



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 23, 2022 at 6:00 PM

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of Minutes for the July 26, 2022 meeting

### NEW BUSINESS

2. Appeal to required mitigation for removal of trees at 204 W. Main Street
3. Consider a recommendation to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions
4. Consider a recommendation to rezone 31.02 acres located at the northeast corner of Rembert Dennis and Stoney Landing Road, TMS 143-00-00-008 & -030, from C-1, Office & Institutional, to PD-R, Planned Development Residential, and PD-C, Planned Development Commercial
5. Consider a recommendation to amend Article 2 of the Zoning Ordinance

### OLD BUSINESS

6. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions
7. Consider a recommendation to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions

### 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, JULY 26, 2022 at 6:00 PM

## MINUTES

### CALL TO ORDER

Meeting called to order at 6:00 p.m.

#### PRESENT

Commissioner Roscoe Haynes  
Commissioner Robin McGhee-Frazier  
Chairman Connor Salisbury  
Commissioner Chris Kondakor  
Commissioner Drew Ensor  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Doug Polen, Development Director

#### ABSENT

Commissioner Nick Ross

### APPROVAL OF MINUTES

#### 1. Approval of Minutes for the June 28, 2022 meeting

Motion to accept the minutes as written

Motion made by Commissioner Cruppenink, Seconded by Commissioner Ensor.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury,  
Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

### NEW BUSINESS

#### 2. Consider a recommendation to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District

Mr. Polen presented the item. Chairman Salisbury stated that there had been a wreck at Hwy 52 @ 402 just that day.

Motion made to recommend the annexation and rezoning.

Motion made by Commissioner McGhee-Frazier, Seconded by Commissioner Ensor.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury,  
Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

#### 3. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions

Mr. Polen presented the item. Commissioner Haynes asked if there was water and sewer at the site. Mr. Polen stated that there was water, but sewer would need to come from across Highway 52.

Wofford Stribling, the applicant, spoke. The owner has been trying to sell the property commercially for a decade with no interest due to lack of sewer. His development group has been working with Bobby Wall at the Moncks Corner Public Works Commission, as well as homebuilder D.R. Horton, to bring sewer across the street to the proposed development, and would feature a 50' buffer along Highway 52.

Commissioner Cruppenink asked if there would be only one entrance to the development. Mr. Stribling said yes. Commissioner Cruppenink then asked if there would be a traffic study. No, said Mr. Stribling. Approximately seventy units are required by the state to require a traffic study. [Planner's note – under new Traffic Analysis section of the Zoning Ordinance, Sec. 5-9, a traffic study is required.]

A commissioner asked the average cost of a unit. Mr. Stribling said in the \$200's.

Chairman Salisbury asked what delayed Phase 1. Mr. Stribling said that development typically takes 12-16 months from clearing to vertical, with 3-4 months of stagnation included. This project took eight months with only 2 months of stagnation.

Motion made to recommend the rezoning with conditions.

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

**4. Consider a recommendation to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions**

Mr. Polen presented the item.

Wofford Stribling, the applicant, spoke. A commissioner asked about traffic improvements. Mr. Stribling stated that a right turn lane from Broughton onto Kitfield had been required by SCDOT.

Mr. Stribling explained that originally the Kitfield development was 323 units, and then after wetlands encroachment it went down to 160 approved units. Now, after engineering, the development is showing 142 units. This annexation would add 33 more units to that 142, bringing the total development to 175 units. This annexation would require the secondary emergency access at Vanihayn to be converted to full access.

The question was asked if the residents of the new neighborhood would travel on Vanihayn. Mr. Stribling stated that the traffic study indicated that residents would travel through the new neighborhood, not Vanihayn, as that road is not paved in a modern sense and the travel distance is twice as long as driving through the neighborhood.

Commissioner Cruppenink asked about streetlights, sidewalks, trash pickup. Mr. Stribling explained that the neighborhood would have all of these things. Also, sewer will be in the area, and the neighbors can hook onto that sewer if they choose.

Gwendolyn Vanish Williams spoke, stating that Vanihayn Drive is a private road and can't be used by the new development. Clark Vanish, speaking by telephone, also stated that the road is private. Commissioner Cruppenink asked who is maintaining the road. Mr. Polen stated that the County maintains the road.

Commissioner Ensor asked if the sizeable crowd was against the development itself or if they are against using Vanihayn Drive for access. Ms. Williams stated that she was simply against the traffic on the road, not the development.

Mr. Stribling stated that the access to Vanihayn was required by the Town, which Mr. Polen agreed with – the proposed annexation needs to connect to the existing Kitfield Development.

Mr. Stribling asked if there were any other questions concerning the annexation. Chairman Salisbury said that he thought everyone was okay with the annexation, just not the traffic. The developer needs to figure out a way to not touch Vanihayn.

Motion was made to table until the next meeting so that the developer can figure out the ownership of the road and perhaps reconfigure the plan.

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

5. Consider a recommendation to rezone a 1.0 acre property located on Main Street Extension, a portion of TMS 143-00-00-002, from R-2, Single Family Residential, to C-2, General Commercial

Mr. Polen presented the item.

Ricky Parler, the applicant spoke, discussing the concept of the general store. It will have a small retail area up front for fishing gear and bait, shirts. This will be in addition to the machine repair shop.

Commissioner Cruppenink asked if there would be a privacy fence – yes, on the side and rear. Will there be landscaping? Yes. How many employees? Mr. Parler, his wife, and two others. Commissioner Kondakor asked about parking. There will be enough parking, stated the applicant.

Motion made to recommend rezoning to Council as requested.

Motion made by Commissioner Cruppenink, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Commissioner Haynes, Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**



## **MOVE TO ADJOURN**

Meeting adjourned at 7:34 p.m.

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

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## Staff Report

### 204 W. Main Street Tree Removal

**DATE:** August 23, 2022

**TO:** Moncks Corner Planning Commission

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Protected Tree Removal

**SUBJECT PROPERTY:** 204 W. Main Street

**ACTION REQUESTED:** Consider an appeal for the removal of protected trees

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#### Background:

In early August the Town was notified that a number of trees had been removed without a permit at St. John's Christian Academy. Staff measured the trees, and found that 425" of living trees had been removed. Some trunks appeared to be for dead trees, and they were not included in the calculation. None of the trees were grand (greater than 24" in diameter) and pine trees were removed from the calculation as the property wasn't clear cut. The resulting calculation was 21 trees totaling 289.5".

As these were protected trees, the Town cut the mitigation to 25% of the total, which is what would have been required had the permit been applied for prior to cutting the trees. The 25% calculation results in 73 inches of required mitigation. This is 30 2½" diameter trees, or a donation of \$5,428.13 into the Town tree fund.

Per the application, the trees were removed as they inhibited the safe driving and parking for attendees at school athletic events, while the dead trees were removed due to their hazardous nature.

## Analysis:

Per the Town Tree Ordinance, protected trees may be removed without mitigation under the following circumstances:

- A. Tree(s) is/are dead.
- B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
- C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.
- D. Trees which are being cut as a commercial timber operation in accordance with the South Carolina Right to Practice Forestry Act. The Town requests but does not require that a 50-foot wide perimeter buffer of all existing trees be maintained in an undisturbed manner. Trees grown specifically for sale by commercial nurseries are exempt from the provisions of this article with respect to their removal from the commercial site upon which they are grown.
- E. Protected trees required to be removed to carry out a permitted wetland alteration and/or mitigation plan approved by the Army Corps of Engineers or South Carolina Office of Coastal Resource Management are exempt from the provisions of this article.
- F. Removal because of density or interference with the development of other trees.
- G. Removal of pine trees, unless permit is for multiple trees in which removal would constitute clear-cutting.
- H. Trees identified by the South Carolina Exotic Pest Plant Council Non-Native Plant Species List.

Furthermore, per the Town Tree Ordinance:

Protected trees removed without a permit shall be mitigated at a rate of one hundred (100) percent of the diameter of the protected trees removed, unless otherwise approved by the Planning Commission. Illegally removed trees shall be mitigated on site unless otherwise approved by the Planning Commission. The funds generated by this provision shall be deposited in the Town Tree Fund.

Per the Town Tree Ordinance, any person aggrieved by a Staff decision pursuant to the ordinance may appeal Staff's decision to the Planning Commission. The Zoning Ordinance states the following concerning appeals:

*"The board of appeals shall hear and decide appeals where it is alleged there is error in an order, requirement, decision, or*

*determination made by an administrative official in the enforcement of the zoning ordinance.”*

As such, the Planning Commission is to decide whether there is an error in judgment as to how Staff came to their decision.

**Staff Findings & Recommendation:**

The Town allows trees to be removed in areas of construction, but the parking for the athletic fields is grass. As such, the trees were removed with no permit and no corresponding construction. The Town reduced the mitigation to 25%, and the Planning Commission may choose to reduce the mitigation further.

**Property Owner:** St. John's Christian Academt

**Address:** 204 W. Main Street

#	DBH	Type
1	15	Oak
2	18	Oak Split Trunk 1
3	17	Oak Split Trunk 2
4	13.5	Oak
5	13	Oak
6	11	Oak
7	14.5	Oak
8	16	Oak
9	12	Oak
10	14	Gum
11	14	Oak
12	11.5	Magnolia
13	15	Oak
14	13.5	Oak
15	15	Gum
16	14	Gum
17	11.5	Gum
18	13	Oak
19	18	Oak
20	10	Oak
21	10	Oak
289.5		

25% protected tree mitigation multiplier

72.375 inches of mitigation

\$ 5,428.13 donation to Town tree fund



**St. John's Christian Academy Tree Appeal**  
**204 W. Main Street, TMS 142-02-01-005**  
Planning Commission | August 23, 2022

