

PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 25, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of minutes for the September 27, 2022 regular meeting.

NEW BUSINESS

OLD BUSINESS

2. Consider a recommendation to rezone 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012, from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial

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 27, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Robin McGhee-Frazier
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Chairman Connor Salisbury
Commissioner Nick Ross

APPROVAL OF MINUTES

1. Approval of minutes for the August 23, 2022 regular meeting

Mr. Polen stated that he had spoken with Carol Williams, who had attended the August 23, 2022 meeting. She felt that she was misquoted in the minutes, with her concern being that all traffic was being routed to Broughton Road.

Motion made to accept the minutes with the change to Ms. Williams' quote.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

[Note: These minutes have since been changed in the official record.]

2. Approval of minutes for the August 30, 2022 Workshop

Motion made by Commissioner Cruppenink, Seconded by Commissioner Ensor.

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

NEW BUSINESS

3. Consider a recommendation to rezone 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012, from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial

Mr. Polen spoke, explaining that the Town generally supported this project, but wanted to see a more concrete commercial plan for the corner as well as connectivity between the development and the townhome community to the south.

A major concern was traffic and visibility at the corner of Hwy 17 and Heatley Street. The placement of a business and the types of businesses allowed was discussed.

Commissioner Cruppenink had concerns over the water pressure in the area. Mr. Polen stated that improvements to the water system are being made at this time.

Stormwater was also a concern. Mr. Polen stated that when new developments come in, stormwater is almost always better than it was before, as the development's ponds and grates serve to hold water that historically would have left the property.

As there was no one from the applicant's office who could speak to the commercial and connection concerns, a motion was made to table the item.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:52 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

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



Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission:
September 27, 2022
October 25, 2022
Town Council:
First Reading: November 15, 2022
Second Reading & Public Hearing: December 20, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, D.R. Horton Homebuilders, is requesting a rezoning to allow for smaller single family detached residential lots at the southeast corner of S. Live Oak and Heatley Street. Additionally, they are proposing one acre of commercial at the corner itself.

Under current zoning, residential lots have a minimum size of 8,500 sq. ft., and the applicant is seeking lots of 6,875 sq. ft., or 55' x 125'. To achieve this density, the applicant is offering the following:

- \$1,000 donation into the Corner Renaissance redevelopment fund for each unit
- A one-acre commercial component
- Additional architectural variety
- HOA maintained amenities

- Additional trees and shrubs
- Decorative crosswalks
- Unique street name signs

Additionally, all homes in negotiated districts require the following:

- Front facades and sides covered in Hardiplank or other cementitious material
- HOA maintained sidewalks, street trees, streetlights, and stormwater facilities outside of the right of way

Current Zoning - Definition and Uses:

R-2, Single-Family Residential

These districts are intended as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto.

Permitted Uses: 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*

Proposed Zoning - Definition and Uses:

C-2, General Commercial

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*

2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops and limited wholesale activity.
3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.
4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.
6. Hotels and motels
7. Nursing, assisted living, and group care facilities
8. Campgrounds and overnight trailer courts
9. Wholesale, warehouse and storage facilities including building materials and lumber yards.
10. Automotive services and carwashes
11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
13. Mobile home dealers
14. Research, development, and commercial testing laboratories
15. Transportation facilities including bus depots, trucking facilities and services without storage.
16. Outdoor advertising agency
17. Communication services, radio and television broadcasting
18. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	TD	Alternative School
East	R-2	Single Family Detached Homes & Churches
South	R-3	Townhomes
West	R-1 & C-2	Single Family Detached Homes & RED Electric

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Residential.

Staff Findings & Recommendation:

In general, the Town is supportive of this project. The lot sizes are smaller than the adjacent houses on Merrimack, but the proposed homes will be considerably larger.

The Town's primary concerns are twofold:

1. The Town wants to see concrete plans for the commercial lot at the corner of Live Oak and Heatley, rather than a lot zoned commercial that may or may not see development in the near future. Staff recommends a requirement that permits not be issued on the residential portion of the project until plan review has begun on the commercial portion of the project. Likewise, no more than fifteen (15) certificates of occupancy will be issued on the residential units until a permit for vertical construction has been issued for the commercial area.
2. The Town would like to see a direct connection to the townhome community to the south. This property is also being developed by D.R. Horton. The lot to the south features 67 townhomes and only has one entrance, while the Town requires neighborhoods over 30 units to have two or more entrances or all units must be sprinklered.

