



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 15, 2024 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor Jonathan D. Quinn of Beautiful Savior Evangelical Lutheran Church

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

2. **Proclamation:** LeAnna Morrison - US Navy Wings of Gold Recipient

APPROVAL OF MINUTES

3. **Regular Meeting Minutes:** September 17, 2024

REPORTS

4. **Mayor's Report:** Thomas J. Hamilton, Jr.
5. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

6. **Intergovernmental Agreement:** Acceptance of Roads for Maintenance
7. **Ordinance First Reading:** Consider an Annexation (AN-24-02) and Zoning Map Amendment request for one (1) parcel (181-00-01-024) totaling 9.99 acres, located on Westbury Lane and US Highway 52. The parcel would be zoned Single Family Residential (R-3) to allow single-family attached (townhomes) dwelling units.

OLD BUSINESS

8. **Old Business:** There is no old business to be brought before Council

PUBLIC INPUT - Public Input will be limited to 3 minutes per individual

EXECUTIVE SESSION - Council may take action regarding matters discussed

9. **Discussion:** Receipt of legal advice related to a pending claim

ADJOURNMENT

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



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 17, 2024 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of the Town Council was called to order by Mayor Thomas J. Hamilton, Jr. at 6:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

James E. Brogdon, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Lee W. Mixon, Jr., Police Captain
Justin S. Westbrook, Community Development Director
Mohamed A. Ibrahim, Technology Manager

Absent:

Council Member DeWayne G. Kitts
Elizabeth B. Rentz, Recreation Director
Rebecca Walker, Business Development Manager

INVOCATION

The invocation was delivered by Pastor Jeff Roper of Pinopolis Community Church.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Thomas Hamilton, Jr.

APPROVAL OF MINUTES

1. Regular Meeting Minutes: August 20, 2024

Motion was made by Council Member Law to approve the regular meeting minutes of August 20, 2024. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

2. Budget Workshop Minutes: August 20, 2024

Motion was made by Council Member Law to approve the Budget Workshop minutes of August 20, 2024. Motion was seconded by Council Member Ware and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

3. Budget Workshop Minutes: August 26, 2024

Motion was made by Mayor Pro-Tem Dennis to approve the Budget Workshop minutes of August 26, 2024. Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

4. Mayor's Report: Thomas J. Hamilton, Jr.

Mayor Hamilton expressed his condolences to the J. D. Weise Family in the loss of their son. He asked that everyone continue to remember them in their prayers.

He reported the following:

Thursday, August 22nd – He attended the Berkeley High School open house where he met every teacher and thanked them for what they do.

Saturday, August 24th - He volunteered with the MCPD to help with the habitat houses on Hutchison Drive.

Tuesday, August 27th – He spoke at a service put on by “Wake up Carolina” at Unity Park to remember lost loved ones and bring awareness to drug overdose.

Wednesday, August 28th – He spoke to the 3 levels of the Berkeley High School STED Classes, they consist of the MSD, MLD and Cross Cat programs. He added that he really enjoyed all 3 of these groups where he talked about a range of different subjects.

- He then spoke to a leadership class made up of Juniors and Seniors and talked about his journey and what got him involved in government.
- He spoke about what he would like to see in a young job applicant and what he feels makes a good worker.
- He also talked about when you are in a leadership role, you do not know it all and to be successful you must be able to listen and even take criticism.

Friday, August 30th – He attended the summer night market at Unity Park where there was some great music and wonderful vendors. Councilman Dennis was also in attendance.

Tuesday, September 3rd - He attended the Girls-Boys State Banquet at the American Legion Post 126 where he spoke to these fine young ladies and gentlemen. He added that this is an amazing program.

Wednesday, September 4th – He attended the ribbon cutting for the Angel Wings Foundation an organization to help young ladies that are in the foster care system. Councilwoman Lloyd and Councilman Dennis were in attendance.

Most of the week of September 8th - He reported that he was sick with Covid. He thanked everyone who offered prayers, asked if he needed anything and offered to bring him lunch to his home. He added that we have a great community.

Monday, September 16th - Music on Main – featured the Custom Four and Friends. He invited everyone to come out on Mondays at the Unity Park through October 21st.

FUTURE EVENTS:

Friday, September 20th – The Night Market will be held at Unity Park from 6 – 9 p.m. Enjoy live music, food and vendors. Shop downtown.

Friday, September 20th – The Recreation Department will partner with Tidal Wave for a charity day event. 100% of the donations collected in the bucket will go to benefit the Miracle League Program. In addition 50% of paying customers will also go to benefit the Miracle League Program.

Saturday, September 21st – The Town of Moncks Corner together with MUSC Children's Health and the SC Department of Public Health will hold a Berkeley Child Safety Fair at the Market Pavilion from 10 a.m. – 1 p.m.

Tuesday, September 24th – The Berkeley County Coroner's Office will host a candlelight memorial service to remember lives lost and affected by gun violence. The event will be held at Pointe North Church located at 110 Bi-Lo Drive, Suite C. from 6:30 – 7:30 p.m.

