



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 25, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the February 25, 2025 meeting.

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-01) request for one (1) parcel (142-04-01-049) totaling approximately 0.18 acres, located at 300 N. Live Oak Drive. The parcel is currently zoned Office & Institutional (C-1) and the applicant is seeking Single Family Residential (R-2).

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, FEBRUARY 25, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Drew Ensor
Commissioner Shanda Phillips
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Rev. Robin McGhee-Frazier
Commissioner Kathleen Prosdocimo

APPROVAL OF MINUTES

1. Approval of Minutes for the September 24, 2024, meeting.

Motion made by Commissioner Pipkin, Seconded by Commission Phillips.

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

NEW BUSINESS

2. Consider a Resolution to recommend the Town Council adopt and impose Development Impact Fees.

Mr. Westbrook gave a brief introduction.

Mr. Carson Bise, of TischlerBise gave a presentation.

The Planning Commission had general questions regarding impact fees, particularly when they are applied, what they can pay for and who they apply to. Commissioners spoke fondly about potential impact fees noting that the population growth of the town has outpaced the town's ability to maintain their level of service that has made annexation so attractive.

Motion made by Commissioner Ensor to approve the resolution recommending a development impact fee study and capital improvements plan and development impact fee ordinance to the Town Council of the Town of Moncks Corner, South Carolina pursuant to South Carolina Development Impact Fee. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor
Commissioner Phillips, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

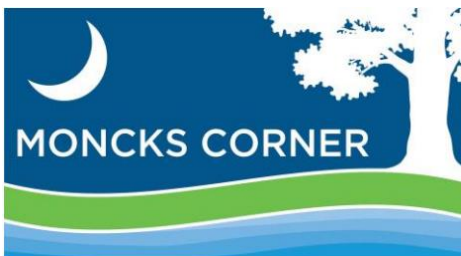
MOVE TO ADJOURN

Motion made by Commissioner Campbell to adjourn, Seconded by Commissioner Phillips.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor
Commissioner Phillips, and Commissioner Campbell.

Meeting was adjourned at 6:59 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 (ZA-25-01) – Augusto Estaca
DATE: March 25, 2025

Background: The applicant, Augusto Estaca, has applied for a Zoning Map Amendment (ZA-25-01) for a parcel (TMS # 142-04-01-049). The applicant is seeking the parcel to be zoned **Single Family Residential (R-2)**.

Existing Zoning: The subject parcel is currently in the Office & Institutional (C-1) Zoning District. Per the Town's Zoning Ordinance, the Office & Institutional (C-1) Zoning District is intended to:

"accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area's existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use"

Adjacent Zoning		Adjacent Land Use
North	GC (Berkeley County)	Bus Depot
South	R-2	Single Family Detached Dwelling
East	C-1	VACANT
West	R-2	VACANT

Existing Site Conditions: The subject parcel comprises approximately 0.18 acres, which is currently vacant. Per the National Wetlands Inventory map, there does not appear to be any wetlands delineated on the parcel. The subject parcel currently front N. Live Oak, but Staff does not believe access would be granted by SCDOT due to a guard rail for the railroad crossing to the west, and terrain could make it unfeasible. The parcel also has access to the south on Hutchinson Lane, which has seen several homes constructed on it in the past year.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel into the Town of Moncks Corner and apply for a **Single Family Residential (R-2)** zoning district. Per the Town's Zoning Ordinance, the **Single Family Residential District (R-2)** is intended to:

“...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

Staff has concern with losing commercially zoned land along our major corridor. With the proximity to existing R-2 zoning and single family detached dwellings, along with the most likely connection being Hutchinson Lane, it would not be a stretch to see the feasibility of constructing a single family detached dwelling, however the feasibility of anything more than that is impossible with the requested zoning district.

Density: The subject parcels consist of approximately 0.18 acres. Per the Zoning Ordinance, the approximate maximum units per acres is listed at 5 dwelling units per acre, but this is widely considered impractical. Due to the approximate size of the parcel, any subdivision of land would not be mathematically possible. The requested zoning district, Single Family Residential, only allows one-family detached dwellings per lot, with guest cottage/garage apartment possible with certain protections and stipulations.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized property and requested zoning.