The property to the south is already under development and all civil plans have been approved. However, the Town would still like to see changes to that plan to accommodate connection to the proposed development.

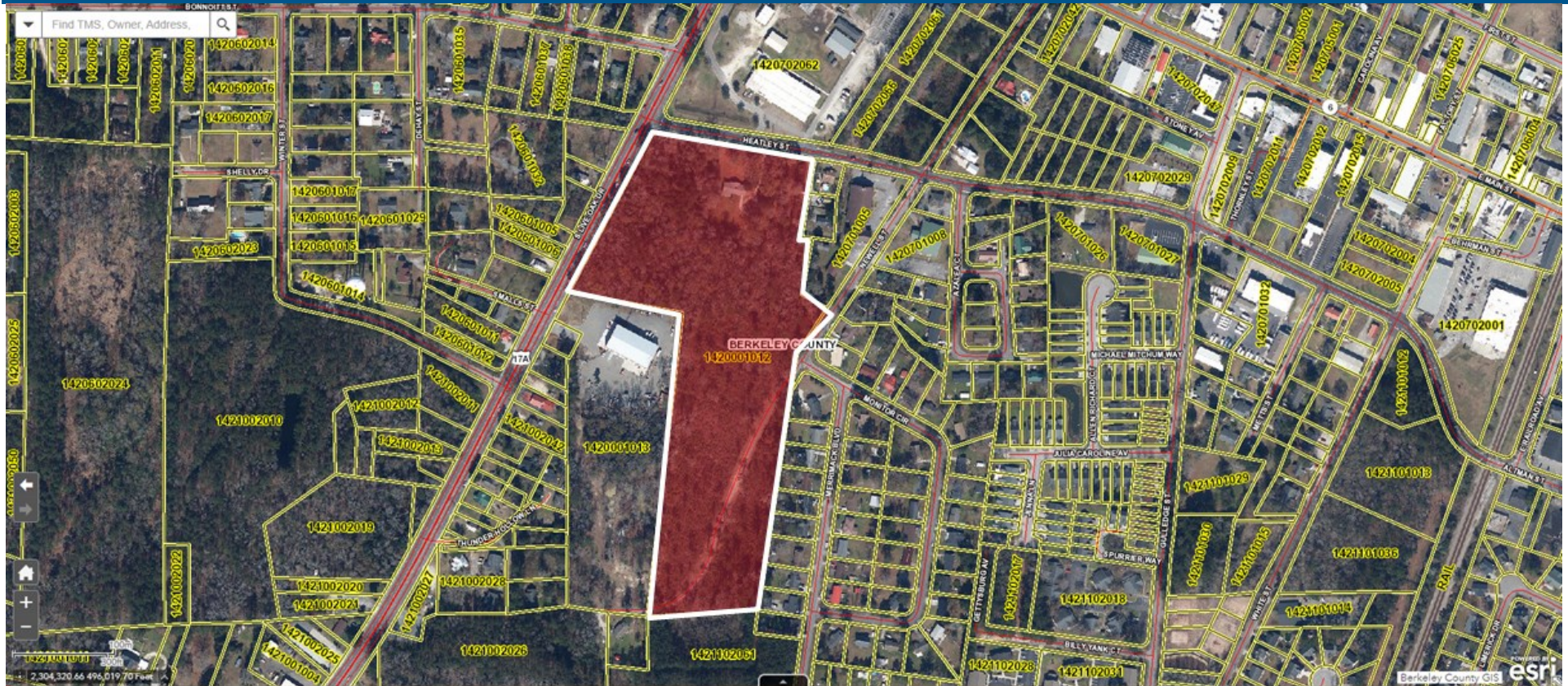
Staff has spoken with the developer about a possible third lot to west, connecting the townhomes to S. Live Oak. This lot could possibly connect to the subject property as well, but as this is speculative the Town still wishes to see connectivity between the property the developer seeks to rezone and the townhome property under construction.

With these changes, the Town recommends **APPROVAL** of the project.