Monday, September 30th – The Town will hold a Groundbreaking Ceremony for the All-Inclusive Playground.

Tuesday, October 1st – The Moncks Corner Police Department will hold a "National Night Out" at the Market Pavilion From 6:00 – 8:00 P.M.

Wednesday, October 30th – The Town of Moncks Corner will hold their 13th Annual Halloween Festival on Main Street from 5:30 – 8:00 p.m. There will be Trunk or Treat, a costume contest, music, games, haunted house and more.

5. **Administrator's Report:** Jeffrey V. Lord

Administrator Lord reported the following:

We have been in the process of preparing for the new FY 2025 budget year. He also added that it's been a tough week this week. The community really came out and put their arms around the J.D. Wiese Family and offered their support during this tough time. We will continue to offer our support to this family.

NEW BUSINESS

- 6. Resolution:** Committing the Town of Moncks Corner to providing a local match for a Municipal Association of South Carolina Hometown Economic Development Grant.

Administrator Lord reported that the Town is eligible to apply for an economic development matching grant this year. The Town has received funding in the past for the design of the Miracle League Field. There is a waiting period of two years between each application. The grant is a \$25,000 grant with a local match of at least \$3750. This grant will fund a downtown parking study.

Motion was made by Council Member Law to approve the MASC Hometown Economic Development Grant Resolution. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 7. Consideration:** Task Order 1 Proposal for California Branch Mitigation Study

Administrator Lord explained, the Town asked Seamon Whiteside, our stormwater consultants, for a proposal for professional engineering services to complete a flood mitigation study of California Branch. This scope of their proposal includes tasks needed to complete site surveying and assessment, existing conditions hydrologic and hydraulic analysis, alternative conditions analysis, and project recommendations.

The total of all tasks is \$110,000.

Motion was made by Mayor Pro-Tem Dennis to approve Task Order 1 Proposal for the California Branch Mitigation Study. Motion was seconded by Council Member Ware and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 8. Consideration:** Task Order 2 Proposal for Stormwater Inventory and Mapping Engineering Services

Administrator Lord explained that the Town asked Seamon Whiteside, our stormwater consultants, for a proposal for professional engineering services to complete the inventory and mapping of our stormwater system. This scope of their proposal includes project management, field investigations, surveys and GIS mapping. They will also, develop ArcGIS online (AGOL) web mapping applications for the Town to view and access the Town's stormwater and drainage asset data. These mapping applications will allow Town personnel to track progress as well as view and access data.

The total of all tasks is \$325,000.

Motion was made by Mayor Pro-Tem Dennis to approve Task Order 2 Proposal for Stormwater Inventory and Mapping Engineering Services. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS

10. Second Reading and Public Hearing: Ordinance No. 2024-08

An Ordinance to amend Ordinance No. 2023-08 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2024.

Public Hearing: There were no comments from the public.

Motion was made by Mayor Pro-Tem Dennis to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

11. Second Reading and Public Hearing: Ordinance No. 2024-09

An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2024, and ending September 30, 2025.

Public Hearing: There were no comments from the public.

Motion was made by Mayor Pro-Tem Dennis to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

PUBLIC INPUT

There were no comments from the public during public input.

EXECUTIVE SESSION:

12. Discussion: Contractual negotiations related to the purchase of property for economic development.

Motion was made to go into executive session by Council Member Law to discuss Contractual negotiations related to the purchase of property for economic development. Motion was seconded by Council Member Sweatman and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Mayor Pro-Tem Dennis to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Lloyd and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Land Purchase: Heatley Street Property TMS#142-07-02-006, 007, 008

Motion was made by Council Member Law authorizing Administrator Lord to negotiate the purchase of property located on Heatley Street, TMS#142-07-02-006, 007, 008 in the amount of \$125,000. Motion was seconded by Council Member Sweatman and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

ADJOURNMENT

Motion was made by Council Member Law, seconded by Council Member Sweatman to adjourn the regular meeting of Council. Motion was approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 6:22 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

	<u>October 15, 2024</u>
Marilyn M. Baker/Clerk to Council	DATE

STATE OF SOUTH CAROLINA) INTERGOVERNMENTAL AGREEMENT-
) **ACCEPTANCE OF ROADS FOR**
COUNTY OF BERKELEY) MAINTENANCE

WHEREAS, The Town of Moncks Corner (“Town”) and Berkeley County (“County”), each a “Party” and together the “Parties, deem it to be in the best interests of both Parties to enter into an Intergovernmental Agreement, (“IGA”), to establish rights, relations and responsibilities with regard to publicly maintained roads located in the municipality and the stormwater system associated the same.