This aerial map displays property boundaries in Berkeley County, Georgia. A red outline delineates the 'General Area of Tree Removal', which encompasses several parcels and a central wooded area. A white box in the lower right identifies the 'Subject Property' at parcel 1420301020. The map includes various street names and parcel numbers, such as 1420201024, 1420201025, 1420201026, 1420201027, 1420201028, 1420201029, 1420201030, 1420201031, 1420201032, 1420201033, 1420201034, 1420201035, 1420201036, 1420201037, 1420201038, 1420201039, 1420201040, 1420201041, 1420201042, 1420201043, 1420201044, 1420201045, 1420201046, 1420201047, 1420201048, 1420201049, 1420201050, 1420201051, 1420201052, 1420201053, 1420201054, 1420201055, 1420201056, 1420201057, 1420201058, 1420201059, 1420201060, 1420201061, 1420201062, 1420201063, 1420201064, 1420201065, 1420201066, 1420201067, 1420201068, 1420201069, 1420201070, 1420201071, 1420201072, 1420201073, 1420201074, 1420201075, 1420201076, 1420201077, 1420201078, 1420201079, 1420201080, 1420201081, 1420201082, 1420201083, 1420201084, 1420201085, 1420201086, 1420201087, 1420201088, 1420201089, 1420201090, 1420201091, 1420201092, 1420201093, 1420201094, 1420201095, 1420201096, 1420201097, 1420201098, 1420201099, 1420201100, 1420201101, 1420201102, 1420201103, 1420201104, 1420201105, 1420201106, 1420201107, 1420201108, 1420201109, 1420201110, 1420201111, 1420201112, 1420201113, 1420201114, 1420201115, 1420201116, 1420201117, 1420201118, 1420201119, 1420201120, 1420201121, 1420201122, 1420201123, 1420201124, 1420201125, 1420201126, 1420201127, 1420201128, 1420201129, 1420201130, 1420201131, 1420201132, 1420201133, 1420201134, 1420201135, 1420201136, 1420201137, 1420201138, 1420201139, 1420201140, 1420201141, 1420201142, 1420201143, 1420201144, 1420201145, 1420201146, 1420201147, 1420201148, 1420201149, 1420201150, 1420201151, 1420201152, 1420201153, 1420201154, 1420201155, 1420201156, 1420201157, 1420201158, 1420201159, 1420201160, 1420201161, 1420201162, 1420201163, 1420201164, 1420201165, 1420201166, 1420201167, 1420201168, 1420201169, 1420201170, 1420201171, 1420201172, 1420201173, 1420201174, 1420201175, 1420201176, 1420201177, 1420201178, 1420201179, 1420201180, 1420201181, 1420201182, 1420201183, 1420201184, 1420201185, 1420201186, 1420201187, 1420201188, 1420201189, 1420201190, 1420201191, 1420201192, 1420201193, 1420201194, 1420201195, 1420201196, 1420201197, 1420201198, 1420201199, 1420201200, 1420201201, 1420201202, 1420201203, 1420201204, 1420201205, 1420201206, 1420201207, 1420201208, 1420201209, 1420201210, 1420201211, 1420201212, 1420201213, 1420201214, 1420201215, 1420201216, 1420201217, 1420201218, 1420201219, 1420201220, 1420201221, 1420201222, 1420201223, 1420201224, 1420201225, 1420201226, 1420201227, 1420201228, 1420201229, 1420201230, 1420201231, 1420201232, 1420201233, 1420201234, 1420201235, 1420201236, 1420201237, 1420201238, 1420201239, 1420201240, 1420201241, 1420201242, 1420201243, 1420201244, 1420201245, 1420201246, 1420201247, 1420201248, 1420201249, 1420201250, 1420201251, 1420201252, 1420201253, 1420201254, 1420201255, 1420201256, 1420201257, 1420201258, 1420201259, 1420201260, 1420201261, 1420201262, 1420201263, 1420201264, 1420201265, 1420201266, 1420201267, 1420201268, 1420201269, 1420201270, 1420201271, 1420201272, 1420201273, 1420201274, 1420201275, 1420201276, 1420201277, 1420201278, 1420201279, 1420201280, 1420201281, 1420201282, 1420201283, 1420201284, 1420201285, 1420201286, 1420201287, 1420201288, 1420201289, 1420201290, 1420201291, 1420201292, 1420201293, 1420201294, 1420201295, 1420201296, 1420201297, 1420201298, 1420201299, 1420201300, 1420201301, 1420201302, 1420201303, 1420201304, 1420201305, 1420201306, 1420201307, 1420201308, 1420201309, 1420201310, 1420201311, 1420201312, 1420201313, 1420201314, 1420201315, 1420201316, 1420201317, 1420201318, 1420201319, 1420201320, 1420201321, 1420201322, 1420201323, 1420201324, 1420201325, 1420201326, 1420201327, 1420201328, 1420201329, 1420201330, 1420201331, 1420201332, 1420201333, 1420201334, 1420201335, 1420201336, 1420201337, 1420201338, 1420201339, 1420201340, 1420201341, 1420201342, 1420201343, 1420201344, 1420201345, 1420201346, 1420201347, 1420201348, 1420201349, 1420201350, 1420201351, 1420201352, 142020135



# St. John's Christian Academy Tree Appeal

## 204 W. Main Street, TMS 142-02-01-005

Planning Commission | August 23, 2022



Aug 2, 2022 at 11:02:42 AM  
204 W Main St  
Moncks Corner, SC 29461  
United States



# St. John's Christian Academy Tree Appeal

## 204 W. Main Street, TMS 142-02-01-005

Planning Commission | August 23, 2022

Aug 2, 2022 at 11:04:43 AM  
204 W Main St  
Moncks Corner SC 29461  
United States



Aug 2, 2022 at 10:41:30 AM  
204 W Main St  
Moncks Corner SC 29461  
United States







## TREE REMOVAL APPLICATION

Moncks Corner Community Development

\*\*\*THIS IS AN APPLICATION, NOT A PERMIT\*\*\*

# MONCKS CORNER

The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed: 204 W. Main St.

### Applicant Information

Name: St. John's Christian Academy Address: 204 W. Main St.

Phone: 843-761-8539 E-Mail: eric.denton@sjccavaliers.com

### Property Owner Information (If Different)

Name: St. John's Christian Academy Address: 204 W. Main St.

Phone: 843-761-8539 E-Mail: eric.denton@sjccavaliers.com

Contractor Name: volunteers Phone: \_\_\_\_\_

*\*\*Contractor must be properly licensed with the Town of Moncks Corner\*\**

Grand trees are any trees greater than 24" in diameter at breast height (24 DBH). Are you proposing to remove any grand trees? YES ☐ NO ☒

*Grand trees that are determined by Staff to require mitigation may only be removed with permission of the Town Planning Commission.*

*The Commission meets the fourth Tuesday of every month at 6:00 p.m. at Town Hall.*

Are the trees to be removed located on a lot for a single family home or single-structure duplex? YES ☐ NO ☒

If **yes**, a professional tree survey is NOT REQUIRED. Please attach a reasonably accurate survey showing the location, size, and species (common name) of any trees 10" DBH or greater proposed to be removed.

If **no**, please attach a survey prepared by a S.C. licensed landscape architect, surveyor, or civil engineer showing the following:

- The location, size (DBH) and species (common name) of all trees 10"+ DBH
- A clear designation of all protected trees proposed for removal
- A mitigation plan showing the location, size, and species to be planted

Please explain in detail the conditions that exist that require the removal of trees.

The trees inhibit safe driving and parking at school athletic events, and some are dead and therefore hazardous to people and vehicles.

Property Owner's Signature: Eric M. Denton Date: 8/4/2022



## Staff Report

### Amendment to the Official Zoning Map

**DATE:** Planning Commission: August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Annexation Request

**SUBJECT PROPERTY:** A 19.17 acre tract located along Hwy 52 at the end of Perry Hill Road, TMS 142-14-00-030

**ACTION REQUESTED:** Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-3 with conditions, and to amend the official zoning map of the Town to so reflect.

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### Background:

Staff has been working with homebuilder D.R. Horton on this project. D.R. Horton is working on a number of developments in Town at this time, including Stoneridge and Kitfield.

The developer is proposing a townhome community of no more than 100 units along Highway 52, between Eloise Drive and Perry Hill Road. The developer is offering the following in order to receive a townhouse density:

- Donations of \$1,000 per unit into the Neighborhood Revitalization Fund
- Town-designed and SCDOT-approved median plantings along Hwy 52 between PA Auto Sales and Wigfall Street
- HOA Maintained amenities
- Additional Trees and Shrubs
- Decorative Crosswalks
- Unique Street Name Signs

Additional elements as required by the Zoning Ordinance include:

- Minimum townhome width of 22'
- The front and sides of each townhome are to be covered in hardiplank, brick or stone. If the rear of the townhome faces a road, it too must be covered in such material
- Landscape buffer along Eloise Street
- At least four distinct facades and colors per six-unit structure
- The following are to be maintained by the HOA:
  - Sidewalks
  - Streetlights
  - Stormwater facilities outside of the right-of-way
  - Customized street signs
  - Amenities
  - Private Streets
  - Plantings in the public area

### **Current Zoning - Definition and Uses:**

*R2 - Manufactured Residential District, Berkeley County Sec. 5.3*

#### 5.3.1. Intent.

- A. The R2 manufactured residential district is intended to implement the land use goals of the residential growth areas and rural villages within urbanizing areas in the unincorporated portions of Berkeley County.
- B. This district is intended to:
  1. Allow manufactured housing in higher density residential areas where public facilities and services are available.
  2. To make lower cost housing an available option in designated portions of the county.
  3. Encourage urban communities to develop in a manner that minimizes sprawl patterns.
  4. Encourage efficient development patterns and use of in-fill development.
  5. Minimize development problems in urban areas where infrastructure such as transportation facilities and public water and sewer are either absent or inadequate.
  6. Protect development in residential growth areas from infiltration of incompatible land uses.
  7. Provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area.
  8. Permit the location of needed community facilities in support of residential development.

5.3.3. *Permitted uses.* The following uses are permitted within the R2 manufactured residential district:

A. *Recreation uses.*

1. Golf course.
2. Indoor recreation.
3. Outdoor recreation, active.
4. Outdoor recreation, passive.

B. *Institutional uses.*

1. Assembly and worship.
2. Government offices, public services, and local utilities.
3. School, neighborhood and community.

C. *Residential uses.*

1. Single-family detached.
2. Manufactured home.

**Proposed Zoning - Definition and Uses:**

*R-3, Single Family Attached Residential, Sec. 6-4*

This district 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.

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

1. Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).
2. Daycare, residential, nursing, and assisted living facilities.
3. Library and information centers
4. Fire stations
5. Electric substations
6. Public golf course
7. Coin operated laundries and dry cleaning

## Summary of Adjacent Zoning & Uses

Zone		Present Use
North	R2 (County)	Mobile Home & Vacant
East	Flex 1 (County)	Commercial, Institutional, and Mobile Home
South	R2 & GC (County)	Used Car Lot & Vacant
West	R2 (County)	Vacant

## Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

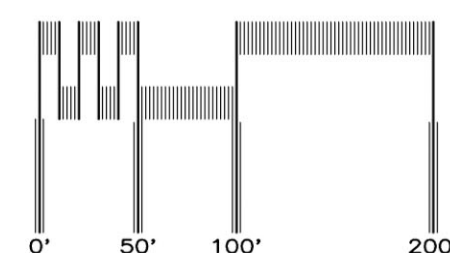
- *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
  - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*
    - *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
  - *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
    - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
    - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
    - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent with abutting land uses within the Town Commission Draft Recommended 2/27/17 Land Use\_8*
    - *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared "extra territorial jurisdiction" within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*

- *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
  - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

**Staff Findings:**

Staff recommends **APPROVAL** of the project.





Item 3. E: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



# PERRY HILL TOWNHOMES

D.R. HORTON  
MONCK'S CORNER, S.C.



