



TOWN OF MONCKS CORNER REGULAR COUNCIL MEETING AMENDED AGENDA

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 16, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor Jeff Roper of Pinopolis Community Church

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

2. **Recognition:** The Berkeley High School Beta Club State Champions
3. **Presentation:** Safe Designation Award - Moncks Corner Police and Fire Departments

APPROVAL OF MINUTES

4. **Budget Workshop Minutes:** August 13, 2025
5. **Regular Meeting Minutes:** August 19, 2025
6. **Budget Workshop Minutes:** September 4, 2025
7. **Special Meeting Minutes:** September 8, 2025

REPORTS

8. **Mayor's Report:** Thomas J. Hamilton, Jr.
9. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

10. **Resolution:** MASC - Big Idea Grant
11. **Consideration:** USDA - Natural Resources Conservation Service Grant and Agreement Award
12. **First Reading:** Consider an Zoning Map Amendment (ZA-25-05) request for a parcel (142-07-01-002) totaling ~10,000 square feet, located at 111 Heatley Street. The parcel is requesting to be zoned Office & Institutional (C-1).
13. **First Reading:** Consider an Zoning Map Amendment (ZA-25-06) request for a parcel (142-07-01-001) totaling ~13,800 square feet, located at 111-A Heatley Street. The parcel is requesting to be zoned Office & Institutional (C-1).
14. **First Reading:** Consider an Annexation (AN-25-03) request for a parcel (122-00-01-013) totaling ~13.2 acres, addressed as 468 Nelson Ferry Road to be annexed in to the Town's corporate limits, seeking be zoned Light Industrial (M-1).

- 15. First Reading:** Consider an Annexation (AN-24-03) and Zoning Map Amendment request for four (4) parcels (162-02-00-017, 162-02-00-019, 162-00-01-020, 162-00-01-029) and a portion of one (1) parcel (162-02-00-015), totaling 96.01 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, single-family attached (townhomes) dwelling units, civic space, and commercial development.

OLD BUSINESS

- 16. Second Reading :** An ordinance of the Town Council of the Town of Moncks Corner, South Carolina providing for the establishment of the Town Square Redevelopment Project area, the approval of the Town Square Redevelopment Plan, the financing of redevelopment projects, and other matters related thereto.
- 17. Second Reading and Public Hearing:** An Ordinance to amend Ordinance No. 2024-09 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2025.
- 18. Second Reading and Public Hearing:** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026
- 19. Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

PUBLIC INPUT - Public Input will be limited to 3 minutes per individual

EXECUTIVE SESSION - Council may take action regarding matters discussed

- 20. Discussion:** Personnel Matter in the Fire Department

ADJOURNMENT

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.

RESOLUTION

WHEREAS, the 2025 Berkeley High School Beta Club consists of 182 members in grades 9 – 12. Of the 182 members, 108 students attended the National Convention in Orlando, FL on June 21 - 27 under the outstanding leadership of lead teacher Brittany Colley and sponsors Kathy Jones and Jeremy Colley; and

WHEREAS, these students competed in over 35 academic, art and talent competitions against students from around the nation; and

WHEREAS, Mayor Thomas J. Hamilton and Town Council are deeply proud of the Berkeley High School Beta Club and would like to call public attention to this group and recognize them for their outstanding accomplishments at the National Convention.

NATIONAL CONVENTION

1st Place Performing Arts Large Group – 96 students

6th Place Creative Writing Division I – Millie Jennings

6th Place Psychology 12th Grade – Michael Rogala

8th Place Social Studies 10th Grade – Jordan Moon

9th Place Show Choir – 30 students

9th Place Solo, Duo, Trio Variety Act – Brooklyn Nelson, Ivanna Ramos, Sophia Ramos

NOW, THEREFORE, be it so resolved that I, Thomas J. Hamilton, Jr., Mayor and Town Council Members of the Town of Moncks Corner, County of Berkeley, State of South Carolina do hereby acknowledge and applaud Berkeley High School Beta Club for their historical achievements.

Signed this 16th day of September, in the year of our Lord two thousand and twenty-five.

Thomas J. Hamilton, Jr., Mayor



BUDGET WORKSHOP

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
WEDNESDAY, AUGUST 13, 2025 at 1:00 PM

MINUTES

CALL TO ORDER

The Budget Workshop was called to order by Mayor Thomas J. Hamilton, Jr. at 1:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member DeWayne G. Kitts
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director

AGENDA ITEMS

1. **Discussion:** FY 2026 Budget
Administrator Lord presented a proposed budget for Council's consideration.

Revenue increase proposals:

- **Sanitation Fees:**
Staff recommended an increase of \$8.08 per year to the sanitation fees, raising the total from \$166.92 per year to \$175.00 per year on the property tax bills. The Justification for the increase is to begin preparing for the future replacement of the Town's three garbage trucks, which are currently five years old. The estimated \$55,000 in additional revenue generated by the fee adjustment would be sufficient to cover the debt service for the purchase of a new garbage truck. After discussion, the majority of Council supported the fee increase as presented. Council Member Law opposed the increase.
- **Stormwater:**
Staff recommended an increase of \$30 per year for storm water fees on the property tax bills. Fees would increase annually to \$66 from the current fees of \$36 per single family residential and all non-residential property fees at \$36 ERU. This increase would provide the local matching funds needed for a STAG (State

and Tribal Assistance Grant) and NRCS Grant (Natural Resources Conservation Service), which would help pay for critical Stormwater improvement projects and the purchase of a Minzi-Muck, a machine used to clean and maintain drainage systems. After some discussion, the consensus of Council was to move forward with the fee increase.

Land Development Applications:

- **Site Plan:**

The Town currently doesn't charge for site plan applications. This process can take several revisions with each review, taking approximately 2 hours for staff to complete and an additional hour coordinating between different agencies and departments. Staff researched fees from other surrounding jurisdictions. Staff recommended the following, using a sliding scale:

- Less than an acre - \$100
- 1-5 acres - \$200
- 5 acres or more - \$300

This will generate approximately \$3,200 per year. After some discussion, the consensus of Council was to impose the new fees for site plan applications as recommended by staff.

- **Preliminary Plat:**

The Town currently does not charge for preliminary plat applications. This process can take several revisions with each review, taking approximately 2 hours for staff to complete and an additional hour coordinating between different agencies and departments. Staff researched fees from surrounding jurisdictions. All jurisdictions use a sliding scale based on acreage of the disturbance area of a preliminary plat. Staff recommended the following sliding scale.

- less than 4 lots - \$100
- 4 lots or more - \$200 for the first 4 lots plus \$10 per lot over 4

This will help cover expenses and will increase revenue by approximately \$3200 based on an estimated 16 preliminary plats per year. The consensus of Council was to impose the new fees for preliminary plats as recommended by staff.

- **Final Plat:**

The Town currently does not charge for final plat applications. This process can take approximately an hour for staff to complete and an additional hour ensuring all required improvements such as sidewalks, street signs, etc. and financial guarantees are in place. Staff recommended the following fees:

- \$50 – Final Plat Fee

Imposing the fee will generate approximately \$500 based on an estimated 10 final plats per year. The consensus of Council was to impose the new fee as recommended by staff.

- **Exempt Plat:**

The Town currently does not charge a fee for exempt plat applications. This process can take approximately half an hour for staff to complete. Staff researched fees from surrounding jurisdictions. Staff recommend the following:

- \$25 – Exempt Plat

Implementing this fee will help cover expenses and will increase revenue by approximately \$250 based on 10 per year. The consensus of Council was to impose the new fees for Exempt plats.

Board Action Applications:

- **Zoning Map Amendments/Re-zoning:**

The Town currently does not charge for re-zoning applications. Staff researched fees from other nearby jurisdictions. Staff recommended adding fees for straight zoning requests in the amount of \$150, conditional zoning requests in the amount of \$300 and planned zoning requests in the amount of \$700. After some discussion the consensus of Council was to impose fees only for the following:

- Conditional Zoning - \$300
- Planned Development Zoning - \$700

- **Development Agreement:**

Currently the Town does not charge a fee for review of development agreements. Development agreements are required for any project over 25 acres. These agreements typically involve multiple rounds of negotiation, often in consultation with legal counsel, and can extend over several months. The process requires a significant investment of staff time to ensure the terms are favorable and aligned with the Town's interests. As such, the Town will begin assessing the following fees to offset the administrative and legal resources required to facilitate these agreements:

- Development Agreement - \$500

Recreation:

- **Christmas Parade Entry Fees:**

The current fee for Christmas Parade Entry is \$10 per spot. Due to rising costs associated with organizing and hosting the event, staff recommended an adjustment to the fee structure to better support parade operations and ensure their continued success. Council reached consensus to increase the fee to \$50 per spot.

- **Summer Camps:**

Currently the fee for summer camps is \$100 for a 5-day camp from 8 a.m. – 4 p.m., with a maximum of 30 campers. The program includes 5–6 instructors daily, snacks, crafts, and special activities. On Fridays, campers enjoy pizza, Kona Ice, and a water slide as part of Water Day. Due to rising operational costs, staff recommended increasing the fee to \$150. Council reached consensus to approve the increase as recommended.

- **Basketball Camp:**

Currently basketball camp is offered at no cost to the participant, Monday – Thursday from 8 a.m. – 12 p.m. with an in-house registration free of charge. To help offset staffing expenses, staff recommend implementing a minimum fee of \$50 per week.

Council Member Kitts expressed concern that many of the children who attend may not be able to afford a fee, potentially reducing the number of children who would benefit from the program. He emphasized that the camp provides a valuable outlet during the summer months, offering structure, engagement, and safe environment for young people who might otherwise lack access to organized activities. He urged Council to consider maintaining the no-cost structure to ensure continued access for all children.

Following discussion, Council reached consensus to continue offering the camp free of charge as a community service.

- **Recreation Fees:**

The current participation fee is \$35 for in-town residents and \$85 for out-of-town residents. The average cost per child is approximately \$56, which includes \$14 for a shirt, \$12 for a hat, and \$30 for officiating. This figure does not account for additional program expenses such as field supervisors, trophies, lighting, practice equipment, coach jerseys, and other materials.

Team sponsorships are currently set at \$250, which helps offset costs not covered by individual participation fees.

It is estimated that 40% of participants are in-town residents, while 60% reside outside town limits.

Following discussion, a majority of Council members agreed to maintain the \$35 fee for in-town residents and increase the out-of-town fee to \$100. Council Member Kitts opposed the fee adjustment.

- **Football and Cheer Fees:**

The current participation fee is \$35 for in-town residents and \$85 for out-of-town residents. Due to the rising cost of uniforms and pom poms, staff recommended increasing the registration fees by \$25 for football players and \$15 for cheer. After some discussion, the consensus of Council was to charge \$35 for in-town residents and \$100 for out-of-town residents.

- **Sponsorship for Teams and Signage:**

Following discussion, Council agreed by consensus to retain the existing fees for team sponsorships and signage.

- **Facility Rentals:**

Council discussed staff's concerns about managing the current rate structure, which charges residents significantly less than non-residents. The system is difficult to enforce, especially with online reservations requiring residency verification. Staff noted frequent issues with non-residents using in-town addresses or having residents' rent on their behalf, making the policy both time-consuming and easily circumvented.

To streamline the process and reduce administrative burden, it was recommended that the fee differential be eliminated. After some discussion the consensus was to set the rental rates for the Train Depot at \$400 for full-day use Monday through Thursday, and \$800 per day for Friday through Sunday and eliminate half-day rentals. Rental rates for the Market Pavilion will be \$300 per day.

- **Alcohol Policy for Rentals:**

Currently renters are allowed to have alcohol served at their events if they hire an officer to be present during the event. The system to schedule an officer is a cumbersome process. Also, there is a very small percentage of rentals with that choose this option. Eliminating alcohol use lowers the Town's liability and will simplify the rental process, along with the newly adopted standardized flat-rate system. The consensus of Council was to eliminate alcohol use for all Town facilities.

- **Depot Deposit:**

The rental deposit will increase from \$100 to \$200 per rental.

- **New Park Facilities:**

Due to the excessive use of our new park facilities, staff recommended implementing rental fees for Harmony and Lacey Parks for private parties. After some discussion, the consensus was to monitor usage trends and rental activity over the coming months before making any decisions regarding fee implementation.

Police Off Duty:

- **Off Duty Employment Rates for Police Officers:**

Currently the rate for off-duty employment is \$45 per hour. Staff recommended the following fee structure to keep in line with rising personnel costs and what the Berkeley County Sheriff's Department is charging.

- \$55 per hour for officers
- \$65 per hour for holidays and short notice events for officers. (Short notice is any off-duty request with less than 48 hours' notice).
- \$60 per hour for Supervisors when more than 3 officers are needed to the event.
- \$70 per hour for Supervisors on premium days (New Years Eve, New Years Day, Memorial Day Weekend, 4th of July, Labor Day Weekend, Thanksgiving Day, Christmas Eve, Christmas Day) and short notice events (Short notice is any off-duty request with less than 48 hours' notice).
- \$75 per hour for Command Staff when eight or more officers are present.
- All requests will include a minimum of 2 hours of pay for all events that are shorter than 2 hours. A supervisor will be required for every three officers making the 4th position a supervisor position. When events have more than 2 supervisors, the 9th position will require a Command Staff member to oversee the event operations.
- Rates do not reflect fees (15%) assessed by Off Duty Solutions.

Tax Millage:

- **Millage Rate Discussion:**

The Town currently levies a millage rate of 70.8 mills for general operations and an additional 3 mills dedicated to outstanding bonds and debt service. In accordance with South Carolina Code of Laws §6-1-320, the South Carolina Revenue and Fiscal Affairs Office annually determine the allowable increase in the municipal millage rate for general operating purposes. This calculation is based on a formula that incorporates the Consumer Price Index (CPI) and population growth.

State law also grants Council the authority to implement millage rate increases within a three-year retrospective window. Council reached a consensus not to pursue an increase in the millage rate.

Initiatives/Capital Purchases:

- **Cost of Living Increase:**

Staff recommended a 3% cost of living increase in addition to a 2% merit increase. Administrator Lord explained that the 3% COLA would be implemented at the beginning of the fiscal year if funding is available. 2% of salaries is set aside for merit increases. The employees could receive 0 to 5% merit increase based on performance. Several members of Council expressed concerns of salaries being high. Administrator Lord explained that we do not need to get too far behind our surrounding municipalities and county governments. Our salaries need to be attractive for potential applicants to draw new people in when a vacancy occurs.

Executive Session:

Council Member Kitts requested that Council go into executive session to further discuss salaries.

Motion was made by Council Member Kitts to go into executive session to further discuss salaries. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Council Member Law to come out of executive session and reconvene to the Budget Workshop. Motion was seconded by Council Member Sweatman and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Mayor Hamilton announced that no action was taken during executive session. The consensus was to incorporate the 3% Cola and merit in the budget.

Council reviewed the following Capital requests:

- **Administration:**

- Replacement vehicle \$40,000 – Existing vehicle will be surplus.

- **Community Development:**

- 2 replacement vehicles/Upfit \$70,000 – 1 existing vehicle will be surplus, and the other will be transferred to Public Service.
- SS4A Grant – traffic study - \$240,000 with a \$60,000 match
- UDO (Unified Development Ordinance) \$80,000

- **Fire Department:**

- Replacement vehicle/Upfit for Chief \$107,000. The existing Chief vehicle will be used by Battalion Chief and/or the CRR Officer
- UTV upfit acquired through federal surplus - \$15,000
- Retrofit 1995/2004 Spartan Engine into a reserve service truck (Backup ladder) -- \$12,000
- Bunker Gear Replacement (6 sets) - \$40,000
- Fire Extinguisher Training Prop - \$22,750

- **IT Department:**

- New computer servers - \$55,000

- **Police Department:**

- 5 new positions – SRO Sgt, Training Sgt, CID Sgt, Traffic Officer, Evidence Clerk.
- Modular Vehicle Barriers (Grant Dependent) \$280,967
- Traffic Speed Sign - \$30,000
- 5 New marked Police Vehicles/Upfit \$577,753 - 1 new vehicle and 4 replacements.
- 1 Motorcycle/Upfit - \$66,014
- Outside storage - \$45,500
- 2 SRO Vehicles/Upfit \$231,101 - 1 new and 1 replacement

- **Public Service:**

- (a) **Grounds**

- Facility Maintenance – 1 Custodian
 - Concession stands appliances - \$20,000
 - New lights for Youth Fields football field and field 2 - \$44,500
 - Fence replacement at Youth Fields - \$9,400
 - Vericutter - \$12,100
 - Stand on Blower - \$13,500
 - Portable Light Tower - \$14,000
 - Front End Loader - \$103,000

- (b) **Storm Water**

- Minzi Muck - \$470,000 (Storm Water Fund)

- (c) **Sanitation**

- 1 new position – Refuse Collector

- **Recreation:**

- Temp workers raise hourly to \$15.00 hr.
- Recondition all 4 fields - \$70,000

- **Wellness Center:**

- Professional Services - \$290,000

- **Abatement Fund:**

- Traffic Calming Program - \$30,000

- **Unbudgeted Items – all were not funded**

- 3 new Battalion Chiefs - \$362,757
- Train Notification System - \$75,000
- Recreation Complex Sign - \$130,000
- Security Services for Recreation Complex - \$75,000

ADJOURNMENT

Motion was made by Council Member Sweatman, seconded by Council Member Kitts to adjourn the Budget Workshop of Council. Motion was approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 6:10 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

September 16, 2025

DATE



TOWN OF MONCKS CORNER MONTHLY COUNCIL MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 19, 2025 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of the Town Council was called to order by Mayor Thomas J. Hamilton, Jr. at 6:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member DeWayne G. Kitts
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

James E. Brogdon, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
Corey Denny, Battalion Chief
R. Logan Faulkner, Public Service Director
Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
Lee W. Mixon, Jr., Police Chief
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

INVOCATION

Invocation was delivered by Pastor Jeff Moss, Area Representative with Fellowship of Christian Athletes.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Thomas Hamilton.

SPECIAL PRESENTATIONS

Proclamation: Berkeley High School Baseball State Champions

Mayor Hamilton read aloud and presented a framed proclamation to Coach Landy Cox in recognition of the team's achievement as the 2025 SCHSL AAAAA Division II

Baseball State Champions. He and Council commended the team for their outstanding accomplishment.

Proclamation: Jean's Angel's Day - September 13th

Mayor Hamilton read and presented a framed proclamation to Katrina Carpenter and her support team, recognizing their unwavering commitment to community service and their tireless efforts to uplift the Lowcountry's most vulnerable population.

Special Recognition: 2025 William R. McMahon Award Recipient - Mohamed Ibrahim

Chief Municipal Judge Shaheena Bennett nominated the Town's IT Director Mohamed Ibrahim to the American Bar Association to receive the 2025 William R. McMahon Award in recognition of his innovative technology work that has transformed our municipal court system and making it more efficient, accessible and responsive to our community. Director Ibrahim was selected to receive the award. He was honored during the Annual American Bar Associations National Conference in Toronto Canada in August. Mayor Hamilton and Council congratulated Director Ibrahim and expressed their appreciation for his dedicated service to the Court and the Town of Moncks Corner.

FY 2024 Audit Presentation:

Bayi Pognon with The Baird Audit Group, LLC, presented the Town's FY 2024 Comprehensive Financial Report. She reported that the Town received an unmodified clean opinion. She thanked Finance Director Justine Lovell and staff for their assistance in completing the audit.

Mayor Hamilton and Council thanked staff for their hard work and stewardship of the Town's financial health.

APPROVAL OF MINUTES

1. Regular Meeting Minutes: July 22, 2025

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of July 22, 2025. Motion was seconded by Council Member Kitts and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

2. Mayor's Report: Thomas J. Hamilton, Jr.

7-25-25: The Town held a retirement celebration for Chief Bobby Gass.

8-2-25: He attended the Berkeley County School District "One Berkeley" back to school event.

8-2-25: He participated in the Pruitt Health Car Show held for the residents. He added that we are working on organizing a holiday initiative to ensure that every resident receives a gift for Christmas.

8-2-25: He shared that he was honored to attend the recent unveiling of the historical marker for the Etiwan Village, recognizing its cultural and historical importance to the

community. I was honored to attend the unveiling of the historical marker for the Etiwan Village.

8-5-25: He attended a ribbon cutting at A Time of Refreshing and Gibsong Academy of Music.

8-8-25: The Town held a ribbon cutting for Fireside Craft Pizza. Council Members Dennis, Law and Sweatman were in attendance.

8-9-25: He attended the Town Police Department's Book Bag Giveaway event, where attendees enjoyed complimentary hot dogs, chips, and beverages. Appreciation is extended to both the Police Department and Fire Department for their active participation. The Fire Department provided fire truck tours and distributed educational pamphlets to members of the community.

8-11-25: He shared that he had the pleasure of attending Foxbank Elementary School's "Meet the Teacher Day". He extended a heartfelt "Thank You" to both the Moncks Corner Police and Fire Departments for coming together to serve hot dogs, chips, and drinks to everyone in attendance. Their teamwork and community spirit truly made the event special.

8-15-25: The Town held a Ribbon-Cutting Ceremony at the Moncks Corner Florist to celebrate their opening. Council Members Dennis, Lloyd, Law, and Sweatman were in attendance to show their support and help mark the occasion.

3. Administrator's Report: Jeffrey V. Lord

During the Administrator's Report, Chief Lee Mixon recognized two of his Police Officers for "Officer of the Quarter" as follows:

- Officer Mark Clark was recognized for his involvement in a complex missing person case. Additionally, this person left the jurisdiction of Moncks Corner and went to North Charleston. Through his efforts and teamwork with Detective Salvo, they were able to locate and get medical assistance to the individual and return him back to his family. Officer Clark was also involved in an investigation of a fatal hit and run accident where they were able to apprehend and charge the suspect. Officer Clark was presented with an award honoring him as "Officer of the First Quarter".
- Corporal Jerehmy Guerry was recognized for putting together an entire 8-hour program for transitioning from iron sites on the Glock to the "red dot" sites on the Walter, certifying all 38 officers. In addition, he sold old weapons to help cover some of the expenses. Corporal Guerry was presented with an award honoring him as "Officer of the Second Quarter".

Mayor Hamilton and Council congratulated the two officers and thanked them for their service.

Administrator Lord reported the following:

- Foxbank Mass Arms are finally complete and closed out.
- The Playground/Farmers Market parking area project is nearing completion. While a final punch list remains to be addressed, most of the work has been completed.

Tree Ordinance Discussion:

Council Member Sweatman requested that staff conduct a review of the Town's tree ordinance, specifically evaluating the potential for exempting certain tree species in the permitting process, and return to Council with a recommendation.

Mayor Hamilton requested that Administrator Lord and Community Development Director Westbrook review the tree ordinance and come back with a recommendation.

NEW BUSINESS

4. Discussion: Fire Fighter Fitness Program

Administrator Lord informed Council that the Town currently does not have a physical fitness assessment in place for new hires or existing employees. Staff are requesting approval to purchase equipment totaling \$52,445.00 and to implement a fitness testing procedure, which will include associated training costs.

Council Member Sweatman inquired whether the assessment would apply to current employees. Administrator Lord confirmed that it would, noting that both new hires and existing staff would be provided with an average time frame to complete the test.

Battalion Chief Denny provided an overview of the proposed program and noted that criteria for current employees are still being finalized.

Mayor Hamilton asked whether the implementation of a fitness program would impact the Town's ISO rating. Administrator Lord responded that while physical fitness itself is not a direct factor in ISO scoring, the ability to maintain adequate staffing levels for fire response, particularly when employees are out due to injury or fitness-related issues, could indirectly affect the rating.

Motion was made by Council Member Law to approve the Fire Fighter Fitness Program and purchase the necessary equipment in the amount of \$52,445.00. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

5. Discussion: Main Street Parking Study

Administrator Lord explained that over time, parking markings along Main Street have faded or been removed due to curb repairs and repaving. In order to reapply the markings, the Town must obtain an encroachment permit from SCDOT. This process requires submission of a plan detailing the proposed markings and demonstrating compliance with SCDOT regulations.

This study will evaluate Mainstreet, from Highway 17A to 52, to determine where the curbing should be painted yellow to prevent parking in the various site triangles. It will also review the area between the railroad tracks and Newell Street to identify how it may be striped for designated parking spaces. If approved, engineering will be conducted by Stantec. The total estimated cost for the project is \$13,000.

Motion was made by Council Member Law to approve the Main Street Study. Motion was seconded by Council Member Lloyd and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 6. First Reading:** An Ordinance to amend Ordinance No. 2024-09 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2025.

Motion was made by Mayor Pro-Tem Dennis to approve; motion was seconded by Mayor Hamilton. The motion failed 2-5 due to majority opposition.

Voting Yea: Mayor Pro-Tem Dennis and Mayor Thomas Hamilton.

Voting Nay: Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 7. First Reading:** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026.

Council Member Sweatman made a motion to deny adoption of the FY26 Budget for first reading. Motion was seconded by Council Member Ware. Motion to deny passed by majority vote as follows:

Voting Yea (to deny): Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Voting Nay: Council Member Dennis and Mayor Hamilton

Mayor Hamilton noted that another budget workshop is scheduled to further review the proposed FY26 Budget. A special meeting will need to be scheduled to conduct the first reading prior to the public hearing on September 16.

- 8. First Reading:** Consider an Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

Recusal: Council Member Law recused himself from discussions on this matter due to a professional relationship with the property owner.

Community Development Director Westbrook presented an overview of the project. He concluded by stating that both Town staff and the Planning Commission recommend approval.

Motion was made by Council Member Sweatman to approve the zoning map amendment. Motion was seconded by Mayor Pro-Tem Dennis. Motion to approve passed by majority vote as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Recused: Council Member Law.

- 9. First Reading and Public Hearing:** An ordinance of the Town Council of the Town of Moncks Corner, South Carolina providing for the establishment of the Town Square Redevelopment Project area, the approval of the Town Square Redevelopment Plan, the financing of redevelopment projects, and other matters related thereto.

Administrator Lord added that if approved Council will establish the district, not the funding. It will not increase taxes, or the value of the property. Only the incremental increase will go to pay the TIF Bond. The School District and County can participate later.

Public Hearing: Walter Brown of 114 Fennick Drive, Moncks Corner express concerns of the Community not having input to review the study. Administrator Lord responded that the public hearing was advertised, and updates have been provided. He also added that this will not impact property owners.

Motion was made by Council Member Sweatman to approve. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS

- 10. Second Reading and Public Hearing:** An ordinance to authorize and regulate operation of Golf Carts within the Town Limits pursuant to Section 56-2-90 of the South Carolina Code.

Mayor Hamilton requested that the ordinance be amended to allow golf carts to operate at night only up to 11 p.m. He expressed concerns regarding the safety risks associated with allowing golf carts to operate throughout the night.

Public Hearing: There were no comments from the public.

Motion was made by Council Member Law to approve the ordinance with the proposed amendment to Section 3 limiting nighttime use to 11 p.m. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

- 11. Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

Community Development Director Westbrook presented an overview of the project. He concluded by stating that both Town staff and the Planning Commission recommend approval.

Public Hearing: There were no comments from the public.

Motion was made by Mayor Pro-Tem Dennis to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

PUBLIC INPUT: There were no comments from the public.

EXECUTIVE SESSION:

12. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.
- Contractual Matters pertaining to Municipal Court.

Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Council Member Sweatman to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Law and approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

Mayor Hamilton announced that there was no action taken during executive session.

13. Part Time Municipal Associate Judge Appointment:

Motion was made by Council Member Lloyd to appoint Amber Daniels Broughton, Esq. under a contractual agreement, as a part time Municipal Associate Judge for the Moncks Corner Municipal Court. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

ADJOURNMENT

Motion was made by Council Member Sweatman seconded by Council Member Law to adjourn the regular meeting of Council. Motion was approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 8:51 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

September 16, 2025

DATE



BUDGET WORKSHOP

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
THURSDAY, SEPTEMBER 04, 2025 at 1:00 PM

MINUTES

CALL TO ORDER

The Budget Workshop was called to order by Mayor Thomas J. Hamilton, Jr. at 1:00 p.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member DeWayne G. Kitts
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director

AGENDA ITEMS

Discussion: FY 2026 Budget

Administrator Lord presented the revised requested budget. He reported that the following changes were incorporated:

- Revenues for the changes in fees for Sanitation, Storm Water, Land Development Applications, Board Action Applications, Recreation Fees and Facility Rentals.
- Expense for the Wellness Center has been excluded from the current budget but may be reconsidered in the future.
- Revenue projections increased approximately \$1,000,000.

Vehicle Discussion:

Council requested that the vehicle requests be revisited. Administrator Lord provided Council with detailed information for clarification regarding vehicle requests. The following was discussed and approved.

- Administration Vehicle - \$40,000 - The Admin 2016 Chevrolet Impala will be sold as surplus.
- Community Development Vehicles - \$70,000 - The 2017 Ford Escape will be sold as surplus, and the 2023 Ford F-150 will be transferred to Public Services.
- Fire Department Vehicle and Upfit of UTV - \$106,660 - The Fire Chief's 2016 Chevrolet Tahoe will be transferred to the CRR Fire Captain position.

- Police Department Vehicles \$573,639 – The Police Department initially requested 3 Chevrolet Tahoes and 4 Chevrolet Silverado Trucks. After some discussion the consensus of Council was to approve the purchase of 5 new Chevy Tahoe's and 2 Chevrolet Silverado Trucks. Additionally, Council approved the purchase of a new Harley Davidson Motorcycle with equipment at a cost of \$66,014. Four (4) 2017 Ford Explorers and one (1) 2013 Dodge Charger will be surplus. Council requested that Administrator Lord verify all associated equipment costs and fees to ensure the accuracy of their requests.

Other Discussion:

Council previously expressed concern regarding the high percentage of the Town's budget allocated to salaries. In earlier discussions, it was noted—based on data from the MASC website that salaries for the City of Mauldin accounted for only 15% of their total budget. Administrator Lord questioned the accuracy of that figure and conducted a review of the City of Mauldin's actual budget. He believes the original figure may have excluded benefit costs, resulting in a significantly lower percentage. Upon analysis, he found that salaries plus benefits in the City of Mauldin listed comprise approximately 48% of their budget. He further reviewed budgets from the City of Goose Creek, City of Hanahan, and the Town of Mt. Pleasant, finding that their salary and benefit allocations also average between 46% - 48%. Based on this research, the Administrator concluded that a 48% allocation for salaries and benefits is consistent with comparable municipalities, aligning closely with the current percentage observed in the Town of Moncks Corner. He further noted that variations in reported percentages may depend on whether the figures are based solely on the general operating fund or include special funds. These distinctions can significantly impact the overall calculation. Administrator Lord added that over the last few years, workers compensation insurance has doubled, health insurance has increased considerably.

Council Member Sweatman asked Administrator Lord to help him understand pay increases. Administrator Lord explained that employees receive merit increases every year based on their performance. Merit increases range from 0 – 5%. Council has approved a cost of living increase twice during his administration. Increases come before Council during the budget process. We also award increases when employees receive certifications, earn a degree and .5% longevity pay for every five years of service with the Town.

Council Member Sweatman requested clarification regarding salary increases related to education expenses and “degree bumps” for employees. Administrator Lord explained that employees are eligible for salary incentives only when they earn certifications or degrees that exceed the minimum qualifications for their position. Education expenses are reimbursed only if the degree or certification is directly relevant to the employee's current role, and the employee must maintain an A/B average to qualify for reimbursement and associated incentives. The average salary increase associated with earning a qualifying degree is approximately 10% within the salary range of the position. Administrator Lord noted that this policy helps to attract qualified candidates and encourages continued professional development among current staff.

Council Member Sweatman emphasized the importance of Council understanding how the program works so they can clearly explain any related salary increases to the public if questioned.

Parade Entry Fee:

Mayor Hamilton recommended revising the parade entry fee policy to allow non-profit organizations and schools to pay half of the standard \$50 fee to participate in the parade of \$25. Following discussion, Council reached consensus to approve the proposed fee adjustment.

Depot Fees:

Mayor Hamilton expressed concerns regarding the Depot rental fee adjustment discussed during the August 13, 2025, Budget Workshop. He recommended reducing the weekend rental rate (Friday–Sunday) from \$800 to \$500.

After some discussion, the consensus of Council was to maintain the current \$800 fee, with the possibility of revisiting the matter in the future.