Environmental: 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 “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation appears to be congruent with this designation of the Future Land Use Map as the request includes a residential districts, however 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 shows the property entirely within the “Highway Commercial Overlay”. As this request seeks **Single Family Residential (R-2)** 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 plan:

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 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 is adjacent to the requested zoning district boundary.

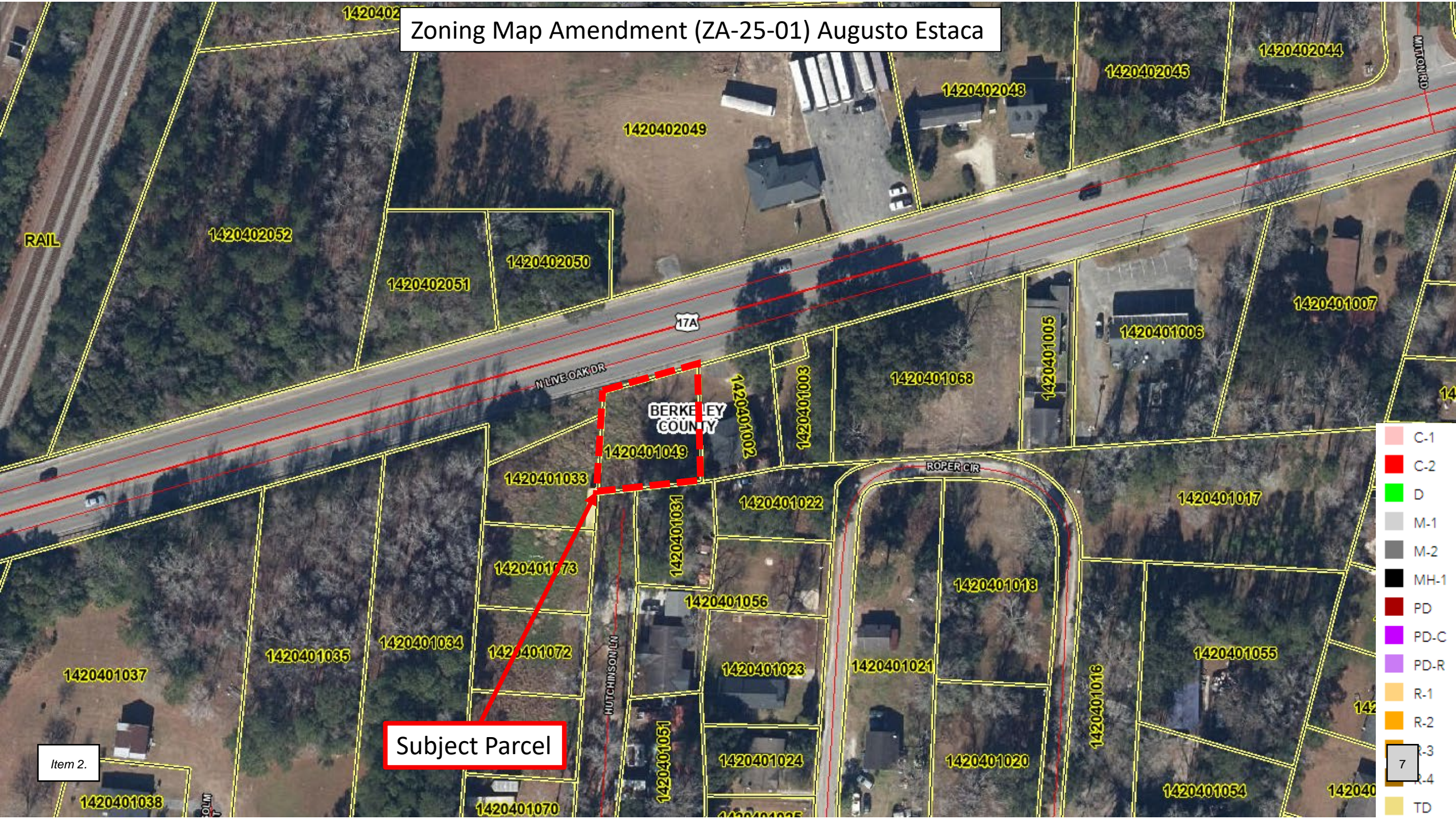
Staff Analysis: Staff believes that the designated future land use is not consistent with a single family detached use. There may be an argument, that with the inaccessible frontage that is N. Live Oak, and the most practical access point being residential, that a more appropriate zoning district such as **R-2** would be better suited for the use. However, the current zoning district may serve as a unenforceable nuisance to those on Hutchinson Lane, and to prevent commercial traffic from accessing the subject parcel through a residential street, this request may be best for the immediately adjacent neighborhood.