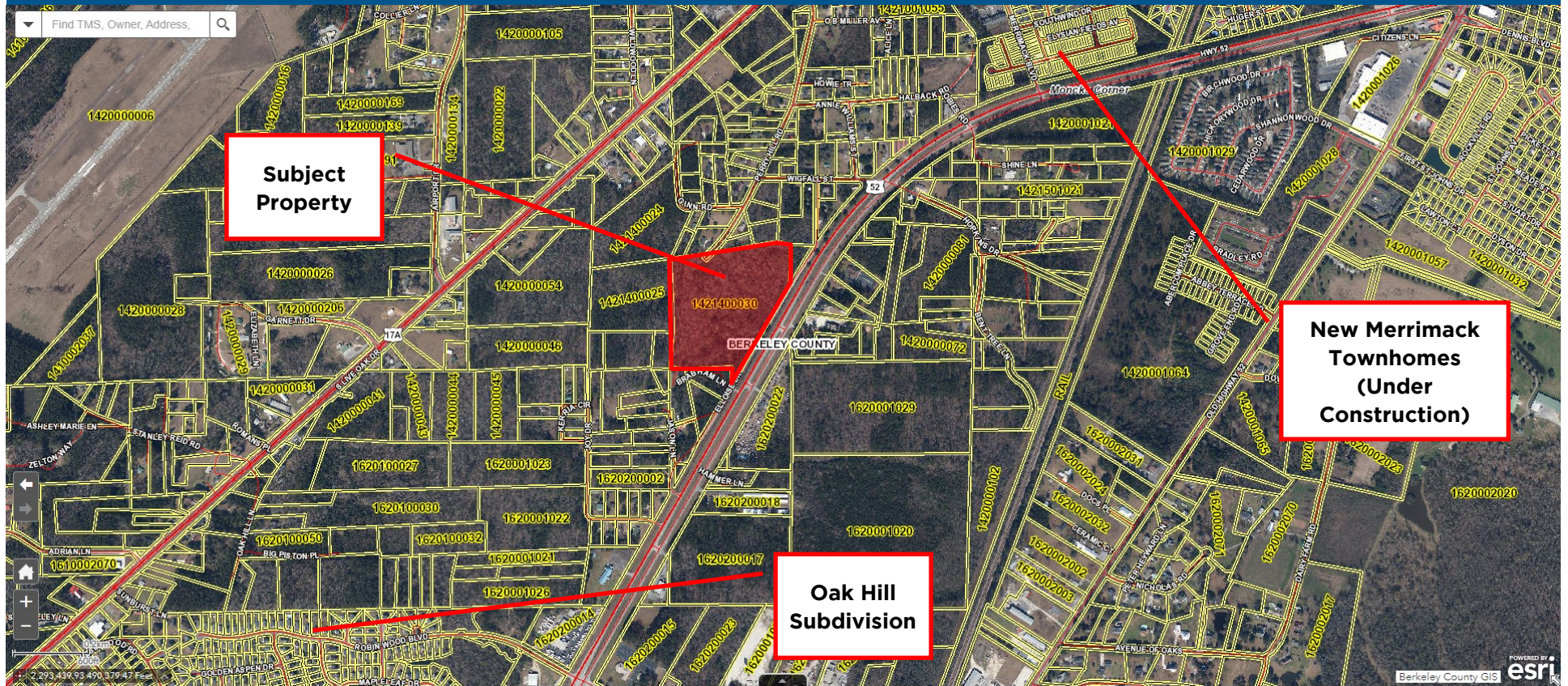
# Perry Hill Annexation

## Highway 52 at Perry Hill Road, TMS 142-14-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022





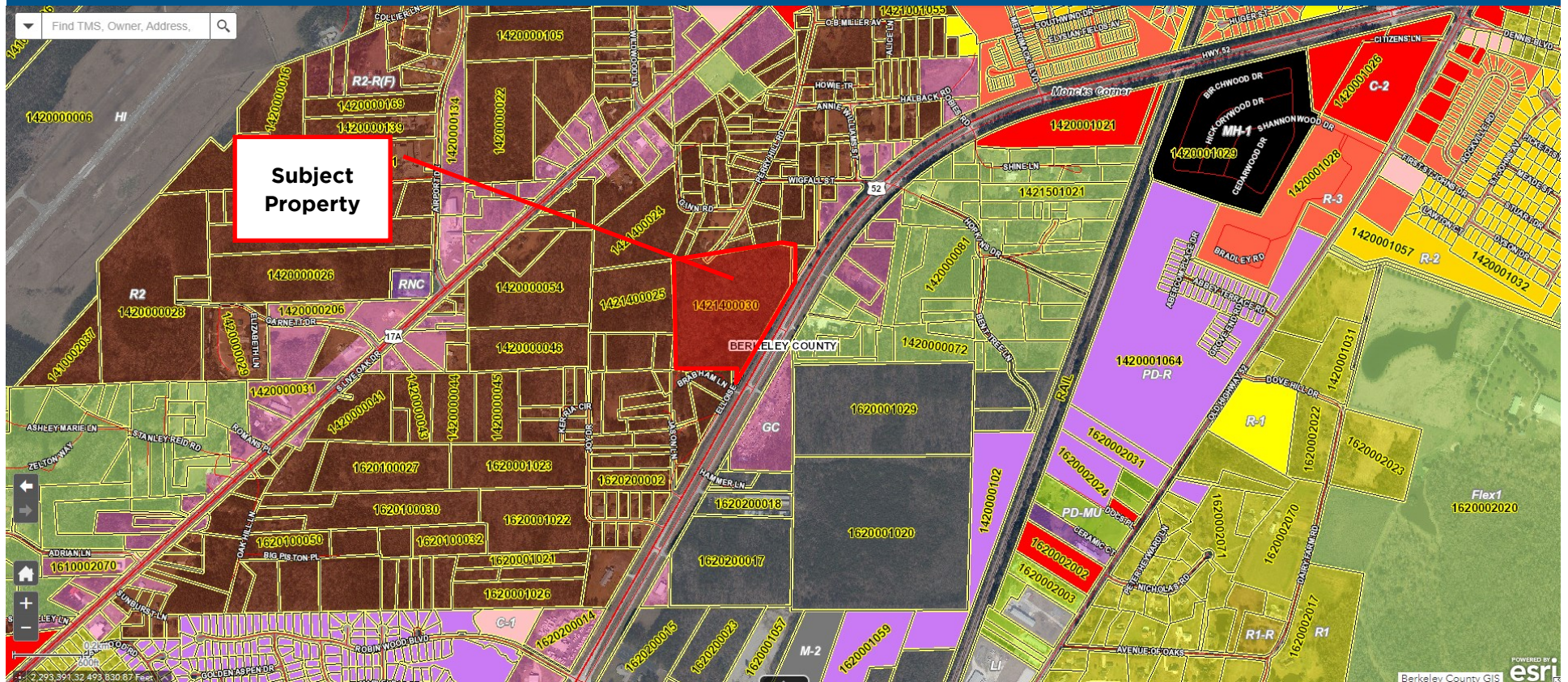
# Perry Hill Annexation

## Highway 52 at Perry Hill Road, TMS 142-14-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022





July 26<sup>th</sup>, 2022

**Perry Hill Rezoning**  
**TMS# 142-14-00-030**

**Rezoning Request:**

The request is to annex and rezone the property to R-3 with conditions. The property is currently zoned R2 in the Berkeley County. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Perry Hill Rd and an emergency access to Elloise Drive. 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)
- Active open space with trail systems for connectivity
- Products that back up to natural/wooded areas
- Landscape buffer on Elloise/HWY 52
- HWY 52 Median Plantings
- Sewer main extension down Perry Hill Rd

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

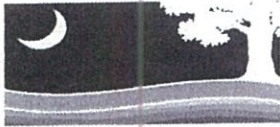
Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
HWY 52 Median Plantings	10%	1,200
HOA Maintained Amenities	5%	600
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 5,040

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

- 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 different residential products (townhouses) in the area while not detracting from the existing community.
- 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 sewer infrastructure and provides sewer service to Perry Hill Rd. Creates a looped water system for improved pressure. Preserves a majority of the site with limited wetland impact. Creates active open space and trail systems. Improves emergency response with a controlled access point on Elloise Drive. Products back up to natural/wooded areas.
- 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.



**100% ANNEXATION PETITION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

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

**Property Owner Information (If Different)**

Name: Kaye Myers & Lee Mcelveen Address: 737 Lannie Ln, Moncks Corner Sc 29461  
Phone: 843-729-0668 E-Mail: pe.myers@homeSC.com

**TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCKS CORNER:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

*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: Berkeley County - R2

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

It is requested that the property be zoned as follows: R-3 with conditions

(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:

Kaye G. Myers

Date: 6-28-2022

Applicant's Signature:

J. Smith

Date: 8/1/22

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_



## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission: August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Rezoning Request

**SUBJECT PROPERTY:** 31.02 acres along Rembert Dennis & Stoney Landing Road, TMS 143-00-00-008 & -030

**ACTION REQUESTED:** Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-2, General Commercial, to a R-3, Single Family Attached Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

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### Background:

The Town has been working with the developer since 2021 on this project, and we feel that at this time we largely have a workable plan. There are some changes envisioned by Town Staff – see Recommendations – but in general Staff is positive about this project.

All told, the developer wishes to place an Assisted Living Facility with Memory Care on the property just west of the Moncks Corner Elementary School on Stoney Landing Road. This project will also feature 160 residential units broken up between for-sale townhomes, for-rent duplex units, and independent living units adjacent to the Assisted Living Facility. The neighborhood will be entirely 55 or older with an extensive amenity package for the residents, including a pool, trail system, pickle ball, bocce, community garden, dog park, and outdoor cooking area. Additionally, at least 30,000 sf of commercial space will be built along Rembert Dennis Bypass.



## **Current Zoning – Definition and Uses:**

### *C-1, Office & Institutional*

*This district is 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. Certain related structures and uses are permitted outright or as 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:*

*Permitted Uses: A building or premises in the C-1 district may be used for the following purposes:*

- 1. Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.*
- 2. All non-residential uses allowed in R-1, R-2, R-3 within the requirements of each district.*
- 3. Boutique retail and restaurants less than two-thousand (2,000) sq. ft. in size, not including gasoline filling stations. Restaurant drive throughs are prohibited.*
- 4. Hotels and lodging houses*
- 5. Colleges, universities, business and vocational schools*
- 6. Private clubs, walk-in theaters, museums, and art galleries*
- 7. Engineering, architectural, scientific, and research organization and non-commercial laboratory.*
- 8. Professional, political and religious organizations, labor unions and similar labor organizations.*
- 9. Utility services and stations (excluding communications)*
- 10. Funeral services and crematories*
- 11. Hospitals*
- 12. Automotive repair services, garages, renting and leasing*
- 13. Parks, recreation facilities, and golf courses*
- 14. Railroads*
- 15. Veterinary services*
- 16. Agricultural services*
- 17. Private commercial storage, not including mini-warehouses*

## **Proposed Zoning – Definition and Uses:**

### *PD-C, Planned Development Commercial (Styled CD in this development)*

*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 CD 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, 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. Nursing, assisted living, group care facilities, and independent living residential uses associated with an assisted living or memory care facility.*
- 6. Research, development, and commercial testing laboratories*
- 7. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

*Accessory Uses: Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities.*

*Special Exceptions:*

- 1. Churches*

R-3, Single Family Attached Residential (Styled RD in this development)

*This district 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.*

*Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:*

- 1. Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).*
- 2. Residents' Activity Center and associated uses*

**Summary of Adjacent Zoning & Uses**

	<b>Zone</b>	<b>Present Use</b>
<b>North</b>	M-2	Santee Cooper
<b>East</b>	C-1	Moncks Corner Elementary
<b>South</b>	C-1	Roper St. Francis
<b>West</b>	C-2	Moncks Corner Inn, Barony Place Apartments

**Moncks Corner Future Land Use Map**

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

**Staff Findings & Recommendation:**

In general, Staff is pleased with this project. The Assisted Living and Memory Care is sorely needed in Town, and the 55+ housing should also prove quite popular. The residential units are attractive, as is the commercial.

The only issues that the Town has with the plan as presented is access and commercial land.

The Town would like to see the project redesigned so that the main boulevard access is directly across Rembert Dennis from Barony Street. This will allow unimpeded, direct traffic from the development to Highway 52 without having to drive on the bypass road itself.

Second, the Town wants to see more commercial use of the parcel adjacent to Rembert Dennis. At present, this lot envisions three 10,000 sf commercial buildings and a retention pond. The Town wishes to see four 10,000 sf commercial buildings, with any ponds found on the residential side of the project.