Administrator Lord provided Council with an update on the following as information and for budget purposes:

RC Dennis Sidewalk – Waiting on SCDOT to do their engineering. The match has been budgeted in the amount of \$312,000 for the \$1,248,000 grant. He made Council aware that the match could possibly increase.

Lacey Park – Still working on this. This is a \$2.4M budget with a \$500,000 match. Council Member Ware asked when the grant will expire. Finance Director Lovell responded – December 2026. Administrator Lord added that permitting has been an issue with the Core because of the Branch, however that has been resolved.

Heatley Street Parking – Still working on this with the Berkeley County School District and the County. We have applied for a \$350K grant with a \$350K match. The County has offered to provide in-kind services toward the match. There could be changes therefore the balance is still unknown at this time.

Murray and Main Street Intersection – Waiting on a SS4A Grant Study (Townwide Traffic Study) to pursue grants. We can use impact fees to help fund this project.

Special Council Meeting Scheduled:

A Special Meeting of Council to do first reading on the Budget Ordinance was scheduled for Monday, September 8th at 8 a.m.

EXECUTIVE SESSION – Council did not go into executive session to discuss the following.

2. **Discussion:** Personnel/Contractual Matters pertaining to the FY 2026 Budget

ADJOURNMENT

Motion was made by Council Member Law, seconded by Council Member Sweatman to adjourn the Budget Workshop of Council. Motion was approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 3:08 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required,

the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

<hr/>	<u>September 16, 2025</u>
Marilyn M. Baker/Clerk to Council	DATE



SPECIAL MEETING OF COUNCIL

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
MONDAY, SEPTEMBER 08, 2025 at 8:00 AM

MINUTES

CALL TO ORDER

The Special Meeting was called to order by Mayor Thomas J. Hamilton, Jr. at 8:00 a.m.

Present:

Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member DeWayne G. Kitts
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director

INVOCATION

The invocation was led by Council Member DeWayne Kitts.

AGENDA ITEMS

1. **First Reading:** An Ordinance to amend Ordinance No. 2024-09 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2025.

Motion was made by Mayor Pro-Tem Dennis to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

2. **First Reading:** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026.

Motion was made by Council Member Law to approve. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

ADJOURNMENT

Motion was made by Council Member Law seconded by Council Member Lloyd to adjourn the regular meeting of Council. Motion was approved unanimously as follows.

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 8:02 a.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

September 16, 2025
DATE



The Lowcountry's Hometown

**TOWN OF MONCKS CORNER
FINANCE REPORT
PERIOD ENDING AUGUST 31, 2025**

CASH ON HAND - OPERATING BANK ACCOUNT

General Fund - 10	\$	13,939,331
Designated Funds:		
Abatements & Improvements Fund - 82		(84,744)
Capital Improvements Fund -84		3,374,178
Tree Mitigation Fund - 72		19,510
State Accommodations Tax Fund -15		52,695
Victims Advocate Fund - 17		39,824
TOTAL	\$	17,340,795

GENERAL FUND YEAR TO DATE REVENUES & EXPENDITURES

Revenues	\$	20,707,498
Expenditures		24,286,202
REVENUES OVER (UNDER) EXPENDITURES	\$	(3,578,705)

RESTRICTED FUNDS - OTHER BANK ACCOUNTS

1% Fire Fund - 20	4,520
ARPA Fund Bank Acct - 45	-
Bond Sinking Fund - 80	320,604
Corner Renaissance Fund - 79	331,473
CRC Debt Service Fund - 83	9,647
Local Tax Fund - 81	1,271,081
Narcotics Fund - 30 (\$7,755 Restricted)	8,713
Stormwater Utilities Fund - 62	353,049
TOTAL	\$ 2,299,086

10 -GENERAL FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>LICENSE/PERMITS</u>							
10-3000.0101 BUSINESS LICENSE	4,019,624	50,365.11	4,252,405.29	4,273,172.37	0.00 (	232,781.29)	105.79
10-3000.0102 BUSINESS LICENSE PENALTY	28,000	8,043.68	27,515.39	31,664.60	0.00	484.61	98.27
10-3000.0103 BUILDING PERMITS	677,750	8,521.00	514,037.00	1,419,452.60	0.00	163,713.00	75.84
10-3000.0104 MISCELLANEOUS PERMITS	500	1,145.00	2,131.25	358.75	0.00 (	1,631.25)	426.25
10-3000.0105 PLAN REVIEW	349,813	2,913.00	269,813.30	663,476.30	0.00	79,999.70	77.13
10-3000.0106 INSPECTION FEE RECEIPTS	8,000	9,000.00	141,100.90	50,119.50	0.00 (	133,100.90)	1,763.76
10-3000.0107 ZONING RECEIPTS	3,000	103.50	1,039.00	914.36	0.00	1,961.00	34.63
TOTAL LICENSE/PERMITS	5,086,687	80,091.29	5,208,042.13	6,439,158.48	0.00 (	121,355.13)	102.39
<u>INTEREST EARNED</u>							
10-3000.0203 INTEREST EARNED	175,000	32,146.46	347,842.35	301,637.38	0.00 (	172,842.35)	198.77
TOTAL INTEREST EARNED	175,000	32,146.46	347,842.35	301,637.38	0.00 (	172,842.35)	198.77
<u>REVENUE/RECEIPTS</u>							
10-3000.0305 SANITATION FEES	1,111,321	24,452.80	1,022,269.94	915,460.75	0.00	89,051.06	91.99
10-3000.0306 ROLL CART FEES	30,000	5,440.00	64,034.55	50,798.27	0.00 (	34,034.55)	213.45
10-3000.0307 RECREATION	155,607	11,828.13	192,400.13	207,566.25	0.00 (	36,800.13)	123.65
10-3000.0308 SPONSORSHIPS	28,000	5,175.00	41,633.00	32,479.00	0.00 (	13,633.00)	148.69
10-3000.0309 CONCESSION RECEIPTS	125,000	0.00	138,893.23	120,065.57	0.00 (	13,893.23)	111.11
10-3000.0310 CLASS / CAMP RECEIPTS	25,000	3,090.00	39,950.00	28,885.00	0.00 (	14,950.00)	159.80
10-3000.0313 FACILITIES RENTAL	42,000	3,650.00	39,350.00	37,647.00	0.00	2,650.00	93.69
10-3000.0315 PD SUMMER CAMP	8,000	0.00	13,550.00	12,600.00	0.00 (	5,550.00)	169.38
10-3000.0316 VENDOR / ENTRY FEES	9,000	1,580.00	13,719.50	9,050.00	0.00 (	4,719.50)	152.44
10-3000.0317 RETAIL SALES	4,000	0.00	287.00	4,956.50	0.00	3,713.00	7.18
10-3000.0318 LPR GRANT BCSD	0	0.00	49,625.00	0.00	0.00 (	49,625.00)	0.00
10-3000.0321 ADMISSIONS	35,000	1,200.00	37,040.50	30,693.00	0.00 (	2,040.50)	105.83
10-3000.0324 MIRACLE LEAGUE/SPONSOR/DONA	25,000	0.00	20,208.00	46,345.00	0.00	4,792.00	80.83
10-3000.0325 SPECIAL EVENT RECEIPTS	20,000	0.00	1,755.00	11,385.00	0.00	18,245.00	8.78
10-3000.0326 SPECIAL EVENTS PERMIT	300	0.00	0.00	0.00	0.00	300.00	0.00
10-3000.0350 FIRST RESPONSE & RESCUE FE	28,000	2,160.99	27,633.33	27,285.10	0.00	366.67	98.69
10-3000.0399 LOST REVENUES	1,700,000	261,997.06	1,281,820.07	1,173,156.45	0.00	418,179.93	75.40
TOTAL REVENUE/RECEIPTS	3,346,221	320,573.98	2,984,169.25	2,708,372.89	0.00	362,051.75	89.18
<u>TAX REVENUES</u>							
10-3000.0401 LOST FUNDS-PROP RELIEF TAX	1,420,000	317,024.77	1,549,462.54	1,439,313.47	0.00 (	129,462.54)	109.12
10-3000.0402 CURRENT TAXES	5,776,797	168,502.44	6,039,707.07	4,832,481.13	0.00 (	262,910.07)	104.55
10-3000.0403 CURRENT TAX PENALTIES	6,000	0.00	7,205.27	8,407.28	0.00 (	1,205.27)	120.09
10-3000.0404 PRIOR YEAR TAXES	65,500	38,640.72	121,527.74	93,030.20	0.00 (	56,027.74)	185.54
10-3000.0405 PRIOR YEAR TAX PENALTIES	10,000	0.00	6,697.76	15,918.25	0.00	3,302.24	66.98
10-3000.0406 FEDERAL HOUSING IN LIEU OF	0	0.00	10,682.67	8,012.05	0.00 (	10,682.67)	0.00
10-3000.0408 AID TO SUBDIVISIONS	327,210	90,186.03	261,825.23	249,425.81	0.00	65,384.77	80.02
10-3000.0409 HOMESTEAD REIMBURSEMENT	84,738	0.00	88,493.86	84,738.29	0.00 (	3,755.86)	104.43
10-3000.0411 INVENTORY TAX	43,574	10,893.54	43,574.16	43,574.16	0.00 (	0.16)	100.00
10-3000.0414 ALCOHOL PERMITS	26,750	0.00	33,900.00	29,400.00	0.00 (	7,150.00)	126.73
TOTAL TAX REVENUES	7,760,569	625,247.50	8,163,076.30	6,804,300.64	0.00 (	402,507.30)	105.19

10 -GENERAL FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PENALTIES/FINES</u>							
10-3000.0501 CRIMINAL & TRAFFIC FINES	75,000	6,504.35	90,780.42	82,545.55	0.00 (	15,780.42)	121.04
TOTAL PENALTIES/FINES	75,000	6,504.35	90,780.42	82,545.55	0.00 (	15,780.42)	121.04
<u>FRANCHISE FEES</u>							
10-3000.0602 SANTEE COOPER FF	325,000	0.00	168,788.78	323,079.68	0.00	156,211.22	51.94
10-3000.0603 BERK ELE CO-OP FRANCHISE	405,000	0.00	416,978.85	347,532.90	0.00 (	11,978.85)	102.96
10-3000.0604 BERK CABLE TELE FRANCHISE	60,000	0.00	780.16	21,217.80	0.00	59,219.84	1.30
10-3000.0605 DOMINION ENERGY FRANCHISE	55,000	0.00	86,880.10	64,622.03	0.00 (	31,880.10)	157.96
10-3000.0606 COMCAST FRANCHISE FEES	0	879.39	2,613.79	2,703.64	0.00 (	2,613.79)	0.00
TOTAL FRANCHISE FEES	845,000	879.39	676,041.68	759,156.05	0.00	168,958.32	80.00
<u>GRANTS</u>							
10-3000.0804 BERKELEY CO SCHOOLS SRO GR	407,481	3,840.98	343,376.45	368,029.18	0.00	64,104.55	84.27
10-3000.0805 SC DEPT OF EDUCATION SRO G	244,489	0.00	153,590.94	226,315.39	0.00	90,898.06	62.82
10-3000.0806 PD BERK CO SCHOOL DISTRICT	45,000	0.00	73,078.56	42,201.70	0.00 (	28,078.56)	162.40
10-3000.0808 FEMA GRANT REVENUES	0	0.00	14,050.00	168,823.62	0.00 (	14,050.00)	0.00
10-3000.0810 MASC GRANT REVENUES	22,500	0.00	0.00	1,749.10	0.00	22,500.00	0.00
10-3000.0811 JAG GRANT REVENUES	293,000	0.00	166,502.00	0.00	0.00	126,498.00	56.83
10-3000.0816 AgSOUTH FARM CREDIT GRANT	500	0.00	0.00	0.00	0.00	500.00	0.00
10-3000.0817 HWY SAFETY TRAFFIC GRANT	255,561	0.00	77,889.00	51,479.00	0.00	177,672.00	30.48
10-3000.0822 A-TAX GRANT AWARD FUNDS	18,680	0.00	25,000.00	39,886.93	0.00 (	6,320.00)	133.83
10-3000.0823 SJCA SRO FUNDING	0	0.00	0.00	59,275.51	0.00	0.00	0.00
10-3000.0824 SCRED GRANT	10,000	0.00	2,561.68	0.00	0.00	7,438.32	25.62
10-3000.0825 FOXBANK DEVELOP- BOND	121,900	0.00	194,423.73	0.00	0.00 (	72,523.73)	159.49
TOTAL GRANTS	1,419,111	3,840.98	1,050,472.36	957,760.43	0.00	368,638.64	74.02
<u>MISCELLANEOUS</u>							
10-3000.0901 SALE OF EQUIPMENT	10,000	0.00	13,802.00	0.00	0.00 (	3,802.00)	138.02
10-3000.0902 SALE OF DOCUMENTS	1,500	265.55	2,906.63	3,214.19	0.00 (	1,406.63)	193.78
10-3000.0903 MISCELLANEOUS INCOME	35,000	200.00	32,111.92	82,383.53	0.00	2,888.08	91.75
10-3000.0904 FEMA DISASTER RECEIPTS	30,000	0.00	1,139.51	28,596.22	0.00	28,860.49	3.80
10-3000.0905 INSURANCE RECEIPTS	35,000	30,281.07	62,831.12	30,618.97	0.00 (	27,831.12)	179.52
10-3000.0907 POLICE DISCRETIONARY	100	0.00	0.00	500.00	0.00	100.00	0.00
10-3000.0908 FIRE DISCRETIONARY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	111,600	30,746.62	112,791.18	145,312.91	0.00 (	1,191.18)	101.07
<u>DONATIONS</u>							
10-3000.1101 DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
10-3000.1102 COMMUNITY OUTREACH DONATIO	0	0.00	0.00	0.00	0.00	0.00	0.00
10-3000.1104 DONATIONS - FIRE DEPT	0	0.00	130.00	120.00	0.00 (	130.00)	0.00
TOTAL DONATIONS	0	0.00	130.00	120.00	0.00 (	130.00)	0.00
<u>OTHER FINANCING SOURCES</u>							
10-3000.1201 TRANSER FROM LOCAL TAX FUN	1,573,600	0.00	1,573,600.00	1,300,000.00	0.00	0.00	100.00
10-3000.1210 TRANSFER IN -SC ACCOMM TAX	32,300	0.00	32,300.00	0.00	0.00	0.00	100.00
10-3000.1215 TRANSFER IN - STROMWATER F	468,252	0.00	468,252.00	353,810.00	0.00	0.00	100.00
10-3000.1225 BOND / LOAN PROCEEDS	0	0.00	0.00	1,812,566.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	2,074,152	0.00	2,074,152.00	3,466,376.00	0.00	0.00	100.00

10 -GENERAL FUND
REVENUES

Item 9.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
TOTAL REVENUES	20,893,340	1,100,030.57	20,707,497.67	21,664,740.33	0.00	185,842.33	99.11

10 -GENERAL FUND
ADMINISTRATION DEPT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4120.0101 SALARIES & WAGES	674,500	78,703.77	599,862.38	589,536.79	0.00	74,637.62	88.93
10-4120.0102 SOCIAL SECURITY/MEDICARE	52,020	5,994.35	45,078.41	44,217.53	0.00	6,941.59	86.66
10-4120.0103 REGULAR STATE RETIREMENT	125,373	14,887.58	119,016.73	103,861.49	0.00	6,356.27	94.93
10-4120.0104 OVERTIME - ADMINISTRATION	5,500	428.97	2,233.77	2,715.62	0.00	3,266.23	40.61
10-4120.0105 HEALTH INSURANCE	201,979	14,334.54	165,744.50	141,803.76	0.00	36,234.50	82.06
10-4120.0106 SC EMPLOYMENT SEC COMM	6,000	0.00	0.00	0.00	0.00	6,000.00	0.00
10-4120.0107 WORKMEN'S COMPENSATION	375,000	91,047.25	404,034.00	279,973.00	0.00 (	29,034.00)	107.74
10-4120.0108 PHYSICAL EXAMS	300	0.00	100.00	0.00	0.00	200.00	33.33
10-4120.0109 OTHER POSTEMPLOYMENT BENEF	17,100	0.00	1,696.00	16,887.74	0.00	15,404.00	9.92
10-4120.0110 EMERGENCY PAY	0	0.00	0.00	106.84	0.00	0.00	0.00
10-4120.0111 DEFERRED COMP EMPLR MATCH	20,500	2,451.09	17,376.96	17,636.26	0.00	3,123.04	84.77
10-4120.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4120.0113 SAFETY/WEELLNESS INCENTIVE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	1,478,272	207,847.55	1,355,142.75	1,196,739.03	0.00	123,129.25	91.67
<u>CONTRACTUAL SERVICES</u>							
10-4120.0200 COST OF ISSUANCE	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4120.0201 LEGAL SERVICES	66,000	8,985.00	76,398.10	64,652.81	0.00 (	10,398.10)	115.75
10-4120.0202 AUDIT SERVICES	43,600	0.00	44,350.00	41,800.00	0.00 (	750.00)	101.72
10-4120.0203 CODIFICATION	15,000	0.00	1,287.59	8,983.50	0.00	13,712.41	8.58
10-4120.0204 PROFESSIONAL SERVICES	55,000	37.25	5,507.45	5,140.45	0.00	49,492.55	10.01
10-4120.0206 TAX INCREMENTS	94,100	0.00	0.00	51,713.16	0.00	94,100.00	0.00
TOTAL CONTRACTUAL SERVICES	273,700	9,022.25	127,543.14	172,289.92	0.00	146,156.86	46.60
<u>TRAVEL/EDUCATION</u>							
10-4120.0401 PROFESSIONAL DEVELOPMENT	25,460	4,803.66	16,201.25	9,514.65	0.00	9,258.75	63.63
10-4120.0402 OTHER MEETINGS	6,000	300.30	2,932.15	3,103.21	150.80	2,917.05	51.38
TOTAL TRAVEL/EDUCATION	31,460	5,103.96	19,133.40	12,617.86	150.80	12,175.80	61.30
<u>UTILITIES</u>							
10-4120.0501 UTILITIES	24,000	2,007.35	20,989.68	20,788.75	0.00	3,010.32	87.46
TOTAL UTILITIES	24,000	2,007.35	20,989.68	20,788.75	0.00	3,010.32	87.46
<u>MAINTENANCE</u>							
10-4120.0601 BUILDING MAINTENANCE	21,780	543.85	15,413.98	35,850.30	0.00	6,366.02	70.77
10-4120.0602 EQUIPMENT MAINTENANCE	10,100	0.00	7,179.93	8,420.17	0.00	2,920.07	71.09
TOTAL MAINTENANCE	31,880	543.85	22,593.91	44,270.47	0.00	9,286.09	70.87
<u>OPERATING</u>							
10-4120.0701 DUES/SUBSCRIPTIONS	12,745	956.07	8,540.19	9,457.25	0.00	4,204.81	67.01
10-4120.0702 ADVERTISING	13,000	321.00	15,800.12	880.50	0.00 (	2,800.12)	121.54
10-4120.0703 POSTAGE	11,150	1,505.70	11,830.92	10,976.32	0.00 (	680.92)	106.11
10-4120.0704 PRINTING	1,600	0.00	0.00	1,253.16	0.00	1,600.00	0.00
10-4120.0705 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4120.0706 LIABILITY INSURANCE	735,000	0.00	653,224.00	690,517.00	0.00	81,776.00	88.87

10 -GENERAL FUND
ADMINISTRATION DEPT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
10-4120.0708 SUPPLIES	11,000	3.02	7,715.82	11,243.91	856.55	2,427.63	77.93
10-4120.0709 TELEPHONE	28,000	2,321.28	27,225.47	28,817.51	0.00	774.53	97.23
10-4120.0713 VEHICLE	10,000	1,080.03	12,049.97	1,483.43	0.00 (	2,049.97)	120.50
10-4120.0719 FUEL	2,500	34.32	685.35	801.06	0.00	1,814.65	27.41
10-4120.0750 INSURANCE CLAIMS	5,000	0.00	0.00	0.00	0.00	5,000.00	0.00
10-4120.0751 FEMA CLAIMS	2,000	0.00	0.00	2,067.70	0.00	2,000.00	0.00
10-4120.0755 RISK MANAGMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4120.0756 DEBT SERVICES - SOUTH STAT	216,000	0.00	285,068.78	0.00	0.00 (	69,068.78)	131.98
TOTAL OPERATING	1,047,995	6,221.42	1,022,140.62	757,497.84	856.55	24,997.83	97.61
FEES							
10-4120.0901 SOL WASTE SCY FEE/BERK CTY	3,185	0.00	4,547.00	3,048.92	0.00 (	1,362.00)	142.76
10-4120.0902 GIS CONSORTIUM	6,647	0.00	6,647.00	6,321.00	0.00	0.00	100.00
10-4120.0903 PROPERTY TAXES	12,000	0.00	11,312.00	11,204.00	0.00	688.00	94.27
TOTAL FEES	21,832	0.00	22,506.00	20,573.92	0.00 (	674.00)	103.09
MISCELLANEOUS							
10-4120.1001 MISCELLANEOUS	25,000	3,676.69	17,893.08	22,572.20	0.00	7,106.92	71.57
10-4120.1002 CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4120.1003 SALES TAX	10,500	394.10	1,728.89	5,166.65	0.00	8,771.11	16.47
10-4120.1004 PERSONNEL INCREASES	100,406	0.00	0.00	0.00	0.00	100,406.00	0.00
TOTAL MISCELLANEOUS	135,906	4,070.79	19,621.97	27,738.85	0.00	116,284.03	14.44
TOTAL EXPENDITURES	3,045,045	234,817.17	2,609,671.47	2,252,516.64	1,007.35	434,366.18	85.74
REVENUE OVER/(UNDER) EXPENDITURES	(3,045,045)	(234,817.17)	(2,609,671.47)	(2,252,516.64)	(1,007.35)	(434,366.18)	85.74

10 -GENERAL FUND
INFORMATION TECHNOLOGY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4122.0101 SALARIES & WAGES	138,566	19,127.19	134,328.67	85,223.56	0.00	4,237.33	96.94
10-4122.0102 SOCIAL SECURITY/MEDICARE	10,600	1,423.80	10,088.14	6,313.97	0.00	511.86	95.17
10-4122.0103 REGULAR STATE RETIREMENT	25,495	3,550.02	26,025.61	15,406.53	0.00 (	530.61)	102.08
10-4122.0104 OVERTIME - IT DEPT	0	0.00	39.66	0.00	0.00 (	39.66)	0.00
10-4122.0105 HEALTH INSURANCE	38,027	3,214.70	36,122.80	16,092.02	0.00	1,904.20	94.99
10-4122.0110 EMERGENCY PAY	0	0.00	0.00	164.56	0.00	0.00	0.00
10-4122.0111 DEFERRED COMP EMPLR MATCH	15,000	545.58	4,359.18	3,761.05	0.00	10,640.82	29.06
10-4122.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	227,688	27,861.29	210,964.06	126,961.69	0.00	16,723.94	92.65
<u>TRAVEL/EDUCATION</u>							
10-4122.0401 PROFESSIONAL DEVELOPMENT	3,600	1,763.98	5,337.31	2,580.00	0.00 (	1,737.31)	148.26
TOTAL TRAVEL/EDUCATION	3,600	1,763.98	5,337.31	2,580.00	0.00 (	1,737.31)	148.26
<u>MAINTENANCE</u>							
10-4122.0602 EQUIPMENT & MAINTENANCE	0	0.00	10,021.70	0.00	0.00 (	10,021.70)	0.00
10-4122.0603 SMALL TOOLS	1,500	0.00	1,441.24	801.15	0.00	58.76	96.08
TOTAL MAINTENANCE	1,500	0.00	11,462.94	801.15	0.00 (	9,962.94)	764.20
<u>OPERATING</u>							
10-4122.0701 DUES / SUBSCRIPTIONS	124,920	10,599.74	86,122.43	38,505.53	0.00	38,797.57	68.94
10-4122.0705 CAPITAL OUTLAY (IT)	59,000	0.00	44,295.20	62,587.12	2,837.67	11,867.13	79.89
10-4122.0708 SUPPLIES	1,200	63.50	1,380.84	322.71	0.00 (	180.84)	115.07
10-4122.0709 TELEPHONE	1,200	711.30	3,204.46	701.46	0.00 (	2,004.46)	267.04
10-4122.0712 COMPUTER EXPENSE	426,131	11,595.23	466,765.48	307,384.48	1,321.20 (	41,955.68)	109.85
10-4122.0713 VEHICLE EXPENSE	1,800	1,514.29	2,334.28	344.31	0.00 (	534.28)	129.68
10-4122.0719 FUEL	3,500	360.02	3,102.01	2,424.39	0.00	397.99	88.63
10-4122.0755 RISK MANAGMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4122.0761 CONTRACT LABOR	6,000	1,275.00	7,831.00	7,330.00	0.00 (	1,831.00)	130.52
TOTAL OPERATING	623,751	26,119.08	615,035.70	419,600.00	4,158.87	4,556.43	99.27
<u>MISCELLANEOUS</u>							
10-4122.1001 MISCELLANEOUS	250	0.00	290.64	0.00	0.00 (	40.64)	116.26
TOTAL MISCELLANEOUS	250	0.00	290.64	0.00	0.00 (	40.64)	116.26
TOTAL EXPENDITURES	856,789	55,744.35	843,090.65	549,942.84	4,158.87	9,539.48	98.89
REVENUE OVER/ (UNDER) EXPENDITURES	(856,789)	(55,744.35)	(843,090.65)	(549,942.84)	(4,158.87)	(9,539.48)	98.89

Item 9.

10 -GENERAL FUND
MUNICIPAL COURT DEPT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4123.0101 SALARIES AND WAGES	159,870	18,511.80	135,824.71	140,751.73	0.00	24,045.29	84.96
10-4123.0102 SOCIAL SECURITY/MEDICARE	12,062	1,335.98	9,970.62	10,184.06	0.00	2,091.38	82.66
10-4123.0103 REGULAR RETIREMENT	29,041	3,455.10	26,226.88	25,035.90	0.00	2,814.12	90.31
10-4123.0104 OVERTIME	1,500	104.17	386.09	445.62	0.00	1,113.91	25.74
10-4123.0105 HEALTH INSURANCE	38,027	2,601.40	30,349.08	25,236.56	0.00	7,677.92	79.81
10-4123.0111 DEFERRED COMP EMPLR MATCH	3,094	577.59	3,645.72	2,820.72	0.00 (	551.72)	117.83
10-4123.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	243,594	26,586.04	206,403.10	204,474.59	0.00	37,190.90	84.73
<u>CONTRACTUAL SERVICES</u>							
10-4123.0204 PROFESSIONAL SERVICES	84,000	1,000.00	10,100.00	48,100.00	0.00	73,900.00	12.02
TOTAL CONTRACTUAL SERVICES	84,000	1,000.00	10,100.00	48,100.00	0.00	73,900.00	12.02
<u>TRAVEL/EDUCATION</u>							
10-4123.0401 PROFESSIONAL DEVELOPMENT	4,500 (	300.00)	900.00	1,864.43	0.00	3,600.00	20.00
TOTAL TRAVEL/EDUCATION	4,500 (	300.00)	900.00	1,864.43	0.00	3,600.00	20.00
<u>OPERATING</u>							
10-4123.0701 DUES AND SUBSCRIPTIONS	700	0.00	205.00	145.00	0.00	495.00	29.29
10-4123.0705 CAPITAL OUTLAY	8,500	0.00	7,504.55	0.00	0.00	995.45	88.29
10-4123.0708 SUPPLIES	2,500	0.00	1,624.52	1,756.04	21.04	854.44	65.82
10-4123.0709 TELEPHONE	2,500	299.00	2,592.09	2,006.16	0.00 (	92.09)	103.68
10-4123.0755 RISK MANAGMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	14,200	299.00	11,926.16	3,907.20	21.04	2,252.80	84.14
<u>MISCELLANEOUS</u>							
10-4123.1001 MISCELLANEOUS	500	0.00	212.50	0.00	0.00	287.50	42.50
TOTAL MISCELLANEOUS	500	0.00	212.50	0.00	0.00	287.50	42.50
TOTAL EXPENDITURES	346,794	27,585.04	229,541.76	258,346.22	21.04	117,231.20	66.20
REVENUE OVER/(UNDER) EXPENDITURES	(346,794) (	27,585.04) (	229,541.76) (	258,346.22) (	21.04) (	117,231.20)	66.20

10 -GENERAL FUND
COMMUNITY DEVELOPMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
EXP CATG 00 NOT USED							
10-4125.0002 ADVERTISING	5,000	966.35	1,867.50	0.00	0.00	3,132.50	37.35
TOTAL EXP CATG 00 NOT USED	5,000	966.35	1,867.50	0.00	0.00	3,132.50	37.35
<u>PERSONNEL</u>							
10-4125.0101 SALARIES & WAGES	461,582	43,799.27	370,471.78	357,042.27	0.00	91,110.22	80.26
10-4125.0102 SOCIAL SECURITY/MEDICARE	35,426	3,348.47	27,381.89	26,589.54	0.00	8,044.11	77.29
10-4125.0103 REGULAR STATE RETIREMENT	85,168	8,272.73	71,349.46	63,171.29	0.00	13,818.54	83.77
10-4125.0104 OVERTIME-COMMUNITY DEVEL	1,500	713.56	1,016.48	647.06	0.00	483.52	67.77
10-4125.0105 HEALTH INSURANCE	94,697	5,599.72	71,956.40	62,485.06	0.00	22,740.60	75.99
10-4125.0108 PHYSICAL EXAMS	400	0.00	150.00	100.00	0.00	250.00	37.50
10-4125.0110 EMERGENCY PAY	0	0.00	0.00	918.08	0.00	0.00	0.00
10-4125.0111 DEFERRED COMP EMPLR MATCH	4,368	0.00	0.00	0.00	0.00	4,368.00	0.00
10-4125.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	683,141	61,733.75	542,326.01	510,953.30	0.00	140,814.99	79.39
<u>CONTRACTUAL SERVICES</u>							
10-4125.0204 PROFESSIONAL SERVICES	360,000	37,693.00	413,435.60	6,548.84	0.00 (	53,435.60)	114.84
TOTAL CONTRACTUAL SERVICES	360,000	37,693.00	413,435.60	6,548.84	0.00 (	53,435.60)	114.84
<u>TRAVEL/EDUCATION</u>							
10-4125.0401 PROFESSIONAL DEVELOPMENT	15,200	780.00	5,287.78	11,090.13	0.00	9,912.22	34.79
TOTAL TRAVEL/EDUCATION	15,200	780.00	5,287.78	11,090.13	0.00	9,912.22	34.79
<u>MAINTENANCE</u>							
10-4125.0602 EQUIPMENT MAINTENANCE	5,100	0.00	1,872.17	1,076.97	0.00	3,227.83	36.71
TOTAL MAINTENANCE	5,100	0.00	1,872.17	1,076.97	0.00	3,227.83	36.71
<u>OPERATING</u>							
10-4125.0701 DUES/SUBSCRIPTIONS	3,050	0.00	1,029.01	6,035.16	0.00	2,020.99	33.74
10-4125.0705 CAPITAL OUTLAY	0	0.00	0.00	36,148.00	0.00	0.00	0.00
10-4125.0708 SUPPLIES	7,200	274.34	1,747.87	3,527.42	0.00	5,452.13	24.28
10-4125.0709 TELEPHONE	6,600	891.24	7,347.92	3,981.80	0.00 (	747.92)	111.33
10-4125.0713 VEHICLE	4,200	107.89	3,407.93	3,159.42	0.00	792.07	81.14
10-4125.0715 UNIFORM	1,800	0.00	583.49	448.33	0.00	1,216.51	32.42
10-4125.0719 FUEL	9,000	992.77	8,402.12	9,825.41	0.00	597.88	93.36
10-4125.0755 RISK MANAGMENT DEDUCTIBLE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	31,850	2,266.24	22,518.34	63,125.54	0.00	9,331.66	70.70
<u>MISCELLANEOUS</u>							
10-4125.1001 MISCELLANEOUS	0	0.00	0.00	146.45	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0	0.00	0.00	146.45	0.00	0.00	0.00

Item 9.

