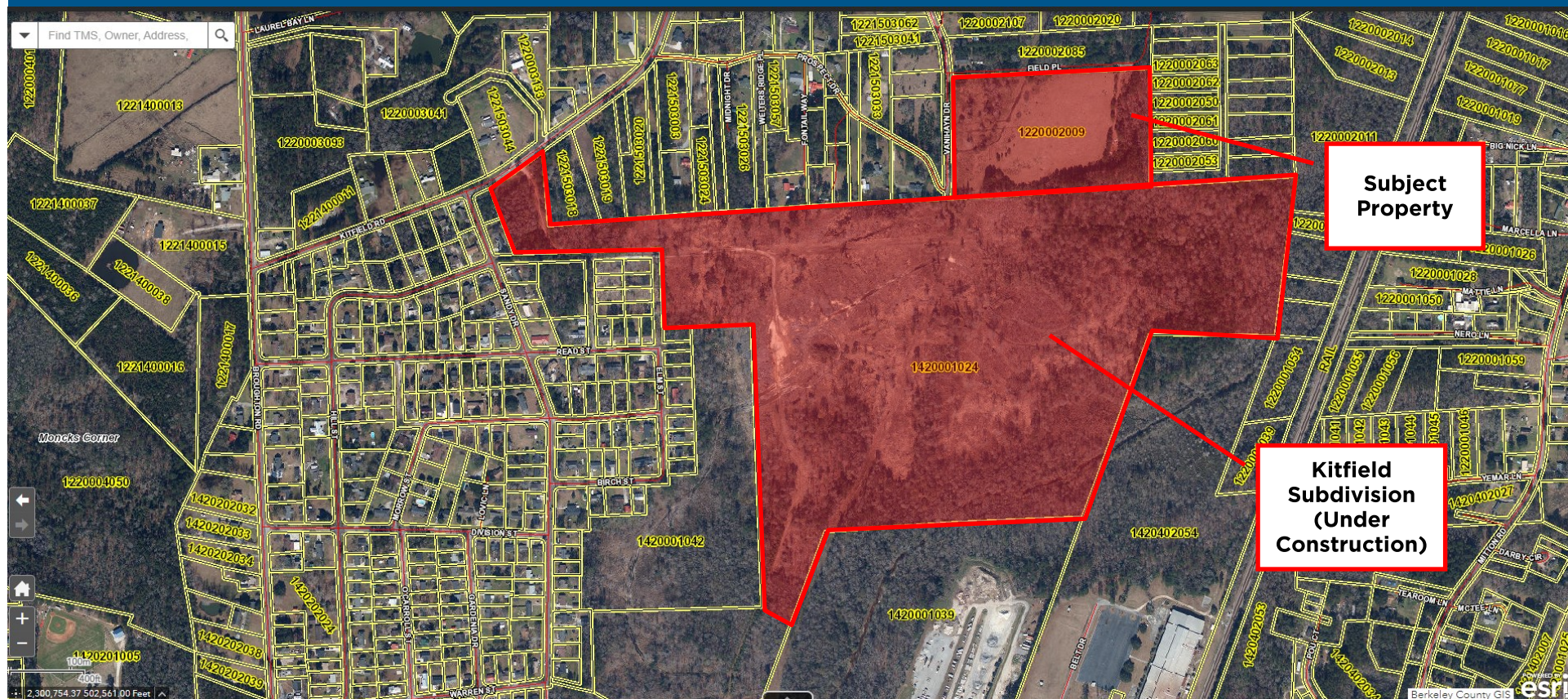
With this caveat, Staff recommends **APPROVAL** of the annexation.