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

**Development Guidelines**  
**Restore at Stoney Landing -**  
**Planned Development Rembert**  
**C Dennis Boulevard**  
**Town of Moncks Corner**

**Section 1: Introduction and Background Information**

1.1 Executive Summary:

This planned development (PD) to be named “Restore at Stoney Landing” (“Restore”) is intended to meet the criteria defined in Section 6-11 in the Town of Moncks Corner zoning ordinance. The PD allows flexibility in design for a mixed-use neighborhood/commercial amenity rich community while protecting the natural environment and character of the property. The design characteristics of Restore will exhibit neighborhood-oriented amenities, nature-based exercise amenities and future vehicular connections to promote interconnectivity.

1.2 Project Location:

Restore is located in the Town of Moncks Corner, Berkeley County, South Carolina. The project consists of two tracts of land, TMS: 143-00-00-008 (23.37 acres) and TMS: 143-00-00-030 (7.65 acres), at the northeast corner of Rembert C. Dennis Boulevard and Stoney Landing Road. (See Location Map)



### 1.3 Total Area:

The site consists of 31.02 gross acres with a highland acreage of 29.22 acres, 1.80 acres of non-jurisdictional wetlands. There are no OCRM Critical Areas on the site.

Highland Acreage:	29.22 acres
Non-Jurisdictional Wetlands:	1.80 acres
Jurisdictional Wetlands:	0 acres
Total Acreage:	31.02 acres

\*Acreages are approximate and subject to change with approved CORP wetland fill permits, OCRM approval, and approved JD's.

### 1.4 Current Zoning:

The property is currently zoned C-1 (Office & Institutional). This document will define the PD guidelines that govern the future development of the property.

### 1.5 Background Information:

Restore is located in the Town of Moncks Corner, the site is undeveloped and comprised of highlands, with a mixture of deciduous and pine forest on the 7.65 acres tract, TMS: 143-00-00-030. The remaining 23.37 acres is vacant cleared land.

The site offers 1,177' of road frontage on Rembert C. Dennis Boulevard and 1,272' of road frontage on Stoney Landing Road. The development will be accessed through the main entrance on Rembert C. Dennis Boulevard and the secondary entrance on Stoney Landing Road.

### 1.6 Development Summary:

This PD is proposing a 55+ age restricted active adult development comprising four different uses; a small neighborhood friendly commercial use along Rembert C. Dennis Boulevard, an assisted living, memory care and independent living use, a "for sale" single-family attached townhome use and a "for rent" single family attached duet use. These four uses will fit into two new zoning districts as defined within this document. A Commercial District (CD) and a Residential District (RD). The site will be accessed from Rembert C. Dennis Boulevard and Stoney Landing Road through the restrictive access and provide interconnectivity to the respective districts.

### 1.7 Goals for the Project:

The development shall create a walkable and amenity rich 55+ active adult community with a commercial component aimed at serving this neighborhood and the residents of Moncks Corner. The amenities include a trails system, outdoor exercise circuit, community gardens, pickle ball court, bocce ball area, outdoor cooking area, pool area, community club house, and

dog park.

The development will provide pedestrian connectivity throughout the site and the vehicular road network will provide a stub-out to promote interconnection for a potential future development. Sidewalks will be installed along parcel frontage of Stoney Landing and Rembert C. Dennis Boulevard.

## Section 2: Land Use

2.1 Area Breakdown: The proposed development will contain General Commercial (similar to the Town zone of C-2) and Single Family Attached residential uses (similar to the Town zone R-3). The PD will categorize the uses by district; Commercial District (CD) and the Residential District (RD).

The CD district will consist of approximately 13 acres. The RD district will consist of the remainder of the property which is approximately 19.7 acres.

Commercial District:	+/- 13.00 acres
Residential District:	+/- 18.02 acres
Total Acreage:	31.02 acres



## 2.2 Development Districts:

### A. Commercial District (CD):



The area designated as the Commercial District will adhere to the Town of Moncks Corner Zoning Ordinance 6-9 - C-2 (General Commercial District), except as stated in this PD document.

**Design Standards:**

- Height Limitations – 70’
- Lot Width – N/A
- Setbacks from Property lines:
  - Front – 25’*
  - Rear – 10’*
  - Side – 10’*
- Lot Minimum Requirements – N/A
- Percent of Lot Occupancy – Not more than sixty (60) percent of lot shall be occupied by principal structure.
- Maintenance:

All roadways, driveways, parking areas, open spaces shall have provision for perpetual maintenance by the development use which it serves.

**Parking Standards:**

- Parking shall be provided per Town Zoning Ordinance, Section 7-2, unless modified below.
- Parking requirements for the AL/MC/IL shall be as follows:
  - One space per each four resident beds plus one space per each regular employee at shift with highest personnel

**Permitted Uses:** 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, 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. Nursing, assisted living, group care facilities, and independent living residential uses associated with an assisted living or memory care facility.
6. Research, development, and commercial testing laboratories

Accessory Uses: Uses on the same lot and customarily incidental to the permitted uses, including, but not limited to, garages or parking structures for commercial vehicles, off-street parking and loading zones and limited storage facilities.

Special Exceptions:

1. Churches

#### B. Residential District (RD):

The area designated as the Residential District will adhere to the Town of Moncks Corner Zoning Ordinance 6-4 - R-3 (Multi-family Residential District), except where stated in this PD document.

#### Design Standards:

- Height Limitations – 50'
- Lot Width Minimum – 22'
- Density – 160 Units
- Setbacks:
  - Front – 25'*
  - Rear – 15'*
  - Side – 10'*
- Lot Minimum Requirements – 1,600 ft<sup>2</sup>
- Dwelling Units in a Row – No more than six (6) dwellings shall be attached together into one structure and shall not exceed two hundred

(200) feet in length.

- Maintenance – Parking areas, open spaces and other amenities shall have provision for perpetual maintenance by the POA/HOA.
- Accessory Buildings – In addition to a carport or a garage, an accessory building shall be permitted in the rear yard provided it does not exceed one hundred and twenty (120) square feet in gross floor area and twelve (12) feet in height, and any such accessory building shall be constructed of material similar to or in keeping with the principal building.
- Building Materials – Building facades will vary in design and color.

#### **Parking Standards:**

- Parking spaces shall be provided for at a minimum ratio of one and one half (1 1/2) automobiles for each dwelling. Parking shall be provided on the premises.

**Permitted Uses:** A building or premises in the RD may be used for the following purposes.

- Single-family attached and detached dwelling

#### **Accessory Uses:**

- Noncommercial garages and carports
- Fences
- Private Swimming pools
- Outdoor barbecue structures
- Storage buildings, workshops and playhouses
- Animal shelters for domestic pets
- Gardening and agricultural uses incidental to residential uses

### **Section 3: Buffers**

#### 3.1 Buffers:

Restore is surrounded by M-2 Zone to the North (Santee Cooper headquarters facility), M-2 to the east (Berkeley Elementary School) and a small C-1 Parcel in the southwest (vacant land). The following buffers shall apply to the development perimeter:

Against M-2 Zone – Type “B” Buffer

Against C-1 Zone – Type “B” Buffer

Along Rembert C. Dennis Boulevard and Stoney Landing Road – Type “B” Buffer

An internal buffer is only required between Parcels A & B. This shall be a Type C buffer (or equivalent).

Type B Buffer shall consist of a total width of 15' with 4 canopy tree, understory trees, and/or Upright Evergreen per 100' linear feet with 50 evergreen shrubs every 100 linear feet.

Type C Buffer shall consist of a total width of 20' with 6 canopy tree, understory trees, and/or Upright Evergreen per 100' linear feet with 50 evergreen shrubs every 100 linear feet. A type C buffer incorporating a privacy fence may be reduced to the requirements of a Type B buffer.

Existing vegetation may be used for any required buffer.

### 3.2 Wetland Buffers:

There are none on either parcel.

### 3.3 Maintenance:

All buffers shall be owned and maintained by the POA/HOA for perpetuity.

## **Section 4: Street Design and Right-of-Way Standards**

### 4.1 Road Ownership

The PD development will be served by private streets that feature access connections to Rembert C. Dennis Boulevard and Stoney Landing Road. Access will be provided to the community via a main entrance from Rembert C. Dennis Boulevard and a secondary entrance from Stoney Landing. The community will be served private rights-of-way with a minimum width of 42'. All rights-of-way shall be owned and maintained in perpetuity by the POA.

### 4.2 Dimensions

The rights-of-way shall be 42' wide. It shall have a minimum of 22' wide paved section and a roll curb and inverted crown. Sidewalks will be provided on at least one side of the street and shall be paved with concrete or other approved hard surface, and they shall be a minimum of 5' wide. See the road section exhibit.

### 4.3 Sidewalks

The development is intended to be pedestrian friendly. The network of sidewalks and trails throughout the development will provide connectivity within the development, and beyond to connect neighboring existing and future developments. Sidewalks throughout the development will be a minimum of six feet (6') in width. Sidewalks are not required on both sides of the street where there is a 42' right-of-way if, in the opinion of the Zoning Administrator, a trail is nearby on the side of the road lacking a sidewalk. The sidewalk will meet the ADA requirements and ADA compliant ramps shall be installed at street corners



with sidewalks to provide accessible routes. Sidewalks shall be maintained by the HOA/POA.

#### 4.4 Street Trees

Street trees shall be installed on both sides of the road, within the right-of-way. Street trees shall be installed on one side of the road, within the right-of-way, where the right-of-way is 42'. Street trees shall be maintained by the HOA/POA.

#### 4.5 Emergency/Public Service Access

All rights-of-way shall accommodate emergency vehicles and public service vehicles. Access will be provided to the development via the entrances from Rembert C. Dennis Boulevard and Stoney Landing Road.

#### 4.6 Street Signs

All street signs will be decorative and unique to the development. Street signs shall be maintained by the HOA/POA.

#### 4.7 Street Lights

All streetlights will be provided and maintained in perpetuity by the HOA/POA.

### **Section 5: Additional Development Criteria**

#### 5.1 Phasing

Restore at Stoney Landing will be a multi-phased development. Phase I will consist of 40 for sale townhomes. Phase II will consist of the 44 for-rent duets, and 60 for-sale townhomes, the amenity center, and the first commercial building. Phase III will consist of the 24 independent living cottages and 74 bed assisted living and memory care facility. Phases II & III will be concurrent, with no certificates of occupancy granted in Phase II unless, in the opinion of the Zoning Administrator, substantial work has been completed in Phase III. "Substantial work" is taken to mean all stormwater approvals have been granted, site work is complete, and vertical construction of the assisted living and memory care facility has begun.

After the completion of the first +/- 10,000 sf commercial building, subsequent commercial buildings of similar size will be constructed. The second building will commence vertical construction once the first building is leased, and so on with the third and any fourth building. No certificates of occupancy will be permitted in Phase II until substantial work has been completed on the first commercial building.

#### 5.2 PD Amendments

Per Town of Moncks Corner Zoning Ordinance Section 6-11.4 – Amendment "Any changes to the approved characteristics or agreements of a planned development shall be classified as either major or minor amendments. Major amendments are considered a rezoning and

require the procedures outlined in Article 12. Minor amendments may be made by the Zoning Administrator.”

### 5.3 Stormwater

Stormwater design techniques will follow the current Town of Moncks Corner Stormwater Manual.

