



The Lowcountry's Hometown

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

AGENDA

Planning Commission 5:30 PM, September 24, 2018 Town Council Chambers

- A. Call to Order**
- B. Roll Call**
- C. Approval of August 2018 Regular Meeting Minutes**
- D. New Business**
 - 1. Requests to Amend the Official Zoning Map of the Town of Moncks Corner
 - a. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property M-1 and to amend the official zoning map of the Town to so reflect. The tracts, located on Commerce Creek Parkway and along US Hwy 52, are classified as TMS # 211-00-02-117, 211-00-02-069, 211-00-02-131 through -138, and 211-00-02-040 through -042.
- E. Planner's comments**
- F. Move to Adjourn**



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MINUTES

Planning Commission 5:30 PM, August 27, 2018 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on August 27, 2018 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

Commission Members:

Johna Bilton

Chris Griffin

Roscoe Haynes

Robin McGhee-Frazier, Chair

Connor Salisbury

Staff:

Chad Kelly, Chief Building Official

Other Officials:

Charlotte Cruppenink, Town Council

Jay Law, Town Council

Ms. Grooms was absent for family reasons. Absence excused.

C. Adoption of Minutes

Motion to adopt June 11, 2018 Planning Commission Minutes: motion made by Mr. Salisbury, seconded by Ms. Bilton. Motion passed 5-0.

D. New Business

1. *Consider a motion to remove a 32" tree from 111 S Williams*

Item presented by Mr. Kelly. Motion made to table item until a report could be made by an arborist. Motion made by Mr. Griffin and seconded by Ms. Bilton. Motion passed 5-0

2. Consider a motion to remove a 27" tree from 311 Broughton

Item presented by Mr. Kelly. Motion made to permit tree removal with 25% mitigation. Motion made by Ms. Bilton and seconded by Mr. Griffin. Motion passed 5-0.

3. Consider a motion to accept the preliminary plat for Oakley Pointe Phase 3

Item presented by Mr. Kelly. Emily Sotherland of Stantec was present to answer any questions of the Commission. Motion made to accept the preliminary plat made by Mr. Griffin and seconded by Mr. Haynes. Motion passed 5-0.

4. Consider a motion to amend Section 6-14, Corner Renaissance Overlay District, of the Moncks Corner Zoning Ordinance

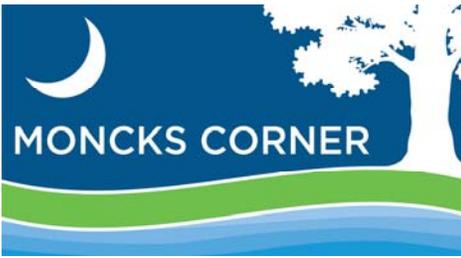
Item presented by Mr. Kelly. Motion made by Mr. Salisbury and seconded by Ms. Bilton to recommend the amendment to Town Council. Motion passed 5-0.

E. Planner Comments

None

F. Motion to Adjourn

Motion to adjourn: motion made by Mr. Haynes, seconded by Ms. Bilton. Motion passed 5-0.



Staff Report

Amendment to the Official Zoning Map

DATE: September 24, 2018

TO: Moncks Corner Planning Commission

FROM: Douglas Polen, Community Development Director

SUBJECT: Annexation Request

SUBJECT PROPERTY: 211-00-02-117, 211-00-02-069, 211-00-02-131 through -138, and 211-00-02-040 through -042.

ACTION REQUESTED: Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property M-1 and to amend the official zoning map of the Town to so reflect.

Background:

The applicants wish to annex tracts totaling +/- 62 acres into the Town of Moncks Corner for the purpose of constructing industrial and commercial uses. At present the applicant has one prospective tenant, a retailer of farm and recreational vehicles such as 4-wheelers and golf carts.

Current Zoning - Definition and Uses:

HI - Heavy Industrial

7.5.1. Intent.

A. This district is intended to:

1. Provide for areas within the county where heavy industrial uses and compatible uses may take place, including, but not limited to, the mechanical or chemical transformation of organic or inorganic substances into new products.
2. To reserve and protect sites suitable for heavy industrial development.

7.5.3. Permitted uses. The following uses are permitted within the HI heavy industrial district:

- ##### A. Agricultural uses.