KNOW ALL MEN BY THESE PRESENTS, that Town and County hereby covenant and agree as follows:

1. This agreement shall become effective on the date of execution hereof by the last signatory to this IGA and it shall continue from year to year unless terminated. This agreement may be terminated by either party by delivering 18 months written notice to the other party, provided, however, that in the event County decides to not seek voter approval of the One Cent Sales Program, County shall notify Town of such decision upon the earlier of that decision or 18 months as set forth above.
2. Article IV of Section 36 of the Moncks Corner Code of Ordinances provides that the Town maintains, or must ensure maintenance of, a system of stormwater management facilities, including but not limited to, inlets, conduits, manholes, channels, ditches, drainage easements, retention and detention basins, infiltration facilities, and other components as well as natural waterways within the corporate limits of the Town. The Town agrees to maintain any stormwater management facilities associated with any roads the County agrees to maintain.
3. The Town hereby stipulates and acknowledges that any stormwater facilities located within the corporate limits of the Town, shall be incorporated into the Town's Stormwater system and governed by the National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge permit program and the ordinance above-mentioned, as may be amended from time to time. However, no reduction in the level, quality, or obligation under the permit may be approved or implemented without the County's consent.
4. Roads or easements intended to be publicly accessible and/or turned over to the municipality shall contain dedication statements on final plats as shown below:

“BY RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON TO THE USE OF THE PUBLIC FOREVER AND I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY THE MUNICIPALITY OF ANY ROADWAY OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY THE MUNICIPALITY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.”

Roads intended to be privately maintained roads (not city, county, state, or federal) within the municipality shall contain dedication statements on final plats as shown below:

“BY RECORDING OF THIS PLAT, I HEREBY DEDICATE THE EASEMENTS AND

RIGHTS-OF-WAY SHOWN HEREON TO ALL PURCHASERS AND SUCCESSORS IN THE INTEREST OF THIS PROPERTY, I HEREBY DEDICATE THE GENERAL UTILITY EASEMENTS SHOWN HEREON TO THOSE ENTITIES WHICH PROVIDE SAID UTILITIES. NOTHING IN THIS DEDICATION SHALL BE CONSTRUED TO IMPLY AN ACCEPTANCE BY THE MUNICIPALITY OF ANY ROADWAYS OR DRAINAGE FACILITY OR AS CREATING ANY DUTY BY THE MUNICIPALITY TO MAINTAIN ANY ROADWAY, RIGHT-OF-WAY OR DRAINAGE EASEMENT SHOWN HEREON.”

5. When requested by the municipality, and so long as the One Cent Sales Tax Program is in effect, the County agrees to perform routine maintenance on publicly dedicated roads that serve residential areas within the corporate limits of the municipality, and that meet all requirements established by the County. County maintenance is subject to the procedures, practices, and limitations of routine County maintenance, such as plan reviews, permitting, inspections and the warranty process by the County on behalf of the municipality. The Town agrees to not approve final subdivision plats and issue building permits until subdivision infrastructure has been placed under warranty with the County by the developer. Coordination between the Town and County will occur to achieve this for all residential subdivision projects.
6. The Town acknowledges that the County’s maintenance does not include sidewalks, street name signs, or traffic calming structures/devices; nor does the County enforce private or municipal rules, laws, or regulations.
7. The County acknowledges that this IGA is prospective and shall not affect those roads already accepted by the County or those currently in process for acceptance as of the effective date of this IGA.
8. This IGA shall be recorded with the Office of the Berkeley County Register of Deeds as a matter of public record.

Signed this _____ day of _____, 2024.

 Thomas Hamilton, Jr.
 Mayor
 Town of Moncks Corner

 Johnny Cribb
 Supervisor
 Berkeley County

Witnesses as to Mayor:

Witnesses as to Supervisor:

STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

PERSONALLY appeared before me _____ and made oath that they saw
the within-named representative of the Town of Moncks Corner sign, seal, and as her act, deliver the within-
written INTERGOVERNMENTAL AGREEEMNT for uses and purposes therein mentioned and that they,
with _____ witnessed the execution thereof.

SWORN TO BEFORE ME THIS)
)
_____ day of _____, 2024)
)
_____ (LS))

Notary Public of SC

My Commission expires: _____

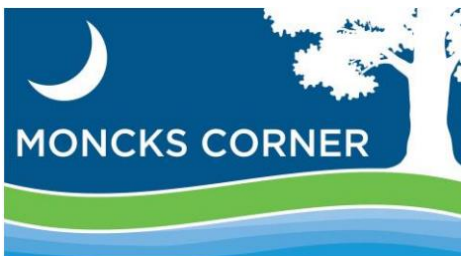
STATE OF SOUTH CAROLINA)
COUNTY OF BERKELEY)

PERSONALLY appeared before me _____ and made oath that they saw
the within-named representative of the County of Berkeley sign, seal, and as her act, deliver the within-
written INTERGOVERNMENTAL AGREEEMNT for uses and purposes therein mentioned and that they,
with _____ witnessed the execution thereof.