10 -GENERAL FUND
COMMUNITY DEVELOPMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
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MAIN STREET							
10-4125.2001 PROFESSIONAL DEV - MAIN ST	10,000	0.00	0.00	0.00	0.00	10,000.00	0.00
TOTAL MAIN STREET	10,000	0.00	0.00	0.00	0.00	10,000.00	0.00
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TOTAL EXPENDITURES	1,110,291	103,439.34	987,307.40	592,941.23	0.00	122,983.60	88.92
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REVENUE OVER/ (UNDER) EXPENDITURES	(1,110,291)	(103,439.34)	(987,307.40)	(592,941.23)	0.00	(122,983.60)	88.92

10 -GENERAL FUND
POLICE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4310.0101 SALARIES & WAGES	2,500,318	279,159.51	2,037,324.39	1,981,117.77	0.00	462,993.61	81.48
10-4310.0102 SOCIAL SECURITY/MEDICARE	201,342	21,456.71	165,027.48	159,010.59	0.00	36,314.52	81.96
10-4310.0103 LAW ENFORCEMENT RETIREMENT	554,341	60,372.91	484,447.14	425,113.11	0.00	69,893.86	87.39
10-4310.0104 OVERTIME WAGES - POLICE	80,000	25,381.91	150,812.23	90,180.33	0.00 (	70,812.23)	188.52
10-4310.0105 HEALTH INSURANCE	493,173	38,193.04	390,135.00	321,378.64	0.00	103,038.00	79.11
10-4310.0106 PD BCSD WAGES	45,000	3,915.00	74,351.25	37,485.00	0.00 (	29,351.25)	165.23
10-4310.0108 PHYSICAL EXAMS	6,000	2,095.00	10,632.57	6,830.00	0.00 (	4,632.57)	177.21
10-4310.0110 EMERGENCY PAY	0	0.00	0.00	20,946.30	0.00	0.00	0.00
10-4310.0111 DEFERRED COMP EMPLR MATCH	15,000	2,358.27	18,152.53	15,256.65	0.00 (	3,152.53)	121.02
10-4310.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	3,895,174	432,932.35	3,330,882.59	3,057,318.39	0.00	564,291.41	85.51
<u>CONTRACTUAL SERVICES</u>							
10-4310.0201 LEGAL EXPENSE	49,200	4,100.00	44,000.00	33,210.00	0.00	5,200.00	89.43
TOTAL CONTRACTUAL SERVICES	49,200	4,100.00	44,000.00	33,210.00	0.00	5,200.00	89.43
<u>TRAVEL/EDUCATION</u>							
10-4310.0401 PROFESSIONAL DEVELOPMENT	41,000	4,146.30	36,762.89	25,130.58	0.00	4,237.11	89.67
TOTAL TRAVEL/EDUCATION	41,000	4,146.30	36,762.89	25,130.58	0.00	4,237.11	89.67
<u>UTILITIES</u>							
10-4310.0501 UTILITIES	13,000	1,100.22	12,709.57	10,348.47	0.00	290.43	97.77
TOTAL UTILITIES	13,000	1,100.22	12,709.57	10,348.47	0.00	290.43	97.77
<u>MAINTENANCE</u>							
10-4310.0602 EQUIPMENT/MAINTENANCE	473,185	4,646.26	324,801.60	16,500.27	62,492.04	85,890.89	81.85
10-4310.0603 BODY WORN CAMERA EXPENSE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	473,185	4,646.26	324,801.60	16,500.27	62,492.04	85,890.89	81.85
<u>OPERATING</u>							
10-4310.0701 DUES/SUBSCRIPTIONS	4,500	1,198.16	6,404.12	5,613.93	0.00 (	1,904.12)	142.31
10-4310.0704 PRINTING	4,000	676.74	6,108.49	4,795.85	0.00 (	2,108.49)	152.71
10-4310.0705 CAPITAL OUTLAY	1,003,443	53,219.42	699,137.20	664,984.37	22,033.09	282,273.18	71.87
10-4310.0708 SUPPLIES	12,000	616.88	8,005.57	12,030.51 (	1.29)	3,995.72	66.70
10-4310.0709 TELEPHONE	60,000	5,064.67	49,804.63	49,536.63	0.00	10,195.37	83.01
10-4310.0713 VEHICLE	80,000	5,871.97	123,729.13	110,040.27	0.00 (	43,729.13)	154.66
10-4310.0715 UNIFORM	55,000	5,121.48	42,870.11	46,749.69	0.00	12,129.89	77.95
10-4310.0716 POLICE SUPPLIES	66,000	5,032.47	42,465.61	20,333.52	2.53	23,531.86	64.35
10-4310.0718 DJJ	0	0.00	6,900.00	1,950.00	0.00 (	6,900.00)	0.00
10-4310.0719 FUEL	120,000	7,804.69	83,545.45	103,533.24	0.00	36,454.55	69.62
10-4310.0720 CRIME SCENE SUPPLIES	10,000	73.53	5,019.21	6,053.35	0.00	4,980.79	50.19
10-4310.0725 SUMMER CAMP	7,500	0.00	12,328.55	13,227.00	0.00 (	4,828.55)	164.38
10-4310.0728 COMMUNITY OUTREACH	5,000	681.71	5,800.02	2,086.21	0.00 (	800.02)	116.00
10-4310.0750 INSURANCE CLAIMS	5,000	0.00	0.00	7,790.64	0.00	5,000.00	0.00
10-4310.0755 RISK MANAGMENT IMPACT	0	504.00	9,287.69	15,778.00	6,034.03 (	15,321.72)	0.00
TOTAL OPERATING	1,432,443	85,865.72	1,101,405.78	1,064,503.21	28,068.36	302,969.33	78.85

Item 9.

10 -GENERAL FUND
POLICE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
MISCELLANEOUS							
10-4310.1001 MISCELLANEOUS	0	0.00	7,189.76	2,003.72	0.00 (	7,189.76)	0.00
TOTAL MISCELLANEOUS	0	0.00	7,189.76	2,003.72	0.00 (	7,189.76)	0.00
<hr/>							
DONATIONS							
10-4310.1100 DISCRETIONARY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
TOTAL EXPENDITURES	5,904,002	532,790.85	4,857,752.19	4,209,014.64	90,560.40	955,689.41	83.81
<hr/>							
REVENUE OVER/ (UNDER) EXPENDITURES	(5,904,002) (	532,790.85) (	4,857,752.19) (	4,209,014.64) (	90,560.40) (	955,689.41)	83.81

10 -GENERAL FUND
SCHOOL RESOURCE DEPT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4315.0101 SALARIES & WAGES	468,277	42,096.33	405,463.38	426,791.63	0.00	62,813.62	86.59
10-4315.0102 SOCIAL SECURITY/MEDICARE	35,976	3,479.15	33,320.02	33,735.47	0.00	2,655.98	92.62
10-4315.0103 LAW ENFORCEMENT RETIREMENT	98,995	9,976.75	99,108.02	91,766.81	0.00 (	113.02)	100.11
10-4315.0104 OVERTIME WAGES	2,000	4,065.14	19,639.83	15,780.74	0.00 (	17,639.83)	981.99
10-4315.0105 HEALTH INSURANCE	82,098	8,117.24	93,318.16	61,394.58	0.00 (	11,220.16)	113.67
10-4315.0107 WORKMEN'S COMPENSATION	3,203	0.00	0.00	0.00	0.00	3,203.00	0.00
10-4315.0108 PHYSICAL EXAMS	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4315.0110 EMERGENCY PAY	0	0.00	0.00	6,296.95	0.00	0.00	0.00
10-4315.0111 DEFERRED COMP EMPLOY MATCH	1,000	428.58	4,044.38	1,200.00	0.00 (	3,044.38)	404.44
10-4315.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	691,549	68,163.19	654,893.79	636,966.18	0.00	36,655.21	94.70
<u>TRAVEL/EDUCATION</u>							
10-4315.0401 PROFESSIONAL DEVELOPMENT	6,000	0.00	2,577.63	1,689.84	0.00	3,422.37	42.96
TOTAL TRAVEL/EDUCATION	6,000	0.00	2,577.63	1,689.84	0.00	3,422.37	42.96
<u>MAINTENANCE</u>							
10-4315.0602 EQUIPMENT AND MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OPERATING</u>							
10-4315.0705 CAPITAL OUTLAY	0	0.00	0.00	87,612.71	0.00	0.00	0.00
10-4315.0713 VEHICLE	20,000	224.29	2,290.44	12,040.95	0.00	17,709.56	11.45
10-4315.0715 UNIFORM	3,500	0.00	502.88	761.47	0.00	2,997.12	14.37
10-4315.0719 FUEL	20,000	1,240.16	16,256.88	13,840.65	0.00	3,743.12	81.28
10-4315.0755 RISK MANAGEMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	43,500	1,464.45	19,050.20	114,255.78	0.00	24,449.80	43.79
TOTAL EXPENDITURES	741,049	69,627.64	676,521.62	752,911.80	0.00	64,527.38	91.29
REVENUE OVER/(UNDER) EXPENDITURES	(741,049)	(69,627.64)	(676,521.62)	(752,911.80)	0.00 (	64,527.38)	91.29

10 -GENERAL FUND
HWY SAFETY TRAFFIC GRANT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4317.0101 SALARIES & WAGES	135,414	8,383.44	61,829.49	59,005.49	0.00	73,584.51	45.66
10-4317.0102 SOCIAL SECURITY / MEDICARE	10,248	688.83	4,911.15	4,543.85	0.00	5,336.85	47.92
10-4317.0103 LAW ENFORCEMENT RETIREMENT	28,198	1,966.99	14,735.93	12,332.63	0.00	13,462.07	52.26
10-4317.0104 OVERTIME WAGES	0	877.34	5,060.17	2,514.30	0.00 (	5,060.17)	0.00
10-4317.0105 HEALTH INSURANCE	42,507	1,651.00	19,278.06	9,117.54	0.00	23,228.94	45.35
10-4317.0107 WORKERS COMPENSATION	6,638	0.00	0.00	0.00	0.00	6,638.00	0.00
10-4317.0110 EMERGENCY PAY	0	0.00	0.00	565.52	0.00	0.00	0.00
10-4317.0111 DEFERRED COMP EMPLR MATCH	3,166	0.00	0.00	0.00	0.00	3,166.00	0.00
10-4317.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	226,171	13,567.60	105,814.80	88,079.33	0.00	120,356.20	46.79
<u>TRAVEL/EDUCATION</u>							
10-4317.0401 TRAVEL	22,200	291.87	2,706.73	1,615.25	0.00	19,493.27	12.19
TOTAL TRAVEL/EDUCATION	22,200	291.87	2,706.73	1,615.25	0.00	19,493.27	12.19
<u>OPERATING</u>							
10-4317.0701 OTHER	7,190	0.00	0.00	0.00	0.00	7,190.00	0.00
10-4317.0705 EQUIPMENT / CAPITAL	0	0.00	0.00	2,635.08	0.00	0.00	0.00
10-4317.0708 SUPPLIES	0	0.00	1,366.22	741.54	0.00 (	1,366.22)	0.00
10-4317.0755 RISK MANAGMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	7,190	0.00	1,366.22	3,376.62	0.00	5,823.78	19.00
TOTAL EXPENDITURES	255,561	13,859.47	109,887.75	93,071.20	0.00	145,673.25	43.00
REVENUE OVER/(UNDER) EXPENDITURES	(255,561)	(13,859.47)	(109,887.75)	(93,071.20)	0.00 (	145,673.25)	43.00

10 -GENERAL FUND
FIRE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4340.0101 SALARIES & WAGES	1,679,717	210,665.69	1,420,635.70	1,260,029.82	0.00	259,081.30	84.58
10-4340.0102 SOCIAL SECURITY/MEDICARE	136,340	16,336.84	109,778.93	105,131.93	0.00	26,561.07	80.52
10-4340.0103 LAW ENFORCEMENT RETIREMENT	374,847	46,430.83	329,155.00	283,614.60	0.00	45,692.00	87.81
10-4340.0104 OVERTIME WAGES- FIRE DEPT	102,500	8,731.15	67,361.66	142,973.57	0.00	35,138.34	65.72
10-4340.0105 HEALTH INSURANCE	358,165	26,150.44	306,551.24	231,743.72	0.00	51,613.76	85.59
10-4340.0108 PHYSICAL/ VACCINE EXPENSE	16,736	1,475.00	7,640.00	15,287.00	0.00	9,096.00	45.65
10-4340.0110 EMERGENCY PAY	0	0.00	47.88	15,432.36	0.00 (	47.88)	0.00
10-4340.0111 DEFERRED COMP EMPLR MATCH	23,265	1,589.31	12,764.39	13,014.05	0.00	10,500.61	54.87
10-4340.0112 PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	2,691,570	311,379.26	2,253,934.80	2,067,227.05	0.00	437,635.20	83.74
<u>TRAVEL/EDUCATION</u>							
10-4340.0401 PROFESSIONAL DEVELOPMENT	17,150	859.73	18,862.82	24,782.21	425.94 (	2,138.76)	112.47
TOTAL TRAVEL/EDUCATION	17,150	859.73	18,862.82	24,782.21	425.94 (	2,138.76)	112.47
<u>UTILITIES</u>							
10-4340.0501 UTILITIES	21,800	2,254.59	21,280.52	20,420.96	0.00	519.48	97.62
TOTAL UTILITIES	21,800	2,254.59	21,280.52	20,420.96	0.00	519.48	97.62
<u>MAINTENANCE</u>							
10-4340.0601 BUILDING MAINTENANCE	6,000	2,104.13	14,305.43	4,901.75	0.00 (	8,305.43)	238.42
10-4340.0602 EQUIPMENT/MAINTENANCE	134,457	6,637.59	119,974.87	54,916.25	53,623.68 (	39,141.55)	129.11
TOTAL MAINTENANCE	140,457	8,741.72	134,280.30	59,818.00	53,623.68 (	47,446.98)	133.78
<u>OPERATING</u>							
10-4340.0701 DUES/SUBSCRIPTIONS	1,395	0.00	1,550.74	687.75	0.00 (	155.74)	111.16
10-4340.0705 CAPITAL OUTLAY	0	0.00	3,450.00	25,426.04	0.00 (	3,450.00)	0.00
10-4340.0707 LEASED EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0708 OFFICE SUPPLIES	2,000	402.47	3,336.24	2,640.06	0.00 (	1,336.24)	166.81
10-4340.0709 TELEPHONE	13,000	1,328.08	13,889.20	13,938.51	0.00 (	889.20)	106.84
10-4340.0713 VEHICLE	40,000	31,443.65	135,227.51	32,360.82	39.28 (	95,266.79)	338.17
10-4340.0715 UNIFORM	19,525	7,343.44	25,321.17	18,703.66	0.00 (	5,796.17)	129.69
10-4340.0719 FUEL	30,000	1,328.36	15,040.30	27,012.90	0.00	14,959.70	50.13
10-4340.0720 MEDICAL SUPPLIES	15,000	1,121.47	10,912.87	8,829.21	36.90	4,050.23	73.00
10-4340.0721 FIRE HOUSE SUPPLIES	6,000	879.79	6,840.59	6,238.64	0.00 (	840.59)	114.01
10-4340.0722 HAZMAT SUPPLIES	1,000	0.00	1,126.75	0.00	0.00 (	126.75)	112.68
10-4340.0723 EMERGENCY PREP. SUPPLIES	1,000	0.00	0.00	0.00	0.00	1,000.00	0.00
10-4340.0725 FEMA GRANT FIRE DEPT	22,751	0.00	0.00	0.00	0.00	22,751.00	0.00
10-4340.0726 FEMA GRANT MATCH - SAFER G	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0750 INSURANCE CLAIMS	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0755 RISK MANAGEMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0760 CONTRACTUAL AGREEMENTS	203,000	0.00	245,231.42	184,463.62	0.00 (	42,231.42)	120.80
TOTAL OPERATING	354,671	43,847.26	461,926.79	320,301.21	76.18 (	107,331.97)	130.26

10 -GENERAL FUND
FIRE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>GRANT EXPENDITURES</u>							
10-4340.0808 FEMA GRANT EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0815 FEMA GRANT MATCH	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4340.0820 FIREHOUSE SUBS GRANT EXPEN	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GRANT EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>MISCELLANEOUS</u>							
10-4340.1001 MISCELLANEOUS	1,000	609.05	2,528.18	474.74	0.00 (	1,528.18)	252.82
10-4340.1005 FIRE DONATION EXPENSE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	1,000	609.05	2,528.18	474.74	0.00 (	1,528.18)	252.82
<u>DONATIONS</u>							
10-4340.1100 DISCRETIONARY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>EVENTS & MARKETING</u>							
10-4340.2202 PUBLIC EDUCATION/FIRE PREV	12,700	32.05	5,268.73	1,984.64	0.00	7,431.27	41.49
TOTAL EVENTS & MARKETING	12,700	32.05	5,268.73	1,984.64	0.00	7,431.27	41.49
TOTAL EXPENDITURES	3,239,348	367,723.66	2,898,082.14	2,495,008.81	54,125.80	287,140.06	91.14
REVENUE OVER/(UNDER) EXPENDITURES	(3,239,348)	(367,723.66)	(2,898,082.14)	(2,495,008.81)	(54,125.80)	(287,140.06)	91.14

10 -GENERAL FUND
FEMA FIRE SAFER GRANT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4341.0101 SALARIES & WAGES	0	0.00	0.00	107,576.68	0.00	0.00	0.00
10-4341.0102 SOCIAL SECURITY / MEDICARE	0	0.00	0.00	7,982.45	0.00	0.00	0.00
10-4341.0103 LAW ENFORCEMENT RETIREMENT	0	0.00	0.00	23,556.25	0.00	0.00	0.00
10-4341.0104 OVERTIME	0	0.00	0.00	4,393.67	0.00	0.00	0.00
10-4341.0105 HEALTH INSURANCE	0	0.00	0.00	33,170.58	0.00	0.00	0.00
10-4341.0108 PHYSICAL EXAMS / VACCINES	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4341.0110 EMERGENCY PAY	0	0.00	0.00	244.87	0.00	0.00	0.00
10-4341.0111 DEFERRED COMP EMPLR MATCH	0	0.00	0.00	1,594.77	0.00	0.00	0.00
10-4341.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0	0.00	0.00	178,519.27	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	178,519.27	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	(178,519.27)	0.00	0.00	0.00

10 -GENERAL FUND
PUBLIC SERVICE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4450.0101 SALARIES & WAGES	650,199	61,898.85	483,865.06	463,576.49	0.00	166,333.94	74.42
10-4450.0102 SOCIAL SECURITY/MEDICARE	43,353	4,758.04	37,147.13	35,576.05	0.00	6,205.87	85.69
10-4450.0103 REGULAR STATE RETIREMENT	120,324	11,443.39	95,232.47	82,916.13	0.00	25,091.53	79.15
10-4450.0104 OVERTIME WAGES - PUBLIC SV	13,500	1,257.87	12,839.19	10,013.67	0.00	660.81	95.11
10-4450.0105 HEALTH INSURANCE	119,517	8,525.94	105,728.90	75,784.90	0.00	13,788.10	88.46
10-4450.0108 PHYSICAL EXAMS	1,000	110.00	695.00	1,308.00	0.00	305.00	69.50
10-4450.0110 EMERGENCY PAY	0	0.00	0.00	3,487.51	0.00	0.00	0.00
10-4450.0111 DEFERRED COMP EMPLR MATCH	8,112	1,412.28	10,627.83	10,598.70	0.00 (	2,515.83)	131.01
10-4450.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	956,005	89,406.37	746,135.58	683,261.45	0.00	209,869.42	78.05
<u>TRAVEL/EDUCATION</u>							
10-4450.0401 PROFESSIONAL DEVELOPMENT	1,500	0.00	6,244.40	11,085.80	0.00 (	4,744.40)	416.29
TOTAL TRAVEL/EDUCATION	1,500	0.00	6,244.40	11,085.80	0.00 (	4,744.40)	416.29
<u>MAINTENANCE</u>							
10-4450.0600 PARK MAINTENANCE	15,000	4,541.96	28,037.36	26,990.73	0.00 (	13,037.36)	186.92
10-4450.0601 FACILITIES MAINTENANCE	49,000	9,032.68	117,633.03	63,755.17	0.01 (	68,633.04)	240.07
10-4450.0602 EQUIPMENT/MAINTENANCE	29,300	1,801.10	26,263.64	26,762.72	0.00	3,036.36	89.64
10-4450.0603 SMALL TOOLS/EQUIPMENT	6,235	407.53	4,704.67	5,628.23	0.00	1,530.33	75.46
10-4450.0630 STREET, SIGN & ROAD MAINT.	16,000	385.79	1,560.84	7,966.40	0.00	14,439.16	9.76
10-4450.0631 STREET LIGHTING	345,000	31,012.77	333,874.43	309,471.49	0.00	11,125.57	96.78
10-4450.0636 FIELD MAINTENANCE	55,000	3,599.63	30,526.12	32,995.78	0.00	24,473.88	55.50
TOTAL MAINTENANCE	515,535	50,781.46	542,600.09	473,570.52	0.01 (	27,065.10)	105.25
<u>OPERATING</u>							
10-4450.0705 CAPITAL OUTLAY	140,000	0.00	81,255.36	24,494.49	58,063.16	681.48	99.51
10-4450.0707 LEASED EQUIPMENT	52,000	6,423.56	30,935.14	37,194.35	0.00	21,064.86	59.49
10-4450.0708 SUPPLIES	5,000	662.09	4,355.51	7,678.38	0.00	644.49	87.11
10-4450.0709 TELEPHONE	6,500	905.83	9,033.69	7,057.57	0.00 (	2,533.69)	138.98
10-4450.0713 VEHICLE	10,000	302.29	9,697.94	17,903.28	0.00	302.06	96.98
10-4450.0715 UNIFORM	7,500	682.91	7,090.49	6,168.27	0.00	409.51	94.54
10-4450.0719 FUEL	12,500	1,514.24	13,376.16	13,610.76	0.00 (	876.16)	107.01
10-4450.0732 LANDSCAPING SUPPLIES	30,000	863.13	25,118.64	22,541.06	0.00	4,881.36	83.73
10-4450.0733 MISCELLANEOUS REPAIRS	2,000	393.45	813.53	1,793.19	0.00	1,186.47	40.68
10-4450.0755 RISK MANAGMENT IMPACT	0	0.00	4,421.24	2,937.38	0.00 (	4,421.24)	0.00
10-4450.0760 CONTRACT LABOR	70,554	4,286.20	23,293.84	61,559.23	0.00	47,260.16	33.02
10-4450.0761 CONTRACT LABOR - HWY 52	80,000	19,597.50	64,940.50	62,265.00	0.00	15,059.50	81.18
10-4450.0762 CONTRACTUAL SERV- DRAINAGE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	416,054	35,631.20	274,332.04	265,202.96	58,063.16	83,658.80	79.89

Item 9.

10 -GENERAL FUND
PUBLIC SERVICE DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
MISCELLANEOUS							
10-4450.1001 MISCELLANEOUS	3,000	0.00	7,134.68	978.93	0.00 (	4,134.68)	237.82
TOTAL MISCELLANEOUS	3,000	0.00	7,134.68	978.93	0.00 (	4,134.68)	237.82
TOTAL EXPENDITURES	1,892,094	175,819.03	1,576,446.79	1,434,099.66	58,063.17	257,584.04	86.39
REVENUE OVER/ (UNDER) EXPENDITURES	(1,892,094) (	175,819.03) (	1,576,446.79) (	1,434,099.66) (	58,063.17) (	257,584.04)	86.39

10 -GENERAL FUND
PUBLIC SERV-STORMWATER

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4452.0101 SALARIES & WAGES	150,385	17,767.92	137,755.02	132,280.04	0.00	12,629.98	91.60
10-4452.0102 SOCIAL SECURITY / MEDICARE	11,887	1,342.72	10,369.54	10,051.38	0.00	1,517.46	87.23
10-4452.0103 REGULAR STATE RETIREMENT	28,505	3,297.72	26,318.16	23,574.80	0.00	2,186.84	92.33
10-4452.0104 OVERTIME	5,000	0.00	170.33	265.07	0.00	4,829.67	3.41
10-4452.0105 HEALTH INSURANCE	37,835	2,791.00	32,691.84	25,656.50	0.00	5,143.16	86.41
10-4452.0108 PHYSICAL EXAMS	300	110.00	250.00	90.00	0.00	50.00	83.33
10-4452.0110 EMERGENCY PAY	0	0.00	0.00	1,190.16	0.00	0.00	0.00
10-4452.0111 DEFERRED COMP EMPLR MATCH	6,000	597.48	5,541.52	5,590.42	0.00	458.48	92.36
10-4452.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	239,912	25,906.84	213,096.41	198,698.37	0.00	26,815.59	88.82
<u>TRAVEL/EDUCATION</u>							
10-4452.0401 PROFESSIONAL DEVELOPMENT	750	170.00	333.41	68.62	0.00	416.59	44.45
TOTAL TRAVEL/EDUCATION	750	170.00	333.41	68.62	0.00	416.59	44.45
<u>MAINTENANCE</u>							
10-4452.0602 EQUIPMENT & MAINTENANCE	10,000	1,841.67	10,169.40	11,059.05	0.00 (	169.40)	101.69
10-4452.0603 SMALL TOOLS / EQUIPMENT	2,735	358.45	2,049.22	837.50	0.00	685.78	74.93
TOTAL MAINTENANCE	12,735	2,200.12	12,218.62	11,896.55	0.00	516.38	95.95
<u>OPERATING</u>							
10-4452.0705 CAPITAL	13,000	0.00	14,061.00	47,831.50	0.00 (	1,061.00)	108.16
10-4452.0708 SUPPLIES	0	0.00	156.44	142.57	0.00 (	156.44)	0.00
10-4452.0709 TELEPHONE	1,000	42.91	533.98	1,022.36	0.00	466.02	53.40
10-4452.0713 VEHICLE	4,500	38.20	3,607.75	6,585.65	0.00	892.25	80.17
10-4452.0715 UNIFORM	3,000	467.47	3,365.64	2,350.43	0.00 (	365.64)	112.19
10-4452.0719 FUEL	13,000	1,051.77	7,692.70	8,998.16	0.00	5,307.30	59.17
10-4452.0755 RISK MANAGEMENT IMPACT	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4452.0760 CONTRACT LABOR	20,000	0.00	0.00	0.00	0.00	20,000.00	0.00
TOTAL OPERATING	54,500	1,600.35	29,417.51	66,930.67	0.00	25,082.49	53.98
TOTAL EXPENDITURES	307,897	29,877.31	255,065.95	277,594.21	0.00	52,831.05	82.84
REVENUE OVER/ (UNDER) EXPENDITURES	(307,897)	(29,877.31)	(255,065.95)	(277,594.21)	0.00 (	52,831.05)	82.84

10 -GENERAL FUND
PUBLIC SERV-SANITATION

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4454.0101 SALARIES & WAGES	521,746	56,590.69	364,594.95	280,042.40	0.00	157,151.05	69.88
10-4454.0102 SOCIAL SECURITY / MEDICARE	40,296	4,185.55	26,999.67	20,929.60	0.00	13,296.33	67.00
10-4454.0103 REGULAR STATE RETIREMENT	96,428	10,525.53	70,637.64	49,646.70	0.00	25,790.36	73.25
10-4454.0104 OVERTIME	5,000	0.00	0.00	0.00	0.00	5,000.00	0.00
10-4454.0105 HEALTH INSURANCE	111,368	7,774.88	67,896.99	48,480.82	0.00	43,471.01	60.97
10-4454.0108 PHYSICAL EXAMS	2,500	0.00	852.00	719.00	0.00	1,648.00	34.08
10-4454.0110 EMERGENCY PAY	3,978	0.00	0.00	0.00	0.00	3,978.00	0.00
10-4454.0111 DEFERRED COMP EMPLR MATCH	0	393.09	3,144.72	3,144.28	0.00 (	3,144.72)	0.00
10-4454.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	781,316	79,469.74	534,125.97	402,962.80	0.00	247,190.03	68.36
<u>TRAVEL/EDUCATION</u>							
10-4454.0401 PROFESSIONAL DEVELOPMENT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TRAVEL/EDUCATION	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>MAINTENANCE</u>							
10-4454.0602 EQUIPMENT & MAINTENANCE	90,000	1,263.68	89,236.07	140,029.64	0.00	763.93	99.15
10-4454.0603 SMALL TOOLS / EQUIPMENT	4,600	0.00	2,572.92	349.65	0.00	2,027.08	55.93
TOTAL MAINTENANCE	94,600	1,263.68	91,808.99	140,379.29	0.00	2,791.01	97.05
<u>OPERATING</u>							
10-4454.0702 ADVERTISING	1,000	0.00	0.00	0.00	0.00	1,000.00	0.00
10-4454.0705 CAPITAL OUTLAY	0	0.00	0.00	203,176.44	0.00	0.00	0.00
10-4454.0708 SUPPLIES	0	0.00	59.94	0.00	0.00 (	59.94)	0.00
10-4454.0709 TELEPHONE	600	120.00	615.00	480.00	0.00 (	15.00)	102.50
10-4454.0713 VEHICLE	40,600	10,514.84	70,172.03	60,094.84	0.00 (	29,572.03)	172.84
10-4454.0715 UNIFORM	10,000	1,002.59	9,212.95	5,751.05	0.00	787.05	92.13
10-4454.0719 FUEL	40,000	3,914.81	34,200.49	36,699.89	0.00	5,799.51	85.50
10-4454.0750 INSURANCE CLAIMS	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4454.0755 RISK MANAGEMENT IMPACT	0	0.00	3,735.14	0.00	0.00 (	3,735.14)	0.00
10-4454.0760 CONTRACT LABOR- SANITATION	0	0.00	59,754.50	114,669.71	0.00 (	59,754.50)	0.00
TOTAL OPERATING	92,200	15,552.24	177,750.05	420,871.93	0.00 (	85,550.05)	192.79
<u>MISCELLANEOUS</u>							
10-4454.1001 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	968,116	96,285.66	803,685.01	964,214.02	0.00	164,430.99	83.02
REVENUE OVER/(UNDER) EXPENDITURES	(968,116)	(96,285.66)	(803,685.01)	(964,214.02)	0.00 (	164,430.99)	83.02