The property will be developed using on-site detention systems and best management practices for both water containment and quality control. Proposed drainage will be managed via a network of storm pipes, dry ponds, wet ponds and other approvable BMP's, as required for release into the existing ditches/wetlands along the boundaries of the development. All ponds will be in the RD zone. All stormwater facilities shall be maintained by the HOA/POA.

### 5.4 Utilities

Utilities will be provided within the private rights-of-way. Utilities, including water and sewer, will be permitted to be placed under the roadway as well as under sidewalks. Any repair of roadway or sidewalks necessary for the repair or maintenance of utilities, shall be the responsibility of the HOA/POA.

### 5.5 Open Space

Open space shall be considered all areas not used for residential dwellings, required buffers (unless walking trails are within buffer areas), commercial development and roads and road rights-of-way. Open space areas may include but are not limited to: amenity areas, off- street parking areas, walking trails, gardens, playgrounds, stormwater improvements and detention ponds. Open space shall be privately owned and maintained by a Home Owners Association (HOA) or Property Owners Association (POA).

### 5.6 Amenities

Amenities will be provided for the residential district throughout the development. Amenities will focus on activating open space and providing interactive experiences for the residents. The amenities include a trail system, pickle ball court, community garden, outdoor cooking area, dog park, community club house, pool area, and bocce ball area. This list of amenities can be modified with permission of the Zoning administrator as a minor amendment. Details of this section to be negotiated prior to final approval by Town Council.

### 5.7 Traffic Study

A current traffic study will be conducted and will be provided to the South Carolina Department of Transportation (SCDOT), and the Town of Moncks Corner. The SCDOT and The Town of Moncks Corner will review the traffic study and will work with the developer to ensure the traffic safety and traffic operations in and around the site are maintained the project moves forward during construction permitting. The traffic improvements deemed

necessary by the conclusion of the traffic study will be required to be implemented by the developer at the time of construction.

# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **Assisted Living - Parcel E**





# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **Assisted Living - Parcel E**



# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

### **For Sale Townhomes - Parcel B**





**Restore at Stoney Landing**  
**Rembert Dennis Bypass at Stoney Landing Road**  
**TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

**For Sale Townhomes - Parcel B**





# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **For Sale Townhomes - Parcel B**





# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **For Sale Townhomes - Parcel B**



**Restore at Stoney Landing**  
**Rembert Dennis Bypass at Stoney Landing Road**  
**TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

**Rental Duets - Parcel D**





# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **Rental Duets - Parcel D**



# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **Rental Duets - Parcel D**



# **Restore at Stoney Landing**

## **Rembert Dennis Bypass at Stoney Landing Road**

### **TMS 143-00-00-008 & 143-00-00-030**

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022

#### **Commercial - Parcel A**





TMS#: 143-00-00-030  
AREA 7.65 ACRES  
ZONED - C1

TMS#: 143-00-00-008  
AREA 23.37  
ZONED - C1

TOTAL AREA: 31.02 ACRES

FUTURE USE:

PARCEL A

COMMERCIAL 5.5 ACRES  
REZONED FROM C-1 TO C-2

PARCEL B

TOWNHOMES 12.5 ACRES  
ZONED FROM C-1 TO R-3

PARCEL C

AMENITY 2.0 ACRES  
ZONED FROM C-1 TO R-3

PARCEL D

DUETS 3.5 ACRES  
ZONED FROM C-1 TO R-3

PARCEL E

ASSISTED LIVING 7.5 ACRES  
ZONED FROM C-1 TO C-2



SITE PLAN		
COMMERCIAL	+/- 5.5 ACRES	~ 30,000 SF OF RETAIL
FOR SALE TOWNHOMES	+/- 12.5 ACRES	~100 UNITS
FOR RENT DUETS	+/- 3.5 ACRES	~46 UNITS
FOR RENT	+/- 3.4 ACRES	~24 UNITS
INDEPENDENT LIVING COTTAGES		
ASSISTED LIVING	+/- 4.1 ACRES	~ 72 UNITS

THIS PLAN IS CONCEPTUAL  
AND SUBJECT TO CHANGE

6-29-2022



# Restore at Stoney Landing

## Rembert Dennis Bypass at Stoney Landing Road

### TMS 143-00-00-008 & 143-00-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022





# Restore at Stoney Landing

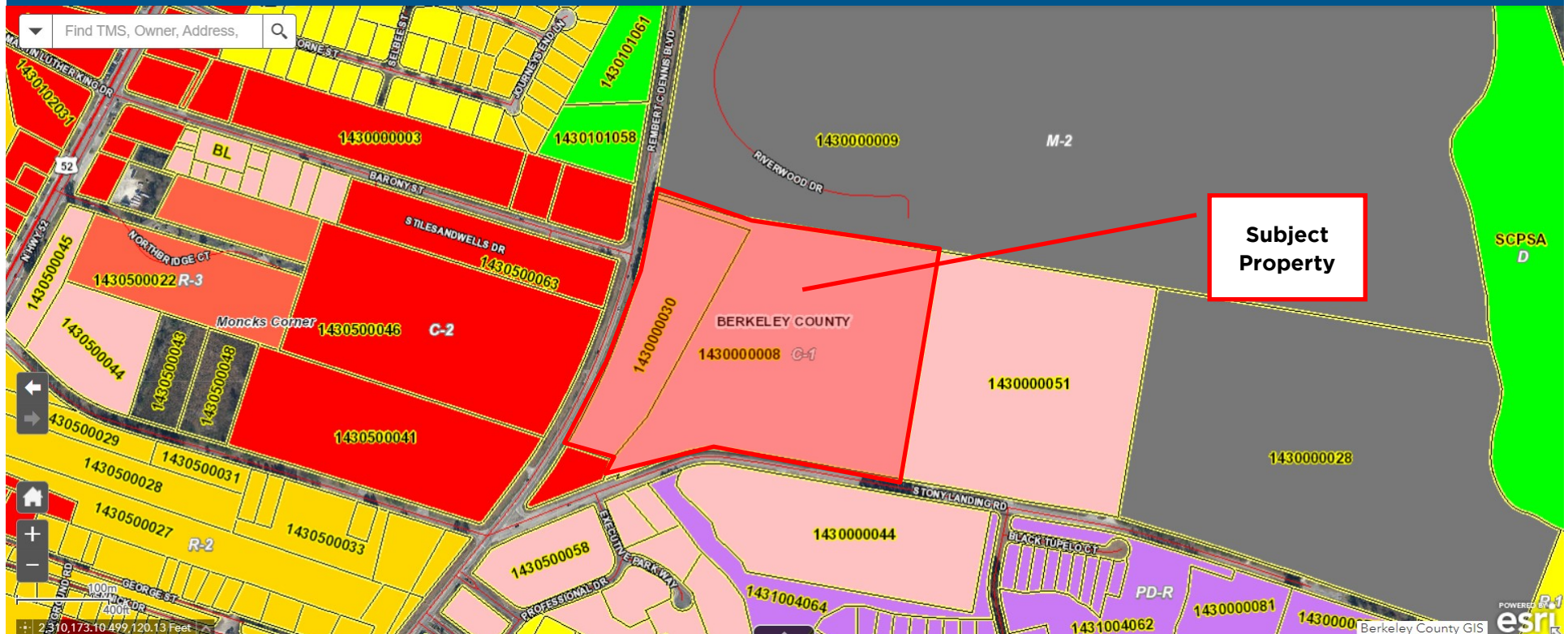
## Rembert Dennis Bypass at Stoney Landing Road

### TMS 143-00-00-008 & 143-00-00-030

Planning Commission | August 23, 2022

Town Council First Reading | September 20, 2022

Town Council Second Reading & Public Hearing | October 18, 2022





## REZONING APPLICATION

Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

### Applicant Information

Name: Mike Murphree/MMU Moncks Corner, LLC Address: 282 Dairy Farm Road, Moncks Corner, SC 29461  
Phone: 843-870-7154 E-Mail: murphreemike@gmail.com

### Property Owner Information (If Different)

Name: \_\_\_\_\_ Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 143-00-00-030 Address: \_\_\_\_\_

Current Zoning: C-1 Requested Zoning: PUD

Current Use of Property: Vacant/Undeveloped

Proposed Use of Property: Mixed Use Commercial/Residential

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

Yes, presented to PC for rezoning to R3 in 2021.

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: 8/17/2022

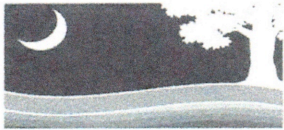
Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### *For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_



**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: CASEY Brock Address: 825 Lowcountry Blvd, Ste 206  
Phone: 704-906-9366 E-Mail: casey@brock-dev.com

**Property Owner Information (If Different)**

Name: JohnCo L.P. Address: 108A Highway 52, Moncks Corner  
Phone: 843.729.1456 E-Mail: all@johncolp.com  
TMS #: 143-00-00-008 Address: \_\_\_\_\_

Current Zoning: C-1 Requested Zoning: PD

Current Use of Property: VACANT LAND

Proposed Use of Property: Age Restricted Community

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: Dane T. Curlier Date: 8-17-22

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_  
Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_  
Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_





## Staff Report

### Zoning Ordinance Amendment

**DATE:** Planning Commission: August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Amendments to Article 2 of the Zoning Ordinance

**ACTION REQUESTED:** Consider an Ordinance to amend Article 2 of the Zoning Ordinance

---

#### Background:

The purpose of this text amendment to the Zoning Ordinance is to clarify the difference between *parking* and *outdoor vehicle storage*.

Parking is a permitted accessory use in all zones. In commercial zones it has generally been held to mean temporary storage of both customer and employee's personal vehicles for periods less than 24 hours, usually publicly accessible and in public view.

Outdoor vehicle storage is a special exception use allowed in the General Commercial (C-2), and industrial zones. It has been held to mean longer term storage of vehicles – greater than 24 hours – and if permitted by special exception such storage is to be placed behind a dense vegetated buffer and possibly a fence. Outdoor vehicle storage would be seen in such places as a Car/RV/Boat long-term storage facility or a mechanic/body shop/vehicle junkyard.

Neither parking nor outdoor vehicle storage is used to define outdoor vehicle sale lots. New and used car or other vehicle lots are considered outdoor displays and are otherwise covered in the Zoning Ordinance, Sec. 13-4.K.

While these are the implied definitions of *parking* and *outdoor vehicle storage*, neither term is specifically defined in the Zoning Ordinance. The purpose of the amendment is to officially define these terms.

The text amendment is as follows:

Sec. 2-2 - Definitions

52. Outdoor Vehicle Storage. 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.

54. Parking, Commercial. Placement of vehicles on commercial lots for periods less than 24 hours, generally for the personal vehicles of customers and employees or for company vehicles. Permitted by right as an accessory use in all commercial and industrial zones.

**Staff Findings and Recommendations:**

Staff recommends **APPROVAL** of this ordinance.



## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission: July 26, 2022  
Town Council:  
First Reading: August 16, 2022  
Planning Commission: August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Rezoning Request

**SUBJECT PROPERTY:** 10.38 acres along Hwy 52 at Shine Lane, TMS 142-00-01-021

**ACTION REQUESTED:** Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-2, General Commercial, to a R-3, Single Family Attached Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

---

### Background:

The applicant wishes to rezone +/- 10.38 acres of property located at the intersection of Highway 52 and Shine Lane from C-2, General Commercial to R-3, Single Family Attached Residential with Conditions. When developed, these properties will combine with approximately 125 units to the north across Highway 52 to form one townhouse community. Those 125 units were rezoned to their current status by Council on December 15, 2020.

