



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 25, 2023 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the June 27, 2023 meeting.

NEW BUSINESS

2. Consider a Zoning Map Amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential).
3. Consider a Zoning Map Amendment request for 4.08 acres located on Broughton Road (122-14-00-017), from R-1 (Single Family Residential) to CZ R-1 (Conditional Zoning - Single Family Residential).
4. Consider a Text Amendment to Article 13 of the Zoning Ordinance, to create standards for a multi-face signs within the C-1 zoning district.

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 27, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:29 p.m.

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Drew Ensor
Commissioner Glen Pipkin

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Nick Ross
Commissioner Rev. Robin McGhee-Frazier
Commissioner Chris Kondakor

APPROVAL OF MINUTES

1. Approval of Minutes for the March 28, 2023 Meeting.

Motion made by Commissioner Ensor, Seconded by Commissioner Pipkin

Voting Yea: Chairwoman Cruppenink, Commissioner Ensor and Commissioner Pipkin

NEW BUSINESS

Consider a Zoning Map Amendment request for 0.32 acres located at 105 McKnight Street (142-07-03-037), from C-1 (Office & Institutional District) to R-1 (Single Family Residential).

Mr. Westbrook presented the item.

Mr. Buddy Pusser, PE of Seamon-Whiteside represented the applicant. He went into greater detail regarding the project and wetland concerns.

Mr. Tige Moran spoke in favor of the application.

Motion made by Commissioner Ensor to approve as presented by Staff, Seconded by Commissioner Pipkin

Voting Yea: Chairwoman Cruppenink, Commissioner Ensor, Commissioner Pipkin

2. Consider an Annexation & Zoning Map Amendment request for 15.29 acres located near Ginn Road & Perry Hill Road (142-14-00-024 & 142-14-00-025), Conditional Zoning - R-3 (Single Family Attached).

Mr. Westbrook presented the item.

Mr. Buddy Pusser, PE of Seamon-Whiteside represented the applicant. He went into greater detail regarding the project and wetland concerns.

Mr. Tige Moran spoke in favor of the application.

Motion made by Commissioner Ensor to approve with additional conditions as presented by Staff, Seconded by Commissioner Pipkin

Voting Yea: Chairwoman Cruppenink, Commissioner Ensor, Commissioner Pipkin

OLD BUSINESS

PLANNER'S COMMENTS

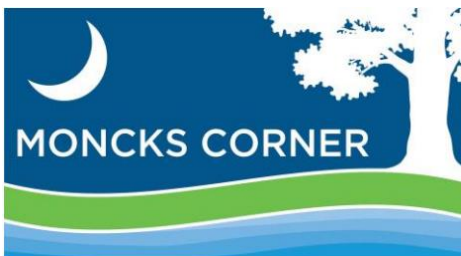
MOVE TO ADJOURN

Motion made by Commissioner Pipkin, Seconded by Commissioner Ensor.

Voting Yea: Chairwoman Cruppenink, Commissioner Ensor, Commissioner Pipkin, and Commissioner Ensor

Meeting adjourned at 6:15 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: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (CZ-23-01) – Habitat for Humanity

DATE: July 25, 2023

Background: The applicant, Habitat for Humanity, has applied for a Zoning Map Amendment (CZ-23-01) for a parcel (TMS #142-04-01-033). The applicant is seeking to assign **Conditional Zoning – R-2** zoning to the subject parcel for the allowance for smaller minimum lots sizes.

Previously, the applicant sought and was granted a **Variance** for the adjacent parcel (TMS #142-04-01-032) to reduce the required minimum lot size in the R-2 zoning district from 8,500 square feet to 6,815 square feet. This **Variance** was granted by the Board of Zoning Appeals in September 2022.

A **Variance** request should be applicable to individual parcels that suffer from “extraordinary and exceptional conditions” that exist on the subject parcel. Those hardships should be determined to burden development by a strict interpretation of the Zoning Ordinance due to unique circumstances of the parcel. Therefore, a **Variance** request to reduce the minimum lot size is not appropriate in this circumstance, due to a lack of hardship experienced by the subject parcel that would prohibit development.

Conditional Zoning is applicable to parcels under twenty-five (25) acres that can promote flexibility in site planning and structure location. Therefore, the applicant is seeking to amend the current zoning district for this subject parcel to be similar in nature to the adjacent parcels previously granted a **Variance** to reduce the minimum lot size.

Existing Zoning: The subject parcels are currently within the **R-2** zoning district. Per the Zoning Ordinance, the **R-2 – Single Family Residential District** is intended as:

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

The zoning district is primarily residential in nature, specifically designed for single-family detached dwellings. The **R-2** district requires a minimum lot size of 8,500 square feet. This could generally net 5.1 dwelling units per acre. This calculated density does not factor in stormwater devices, right-of-way dedication or other external factors that may be required for development.

Other dimensional standards that may be applicable to this request would be the minimum side yard setbacks and minimum lot width. Within the **R-2 – Single Family Residential District**, new construction must meet a 10-foot side setback, while new lots must meet a minimum lot width of 70-feet.