10 -GENERAL FUND
RECREATION DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
10-4500.0101 SALARIES & WAGES	520,596	54,718.08	418,694.24	394,364.73	0.00	101,901.76	80.43
10-4500.0102 SOCIAL SECURITY/MEDICARE	35,042	4,130.17	31,990.07	30,233.75	0.00	3,051.93	91.29
10-4500.0103 REGULAR STATE RETIREMENT	69,697	10,183.77	81,653.69	70,545.52	0.00 (	11,956.69)	117.16
10-4500.0104 OVERTIME	8,000	151.21	7,607.68	4,823.18	0.00	392.32	95.10
10-4500.0105 HEALTH INSURANCE	100,660	8,557.78	83,694.24	65,135.72	0.00	16,965.76	83.15
10-4500.0108 PHYSICAL EXAMS	500	0.00	144.00	389.00	0.00	356.00	28.80
10-4500.0110 EMERGENCY PAY	0	0.00	0.00	269.01	0.00	0.00	0.00
10-4500.0111 DEFERRED COMP EMPLR MATCH	7,930	561.39	3,689.91	6,579.34	0.00	4,240.09	46.53
10-4500.0112 ARPA PREMIUM PAY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	742,425	78,302.40	627,473.83	572,340.25	0.00	114,951.17	84.52
<u>CONTRACTUAL SERVICES</u>							
10-4500.0204 PROFESSIONAL SERVICES	2,000	529.00	2,811.45	2,574.95	0.00 (	811.45)	140.57
TOTAL CONTRACTUAL SERVICES	2,000	529.00	2,811.45	2,574.95	0.00 (	811.45)	140.57
<u>TRAVEL/EDUCATION</u>							
10-4500.0401 PROFESSIONAL DEVELOPMENT	5,000	110.55	185.55	3,094.40	0.00	4,814.45	3.71
TOTAL TRAVEL/EDUCATION	5,000	110.55	185.55	3,094.40	0.00	4,814.45	3.71
<u>UTILITIES</u>							
10-4500.0501 UTILITIES	143,000	16,780.95	163,474.26	147,423.76	0.00 (	20,474.26)	114.32
TOTAL UTILITIES	143,000	16,780.95	163,474.26	147,423.76	0.00 (	20,474.26)	114.32
<u>MAINTENANCE</u>							
10-4500.0601 BUILDING MAINTENANCE	7,470	140.00	3,425.66	11,893.13	0.00	4,044.34	45.86
10-4500.0602 EQUIPMENT/MAINTENANCE	8,200	552.04	2,773.88	7,518.28	0.00	5,426.12	33.83
10-4500.0630 FACILITIES RENTAL	1,100	0.00	0.00	5.43	0.00	1,100.00	0.00
10-4500.0636 FIELD MAINTENANCE	35,000	3,330.24	27,661.47	23,620.03	0.00	7,338.53	79.03
TOTAL MAINTENANCE	51,770	4,022.28	33,861.01	43,036.87	0.00	17,908.99	65.41
<u>OPERATING</u>							
10-4500.0701 DUES/SUBSCRIPTIONS	1,000	0.00	354.40	744.00	0.00	645.60	35.44
10-4500.0702 ADVERTISING	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4500.0705 CAPITAL OUTLAY	0	0.00	0.00	34,074.50	0.00	0.00	0.00
10-4500.0707 SPECIAL PERMITTING FEES	1,500	0.00	305.50	201.00	0.00	1,194.50	20.37
10-4500.0708 SUPPLIES	6,500	337.52	2,019.76	3,077.85	0.00	4,480.24	31.07
10-4500.0709 TELEPHONE	13,717	1,368.77	16,413.26	15,891.27	0.00 (	2,696.26)	119.66
10-4500.0710 CLASS / CAMP SUPPLIES	10,000	962.16	9,513.92	10,900.56	0.00	486.08	95.14
10-4500.0713 VEHICLE	7,500	528.56	4,215.55	5,084.95	0.00	3,284.45	56.21
10-4500.0715 UNIFORM	2,500	0.00	12,183.84	4,174.83	0.00 (	9,683.84)	487.35
10-4500.0719 FUEL	10,000	326.94	4,503.85	6,606.40	0.00	5,496.15	45.04
10-4500.0735 ATHLETIC AWARDS	6,300	0.00	10,580.86	7,591.65	0.00 (	4,280.86)	167.95
10-4500.0736 ATHLETIC UNIFORMS	78,000	4,846.05	34,189.00	58,110.97	0.00	43,811.00	43.83
10-4500.0737 ATHLETIC EQUIPMENT	15,000	407.05	9,497.43	11,812.50	0.00	5,502.57	63.32
10-4500.0738 CONCESSIONS	70,000	3,335.89	95,332.26	68,882.23	1.76 (	25,334.02)	136.19

10 -GENERAL FUND
RECREATION DEPARTMENT

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
10-4500.0739 OFFICIALS	65,000	3,170.00	96,230.10	69,399.40	0.00 (	31,230.10)	148.05
10-4500.0741 DEACTIVATE- SPECIAL EVENTS	0	0.00	68.66	860.66	0.00 (	68.66)	0.00
10-4500.0742 TOURNAMENTS	30,000	0.00	34,817.53	44,031.09	0.00 (	4,817.53)	116.06
10-4500.0746 CAMP PROGRAMS	0	0.00	100.00	243.03	0.00 (	100.00)	0.00
10-4500.0747 FRANCHISE FEES	1,200	0.00	256.93	1,710.71	0.00	943.07	21.41
10-4500.0751 SPONSOR SIGNS	3,500	839.30	3,083.90	2,441.46	0.00	416.10	88.11
10-4500.0752 SPONSORSHIP MISC	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4500.0755 RISK MANAGEMENT IMPACT	0	154.25	154.25	0.00	0.00 (	154.25)	0.00
10-4500.0760 INSTRUCTOR FEES	8,000	0.00	7,655.65	9,286.52	0.00	344.35	95.70
10-4500.0761 CONTRACT LABOR	50,000	5,906.46	75,033.25	91,834.47	0.00 (	25,033.25)	150.07
TOTAL OPERATING	379,717	22,182.95	416,509.90	446,960.05	1.76 (	36,794.66)	109.69
<u>MISCELLANEOUS</u>							
10-4500.1001 MISCELLANEOUS	10,000	606.37	2,810.10	11,797.36	0.00	7,189.90	28.10
10-4500.1003 SALES TAX	10,800	598.69	14,196.71	10,377.18	0.00 (	3,396.71)	131.45
10-4500.1005 DONATIONS EXPENSE	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4500.1006 MIRACLE LEAGUE EXPENSE	15,000	0.00	12,154.56	118,172.47	0.00	2,845.44	81.03
TOTAL MISCELLANEOUS	35,800	1,205.06	29,161.37	140,347.01	0.00	6,638.63	81.46
<u>EVENTS & MARKETING</u>							
10-4500.2201 PROFESSIONAL DEVELOPMENT	2,000	0.00	0.00	32.70	0.00	2,000.00	0.00
10-4500.2202 ADVERTISING & PROMOTION	8,000	0.00	5,395.50	119.40	0.00	2,604.50	67.44
10-4500.2208 SUPPLIES	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4500.2210 SPECIAL EVENTS	82,000	6,158.37	97,048.73	77,234.72	0.00 (	15,048.73)	118.35
10-4500.2211 RETAIL SUPPLIES "SWAG"	15,000	0.00	2,822.09	10,126.86	0.00	12,177.91	18.81
TOTAL EVENTS & MARKETING	107,000	6,158.37	105,266.32	87,513.68	0.00	1,733.68	98.38
TOTAL EXPENDITURES	1,466,712	129,291.56	1,378,743.69	1,443,290.97	1.76	87,966.55	94.00
REVENUE OVER/(UNDER) EXPENDITURES	(1,466,712)	(129,291.56)	(1,378,743.69)	(1,443,290.97)	(1.76)	(87,966.55)	94.00

10 -GENERAL FUND
LOANS / LEASE PURCHASES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>MISCELLANEOUS</u>							
10-4600.1001 INTEREST EXPENSE	0	547.11	8,922.61	12,676.57	0.00 (	8,922.61)	0.00
TOTAL MISCELLANEOUS	0	547.11	8,922.61	12,676.57	0.00 (	8,922.61)	0.00
<u>LOANS</u>							
10-4600.1772 2019 LOAN - FIRE TRUCK	55,934	4,114.06	44,826.17	43,510.30	0.00	11,107.83	80.14
10-4600.1774 2020 LOAN - SANITATION TRU	133,914	0.00	131,000.00	129,000.00	0.00	2,914.00	97.82
10-4600.1776 FY 21 SANITATION LEASE PUR	72,693	0.00	72,693.12	73,533.76	0.00 (	0.12)	100.00
10-4600.1777 FY23 SANITATION TRUCK LEAS	0	0.00	43,861.96	32,896.47	0.00 (	43,861.96)	0.00
10-4600.1778 SOUTH STATE 24 FB LIGHT LO	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LOANS	262,541	4,114.06	292,381.25	278,940.53	0.00 (	29,840.25)	111.37
TOTAL EXPENDITURES	262,541	4,661.17	301,303.86	291,617.10	0.00 (	38,762.86)	114.76
REVENUE OVER/(UNDER) EXPENDITURES	(262,541)	(4,661.17)	(301,303.86)	(291,617.10)	0.00	38,762.86	114.76

10 -GENERAL FUND
TRANSFER FUNDS

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>TRANSFERS</u>							
10-4700.1300 TRANSF TO BOND SINKING FUN	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4700.1301 TRANSF OUT CAPITAL IMPROVE	0	236,129.06	6,609,102.00	0.00	0.00 (	6,609,102.00)	0.00
10-4700.1306 TRANSFER OUT-ABATE & IMPRO	0	0.00	150,000.00	150,000.00	0.00 (	150,000.00)	0.00
10-4700.1307 TRANSFER OUT-VICTIMS ADVOC	0	0.00	0.00	0.00	0.00	0.00	0.00
10-4700.1308 TRANSFER OUT FEMA PDMC GRA	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	0	236,129.06	6,759,102.00	150,000.00	0.00 (	6,759,102.00)	0.00
TOTAL EXPENDITURES	0	236,129.06	6,759,102.00	150,000.00	0.00 (	6,759,102.00)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0 (	236,129.06)	(6,759,102.00)	(150,000.00)	0.00	6,759,102.00	0.00
FUND TOTAL REVENUE	20,893,340	1,100,030.57	20,707,497.67	21,664,740.33	0.00	185,842.33	99.11
FUND TOTAL EXPENDITURES	20,396,239	2,077,651.31	24,286,202.28	15,943,088.61	207,938.39 (	4,097,901.67)	120.09
REVENUE OVER/(UNDER) EXPENDITURES	497,101 (	977,620.74)	(3,578,704.61)	5,721,651.72 (	207,938.39)	4,283,744.00	761.75-

*** END OF REPORT ***

Item 9.

15 -STATE ACCOMODATIONS TAX
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>EXPENDITURES</u>							
<u>MISCELLANEOUS</u>							
15-4122.1002 ADVERTISING & PROMOTION	6,000	0.00	0.00	0.00	0.00	6,000.00	0.00
TOTAL MISCELLANEOUS	6,000	0.00	0.00	0.00	0.00	6,000.00	0.00
<hr/>							
TOTAL EXPENDITURES	6,000	0.00	0.00	0.00	0.00	6,000.00	0.00
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REVENUE OVER/ (UNDER) EXPENDITURES	(6,000)	0.00	0.00	0.00	0.00	(6,000.00)	0.00

Item 9.

15 -STATE ACCOMODATIONS TAX
TRANSFERS

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>EXPENDITURES</u>							
<u>TRANSFERS</u>							
15-4700.1301 TRANSFER OUT - GENERAL FUN	32,300	0.00	32,300.00	0.00	0.00	0.00	100.00
TOTAL TRANSFERS	32,300	0.00	32,300.00	0.00	0.00	0.00	100.00
<hr/>							
TOTAL EXPENDITURES	32,300	0.00	32,300.00	0.00	0.00	0.00	100.00
<hr/>							
REVENUE OVER/ (UNDER) EXPENDITURES	(32,300)	0.00	(32,300.00)	0.00	0.00	0.00	100.00

Item 9.

15 -STATE ACCOMODATIONS TAX
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
15-3000.0203 INTEREST EARNED	50	0.00	0.00	0.00	0.00	50.00	0.00
TOTAL INTEREST EARNED	50	0.00	0.00	0.00	0.00	50.00	0.00
<u>TAX REVENUES</u>							
15-3000.0410 ACCOMMODATIONS TAX REVENUE	37,000	0.00	15,856.23	11,481.73	0.00	21,143.77	42.85
TOTAL TAX REVENUES	37,000	0.00	15,856.23	11,481.73	0.00	21,143.77	42.85
TOTAL REVENUES	37,050	0.00	15,856.23	11,481.73	0.00	21,193.77	42.80
FUND TOTAL REVENUE	37,050	0.00	15,856.23	11,481.73	0.00	21,193.77	42.80
FUND TOTAL EXPENDITURES	38,300	0.00	32,300.00	0.00	0.00	6,000.00	84.33
REVENUE OVER/(UNDER) EXPENDITURES	(1,250)	0.00	(16,443.77)	11,481.73	0.00	15,193.77	1,315.50
*** END OF REPORT ***							

Item 9.

17 -VICTIM'S ADVOCATE FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>PENALTIES/FINES</u>							
17-3000.0502 VICTIM'S RIGHTS REVENUES	10,000	776.96	11,471.53	10,644.05	0.00 (	1,471.53)	114.72
TOTAL PENALTIES/FINES	10,000	776.96	11,471.53	10,644.05	0.00 (	1,471.53)	114.72
<u>OTHER FINANCING SOURCES</u>							
17-3000.1201 TRANSFER IN FR GF	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	10,000	776.96	11,471.53	10,644.05	0.00 (	1,471.53)	114.72

17 -VICTIM'S ADVOCATE FUND
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PERSONNEL</u>							
17-4312.0103 STATE RETIREMENT EXPENSE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PERSONNEL	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>TRAVEL/EDUCATION</u>							
17-4312.0401 PROFESSIONAL DEVELOPMENT	1,200	587.60	1,998.48	1,188.64	0.00 (	798.48)	166.54
TOTAL TRAVEL/EDUCATION	1,200	587.60	1,998.48	1,188.64	0.00 (	798.48)	166.54
<u>OPERATING</u>							
17-4312.0701 DUES AND SUBSCRIPTIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
17-4312.0704 PRINTING	0	0.00	0.00	0.00	0.00	0.00	0.00
17-4312.0705 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00	0.00
17-4312.0708 SUPPLIES	250	0.00	145.52	0.00	0.00	104.48	58.21
17-4312.0709 TELEPHONE	300	0.00	0.00	0.00	0.00	300.00	0.00
17-4312.0712 COMPUTER	0	0.00	0.00	0.00	0.00	0.00	0.00
17-4312.0713 VEHICLE	2,500	92.33	151.81	0.00	0.00	2,348.19	6.07
17-4312.0715 UNIFORM	0	0.00	0.00	0.00	0.00	0.00	0.00
17-4312.0719 FUEL	1,500	78.87	609.25	372.08	0.00	890.75	40.62
TOTAL OPERATING	4,550	171.20	906.58	372.08	0.00	3,643.42	19.92
<u>MISCELLANEOUS</u>							
17-4312.1001 COURT/ VICTIM EXPENSES	4,000	72.80	451.03	128.23	0.00	3,548.97	11.28
TOTAL MISCELLANEOUS	4,000	72.80	451.03	128.23	0.00	3,548.97	11.28
TOTAL EXPENDITURES	9,750	831.60	3,356.09	1,688.95	0.00	6,393.91	34.42
REVENUE OVER/(UNDER) EXPENDITURES	(9,750)	(831.60)	(3,356.09)	(1,688.95)	0.00 (	6,393.91)	34.42
FUND TOTAL REVENUE	10,000	776.96	11,471.53	10,644.05	0.00 (	1,471.53)	114.72
FUND TOTAL EXPENDITURES	9,750	831.60	3,356.09	1,688.95	0.00	6,393.91	34.42
REVENUE OVER/(UNDER) EXPENDITURES	250 (	54.64)	8,115.44	8,955.10	0.00 (	7,865.44)	3,246.18

*** END OF REPORT ***

Item 9.

20 -AGENCY FUND - 1% FIRE
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
20-3000.0204 INTEREST-FIRE INSURANCE FU	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>REVENUE/RECEIPTS</u>							
20-3000.0300 FIREFIGHTERS 1% REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE/RECEIPTS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00

20 -AGENCY FUND - 1% FIRE
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>RETIREMENT & INSURANCE</u>							
20-4345.4000 RETIREMENT PLAN CONTRIBUTI	0	0.00	25,304.84	14,000.00	0.00 (	25,304.84)	0.00
TOTAL RETIREMENT & INSURANCE	0	0.00	25,304.84	14,000.00	0.00 (	25,304.84)	0.00
<u>TRAINING & EDUCATION</u>							
20-4345.4101 TRAINING & EDUCATION MATER	0	0.00	0.00	0.00	0.00	0.00	0.00
20-4345.4102 FIRE PREVENTION	0	0.00	1,307.62	0.00	0.00 (	1,307.62)	0.00
20-4345.4105 TRAINING & EDUCATION FEE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TRAINING & EDUCATION	0	0.00	1,307.62	0.00	0.00 (	1,307.62)	0.00
<u>RECRUITMENT & RETENTION</u>							
20-4345.4201 FAMILY / HOLIDAY DINNERS	0	0.00	2,008.32	1,617.78	0.00 (	2,008.32)	0.00
20-4345.4205 FURNITURE / APPLIANCES	0	0.00	0.00	6,600.00	0.00	0.00	0.00
20-4345.4207 SPECIAL CLOTHING	0	0.00	0.00	0.00	0.00	0.00	0.00
20-4345.4210 COFFEE / KITCHEN FUND	0	29.43	272.36	112.02	8.91 (	281.27)	0.00
20-4345.4211 FLOWER FUND	0	0.00	281.62	137.88	0.00 (	281.62)	0.00
20-4345.4212 SC STATE FF ASSO DUES	0	0.00	1,778.00	1,724.42	0.00 (	1,778.00)	0.00
20-4345.4214 SUBSCRIPTIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL RECRUITMENT & RETENTION	0	29.43	4,340.30	10,192.10	8.91 (	4,349.21)	0.00
TOTAL EXPENDITURES	0	29.43	30,952.76	24,192.10	8.91 (	30,961.67)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0 (	29.43) (	30,952.76) (	24,192.10) (	8.91)	30,961.67	0.00
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	0	29.43	30,952.76	24,192.10	8.91 (	30,961.67)	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0 (	29.43) (	30,952.76) (	24,192.10) (	8.91)	30,961.67	0.00

*** END OF REPORT ***

CITY OF MONCKS CORNER
REVENUE AND EXPENSE - BUDGET vs ACTUAL
AS OF: AUGUST 31ST, 2025

Item 9.

25 -WELLNESS CENTER

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

30 -POLICE -NARCOTIC FUND
NON-DEPARTMENTAL

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
30-3000.0203 INTEREST	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>REVENUE/RECEIPTS</u>							
30-3000.0301 CONFISCATED REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE/RECEIPTS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>GRANTS</u>							
30-3000.0800 MASC REVENUE EQUIP GRANT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GRANTS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>MISCELLANEOUS</u>							
30-3000.0901 SALE OF EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00	0.00
30-3000.0904 MISC. RECEIPTS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER FINANCING SOURCES</u>							
30-3000.1200 TRANSFER IN	0	0.00	0.00	1,055.90	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0	0.00	0.00	1,055.90	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	1,055.90	0.00	0.00	0.00

30 -POLICE -NARCOTIC FUND
POLICE - NARCOTIC EXPEND

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>MAINTENANCE</u>							
30-4320.0602 EQUIPMENT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OPERATING</u>							
30-4320.0705 CAPITAL	0	0.00	0.00	87,530.83	0.00	0.00	0.00
30-4320.0708 POLICE SUPPLIES	0	0.00	0.00	0.00	0.00	0.00	0.00
30-4320.0709 TELEPHONE	0	0.00	0.00	0.00	0.00	0.00	0.00
30-4320.0712 COMPUTER	0	0.00	0.00	0.00	0.00	0.00	0.00
30-4320.0713 VEHICLE	0	0.00	0.00	0.00	0.00	0.00	0.00
30-4320.0719 FUEL	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	0	0.00	0.00	87,530.83	0.00	0.00	0.00
<u>GRANT EXPENDITURES</u>							
30-4320.0800 MASC EQUIPMENT GRANT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GRANT EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>MISCELLANEOUS</u>							
30-4320.1002 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	87,530.83	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	(87,530.83)	0.00	0.00	0.00

30 -POLICE -NARCOTIC FUND
TRANSFERS

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
<u>EXPENDITURES</u>							
<u>TRANSFERS</u>							
30-4700.1300 TRANSFER TO GF	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
<hr/>							
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
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FUND TOTAL REVENUE	0	0.00	0.00	1,055.90	0.00	0.00	0.00
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FUND TOTAL EXPENDITURES	0	0.00	0.00	87,530.83	0.00	0.00	0.00
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REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	(86,474.93)	0.00	0.00	0.00

*** END OF REPORT ***

CITY OF MONCKS CORNER
REVENUE AND EXPENSE - BUDGET vs ACTUAL
AS OF: AUGUST 31ST, 2025

Item 9.

45 -ARP SPECIAL REVENUE FUND

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

Item 9.

50 -SANTEE COOPER FRANCHISE
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
EXPENDITURES							
<hr/>							
MAINTENANCE							
50-4460.0632 UNDERGROUND FACILITIES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE	0	0.00	0.00	0.00	0.00	0.00	0.00
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TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
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REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

50 -SANTÉE COOPER FRANCHISE
REVENUES

Item 9.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
50-3000.0203 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>FRANCHISE FEES</u>							
50-3000.0602 FRANCHISE FEES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FRANCHISE FEES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>DONATIONS</u>							
50-3000.1101 CONTRIBUTION/SANTEE COOPER	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>FUND TOTAL REVENUE</u>							
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>FUND TOTAL EXPENDITURES</u>							
FUND TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

CITY OF MONCKS CORNER
REVENUE AND EXPENSE - BUDGET vs ACTUAL
AS OF: AUGUST 31ST, 2025

Item 9.

56 -IMPACT FEE FUND

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

62 -STORMWATER UTILITIES FUND
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>CONTRACTUAL SERVICES</u>							
62-4452.0204 PROFESSIONAL SERVICES	120,000	11,500.00	48,075.00	24,175.09	0.00	71,925.00	40.06
62-4452.0208 CONTRACT LABOR - SYSTEM RE	40,000	0.00	7,481.32	4,733.75	0.00	32,518.68	18.70
62-4452.0209 STORMWATER RIA#23-C-135	0	1,252.64	86,279.89	38,045.00	0.00 (	86,279.89)	0.00
62-4452.0210 STORMWATER RIA #22-1314	0	0.00	1,250,784.99	0.00	0.00 (	1,250,784.99)	0.00
TOTAL CONTRACTUAL SERVICES	160,000	12,752.64	1,392,621.20	66,953.84	0.00 (	1,232,621.20)	870.39
<u>MISCELLANEOUS</u>							
62-4452.1001 MISCELLANEOUS	0	0.00	36.00	0.00	0.00 (	36.00)	0.00
TOTAL MISCELLANEOUS	0	0.00	36.00	0.00	0.00 (	36.00)	0.00
<u>TRANSFERS</u>							
62-4452.1300 TRANSFER TO GENERAL FUND	468,252	0.00	468,252.00	353,810.00	0.00	0.00	100.00
TOTAL TRANSFERS	468,252	0.00	468,252.00	353,810.00	0.00	0.00	100.00
TOTAL EXPENDITURES	628,252	12,752.64	1,860,909.20	420,763.84	0.00 (	1,232,657.20)	296.20
REVENUE OVER/(UNDER) EXPENDITURES	(628,252)	(12,752.64)	(1,860,909.20)	(420,763.84)	0.00	1,232,657.20	296.20

Item 9.

62 -STORMWATER UTILITIES FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
62-3000.0203 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>TAX REVENUES</u>							
62-3000.0400 STORMWATER TAX REVENUE	523,000	7,245.00	530,880.00	529,343.00	0.00 (	7,880.00)	101.51
62-3000.0401 STORMWATER PERMITS	15,000	800.00	5,325.00	3,050.00	0.00	9,675.00	35.50
62-3000.0402 STORMWATER RIA #23-C135	0	0.00	0.00	0.00	0.00	0.00	0.00
62-3000.0403 STORMWATER RIA #22-1314	0	0.00	319,503.00	0.00	0.00 (	319,503.00)	0.00
62-3000.0404 TRANSFER FROM ARAP	580,000	0.00	1,323,965.78	0.00	0.00 (	743,965.78)	228.27
TOTAL TAX REVENUES	1,118,000	8,045.00	2,179,673.78	532,393.00	0.00 (	1,061,673.78)	194.96
TOTAL REVENUES	1,118,000	8,045.00	2,179,673.78	532,393.00	0.00 (	1,061,673.78)	194.96
FUND TOTAL REVENUE	1,118,000	8,045.00	2,179,673.78	532,393.00	0.00 (	1,061,673.78)	194.96
FUND TOTAL EXPENDITURES	628,252	12,752.64	1,860,909.20	420,763.84	0.00 (	1,232,657.20)	296.20
REVENUE OVER/(UNDER) EXPENDITURES	489,748 (	4,707.64)	318,764.58	111,629.16	0.00	170,983.42	65.09
*** END OF REPORT ***							
*** END OF REPORT ***							

Item 9.

72 -TREE MITIGATION FUND
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<hr/>							
EXPENDITURES							
<hr/>							
OPERATING							
72-4122.0732 TREES / LANDSCAPING EXP	0	0.00	0.00	1,299.96	0.00	0.00	0.00
TOTAL OPERATING	0	0.00	0.00	1,299.96	0.00	0.00	0.00
<hr/>							
TOTAL EXPENDITURES	0	0.00	0.00	1,299.96	0.00	0.00	0.00
<hr/>							
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	(1,299.96)	0.00	0.00	0.00

Item 9.

72 -TREE MITIGATION FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>REVENUE/RECEIPTS</u>							
72-3000.0300 FEES IN LIEU	0	0.00	0.00	1,800.00	0.00	0.00	0.00
TOTAL REVENUE/RECEIPTS	0	0.00	0.00	1,800.00	0.00	0.00	0.00
<u>DONATIONS</u>							
72-3000.1100 TREE DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	1,800.00	0.00	0.00	0.00
FUND TOTAL REVENUE	0	0.00	0.00	1,800.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	0	0.00	0.00	1,299.96	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	500.04	0.00	0.00	0.00
*** END OF REPORT ***							

73 -FEMA - PDMC GRANT
REVENUES

Item 9.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>GRANTS</u>							
73-3000.0808 FEMA GRANT REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GRANTS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER FINANCING SOURCES</u>							
73-3000.1200 TRANSFER FROM GENERAL FUND	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00

73 -FEMA - PDMC GRANT
EXPENDITURES

Item 9.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PROJECT EXPENDITURES</u>							
73-4125.1400 APPRAISALS	0	0.00	0.00	0.00	0.00	0.00	0.00
73-4125.1405 DEMOLITION & REMOVAL	0	0.00	0.00	0.00	0.00	0.00	0.00
73-4125.1410 LANDSCAPING	0	0.00	0.00	0.00	0.00	0.00	0.00
73-4125.1415 CONTINGENCY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROJECT EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>LAND PURCHASES</u>							
73-4125.1500 PURCHASE OF PROPERTY	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LAND PURCHASES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
*** END OF REPORT ***							

79 -CORNER RENAISSANCE FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>LICENSE/PERMITS</u>							
79-3000.0107 CONST PERMITS	0	0.00	60,100.00	75,800.00	0.00 (	60,100.00)	0.00
TOTAL LICENSE/PERMITS	0	0.00	60,100.00	75,800.00	0.00 (	60,100.00)	0.00
<u>INTEREST EARNED</u>							
79-3000.0203 INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST EARNED	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>TAX REVENUES</u>							
79-3000.0410 ACCOMODATIONS TAX REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TAX REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>DONATIONS</u>							
79-3000.1100 DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	60,100.00	75,800.00	0.00 (	60,100.00)	0.00
FUND TOTAL REVENUE	0	0.00	60,100.00	75,800.00	0.00 (	60,100.00)	0.00
FUND TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	60,100.00	75,800.00	0.00 (	60,100.00)	0.00

*** END OF REPORT ***

80 -BOND SINKING FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
80-3000.0203 INTEREST - BOND SINKING FU	100	0.00	0.00	0.00	0.00	100.00	0.00
TOTAL INTEREST EARNED	100	0.00	0.00	0.00	0.00	100.00	0.00
<u>TAX REVENUES</u>							
80-3000.0420 DEBT MILLAGE	205,000	8,381.35	316,328.12	249,815.29	0.00 (	111,328.12)	154.31
80-3000.0421 PY DEBT MILLAGE	5,000	2,197.55	6,936.16	5,286.96	0.00 (	1,936.16)	138.72
TOTAL TAX REVENUES	210,000	10,578.90	323,264.28	255,102.25	0.00 (	113,264.28)	153.94
<u>OTHER FINANCING SOURCES</u>							
80-3000.1210 Transfer In - from GF	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	210,100	10,578.90	323,264.28	255,102.25	0.00 (	113,164.28)	153.86

Item 9.

80 -BOND SINKING FUND
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>MISCELLANEOUS</u>							
80-4600.1002 INTEREST	20,923	0.00	20,923.00	24,818.50	0.00	0.00	100.00
TOTAL MISCELLANEOUS	20,923	0.00	20,923.00	24,818.50	0.00	0.00	100.00
<u>BOND EXPENDITURES</u>							
80-4600.1665 GO Bond - Ferrar Fire Truc	0	0.00	0.00	0.00	0.00	0.00	0.00
80-4600.1668 GO BOND-2014 SERIES-Constr	163,000	0.00	163,000.00	159,000.00	0.00	0.00	100.00
TOTAL BOND EXPENDITURES	163,000	0.00	163,000.00	159,000.00	0.00	0.00	100.00
TOTAL EXPENDITURES	183,923	0.00	183,923.00	183,818.50	0.00	0.00	100.00
REVENUE OVER/ (UNDER) EXPENDITURES	(183,923)	0.00	(183,923.00)	(183,818.50)	0.00	0.00	100.00
FUND TOTAL REVENUE	210,100	10,578.90	323,264.28	255,102.25	0.00	(113,164.28)	153.86
FUND TOTAL EXPENDITURES	183,923	0.00	183,923.00	183,818.50	0.00	0.00	100.00
REVENUE OVER/ (UNDER) EXPENDITURES	26,177	10,578.90	139,341.28	71,283.75	0.00	(113,164.28)	532.30
*** END OF REPORT ***							

81 -LOCAL TAX FUND
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>CONTRACTUAL SERVICES</u>							
81-4121.0202 TRUSTEE FEES	2,500	0.00	2,500.00	2,500.00	0.00	0.00	100.00
TOTAL CONTRACTUAL SERVICES	2,500	0.00	2,500.00	2,500.00	0.00	0.00	100.00
<u>OPERATING</u>							
81-4121.0706 D&O INSURANCE	950	0.00	946.00	929.00	0.00	4.00	99.58
TOTAL OPERATING	950	0.00	946.00	929.00	0.00	4.00	99.58
<u>MISCELLANEOUS</u>							
81-4121.1001 MISCELLANEOUS	2,000	0.00	0.00	805.12	0.00	2,000.00	0.00
TOTAL MISCELLANEOUS	2,000	0.00	0.00	805.12	0.00	2,000.00	0.00
TOTAL EXPENDITURES	5,450	0.00	3,446.00	4,234.12	0.00	2,004.00	63.23
REVENUE OVER/ (UNDER) EXPENDITURES	(5,450)	0.00	(3,446.00)	(4,234.12)	0.00	(2,004.00)	63.23

Item 9.

81 -LOCAL TAX FUND
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>LICENSE/PERMITS</u>							
81-3000.0102 PENALITES-HOSPITALITY TAX	4,000	420.11	32,376.14	9,962.13	0.00 (	28,376.14)	809.40
TOTAL LICENSE/PERMITS	4,000	420.11	32,376.14	9,962.13	0.00 (	28,376.14)	809.40
<u>INTEREST EARNED</u>							
81-3000.0203 INTEREST INCOME	550	0.00	0.00	0.00	0.00	550.00	0.00
TOTAL INTEREST EARNED	550	0.00	0.00	0.00	0.00	550.00	0.00
<u>TAX REVENUES</u>							
81-3000.0410 LOCAL ACCOM TAX REV.	20,500	0.00	21,891.17	31,619.36	0.00 (	1,391.17)	106.79
81-3000.0412 LOCAL HOSPITALITY TAX	1,600,000	195,553.36	1,995,036.07	1,783,746.28	0.00 (	395,036.07)	124.69
TOTAL TAX REVENUES	1,620,500	195,553.36	2,016,927.24	1,815,365.64	0.00 (	396,427.24)	124.46
TOTAL REVENUES	1,625,050	195,973.47	2,049,303.38	1,825,327.77	0.00 (	424,253.38)	126.11

81 -LOCAL TAX FUND
TRANSFERS

Item 9.

