

OFFICE OF COMMUNITY DEVELOPMENT

A G E N D A

Planning Commission

February 27, 2017

Council Chambers

5:30 PM

- A. Call to Order
- B. Roll Call
- C. Approval of January 2017 Minutes
- D. New Business
 - 1. Request to Amend the Official Zoning Map of the Town of Moncks Corner
 - a. Consider an Ordinance to reclassify real property within the corporate limits of the Town of Moncks Corner from R-1, Single-Family Residential to C-1, Office & Institutional District, and to amend the official zoning map of the Town to so reflect. The property, located at 104 Broughton Road, is classified as TMS # 142-02-02-001.
 - 2. Recommendation of 2017 Comprehensive Plan to Town Council
 - 3. Annual Training Session
- E. Planner's comments
- F. Move to Adjourn



Community Development Department

Planning Commission
DRAFT Minutes of Meeting
 January 23, 2017 ◦ 5:30 p.m.

The Town of Moncks Corner Planning Commission met in regular session on January 23, 2017 at 5:30 p.m. The meeting was open to the public and took place in the Town Council Chambers, Municipal Building, 118 Carolina Avenue, Moncks Corner, South Carolina.

A. **Call to Order**

The meeting was called to order at 5:33 p.m.

B. **Roll Call**

<u>The Following members were present:</u>	<u>Staff:</u>
Mattie Gethers	Douglas Polen, Community Development Director
Chris Griffin	
Roscoe Haynes	<u>Additional Public Officials</u>
Robin McGhee-Frazier, Chair	Charlotte Cruppenink, Town Council
Tobie Mixon	Chad Sweatman, Town Council
Ryan Nelson	
Connor Salisbury	

C. **Adoption of December 12, 2016 Minutes**

Motion to adopt December 12, 2016 Planning Commission Minutes: motion made by Commissioner Salisbury, seconded by Commissioner Griffin. Motion passed 7-0.

D. **New Business**

1. **Appointment of Chair and Vice Chair positions for 2017**

Motion to continue with the Rev. Robin McGhee-Frazier and Tobie Mixon as co-chairs made by Commissioner Haynes and seconded by Commissioner Gethers. Motion passed 7-0.

2. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-1, Single-Family Residential, and to amend the official zoning map of the Town to so reflect. The property, located at 1262 Old Highway 52, is classified as TMS # 142-00-01-065.

Mr. Polen presented the item to the Commission, recommending approval of the annexation. The applicant, Town Council member Chad Sweatman, was present to answer any questions.

Motion made by Commissioner Haynes to recommend the approval of the annexation to the Town Council, seconded by Commissioner Salisbury. Motion passed 7-0.

3. Consider an ordinance to create a new zoning classification – the Corner Renaissance Overlay District

Mr. Polen presented the item to the Commission. A discussion was held on the signage and whether freestanding signs should be permitted by special exception or whether there should be strict guidelines. Mr. Polen explained that with the various different areas of downtown, signs that might be appropriate in one area, such as the old Kerr Drug building, would not be appropriate on Railroad Avenue. For this reason, approval on a site by site basis makes more sense. A discussion on grandfathered signs and signs for non-operating businesses was also held, and Mr. Polen explained that a system of “carrots and sticks” would be the best way to bring older signs into the current Code.

Councilwoman Cruppenink brought up extending the downtown limits to the Main Street Extension and on to Rembert Dennis.

Motion made by Commissioner Salisbury to recommend approval of the zoning ordinance amendment to Town Council, seconded by Commissioner Griffin. Motion passed 7-0.

4. Discussion of the 2016 Comprehensive Plan

Mr. Polen discussed the final element of the Comprehensive Plan, the Priority Investment Element. He also discussed the changes that he and Town Administrator Jeff Lord had made to the Plan since the December meeting.

An open house has been scheduled for the afternoon prior to the February Planning Commission meeting for the public to review the Plan prior to the Commission’s final vote on the Plan that evening. The open house will be scheduled on February 27 at Town Hall from 2:00 – 5:00 p.m.

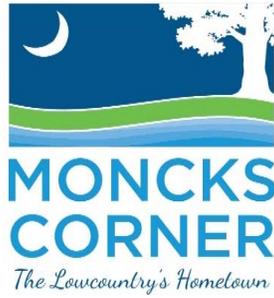
E. **Planner Comments**

Mr. Polen and Town Councilwoman Cruppenink mentioned that training on parliamentary procedure will be occurring in the coming months to better ensure that meetings run smoothly and in accordance with the Town Code.

F. **Motion to Adjourn**

Motion to adjourn: motion made by Commissioner Haynes, seconded by Commissioner Griffin. Motion passed unanimously.

Meeting adjourned at 6:35 p.m.



COMMUNITY DEVELOPMENT DEPARTMENT

Staff Report

Amendment to the Official Zoning Map

DATE: February 27, 2017

TO: Moncks Corner Planning Commission

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 142-02-02-001 – 104 Broughton Road

ACTION REQUESTED: Consider an Ordinance to reclassify real property within the corporate limits of the Town of Moncks Corner from R-1, Single-Family Residential District to C-1, Office & Institutional District, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Christopher P. Biering, Esq., is seeking to rezone property located at 104 Broughton Road from R-1, Single Family Residential, to C-1, Office & Institutional. At present the structure at located at the subject property is used as a residence. The applicant wishes to convert the structure to a law office.

Current Zoning – Definition and Uses:

R-1, Single Family Residential

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

Proposed Zoning – Definition and Uses:

C-1, Office and Institutional District

This district is intended to accommodate a variety of general light commercial uses characterized primarily by professional 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 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-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. Hotels and lodging houses
4. Colleges, universities, business and vocational schools
5. Private clubs, walk-in theaters, museums, and art galleries
6. Engineering, architectural, scientific, and research organization and non-commercial laboratory.
7. Professional, political and religious organizations, labor unions and similar labor organizations.
8. Utility services and stations (excluding communications)
9. Governmental offices and services
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

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	R-1	Single Family Home
East	R-1	Vacant
South	C-2	Subway
West	C-1	Single Family Home / Office

The Subject property lies behind the Subway restaurant at the corner of Main Street and Broughton Road. There is a 30' strip of R-1 land separating the subject property from the restaurant, but it can only be used as access to the vacant property behind the subject property. As such, there will never be residential property south of the subject property. The applicant, Christopher Biering, has an existing office across the street from the subject property at 103 Broughton, and that office is located behind the Scotsman gas station. The area is a healthy mix of residential, commercial, and commercial office.

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.

Guiding Principle 2: Moncks Corner will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population.

G2.1 Moncks Corner will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure.

1. The Town will encourage new growth in areas where public services already exist and are adequate to handle the increased needs so the Town can continue to provide the highest quality of essential services.
2. The Town will encourage the development of vacant and/or underutilized land within the Town limits.
3. The Town will review plans for new development to ensure its consistency in character and scale with existing development.

G2.4 Moncks Corner will promote development that is appropriate and compatible with neighboring uses.

Staff Findings and Recommendation:

Because of the findings summarized below, staff recommends **APPROVAL** of the requested zoning map amendment.

1. Staff finds the request aligned with the guiding principles and objectives of the Town of Moncks Corner Comprehensive Plan (2012).

2. Due to adjacent C-1 property and plentiful similar commercial in the area, staff finds the request compatible within the context of the area concerned.
3. Staff does not perceive the request to adversely affect the public health, safety, and wellbeing of residents/property owners within the vicinity of the request.

BROUGHTON ROAD REZONING



BROUGHTON ROAD REZONING