	Adjacent Zoning	Adjacent Land Use
North	R-2	VACANT
South	R-2	VACANT
East	C-1	VACANT
	R-2	Single-family Detached
West	R-2	VACANT

Existing Site Conditions: The subject parcel is approximately 0.788 acres (~34,318 square feet), which is currently undeveloped. The subject parcel is currently accessible by Hutchinson Lane.

Proposed Zoning Request: The applicant’s request is seeking to attach conditions to the base **R-2** zoning district the Town utilizes. **Conditional Zoning** serves to:

“...encourage the development of various types of flexible, negotiated developments under master plans, where the traditional density, bulk, spacing and use regulations of other zoning designations, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach.”

The reduction of the minimum lot size, as prescribed in the Zoning Ordinance from 8,500 square feet to 6,815 square feet would allow for four (4) lots to be created. With an unusual depth for the parcel being only approximately 95-feet, current dimensional requirements would require the lots to be fairly wide to make up the square footage required for minimum lot size. By reducing the minimum lot size, the applicant may still achieve a similar density, without reducing the minimum lot width or side yard setbacks for the new construction of four (4) single-family detached dwellings.

All other additional elements as required by the Zoning Ordinance, specifically Section 6-12 of the Zoning Ordinances, must be met by the developer.

Density: The request seeks to reduce the minimum lot size, which when calculated results in 6.4 dwelling units per acre. However, as the reduction of the minimum lot width is not part of the request, and the generally shallow lot depth, the applicant cannot achieve this higher density with the reduction in minimum lot size. Per the submitted lot layout, the applicant is only able to achieve four (4) units for the subject parcel, which is much closer to the existing density provided by the **R-2 – Single Family Residential District**.

The Comprehensive Plan, adopted in 2017, has designated this amount of density as ‘*Low Density Residential*’. This type of designation has been identified to be located within Moncks Corner for areas that provide:

“...predominately single family detached neighborhoods ranging from one (1) to four (4) dwelling units per acre”

Staff believes that the undeveloped subject parcel exists in an older section of Town, where development traditionally occurred with more density and variability, allowing for traditional homes to be built on smaller parcels. Initial research by Staff indicates the density within the historical neighborhood is conducive to smaller than currently required lot sizes. Many parcels are smaller than the requested reduced minimum lot size by the applicant, with parcels under 5,000 square feet.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval. Staff will work with the applicant on potential improvements made to Hutchinson Lane, in accordance with Berkeley County requirements for driveway connectivity.

Consistency with Plans: Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "Low Density Suburban". The Plan indicates this designation to be ranging from 1-4 dwelling units per acre. While the current **R-2** zoning district benefits from approximately 5.1 dwelling units per acre, the requested **Conditional Zoning – R-2** zoning district would reduce the minimum lot size would mathematically increase the density. However, Staff believes that the subject parcel is still limited due to other intact dimensional standards for **R-2** making any increase in density impractical for the subject parcel.

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

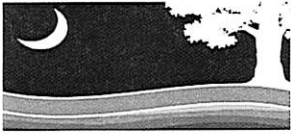
- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.
- **Land Use Policy 4:** The Town will promote development that is sensitive to identified green infrastructure areas and balances the built environment with its natural resources.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. For this request, the subject parcel is seeking a zoning district as an extension of an existing district boundary.

Staff Analysis: Staff have worked with the applicant for several weeks and have attempted to identify potential solutions instead of the requested **Conditional Zoning – R-2**. However, outside of a more robust zoning ordinance with potential solutions for unique cases such as this, the applicant's most logical attempt to provide affordable housing for this subject parcel was to mimic the existing conditions the remainder of the neighborhood currently benefits from, in the form of this request.

Staff Recommendation: Staff recommends approval for the requested **Conditional Zoning – R-2** zoning district designation for the subject parcels. Staff has reached this recommendation due to the previously granted **Variance** for the adjacent parcel, historically sized lots within the neighborhood, and the existing lot dimensions and other zoning protections ensuring density would generally not increase.

*Attachments: SIGNED - Application (Habitat for Humanity)(20230714)
 Lot Layout Plan (20230714)*



REZONING APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: HABITAT FOR HUMANITY OF Address: 1 BELKNAP RD
BERKELEY COUNTY GOOSE CREEK, SC 29445
Phone: 843-203-3749 E-Mail: GEORGE@HABITAT.ORG

Property Owner Information (If Different)

Name: _____ Address: _____

Phone: _____ E-Mail: _____

TMS #: 1420401033 Address: _____

Current Zoning: R-2 Requested Zoning: CONDITIONAL

Current Use of Property: VACANT LAND

Proposed Use of Property: 4 AFFORDABLE STABLE FAMILY HOMES

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

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: 6/20/23

Applicant's Signature: _____ Date: 6/20/23

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Re: Conditional Zoning Request

George Druyos <CEO@berkeleyhabitat.org>

Fri 7/14/2023 12:17 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

📎 1 attachments (11 MB)

IFP - Residential Subdivision on Hutchinson Lane - 01.23.23 (3).pdf;

Caution! This message was sent from outside your organization.

