

PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
THURSDAY, NOVEMBER 05, 2020 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of minutes for the September 22, 2020 regular meeting

NEW BUSINESS

2. Consider an application to rezone +/- 139.66 acres of land located along Kitfield Road, TMS 142-00-01-024 & -042, from D-1, Development District, to R-2, Single-Family Residential, with conditions.
3. [Consider](#) an application to annex +/- 7 acres of land located along Whitesville Road, TMS 142-00-00-001, and to rezone said property from Flex 1 (Berkeley County) to M-1, Light Industrial.

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 22, 2020 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:05 p.m.

PRESENT

Commissioner Roscoe Haynes
Chairwoman Robin McGhee-Frazier
Commissioner Otis Nole
Commissioner John Joe Salazar (arrived 6:10 p.m.)
Commissioner Connor Salisbury

STAFF

Doug Polen, Development Director

ABSENT

Commissioner Karyn Grooms
Commissioner Johna Bilton

APPROVAL OF MINUTES

1. *Approval of Minutes for the August 25, 2020 Regular Meeting.*

Motion made by Commissioner Salisbury, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Nole,
Commissioner Salisbury

NEW BUSINESS

2. *Consider an application to rezone +/- 0.2 acres of land located on Hwy 17A across from Thunder Hollow Lane, TMS 142-10-02-018, from R-1, Single Family Residential, to C-2, General Commercial*

Commissioner Salisbury asked a question concerning the gravel parking lot going in adjacent to 213 S. Live Oak. Mr. Polen stated that that is an ongoing code enforcement case, as the gravel lot was not permitted.

Mr. Polen presented the item. The applicant was not present.

Motion made by Commissioner Salisbury, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Nole,
Commissioner Salisbury

3. *Consider an application to annex +/- 7.6 acres of land located at 547 A & B Reid Hill Road, TMS 123-00-04-069 and to zone said property C-2, General Commercial; and to rezone +/- 1.8 acres of adjacent property from R-3, Multi-Family Residential, to C-2, General Commercial.*

Mr. Polen presented the item. The applicant, Karl Rakes, was present and he spoke, stating that the restaurant would be family-oriented, and not open past midnight.

Commissioner Haynes asked what kind of food would be served. Mr. Rakes stated that he has spoken with several restaurateurs in Charleston and he expects something like seafood and steaks.

Chairwoman McGhee-Frazier asked about the boat slips. Mr. Rakes explained how the boat pickups work, the tackle shop, and fuel purchases.

Mr. Rakes went on to speak about the commercial lots leading to the existing condos, explaining how they would be used for parking/storage, possibly, left vacant, possibly eventually build more condos. Commissioner Salisbury asked what happens if we rezone now. Mr. Polen explained that the applicant has until the second reading to Council to decide whether to rezone the lots to commercial or withdraw that portion of the application and leave those lots multi-family.

Commissioner Salisbury stated that he grew up on the river and is excited about the project. He feels that if the applicant builds this according to his plan, it will be a success. Mr. Rakes stated that when he took this project to First Citizens, his bank, they were very excited as well.

Chairwoman McGhee-Frazier asked about the cutting of trees. Mr. Rakes stated that the area was cleared over a decade ago, so there is nothing there larger than 6 or 8 inches.

Commissioner Salazar asked about parking, and will the dock be open to the public. Mr. Rakes explained that there will be enough parking, especially if he converts the multi-family lots to a gravel lot. Then, if there is a fishing tournament, which he wishes to hold twice a year, there will be ample parking for competitors. Also, yes, the dock will be open for the public to put their boats in. Boaters won't have to be customers of the wet or dry docks to use the landing.

Commissioner Nole asked about the bamboo buffer and if it was invasive. Mr. Rakes stated that Seabreeze bamboo is not invasive and will not spread. He then described how the southernmost R-3 lot would be buffered from the adjacent existing condos, such as by using a berm, a 10' fence, the bamboo, or other methods to ensure that the residents are not disturbed.

Motion made by Commissioner Salazar, Seconded by Commissioner Salisbury.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Nole, Commissioner Salazar, Commissioner Salisbury

4. *Consider an application to rezone +/- 1.2 acres of land located at 109 & 111 North Live Oak Drive, TMS 142-07-03-023, -047, & -048, from R-1, Single Family Residential and C-1, Office and Institutional, to C-2, General Commercial.*

Mr. Polen presented the item. The applicant, Chris Wilson, was present and spoke to the project. He stated that, in speaking with local real estate professionals, the highest and best use of a lot on Highway 17A, near Main Street, would be general commercial. No potential buyers would be interested unless they knew that the area could accommodate general commercial. Also, they all want at least one full acre. With the three lots combined, he and his partner Homer Mason have over an acre to market. At this time they are also seeking to get the owner of 113 N. Live Oak to join them, bringing the total land area to 1.3 acres.