At the time of the prior rezoning, conditions were placed on the rezoning. The conditions from 2020 have been modified to match the new property, and are as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.

2. Density will be capped at 5.3 units per acre, with no more than 55 units.
3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks and the southern edge of the property.
9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
- b. Three Years: Land clearing and infrastructure underway
- c. Four years: Residential construction begins



13. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

Furthermore, any changes to the Zoning Ordinance since the December 2020 rezoning will be in effect. For example, all negotiated zoning districts are required to permanently maintain street trees, sidewalks, stormwater facilities outside of the right-of-way, crosswalks, etc. Furthermore, new design guidelines have been put into place.

This property is zoned C-2, General Commercial. In general, the Town does not like to convert commercial space to residential. However, the Town recognizes that this particular lot has no sewer capability at present and, due to the topography, is not a particularly well-suited to commercial use.

### **Current 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.*

### **Proposed Zoning - Definition and Uses:**

#### *R-3, Single Family Attached Residential with Conditions*

*This district 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.*

*Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:*

1. *Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).*
2. *Daycare, residential, nursing, and assisted living facilities.*
3. *Library and information centers*
4. *Fire stations*
5. *Electric substations*
6. *Public golf course*
7. *Coin operated laundries and dry cleaning*

## Summary of Adjacent Zoning & Uses

	Zone	Present Use
<b>North</b>	R-3	Townhomes (Under Construction)
<b>East</b>	MH-1	Shannonwood Mobile Home Park
<b>South</b>	Flex 1	Single Family Residential & Vacant
<b>West</b>	Flex 1	Vacant

## Moncks Corner Future Land Use Map

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

## Staff Findings & Recommendation:

The applicant is currently developing the new Hunter-Quinn townhome development across Highway 52, and will be using the same architecture in this proposed development.

Staff finds that this use makes sense in this area, and that the design and nature of the neighborhood will be a benefit to the area. As such, Staff recommends **APPROVAL** of the rezoning.

## Planning Commission Recommendation:

At their July 26<sup>th</sup> meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the rezoning.

## Town Council:

At their August 16<sup>th</sup> meeting, Town Council voted 3-1 to deny this development. However, they asked that the item return to Planning Commission for clarification and to be returned to Council for the September meeting.





**Town Council Second Reading & Public Hearing | September 20, 2022**



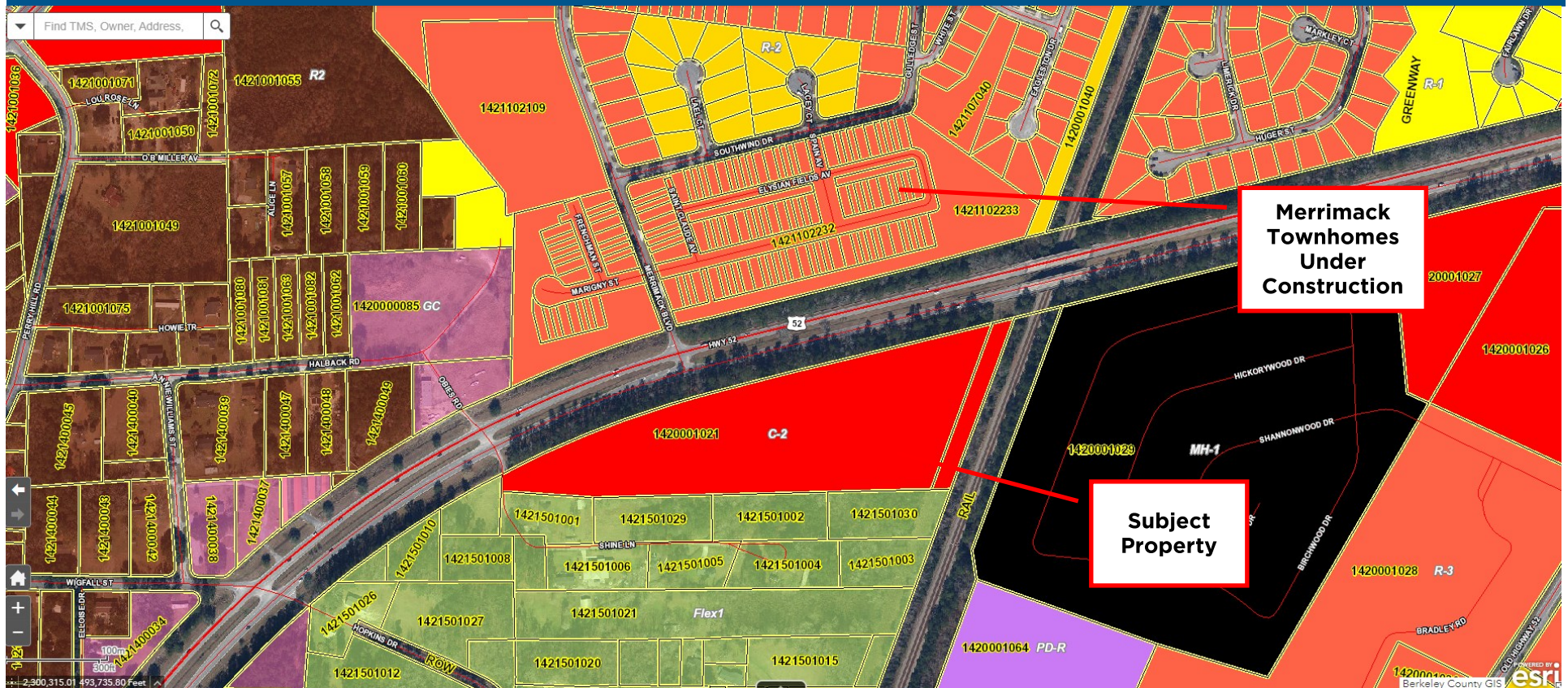


# Shine Lane Rezoning TMS 142-00-01-021

Planning Commission | July 26, 2022

**Town Council First Reading | August 16, 2022**

**Town Council Second Reading & Public Hearing | September 20, 2022**



# Shine Lane Rezoning TMS 142-00-01-021

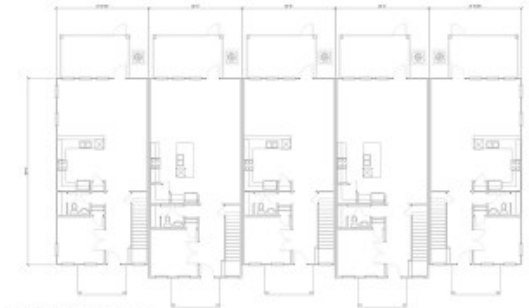
Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"



**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"

**Proposed Homes:  
the same architecture as the units under construction on the north side of Hwy 52**



## Town of Moncks Corner Planning Department Re-zoning Application

Date: June 20, 2022

Property Owner: STYO Development, LLC  
Owner Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Owner Phone Number: 843-367-6755  
Applicant: Chris Young  
Applicant Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Applicant Phone Number: 843-367-6755  
Property Interest: Shine Lane  
Property Location: (a plat must accompany this application)

Tax Map Number: 142-00-01-021 Lot Area: 10.38 acres  
Present Zoning: C-2 Requested Zoning: R-3 Townhome

Property Characteristics:  
Vacant wooded property.

Frontage on Public Road: Yes Water Available? Yes Sewer Available? No (Will Bring Sewer to Site)  
Current Use of Property: Vacant land  
Proposed Use of Property: Townhome development with architectural standards to match the development across HWY 52

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

Reasons for request and any supporting information:  
To develop the site for townhomes.

Property Owners Signature:  Date: June 20, 2022

**Do Not Write in This Space:**

Advertised: \_\_\_\_\_ Public Hearing: \_\_\_\_\_ Property Posted: \_\_\_\_\_  
Application Taken By: \_\_\_\_\_





*The Lowcountry's Hometown*

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

## Staff Report

### Amendment to the Official Zoning Map

**DATE:** Planning Commission: July 26, 2022, August 23, 2022  
Town Council:  
First Reading: September 20, 2022  
Second Reading & Public Hearing: October 18, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Annexation Request

**SUBJECT PROPERTY:** A 16.02 acre tract located on the east side of Vanihayn Drive, TMS 122-00-02-009

**ACTION REQUESTED:** Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-2 with conditions, and to amend the official zoning map of the Town to so reflect.

---

### Background:

The applicant wishes to annex a tract along the eastern side of the southern terminus of Vanihayn Drive, and add this tract to the Kitfield Road subdivision, which was

In December, 2020, Town Council approved a rezoning for approximately 140 acres along Kitfield Drive. This neighborhood was rezoned to allow 160 single family detached units on lots with a minimum size of 8,500 sq. ft., along with other conditions.

At this time, the same applicant wishes to annex an additional 16.02 acre tract along Vanihayn Drive. This tract borders the Kitfield Road subdivision on the north side and would become an extension of that subdivision with the same conditions as previous. Additional requirements that have been added to the Zoning Ordinance in the past two years, such as a requirement for Hardiplank or other cementitious exterior, will be a part of this addition.

Yield: 33 Units Maximum

Lot Dimensions:

- Minimum Lot Width: 55'
- Front Setback: 25'
- Rear Setback: 20'
- Side Setback: 7.5'

Density Bonus

- Neighborhood Revitalization: 10%
- Minimal Repetition of Floor Plans: 3%
- HOA Maintained Amenities: 2%
- Extra Trees & Shrubs: 3%
- Decorative Crosswalks: 3%
- Unique Street Name Signs: 1%

Emergency Access

- Gated Emergency Access points will be placed at Morrow Street and Vanihayn Drive. With the addition of this tract to the overall project, a full-service access will be required at Vanihayn.

Maintenance

- A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities

At their July 26<sup>th</sup> meeting, after considerable discussion, the Planning Commission tabled this item pending further information. Specifically, there was a question concerning the ownership of Vanihayn Drive and the effects of the development on the neighboring community.

The developer researched the issue and discovered that Vanihayn Drive, at the northwest border of the subject property, became a part of the subject property. As such, the developer has offered to place an emergency access gate at this point, blocking cross traffic from the Kitfield Development and the Vanihayn community. Staff has spoken with members of the Vanihayn Community as well as the property owner to the south of the gate (Ruby Brooks), and all concerned seem satisfied with this option. The main concern of the Vanihayn community is the preservation of their quiet neighborhood and possible traffic from the new development. This gate will prevent traffic and any associated disturbance of the peace.

## **Current Zoning - Definition and Uses:**

### *Flex1 - Agricultural District, Berkeley County Sec. 6.4*

6.4.1. Intent. A significant portion of the county's land area is used for agricultural, forestry, and agricultural/residential purposes. These areas represent the county's rural landscape and historic character of Berkeley County. The viability of agricultural operations and production is contingent upon their protection from incompatible land uses and development. Additionally, premature conversion of these lands to accommodate urban and suburban development increases the demand for costly public infrastructure.

Permitted uses:

- A. Agricultural uses.
  - 1. Agriculture, crop.
  - 2. Agriculture, home animal production.
  - 3. Agriculture, home horses.
  - 4. Forestry.
- B. Recreation and amusement uses.
  - 1. Ecotourism.
  - 2. Golf course.
  - 3. Indoor recreation.
  - 4. Outdoor recreation, active.
  - 5. Outdoor recreation, passive.
- C. Institutional uses.
  - 1. 1.Assembly and worship.
  - 2. College and professional schools.
  - 3. School, neighborhood and community.
  - 4. Government office, public services, and local utilities.
- D. Residential uses.
  - 1. Single-family detached.
  - 2. Duplex (residential, two-family).
  - 3. Manufactured home.