Planning Commission | September 27, 2022
Town Council First Reading | October 18, 2022
Town Council Second Reading & Public Hearing | November 15, 2022

Town Council First Reading | October 18, 2022

Town Council Second Reading & Public Hearing | November 15, 2022



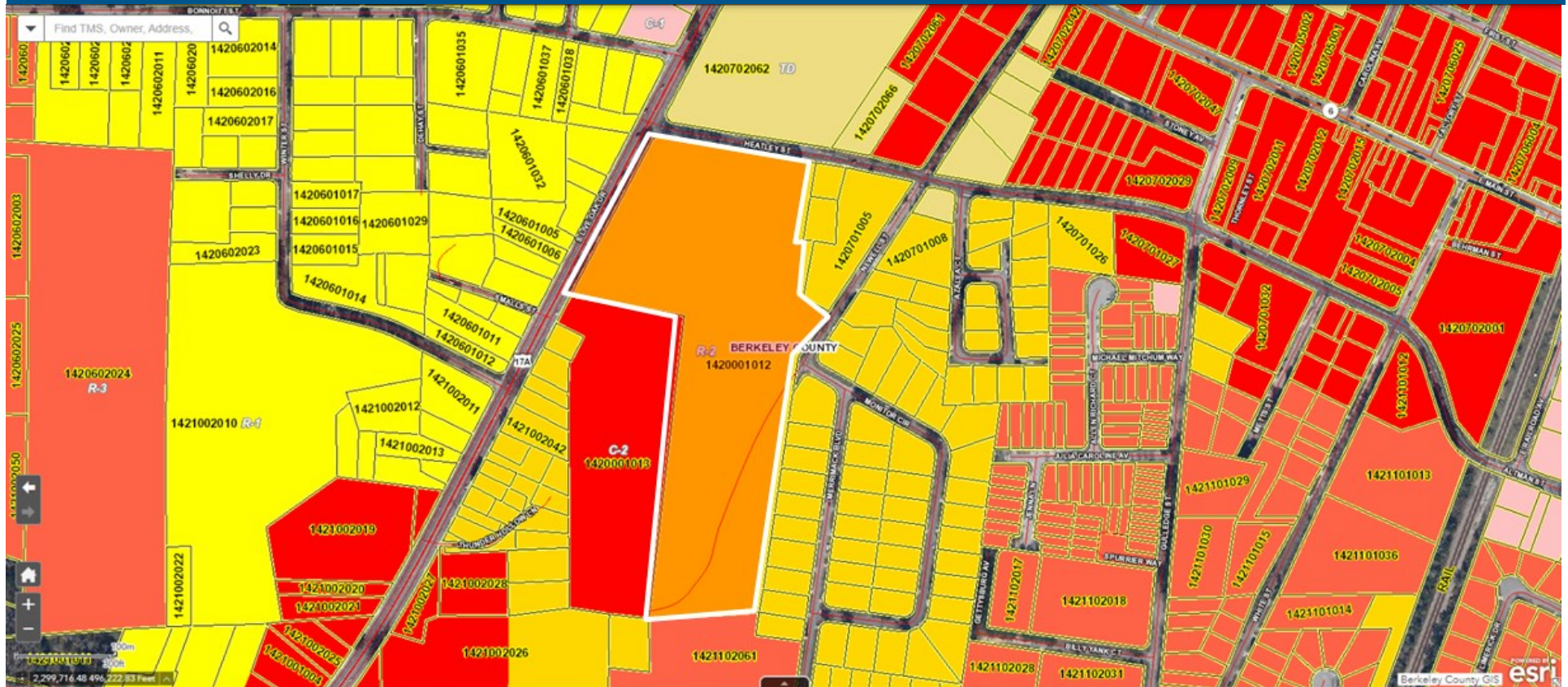
South Live Oak at Heatley Street

TMS 142-00-01-012