Justin,

We are requesting the lot sizes of the 4 lots that we would like to subdivide this parcel into be similar in size to the front two lots this parcel is abutted to. Those lots are roughly 6815 square feet. We would also like to request possible setback reductions in order to allow for the improvement of the road and extension of water and sewer down Hutchinson Lane. This will also include some stormwater work for ditches, etc. We do not have an exact measurement but any grace would be appreciated. We must take all of the road improvements out of our lots because the property owners on the opposite side of Hutchinson Lane have set up fences, trees, etc. which would be difficult to get moved. We greatly appreciate your assistance in this matter. Please let me know if there are items you may need. Please see the attached plan for this parcel and the road improvements.

George



Virus-free: www.avg.com

On Mon, Jul 10, 2023 at 9:30 AM Justin Westbrook <J.Westbrook@monckscornersc.gov> wrote:

Sir,

I need a list of conditions you are seeking for this parcel. I believe the minimum lot size was discussed, but will need to request via email to pass that along with your request to the Planning Board.

Currently I do have your request on the agenda for Planning Board at their July 25th meeting.



Justin Westbrook
Community Development Director
Town of Moncks Corner
Direct 843-719-7913
118 Carolina Ave, Moncks Corner, SC 29461

From: George Druyos <CEO@berkeleyhabitat.org>

Sent: Tuesday, June 20, 2023 2:09 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

Subject: Conditional Zoning Request

Justin,

Please see the zoning request application attached. Let me know what else you may need to go along with this. Thanks again.

George

--

George Druyos

President & CEO

phone: (843) 377-8399

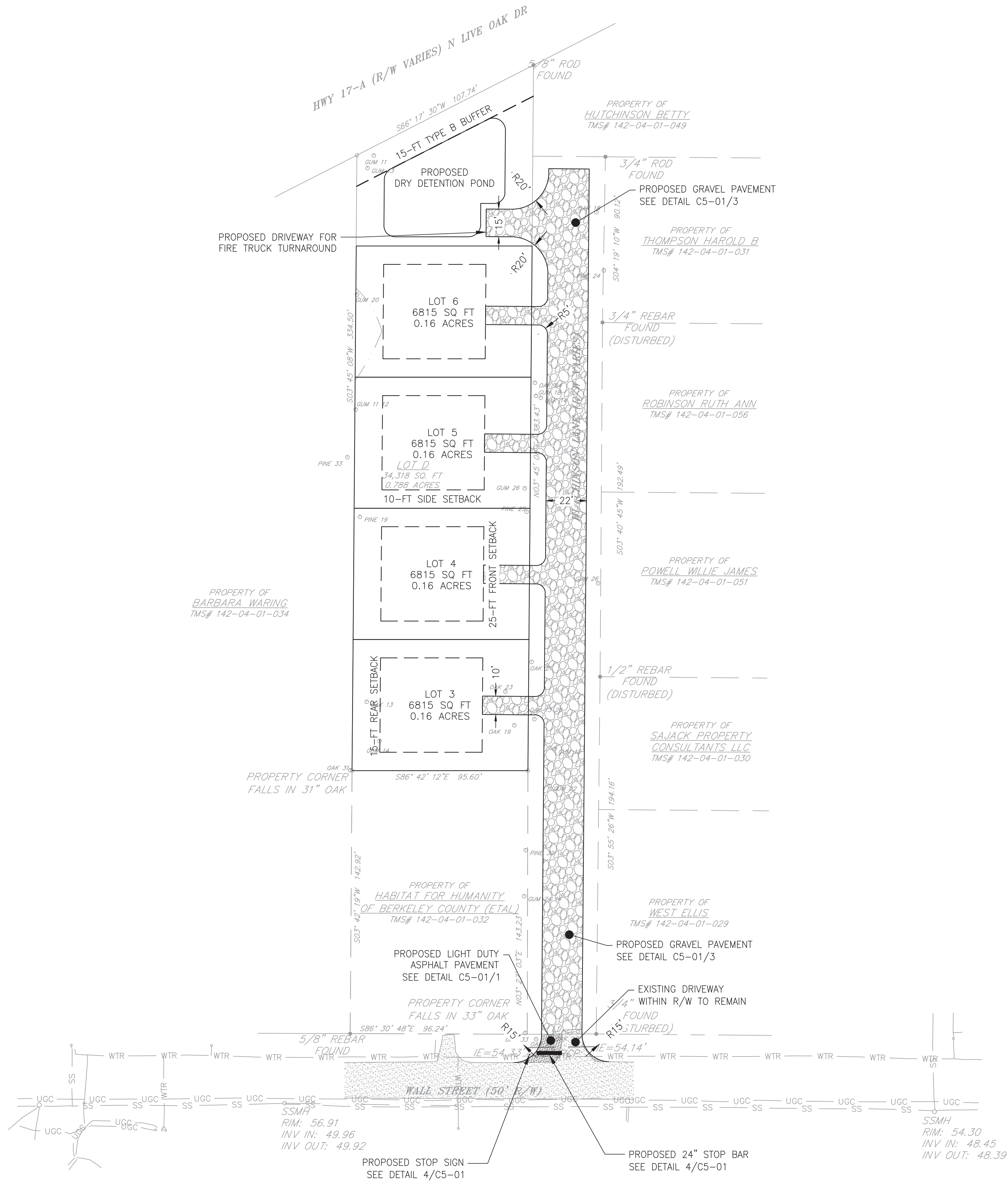
site: www.berkeleyhabitat.org

address: [1 Belknap Road Goose Creek, SC 29445](#)

Item 2.