## **Proposed Zoning - Definition and Uses:**

### *R-1 & R-2, Single Family Residential, Sec. 6-3*

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



outright within such districts or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the single family residential character of the district.

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

1. One-family detached dwellings
2. Guest cottages, garage apartments
3. Public Parks, playgrounds, schools, government facilities

### Summary of Adjacent Zoning & Uses

Zone		Present Use
North	Flex 1	Single-Family Residential
East	Flex 1	Vacant
South	R-2	Single-Family Residential
West	Flex 1	Single-Family Residential

### Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

- o *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
  - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*
    - *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
  - *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
    - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
    - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
    - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent*

*with abutting land uses within the Town Commission Draft  
Recommended 2/27/17 Land Use\_8*

- *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared “extra territorial jurisdiction” within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*
  - *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
    - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

### **Staff Findings:**

Staff finds this rezoning to be in keeping with the adjacent property in the Kitfield Subdivision. As such, Staff recommends **APPROVAL** of the annexation.

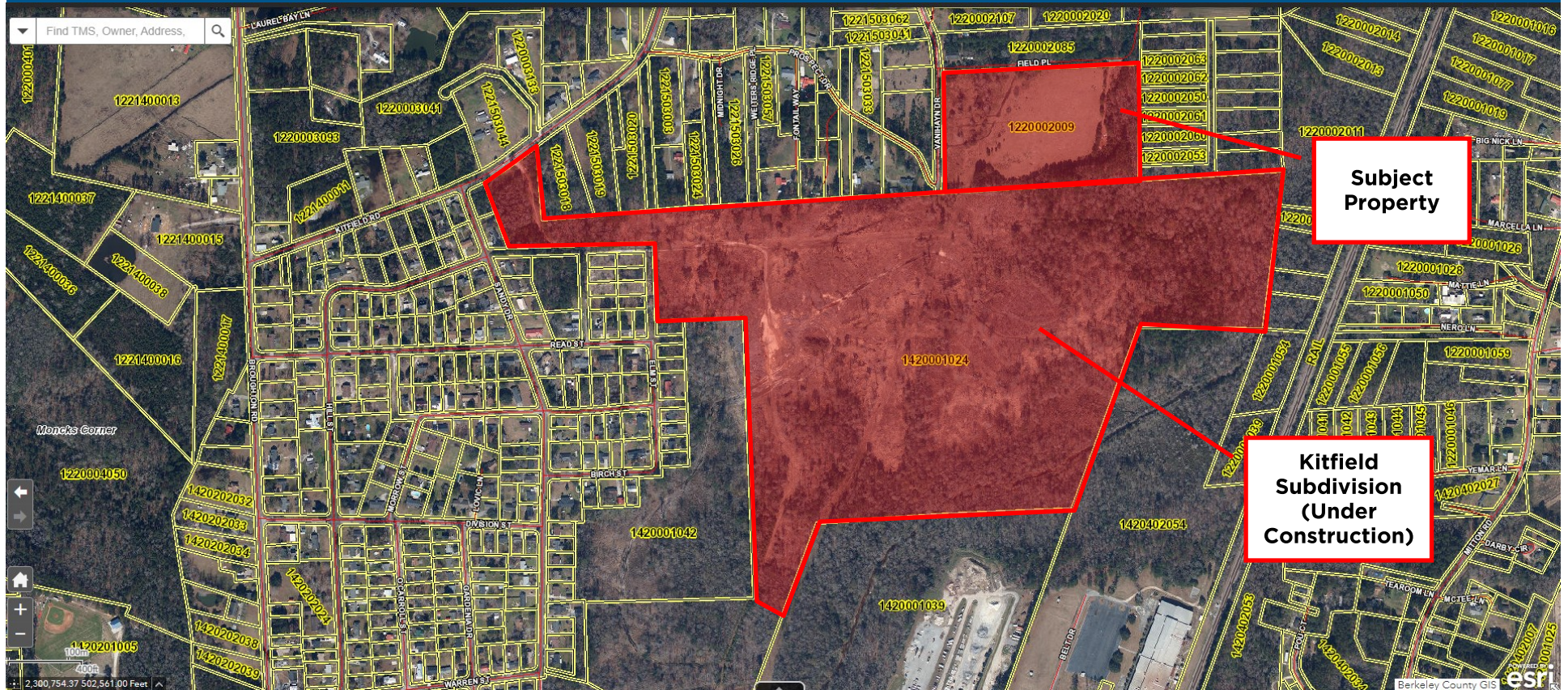


# Kitfield Annexation TMS 122-00-02-009

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



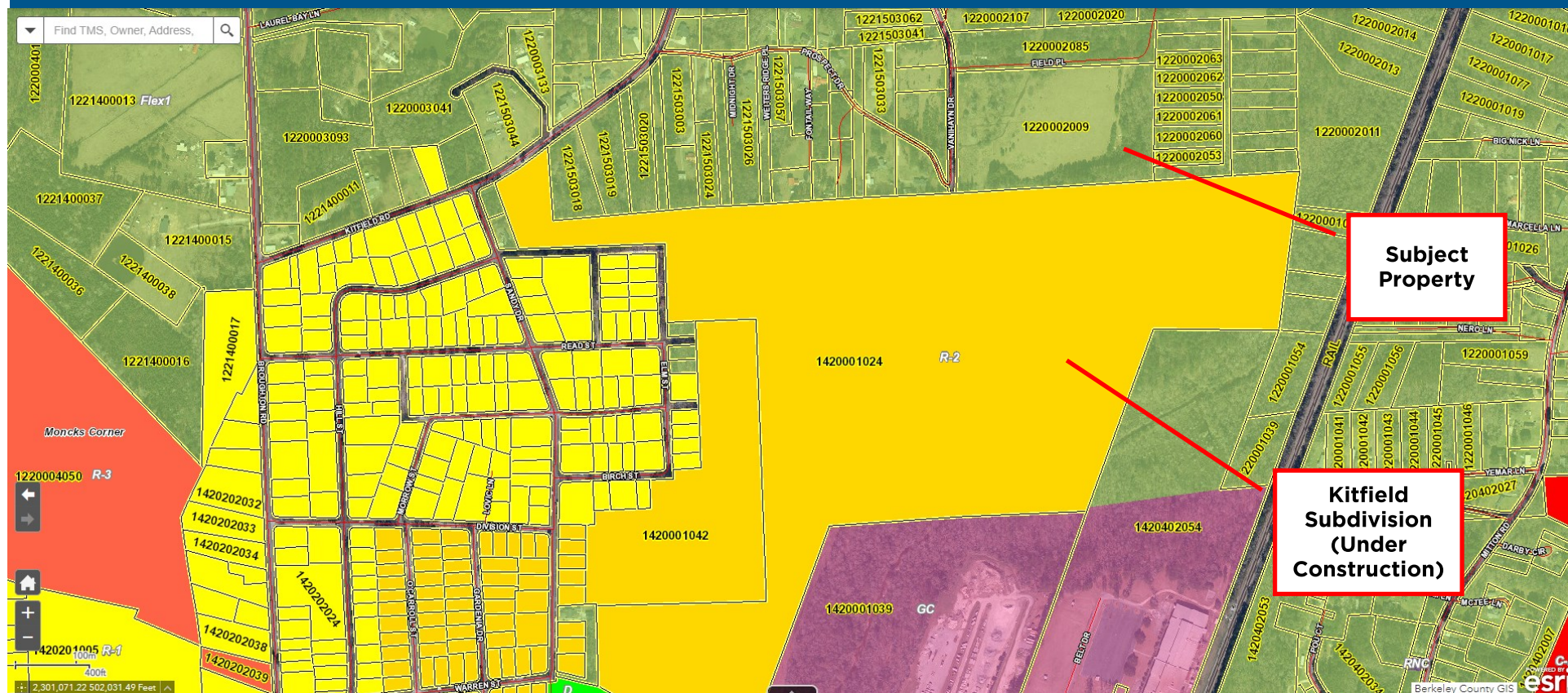


**Kitfield Annexation**  
**TMS 122-00-02-009**

Planning Commission | July 26, 2022

**Town Council First Reading | August 16, 2022**

**Town Council Second Reading & Public Hearing | September 20, 2022**





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Legend

Notes

Revision

Issued

File Name:

Permit-Seal

Client/Project

STYO DEVELOPMENT

KITFIELD DEVELOPMENT

MONCK'S CORNER, SOUTH CAROLINA

Title

CONCEPTUAL LAYOUT 122-00-02-009

Project No.

Scale

Drawing No.

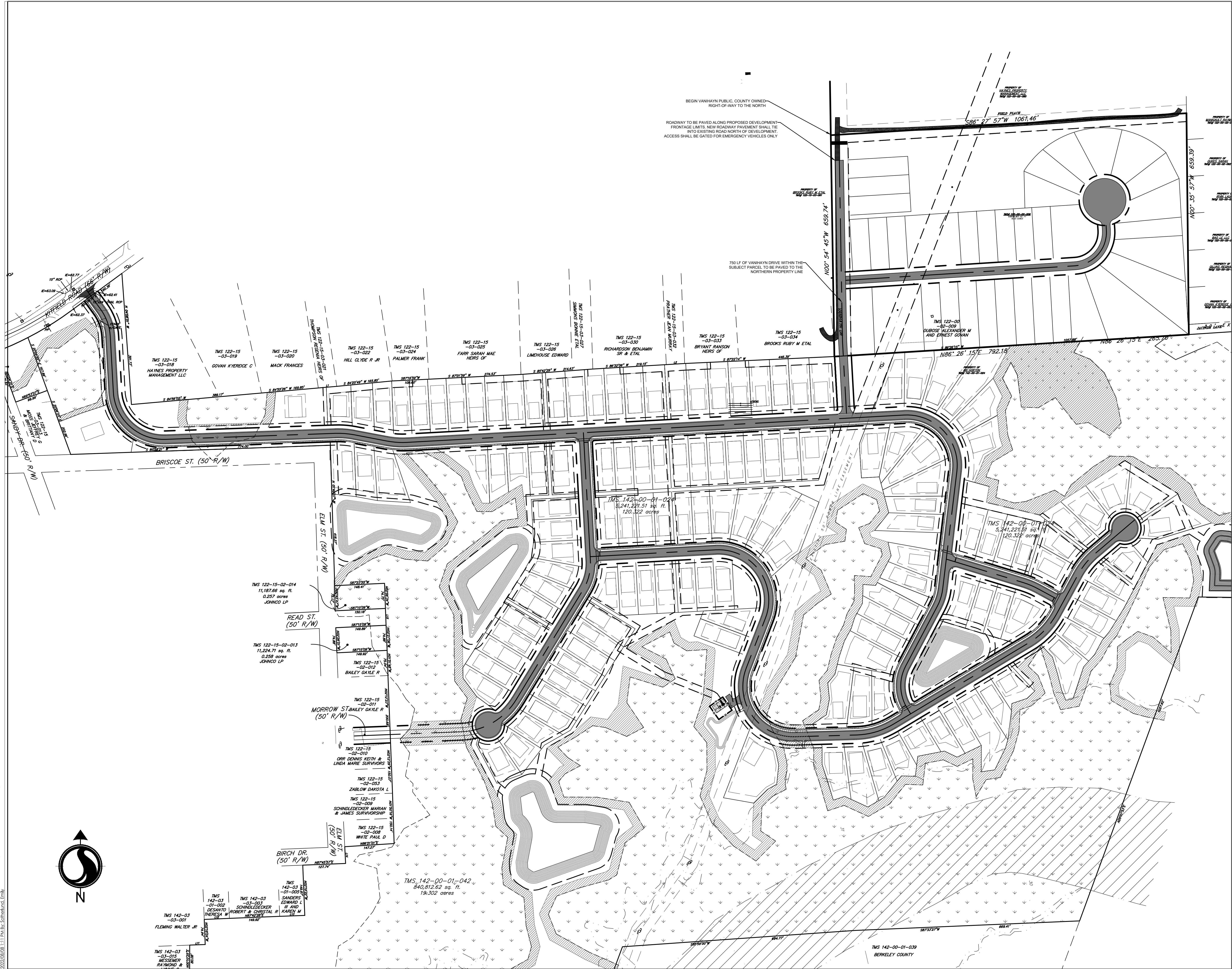
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Revision