Planning Commission | September 27, 2022

Town Council First Reading | October 18, 2022

Town Council Second Reading & Public Hearing | November 15, 2022



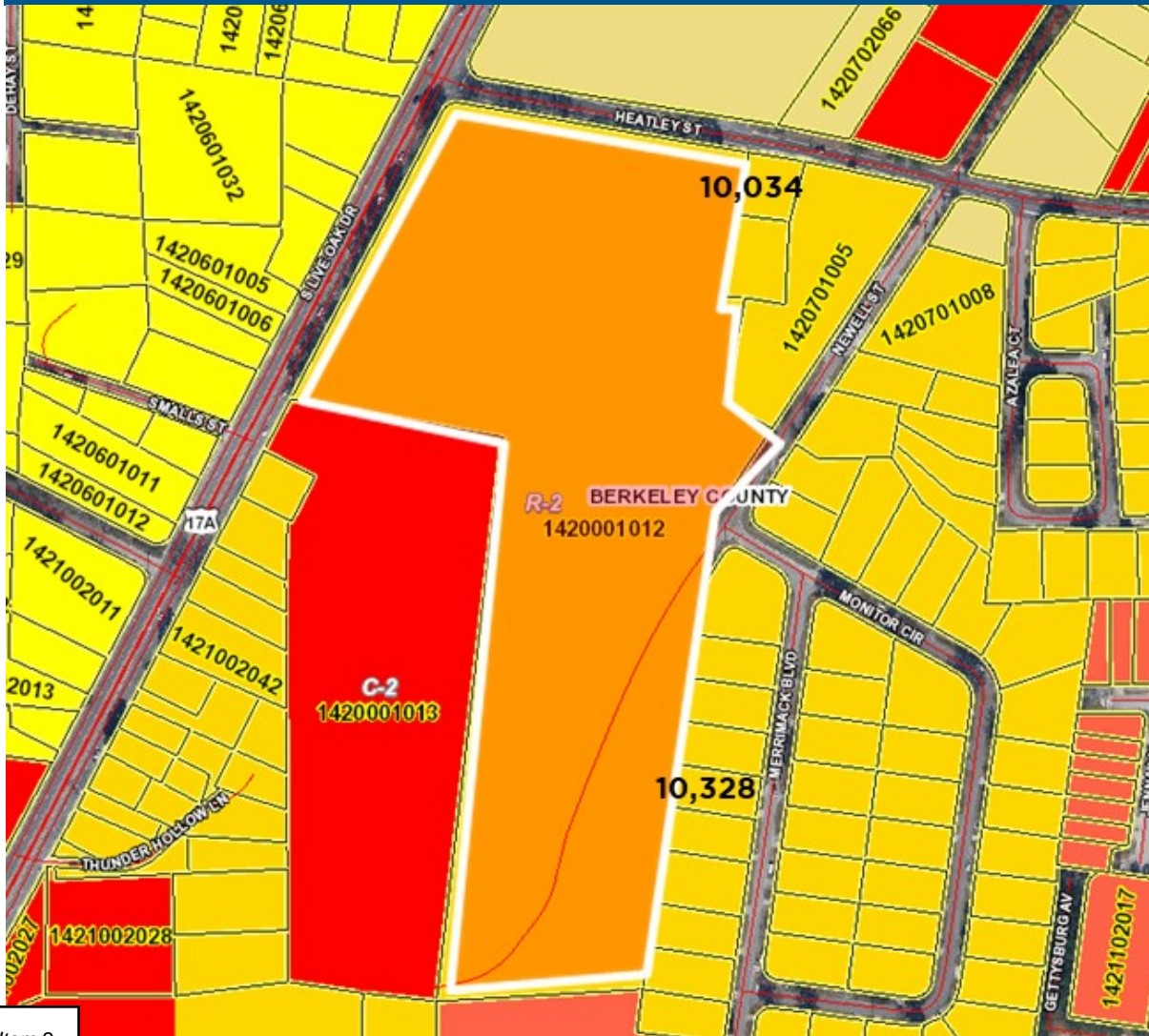
South Live Oak at Heatley Street

TMS 142-00-01-012

Planning Commission | September 27, 2022

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**Nearby
residential lot
sizes (sq. ft.)**