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

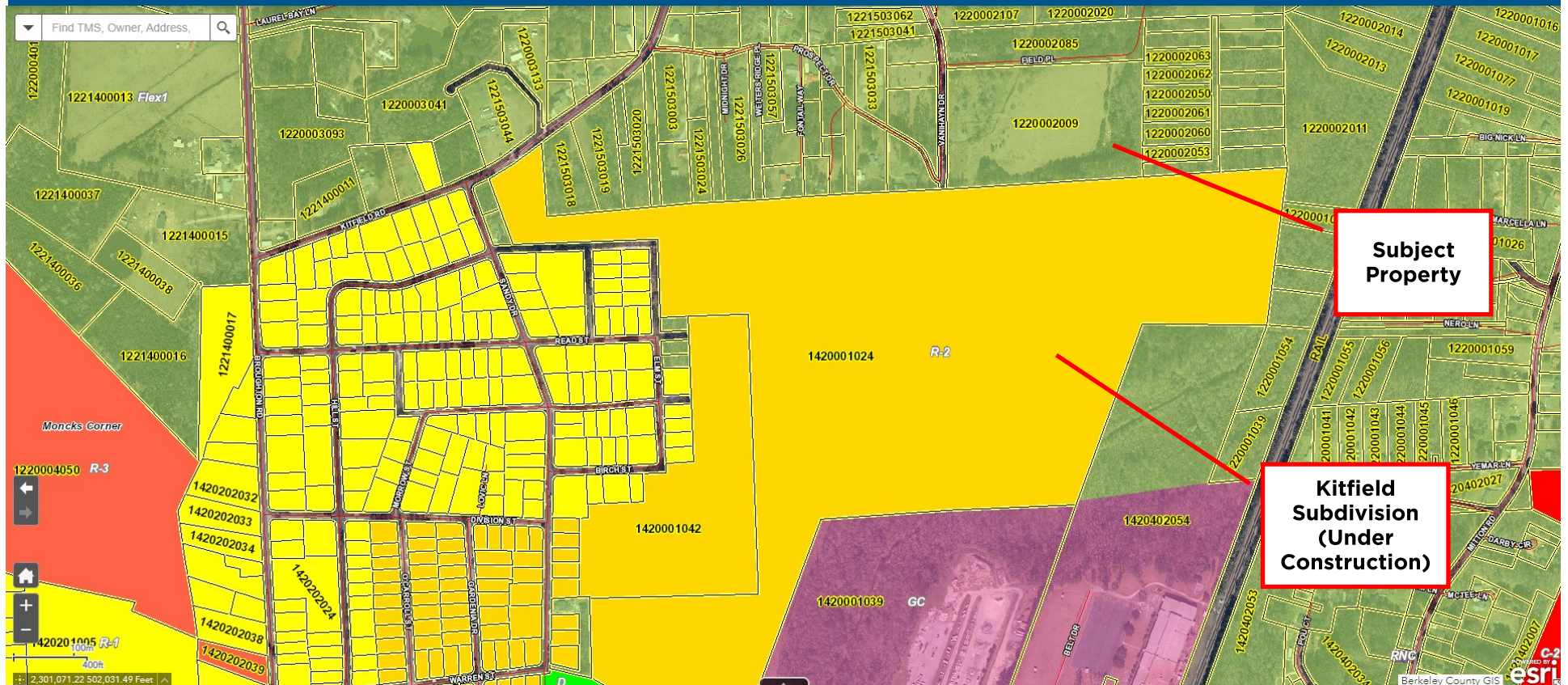


Kitfield Annexation TMS 122-00-02-009

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

Issued

File Name:

Permit-Seal

Client/Project

STYO DEVELOPMENT

KITFIELD DEVELOPMENT

MONCK'S CORNER, SOUTH CAROLINA

Title

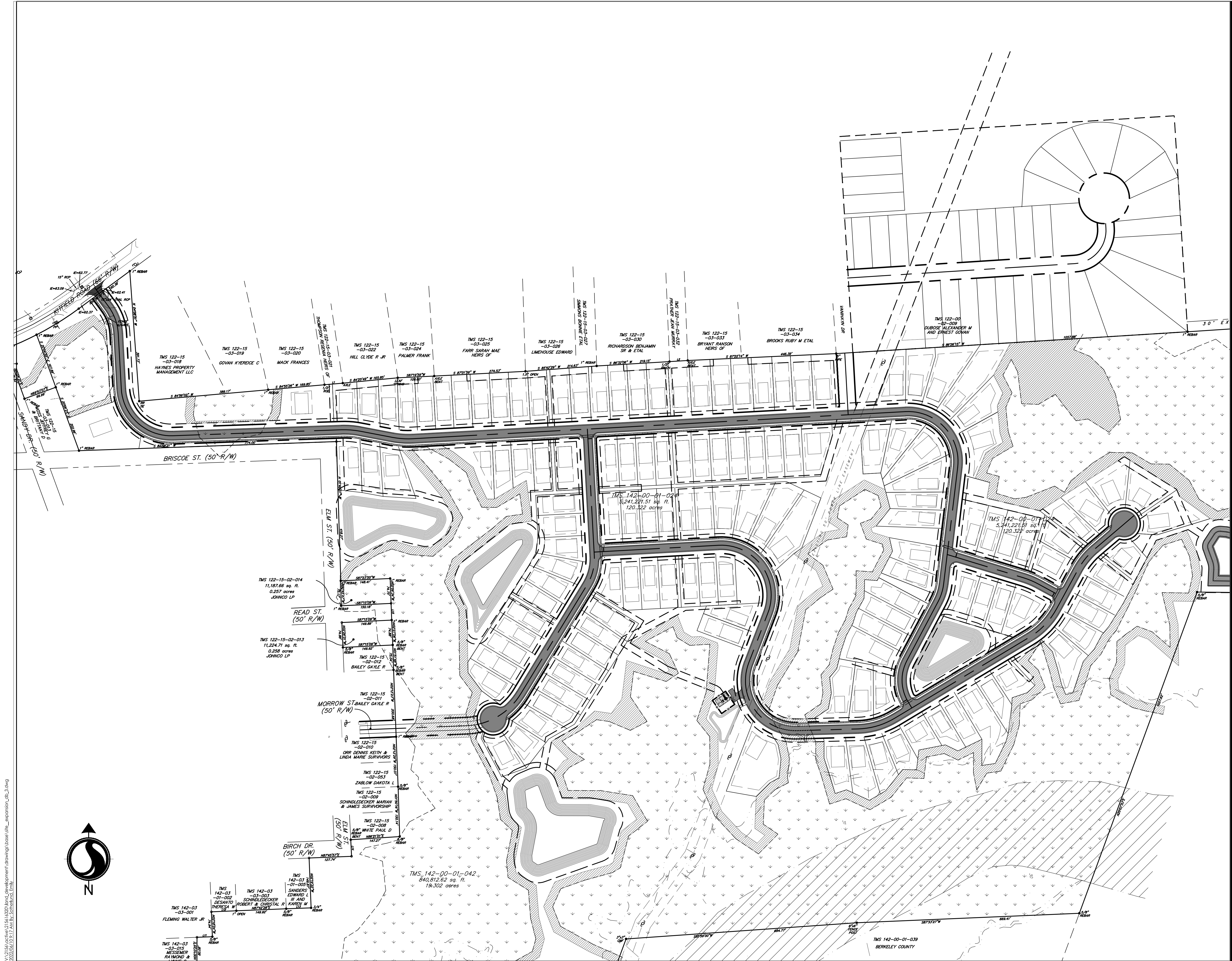
CONCEPTUAL LAYOUT 122-00-02-009

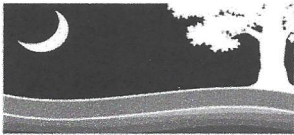
Project No.