8

Item 2
20220097c1-02.dwg
Eddie Prestigiacomo
12/28/2022 9:43 AM
P:\Habitat For Humanity Of Berkeley County\20220097 - Hutchinson Subdivision & Infrastructure Improvements\Drawings\Civil



REFERENCE DRAWINGS:

1. SEE DRAWING C0-01 FOR CIVIL ABBREVIATIONS AND LEGEND.
2. SEE DRAWING C0-02 FOR CIVIL GENERAL NOTES.
3. SEE DRAWING C1-01 FOR EXISTING CONDITIONS PLAN.
4. SEE DRAWING C1-02 FOR LAYOUT AND PAVING PLAN.
5. SEE DRAWING C1-03 FOR EROSION AND SEDIMENT CONTROL PLAN.
6. SEE DRAWING C1-04 FOR GRADING AND DRAINAGE PLAN.
7. SEE DRAWING C1-05 FOR UNDERGROUND UTILITIES PLAN.

CONSTRUCTION NOTES:

1. SIGHT DISTANCE VISIBILITY AT ALL EXITS AND/OR INTERSECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH SCDOT ACCESS AND ROADSIDE MANAGEMENT STANDARDS MANUAL.
2. ALL PAVEMENT WITHIN THE SCDOT RIGHT OF WAY SHALL MEET SCDOT MINIMUM SPECIFICATIONS. SEE DETAIL C5-01/1 FOR PAVEMENT SECTION.

LAYOUT AND PAVING PLAN



LOC
LIVE OAK CONSULTANTS
Engineers, Project Managers & Planners
PO Box 60490
North Charleston, SC 29419
MAIN: (843) 529-9428
FAX: (800) 915-0341
www.LiveOakConsultants.com
Email: Info@LiveOakConsultants.com

SOUTH CAROLINA
LIVE OAK CONSULTANTS LLC
No. 3886
DATE OF AUTHORITY
12/28/22
JOAQUIN M. SERRANO

CLIENT:

HABITAT FOR HUMANITY OF BERKELEY COUNTY

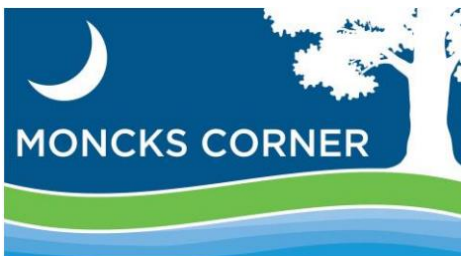
B	12/28/22	EDP
ISSUED FOR PERMITTING		
A	12/01/22	EDP
ISSUED FOR PERMITTING		
REV.	DATE	REV. BY
REVISION INFORMATION		
PROJ. MANAGER:	J. SERRANO	
DESIGNED BY:	E. PRESTIGIACOMO	
DRAWN BY:	E. PRESTIGIACOMO	
APPROVED BY:	J. SERRANO	
SCALE:	GRAPHIC	
PROJ. NUMBER:	20220097	
CAD FILE:	20220097C1-02.DWG	

DRAWING TITLE:
RESIDENTIAL SUBDIVISION
ON HUTCHINSON LANE
MONCK'S CORNER, SC
CIVIL
LAYOUT AND PAVING PLAN

DRAWING NO.:

C1-02

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The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (CZ-23-02) – Jason Hennessee

DATE: July 25, 2023

Background: The applicant, Jason Hennessee, has applied for a Zoning Map Amendment (CZ-23-02) for a parcel (TMS #122-14-00-017). The applicant is seeking to assign **Conditional Zoning – C-2** zoning to the subject parcel to permit a “Mini-warehouses and outdoor vehicle storage” use type.

Existing Zoning: The subject parcels are currently within the **R-1** zoning district. Per the Zoning Ordinance, the **R-1 – Single Family Residential District** is intended as:

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

The zoning district is primarily residential in nature, specifically designed for single-family detached dwellings.

Adjacent Zoning		Adjacent Land Use
North	Flex 1 (Berkeley County)	VACANT
South	R-1	Single-family Detached
	R-3	VACANT
East	R-1	Single-family Detached
West	Flex 1 (Berkeley County)	VACANT

Existing Site Conditions: The subject parcel is approximately 4.8 acres, which is currently undeveloped. The subject parcel is currently accessible by approximately 400-feet of frontage along Broughton Road. According to the Berkeley County GIS, there does appear to be significant wetlands on the subject parcel.

Proposed Zoning Request: The applicant previously submitted a request as a **Special Exception** to allow the use within the **R-1** zoning district. However, a **Special Exception** has been interpreted to allow uses which *MAY* be appropriate within a specific zoning district at the discretion of the Board of Zoning Appeals. This process is a quasi-judicial request where the Board must identify evidence to clearly support the seven (7) conditions for the subject parcel and the proposed use. Staff believes that this request would not be granted and proposes to the applicant that a **Conditional Zoning** *MAY* have a better chance of success, however Staff would still have

identifiable concerns. After discussion with Staff, the applicant requested to process their application as a **Conditional** Zoning request in place of the **Special Exception** request they initially submitted.