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>TRANSFERS</u>							
81-4700.1300 TRANSFER TO GF	1,573,600	0.00	1,573,600.00	1,300,000.00	0.00	0.00	100.00
81-4700.1303 TRANSFER - CRC DEBT SERV R	360,000	0.00	360,000.00	355,000.00	0.00	0.00	100.00
81-4700.1304 TRASFER TO CAPITAL IMPROV	0	0.00	0.00	0.00	0.00	0.00	0.00
81-4700.1305 TRANSFER TO WELLNESS CENTE	290,000	0.00	290,000.00	0.00	0.00	0.00	100.00
TOTAL TRANSFERS	2,223,600	0.00	2,223,600.00	1,655,000.00	0.00	0.00	100.00
TOTAL EXPENDITURES	2,223,600	0.00	2,223,600.00	1,655,000.00	0.00	0.00	100.00
REVENUE OVER/ (UNDER) EXPENDITURES	(2,223,600)	0.00	(2,223,600.00)	(1,655,000.00)	0.00	0.00	100.00
FUND TOTAL REVENUE	1,625,050	195,973.47	2,049,303.38	1,825,327.77	0.00	424,253.38)	126.11
FUND TOTAL EXPENDITURES	2,229,050	0.00	2,227,046.00	1,659,234.12	0.00	2,004.00	99.91
REVENUE OVER/ (UNDER) EXPENDITURES	(604,000)	195,973.47	(177,742.62)	166,093.65	0.00	426,257.38)	29.43
*** END OF REPORT ***							

82 -ABATEMENTS & IMPROVEMENTS
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>DONATIONS</u>							
82-3000.1100 DONATIONS/REIMBURSEMENTS	0	0.00	0.00	1,107.40	0.00	0.00	0.00
82-3000.1101 MIRACLE LEAGUE DONATIONS	0	100.00	3,678.45	3,044.54	0.00 (	3,678.45)	0.00
82-3000.1102 TRAFFIC ASSIST ENG REIMBUR	0	0.00	23,060.00	25,100.00	0.00 (	23,060.00)	0.00
TOTAL DONATIONS	0	100.00	26,738.45	29,251.94	0.00 (	26,738.45)	0.00
<u>OTHER FINANCING SOURCES</u>							
82-3000.1200 TRANSFER IN - GENERAL FUND	1,791,400	236,129.06	1,760,400.00	150,000.00	0.00	31,000.00	98.27
TOTAL OTHER FINANCING SOURCES	1,791,400	236,129.06	1,760,400.00	150,000.00	0.00	31,000.00	98.27
TOTAL REVENUES	1,791,400	236,229.06	1,787,138.45	179,251.94	0.00	4,261.55	99.76

82 -ABATEMENTS & IMPROVEMENTS
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PROJECT EXPENDITURES</u>							
82-4455.1410 MIRACLE LEAGUE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROJECT EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>ABATEMENTS</u>							
82-4455.2500 PRIVATE ABATEMENTS	25,000	0.00	0.00	0.00	0.00	25,000.00	0.00
82-4455.2502 PUBLIC ABATEMENTS	0	0.00	500.00	19,970.00	0.00 (	500.00)	0.00
TOTAL ABATEMENTS	25,000	0.00	500.00	19,970.00	0.00	24,500.00	2.00
<u>IMPROVEMENTS</u>							
82-4455.2700 WAY FINDING	0	0.00	0.00	0.00 (	0.01)	0.01	0.00
82-4455.2705 CROSSWALKS	0	0.00	0.00	0.00	0.00	0.00	0.00
82-4455.2706 MAST ARMS US52 & OLD HWY52	0	0.00	0.00	14,218.40	0.00	0.00	0.00
82-4455.2707 SIDEWALK IMPROVEMENTS	0	0.00	8,770.59	15,200.00	0.00 (	8,770.59)	0.00
82-4455.2708 MAST ARMS US 52 & FOXBANK	0	316,784.47	1,701,205.41	9,015.00	0.00 (	1,701,205.41)	0.00
82-4455.2709 TRAFFIC ENGINEERING ASSIST	0	0.00	28,152.40	41,381.16	0.00 (	28,152.40)	0.00
82-4455.2710 OTHER IMPROVEMENTS	1,641,400	0.00	0.00	0.00	0.00	1,641,400.00	0.00
82-4455.2715 PARKS AND RECREATION - STU	0	3,412.45	7,261.15	138,371.14	0.00 (	7,261.15)	0.00
TOTAL IMPROVEMENTS	1,641,400	320,196.92	1,745,389.55	218,185.70 (	0.01) (	103,989.54)	106.34
TOTAL EXPENDITURES	1,666,400	320,196.92	1,745,889.55	238,155.70 (	0.01) (	79,489.54)	104.77
REVENUE OVER/ (UNDER) EXPENDITURES	(1,666,400) (	320,196.92) (	1,745,889.55) (	238,155.70)	0.01	79,489.54	104.77

82 -ABATEMENTS & IMPROVEMENTS
TRANSFERS

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
TRANSFERS							
82-4700.1301 TRANSFER OUT-CAPITAL IMPRO	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL TRANSFERS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL REVENUE	1,791,400	236,229.06	1,787,138.45	179,251.94	0.00	4,261.55	99.76
FUND TOTAL EXPENDITURES	1,666,400	320,196.92	1,745,889.55	238,155.70	(0.01)	(79,489.54)	104.77
REVENUE OVER/ (UNDER) EXPENDITURES	125,000	(83,967.86)	41,248.90	(58,903.76)	0.01	83,751.09	33.00

*** END OF REPORT ***

Item 9.

83 -CRC DEBT SERV RESERVE
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>INTEREST EARNED</u>							
83-3000.0201 INTEREST W/ FISCAL AGENT	0	0.00	0.00	0.00	0.00	0.00	0.00
83-3000.0203 INTEREST	150	0.00	0.00	0.00	0.00	150.00	0.00
TOTAL INTEREST EARNED	150	0.00	0.00	0.00	0.00	150.00	0.00
<u>REVENUE/RECEIPTS</u>							
83-3000.0300 OTHER FINANCING SOURCES	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE/RECEIPTS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER FINANCING SOURCES</u>							
83-3000.1200 TRANSFER IN - DEBT SERV RE	360,000	0.00	360,000.00	355,000.00	0.00	0.00	100.00
TOTAL OTHER FINANCING SOURCES	360,000	0.00	360,000.00	355,000.00	0.00	0.00	100.00
TOTAL REVENUES	360,150	0.00	360,000.00	355,000.00	0.00	150.00	99.96

Item 9.

83 -CRC DEBT SERV RESERVE
BOND EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>FEES</u>							
83-4343.0903 MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL FEES	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>BOND EXPENDITURES</u>							
83-4343.1600 BOND PRINCIPAL RETIREMENT	240,000	0.00	240,000.00	229,866.27	0.00	0.00	100.00
83-4343.1601 BOND INTEREST	124,476	0.00	123,540.95	130,215.81	0.00	935.05	99.25
83-4343.1620 DEBT SERVICE EXPENDITURE	0	0.00	0.00	0.00	0.00	0.00	0.00
83-4343.1625 OTHER FINANCING USE	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL BOND EXPENDITURES	364,476	0.00	363,540.95	360,082.08	0.00	935.05	99.74
TOTAL EXPENDITURES	364,476	0.00	363,540.95	360,082.08	0.00	935.05	99.74
REVENUE OVER/ (UNDER) EXPENDITURES	(364,476)	0.00	(363,540.95)	(360,082.08)	0.00	(935.05)	99.74
FUND TOTAL REVENUE	360,150	0.00	360,000.00	355,000.00	0.00	150.00	99.96
FUND TOTAL EXPENDITURES	364,476	0.00	363,540.95	360,082.08	0.00	935.05	99.74
REVENUE OVER/ (UNDER) EXPENDITURES	(4,326)	0.00	(3,540.95)	(5,082.08)	0.00	(785.05)	81.85
*** END OF REPORT ***							

84 -CAPITAL IMPROVEMENTS
REVENUES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>REVENUE/RECEIPTS</u>							
84-3000.0310 GRANT MIRACLE LEAGUE PLAYG	0	0.00	0.00	1,000,000.00	0.00	0.00	0.00
84-3000.0311 GRANT RC DENNIS SIDEWALK	1,248,000	0.00	0.00	0.00	0.00	1,248,000.00	0.00
84-3000.0312 GRANT LAND WATER (LACEY PA	500,000	0.00	0.00	0.00	0.00	500,000.00	0.00
84-3000.0313 BERK CTY ARPA PUB SAFETY P	0	0.00	550,000.00	0.00	0.00	(550,000.00)	0.00
TOTAL REVENUE/RECEIPTS	1,748,000	0.00	550,000.00	1,000,000.00	0.00	1,198,000.00	31.46
<u>GRANTS</u>							
84-3000.0800 MASC HOME ECON DEVEL GRANT	0	0.00	25,000.00	0.00	0.00	(25,000.00)	0.00
84-3000.0809 PARD GRANT	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL GRANTS	0	0.00	25,000.00	0.00	0.00	(25,000.00)	0.00
<u>DONATIONS</u>							
84-3000.1100 MIRACLE LEAGUE DONATIONS/S	0	0.00	0.00	0.00	0.00	0.00	0.00
84-3000.1105 DONATIONS / REIMBURSEMENTS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DONATIONS	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER FINANCING SOURCES</u>							
84-3000.1205 TRANSFER IN - FROM GF	4,998,702	0.00	4,998,702.00	0.00	0.00	0.00	100.00
84-3000.1206 TRANSFER IN - OTHER FUNDS	0	0.00	0.00	0.00	0.00	0.00	0.00
84-3000.1207 TRANSFER FROM ARAP	275,000	0.00	579,133.00	0.00	0.00	(304,133.00)	210.59
TOTAL OTHER FINANCING SOURCES	5,273,702	0.00	5,577,835.00	0.00	0.00	(304,133.00)	105.77
TOTAL REVENUES	7,021,702	0.00	6,152,835.00	1,000,000.00	0.00	868,867.00	87.63

Item 9.

84 -CAPITAL IMPROVEMENTS
EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
<u>PROJECT EXPENDITURES</u>							
84-4454.1409 REC CONCESSION/ PRESS BOX	0	0.00	0.00	0.00	0.00	0.00	0.00
84-4454.1410 MIRACLE LEAGUE	3,876,560	19,700.00	3,597,011.04	61,419.66	0.00	279,548.96	92.79
84-4454.1411 PUBLIC SERVICE BUILDING	0	0.00	0.00	0.00	0.00	0.00	0.00
84-4454.1412 SHADE SHELTER	0	0.00	0.00	0.00	0.00	0.00	0.00
84-4454.1415 RC DENNIS SIDEWALK	1,560,000	0.00	0.00	0.00	0.00	1,560,000.00	0.00
84-4454.1416 TOWN HALL ENGINEERING	600,000	0.00	20,000.00	0.00	0.00	580,000.00	3.33
84-4454.1417 LACEY PARK RENNOVATIONS	2,000,000	0.00	21,435.00	0.00	0.00	1,978,565.00	1.07
84-4454.1418 MONCKS CORNER TOWN SQUARE	0	0.00	88,950.48	0.00	0.00	(88,950.48)	0.00
TOTAL PROJECT EXPENDITURES	8,036,560	19,700.00	3,727,396.52	61,419.66	0.00	4,309,163.48	46.38
TOTAL EXPENDITURES	8,036,560	19,700.00	3,727,396.52	61,419.66	0.00	4,309,163.48	46.38
REVENUE OVER/(UNDER) EXPENDITURES	(8,036,560)	(19,700.00)	(3,727,396.52)	(61,419.66)	0.00	(4,309,163.48)	46.38
FUND TOTAL REVENUE	7,021,702	0.00	6,152,835.00	1,000,000.00	0.00	868,867.00	87.63
FUND TOTAL EXPENDITURES	8,036,560	19,700.00	3,727,396.52	61,419.66	0.00	4,309,163.48	46.38
REVENUE OVER/(UNDER) EXPENDITURES	(1,014,858)	(19,700.00)	2,425,438.48	938,580.34	0.00	(3,440,296.48)	238.99
*** END OF REPORT ***							

Item 9.

85 -FIXED ASSETS
GAIN ON DISPOSAL

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUES</u>							
<u>MISCELLANEOUS</u>							
85-3000.0912 GAIN/LOSS ON DISPOSAL	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	0	0.00	0.00	0.00	0.00	0.00	0.00

85 -FIXED ASSETS
DEPRECIATION

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>EXPENDITURES</u>							
OPERATING							
85-4700.0730 DEPRECIATION-ADMINISTRATIO	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0731 DEPRECIATION-COMM DEVELOP	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0732 DEPRECIATION-POLICE DEPT.	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0733 DEPRECIATION-FIRE DEPARTME	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0734 DEPRECIATION-PUBLIC SERV	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0735 DEPRECIATION-RECREATION	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0736 DEPRECIATION-VICTIM'S ADVO	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0737 DEPRECIATION-BUILDING OFFI	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0738 DEPRECIATION- SRO PD	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0739 DEPRECIATION -NARCOTICS FU	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0740 DEPRECIATION-COMM REC CTR	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0741 DEPRECIATION-MUNICIPAL COU	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0742 ABATEMENT AND IMPROVEMENTS	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0743 DEPRECIATION-STORM WATER	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0744 DEPRECIATION - SANITATION	0	0.00	0.00	0.00	0.00	0.00	0.00
85-4700.0745 DEPRECIATION - IT DEPARTME	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE OVER/(UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

*** END OF REPORT ***

CITY OF MONCKS CORNER
REVENUE AND EXPENSE - BUDGET vs ACTUAL
AS OF: AUGUST 31ST, 2025

Item 9.

87 -GOVERNMENT WIDE

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

CITY OF MONCKS CORNER
REVENUE AND EXPENSE - BUDGET vs ACTUAL
AS OF: AUGUST 31ST, 2025

Item 9.

99 -POOL CASH

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE BALANCE	LAST YEAR YEAR TO DATE	TOTAL ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
FUND TOTAL REVENUE	0	0.00	0.00	0.00	0.00	0.00	0.00
FUND TOTAL EXPENDITURES	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
REVENUE OVER/ (UNDER) EXPENDITURES	0	0.00	0.00	0.00	0.00	0.00	0.00

*** END OF REPORT ***

Resolution No. 2025-R02**RESOLUTION COMMITTING THE TOWN OF MONCKS CORNER TO PROVIDING A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA BIG IDEA GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT FUNDS****BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF MONCKS CORNER,**

here assembled on this 16th day of September 2025, that the Moncks Corner Town Council hereby commits to provide a local match of at least \$5,000 which equals the minimum 5% local match required by the Municipal Association of South Carolina, to support the Town's application for a Big Idea Grant in the amount of \$100,000. These grant and local matching funds will be used for construction of the Heatley Street Parking Lot.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from a Big Idea Grant.

This resolution is made in regard to the submission of an application for Big Idea Grant funds to the Municipal Association of South Carolina on or before the application deadline of September 26, 2025.

Thomas J. Hamilton, Jr., Mayor
Town of Moncks Corner

ATTEST:

Marilyn M. Baker, Clerk to Council
Town of Moncks Corner, South Carolina



U.S. Department of Agriculture
Natural Resources Conservation Service

NOTICE OF GRANT AND AGREEMENT AWARD

1. Award Identifying Number	2. Amendment Number	3. Award /Project Period 09/30/2025 - 01/10/2026	4. Type of award instrument: Cooperative Agreement
5. Agency (Name and Address) Natural Resources Conservation Service 1835 Assembly St., Rm. 950 Columbia, SC 29201		6. Recipient Organization (Name and Address) TOWN OF MONCKS CORNER TOWN HALL POST OFFICE BOX 700 MONCKS CORNER SC 29461-0700 UEI Number / DUNS Number: TFR3EB3S8NK4 / 170899678 EIN:	
7. NRCS Program Contact Name: LINWOOD JONES Phone: Email: Linwood.Jones@usda.gov	8. NRCS Administrative Contact Name: JOCELYN PAGAN Phone: (202) 720-6959 Email: jocelyn.pagan@usda.gov	9. Recipient Program Contact Name: Justin Westbrook Phone: (843) 719-7900 Email: justin.westbrook@monckscornersc.gov	10. Recipient Administrative Contact Name: Marilyn Baker Phone: (843) 719-7900 Email: marilyn.baker@monckscornersc.gov
11. CFDA 10.923	12. Authority 33 U.S.C. 701b-1	13. Type of Action New Agreement	14. Program Director Name: Jeffrey Virgil Lord Phone: (843) 719-7900 Email: jeff.lord@monckscornersc.gov
15. Project Title/ Description: EWP TS Debbie Buyout Project DSR 45-01-24-5059-001 in Berkeley County, SC for implementation of recovery measures and debris removal.			
16. Entity Type:			
17. Select Funding Type			
Select funding type:	<input checked="" type="checkbox"/> Federal	<input checked="" type="checkbox"/> Non-Federal	
Original funds total	\$8,146,387.42	\$2,468,602.25	
Additional funds total	\$0.00	\$0.00	
Grand total	\$8,146,387.42	\$2,468,602.25	
18. Approved Budget			

Personnel	\$0.00	Fringe Benefits	\$0.00	Item 11.
Travel	\$0.00	Equipment	\$0.00	
Supplies	\$0.00	Contractual	\$0.00	
Construction	\$0.00	Other	\$8,146,387.42	
Total Direct Cost	\$8,146,387.42	Total Indirect Cost	\$0.00	
		Total Non-Federal Funds	\$2,468,602.25	
		Total Federal Funds Awarded	\$8,146,387.42	
		Total Approved Budget	10,614,989.670	

This agreement is subject to applicable USDA NRCS statutory provisions and Financial Assistance Regulations. In accepting this award or amendment and any payments made pursuant thereto, the undersigned represents that he or she is duly authorized to act on behalf of the awardee organization, agrees that the award is subject to the applicable provisions of this agreement (and all attachments), and agrees that acceptance of any payments constitutes an agreement by the payee that the amounts, if any, found by NRCS to have been overpaid, will be refunded or credited in full to NRCS.

Name and Title of Authorized Government Representative	Signature	Date
Name and Title of Authorized Recipient Representative	Signature	Date

NONDISCRIMINATION STATEMENT

The USDA's Non-Discrimination Statement is incorporated by reference and can be accessed at the following location: <https://www.usda.gov/non-discrimination-statement>.

PRIVACY ACT STATEMENT

The above statements are made in accordance with the Privacy Act of 1974 (5 U.S.C. Section 522a).

Purpose

The purpose of this agreement is for the United States Department of Agriculture, Natural Resources Conservation Service, hereinafter referred to as the 'NRCS', to provide technical and financial assistance to the Town of Moncks Corner, hereinafter referred to as the 'Sponsor', for Emergency Watershed Protection (EWP) Program Project # 5059 in Berkeley County, South Carolina for implementation of recovery measures, that, if left undone, pose an imminent threat to life and/or property.

Objectives

The objective of this agreement is to provide both financial assistance (FA) funding as well as technical assistance (TA) funding to the Sponsor to implement NRCS EWP Program Buyout project measures to remove flood damaged structures that resulted from the ____TS Debbie September 27,2024 ____ that created imminent hazards to life and property.

The implementation of EWP Program measures as detailed in the Damage Survey Reports (DSR) and described here (see Addendum 1, attached for a list of site addresses according to DSR number):

- DSR 45-01-24-5059-001– 326 Clearing and Snagging, 580 Streambank and Shoreline Protection, 644 Wetland Wildlife Habitat Management, 657 Wetland Restoration, 658 Wetland Creation, 659 Wetland Enhancement and long-term land protection along the Strawberry Branch in the Town of Moncks Corner in Berkeley County, South Carolina

PREREQUISITES: Prior to the award of this agreement, Sponsor submitted assurances' statements in accordance with 49 CFR 24.4(a)(1) and will have identified potentially eligible addresses/project areas with the NRCS EWP Program DSR team.

Budget Narrative

The official budget described in this Budget Narrative will be considered the total budget as last approved by the Federal awarding agency for this award.

Amounts included in this budget narrative are estimates. Reimbursement or advance liquidations will be based on actual expenditures, not to exceed the amount obligated.

Total Estimated Project Budget: \$10,614,989.67

NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts, one for financial assistance (FA) and one for technical assistance (TA). FA costs are associated with acquisition and construction activities; TA costs are associated with planning, design, contract administration, and quality assurance inspections. These expenditures shall be accounted for separately in order for expenses to be eligible for reimbursement.

The budget includes the following. Eligible costs are identified in 2 budget categories and must be tracked separately.

FINANCIAL ASSISTANCE (FA) COSTS:

Acquisition, construction, demolition, relocation of structure (if applicable), parcel restoration costs, activities necessary to comply with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act, 42 USC 61) and 49 CFR 24, (a.k.a. the URA).

75% NRCS \$7,405,806.75 + 25% Sponsor \$2,468,602.25 = \$9,874,409

TECHNICAL ASSISTANCE (TA) COSTS:

Planning, design, contract administration and quality assurance inspections.

100% NRCS: Up to \$740,580.67

1. NRCS pays up to 75 percent of eligible acquisition, construction, demolition, relocation (if applicable), and restoration costs and Sponsor pays 25 percent of these costs.

2. NRCS will contribute up to \$740,580.67 for design services, contract administration, and management costs. It is possible that technical and administrative costs will exceed this amount, requiring the Sponsor to contribute resources to

3. NRCS will provide FA to the Sponsor for approved acquisition and on-the-ground construction costs, subject to the above limits. Construction costs are associated with the installation, relocation or demolition of the emergency measures including labor, equipment and materials. Acquisition costs are associated with necessary activities performed as due diligence prior to and including the purchase, recordation and title insurance of the EWP Program Buyout. Allowable costs for property acquisition and structure demolition or relocation projects for EWP Program Buyouts depend on the scope of work in this cooperative agreement. Generally allowable costs for EWP Program Buyouts are listed below, and other costs will be evaluated on a case-by-case basis; however, the terms and conditions of this cooperative agreement between NRCS and the project Sponsor will determine NRCS financial contributions.

ALLOWABLE COSTS MAY INCLUDE THE FOLLOWING: (Note: * = Required if agreement is for acquisition or structure relocation, if applicable):

- a. *Preliminary title commitments, title searches, title opinions, bring-downs/title commitment updates, or other title work necessary to determine the current condition of the current property deed.
- b. *Appraisals and technical appraisal reviews (completed by an appropriately licensed/certified appraiser in accordance with Sponsor's Appraisal and Technical Appraisal Review Specifications).
- c. *Acquisition of deed restricted lands and any improvements thereon. The valuation basis for the project will be Current Fair Market Value for acquisition/demolition (if applicable).
- d. *Closing and settlement services, other legal fees for property acquisition and recordation of deed with deed restrictions.
- e. *Final title insurance policies.
- f. Boundary surveys as necessary.
- g. Relocation and moving expense allowances for eligible displaced persons in accordance with 49 CFR 24 (June 3, 2024, Final Rule), the Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs (URA), and 42 U.S.C. 4601 of the Uniform Relocation Assistance and Real Property Acquisitions Policy of 1970 (Uniform Act).
- h. Environmental phase I assessments (as needed).
- i. *Hazardous building materials assessments (as needed).
- j. *Hazardous-Materials abatement and disposal associated with structures planned for demolition in accordance with federal, state and local regulations.
- k. *Demolition of structures, removal of all impervious surfaces (driveways, concrete slabs, sidewalks, etc.) and disposal of demolition debris in an approved landfill; fees for utility disconnects associated with the demolition of a residence; removal of septic systems, residential fuel tanks, decommissioning of water wells in accordance with federal, state and local regulations; removal of trees or vegetation within construction limits as necessary to perform demolition work or that pose a hazard to people or property; backfill of basements with clean fill, grading of site, and pollution and erosion control measures during construction activities.
- l. Relocation of mobile home or house including the reasonable cost of disassembling, moving and reassembling any appurtenances attached prior such as porches, decks, skirting and awnings; anchoring of the unit; utility hookup charges and foundation preparation to ensure the home is decent safe and sanitary in accordance with the URA. Relocation of mobile home may also include reimbursement for nonrefundable mobile home park entrance fee in some cases. See URA 49 CFR 24.301(g)(11).
- m. *Conservation practice measures necessary to restore the property to fulfill the EWP program objectives and meet the terms of the prescribed deed restriction(s) and this agreement.
- n. Quality control/inspection activities during construction.

4. NON-ALLOWABLE COSTS:

- a. Aesthetic improvements beyond the natural conditions of the site as it existed before the property was developed.
- b. Erecting buildings, public infrastructure, utility development beyond reasonable utility reconnection for a relocated dwelling; installation of recreational fields or facilities, etc.
- c. Acquisition of properties with known contamination that would prevent the successful restoration of the property in accordance with project land uses, goals and objectives. This includes properties showing evidence of past contamination as indicated on a Phase I environmental assessment, that would require abatement of the soil, water or other natural resources in and around the property itself to ensure a successful restoration. Remediation, remediation plans, environmental clean-up or certification of remediation services are not eligible costs of the program. Note: abatement of hazardous household building materials such as asbestos and lead paint contained within the structure is an acceptable FA cost.
- d. Acquisition of properties that are already permanently deed restricted as open space or have limited land uses similar that already align with EWP Program Buyout objectives.
- e. Subdivided parcels: Lands that will not be deed restricted must be removed from the appraisal valuation basis and are non-allowable costs. However, boundary surveys to delineate restricted vs. non-restricted lands may be allowable costs.
- f. Acquisition of properties containing industrial or commercial businesses that utilize, produce, or store large volumes of hazardous materials (e.g. dry cleaners, gas stations, petrochemical storage facilities, manufacturing businesses, junkyards, mechanic's shops, etc.).

- g. Properties where state or local ordinances already dictate demolition, relocation and/or prohibit future development of the property (e.g. setback requirements, on-going eminent domain projects, etc.).
- h. Permits, permit fees, licenses or certifications needed by professionals to implement the emergency measures.

Item 11.

5. NRCS will provide TA reimbursement to the Sponsor for technical and administrative costs directly charged to the project, subject to the above limits. These costs may include:

- a. Engineering costs for developing a project site plan (e.g. designs that include construction drawings and specifications, operation and maintenance plan, quality assurance/inspection plan, engineer's cost estimate, etc.).
- b. Contract administration costs include, but not limited to, soliciting, evaluating, awarding and administering contracts for construction and engineering services, including project management, developing solicitations, holding public information meetings, communications with buyout participants, verifying invoices and record keeping.

6. The Sponsor will contribute funds toward the total acquisition and construction costs in either direct cash expenditures or the value of non-cash materials or services (in-kind). The value of any in-kind contribution shall be agreed to by NRCS in writing prior to implementation.

7. The Sponsor is required to report deviations from budget, project scope, or objectives. Sponsor must request prior approvals from NRCS for budget and program plan revisions.

Responsibilities of the Parties:

SPONSOR RESPONSIBILITIES

If inconsistencies arise between the language in the Statement of Work (SOW) in the agreement and the general terms and conditions, the language in the SOW takes precedence.

1. Perform the work and produce the deliverables as outlined in this Statement of Work.
2. Comply with the applicable version of the General Terms and Conditions.
3. Accomplish acquisition and construction of the EWP Program emergency measures by contracting, in-kind construction services, or a combination of both.
4. Sponsor will adhere to their own local, state and federal land acquisition requirements and regulations throughout the process, in consultation with NRCS during certain activities as listed herein.
5. Comply with Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (Uniform Act) and Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally Assisted Programs (URA) and provide assurances outlined in 49 CFR 24.4(a). Sponsor shall submit assurances to NRCS as part of agreement application documents prior to obligation of funds into a fully executed agreement.
6. Submit summary and supporting documentation for eligible relocation expenses (e.g. eligible moving expenses, rental assistance payments, etc.) for displaced persons (e.g. tenants as defined by 49 CFR 24.2(a)) to NRCS as part of any request for reimbursement of eligible relocation benefits in accordance with 7 CFR 21.
7. Provide relocation assistance advisory services which satisfy the requirements of 7 CFR 21, Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d et seq.), Title VIII of the Civil Rights Act of 1968 (42 U.S.C. 3601 et seq.), and Executive Order 11063 (27 FR 11527, November 24, 1962) (see 49 CFR Part 24). See also 49 CFR §24.205
8. Ensure and certify by signing this agreement that its cost share obligation is from a non-Federal source, unless there is statutory authority allowing a specific grant to be used as a federal match.
9. Sponsor will identify interested participants and coordinate with NRCS to initiate the acquisition process.
10. Sponsor will secure preliminary title commitments or equivalent, and provide a copy to NRCS for programmatic eligibility review.
11. All appraisals must comply with the URA and Uniform Standards of Professional Appraisal Practice (USPAP). Appraisals must also be consistent with NRCS Appraisal Specifications and Statement of Work, provided by NRCS government representative. Appraisal basis valuation date (i.e. current Fair Market Value or pre-disaster FMV) shall be determined by the NRCS State Conservationist with coordination and input from the Project Sponsor.

12. Obtain Technical Appraisal Reviews consistent with the 49 CFR 24 and NRCS Technical Appraisal Review Specifications and Statement of Work, provided by NRCS government representative.

13. Notify participants of the potential for duplicate benefit payments and inform them of any liabilities associated with receiving assistance from multiple federal agencies for the same disaster related need. Collect documentation of other federal assistance received from participants and conduct a duplication of benefits analysis, including a determination that assistance received was used for its intended disaster related need. Provide calculation of any potential reductions to prevent duplicating federal assistance payments. Perform calculations including any reductions for federal benefits already received by participant, and provide a summary of, and supporting documentation for, the Offer of Just Compensation in accordance with 49 CFR 24. The offer calculation summary should include an approved appraisal, the supporting technical appraisal review, any other federal benefits received by the applicant for the same disaster and intended purpose as the EWP Program Buyout and must be submitted to NRCS for review and concurrence prior to extending the Offer of Just Compensation (see 49 CFR 24 §24.102(d)) to participating landowners.

14. If applicable, procure boundary surveys in accordance with state property boundary survey standards for any parcels that will be sub-divided or where it is necessary to ascertain property and construction limits or determine any potential encroachments between adjacent parcels.

15. Acquire adequate real property rights (land and water), permits and licenses in accordance with local, state, and Federal laws necessary for the demolition and installation of EWP Program emergency measures prior to construction. Costs related to permits are the Sponsor's responsibility and are ineligible for reimbursement.

16. Accept all financial and other responsibility for excess costs resulting from failure to obtain, or delay in obtaining, adequate land and water rights, permits and licenses needed for the project.

17. Provide the agreed-to portion of the actual, eligible and approved acquisition and construction cost. These costs may be in the form of cash, in-kind property acquisition, due diligence activities or construction services, or a combination thereof. Final acquisition and construction items that are eligible generally include: title services (title searches, title commitments, final title policies); appraisals, technical appraisal reviews and other services related to assigning property valuation or calculating Offers of Just Compensation; boundary surveys if needed; Phase I environmental assessments or equivalent as needed; bring-down services or title commitment updates; closing, settlement and recording services; relocation advisory assistance counseling services; or other services needed in order for the Sponsor to conduct real property acquisition in accordance with their local, state and federal regulations. These costs consist of costs from contracts awarded to contractors and Sponsor in-house or eligible in-kind construction or service costs for materials, labor, and equipment, if applicable. The Sponsor shall provide NRCS documentation to support all eligible acquisition services and construction costs when requesting reimbursement. Costs incurred prior to the Sponsor and NRCS signing this agreement are ineligible and will not be reimbursed.

18. Be responsible for 100 percent of all ineligible acquisition and construction costs and 100 percent of any unapproved upgrades to increase the level of protection over and above that described in the DSR.

19. Account for and report FA and TA expenditures separately in order for expenses to be eligible for reimbursement. NRCS funding for this project is provided to the Sponsor in two separate NRCS funding accounts, one for TA and one for FA, requiring this separation. Refer to the Budget Narrative section. Separate itemization of FA and TA costs are required on form "Request for Advance or Reimbursement" (form SF-270).

20. Must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts. No employee, officer, agent, or board member with a real or apparent conflict of interest may participate in the selection, award, or administration of a contract supported by the Federal award. A conflict of interest includes when the employee, officer, agent, or board member, any member of their immediate family, their partner, or an organization that employs or is about to employ any of the parties indicated herein, has a financial or other interest in or a tangible personal benefit from an entity considered for a contract. An employee, officer, agent, and board member of the Sponsor may neither solicit nor accept gratuities, favors, or anything of monetary value from contractors. Reference 2 CFR § 200.318 regarding standards of conduct covering conflicts of interest and governing the performance of its employees engaged in the selection, award, and administration of contracts.

21. Coordinate with landowners to schedule closings for all participating properties. Closings will result in the Sponsor purchasing the property by warranty deed, subject to a deed restriction approved by NRCS.

22. Record property warranty deed with NRCS approved deed restriction appended to document acquisition of title for the acquired properties. Provide copy of recorded deed/deed restriction and any settlement statements/HUD-1 closing statements to NRCS for record keeping purposes.

23. Collect and summarize all supporting documentation for eligible moving expenses of displaced persons in accordance with 49 CFR 24. Collect any supporting documentation (e.g. copies of new lease agreements or purchase agreements for new dwellings, moving expense receipts, application fee/credit check fee receipts, etc.) associated with rental assistance payments or eligible moving expenses. Submit supporting documentation and any summaries of benefits for displaced persons to NRCS for record-keeping purposes. Item 11.