**Applicant
proposed lot
size is approx.
6,875 sq. ft.**

South Live Oak at Heatley Street

TMS 142-00-01-012

Planning Commission | September 27, 2022

Town Council First Reading | October 18, 2022

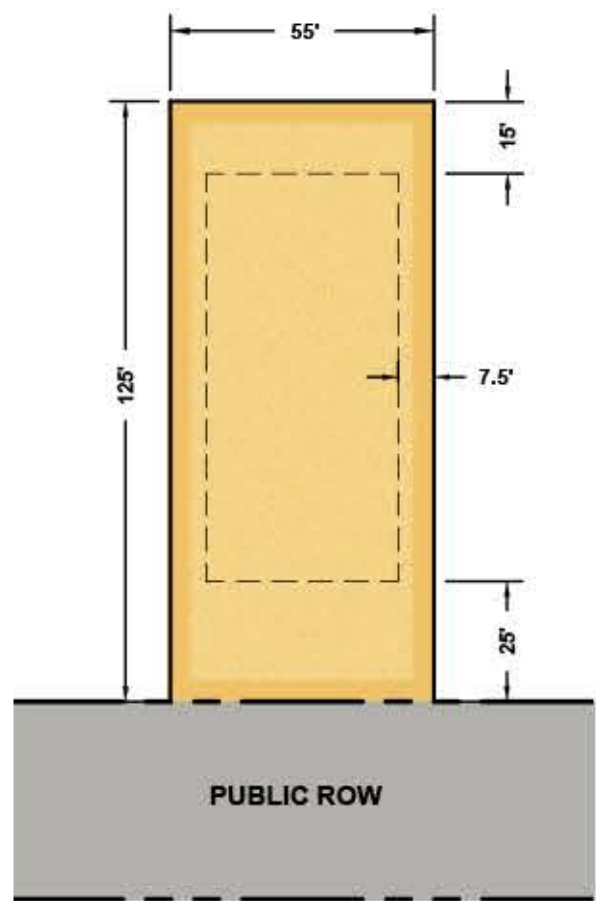
Town Council Second Reading & Public Hearing | November 15, 2022



The Town would like to see connectivity to the neighborhood to the south. This is also a D.R. Horton community.

55'x125' Lot Detail

Not To Scale



55'x125' Lot
Setbacks
F: 25'
S: 7.5'
R: 15'

BERKELEY COUNTY
HEALTH DEPT.

BERKELEY COUNTY
MIDDLE SCHOOL

BERKELEY
ALTERNATIVE
SCHOOL

Vicinity Map
Not To Scale



Site Data:

Tax Parcel: 142-00-01-012

Total Acreage: +/- 15.75 Acres (per GIS)
Residential Acreage: +/- 14.50 Acres
Commercial Acreage: +/- 1.25 Acres

Location: Town of Moncks Corner, SC

Zoning:
Existing: R-2
Proposed: R-2 (Conditional)

Total Lots: +/- 30 (55'x125') Lots

Density*: 2.07 DU/AC

Active Open Space*:
Required: +/- 1.89 Acres (13%)
Proposed: +/- 1.89 Acres (13%) Minimum

* Note: Density and Active Open Space calculated using Residential Acreage (14.50 Acres)

General Notes:

1. Base information provided by Berkeley County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
Floodplain is not located on-site; information obtained from FEMA FIRM Panel 45015C0385E effective date of study 12/07/2018.

Stream/Wetland Information
Stream/Wetland Information is based on preliminary information provided to ESP by "Wetlands Exhibit" prepared by Sabine & Waters, Inc. revised 08/06/2021. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Moncks Corner Land Development Ordinance and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space

Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas

Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information

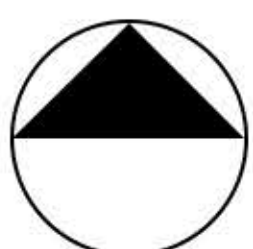
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

DRAFT

DO NOT RELY ON THIS DOCUMENT



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www.espassociates.com

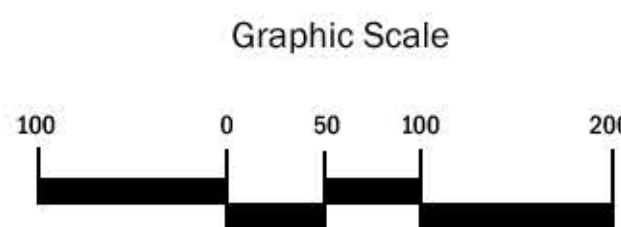


NORTH

Heatley Street Site
Preliminary Concept Plan F

ESP Job #KT16

October 10, 2022



Graphic Scale

1 INCH = 100 FT.

D.R.HORTON
America's Builder

2057 Wambaw Creek Road
Charleston, SC 29492

12



Vicinity Map

Not To Scale



Site Data:

Tax Parcels: 142-00-01-012, 142-10-02-026, 142-10-01-052, & 142-10-01-055

Total Acreage: +/- 33.97 Acres (per GIS)
Original Site: +/- 15.75 Acres
Add'l Parcels: +/- 18.22 Acres

Location: Town of Moncks Corner & Berkeley County, SC

Zoning:
Existing: R-2 & C-2 (Moncks Corner)
Proposed: R-2 (Berkeley County)
R-2 Conditional (Moncks Corner)

Total Lots: +/- 68 (55'x125') Lots
Original Site: +/- 30 Lots
Add'l Parcels: +/- 38 Lots (w/ 1.3 AC Mitigation)

Density*: 2.0 DU/AC

Active Open Space*:
Required: +/- 4.26 Acres (13%)
Proposed: +/- 4.26 Acres (13%) Minimum

* Note: Density and Active Open Space calculated using Residential Acreage only:
14.50 (Original Site) + 18.22 (Add'l Parcels) = 32.72 Acres

General Notes:

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Floodplain Information

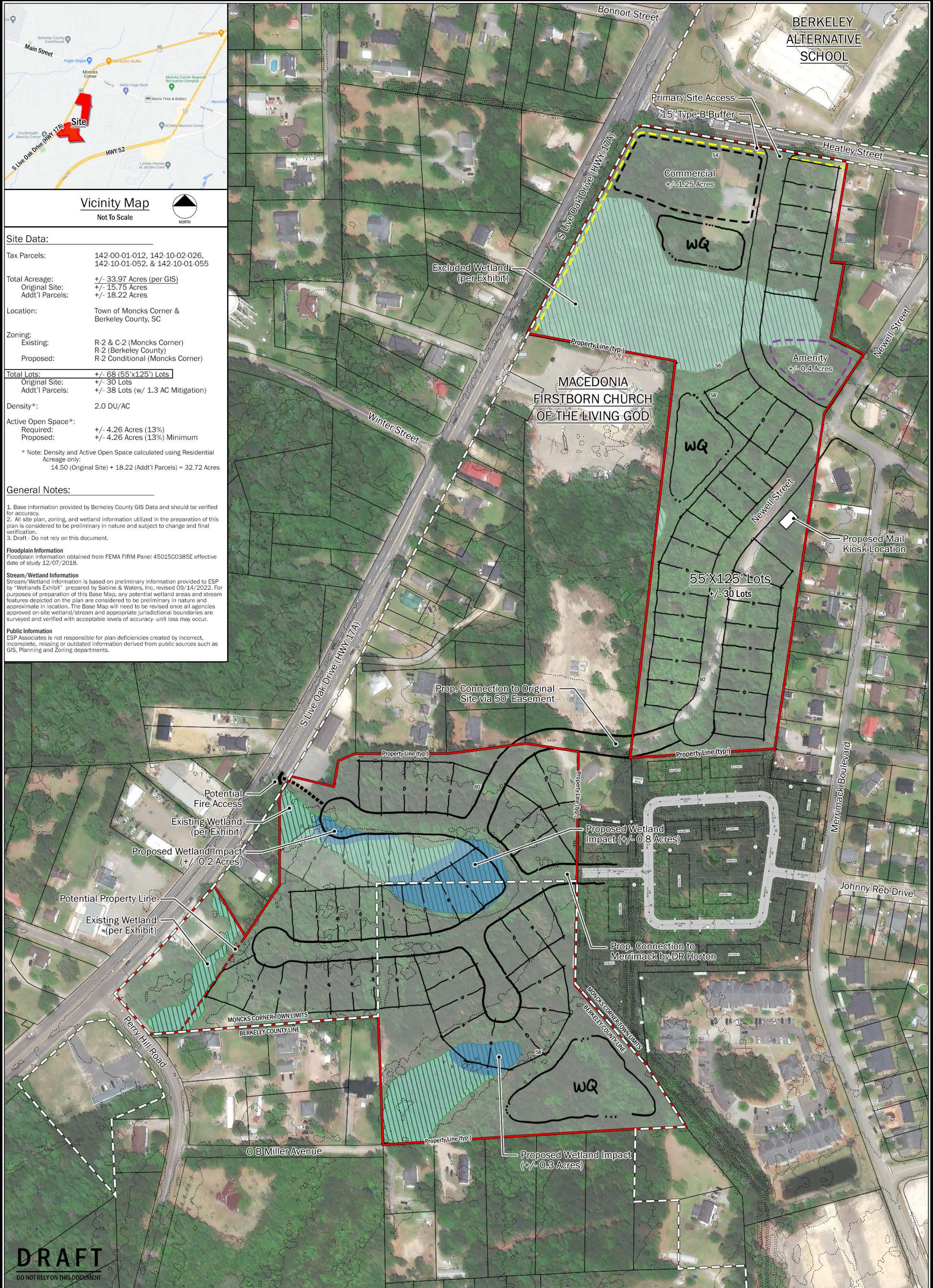
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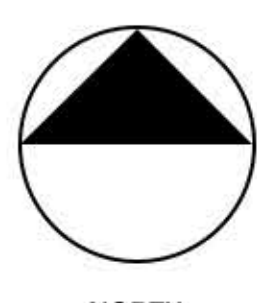