The applicant's current request is seeking to attach conditions to the base **C-2** zoning district the Town utilizes. **Conditional Zoning** serves to:

"...encourage the development of various types of flexible, negotiated developments under master plans, where the traditional density, bulk, spacing and use regulations of other zoning designations, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach."

The applicant requests that a "mini-warehouse and outdoor vehicle storage" use type be permitted within the new **Conditional Zoning – C-2** district. This use type, primarily found within the **C-2 – General Commercial District** is defined as:

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

The applicant has listed several details of the construction from their **Special Exception** request, that Staff is under the impression would still apply to the new **Conditional Zoning** request. Those are as follows:

- Abide by the building guidelines of Moncks Corner and provide a 50 ft buffer of the existing trees, on both sides and rear property lines.
- Will not increase traffic patterns anymore then the Mega Boat Ramp at the end of Broughton Road
- The street frontage will include a 6ft fence with a hedge and will be placed on the property side of the current ditch line.
- The parking area will be pervious surfaces for drainage. A crush and run or like kind stone will be used for the roadways and larger stone will be used for parking pads.
- The entrance driveway will be set off the street 40-50 feet, will be approximately 20 ft wide and will be paved so not to obstruct any traffic patterns on Broughton Road.
- Provide electricity for the gate, lighting and security cameras.
- Only allow access within a limited time frame, like 5am-9pm to eliminate any disturbances of neighboring properties.

Staff has worked with the applicant to also add protections to the Town by limiting the use types within this new **C-2** district, as only allowing "Mini-warehouses and outdoor vehicle storage" use types on the subject parcel.

All other additional elements as required by the Zoning Ordinance, specifically Section 6-12 of the Zoning Ordinances, must be met by the developer.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval. Staff will work with the applicant on potential improvements made to Broughton Road, in accordance with Berkeley County requirements for driveway connectivity.

Consistency with Plans: Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "Low Density Residential". The Plan indicates this designation be predominately single-family detached neighborhoods, ranging from 1-4 dwelling units per acre. While the subject parcel is vacant, the predominate immediate surrounding use type is single family detached dwellings. While the Future Land Use Plan is a good tool to use when determining fit for potential zoning designations and land use types, Broughton Road currently serves as a significant roadway between the Town and the future boat ramp, and the Future Land Use Plan should serve as a guide for decision-makers.

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

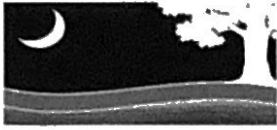
- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. For this request, the subject parcel is greater than two (2) acres.

Staff Analysis: Staff believes that the use type is not particularly intense, however Staff feels the use type is not typical of uses along Broughton Road. The proposal would allow a limited commercial use type along a economically viable corridor, serving a specific communal need and purpose, with the proposed boat landing existing at the end of Broughton Road.

Staff Recommendation: At this time, Staff recommends approval of the requested **Conditional Zoning – C-2** zoning district designation for the subject parcel. Staff has reached this recommendation due to the conditions proposed by the applicant, the road classification and usage of Broughton, as well as the *Land Use Policies* set forth in the 2017 Comprehensive Plan.

*Attachments: SIGNED - Application (Jason Hennessee)(20230511)
 Email (Jason Hennessee)(20230511)
 Email (Casey Hennessee)(20230630)*



SPECIAL EXCEPTION APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Jason Hennessee Address: 1481 Menhaden Lane
Phone: 843 303 3608 E-Mail: jasonhennessee@yahoo.com

Property Owner Information (If Different)

Name: Kelly Crawford Address: 418 Broughton Road
Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): 418 Broughton Road

Describe the special exception request, reason for request, and any supporting information:

To turn vacant land into storage of boats utilizing
the upcoming mega boat landing. As surrounding
area grows, newer communities restrict boat parking
so residents need a place to park boats over night.
Has the Board of Zoning Appeals taken action on this property previously? YES ☐ NO ☒

If Yes, Please Describe: _____

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 application.