24. Prepare and send Explanation of Federal Benefits Received statements to all participants that receive funding through the EWP Program Buyout effort. Summary must include the participant's name, address, the location for which the benefit was received, name/date of the qualifying disaster, and an itemized list of benefits received including their intended purpose. Contact your NRCS point of contact for a copy of the "Explanation of Federal Benefits Statement" template for use.

25. If applicable, any in-house or eligible in-kind construction services (materials, labor, and/or equipment supplied by the Sponsor), shall have a Sponsor developed Plan of Operations describing the construction services to be performed and estimated quantities and values. The Plan of Operations shall be reviewed and concurred in by NRCS prior to commencement of construction.

26. The following documentation is required to support the Sponsor's request for reimbursement for construction work performed under the approved Plan of Operations (work performed by Sponsor forces):

- a. Records documenting the actual costs of materials used in constructing the eligible EWP Program emergency measures.
- b. Records documenting the type, quality, and quantities of materials actually used in constructing the eligible EWP Program emergency measures.
- c. Daily time records for each employee showing name, classification, wage rate, hours, and dates actually employed for constructing the eligible EWP Program emergency measures.
- d. Equipment operating records showing the type and size of equipment, hourly rate, actual hours of operation and dates used to install the eligible EWP Program emergency measures. Equipment idle time is not eligible in-kind construction services, even if on the job site, and should not be included in the equipment operating records.

27. The required documentation for reimbursement of technical or administrative services will be invoices from consultants and/or employee itemization of services including a description of services. Appraisal invoice(s) will not be reimbursed by NRCS without a Technical Appraisal Review and concurrence of the appraisal(s).

28. Ensure that any special requirements for compliance with environmental and/or cultural resource laws are incorporated into the project. Sponsor is responsible for conducting environmental due diligence in accordance with their local, state and Federal laws for real property acquisition. Sponsor may request reimbursement for expenses associated with conducting Phase I or equivalent environmental assessments, if needed, to determine likelihood of hazardous materials and other environmental concerns in, or immediately near the project area. Sponsor is responsible for ensuring that no on-site or off-site conditions exist that may impede or prevent restoration of the site to the goals and objectives outlined in the approved deed restriction. A site may be deemed ineligible by NRCS if it cannot be adequately restored based on cultural resource or environmental findings. Any changes in eligibility, modifications of project boundaries, or newly identified remediation needs shall be communicated and/or concurred by NRCS. Any remediation measures performed to abate identified environmental concerns within or near the project area must be communicated to NRCS and any environmental clearance or certification documents shall be submitted to NRCS. Note: NRCS cannot reimburse the Sponsor for any activities associated with environmental assessments beyond a Phase I environmental study and cannot assist with remediation activities associated with the land or surrounding natural resources.

29. Procure Hazardous Building Material Assessment Reports as needed to assess haz-mat building remediation/abatement needs for each structure to be demolished.

30. The Sponsor must secure, at its own expense, all Federal, State, and local permits and licenses necessary for completion of the work described in this agreement as well as any necessary natural resource rights and provide copies of all permits and licenses obtained to NRCS.

31. Sponsor will coordinate shutoffs for gas, electric, water, sewer and any other applicable utilities and ensure appropriate clearances are obtained prior to demolition of structures. Sponsor must submit proof of utility disconnection to NRCS point of contact. This item is only reimbursable for disconnects and shutoffs needed within the deed restricted area(s).

32. Ensure that technical and engineering standards and specifications of NRCS are adhered to during construction of the project. Provide NRCS Program/ Technical Contact progress reports as necessary and agreed to. If any questions or concerns arise pertaining to the standards and specifications, contact NRCS Program/Technical Contact for resolution. Progress reports should include (as applicable): a breakdown of activities performed; technical on-site inspections of work accomplished for the period; future work planned; results of material tests, deficient work products

and/or tests with corrective actions taken; modifications anticipated; technical problems encountered; contractual and other relevant information.

Item 11.

33. Ensure that all contractors on NRCS assisted projects are performing their work in accordance with OSHA regulations and the Contract Work Hours and Safety Standards Act (40 USC 3701-3708) as supplemented by Department of Labor regulations (29 CFR Part 5). The Sponsor is responsible for construction inspection, quality control and checking the contractor's compliance with safety requirements.

34. As determined necessary by the NRCS State Conservationist, provide final demolition and construction plans, specifications and certified design and as-built drawings and quantities for the project. Sponsor shall obtain NRCS review and acceptance of any demolition and/or construction plans prior to commencement. A copy of the as-built drawings will be submitted to the NRCS Program/Technical Contact.

35. Arrange for and conduct final inspection of completed project with NRCS to determine whether all work has been completed and installed in accordance with contractual requirements.

36. For payment requests, provide a completed "Request for Advance or Reimbursement" (form SF-270) with all documentation to support the request to the NRCS Program/Technical Contact. Payments will be withheld until all required documentation is submitted and complete.

37. Ensure that information in the System for Award Management (SAM) is current and accurate until the final Federal Financial Report (SF-425) under this award or final payment is received, whichever is later. Payments will not be processed during the time the SAM registration is expired. Processing will only occur when the SAM registration is active.

38. Must indemnify and hold NRCS harmless to the extent permitted by State law, for any costs, damages, claims, liabilities, and judgments arising from past, present, and future acts or omissions of the Sponsor in connection with its acquisition and management of the EWP Program Buyouts project pursuant to this agreement. Further, the Sponsor agrees that NRCS will have no responsibility for acts and omissions of the Sponsor, its agents, successors, assigns, employees, contractors, or lessees in connection with the acquisition and management of the EWP Program pursuant to this agreement that result in violation of any laws and regulations that are now or that may in the future become applicable.

39. Agreement Assurances from the Sponsor:

- a. Declaration that the land will be maintained as open space and for natural resource conservation, and the land uses will primarily consist of the "generally allowable uses" that are compatible with the requirements of the EWP Program and an NRCS approved deed restriction on the property;
- b. Declaration that the project Sponsor will be responsible for all operation and maintenance activities and costs for the property;
- c. Declaration that adjoining property owners will be notified about the acquisition project and offered advisory services in compliance with 49 CFR 24;
- d. Declaration that the Sponsor will do proper due diligence to ensure that any duplication of benefits is determined and accounted for in the final Offer of Just Compensation extended to the program participant;
- e. Declaration that the Sponsor will retain all records dealing with the award and administration of the contract(s) for 3 years from the date of the Sponsor's submission of the final request for reimbursement, until final audit findings have been resolved, or in accordance with the Uniform Relocation Act, whichever is longer;
- f. Declaration that the Sponsor will comply with the Uniform Act in accordance with 49 CFR 24.4(a) should have been submitted as a prerequisite to this agreement.

40. Determine a fair and equitable method to ensure persons receiving project or relocation assistance are U.S. citizens, lawful residents and qualifying, eligible, voluntary participants. Note: Unlawful residents may still be eligible for relocation assistance advisory services under certain provisions of the Uniform Relocation Act.

41. Deed Restriction Language: The project Sponsor must include a sample of the deed restriction (not including property-specific details) that the Sponsor intends to record with each property Deed. The sample must be consistent with the EWP Program Deed Restriction Template. Minor formatting changes or changes to align with local requirements are allowable; however, modifications to the language that impacts the overall intent of the EWP Program Deed Restriction Template can only be made with prior approval from NRCS State Conservationist in consultation with their regional Office of General Counsel. The NRCS State Conservationist must review and concur each property deed restriction prior to NRCS authorizing closing for a property.

42. The final offer to a property owner is based on the value assigned to a property ("purchase offer") and applicable additions and deductions. Deductions to the purchase offer may include duplication of benefits reductions for landowners or properties that received Federal benefits the meet the same intended purpose as the EWP Program Buyout for the

43. The project Sponsor must ensure all property owners are treated fairly and are offered an equitable package of benefits. The project Sponsor must inform each property owner in writing the market value (pre-event or current) of the property and the method used to determine the final Offer of Just Compensation (see 49 CFR 24 §24.102(d-e)). Landowners/parcels that do not meet program eligibility criteria must be informed in writing that the emergency buyout measure will not be pursued at this time.

44. Offer of Just Compensation: For each property identified for acquisition, the project Sponsor shall document a property's value based on the sponsor's approved appraisal as indicated by a Technical Appraisal Review. Properties appraised for the EWP Program Buyout option will use either current fair market value or pre-disaster date fair market value at the discretion of the NRCS State Conservationist in coordination with the project Sponsor. Once a decision has been made to proceed with current or pre-disaster date valuations, the Sponsor must apply the same valuation method throughout the project area. Deductions for any duplication of benefits shall be included in the offer price and the final offer shall be documented in a separate "Offer of Just Compensation" summary, to be provided to the NRCS POC.

45. Upon completion of the emergency measures, the Sponsor shall assume responsibility for any Operation & Maintenance plans concurred by NRCS.

46. Submit reports to the ezFedGrants system or the Farm Production and Conservation (FPAC) Grants and Agreements Division via email to FPAC.BC.GAD@usda.gov as outlined in the applicable version of the General Terms and Conditions. Reporting frequency is as follows:

- Performance reports: Quarterly - SF425 Financial Reports: Quarterly

NRCS RESPONSIBILITIES

1. Provide Deed Restriction template to Sponsor. Review and concurrence of any drafted deed restriction samples used for the project area must be done by the NRCS State Conservationist (STC) in consultation, as necessary, with their local regional Office of General Counsel, prior to notification to property owners of their potential program eligibility.

2. Complete environmental and cultural resources reviews in accordance with NEPA and Title 420 Part 401. Any cultural resource phase IA or IB assessments required to determine historic architectural or other cultural resources are to be procured by NRCS.

3. Monitor Sponsor compliance with 7 CFR 21 (reference 49 CFR 24).

4. If applicable, designate a government representative (GR) to serve as liaison with the Sponsor. Program/Technical Contact is identified on the Notice of Award.

5. Maintain all supporting acquisition documents for due diligence and offer justification, (i.e. title commitments, environmental assessments/phase I reports if available, appraisals, technical appraisal reviews, relocation payment/benefit justifications, offer summaries, Sponsor developed specifications, etc.), in accordance with Title 120 Part 408 of the NRCS General Manual, Records.

6. Review duplication of benefits calculations and final offer calculations and consult with FEMA representative or the Office of General Counsel when necessary to ensure accuracy of offer calculations prior to extending the Offer of Just Compensation to eligible landowners.

7. Review any Sponsor requests and supporting documentation for eligible moving expenses or rental/downpayment assistance payments for displaced persons prior to issuing reimbursement of relocation assistance benefits to Sponsor.

8. Review/comment and concur the following items: proposed deed restriction(s); construction/demolition plans and specifications; preliminary and final restoration plans; construction quality assurance plan, Plan of Operations (if required), and any operation and maintenance plans developed by the Sponsor before they are implemented.

9. State Conservationist must review and concur each drafted Deed Restriction prior to closing on a property.

10. Assist Sponsor in establishing design parameters; determine eligible acquisition and construction costs during the pre-design conference.

11. Make periodic site visits during the installation of the EWP Program measures to review construction progress, document conformance to engineering plans and specifications, and provide any necessary clarification on the Sponsor's responsibilities.

12. Upon notification of the completion of the EWP Program measures, NRCS shall promptly review the performance of

the Sponsor to determine if the requirements of this agreement and fund expenditures as agreed have been met.

Item 11.

13. Make payment to the Sponsor covering NRCS' share of the cost upon receipt and approval of Form SF-270 and supporting documentation. In the event there are questions regarding the SF-270 and supporting documentation, NRCS will contact the Sponsor in a timely manner to resolve concerns.

14. Once the project is completed and all requests for reimbursement submitted, any excess funding remaining in the agreement will be de-obligated from the agreement.

Expected Accomplishments and Deliverables

1. Develop project schedule with estimated timelines to carry out the activities necessary to meet the objectives of this agreement within 10 calendar days of agreement execution date. See EWP Program Buyouts Process Flowchart and EWP Program Buyouts Sponsor Checklist for more details. Note: some tasks may run concurrently with others.

2. Prepare and submit deed restriction sample for review and concurrence by NRCS State Conservationist prior to notification to property owners of their potential program eligibility (see Deed Restriction template provided by NRCS for suggested language). Note: changes to deed restriction template for format or compliance with state laws may be acceptable but substantial deviation from the deed restriction language may require approval by the Office of General Counsel and could cause significant delays in the process.

3. For large project areas (to be determined by the State Conservationist): Develop outreach plan, announce formal public information meeting.

4. Execute outreach plan, hold public informational meeting within 60 calendar days of Sponsor agreement execution date. Provide "Acknowledgement of Voluntary Participation" document to potentially eligible landowners and collect signed copies from interested landowners in accordance with requirements in 49 CFR 24. In addition to acknowledgement, collect landowner proof of citizenship, Provide NRCS point of contact (POC) list of potentially eligible voluntary participants and their respective addresses and contact information within 20 calendar days of informational meeting.

5. Prepare solicitation packages and solicit for title due diligence, Phase I environmental assessments, boundary surveys (as needed) and appraisals and appraisal technical reviews. Consult NRCS POC for Appraisal and Technical Appraisal Review template statements of work/specifications. Review and modify as needed NRCS appraisal specifications and technical appraisal review specifications to meet project requirements, and state and local regulations. Note: Sponsors wishing to buyout trailer parks or commercial properties will need to work with an appraiser and technical appraisal reviewer to establish the appraisal problem and develop project specific statements of work and specifications. Submit any drafts to NRCS POC for review and concurrence prior to procuring appraisals for commercial or mobile home parks.

6. Perform necessary title and environmental due diligence. Review preliminary title commitments, environmental phase I assessments, determine citizenship status of landowners, determine displaced persons/# of households impacted. Perform boundary surveys (as needed) to identify any easements, boundary discrepancies, construction limits, subdivide the parcel, delineate access routes, or resolve other property boundary issues related to obtaining a clear title according to the Sponsor's land acquisition requirements. Submit copies of preliminary title commitments or equivalent to NRCS for programmatic review of parcel eligibility. Submit copies of Phase I Environmental Assessment (or equivalent) executive summaries and title commitments (or equivalent title work) to NRCS point of contact for programmatic review of parcel eligibility. Submit any survey files, maps, GIS shapefiles, or equivalent to NRCS POC.

7. Notify participants of appraisal process and send invitation to accompany the appraiser during the property walk-thru.

8. Perform appraisals and technical appraisal reviews. Communicate any revisions or suggested changes from technical appraisal review to appraiser. Appraiser must address any revision requests and Sponsor must verify that required revisions were completed as needed.

9. Provide summary of calculations and supporting documents to NRCS for review and concurrence, to support the Offer of Just Compensation. This should include reductions for any duplication of benefits calculations and supporting documentation that justifies any changes to the appraised value.

10. Send notification letters of ineligibility to any landowners that cannot meet the program eligibility requirements due to title issues, due diligence concerns, known boundary issues, failure to meet programmatic or future land use objectives, or other reasons deemed appropriate by the Sponsor with concurrence from NRCS.

11. Determine tenants eligible for relocation assistance payments and provide relocation advisory services including

conducting displaced person interviews to identify replacement housing in accordance with URA. Perform other relocation assistance advisory services to eligible persons within project area in accordance with URA requirements.

Item 11.

12. Send 90-day notices to tenants for properties with accepted offers. Inspect any displaced persons replacement dwellings to ensure they meet the definition of decent, safe, and sanitary in accordance with 49 CFR 24. Provide any rental or downpayment assistance payments to eligible displaced persons with proof of new lease or sale contract for replacement decent, safe and sanitary dwelling.

13. Track documentation, and issue payments for any eligible actual cost moving expenses within timelines established by URA 49 CFR 24. Provide summarization of URA payments and documentation of moving expenses to NRCS to support requests for reimbursement of eligible relocation expenses. Sponsor must submit supporting documentation for reimbursement of eligible displaced person relocation benefits. Note: Payments may be made up to 12 months beyond the date of closing. See 49 CFR 24 for exceptions to this rule. Agreement must remain open and active in order to reimburse sponsor for any displaced person benefits within that time period.

14. Sponsor shall review and clear title according to their local and state requirements to procure a Warranty Deed on the subject property. Send final draft of Warranty Deed and property specific deed restriction to NRCS POC for review and concurrence by NRCS State Conservationist within 10 calendar days prior to closing. Address any needed revisions to deed restriction prior to closing, if applicable.

15. Notify landowner and any occupants of closing date, clear building in accordance with URA and local and state regulations. Perform final property inspection to ensure occupants, pets, and belongings are removed prior to closing.

16. Secure closing services and coordinate closing(s) with landowner(s) and recordation of Warranty Deed and title deed restriction. Ensure any outstanding taxes, utilities, mortgages, etc. are settled prior to closing. Record documents within 7 days after closing date. Provide copies of recorded deed, deed restriction, and closing statement/HUD-1 in order to liquidate any funds advances. Secure site for safety.

17. Prepare and submit demolition and restoration plans to NRCS POC. Contact your NRCS POC for copies of existing conservation or construction practice specifications and to coordinate on demolition plan development. Submit final plans to NRCS POC for review and concurrence.

18. Prior to commencement of work and/or solicitation of bids, submit for NRCS review and concurrence a Quality Assurance Plan (QAP). The QAP shall outline technical and administrative expertise required to ensure the EWP Program emergency measures are installed in accordance with the plans and specifications; identify individuals with the expertise; describe items to be inspected; list equipment required for inspection; outline the frequency and timing of inspection (continuous or periodic); outline inspection procedures, and record keeping requirements. A copy of the final QAP shall be provided to NRCS and requires NRCS concurrence prior to commencement of construction.

19. Perform hazardous building materials assessment to determine hazardous materials that need abatement or special handling during demolition activities. Complete utility disconnects for closed properties and provide copy of disconnection notices to NRCS POC.

20. Contract for services and construction in accordance with the Code of Federal Regulations (CFR), 2 CFR § 200.317 through 200.327, applicable State regulations, and the Sponsor's procurement regulations, as appropriate. (See General Terms and Conditions attached to this agreement for a link to the CFR.) In accordance with 2 CFR § 200.327, contracts must contain the applicable provisions described in Appendix II to Part 200. Davis-Bacon Act would not apply under this Federal program legislation.

21. Notify NRCS of environmental clearance, modification of construction plans, or any unresolved concerns as well as copies of all permits, licenses, and other documents required by Federal, state, and local statutes and ordinances prior to solicitation for installation of the EWP Program emergency measures. All modifications to the acquisition plan and design plans and specifications shall be reviewed and concurred on by NRCS.

22. Manage construction/demolition/haz-mat abatement (if applicable) and restoration contract in accordance with approved NRCS designs and specifications, and all local, state and federal regulations. If applicable, perform any eligible relocation activities including any replacement site work in accordance with local, state and federal regulations and 49 CFR 24. Provide construction inspection in accordance with the QAP. Stabilize site for erosion.

23. Prepare and submit for NRCS concurrence an Operation and Maintenance (O&M) Plan, if applicable, prior to commencement of work. The O&M Plan shall describe the activities the Sponsor will do to ensure the project performs as designed. Upon completion of the emergency measures, the Sponsor shall assume responsibility for operations and maintenance.

24. Arrange for and conduct final inspection of completed project with NRCS to determine whether all work has been

performed in accordance with contractual requirements. Provide a PE certification (if applicable) that the project was installed in accordance with approved plans and specifications.

Item 11.

25. At the completion of the agreement activity, NRCS and the Sponsor shall verify that all required activities have been accomplished in accordance with all EWP Program and cooperative agreement requirements.

26. Provide an explanation of benefits to all participants that received funds for the buyout or relocation assistance. Contact NRCS POC for an example explanation of benefits letter template for consideration and use.

27. The project Sponsor shall provide to NRCS, the following property information:

- a. Photograph(s) of the property site after project was completed;
- b. A signed Statement of Voluntary Participation from the owner(s) of each property identified in the Agreement;
- c. A copy of the recorded notarized deed that includes the deed restriction language for each property;
- d. Latitude and longitude of each property given to the nearest sixth decimal place;
- e. Description of how pre-event market value was determined, if applicable;
- f. Documentation of duplication of benefits review;
- g. Copy of the Offer of Just Compensation calculation/summary;
- h. Date structure was removed from property;
- i. Copies of Explanation of Benefits Statements issued to any participants of funds from the EWP Program Buyout;
- j. For relocation projects, a certificate of occupancy from the local government agency or building department for each relocated structure to certify that the structure is code compliant.

Resources Required

See the Responsibilities of the Parties section for required resources, if applicable.

Milestones

SEE EXPECTED ACCOMPLISHMENTS AND DELIVERABLES SECTION.

GENERAL TERMS AND CONDITIONS

Please reference the below link(s) for the General Terms and Conditions pertaining to this award:
<https://www.fpacbc.usda.gov/about/grants-and-agreements/award-terms-and-conditions/index.html>

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-25-05) – Christine Richardson

DATE: September 16, 2025

Background: The applicant, Christine Richardson, has applied for a Zoning Map Amendment (ZA-25-05) for the parcel (TMS # 142-07-01-002) addressed as 111 Heatley Street. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**. The applicant formally requested the Zoning Map Amendment using the Variance application, but in communication with the Community Development Director, Staff has decided to honor the applicant's request using the provided application, in a demonstration of good faith towards Ms. Richardson.

In addition, it is the intention of Mr. Nicholas Mastone, the current owner of the parcel directly South of the subject parcel (TMS # 142-07-01-001), to seek rezoning to **Office & Institutional (C-1)** from the existing **Single Family Residential District (R-2)**. This gives additional weight the Ms. Richardson's request, as Mr. Mastone's request seeks similar zoning on his adjacent parcel, enhancing Ms. Richardson's request to include a larger area and cohesion with Heatley Street's ongoing transformation into a neighborhood commercial corridor. Mr. Mastone's Zoning Map Amendment request was submitted on July 1, 2025, and is to be heard at Planning Commission's August 26, 2025 meeting.

Existing Zoning: The subject parcel is currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved"

Adjacent Zoning		Adjacent Land Use
North	TD	Berkeley Alternative School
South	R-2	Single Family Detached Dwelling
East	R-2	Church
West	R-2	Single Family Detached Dwelling

Existing Site Conditions: The subject parcel comprises approximately 0.23 acres, which is currently occupied by

a single-family home. Per the National Wetlands Inventory map, there does not appear to be any wetlands delineated on the parcel. The subject parcel currently fronts Heatley Street, with approximately 98-feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town’s Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

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

Staff is generally in support of increasing commercially zoned land along a corridor that is steadily transforming into a moderately traversed throughfare. With the proximity to existing **TD** and **C-2** zoning along Heatley St, the proposed zoning district and associated uses fit in the current character of the existing properties along the corridor.

Density: The subject parcels consist of approximately 0.23 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It is unclear currently if the existing structures exceed that standard. As the property currently has a single dwelling, any tenant that would convert the dwelling into an office without modifying the footprint of the building, would be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change in the building footprint, to include a complete demolition and new construction, would be required to meet the maximum lot coverage prescribed for the **C-1** zoning district.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized property. Should a more intensive use propose to establish on this property after the zoning has been amended to **Office & Institutional (C-1)**, Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the property currently is developed, any tenant that would convert the dwelling into an office without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted

to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small apartments.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request includes a residential districts, however the subject parcel also appears to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses.”

The requested parcel shows the property entirely within the “Mixed Use Overlay”. This overlay promotes professional or medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Office & Institutional (C-1)**, it does appear the request complies with the Town’s Comprehensive Plan.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial and recreational uses

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the Transitional District (TD) zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, however with the inclusion of the “Mixed Use Overlay” land use encompassing the subject parcel completely, the requested zoning district is closely aligned with the Future Land Use Map and subsequent

overlay. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, and the request's compatibility with the Town's Comprehensive Plan, Staff recommends approval for the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel. Staff's recommendation is due to the intensifying commercial nature of Heatley Street and the request's compatibility with the goals and strategies of the 2024 Comprehensive Plan, specifically the Mixed Use Overlay.

Planning Commission Recommendation: The Planning Commission heard the request at their August 26th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested zoning of **Office & Institutional (C-1)** designation for the subject parcel. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

Attachments: SIGNED - Application (Christine Richardson)(20250620)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)

Zoning Map Amendment (ZA-25-05) Richardson

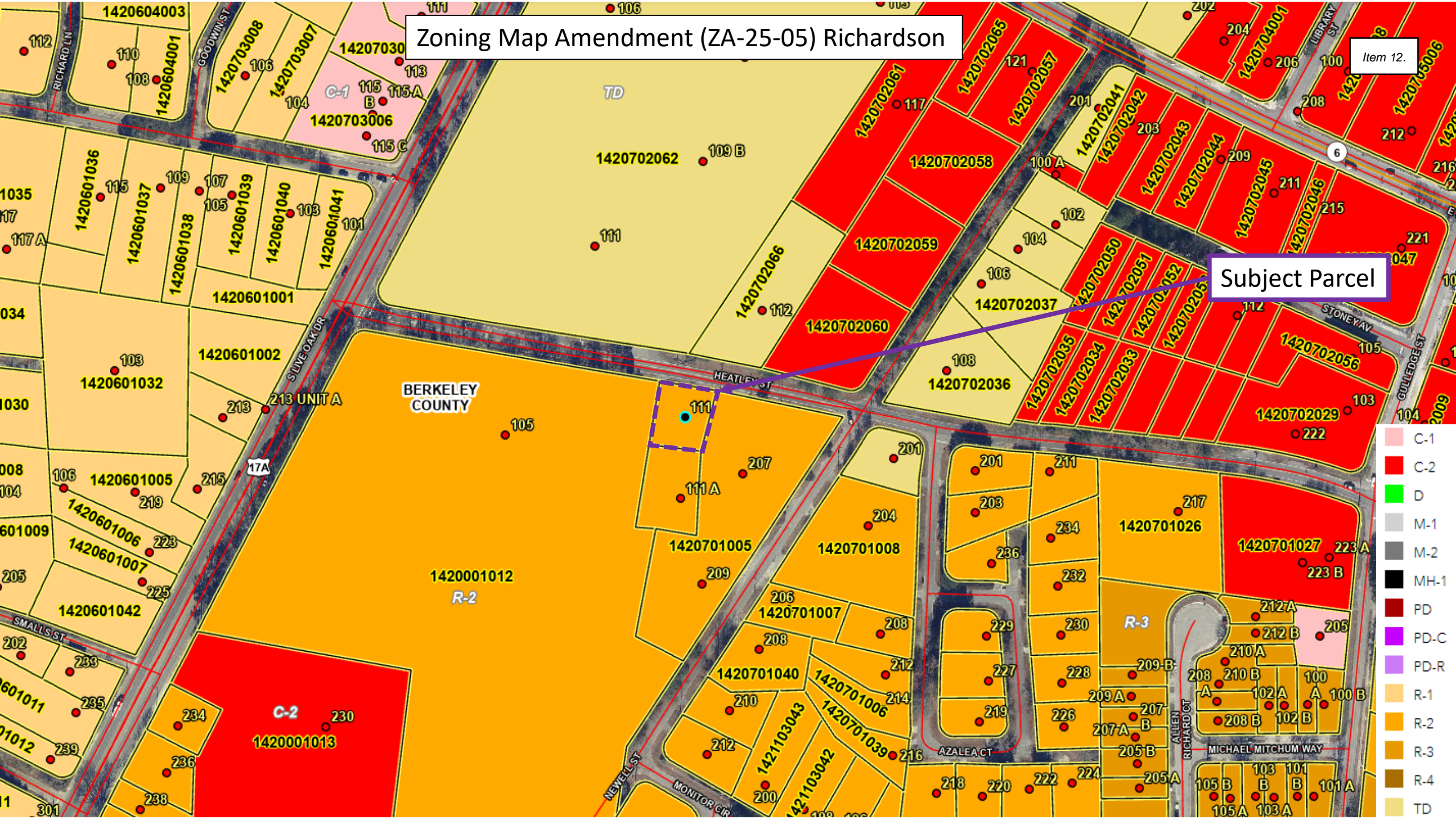
Item 12.

Subject Parcel



Item 12.

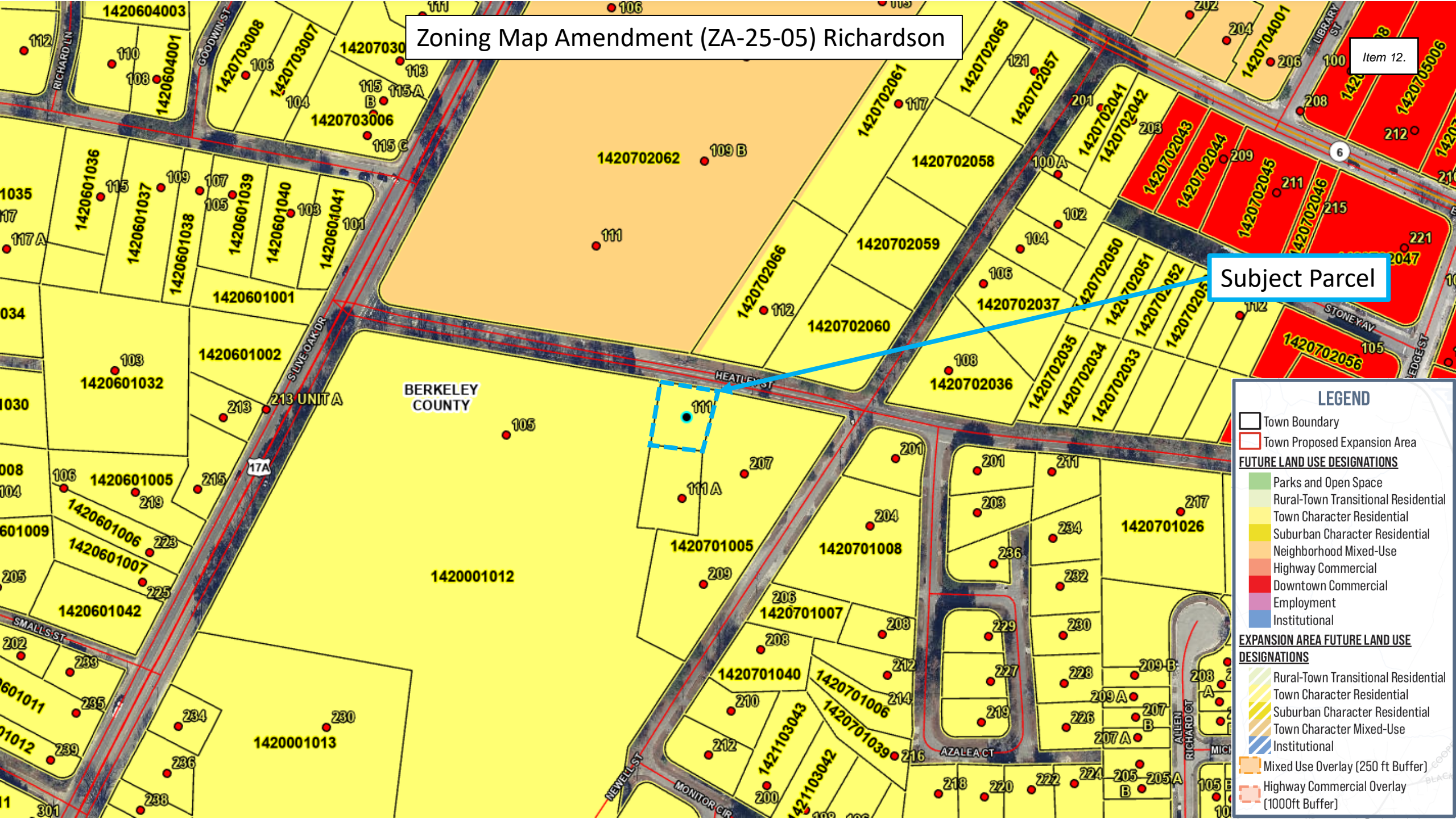
Subject Parcel



Zoning Map Amendment (ZA-25-05) Richardson

Item 12.