1. Agriculture, crop.
 2. Agriculture, home animal production.
 3. Boarding facilities.
 4. Forestry.
 5. Agriculture, sales and services.
 6. Sale of products produced on-site.
 7. Agriculture, storage.
- B. Commercial uses.
1. Commercial, general services.
 2. Commercial, transportation (truckstop).
 3. Wholesale sales.
- C. Industrial uses.
1. Transportation.
 2. Light manufacturing.
 3. Heavy manufacturing.
 4. Manufacturing services (construction).
 5. Manufacturing services (other).
 6. Mining/resource extraction.
- D. Recreation and amusement uses.
1. Commercial, indoor recreation.
 2. Commercial, outdoor recreation.
 3. Indoor recreation.
 4. Outdoor recreation, active.
 5. Outdoor recreation, passive.
 6. Resort/fish camp.
 7. Ecotourism.
 8. Golf course.
 9. Miniature golf.
- E. Institutional uses.
1. Assembly and worship.
 2. Cemetery.
 3. College and professional schools.
 4. Neighborhood and community schools.
 5. Protective care.
 6. Government office, public services, and local utilities.
- F. Storage uses.
1. Business storage (indoor storage).
 2. Boat storage facility (indoor).

Office or industrial park (PD-OP/IP).

This district is established for office, light and heavy industrial uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering. A mixing of residential and corporate uses may be permitted if the developer shows how the uses will be compatibly blended into the overall development.

- A. *Intent.* The following guidelines are intended to accomplish the following:
1. Encourage the development of administrative, business, professional office complexes, and light and heavy industrial park facilities, along with necessary supporting accessory uses and facilities, in a campus-style or park-like environment.
 2. Foster the development of office and industrial parks of environmentally sensitive designs that accommodate and complement existing natural features, including extensive landscaping and buffering, low impervious surfaces, buildings of moderate height, and careful attention to such aesthetic considerations as location of buildings, lighting, parking, and service areas.
 3. Encourage the concentration of office and industrial uses where adequate community facilities and infrastructure exist or are planned.
- B. These guidelines are intended to supplement the county council review process. The applicant will be expected to address these issues by:
1. Complying with the guidelines for each section; or
 2. Proposing alternative solutions that specifically address the identified issues.

The application of these guidelines is intended to be flexible. The applicant is encouraged to propose innovative alternatives that accomplish the stated intent of the guidelines.

These guidelines will be used by staff in its initial discussions with the applicant to assist in the preparation of a development plan.

- C. *Building arrangement guidelines.* Proper arrangement of buildings on a site provides for efficient and viable longterm use.
1. Buildings should be in a configuration that does not impede the development's traffic flow, the accessibility or visibility from major thoroughfares.
 2. Buildings should be set back from major roadways to reduce the visual impact of the development.
 3. Warehousing, outdoor storage, areas for refuse or loading should not be closer than 100 feet to the right-of-way of any arterial road, 75 feet from any collector road, and 35 feet from any other roadway.
 4. All storage uses should meet the applicable regulations set forth in [section 11.8](#): Use Conditions for Storage.
 5. Outdoor storage, loading areas, parking, areas for refuse should not be placed between the roadway and the main structures.
 6. Buildings should be arranged to reduce visibility of service areas from streets, parking, and adjacent properties.
 7. Building heights should not exceed the height that adequate fire protection can be provided either from the local fire department or through use of incorporated fire protection systems.
- D. *Access guidelines.* Safe and efficient access to office and industrial uses minimizes potential vehicular and pedestrian conflicts.