Owner's Signature: _____ Date: _____

Applicant's Signature: Jason Hennessee Date: 5-11-2023

For Official Use Only

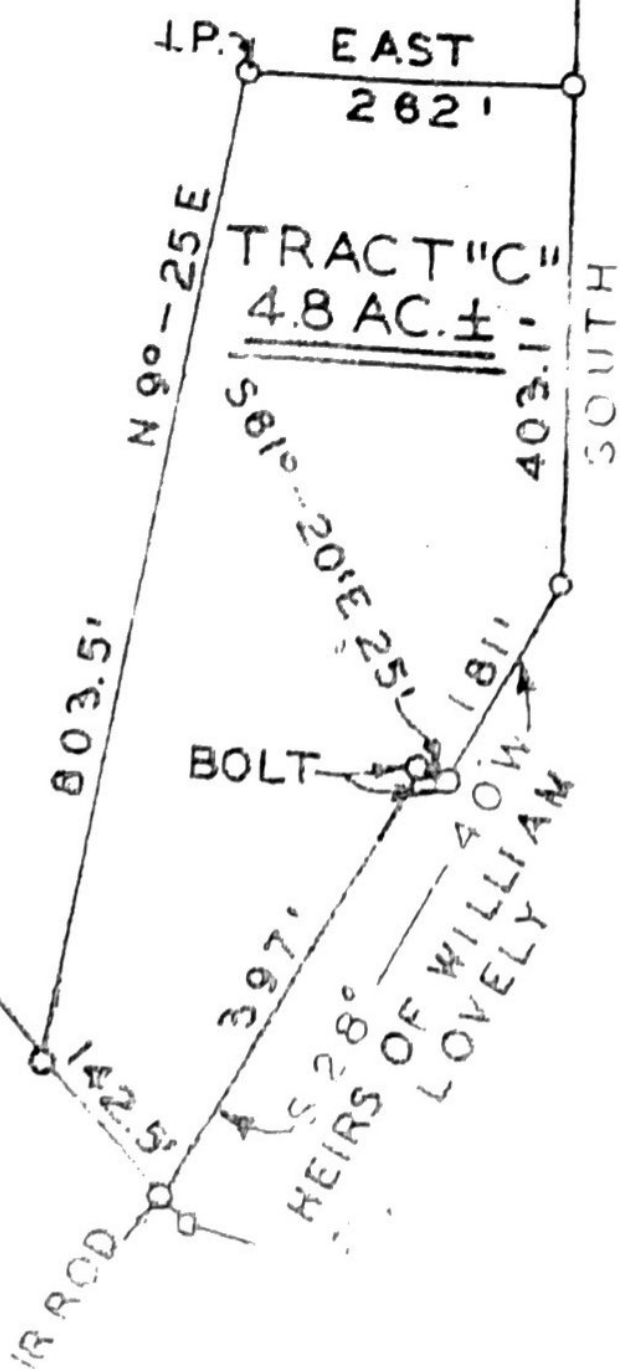
Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

S 75° - 05' E
1015'

± 26.50 AC.



FRONT GATE EXAMPLE



FRONT GATE EXAMPLE



Conditional Zoning Application for 418/TBD Broughton Road

Jason Hennessee <jasonhennessee@yahoo.com>

Thu 5/11/2023 10:08 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

📎 4 attachments (1,015 KB)

Plat Copy.pdf; Special Exemption Application.pdf; Example of entrance Fence.jpg; Example of street frontage hedge.jpg;

Caution! This message was sent from outside your organization.

Hello Justin,

Please find our application attached for a Conditional Zoning for 418/TBD Broughton Road, TMS Number #1221400017, 4.8 acres. Documents attached include; copy of the most recent recorded plat, application and 2 photos for examples of entrance and road frontage.

We are requesting to change the use of this vacant tract of land that is currently zoned R-1 qualified agricultural to use as a boat storage facility. We estimate approximately 150-200 spots of parking. Given the new Mega Moncks Corner Boat Landing is under construction down the street 1.2 miles, we feel a boat storage facility near by, is not only a convenience to the residents of the community but a necessary asset to the local residents. It will offer the ability to have overnight parking for the boats that aren't typically allowed in most of the newer construction neighborhoods with CCR's and HOA's in place. This property is located .25 of a mile from multiple commercial and government buildings including; attorney's offices, Quality Roofing, Berkeley County Courthouse and the Berkley County Detention Center. Given that, we feel a special use permit for this land, enhances this streets amenities and community and fits in line with the 10 year plan for this community. It also offers the residents that want to use the new ramp and facilities at the end of the street a option for overnight boat parking.

Details of the facility and construction:

- 1). We intend to abide by the building guidelines of Moncks Corner and provide a 50 ft buffer of the existing trees, on both sides and rear property lines.
- 2). Will not increase traffic patterns anymore then the Mega Boat Ramp at the end of Broughton
- 3). The street frontage will include a 6ft fence with a hedge and will be placed on the property side of the current ditch line.
- 4). The parking area will be pervious surfaces for drainage. A crush and run or like kind stone will be used for the roadways and larger stone will be used for parking pads.
- 5). The entrance driveway will be set off the street 40-50ft, will be approximately 20 ft wide and will be paved so not to obstruct any traffic patterns on Broughton Road.
- 6). We will need electrical for the gate, lighting and security cameras.
- 7). We will only allow access with in a limited time frame, like 5am-9pm to eliminate any disturbances of neighboring properties.

We will be happy to provide any additional information and we look forward to hearing from you once you review.

Thank you for your consideration,

Jason & Cayce Hennessee

843-303-3608

Re: 418 Broughton App

Jason Hennessee <jasonhennessee@yahoo.com>

Fri 6/30/2023 12:43 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

Cc: Cayce Hennessee <caycehennessee@yahoo.com>

Caution! This message was sent from outside your organization.

Hello Justin,

After much consideration, we would like to change our application to now apply for a conditional use permit C2 zoning. What additional form or information do we need to submit. Thank you,
Jason Hennessee

Sent from my iPhone

On May 18, 2023, at 10:40 AM, Justin Westbrook <J.Westbrook@monckscornersc.gov> wrote:

Sir,

I apologize, I misspoke regarding the meeting date. Due to the application deadline, the Board of Zoning Appeals will hear the case at their **July 11th** meeting, not the June 6th meeting as I indicated earlier. I apologize for this confusion. Please let me know if you have any questions or if there is anything else I can help you with.