SWORN TO BEFORE ME THIS)
)
_____ day of _____, 2024)
)
_____ (LS))

Notary Public of SC

My Commission expires: _____

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Annexation (AN-24-02) – American Star Development

DATE: October 15, 2024

Background: The applicant, American Star Development on behalf of Catherine Blakeley, has applied for an Annexation (AN-24-02) for a parcel (TMS #181-00-01-024). Along with the annexation request, the applicant is seeking the parcel to be zoned **Single Family Attached Residential (R-3)**.

There was a previous request that may have bearing on this application. Earlier this year, the applicant sought **Planned Development (PD)** zoning for the subject parcel. This request for up to seventy (70) single family attached (townhomes) and approximately one (1) acre of commercial area, was heard by the Planning Commission at their January 23rd, 2024, meeting, where the commission voted 4-0 to recommend denial to Town Council. The request was then heard by the Town Council at their March 19th, 2024, meeting, where the council voted to deny the request effectively killing the request.

Existing Zoning: The subject parcels are currently in Berkeley County's Flex-1 zoning district. Per the Berkeley County, the Flex-1 – Agricultural District is intended to:

1. *Preserve agricultural activities as a primary use but 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 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."*

The zoning district is primarily residential in nature, specifically designed for agricultural uses, recreation amusement uses such as ecotourism, and low-density residential use types.

	Adjacent Zoning	Adjacent Land Use
North	Flex-1 (Berkeley County)	VACANT
	GC (Berkeley County)	Funeral Home
South	Flex-1 (Berkeley County)	Industrial Use & Cell Tower
East	Flex-1 (Berkeley County)	VACANT
	Conditional Zoning R-3	VACANT
West	R-3	Single-family Detached

Existing Site Conditions: The subject parcel comprises approximately 9.99 acres, which is currently used for several single-family dwellings. Per the National Wetlands Inventory map and the applicant's sketch plan, there does appear to be approximately 2.5 acres of wetlands delineated on the parcel, predominantly to the west. The subject parcel is currently accessible by US Hwy 52 and a private road, Westbury Lane.

Proposed Zoning Request: The applicant has requested to annex the subject parcel into the Town of Moncks Corner and apply for a **Single Family Attached (R-3)** zoning district. Per the Town's Zoning Ordinance, the **Single Family Attached Residential District (R-3)** 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."

Staff believes that townhome products should be limited to walkable, already developed sections of a town, which the Westbury Lane area does not align with. Townhomes should benefit from existing conditions and infrastructure, that must include sidewalks and access to other town services. As previously mentioned on other requests, townhomes should connect to the Town's sidewalk network, to make the density justifiable for the residents, both current and future. As there does not appear to be any additional sidewalks in the area, Staff does not see any benefit from such density to the Town from a planning, walkability and livability aspect.

Density: The subject parcels consist of approximately 9.99 acres. Per the Zoning Ordinance, the approximate maximum units per acres is listed at 6 dwelling units per acre.

For context, the directly adjacent Riverstone community consists of approximately 31.3 acres with entitlements for one-hundred nine (109) dwelling units. This equates to 3.48 dwelling units per acre. Further south on US-52 is the Oakley Point subdivision of single-family dwelling units. This project was constructed on approximately one-hundred thirty-four (134) acres with up to three-hundred seven (307) dwelling units. This equates to a density of 2.28 dwelling units per acre. It is important to note that both developments utilize a traditional single-family detached use and not a single-family attached townhome product.

A more direct comparison would be the recently approved Halstead Townhomes that are currently under construction. That project utilizes one-hundred eighteen (318) dwelling units on approximately 68.91 acres, resulting in a density of 2.08 dwelling units per acre.

Transportation: Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval. All TIA recommendations be funded and installed by the developer prior to Final Plat approval. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcel.

Environmental: The parcel appears to be approximately 9.99 acres. Per the National Wetlands Inventory, the parcel appears to have approximately 2.5 acres that suffers from wetlands. When the Site Plan is applied for, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

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

"Intended for most of the newer suburban character neighborhoods along US 52 that commonly have smaller lot sizes, a mixture of housing types and privately maintained open space. Most areas were once part of a planned development or large-scale subdivision. Common housing densities range from single-family homes to townhomes with large multi-family apartments permitted only within the adjacent Highway Commercial Overlay."

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request includes only townhomes, and not a mixture of housing types. The subject parcel also appears to be within the aforementioned "Highway Commercial Overlay", which the Plan defines as:

"A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development."

The requested parcel, per the applicant's existing conditions attachment, shows the property to be between 778-feet and 892-feet deep, ensuring the parcel is entirely within the "Highway Commercial Overlay". As this request seeks **Single Family Attached Residential (R-3)** and does not appear to include a commercial element, it does not appear the request complies with the Town's Comprehensive Plan.

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

2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.

Staff also believes the applicant and request generally does not follow the following policies listed in the

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
8. Identify and preserve the community assets that contribute to the Town's unique small-town character, quality of life, and cultural identity.

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

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

Staff Analysis: Staff has similar concerns with the request compared to the March 2024 denial regarding this property. We feel that the density requested, six (6) dwelling units per acre, is out of character for the surrounding area, particularly when compared to recently completed, or under construction projects in the immediate vicinity.