1. Each office or industrial park should provide a vehicular circulation plan that minimizes direct vehicular access major roadways, and provides other on- and off-site improvements to enhance pedestrian and vehicular circulation.
 2. Principal vehicular access points should be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular or pedestrian traffic.
 3. Access points entering and exiting the development should typically be spaced a minimum of 100 feet from the intersections of major roadways.
 4. Primary access and through vehicular traffic impacting residential neighborhoods should be avoided.
 5. Main entrance drives should generally be located at median breaks providing left turn access to and from the site.
- E. *Buffers guidelines.* Proper use of buffers will mitigate potentially adverse differences between land uses and diminish the visual/sound impact of undesirable elements within the development and/or external to the development.
1. Proposals for buffering between uses should follow the regulations found in [article 17](#): Bufferyards.
- F. *Outdoor storage guidelines.*
1. No storage of any kind should be permitted within any front yard, except for underground bulk storage of gasoline or petroleum products.
 2. Underground bulk storage of gasoline or petroleum products should not be permitted, except for automobile service stations or as incidental to manufacturing and research and development operations or the servicing of company owned or lease vehicles within enclosed areas defined in (3) below.
 3. Outdoor storage of new and reusable materials, equipment, and vehicles should be permitted only within enclosed areas which are composed of mixed wood, masonry walls, plantings, or other suitable barriers approved by the zoning administrator. Such areas must be buffered and screened on the periphery of the storage area.
 4. Waste materials must be stored in a closed container. The burning of waste materials is prohibited.

Proposed Zoning - Definition and Uses:

M-1, LIGHT INDUSTRIAL DISTRICT

This district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirement is intended to best fulfill the intent of this chapter.

Permitted Uses: A building or premises may be used for the following purposes:

1. Limited manufacturing and industrial uses; provided, that such use is not detrimental to the
2. health, safety or general welfare of the community
3. All uses allowed in C-1 or C-2 within the requirements of each district
4. Warehouses and storage
5. Refuse systems
6. Transportation services and maintenance facilities

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. Freight containers must be placed in the rear of the property. If the rear of the property borders a street, an eight foot tall evergreen buffer shall be installed.

Special Exceptions:

1. Churches
2. Non-certified modular buildings used for habitation

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	PD-R	Vacant
East	PD-MU, R-1	Vacant; Wetlands
South	HI	Scrap Metal Yard
West	HI	Mt Holly Industrial Park

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*
 - *S2 Coordinate public facilities and services plans with land use planning to promote more compact development and encourage infill and redevelopment opportunities when possible*
 - *S3 Encourage infill and redevelopment of vacant and/or blighted properties to maximize use of existing infrastructure, to fill existing and light industrial spaces where available, and*