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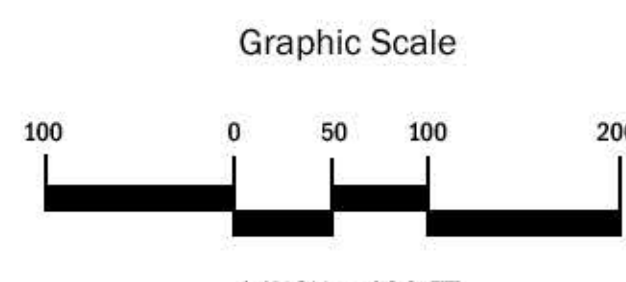
ESP Associates, Inc.
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N. Charleston, SC 29406
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www.espassociates.com



Heatley Street Site Preliminary Concept Plan

ESP Job # KT16.100

September 20, 2022



Graphic Scale

1 INCH = 100 FT.



2057 Wambaw Creek Road
Charleston, SC 29492



August 29th, 2022

Heatley Street Bonus Density
TMS# 142-00-01-012

Request for Bonus Density:

The property is currently zoned R2 in the Town of Moncks Corner. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Heatley Street and a secondary access on Newell Street. The wetlands were recently delineated, and the land plan incorporates these current site conditions. Below is a summary of the requested design criteria associated with the rezoning request.

- Limited wetland impact (0.49 acres)
- Commercial Component at Intersection of Heatley Street and S. Live Oak Drive
- Improve alignment on Newell Street and Monitor Circle

Below please find the breakdown of the density bonus incentives the developer intends to implement for this development.

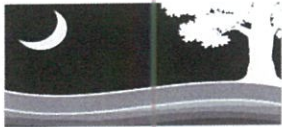
Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
Commercial Component	10%	1,200
Widened Sidewalks	5%	600
HOA Maintained Amenity	3%	360
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 6,600

Intent – The intent of negotiated development is to achieve the following:

- a) To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District).
 - a. Provides commercial and residential land uses.
- b) To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of

natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the development as well as enhancing the immediate area surrounding the development.

- a. Improves traffic circulation and improves alignment on Newell Street and Monitor circle.
- c) To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
 - a. Offers affordable housing in a desirable location.
- d) To provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner.
 - a. The proposed conditions do not alter the intended residential use of the property.



REZONING APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: DR Horton Inc Address: 2057 Wambaw Creek Rd, Charleston SC 29492
Phone: 843-330-0296 E-Mail: demcnair@drhorton.com

Property Owner Information (If Different)

Name: Elizabeth Watson & Kathleen Robuck Address: 105 Heatley St, Moncks Corner, SC 29461
Phone: _____ E-Mail: _____
TMS #: 142-00-01-012 Address: _____
Current Zoning: R-2 Requested Zoning: R-2 with Conditions

Current Use of Property: R-2, single family

Proposed Use of Property: single family & commercial

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.

N/A

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: Kathleen Robuck Date: 9/13/22
Applicant's Signature: Demcnair Date: 9/13/22

For Official Use Only

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