Drawing No.

1.0

of





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: _____

Town of Moncks Corner
Community Development Department



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.

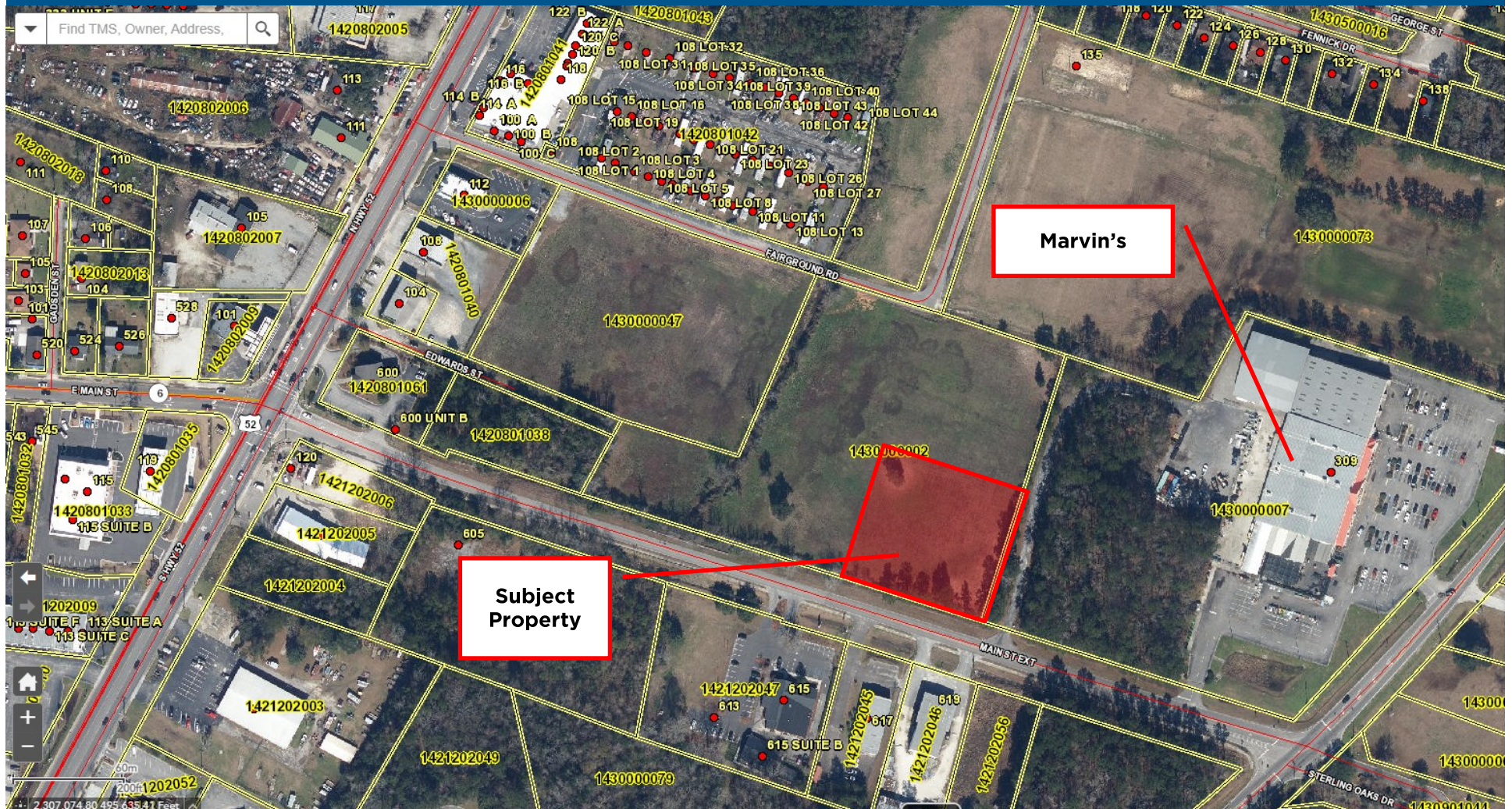
Parler Rezoning