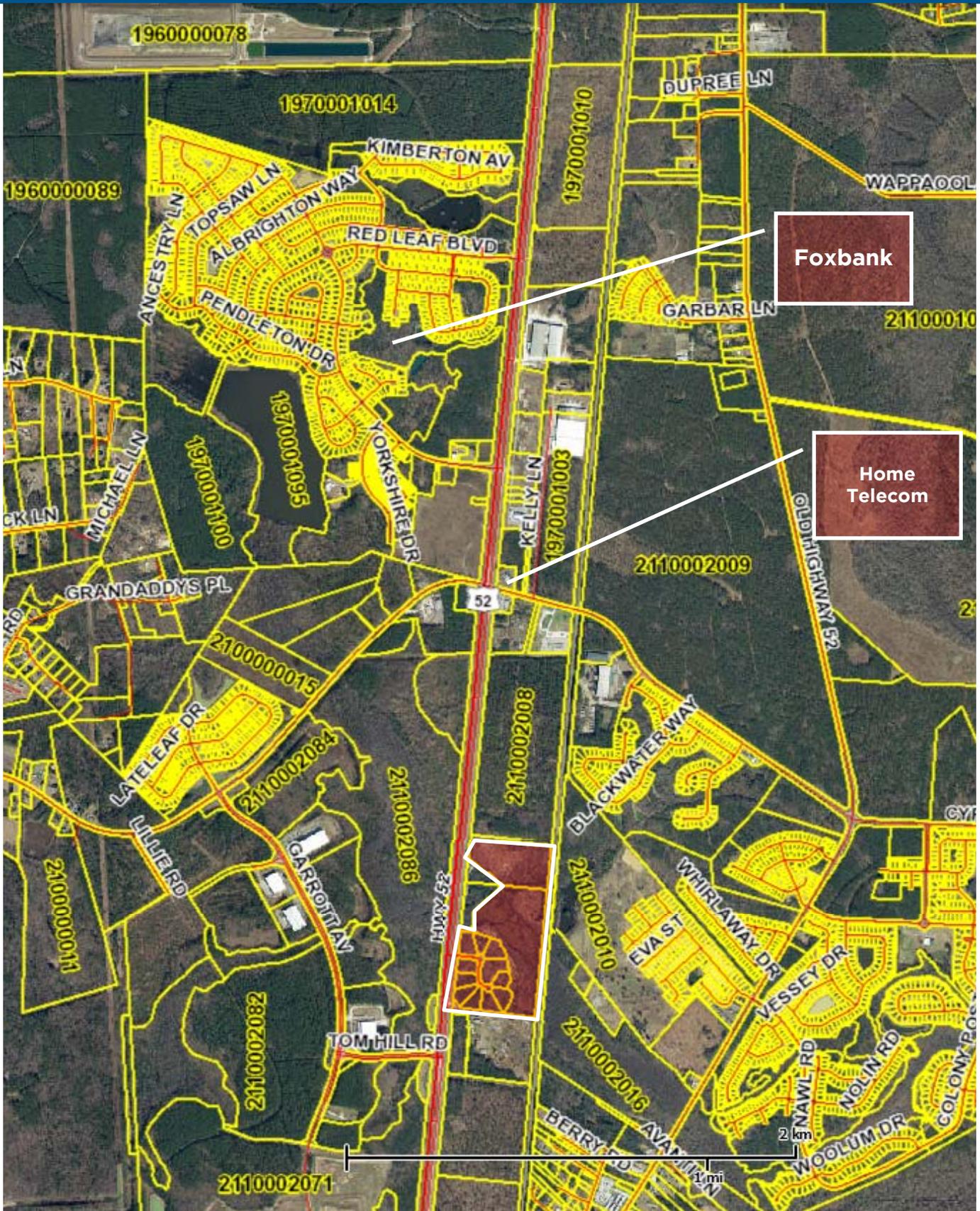
- *S1 Encourage conservation of natural and green spaces as part of new developments where appropriate as a means of providing areas for exercise, mitigating incompatibilities, or managing stormwater*
- *S2 Consider requirements for “set asides” during land development review that are appropriate and dedicated toward expansion of neighborhood recreational amenities*
- *S3 Encourage new development in locations that are suitable for development in an effort to minimize impacts to natural or cultural resources, particularly areas identified in the County’s Green Infrastructure Plan*

Staff Findings and Recommendation:

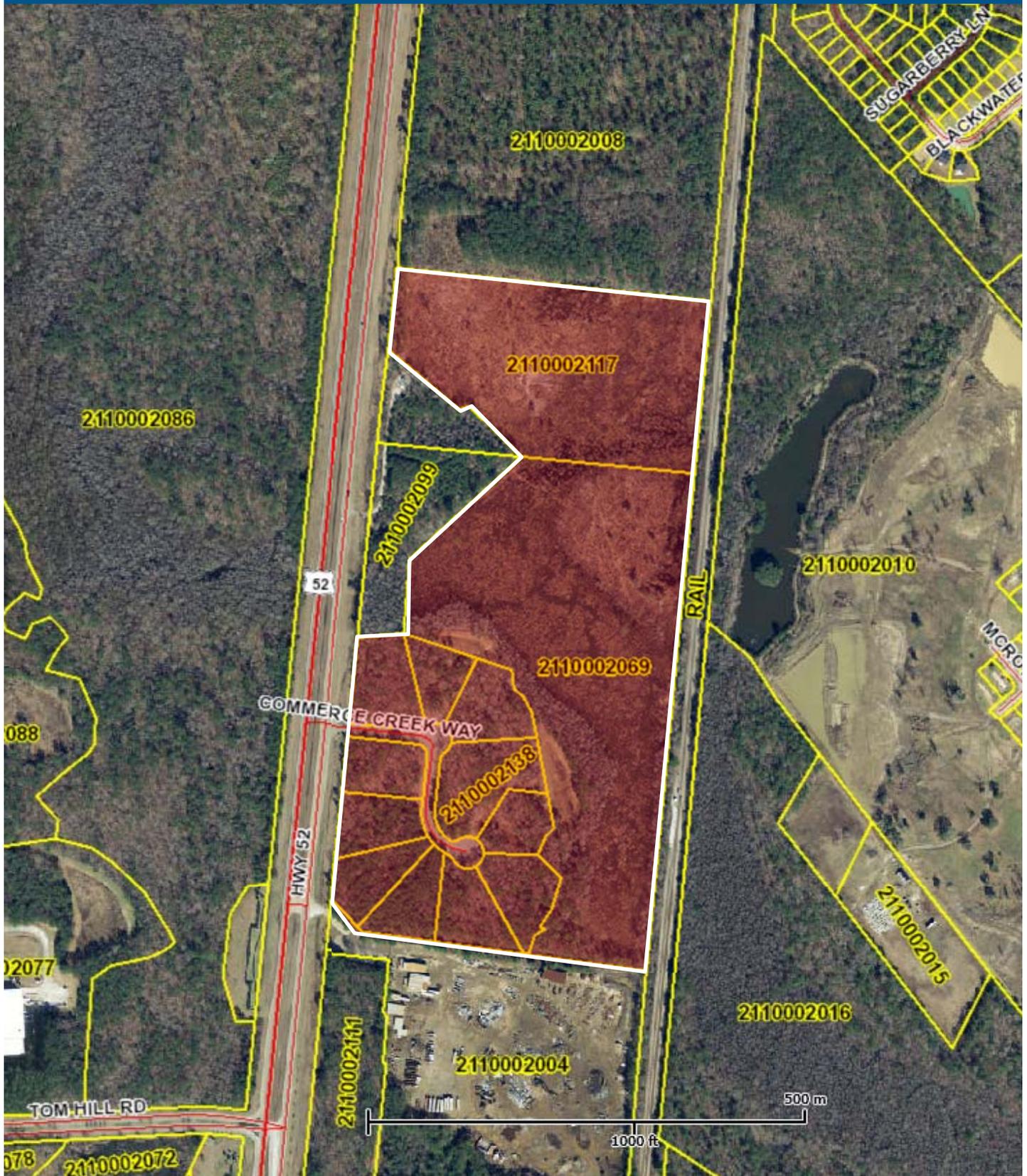
Because of the findings summarized below, staff recommends **APPROVAL** of the requested zoning map amendment.

1. Staff finds the request aligned with the guiding principles and objectives of the Town of Moncks Corner Comprehensive Plan.
2. Due to adjacent industrial uses, 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.

Commerce Creek Parkway Planning Commission - September 24, 2018



Commerce Creek Parkway Planning Commission - September 24, 2018





100% ANNEXATION PETITION
 Moncks Corner Community Development

MONCKS CORNER
The Lowcountry's Hometown

Applicant Information

Name: Robert Pratt Address: 9209 UNIVERSITY Blvd
CHARLESTON SC 29406
 Phone: 843-576-2705 E-Mail: robert@robertpratt.com

Property Owner Information (If Different)

Name: _____ Address: _____
 Phone: _____ E-Mail: _____

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. Description may be attached:

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

The property is designated as follows on the County tax maps: See attached

*** 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: M-1

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: Robert Pratt Date: 9.18.18

Applicant's Signature: _____ Date: _____

For Official Use Only

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

Berkeley Commerce Park
Approximately 62 Acres, Highway 52

TMS #'s

- 211-00-02-063
- 211-00-02-069
- 211-00-02-141: Lot 11
- 211-00-02-142: Lot 12
- 211-00-02-131: Lot 1
- 211-00-02-132: Lot 2
- 211-00-02-133: Lot 3
- 211-00-02-134: Lot 4
- 211-00-02-135: Lot 5
- 211-00-02-136: Lot 6
- 211-00-02-137: Lot 7
- 211-00-02-138: Lot 8
- 211-00-02-140: Lot 10

WETLANDS SURVEY FOR ROBERT L PRATT FOR TMS 211-00-02-117, 211-00-02-069, LOTS 1-8 AND LOTS 10-12 ON COMMERCE WAY, OFF OF HWY 52 NEAR GOOSE CREEK, BERKELEY COUNTY, SOUTH CAROLINA

ALL LOTS, TMS 211-00-02-117, 211-00-02-069, LOTS 1-8 AND LOTS 10-12 ARE OWNED BY ROBERT L PRATT. THE SURVEY IS BEING CONDUCTED FOR THE PURPOSE OF DETERMINING THE LOCATION OF WETLANDS AND THE NATURE AND EXTENT OF ANY WETLANDS THAT MAY BE PRESENT ON ANY OF THE LOTS. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101, AND THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101, AND THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101.

1) THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101, AND THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101. THE SURVEY IS BEING CONDUCTED IN ACCORDANCE WITH THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101, AND THE WETLANDS Delineation Manual, 44 CFR 42.101-101.101.

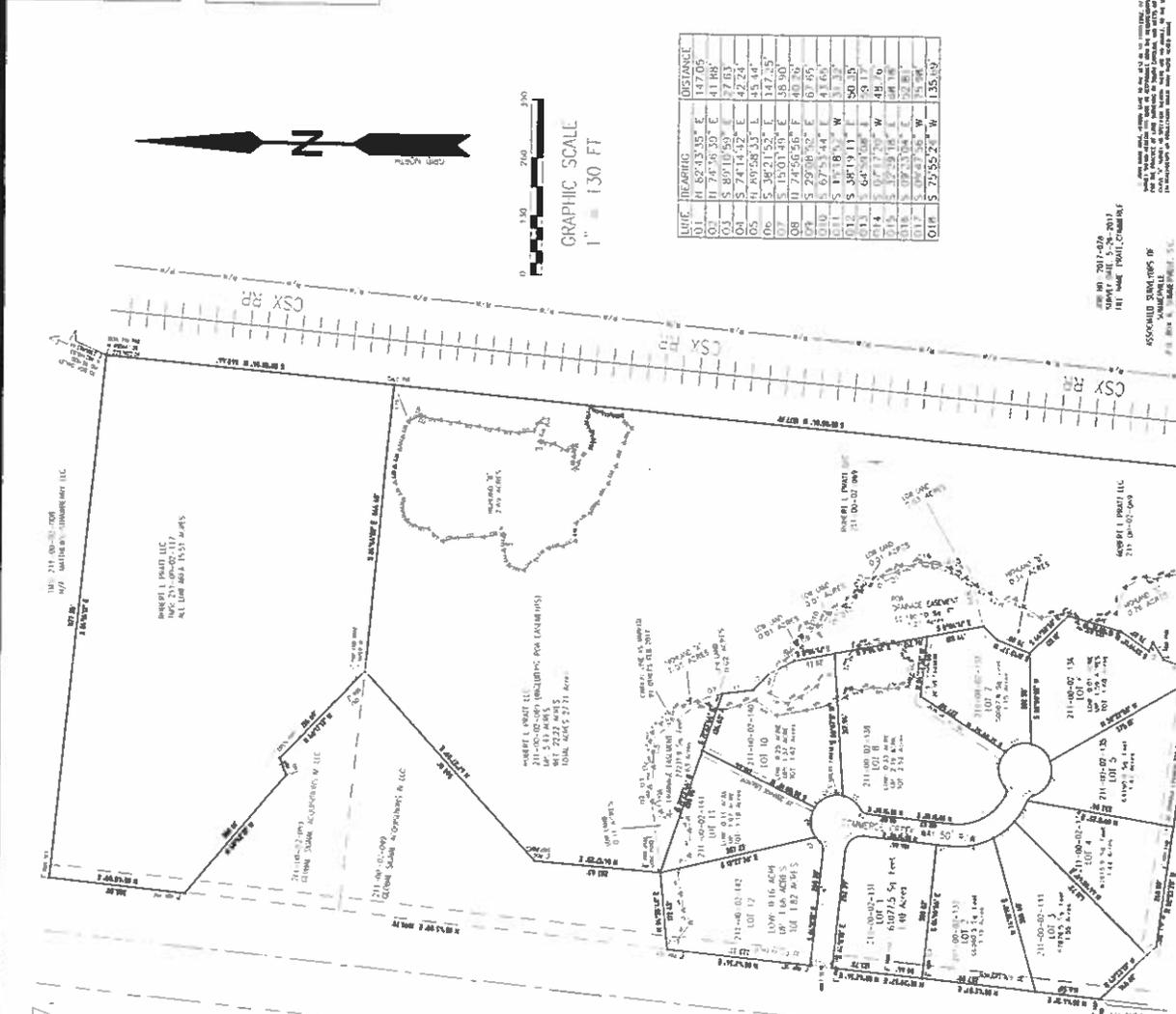
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LINE	BEARING	DISTANCE
E1	N 78°54'05" W	20.72
E2	N 80°48'53" W	18.80
E3	S 35°41'54" W	21.45
E4	N 77°35'26" E	20.03
E5	S 69°22'16" W	16.80
E6	S 80°37'46" W	17.78
E7	N 59°29'46" W	18.53
E8	N 88°38'59" E	29.02
E9	N 78°50'12" W	22.59
E10	N 29°55'24" W	24.49
E11	N 28°20'59" E	33.08
E12	N 18°42'53" W	6.07
E13	N 10°48'55" W	6.07
E14	N 85°42'53" W	42.15
E15	N 18°42'51" E	17.54
E16	S 28°21'06" E	25.29
E17	S 27°58'58" W	22.14
E18	S 07°58'58" W	22.14
E19	N 08°01'58" E	42.93
E20	N 09°12'23" E	46.13
E21	N 07°18'15" E	41.57
E22	S 10°31'26" W	38.07
E23	S 10°31'26" W	38.07
E24	S 10°31'26" W	38.07
E25	S 10°31'26" W	38.07
E26	S 24°51'05" E	27.50
E27	S 07°22'55" E	27.50
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E99	S 07°22'55" E	27.50
E100	S 07°22'55" E	27.50