While a new Comprehensive Plan was recently adopted by the Town Council since the last request, Staff believes that the designated future land use is not consistent with a townhome community. "Suburban Character Residential" calls for a "mixture of housing types" which is not indicative of **Single Family Attached Residential (R-3)**. This requested zoning district is limited to "two family attached" and "single family attached" housing types, or essentially duplexes or townhomes. While different, they appear and act similar enough for Staff not to consider this a mix of housing types, certainly when compared to "single family homes" and "multi-family apartments" as prescribed in the land use definition for "Suburban Character Residential".

Furthermore, with the inclusion of the "Highway Commercial Overlay" land use encompassing the subject parcel completely, and the complete absence of any commercial, retail or office use types allowed in **Single Family Attached Residential (R-3)**, Staff believes the new Comprehensive Plan prohibits the requested zoning district almost entirely.

Staff Recommendation: At this time, Staff recommends denial for the requested **Single Family Attached Residential (R-3)** zoning district designation for the subject parcel. Staff has reached this recommendation due to the request for additional density compared to the surrounding area, the conflicts with the Future Land Use Plan and 2024 Comprehensive Plan with a lack of mixed housing types and commercial opportunities afforded by the requested zoning district, and the limited walkability in the area that townhome communities should benefit from.

Planning Commission Recommendation: The Planning Commission heard the request at their September 24th meeting. The Commission voted 3-2 in favor of recommending approval of the requested Annexation and assignment of **Single Family Attached Residential (R-3)** designation for the subject parcel. Conversation

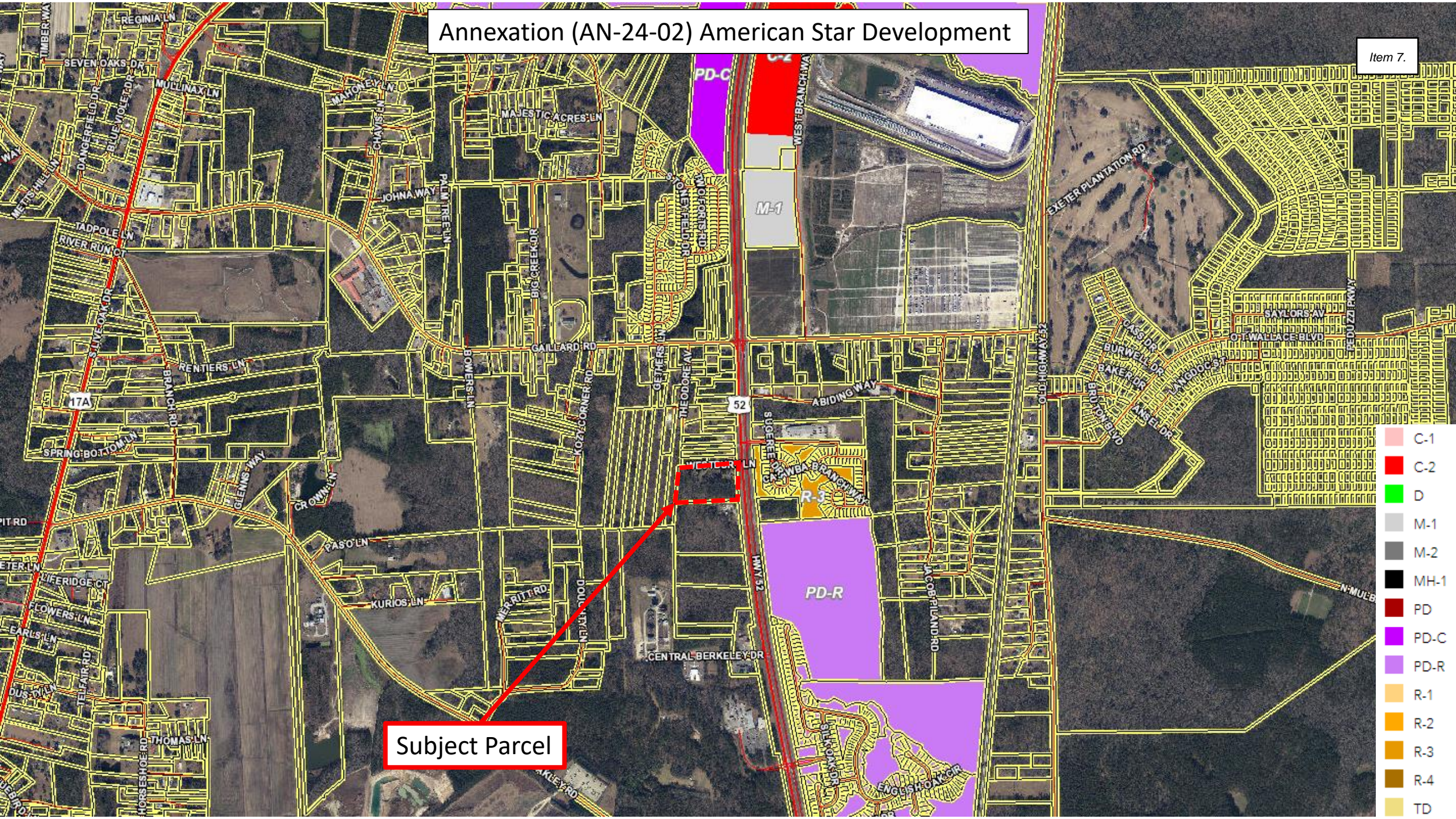
centered around density, compatibility with the new 2024 Comprehensive Plan, and traffic in the immediate vicinity. The applicants spoke in favor of the request.