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

Planning Commission | July 26, 2022

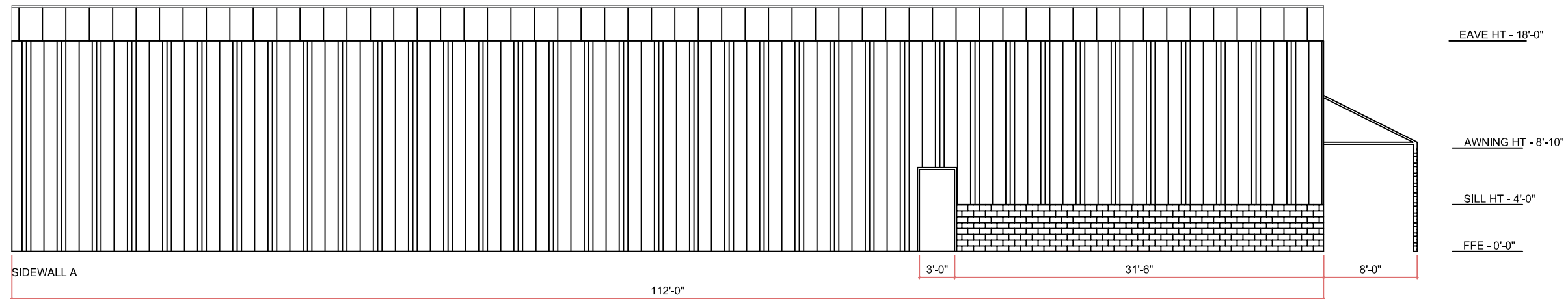
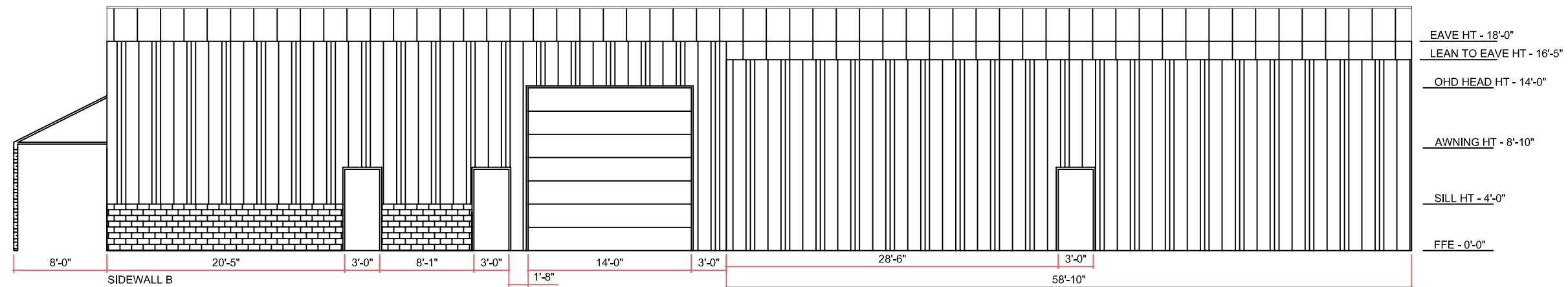
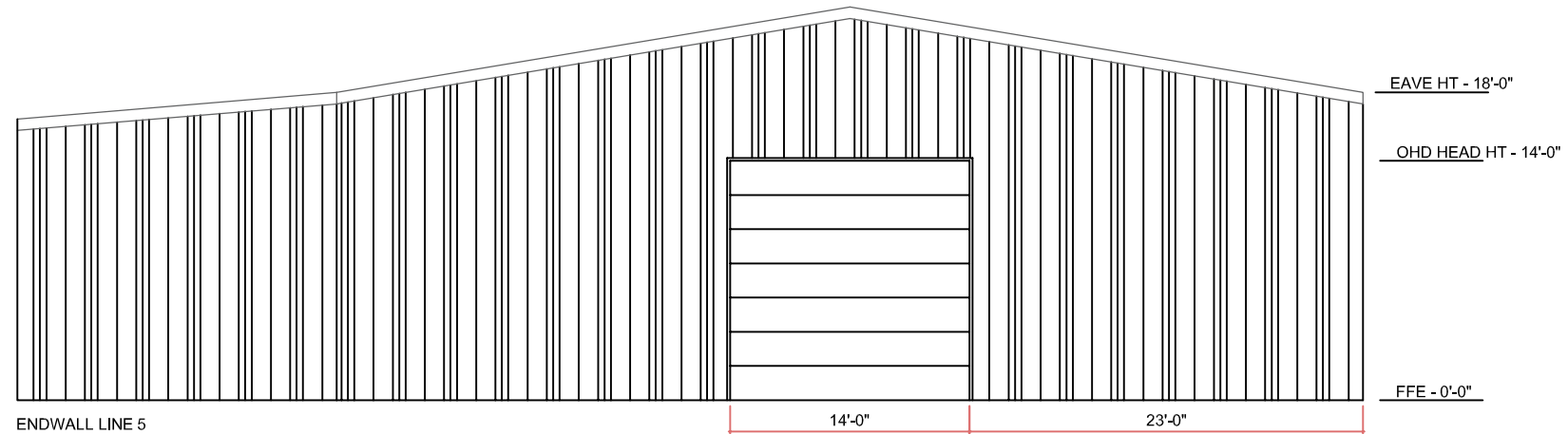
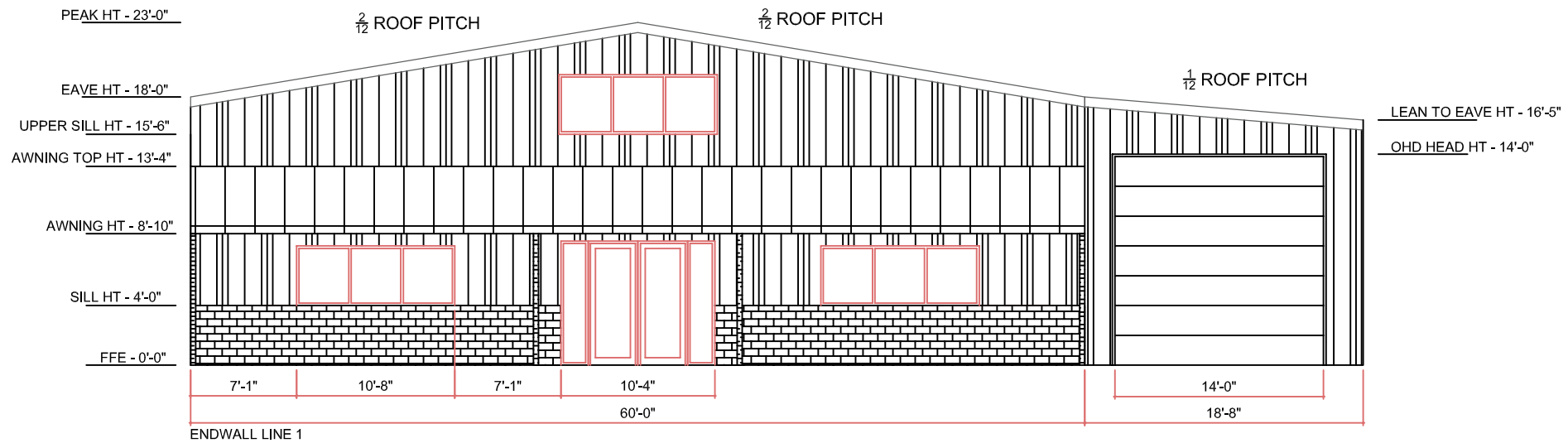
Town Council First Reading | August 16, 2022