<Outlook-va3pap2f.png> **Justin Westbrook**
Community Development Director
Town of Moncks Corner
Direct 843-719-7913
118 Carolina Ave, Moncks Corner, SC 29461

From: Justin Westbrook <J.Westbrook@monckscornersc.gov>
Sent: Thursday, May 18, 2023 9:23 AM
To: Jason Hennessee <jasonhennessee@yahoo.com>; Cayce Hennessee <caycehennessee@yahoo.com>
Subject: Re: 418 Broughton App

Sir,

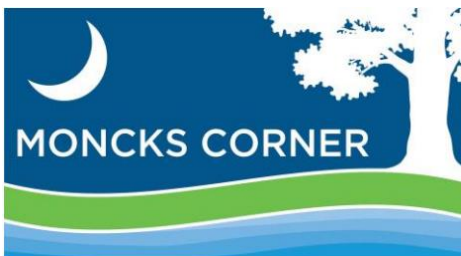
The application for the Special Exception has been received. The Board of Zoning Appeals is set to hear this request at their June 6th meeting. Staff Reports and Packets typically go out a week before the meeting, and I will make sure you are included in that email. Should any questions come up regarding

the request, I will reach out. If there is anything else I can help you with, please let me know.

<Outlook-hmzbd0lt.png> **Justin Westbrook**
Community Development Director
Town of Moncks Corner
Direct 843-719-7913
118 Carolina Ave, Moncks Corner, SC 29461

From: Jason Hennessee <jasonhennessee@yahoo.com>
Sent: Wednesday, May 17, 2023 10:58 AM
To: Justin Westbrook <J.Westbrook@monckscornersc.gov>; Cayce Hennessee <caycehennessee@yahoo.com>
Subject: 418 Broughton App

Good morning, Justin, just wanted to confirm that you received request last week. Thank you, Jason Hennessee,



STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Text Amendment (TA-23-01) – Sign Ordinance

DATE: July 25, 2023

Background: After an initial review of Article 13 of the Zoning Ordinance, and speaking with several local businesses, Staff has identified a community need to allow commercial “Multi-face Signs” for parcels zoned within the **C-1 – Office & Institutional District**.

Existing Ordinance: The existing Article 13 of the Zoning Ordinance sets forth the general provisions, definitions, zoning prerequisites, sign regulations and variance procedures for signs within the Town. Currently, “Multi-face Signs” are not permitted within the **C-1** zoning district. They are permitted within the **C-2** zoning district, as this district is intended to be a general, wide ranging district for commercial development, while the **C-1** district is specifically designed for light commercial uses such as offices and professional services. The Zoning Ordinance defines the C-1 zoning district as 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.”

A “Multi-face Sign” is a sign geared toward shopping centers and strip malls. As those generally are not permitted within the **C-1** zoning district, there most likely was the approach this sign type was not needed in the **C-1** as the typical developments of such a sign were prohibited in this zoning district. The sign ordinance defines this sign type as a:

“free standing sign advertising more than four businesses located within the same development.”

These sign types are permitted within the **C-2**, **PDC**, and **M-1** zoning districts with a permit. In review of such a permit, Staff will check for compliance with regulations such as height, area, number, location, potential electronic changeable copy, and illumination. Currently, those standards are:

- **Height:** 20-feet
- **Area:** 150 ft² / exposed side (300 ft² aggregate)
- **Number & Location:** 1 / entrance (max. of 2), 200-feet apart

- **Electronic Changeable Copy:** <50% of allowable area
- **Illumination:** Internal or External

These standards represent some of our most complimentary sign standards. However, as this sign type is predominantly located within the **C-2** zoning district, and this district is predominantly located along the Town’s major and minor throughfares, the size and scope of the sign type is appropriate along these busy corridors.

In contrast, **C-1** zoning is located along secondary roadways and limited corridors, where a sign type and associated use type, would be out of place. By separating these use types by zoning, the Town can help blend the fabric of the community by having transitional effects from highway-centric commercial to medium and low-density residential; a role **C-1** fits into nicely.

Proposed Ordinance: In speaking with several affected businesses, Staff has realized that a professional office park development, typically zoned **C-1** does not get the benefit of a “Multi-face Sign” to help identify the several businesses located within the development. While a professional office park does not have similar impacts to a commercial shopping center imposes, they are designed similar, in the aspect that multiple businesses locate in a planned, coordinated, and symbiotic way. This leads Staff to believe a development sign for multiple businesses may help provide the appropriate and compatible identification for a less intense, but similar development.

However, Staff is aware that there is difference between a professional office park and a shopping center, and that a “Multi-face Sign” in one in the latter would not be appropriate in the former development. Therefore, Staff has designed a middle ground, allowing “Multi-face Signs” within the **C-1** district, but to a lesser degree than those allowed within the **C-2** district.