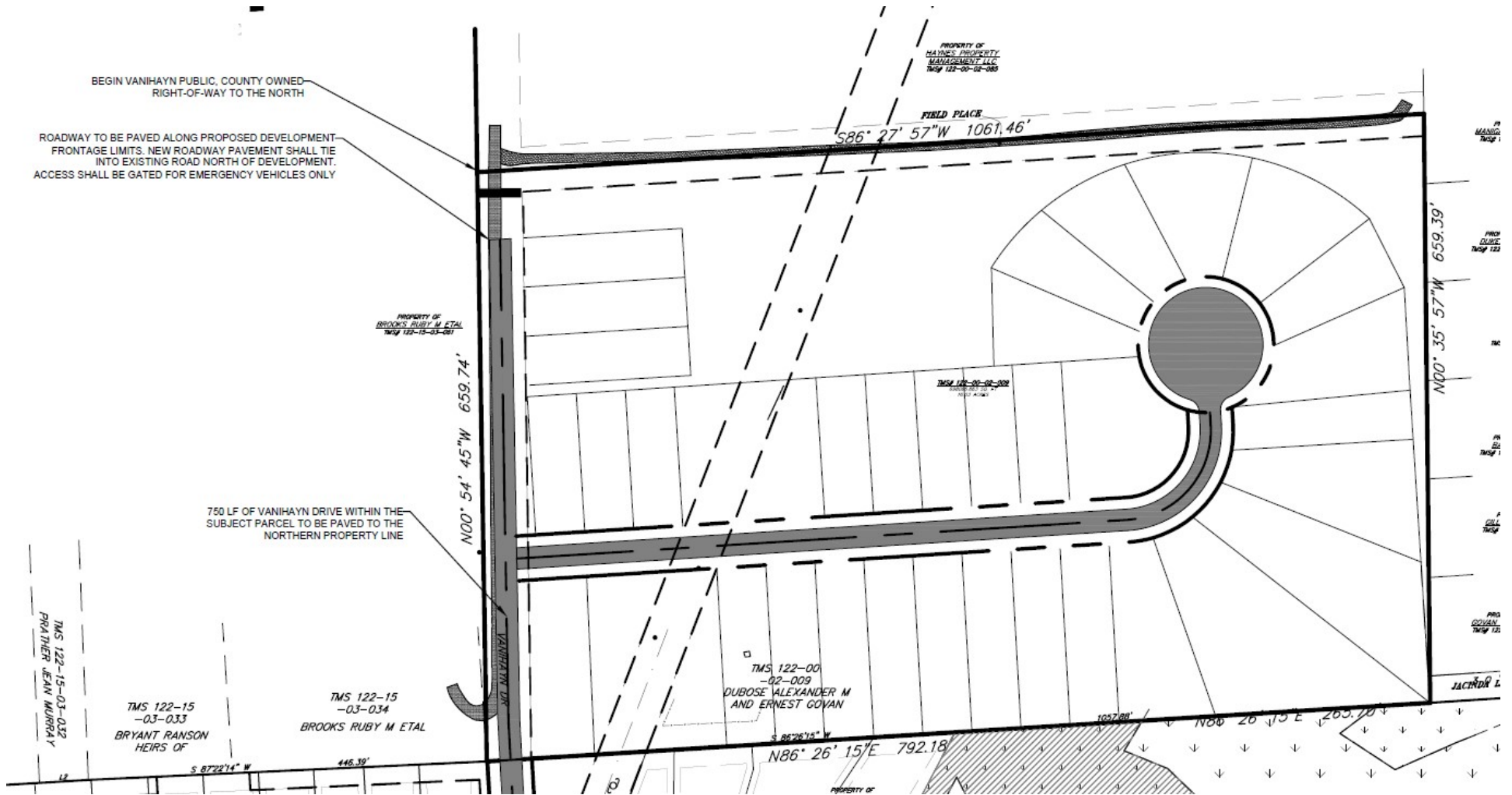
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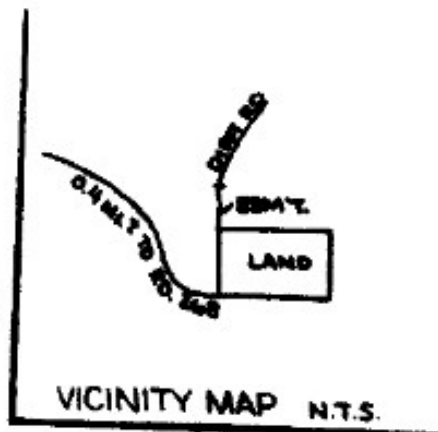




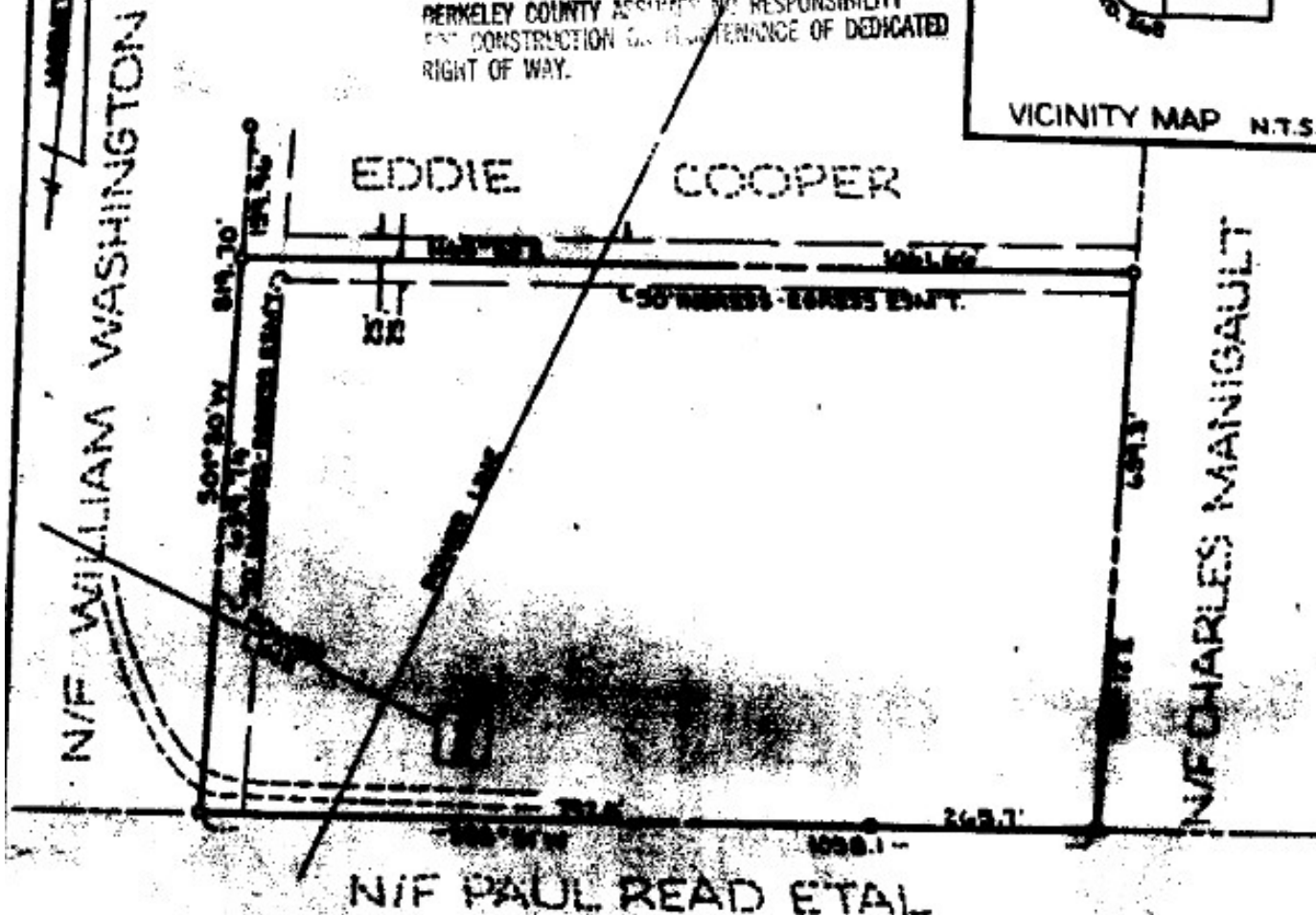
PERIMETER COMPILED FROM  
PLAT BY C.E. DROZE, SEPT. 9,  
1987 & PLAT JAMES E. SHULER  
3-21-78, REV APRIL 19, 1980.

ACCESS TO THIS PROPERTY IS NOT  
PROVIDED FOR BY A PUBLIC RIGHT OF WAY.

BERKELEY COUNTY ASSUMES NO RESPONSIBILITY  
FOR CONSTRUCTION OR MAINTENANCE OF DEDICATED  
RIGHT OF WAY.



VICINITY MAP N.T.S.



Berkeley County Planning Commission  
Stamp

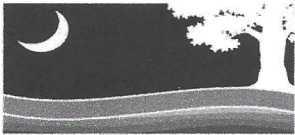
*Over 5 acres* RECORDED *Cal H page 155*  
*12-5-88* TIME *11:20 a.m.*  
DATE *12-5-88*  
BY *James E. Shuler* PERMIT



PLAT OF LAND-16.02 AC.  
OWNED BY  
**EDDIE COOPER**  
1ST ST. JOHN'S PARISH  
BERKELEY COUNTY  
SOUTH CAROLINA  
DEC. 1, 1988



*Charles E. Droze*  
CLAYWOOD E. DROZE REG. NO. 4880  
Tel-8278 871-4732



**100% ANNEXATION PETITION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: **Chris Young / STYO Development, LLC** Address: **1 Cool Blow, Suite #122 Charleston, SC 29403**

Phone: **843-367-6755** E-Mail: **CYoung0479@outlook.com**

**Property Owner Information (If Different)**

Name: **Alex Dubose** Address: **PO Box 243 Moncks Corner, SC 29461**

Phone: **843-209-9398** E-Mail: **AJDubose@HomeSC.com**

**TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCKS CORNER:**

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows:

*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: **122-00-02-009**

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

It is requested that the property be zoned as follows: **R-2**

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: Alex Dubose Date: 6-7-22

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_

Town of Moncks Corner  
Community Development Department