Motion made by Commissioner Salisbury, Seconded by Commissioner Haynes.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Nole,
Commissioner Salazar, Commissioner Salisbury

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Polen discussed new development, including the KJ's grocery store, the previously proposed KJ's location at Gaillard Road, the development behind Wendy's, and the Publix.

MOVE TO ADJOURN

Motion made to adjourn at 6:45 p.m.

Motion made by Commissioner Haynes, Seconded by Commissioner Salazar.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Nole, Commissioner Salazar, Commissioner Salisbury

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: November 5, 2020
Town Council:
First Reading: November 17, 2020
Second Reading & Public Hearing: December 15, 2020

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 142-00-01-024 & -042

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from D-1, Development District, to R-2, Single Family Residential, with conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone approximately 140 acres of land from D-1, Development District, to R-2, Single-Family Residential, with conditions. This property was approved as a Planned Unit Development in 2006 with 323 units, but was never built. Over time the development was reconsidered, but changes in the underlying wetlands made such dense development impossible.

The applicant is now seeking a considerably different development plan than 2006, with no more than 160 units, or less than half of what was permitted originally. The lot size will be a minimum of 8,500 sq. ft., but sizes will range upwards considerably due to the amount of wetlands and unbuildable property.

While this property is to be zoned R-2, Single Family Residential, there are conditions to be placed on the zoning.

Yield: 160 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 Jacinda lane

Current 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: A building or premises in the D-1 district may be used for the following purposes:

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. Elementary and secondary schools.
- 15. Libraries and information centers.
- 16. Residential and nursing care.

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	GC	Berkeley County
West	R-1 & R-2	Single-Family Residential

Staff Findings:

Staff finds this rezoning to be in keeping with adjacent properties in the area. As such, Staff recommends **APPROVAL** of the rezoning with conditions.

Kitfield Rezoning

Planning Commission | November 5, 2020

Town Council First Reading | November 17, 2020

Town Council Second Reading & Public Hearing | December 15, 2020



Kitfield Tract Rezoning

TMS#142-00-01-024 & 142-00-01-042

October 2020

Prior Submittal History

This property was previously brought before the Moncks Corner Planning Commission and Town Council in 2006 to pursue a rezoning to residential Planned Development District. At that time, this property came before these boards under the name "Johnco Tract Planned Development District". This PD was approved by the Town in 2006 and allowed for the following design criteria –

- Overall Yield – 323 single family residential homes
- Minimum Lot Width – 50' & 60'
- Front Setback – 15'
- Rear Setback – 25'
- Side Setbacks – 3.5'

This previously approved PD layout contained one access point to the development from Kitfield Road. See Exhibit A. Following approval of the PD, construction drawings for the initial phase were approved but no significant progress was made on the construction.

2020 Rezoning Request

This current request is to rezone the property to R2 to develop single family residential lots. An updated conceptual land plan has been prepared to adhere to the current local and state regulations. This plan proposes two access points to serve this development – one from Kitfield Road and one from Morrow Street. Site wetlands were recently delineated and the land plan incorporates these current site conditions. Below please find a summary of the requested design criteria associated with this rezoning request –

- Overall Yield – approximately 150 single family residential homes
- Minimum Lot Width – 55'
- Front Setback – 15'
- Rear Setback – 25'
- Side Setbacks – 7.5'

This updated conceptual land plan greatly reduces the previously approved unit yield, increases buffering along the project limits, provides two access points and will preserve significantly more open space.

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

Notes

Revision

Issued

File Name:

Permit-Seal

Client/Project

SOUTHEAST DEVELOPMENT & CONSTRUCTION

KITFIELD ROAD SUBDIVISION

MONCK'S CORNER, SOUTH CAROLINA

Title

CONCEPTUAL SITE PLAN

Project No.

178421015

Drawing No.