Item 7.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (Catherine Blakeley, Property Owner) (20240614)
 Existing Conditions (20240614)*

Annexation (AN-24-02) American Star Development

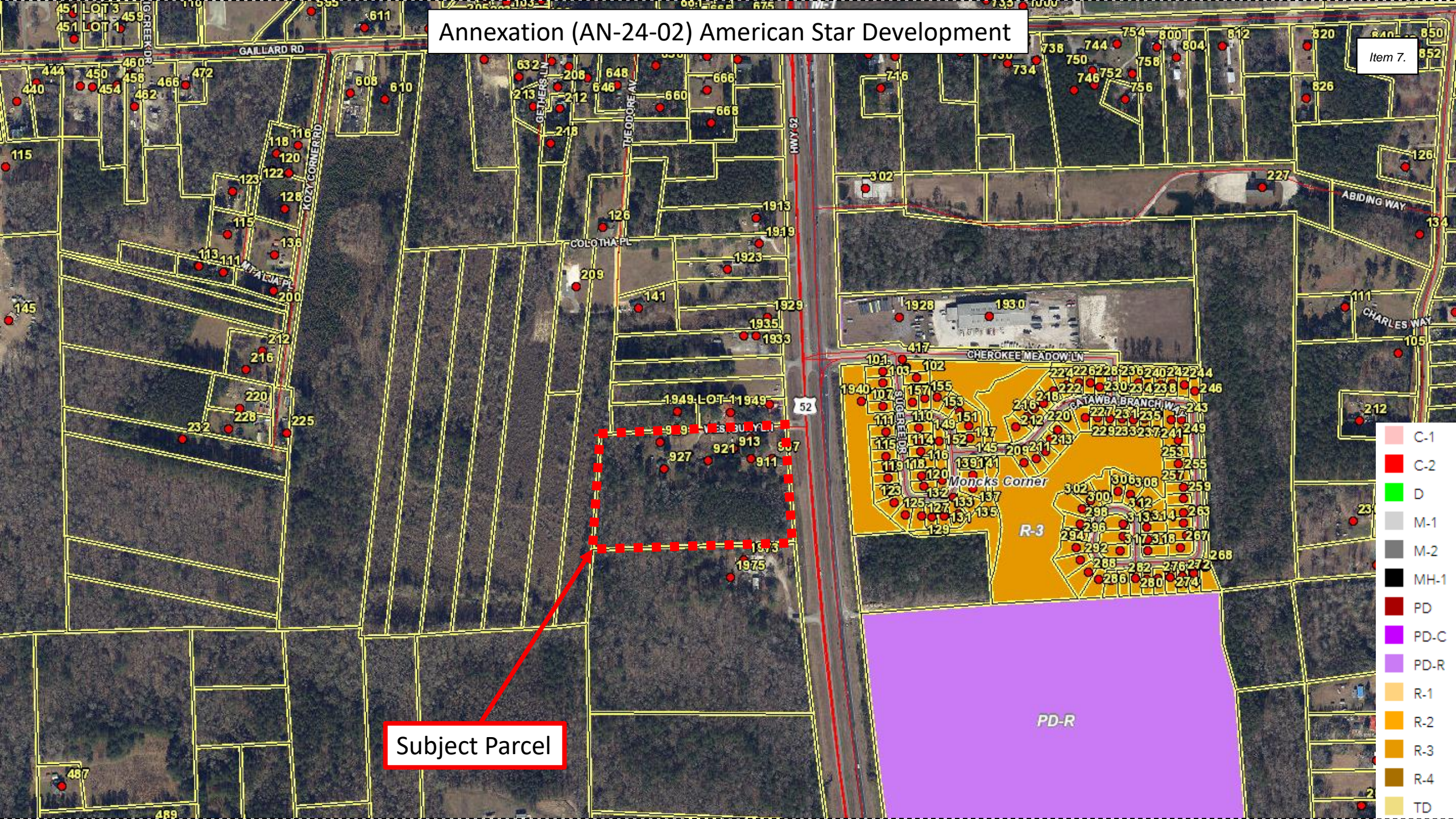
Item 7.



Subject Parcel

Annexation (AN-24-02) American Star Development

Item 7.