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



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

Item 5.

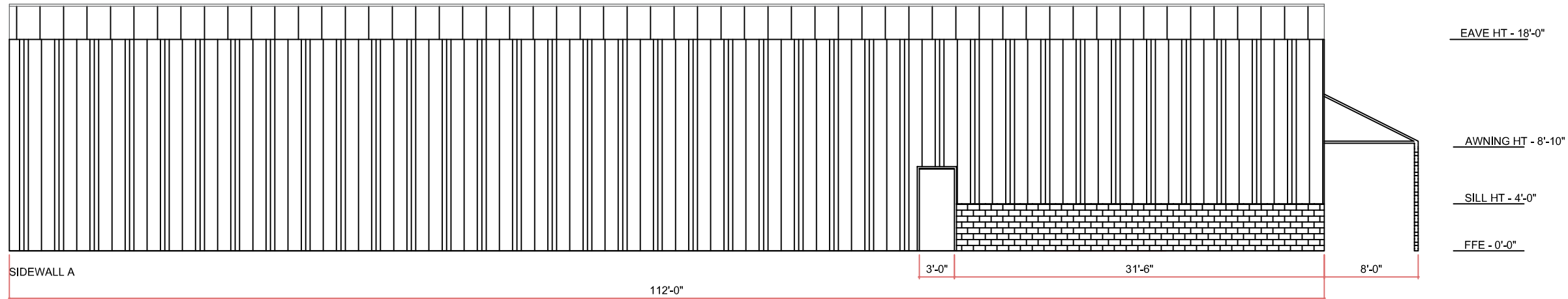
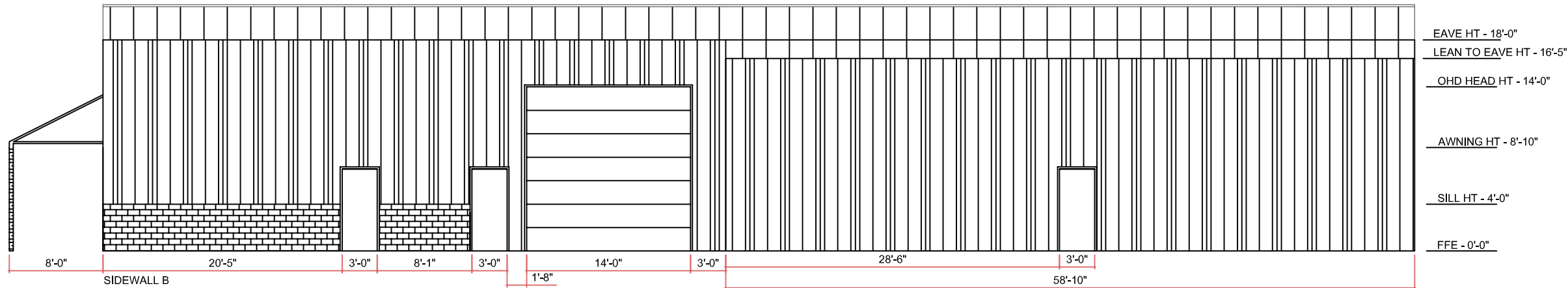
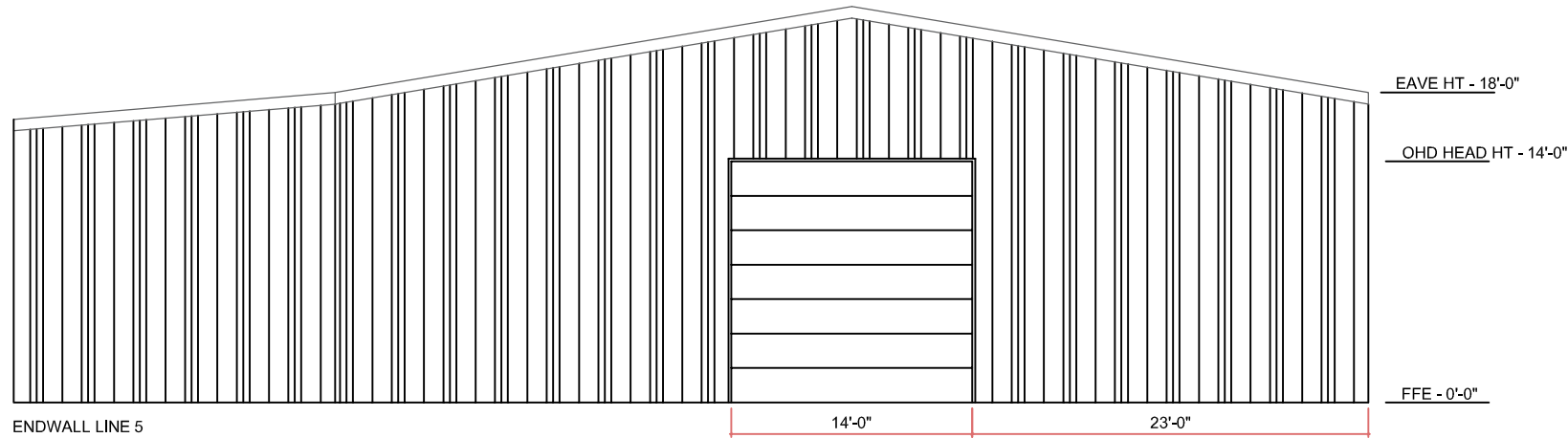
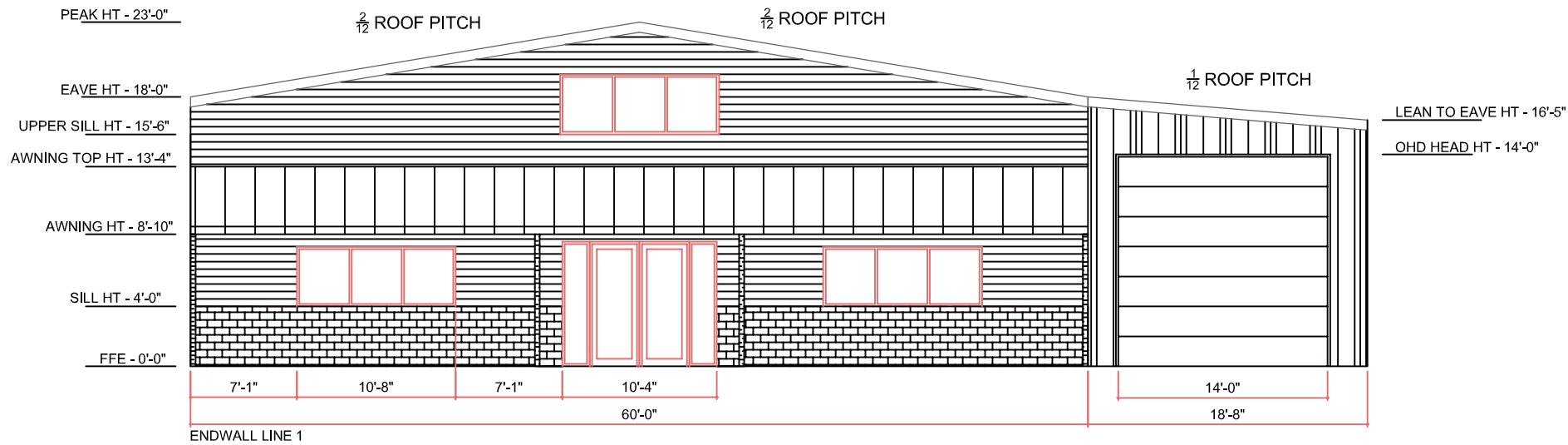


Item 5.

New Facility:
MOCO GENERAL LLC.
TMS 143-00-00-002

| REVISIONS | | |
|-----------|------|-------------|
| # | DATE | DESCRIPTION |
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| DRAWING INFORMATION | |
|-------------------------|----------------------|
| ELEVATIONS - METAL | |
| 05/17/2022 PLOT DATE | |
| 3/32" = 1'-0" SCALE | |
| A-2.0 SHT. NO. | 36 TOTAL REVISION |

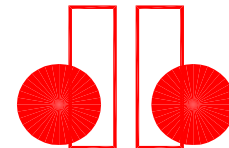


Item 5.

New Facility:
MOCO GENERAL LLC.
TMS 143-00-00-002

| REVISIONS | | |
|-----------|------|-------------|
| # | DATE | DESCRIPTION |
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| DRAWING INFORMATION | | |
|-------------------------|-------|----------|
| ELEVATIONS - HARDIE | | |
| 05/17/2022 PLOT DATE | | |
| 3/32" = 1'-0" SCALE | | |
| A-2.1 | 1 | 37 |
| SHT. NO. | TOTAL | REVISION |



design-build
construction

9561 HAMBERG ROAD
LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:

MOCO GENERAL, LLC.

TMS 143-00-00-002

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
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| | | |

DRAWING INFORMATION

SITE SETBACKS

05/17/2022

PLOT DATE

1/32 = 1'-0"

SCALE

C-1

SHT. NO.

1

TOTAL

38

REVISION

NORTH



25' BUFFERYARD

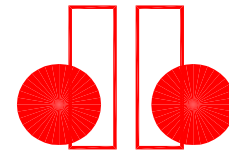
25' PROPERTY
SETBACK

10' PROPERTY
SETBACK

25' BUFFERYARD

15' BUFFERYARD

GREEN LINES ARE BUFFERYARDS.
NORTH AND WEST BUFFERYARDS ARE
TYPE D WITH OPAQUE SCREEN WALLS
PLANNED, THUS MAKING THEM TYPE C.
NO BUFFERYARD ON EAST SIDE DUE TO
SAME LAND USE (NO DOUBLE BUFFERYARDS).
BLUE LINES ARE PROPERTY SETBACKS.
UNSURE ABOUT RIGHT-OF-WAY DIMENSIONS.



design-build
construction

9561 HAMBERG ROAD
LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:

MOCO GENERAL LLC

TMS 143-00-00-002

REVISIONS

| # | DATE | DESCRIPTION |
|---|------|-------------|
| | | |
| | | |
| | | |
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| | | |
| | | |

DRAWING INFORMATION

SITE LAYOUT

06/14/2022

PLOT DATE

1/32 = 1'-0"

SCALE

C-2.0

SHT. NO.

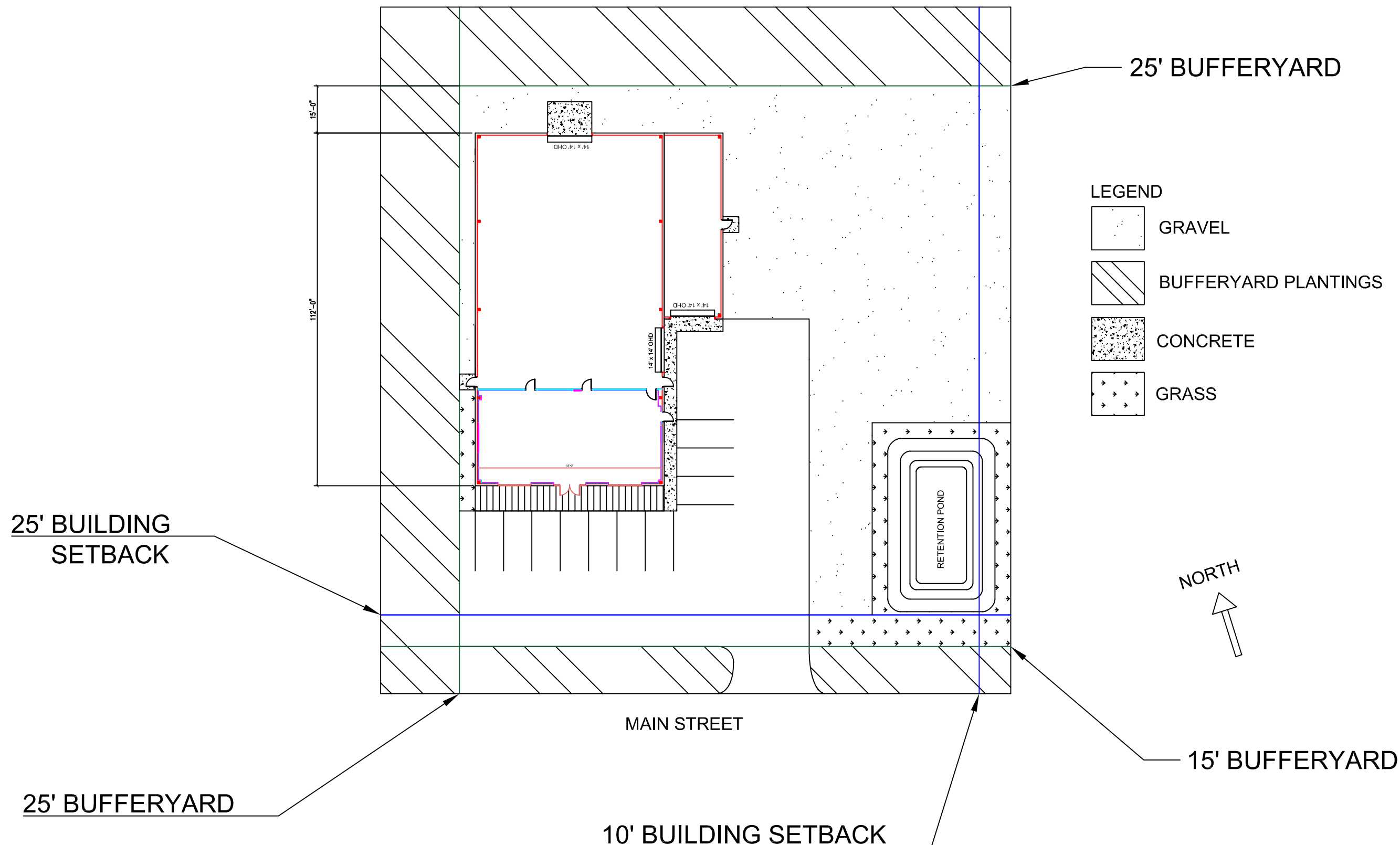
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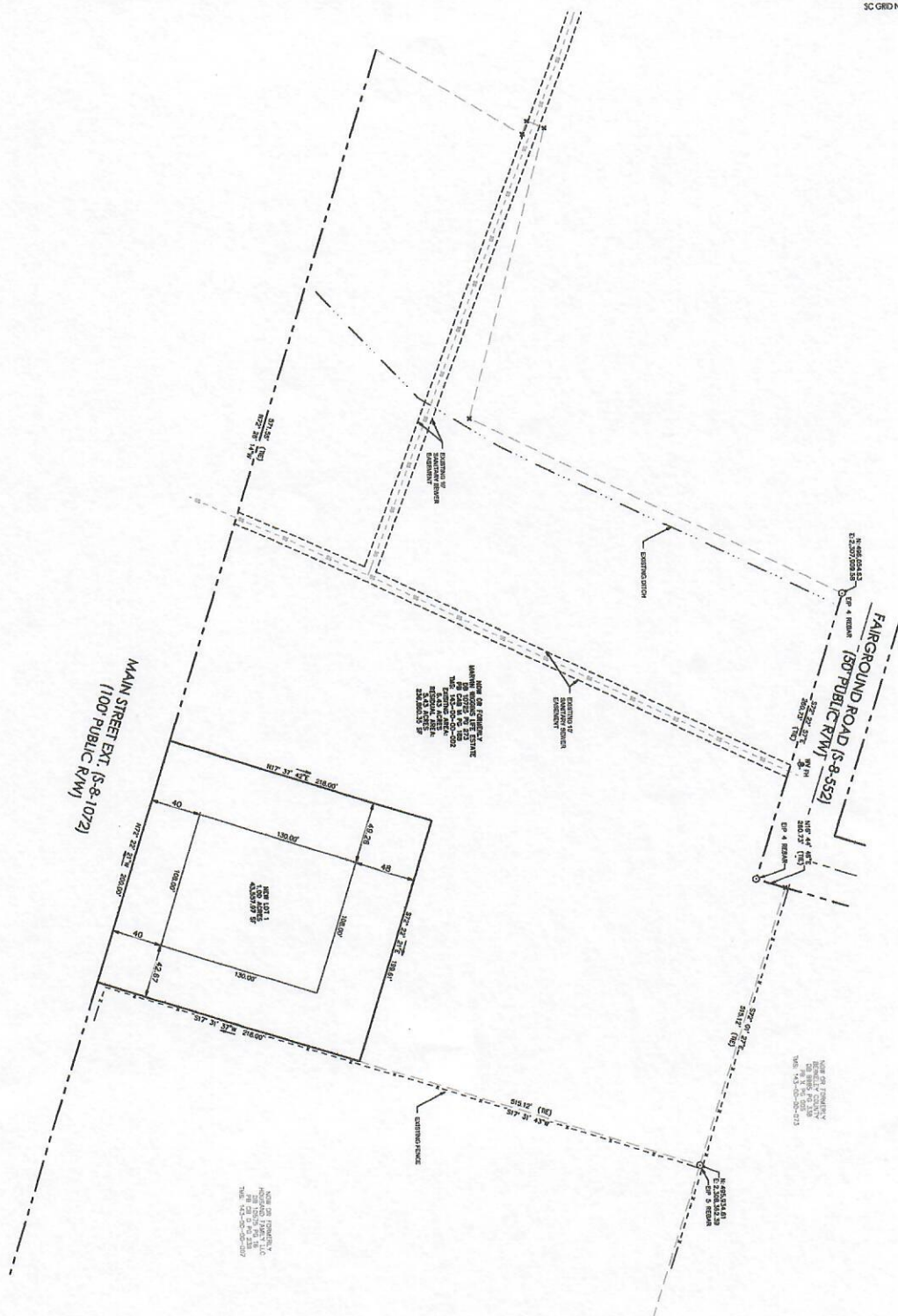
TOTAL

39

REVISION

LAYOUT B





GENERAL NOTES:

- [illegible]



THESE DATA THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SAFETY FROM PERSONS WHO WOULD, IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SERVING IN SUCH CAPACITIES, AND MEET OR EXCEED THE REQUIREMENTS FOR A CLASS SURVEY AS PRACTICED THERAPIST, AND THERE ARE NO KNOWN ENHANCEMENTS OR PROTECTIONS OTHER THAN THOSE.

LEGEND

- ☐ ADJOURN REPLY/NOT REPLY
☐ EXTINGUISH EXISTING LINES
☐ WILL/NOISY CIRCULAR LINE
☐ BOTTLE FRONT OF WAY
☒ CONCRETE ACQUISITION
☐ EXISTING HIGH RISE [PWT]
COMPLETED POINT



SHEET
1 OF 1

MHW CONSULTING, LLC
PO BOX 50154
SUMMERVILLE, SC 29485
843-408-8661
PROFESSIONAL ENGINEER: NC, WI
PROFESSIONAL LAND SURVEYOR: GA, SC, NC, VA, MD, KY, PA

EXEMPT SUBDIVISION PLAT
TMS: 143-00-00-002
1ST ST. JOHNS PARISH
TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA



REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
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 Penciple Rd Moncks Corner SC 29449
Phone: 843-860-4515 E-Mail: _____
TMS #: (143-00-00-002) ^{original} TMS No ^{new} Avon St 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 G Wiggins Date: 6-8-2022
Applicant's Signature: [Signature] Date: 6-8-22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____