Those standards are proposed as:

- **Height:** 10-feet
- **Area:** 100 ft² / exposed side (100 ft² aggregate)
- **Number & Location:** 1 / entrance (max. of 2), 200-feet apart
- **Electronic Changeable Copy:** Not Allowed
- **Illumination:** External Only

Staff believes that allowing this sign type in a **C-1** district will benefit a burdened development type, while curtailing it in size and scope. In Staff’s research, we only found one development this would benefit that is currently zoned **C-1**. In research of other municipalities, we found those jurisdictions also had “Multi-face Sign” regulations that were permitted for professional office parks, that are reduced from the standards for the same sign type in a more general commercial district. Staff looked to achieve the same with our current proposal.

Consistency with Plans: The Comprehensive Plan, adopted in 2017, lays out various goals and policies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

Procedural Issues: As part of any Text Amendment, the request may be initiated by a motion of the Planning Commission, motion of the City Council or by the Zoning Administrator. In this case, the requested Text Amendment was initiated by the Zoning Administrator after several discussion and research regarding the text to be amended and the impacts the change would cause on existing and future parcels, as well as the neighborhood and immediate community around these parcels.

Staff Analysis: Staff believes this proposed Text Amendment will allow a district the benefit of identification without the size and scope of similar sign types placed along major corridors. We believe that this helps create a middle pathway for potential professional office parks, which will help existing businesses in the community identify their location, while allowing future professional office parks the flexibility to help self-identify in a respectful and harmonious way to the transitional district that is **C-1**.

Staff Recommendation: Staff recommends approval of the requested Text Amendment, to allow “Multi-face Signs” within the **C-1** zoning district with standards that are appropriate with the surrounding zoning district and adjacent impacted properties.

Staff requests the Planning Board consider the application and request and provide a recommendation to the Town Council.

Attachments: DRAFT – Sign Ordinance (20230717)

SECTION 13-3 – SIGNS PERMITTED BY ZONE

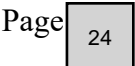
	R-1, R-2, PDR, MH-1	<u>TD</u>	C-1,TD	C-2, PDC, M-1
Awning & Canopy		<u>X</u>	X	X
Freestanding		<u>X</u>	X	X
Governmental Flags	R	<u>R</u>	R	R
Holiday Decorations	R	<u>R</u>	R	R
Home Occupation	X	<u>X</u>	X	X
Incidental Sign				X
Informational Sign	R	<u>R</u>	R	R
Multi-Face Sign			<u>X</u>	X
Multiple Family Group Dwelling	X			
Outdoor Display				X
Projecting Sign		<u>X</u>	X	X
Public Agency/Official Notice	R	<u>R</u>	R	R
Real Estate	R	<u>R</u>	R	R
Sandwich Board/Pedestal		<u>R</u>	R	R
Subdivision, Permanent	X			
Subdivision, Temporary	X			
Temporary Sign	X	<u>X</u>	X	X
Wall Sign		<u>X</u>	X	X
X – Allowed with Permit				
R – Allowed by Right, no permit required				
(Blank) – Not allowed				

SECTION 13-4 – SIGN REGULATIONS BY TYPE**A. General Regulations**

1. All sign dimensions listed are maximums.
2. All signs are to be unlit unless otherwise noted

Town of Moncks Corner

- # Zoning Ordinance



3. Requirements:
- i. ~~Height: Twenty (20) feet~~
 - ii. ~~Area: One hundred fifty (150) square feet per exposed side; three hundred (300) square feet aggregate.—~~
 - iii. ~~Number and Location: One sign per entrance, with a maximum of two such signs.— Such signs advertising the same development must be at least two hundred (200) feet apart.~~
 - iv. ~~Electronic message centers or changeable copy signs shall constitute no more than fifty percent (50%) of the total sign area~~
 - v. ~~Such signs may be externally or internally lit~~
 - i. In C-2, PDC or M-1 District
 - a. Height: Twenty (20) feet
 - b. Area: One hundred fifty (150) square feet per exposed side; three hundred (300) square feet aggregate.
 - c. Number and Location: One sign per entrance, with a maximum of two such signs. Such signs advertising the same development must be at least two hundred (200) feet apart.
 - d. Electronic message centers or changeable copy signs shall constitute no more than fifty percent (50%) of the total sign area.

- e. Such signs may be externally or internally lit.
- ii. In C-1 District
 - a. Height: Twenty (10) feet.
 - b. Area: One hundred (100) square feet per exposed side; two hundred (200) square feet aggregate.
 - c. Number and Location: One sign per entrance, with a maximum of two such signs. Such signs advertising the same development must be at least two hundred (200) feet apart.
 - d. Electronic message centers or changeable copy signs shall be prohibited.
 - e. Such signs may be externally lit.

J. Multiple Family Group Dwelling



1. Definition: Permanent signs announcing the entrance to a multiple family group dwelling, such as an apartment complex.
2. Permitted Zones: R-3, PDR
3. Requirements:
 - i. Number: One (1) permanent sign shall be permitted per principle entrance to the subdivision.
 - ii. Sign Area: Fifty (50) square feet per exposed side; one hundred (100) square feet aggregate
 - iii. Location: Such signs shall be located on the premises of the dwelling, set back at least ten (10) feet from any street right of way
 - iv. Height: Multiple family group dwelling signs shall not exceed six (6) feet in height as measured from average grade of lot.
 - v. Such signs may be externally lit.