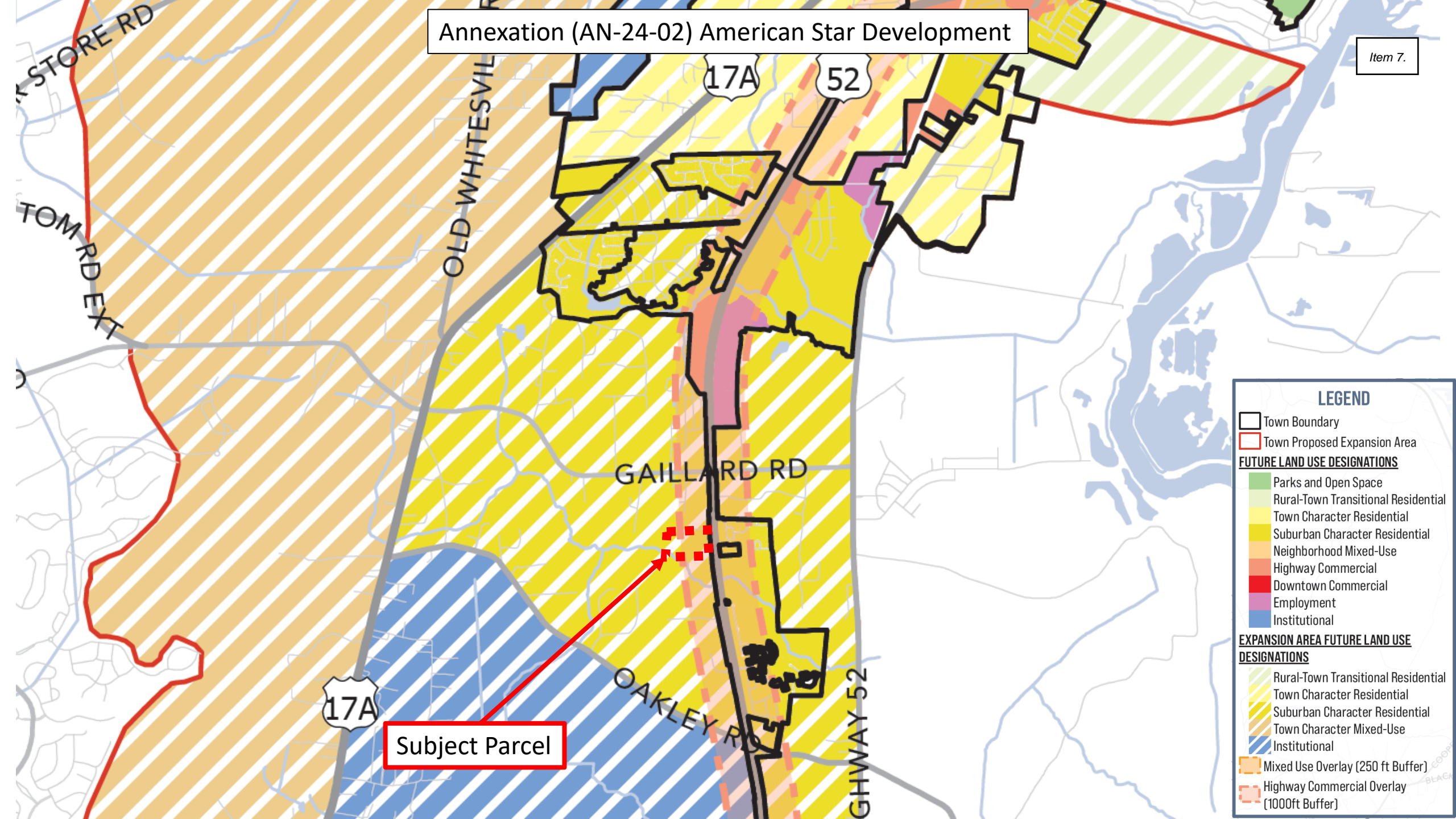


Subject Parcel

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

Annexation (AN-24-02) American Star Development

Item 7.



LEGEND

- Town Boundary
- Town Proposed Expansion Area
- FUTURE LAND USE DESIGNATIONS**
 - Parks and Open Space
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Neighborhood Mixed-Use
 - Highway Commercial
 - Downtown Commercial
 - Employment
 - Institutional
- EXPANSION AREA FUTURE LAND USE DESIGNATIONS**
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Town Character Mixed-Use
 - Institutional
 - Mixed Use Overlay (250 ft Buffer)
 - Highway Commercial Overlay (1000ft Buffer)

Annexation (AN-24-02) American Star Development

Item 7.

4501560395E

Subject Parcel

- ☒ FEMA Flood Data (eff. 12/7/18) ...
- ☒ FIRM Panels ...
- ☒ Base Flood Elevation ...
- ☒ Limit of Moderate Wave Action ...
- ☒ Floodways ...
- ☒ Flood Zones ...
- ☒ Formerly Dorchester Areas (eff. 7/18/17) ...
- ☒ National Wetlands Inventory ...