Subject Parcel



LEGEND

- Town Boundary
- Town Proposed Expansion Area
- FUTURE LAND USE DESIGNATIONS**
 - Parks and Open Space
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Neighborhood Mixed-Use
 - Highway Commercial
 - Downtown Commercial
 - Employment
 - Institutional
- EXPANSION AREA FUTURE LAND USE DESIGNATIONS**
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Town Character Mixed-Use
 - Institutional
 - Mixed Use Overlay (250 ft Buffer)
 - Highway Commercial Overlay (1000ft Buffer)



Applicant Information

NAME

Christine Richardson

EMAIL ADDRESS

christine.hancock@carolinaone.com

PHONE

843-534-3301

ADDRESS

111 Heatley St. Moncks Corner

HTML

Property Owner

If different from applicant.

NAME

Christine Richardson

EMAIL ADDRESS

christine.hancock@carolinaone.com

PHONE

8435343301

ADDRESS

111 Heatley St. Moncks Corner

DESCRIBE THE VARIANCE REQUEST, REASON FOR REQUEST, AND ANY SUPPORTING INFORMATION

This property is situated on the highly traveled, connecting street between Hwy 17A and Hwy 52, on the back side of Main St. It is located directly across from the Berkeley County School Dist. office/food service/Alternative School and commercial property owned by COOPER RIVER HEATING & AIR LLC and next to the Pentecostal Holiness Church. This property would potentially serve a better purpose as a commercial business or office space. The owner of 111 A. Heatley St. will also be applying so that the full parcel from front to back could be used for the same purpose if approved. Thank you for your consideration.

HAS ANY VARIANCE BEEN APPLIED FOR ON THIS PROPERTY PREVIOUSLY?

No

CONSENT

Item 12.

checked

APPLICANTS SIGNATURE

DATE

06/20/2025

A handwritten signature in black ink, appearing to read "Cristine Du". The signature is fluid and cursive, with a large initial "C" and a stylized "Du" at the end.

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, TO RE-CLASSIFY 0.23 ACRES OF REAL PROPERTY LOCATED ALONG HEATLEY STREET, TMS # 142-07-01-002 FROM R-2, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1, OFFICE AND INSTITUTIONAL DISTRICT, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, the Moncks Corner Planning Commission held a Public Meeting on August 26, 2025, to consider a change in zoning classification from R-2, Single Family Residential District to C-1, Office and Institutional District;

WHEREAS, pursuant to said Public Meeting, the Moncks Corner Planning Commission voted to recommend that the zoning classification be changed from R-2, Single Family Residential District to C-1, Office and Institutional District;

WHEREAS, the Moncks Corner Town held a Public Hearing on October 21th, 2025, to receive public comment and to consider a change in zoning classification from R-2, Single Family Residential District to C-1, Office and Institutional District;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council, that the Zoning Map of the Town of Moncks Corner, is hereby amended by changing the zoning district classification of the property located on Heatley Street, designated as TMS# 142-07-01-002, from R-2, Single Family Residential District to C-1, Office and Institutional District.

FIRST READING: September 16, 2025

SECOND READING AND PUBLIC HEARING: October 21, 2025

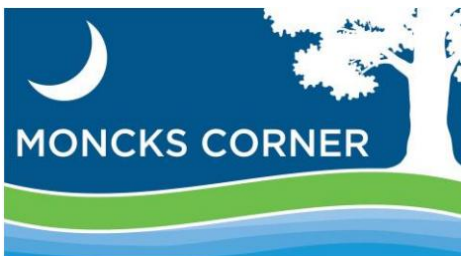
Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-25-06) – Nicholas Mastone

DATE: September 16, 2025

Background: The applicant, Nicholas Mastone, has applied for a Zoning Map Amendment (ZA-25-05) for the parcel (TMS # 142-07-01-001) addressed as 111 Heatley Street A. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

In addition, it is the intention of Ms. Christine Richardson, the current owner of the parcel directly North of the subject parcel (TMS # 142-07-01-002), to seek rezoning to **Office & Institutional (C-1)** from the existing **Single Family Residential District (R-2)**. This gives additional weight the applicant's request, as Ms. Richardson request seeks similar zoning on her adjacent parcel, enhancing applicant's request to include a larger area and cohesion with Heatley Street's ongoing transformation into a neighborhood commercial corridor. Ms. Richardson's Zoning Map Amendment request was submitted on June 20th, 2025 and is to be heard at Planning Commission's August 26, 2025 meeting.

Existing Zoning: The subject parcel is currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

"...as single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved"

Adjacent Zoning		Adjacent Land Use
North	R-2	Single Family Detached Dwelling
South	R-2	Single Family Detached Dwelling
		Church
East	R-2	Church
West	R-2	Single Family Detached Dwelling

Existing Site Conditions: The subject parcel comprises approximately 13939 square feet, which is currently

occupied by a single-family home. Per the National Wetlands Inventory map, there does not appear to be wetlands delineated on the parcel. The subject parcel currently does not front any Right-of-Way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town’s Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

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

Staff is generally in support of increasing commercially zoned land along a corridor that is steadily transforming into a moderately traversed throughfare. With the proximity to existing **TD** and **C-2** zoning along Heatley St, the proposed zoning district and associated uses fit in the current character of the existing properties along the corridor.

Density: The subject parcels consist of approximately 0.23 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It is unclear currently if the existing structures exceed that standard. As the parcel currently has a single dwelling, any tenant that would convert the dwelling into an office without modifying the footprint of the building, would be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change in the building footprint, to include a complete demolition and new construction, would be required to meet the maximum lot coverage prescribed for the **C-1** zoning district.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. Should a more intensive use propose to establish on this parcel after the zoning has been amended to **Office & Institutional (C-1)**, Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the parcel currently is developed, any tenant that would convert the dwelling into an office without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

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

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request includes a residential districts, however the subject parcel also appears to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses.”

The requested parcel shows the parcel entirely within the “Mixed Use Overlay”. This overlay promotes professional or medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Office & Institutional (C-1)**, it does appear the request complies with the Town’s Comprehensive Plan.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial and recreational uses

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, although divided by the public right-of-way, the subject parcel is adjacent to the Transitional District (TD) zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, however with the inclusion of the “Mixed Use Overlay” land use encompassing the subject parcel completely, the requested zoning district is closely aligned with the Future Land Use Map and subsequent overlay. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, and the request's compatibility with the Town's Comprehensive Plan, Staff recommends approval for the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel. Staff's recommendation is due to the intensifying commercial nature of Heatley Street and the request's compatibility with the goals and strategies of the 2024 Comprehensive Plan, specifically the Mixed Use Overlay.

Planning Commission Recommendation: The Planning Commission heard the request at their August 26th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested zoning of **Office & Institutional (C-1)** designation for the subject parcel. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

Attachments: SIGNED - Application (Nicholas Mastone)(20250701)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)



Applicant Information

NAME

Nicholas Mastone

ADDRESS

111-A Heatley Street Moncks Corner SC 29461

PHONE

8438347287

EMAIL ADDRESS

nmastone@gmail.com

Property Owner Information

If different than the applicant.

Subject Parcel

TMS NUMBER

142-07-01-001

CURRENT ZONING

R-2 Single-Family Residential

REQUESTED ZONING

C-1 Office & Institutional

CURRENT USE OF PROPERTY

Single Family Residential

PROPOSED USE OF PROPERTY

Office

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

CONSENT

checked

SIGNATURE

Item 13.

A handwritten signature in black ink. It features a long horizontal stroke on the left, a vertical line extending downwards from its midpoint, and a large, stylized loop on the right with several horizontal strokes extending from its upper and lower curves.

DATE

07/01/2025

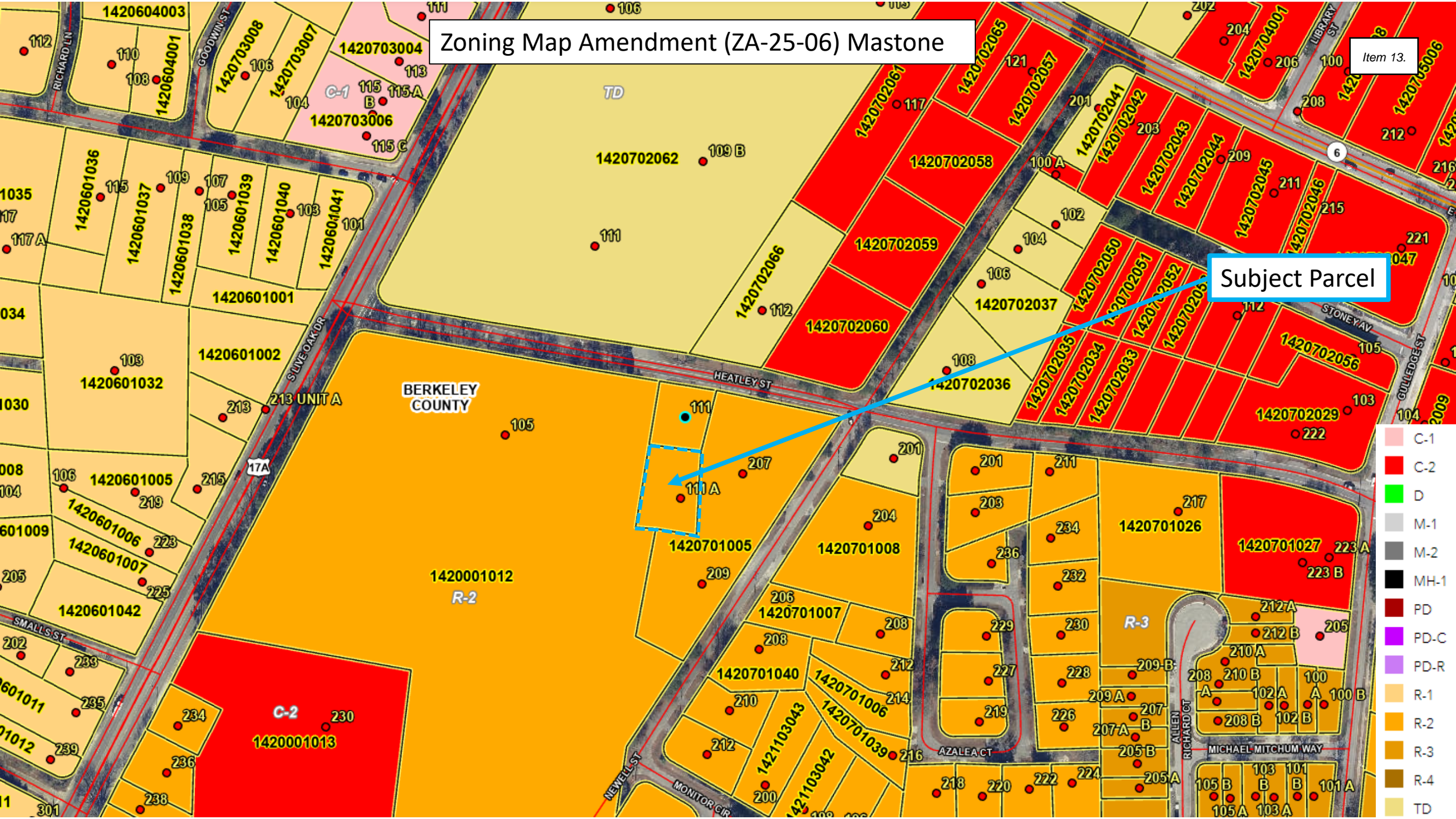
Zoning Map Amendment (ZA-25-06) Mastone

Item 13.

Subject Parcel

Item 13.

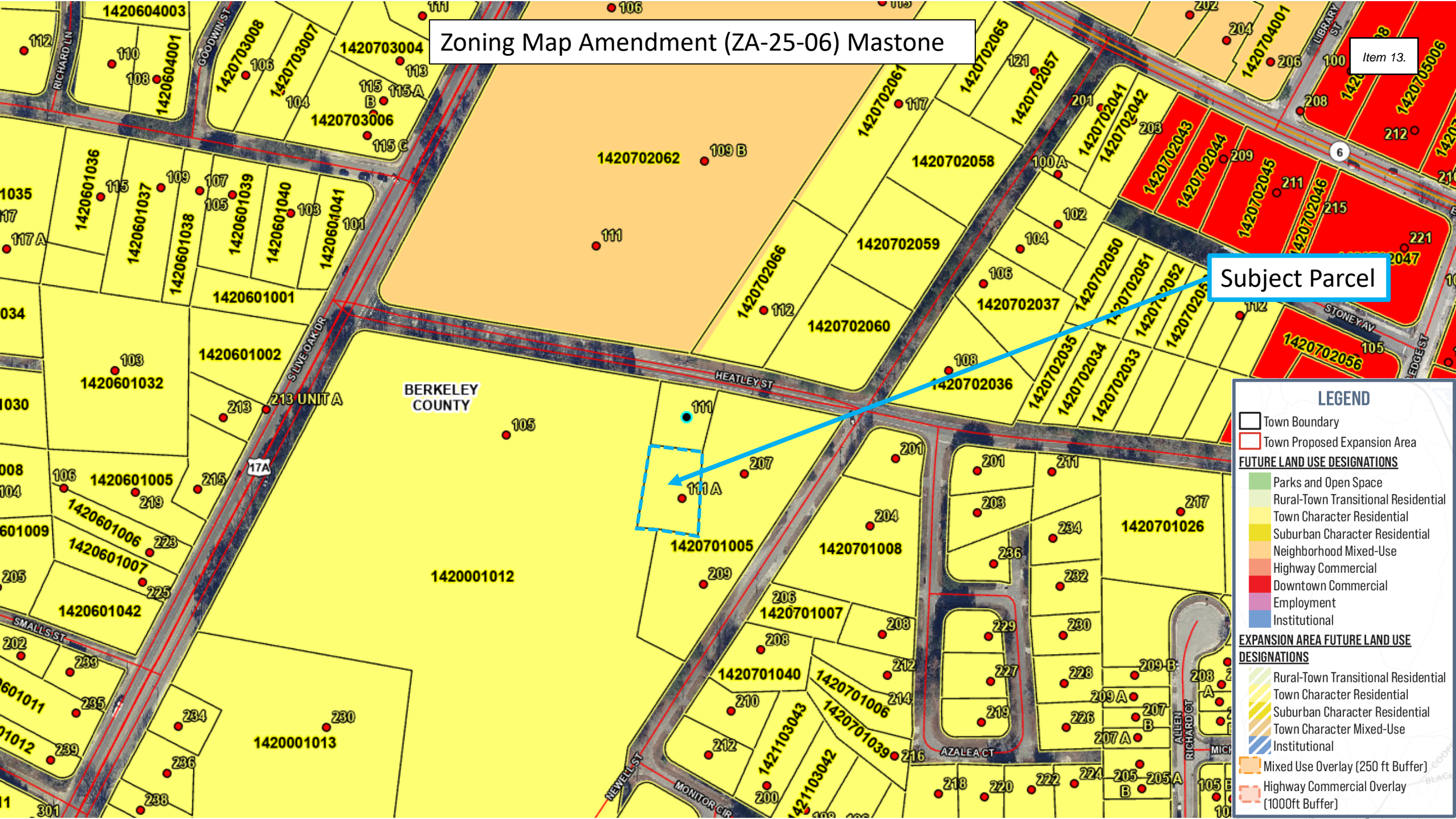
Subject Parcel



Zoning Map Amendment (ZA-25-06) Mastone

Item 13.

Subject Parcel



AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, TO RE-CLASSIFY 0.32 ACRES OF REAL PROPERTY LOCATED ALONG HEATLEY STREET, TMS # 142-07-01-001 FROM R-2, SINGLE FAMILY RESIDENTIAL DISTRICT TO C-1, OFFICE AND INSTITUTIONAL DISTRICT, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, the Moncks Corner Planning Commission held a Public Meeting on August 26, 2025, to consider a change in zoning classification from R-2, Single Family Residential District to C-1, Office and Institutional District;

WHEREAS, pursuant to said Public Meeting, the Moncks Corner Planning Commission voted to recommend that the zoning classification be changed from R-2, Single Family Residential District to C-1, Office and Institutional District;

WHEREAS, the Moncks Corner Town held a Public Hearing on October 21th, 2025, to receive public comment and to consider a change in zoning classification from R-2, Single Family Residential District to C-1, Office and Institutional District;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council, that the Zoning Map of the Town of Moncks Corner, is hereby amended by changing the zoning district classification of the property located on Heatley Street, designated as TMS# 142-07-01-001, from R-2, Single Family Residential District to C-1, Office and Institutional District.

FIRST READING: September 16, 2025

SECOND READING AND PUBLIC HEARING: October 21, 2025

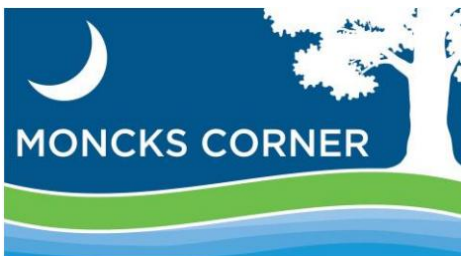
Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Annexation (AN-25-03) – Andrew Greenspan

DATE: September 16, 2025

Background: The applicant, GHP Office Realty, LLC, has applied for **Annexation** (AN-25-03) for the parcel (TMS # 122-00-01-013) addressed as 468 Nelson Ferry Road. The applicant is seeking the parcel to be zoned **Light Industrial District (M-1)**.

Existing Zoning: The subject parcel is currently in the **Berkeley County (Flex1)** Zoning District. Per Berkeley County's Zoning Ordinance, this zoning district is intended to:

"...Preserve agricultural activities as a primary use, but to allow residential development as a secondary use. Manage growth to protect agricultural land and land uses from development pressures to avoid increasing demands for road improvements and public infrastructure. Provide standards to control the intensity of development in rural areas of sensitive natural and historical resources. Preserve wetlands, watercourses and other significant natural resource areas, and to preserve the scenic quality of the landscape. Preserve and protect the rural residential character of specific areas within the county. Ensure that the cultural integrity of the county's historical resources is protected. Protect these areas from infiltration of incompatible land uses."

Adjacent Zoning		Adjacent Land Use
North	Flex1	Single Family Detached Dwelling
South	C-2	Undeveloped
East	Flex1	Automobile Repair Facility
	HI (Berkeley County)	
West	C-2	Undeveloped
	Flex1	Single Family Detached Dwelling

Existing Site Conditions: The subject parcel comprises approximately 13.5 acres, which is currently occupied by a Home Telephone Company, as a storage and maintenance facility. Per the National Wetlands Inventory map, there appears to be delineated wetlands along the Western property line, and in the South-East of the subject parcel. The subject parcel fronts Nelson Ferry Road, with approximately 745 feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Light Industrial**

1) Zoning District. Per the Town’s Zoning Ordinance, the **Light Industrial (M-1)** Zoning 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...”

Staff is generally in support of annexing non-residentially zoned land within the US Highway 52 corridor, that is steadily transforming into a heavily traversed throughfare. With the proximity to existing **General Commercial (C-2)** zoning along US Highway 52, the proposed zoning district and current and future associated uses fit in the overall character of the corridor.

Density: The subject parcels consist of approximately 13.5 acres. Per the Zoning Ordinance, the maximum lot coverage for **Light Industrial (M-1)** zoning district is 60%. It is unclear currently if the existing structures exceed that standard. As the property currently has a Home Telephone Company facility, any tenant that would convert the existing facilities into a new use without modifying the footprint of the building would be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any change in the building footprint, to include a complete demolition and reconstruction, would be required to meet the maximum lot coverage prescribed for the **M-1** zoning district.

Transportation: At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use propose to establish on this property after the zoning has been amended to **Light Industrial (M-1)**, Staff reserves our right per Section 5-9.D of the Zoning Ordinance, to require a TIA prior to the establishment of the proposed use.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the property currently is developed, any tenant that would convert the existing facilities into a new use without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Neighborhood Mixed Use”. The Plan calls for this land use to be designated for:

“Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.”

The requested zoning designation mostly does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Neighborhood Mixed Use” to be more service base commercial, with a mix use flavor. However, as the request primarily suggests industrial type uses, with the caveat all commercial type uses would be permitted by-right, the current tenant of low-intensity, clean

industrial use types and potential for commercial uses in the future, this annexation may serve the Future Use Map well, to be a transition zone between the vehicle-heavy commercial along US Highway 52, and the low density residential further down Nelson Ferry Road.

The subject parcel appears to be partially within the aforementioned “Highway Commercial Overlay”, which the Plan defines as:

“A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”

The requested parcel shows the property partially within the “Highway Commercial Overlay”. This overlay promotes professional or medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Light Industrial (M-1)**, it does appear the request complies with the Town’s Comprehensive Plan as the Zoning Ordinance that allows **Office & Institutional (C-1)** and **General Commercial (C-2)** uses by-right in the **M-1** zoning designation (Section 6-10.2 of the Zoning Ordinance).

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies conflict with the request.

Procedural Issues: As the subject parcels are requesting annexation by 100% of the property owners, and have signed annexation petitions, the request will be presented for approval at two (2) separate Town Council meetings. As part of this request, the applicant is also seeking to apply Town of Moncks Corner zoning to the subject parcels.

.As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the parcel is over two (2) acres in size, therefore negating the concern for spot zoning.

Staff Analysis: Staff believes that the designated future land use may be consistent with the requested zoning district, however with the inclusion of the “Highway Commercial Overlay” land use encompassing a portion of the subject parcel, and the inclusion of one (1) of the implementation strategies of the Comprehensive Plan lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided to Staff, approval is recommended for the requested **Light Industrial (M-1)** zoning district designation for the subject parcel. Staff’s recommendation is

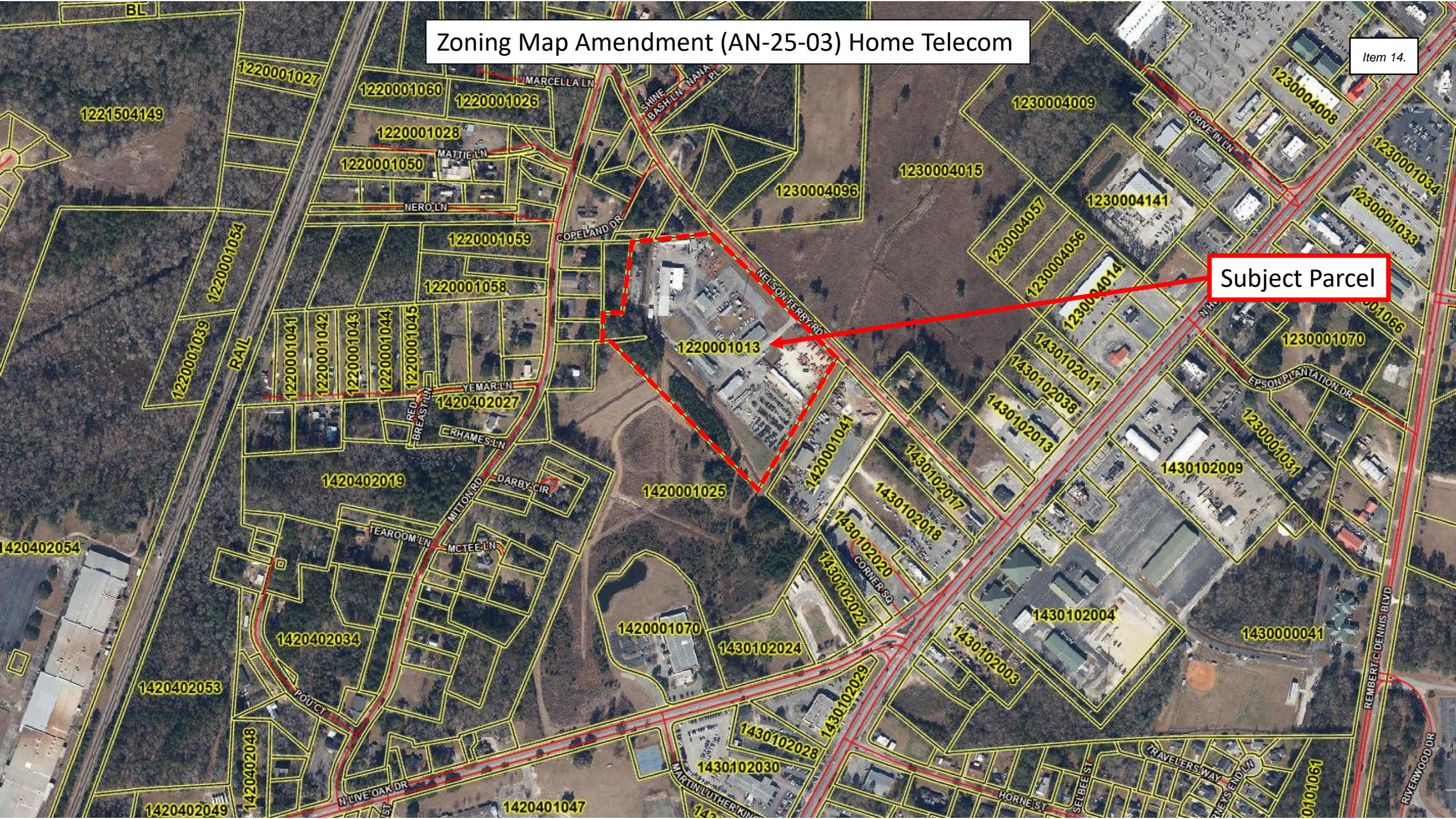
due to the fact the existing low-intensity, clean industrial use provides for an adequate transition from commercial vehicular traffic and the low density residential area to the west, the Highway Commercial Overlay District wraps the southern portion of the subject parcel, and the parcel's existing use will remain similar to the requested zoning. The highlighted overlay promotes service type uses, which the Light Industrial (M-1) zoning designation allows for by-right and the request's compatibility with implementation strategies outlined in the Town's Comprehensive Plan.

Planning Commission Recommendation: The Planning Commission heard the request at their August 26th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested annexation and zoning of **Light Industrial (M-1)** designation for the subject parcel. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

Attachments: SIGNED - Application (Andrew Greenspan)(20250721)
Survey (20250721)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)

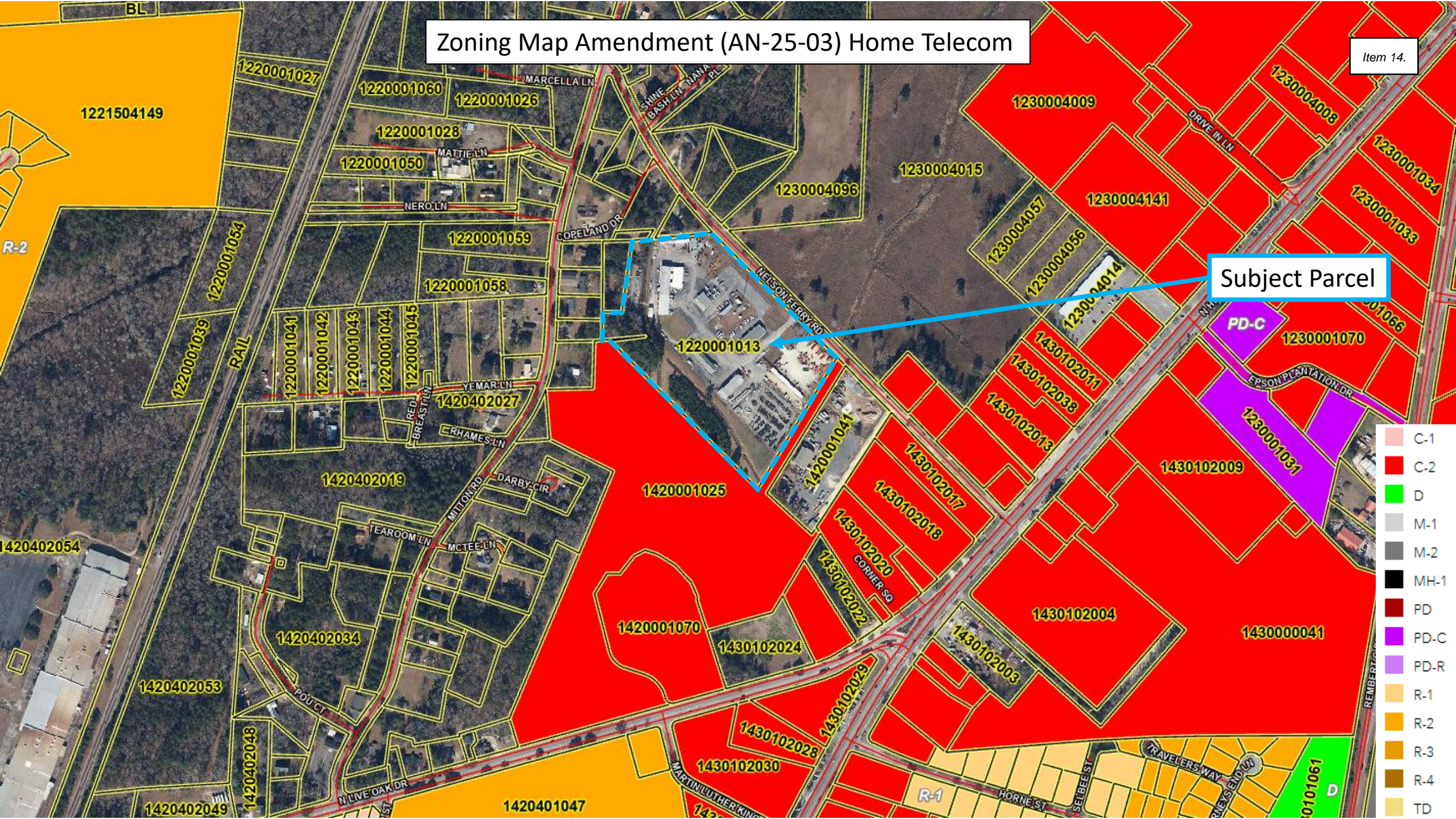
Zoning Map Amendment (AN-25-03) Home Telecom

Item 14.



Zoning Map Amendment (AN-25-03) Home Telecom

Item 14.



Subject Parcel

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD

Zoning Map Amendment (AN-25-03) Home Telecom

Item 14.

Subject Parcel






LEGEND

-  Town Boundary
 Town Proposed Expansion Area

FUTURE LAND USE DESIGNATIONS

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

EXPANSION AREA FUTURE LAND USE DESIGNATIONS

-  Rural-Town Transitional Residential
-  Town Character Residential
-  Suburban Character Residential
-  Town Character Mixed-Use
-  Institutional
-  Mixed Use Overlay (250 ft Buffer)
-  Highway Commercial Overlay (1000ft Buffer)



Applicant Information

NAME

Andrew Greenspan

ADDRESS

4 West Red Oak Lane Suite 200 White Plains, NY 10604

EMAIL ADDRESS

andy@ghpoffice.com

PHONE

9146429300

Property Owner Information

If different than applicant

NAME

Home Telephone Company, Inc

ADDRESS

468 Nelson Ferry Road Moncks Corner, SC 29461

EMAIL ADDRESS

will.helmly@hometelco.com

PHONE

8437619543

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER:

Item 14.