C1.0

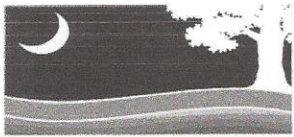
Scale

Sheet

of

Revision

0



REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Deryel Cumbie Address: PO Box 457 Moncks Corner, SC 29461
Phone: 843-729-1456 E-Mail: deryel.cumbie@gmail.com

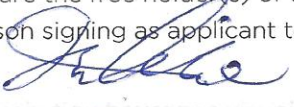
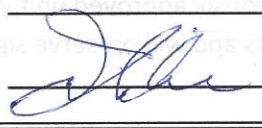
Property Owner Information (If Different)

Name: Deryel Cumbie (CFT12 Holding 3 LLC) Address: PO Box 457 Moncks Corner, SC 29461
Phone: 843-729-1456 E-Mail: deryel.cumbie@gmail.com
TMS #: 142-00-01-024 & 142-00-01-042 Address: Kitfield Road Moncks Corner SC
Current Zoning: PD Requested Zoning: R2
Current Use of Property: Undeveloped
Proposed Use of Property: Single Family 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.

Yes - please see attached

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:  Date: 10-7-20
Applicant's Signature:  Date: 10-7-20

For Official Use Only

Received: _____ Property Posted: _____
Receipt #: _____ Hearing: _____
Advertised: _____ Approved: _____



Staff Report

Amendment to the Official Zoning Map

DATE: Planning Commission: November 5, 2020
Town Council:
First Reading: November 17, 2020
Second Reading & Public Hearing: December 15, 2020

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Annexation Request

SUBJECT PROPERTY: 142-00-00-001

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

Background:

The applicant wishes to annex +/- 7.0 acres into the Town of Moncks Corner. The property is vacant and heavily wooded and is located adjacent to industrial properties in the Town and County, including the airport.

From the prospective lot owner, Michael Costa, President of ED Integrated:

Regarding our business operations - this property will be used mainly for parking and laydown space for our vehicles, vacuum trucks, trailers, roll off boxes (containers), and other equipment used by ES Integrated (environmental, construction, and industrial service firm). We will at some point have a small building used for storage of supplies and as training space for our employees (classroom style set up). Minor maintenance and repair work may also be performed on our equipment at this site.

Current Zoning – Definition and Uses:

FLEX 1 – AGRICULTURAL DISTRICT

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.

- A. The Flex1 agricultural district is intended to implement the land use goals of the agriculture and resource conservation areas within rural areas in the unincorporated portions of Berkeley County.
- B. This district is intended to:
 - 1. Preserve agricultural activities as a primary use, but to allow residential development as a secondary use.
 - 2. Manage growth to protect agricultural land and land uses from development pressures to avoid increasing demands for road improvements and public infrastructure.
 - 3. Provide standards to control the intensity of development in rural areas of sensitive natural and historical resources.
 - 4. Preserve wetlands, watercourses and other significant natural resource areas, and to preserve the scenic quality of the landscape.
 - 5. Preserve and protect the rural residential character of specific areas within the county.
 - 6. Ensure that the cultural integrity of the county's historical resources is protected.
 - 7. Protect these areas from infiltration of incompatible land uses.

6.4.4. Permitted uses. The following uses are permitted within the Flex1 agricultural district:

- 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. 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:

M-1, LIGHT INDUSTRIAL DISTRICT

This district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirement is intended to best fulfill the intent of this chapter.

Permitted Uses: A building or premises may be used for the following purposes:

1. Limited manufacturing and industrial uses; provided, that such use is not detrimental to the
2. health, safety or general welfare of the community
3. All uses allowed in C-1 or C-2 within the requirements of each district
4. Warehouses and storage
5. Refuse systems
6. Transportation services and maintenance facilities

Accessory Uses: Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities. Freight containers must be placed in the rear of the property. If the rear of the property borders a street, an eight foot tall evergreen buffer shall be installed.

Special Exceptions:

1. Churches
2. Non-certified modular buildings used for habitation

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	Flex 1	Vacant & Single Family Residential
East	R-1	Single Family Residential
South	HI	Airport
West	M-1	Berkeley Co. School Maintenance Building

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*
 - *S2 Coordinate public facilities and services plans with land use planning to promote more compact development and encourage infill and redevelopment opportunities when possible*
 - *S3 Encourage infill and redevelopment of vacant and/or blighted properties to maximize use of existing infrastructure, to fill existing and light industrial spaces where available, and to transition existing manufactured housing areas to permanent structures*
 - *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*
- o *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 Recommendation:

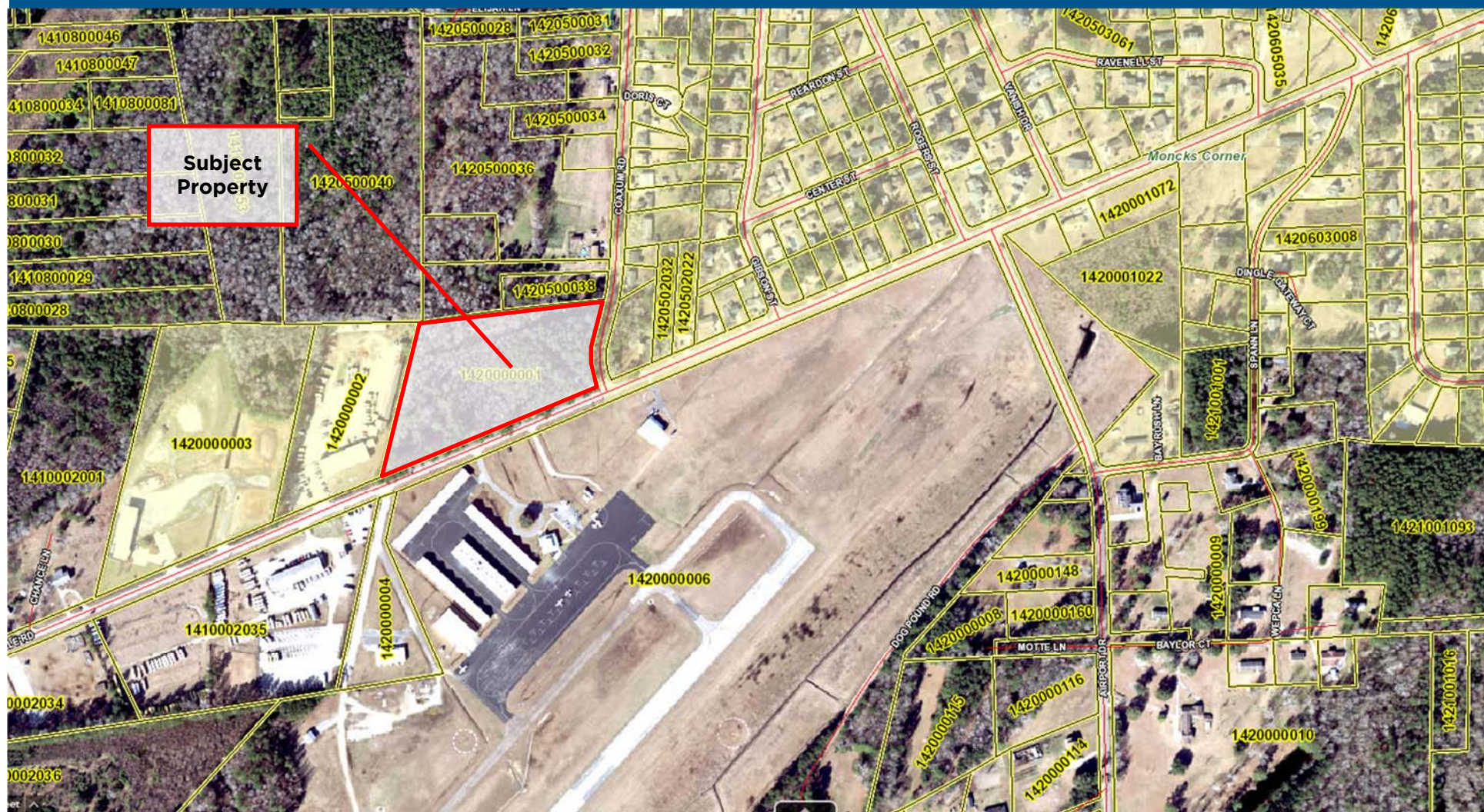
Staff finds this annexation and rezoning to be in keeping with the Comprehensive Plan. As such, staff recommends **APPROVAL** of the annexation and rezoning.

Whitesville Road Annexation

Planning Commission | November 5, 2020

Town Council First Reading | November 17, 2020

Town Council Second Reading & Public Hearing | December 15, 2020

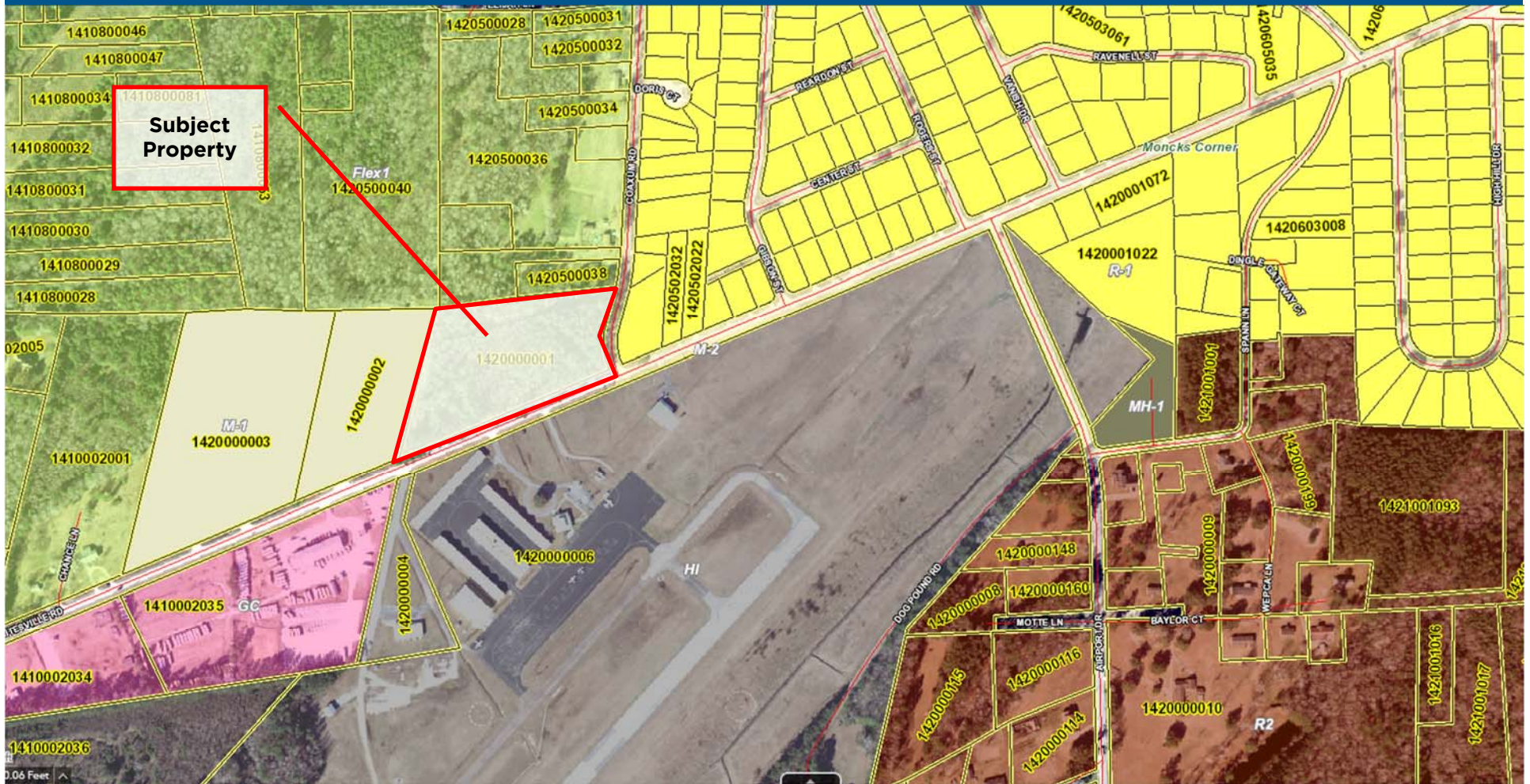


Whitesville Road Annexation

Planning Commission | November 5, 2020

Town Council First Reading | November 17, 2020

Town Council Second Reading & Public Hearing | December 15, 2020





100% ANNEXATION PETITION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: William J Lynch Address: 1629 Meeting St Charleston SC 29405
Phone: 843-991-2962 E-Mail: jamie-lynch@me.com

Property Owner Information (If Different)

Name: Judith Breeden Address: 3208 S. Cathay Cir Aurora CO 80013
Phone: 720-300-1148 E-Mail: sassyjb6612@aol.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. 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: TMS 142-00-00-001

*** 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: M-1. Light Industrial

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: _____ Date: 11-2-20
Applicant's Signature: [Signature] Date: 11-2-20

For Official Use Only

Received: _____ Property Posted: _____
Receipt #: _____ Hearing: _____
Advertised: _____ Approved: _____