Applicant Information

NAME

American Star Development

ADDRESS

PO BOX 211 Sullivan's Island SC 29482

EMAIL ADDRESS

pierce211@aol.com

PHONE

803-289-0028

Property Owner Information

If different than applicant

NAME

Anna C Blakely

ADDRESS

927 Westbury Lane Moncks Corner SC 29461

EMAIL ADDRESS

pierce211@aol.com

PHONE

803-289-0028

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

Item 7.

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:

1810001024

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

UPLOAD FILE

[5YdxUJ9UQSPs-Topo-Survey-of-927-Westbury-September-2023.pdf](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

R-3

CONSENT

checked

APPLICANTS SIGNATURE

DATE

06/14/2024

Anna Blakely

REFERENCES

- 1.) PLAT CAB U PAGE 85
DATED 11/11/72
BY SHULER
- 2.) PLAT B PAGE 3
DATED DEC 1918
BY McGRADY BROTHER & CHEVES
- 3.) INSTRUMENT #2021028664
DATED DEC 1, 2020
BY PAUL HAJES (HGBD)
- 4.) PLAT T PAGE 98
OCT 19, 1970
BY EA DENNIS
- 5.) DEED 4049-0026

NOTES

- 1.) PROPERTY CORNERS SET ARE ALL 5/8" REBAR UNLESS NOTED OTHERWISE
- 2.) AREA CALCULATED BY THE COORDINATE METHOD.
- 3.) BEARINGS SHOWN HEREON ARE STATEPLANE GRID
- 4.) THIS PLAT IS INTENDED ONLY TO SHOW THE TOPOGRAPHIC SURVEY OF LOT 5 AND IS BASED ON FOUND MONUMENTATION, LISTED REFERENCE DATA, AND LINES OF OCCUPATION. NO TITLE RESEARCH WAS DONE.
- 5.) SETBACKS ARE SUBJECT TO CHANGE AND MUST BE APPROVED COUNTY/ CITY OFFICIAL
- 6.) THE SURVEY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR
- 7.) NO SUBSURFACE INVESTIGATION DONE
- 8.) ANY REPRESENTATION OUTSIDE BOUNDARY IS FOR REFERENCE
- 9.) THERE HAS BEEN NO ENVIRONMENTAL INVESTIGATION DONE FOR PARCEL
- 10.) THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA; ZONE "X" AS PER F.I.R.M. PANEL #45015C 0395E, DATED DECEMBER 7, 2018
- 11.) THIS SURVEY IS FOR CLIENT AND CURRENT LENDING INSTITUTION AND IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR LENDING INSTITUTIONS

LEGEND

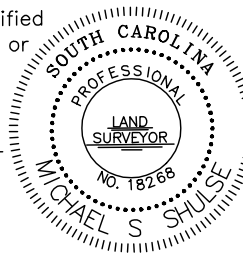
- CALCULATED POINT Δ
 CONCRETE MONUMENT FOUND \square
 IRON PIPE FOUND \bullet
 OVERHEAD POWER $\text{---} \text{CHW} \text{---}$
 COMMUNICATION LINE $\text{---} \text{UCT} \text{---}$
 SPOT ELEVATION \times
 CONTOUR $\text{---} \text{---} \text{---}$

I, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein, despite any possible encroachments, projections, or setbacks affecting the property other than those shown.

9/18/2023

MICHAEL S. SHULSE, S.C. P.L.S. No.18268
1210 RIVERS REACH DR
WANDO, S.C. 29492

PHONE: (843) 296-1607
THIS DOCUMENT IS NOT A TRUE VAIL COPY UNLESS BEARING THE ORIGINAL SIGNATURE AND RAISED/EMBOSSED SEAL OF THE SURVEYOR.



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

LINE TABLE		
LINE	LENGTH	BEARING
L1	65.14	N12°15'51"W
L2	53.45	N20°13'30"W
L3	45.01	S46°51'02"E
L4	61.25	S46°51'02"E

TOPOGRAPHIC SURVEY OF TMS#181-00-01-024
 PORTION OF LOT 5
 OWNED BY CATHERINE BLAKELEY
 LOCATED IN
 UNINCORPORATED MONCK'S CORNER
 BERKELEY COUNTY SOUTH CAROLINA
 DATE SURVEYED: SEPTEMBER 10, 2023

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG US-52 HIGHWAY, TMS # 181-00-01-024, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM FLEX-1, AGRICULTURAL DISTRICT (BERKELEY COUNTY) TO R-3, SINGLE FAMILY ATTACHED DISTRICT (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 181-00-01-024 to subsequently re-classify portions of the property from Flex-1 – Agricultural District (Berkeley County) to R-3, Single Family Attached (Moncks Corner); and

WHEREAS, it is necessary and desirable to reclassify said property from Flex-1 – Agricultural District (Berkeley County) to R-3, Single Family Attached (Moncks Corner); and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 19th day of November, 2024, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned R-3, Single Family Attached; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 19th day of November, 2024.

First Reading: October 15, 2024

Second Reading/Public Hearing: November 19, 2024

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney