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 Residential (R-3)**, Staff believes the new Comprehensive Plan prohibits the requested zoning district almost entirely.

Staff Recommendation: Currently, Staff recommends denial for the requested **Single Family Residential (R-2)** zoning district designation for the subject parcel. Staff have reached this recommendation as the potential for development should not be considered on a vacant parcel, particularly when it conflicts with the Future Land Use Plan and 2024 Comprehensive Plan, specifically the Highway Commercial Overlay.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (Augusto Estaca)(20250105)*

Zoning Map Amendment (ZA-25-01) Augusto Estaca

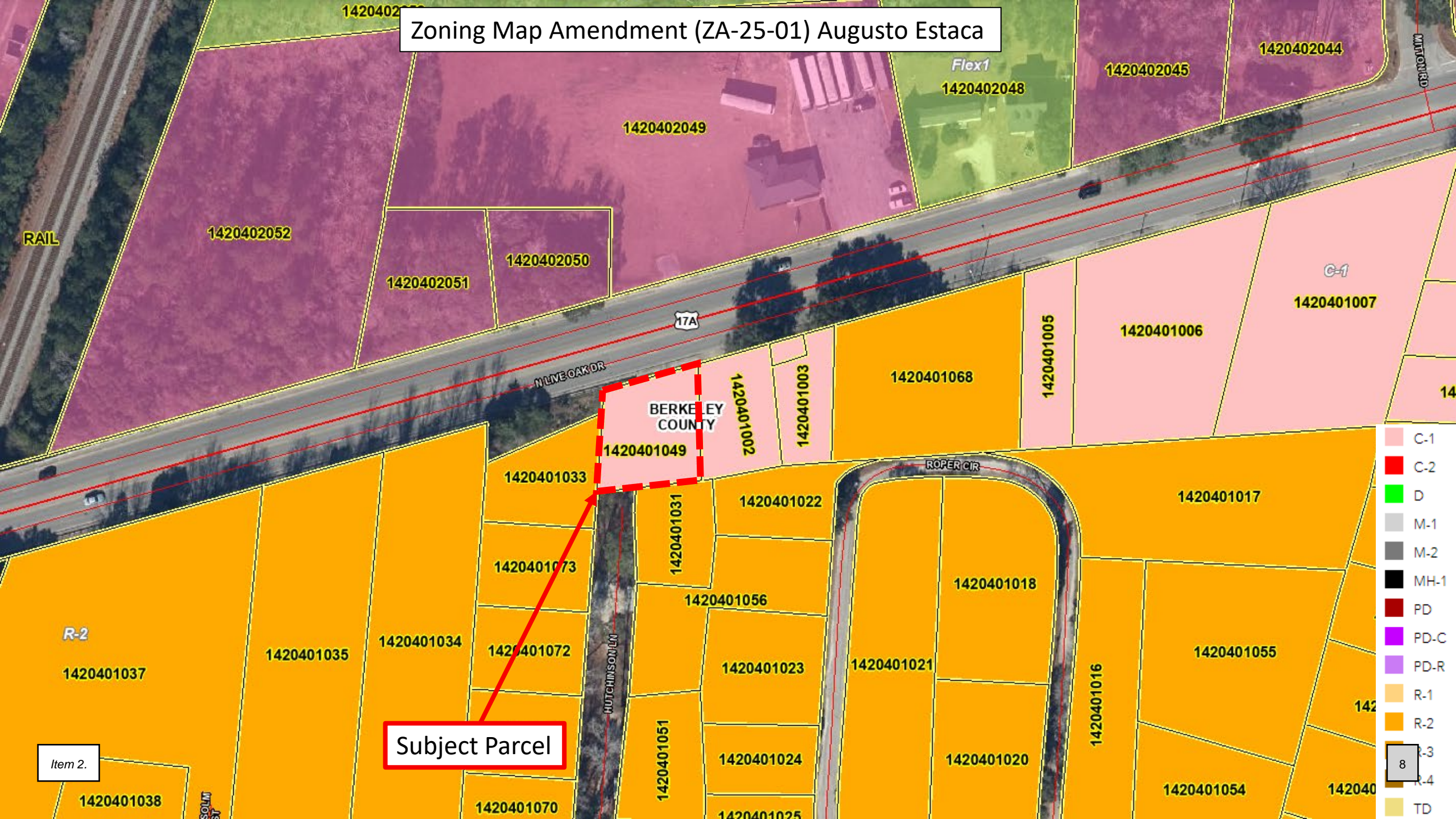


Subject Parcel

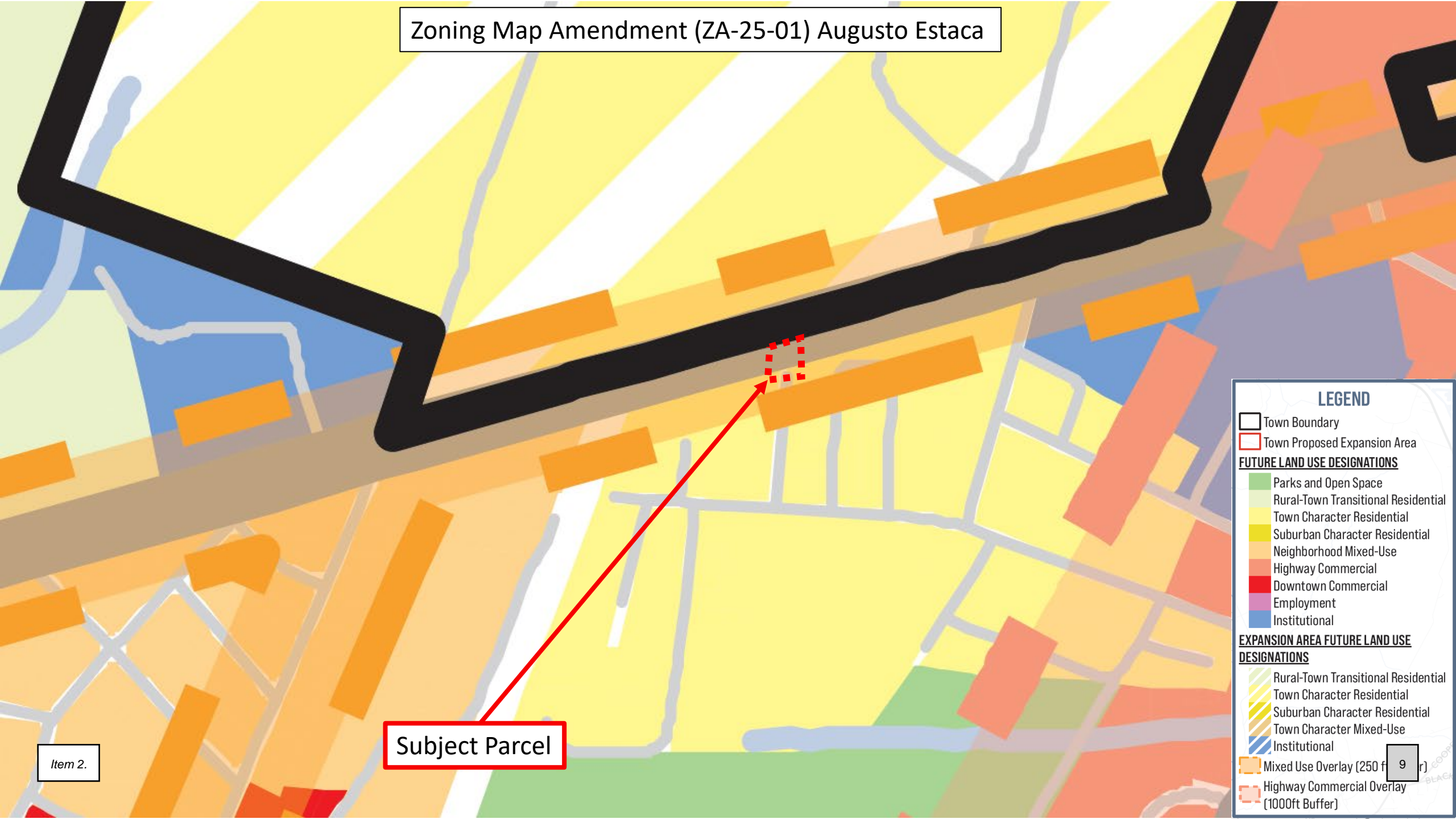
Item 2.

- 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

Zoning Map Amendment (ZA-25-01) Augusto Estaca



Zoning Map Amendment (ZA-25-01) Augusto Estaca



Item 2.

Subject Parcel

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)

Zoning Map Amendment (Rezoning) Application

Applicant Information **Augusto Estaca (Owner)**

First Name **Augusto**

Last Name **Estaca**

Street Address * **2208 S. Live Oak DR**

Apartment, suite, etc

City **Moncks C.**

State/Province **SC**

ZIP / Postal Code **29461**

Phone * **(843) 814-3936**

Email Address * **AugustoCesarbra1@gmail.com**

Property Owner Information

If different than the applicant.

Name **Henry's Auto Repair & Wholesale**

Phone **(843) 814-3936**

Email Address **AugustoCesarbra1@gmail.com**

Street Address **300 N. Live Oak DR**

Apartment, suite, etc

City **Moncks Corner**

State/Province **SC**

ZIP / Postal Code **29461**

Subject Parcel **142-04-01-049**

TMS Number *0 / 13

Current Zoning *Select D-1 Development District R-1 Single-Family Residential R-2 Single-Family Residential R-3 Single-Family Attached R-4 Multi-Family MH-1 Mobile Home Residential TD Transitional District C-1 Office & Institutional C-2 General Commercial M-1 Light Industrial CZ Conditional Zoning PD Planned Development Select

Requested Zoning *Select D-1 Development District R-1 Single-Family Residential R-2 Single-Family Residential R-3 Single-Family Attached R-4 Multi-Family MH-1 Mobile Home Residential TD Transitional District C-1 Office & Institutional C-2 General Commercial M-1 Light Industrial M-2 Industrial Park CZ Conditional Zoning PD Planned Development Select

Current Use of Property * C-1

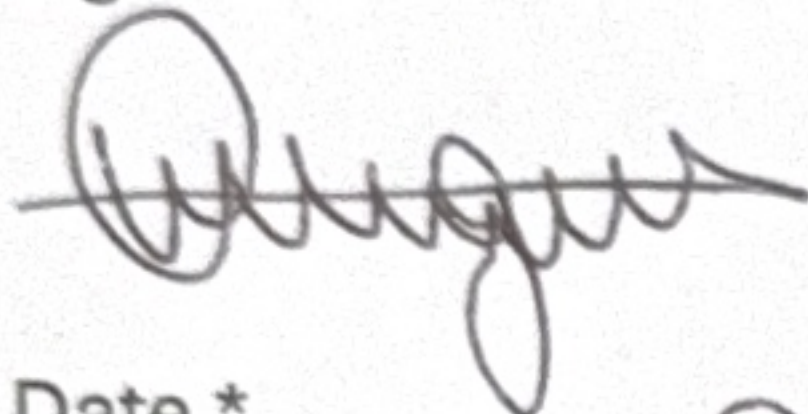
Proposed Use of Property * R-2

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.

Consent *

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.

Signature *



Date * 02/05/2025

Submit Application

Staff

Tim Shiner

Chief Building Official/Fire Marshal
843-259-0369

Jamie Baker

Deputy Building Official
854-206-7181

Bobbi Jo Seabrook

Permitting Clerk
843-719-7914

Justin Westbrook

Community Development Director
843-719-7913

Forms

Zoning Map Amendment (Rezoning) Application online form

Special Event Application online form

Tree Removal Application online form