LINE	BEARING	DISTANCE
L1	N 07°14'12" W	70.70
L2	N 42°49'25" W	49.38
L3	S 28°30'0" E	84.10
L4	S 02°31'02" W	30.03
L5	N 62°54'31" W	43.64
L6	N 57°59'17" E	44.64
L7	N 18°25'53" E	51.77
L8	N 08°42'42" E	77.94
L9	N 42°27'11" W	78.01
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L79	N 42°27'11" W	78.01
L80	N 42°27'11" W	78.01
L81	N 42°27'11" W	78.01
L82	N 42°27'11" W	78.01
L83	N 42°27'11" W	78.01
L84	N 42°27'11" W	78.01
L85	N 42°27'11" W	78.01
L86	N 42°27'11" W	78.01
L87	N 42°27'11" W	78.01
L88	N 42°27'11" W	78.01
L89	N 42°27'11" W	78.01
L90	N 42°27'11" W	78.01
L91	N 42°27'11" W	78.01
L92	N 42°27'11" W	78.01
L93	N 42°27'11" W	78.01
L94	N 42°27'11" W	78.01
L95	N 42°27'11" W	78.01
L96	N 42°27'11" W	78.01
L97	N 42°27'11" W	78.01
L98	N 42°27'11" W	78.01
L99	N 42°27'11" W	78.01
L100	N 42°27'11" W	78.01



GRAPHIC SCALE
1" = 130 FT

ASSOCIATED SURVEYS, P.C.
1411 W. 10th Street
ANNAPOLIS, MD 21403
TEL: 410-291-1111
FAX: 410-291-1112

DATE: 07/10/2018
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN



LINE	BEARING	DISTANCE
01	N 82°43'45" E	147.05
02	N 74°36'30" E	41.88
03	S 89°10'59" E	27.83
04	S 74°14'42" E	42.24
05	N 89°58'33" E	45.48
06	S 28°21'25" E	127.25
07	N 89°58'33" E	45.48
08	N 14°56'56" E	61.85
09	S 29°18'02" E	61.85
10	N 67°53'44" E	47.66
11	S 11°18'30" W	31.37
12	S 38°19'11" W	50.35
13	N 64°04'08" E	58.17
14	N 77°20'30" W	48.76
15	S 27°28'18" E	48.76
16	S 27°28'18" E	48.76
17	S 27°28'18" E	48.76
18	S 27°28'18" E	48.76
19	S 27°28'18" E	48.76
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72	S 27°28'18" E	48.76
73	S 27°28'18" E	48.76
74	S 27°28'18" E	48.76
75	S 27°28'18" E	48.76
76	S 27°28'18" E	48.76
77	S 27°28'18" E	48.76
78	S 27°28'18" E	48.76
79	S 27°28'18" E	