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:

122-00-01-013

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

UPLOAD FILE

[6J6ecixTY681-Nelson-Ferry-Plat.pdf](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

M-1 Light Industrial

CONSENT

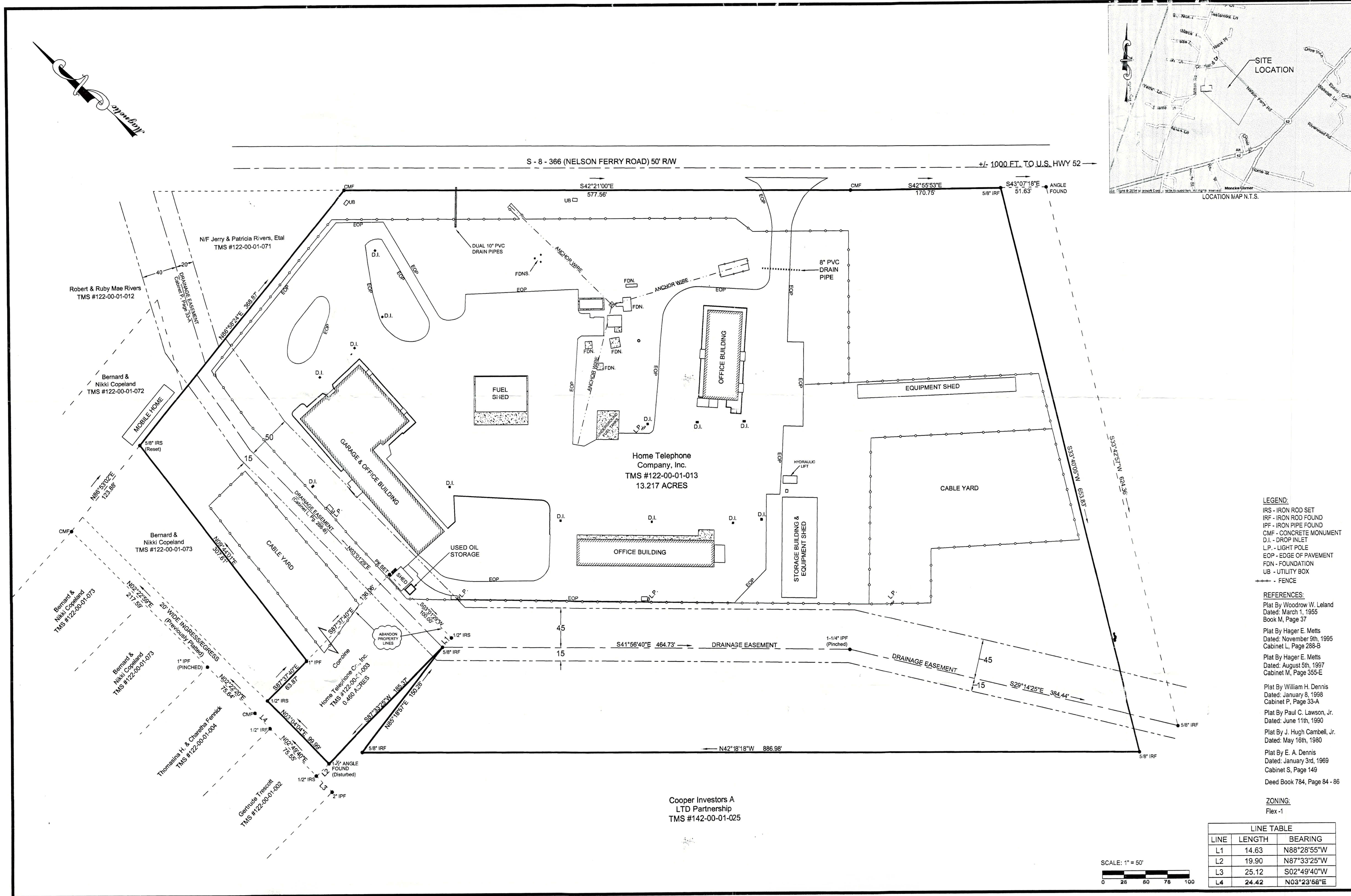
checked

APPLICANTS SIGNATURE	DATE
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07/21/2025



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AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG NELSON FERRY ROAD, TMS # 122-00-01-013, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCK'S CORNER, TO RE-CLASSIFY SAID PROPERTY FROM FLEX-1, AGRICULTURAL DISTRICT (BERKELEY COUNTY) TO M-1 – LIGHT INDUSTRIAL DISTRICT (MONCK'S CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 122-00-01-013 to subsequently re-classify portions of the property from Flex-1 – Agricultural District (Berkeley County) to M-1 – Light Industrial (Moncks Corner); and

WHEREAS, it is necessary and desirable to reclassify said property from Flex-1 – Agricultural District (Berkeley County) to M-1 – Light Industrial (Moncks Corner); and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of October, 2025, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned M-1 – Light Industrial ; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 21st day of October, 2025.

FIRST READING: September 16, 2025

SECOND READING AND PUBLIC HEARING: October 21, 2025

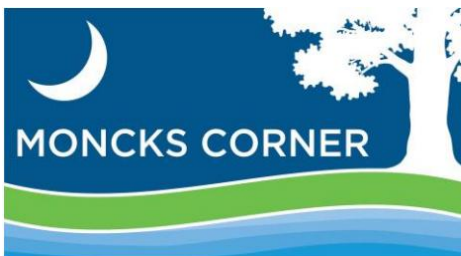
Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Annexation (AN-24-03) – Dream Finders

DATE: September 16, 2025

Background: The applicant, Dream Finders, has applied for an Annexation (AN-24-03) for four (4) complete parcels; the “Reid” parcel (TMS# 162-00-01-029), the “Callum” parcel (TMS # 162-00-01-020), the “Flarisee” parcel (TMS # 162-02-00-019), and the “Morgan” parcel (TMS # 162-02-00-017). The application also includes a future portion of another parcel, the “church” parcel (TMS # 162-02-00-015). The parcels are currently zoned within Berkeley County, zoned as their **Heavy Industrial (HI)** zoning district, and total approximately 96.01 acres. The applicant is seeking the parcels to be annexed and zoned **Planned Development (PD)** which will provide a mix of uses, including residential and commercial, with various housing types, to include single family attached (townhomes) and a mix of single family detached dwelling with varying lot sizes.

Existing Zoning: The subject parcels currently reside in Berkeley County with their **Heavy Industrial (HI)** district designation. The County’s Zoning Ordinance specifies that their **HI** District is intended to:

“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.”

Adjacent Zoning		Adjacent Land Use
North	Flex-1 (Berkeley County)	Single-family Residential
South	Planned Development Residential (PD-R)	Industrial Use
	Light Industrial (M-1)	Concrete Plant
	Heavy Industrial (HI) (Berkeley County)	UNDEVELOPED, Industrial Use
East	Planned Development – Commercial (PD-R)	UNDEVELOPED
	Heavy Industrial (HI) (Berkeley County)	UNDEVELOPED
West	Residential (R-2) (Berkeley County)	Single Family Dwellings
	Heavy Industrial (HI) (Berkeley County)	Church, Used Car Sales, RV Sales

Existing Site Conditions: The subject parcels total approximately 96.01 acres, which are currently undeveloped. Per the National Wetlands Inventory map, there does appear to be a significant number of wetlands shown,

spread throughout the parcel. However, per the applicant's PD Document, the wetlands seem to be m with the applicant proposing very limited if any disturbance of the wetlands delineated in their documentation. The application's intact parcels are currently accessible by US-52, and benefit from approximately 488-feet (TMS # 162-02-00-017) and approximately 105-feet (TMS # 162-02-00-019) of road frontage. The portion of the parcel owned by the Grove Christian Church, will be created prior to the public hearing before Town Council. This new parcel will be approximately 50-feet in width with similar road frontage along Ben Baron Lane.

Proposed Zoning Request: The applicant has requested to annex and apply a **Planned Development (PD)** district to the subject parcels. Per the Town's Zoning Ordinance, the **PD District** is intended 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)."

The proposed PD Document divides the 96.01 acre project into four (4) phases. The first phase will include what Staff considers the main development entrance through the "church" parcel. This roadway is prescribed to have a typical cross section, 10-foot multi-use path and enhanced landscaping that is more intensive than other streetscapes through the development. This phase will also see the other two (2) entrances installed, both along US-52. The first phase will also include a section of single family attached dwelling units, single family detached dwelling units and a pickleball facility constructed by the developer, to the Town's specifications and dedicated to the Town for ownership and operation.

Phase 2 will include additional single family detached units, including the Series A residential lots, which serve as the large-lot units for the development. Phase 3 will include the remainder of the single family attached dwelling units, with Phase 4 including the remainder single family detached units and commercial portions of the project.

Staff does have concerns with the development of the commercial aspect of the project, as it appears a minimum number of lots are included in this phase, and is obviously after the lion's share of the development. The Town has experienced several instances of commercial inclusion for **Planned Development** districts, which have yet to materialize or be significantly marginalized by the developer. While Staff can appreciate the applicant is a home builder and not a commercial developer, it is still a concern on when and if the commercial aspect will ever develop and is the number of residential units enough to incentivize the commercial development from ever benefiting the new and existing residents of the Town.

Staff is also concerned with the amount of commercial development planned. Staff typically run a financial analysis on all potential projects, including the number of residential units, square footage of units, projected price points and build out timelines. Staff compare this to the amount of services needed for the Town to include this in our service areas, and the projection typically indicates a long-term loss for the Town. An easy offset to a loss is the inclusion of commercial space, which takes considerably less resources to serve by the Town, but has a higher tax income for the Town's budget. After some conversations with the applicant, Staff believes the amount of commercial, the only meaningful variable to the analysis, is not big enough to offset the residential loss incurred by this development.

The project does benefit from a dedicated pickleball facility, as previously mentioned, as well as the extension of a 10-foot trail that extends south through Carolina Groves subdivision and through the Berkeley Electric Cooperative property. Staff does have concerns about the addition of any amenities for the existing and future residents beyond these two prospects. Staff requested, with the applicant providing, an additional trail system be included in the PD Document to help activate the scattered wetland areas and around the project, which we believe would be a great benefit to the residents and community as a whole.

Density: The subject parcels consist of approximately 96.1 acres. With up to three hundred seventy-five (375) units, this results in a 3.9 dwelling unit/acre for the entire project. This density includes a large section for commercial, while also including single family attached homes, and three (3) types of single family detached homes.

The single family attached homes will have a minimum lot size of 2,200 ft² for the middle units, with end units being at least 3,200 ft². The project does not prescribe a minimum number of single family attached; however, the PD Document indicates this project will not utilize more than one hundred sixty-two (162) attached dwelling units. This constitutes at most approximately 43% of the total allowed number of residential units for the project.

The three (3) types of single family detached lot sizes are referred to as Series A, Series B and Series C. The setbacks for these lot sizes are all the same, with a 25-foot front setback, 15-foot rear setback, and a 7.5-foot side setback from property lines. The prescribed front and rear setbacks are typical, however the 7.5-foot side setback, requested by Staff, constitutes a large side setback than typical of a **Planned Development (PD)** district.

- Series A lots will have a minimum lot size of 8,500 ft², and the project will see at least nine (9) of these lot types.
- Series B lots will have a minimum lot size of 6,600 ft², and the project will utilize at least forty (40) of these lot types.
- Series C lots will have a minimum lot size of 5,400 ft², and the project will utilize at least one hundred fifty (15) of these lot types.

These different lot sizes, or series, equate to a minimum of one hundred ninety-nine (199) single family dwelling units. Added to the maximum number of single family attached dwellings, this only equals three hundred sixty-one (361) units, meaning that the project may not see the maximum number of units previously mentioned. To be clear, at no point can there ever be more single family attached homes than one hundred sixty-two (162), and there will never be more than three hundred seventy-five (375) total residential units for the project.

While some of the residential units are smaller than what is typically seen, this is offset by a significant number of commercial space and civic space to be dedicated to the Town of Moncks Corner.

For context, the nearby Riverstone community consists of approximately 31.3 acres with entitlements for one-hundred nine (109) dwelling units. This equates to 3.48 dwelling units per acre. Further south on US-52 is the Oakley Point subdivision of single-family dwelling units. This project was constructed on approximately one-hundred thirty-four (134) acres with up to three-hundred seven (307) dwelling units. This equates to a density

of 2.28 dwelling units per acre. It is important to note that both developments utilize a traditional single detached use and not a single-family attached townhome product.

Transportation & Parking: The PD Document prescribes a Traffic Impact Analysis (TIA) for each phase listed in the PD Document and will be required prior to Preliminary Plat approval for any phase of the project. This is sufficient and necessary to judge the growth and manage the traffic impacts accordingly and appropriately time.

Staff and the applicant agree per the Town's usual operation, that all TIA recommendations will be funded and installed by the developer prior to Final Plat approval for each phase. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcel.

Staff is concerned about adjacent parcels, particularly to the east, which may be landlocked from adequate transportation connectivity, should this development continue. Staff recommends a dedicated right-of-way with a constructed stub out to the eastern edge of the project, to ensure future growth could access this project and its connection to Ben Baron Lane and US-52.

Environmental: Per the National Wetlands Inventory, the parcels appear to have significant number of wetlands, covering the majority of the parcels. The applicant's PD Document shows considerably less amount of wetlands, and appears to be scattered throughout the development, however the PD Document appears to keep development impact to a minimum. When a Preliminary Plat for each phase is applied for, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcel as "Highway Commercial". The Plan calls for this land to be designated for:

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

The requested zoning designation *may not* be congruent with this designation of the Future Land Use Map as the request includes commercial, as well as higher density residential and civic space. The subject parcel also appears to be within the aforementioned "Highway Commercial Overlay", which the Plan defines as:

"A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development."

The requested parcels are all within the "Highway Commercial Overlay", which does include a significant commercial element, and appears to comply with all aspects of the Future Land Use Map.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision for land use requests. Staff believes the applicant and request generally adhere to the following policies listed in the plan.

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
6. Provide high quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents.
9. Enhance the quality and range of parks and recreational opportunities while adequately maintaining existing facilities.

Procedural Issues: As the subject parcels are requesting annexation by 100% of the property owners, and have signed annexation petitions, the request will be presented for approval at two (2) separate Town Council meetings. As part of this request, the applicant is also seeking to apply Town of Moncks Corner zoning to the subject parcels.

As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size and is adjacent to an existing district boundary.

Staff Analysis: Staff believe the PD Document is generally complete and covers most concerns raised by Staff during this application process. The applicant has showed a good-faith effort to find solutions to challenges a complex project such as this has raised. While Staff still has concerns, this application leaves little open-ended questions that Staff believe could damage or harm the Town, this development, and more importantly the current residents in the area.

There are still a few Staff concerns, which we anticipate the applicant will continue to work with us to achieve some closure on. These concerns include a future stub out within dedicated right-of-way to the east, connection through the “church” property and Ben Baron Lane, the potential financial strains incurred by the Town after buildout, and the prospective commercial aspect of the development.

Since the Planning Commission meeting, the applicant has proposed and presented an exhibit showing the elimination of two aspects of the plan that appears to significantly reduce the financial burden to the Town by the project. The two changes appear to be the complete elimination of the townhome section of the project, and also the elimination of the larger Series A lots (8,500 ft²). This reduction in housing types helps with the financial analysis, but also reduces the number of maximum units from 375 down to 315 units.

Staff does acknowledge several positive impacts this project may have on the Town, such as the inclusion of commercial area and a dedicated, constructed pickle ball facility to be used by all residents of the area, as a Town-owned and operated recreation facility. The commercial portion of the project may provide a positive

financial impact to offset the residential costs of servicing the future area, and the inclusion of additional dining and entertainment facilities in the Town may be to the benefit of existing residents.

Planning Commission Recommendation: The Planning Commission heard the request at their August 26th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested **Planned Development (PD)** designation for the subject parcels, however they had several concerns. The two most prominent concerns voiced by the Commission was the density and the impact on the Town by the development, specifically the financial, traffic and other strains on the Town and community services this many proposed units may impose. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

Staff Recommendation: Currently, Staff generally recommends approval for the requested **Planned Development (PD)** zoning district designation for the subject parcels. Staff has reached this recommendation due to the PD Document being thoughtful and complete. While there are some questions that need to be addressed, such as the commercial buildout size and timing, Staff believes that this application and the submitted documentation will serve the Town as a potential satisfactory base to move forward. Staff believes the compliance with the application and the 2024 Comprehensive Plan with a mix of housing types, commercial opportunities and pickleball facility, meets the spirit and intent of our long-range planning documents and vision for the US-52 corridor.

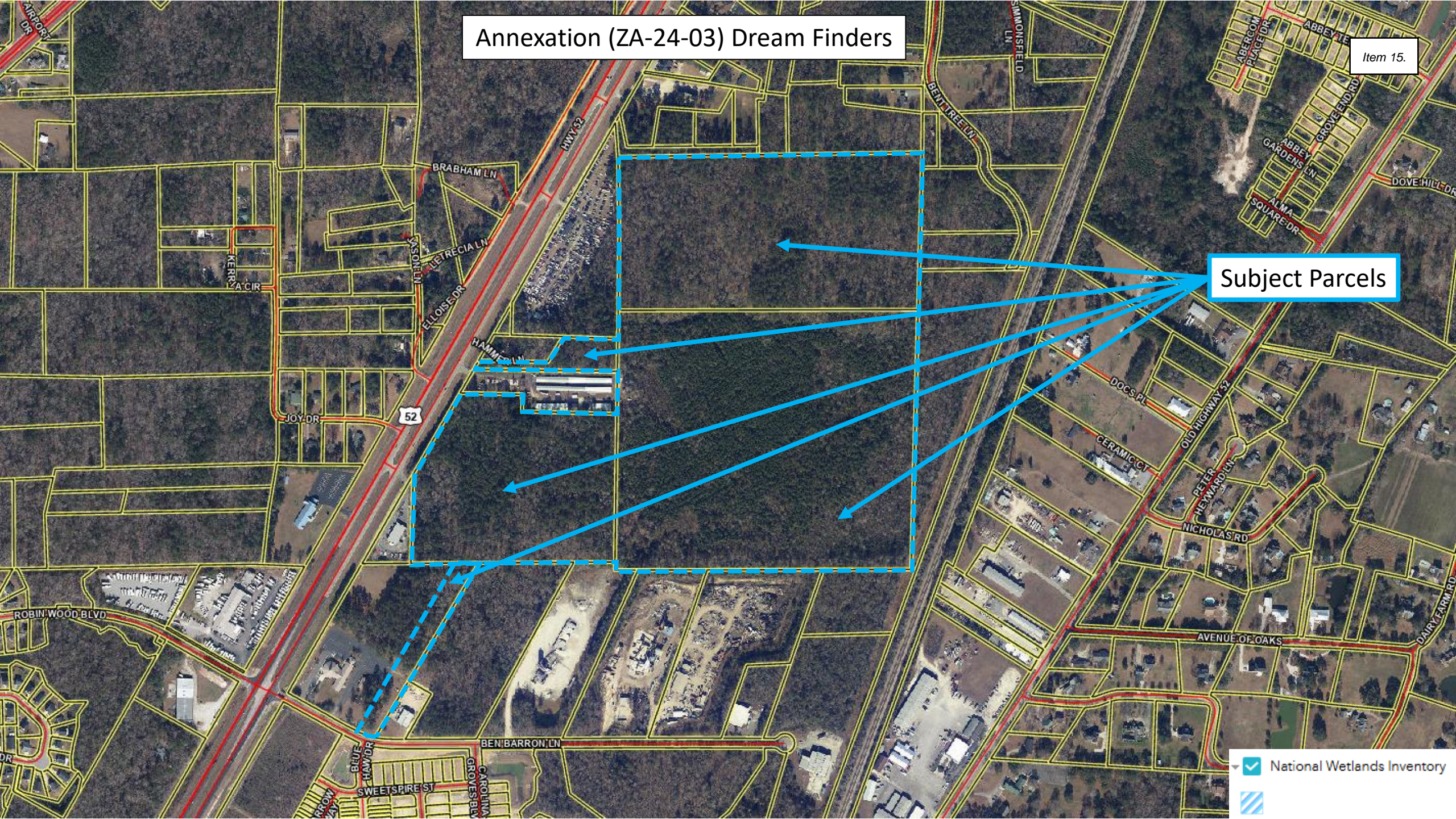
Since the Planning Commission meeting, the applicant has worked with Staff to address the two prominent concerns of the Commission. By reducing the number of units from 375 to 315 and eliminating the townhome section of the project, Staff believes that these changes positively influence the financial analysis that was generally negative, and shows a more subdued strain on Town services and less of a financial burden over the next decade by serving these parcels and this planned community. Staff also believe, that by eliminating the townhomes, reducing the number of units, and therefore lessening the density, the congestion and traffic concerns are also mitigated to a lesser degree than previously thought.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (Reid, Adelaide, Wallace, Flarisee) (20241119)
 SIGNED – Application (The Grove Christian Church) (20250724)
 PD Document (20250724)*

Annexation (ZA-24-03) Dream Finders

Item 15.

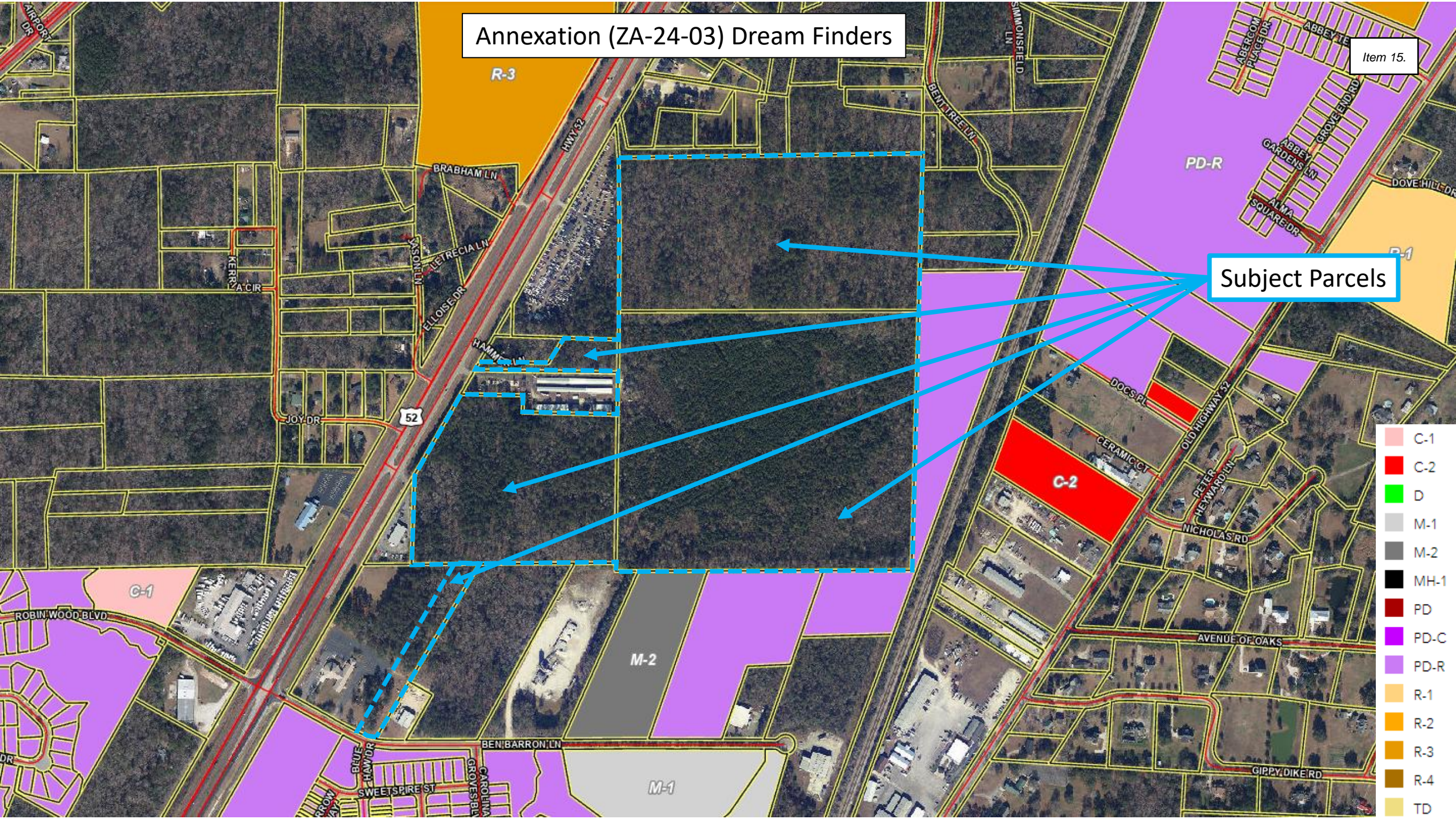
Subject Parcels



Annexation (ZA-24-03) Dream Finders

Item 15.

Subject Parcels



Annexation (ZA-24-03) Dream Finders

Item 15.

Subject Parcels

LEGEND

Town Boundary

Town Proposed Expansion Area

FUTURE LAND USE DESIGNATIONS

Parks and Open Space

Rural-Town Transitional Residential

Town Character Residential

Suburban Character Residential

Neighborhood Mixed-Use

Highway Commercial

Downtown Commercial

Employment

Institutional

EXPANSION AREA FUTURE LAND USE DESIGNATIONS

Rural-Town Transitional Residential

Town Character Residential

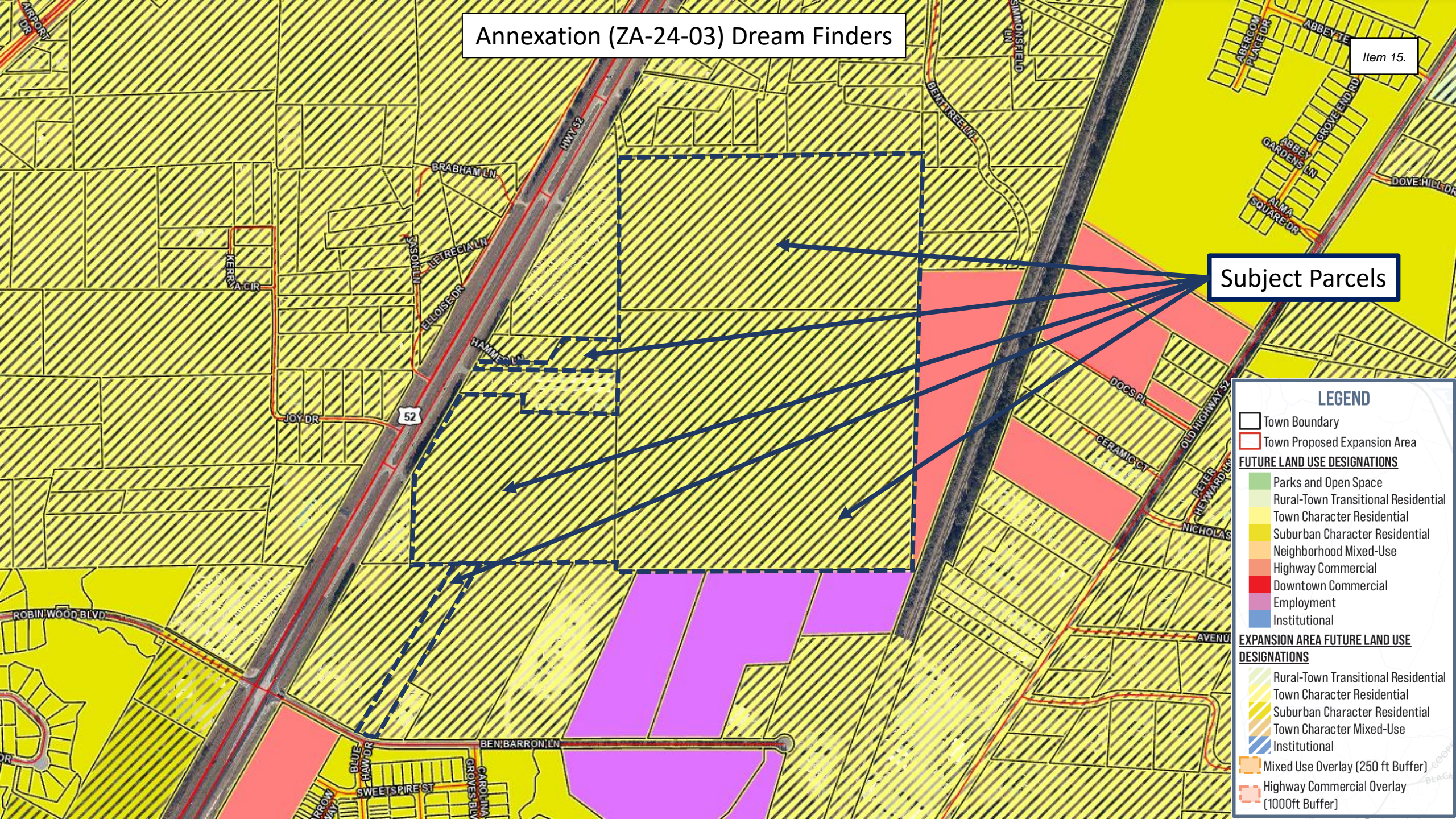
Suburban Character Residential

Town Character Mixed-Use

Institutional

Mixed Use Overlay (250 ft Buffer)

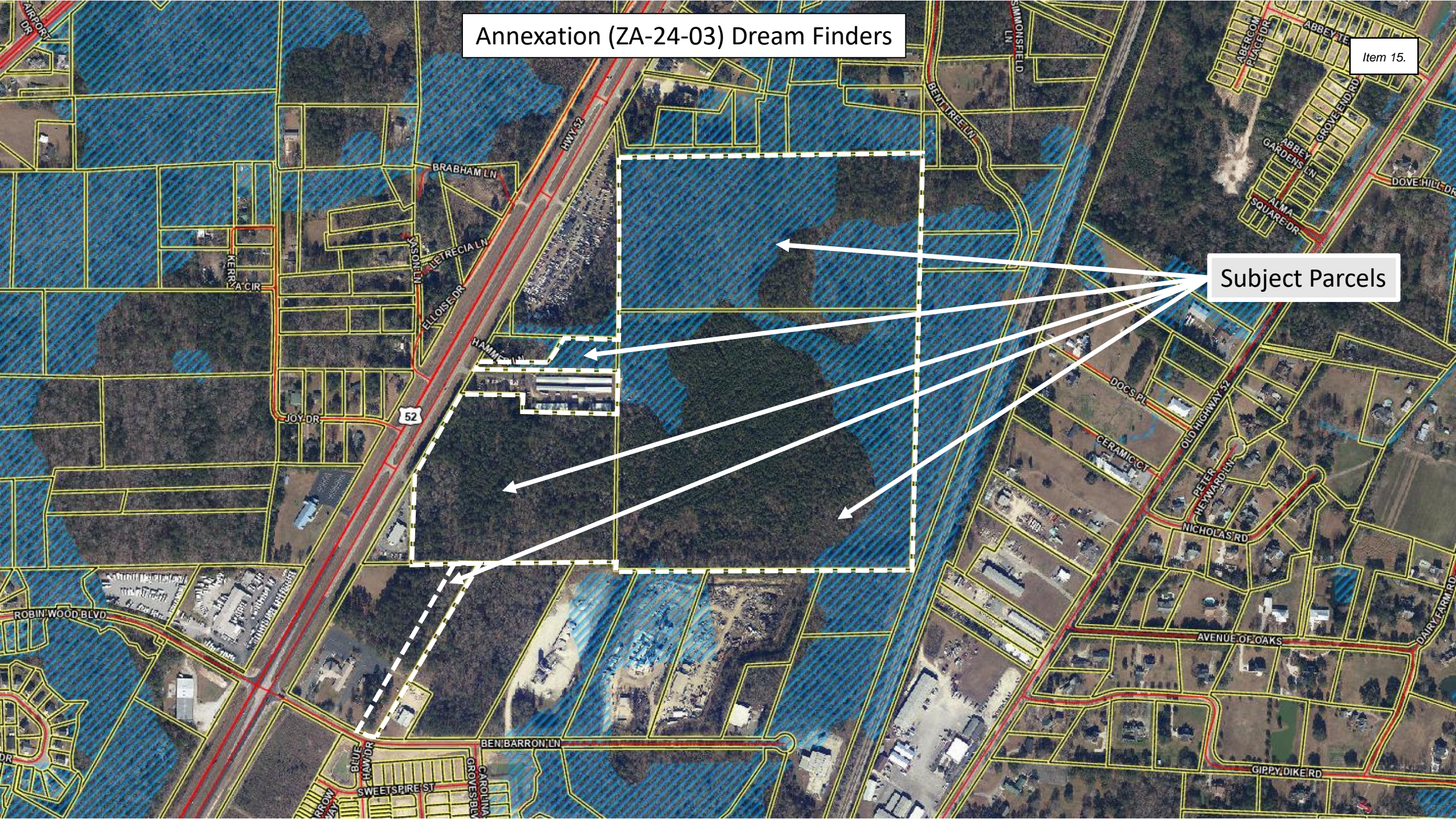
Highway Commercial Overlay (1000ft Buffer)



Annexation (ZA-24-03) Dream Finders

Item 15.

Subject Parcels





100% ANNEXATION PETITION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Ryan Leaphart Address: 1510 N HWY 17 ^{Mont-Rain SC 29554}
Phone: (843) 566-2858 E-Mail: ryan.leaphart@DREAMMONCKSCORNER.COM

Property Owner Information (If Different)

Name: The Grove Christian Church Address: 1116 BEN BARRON LANE
Phone: 843-761-1056 E-Mail: INFO@Thegroveinc.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. 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: 1620200015

*** 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:

THIS APPLIES TO THE SOR/W ONLY IF APPROVED R.S.C.

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: Roy L. Edwards Date: 7/23/25

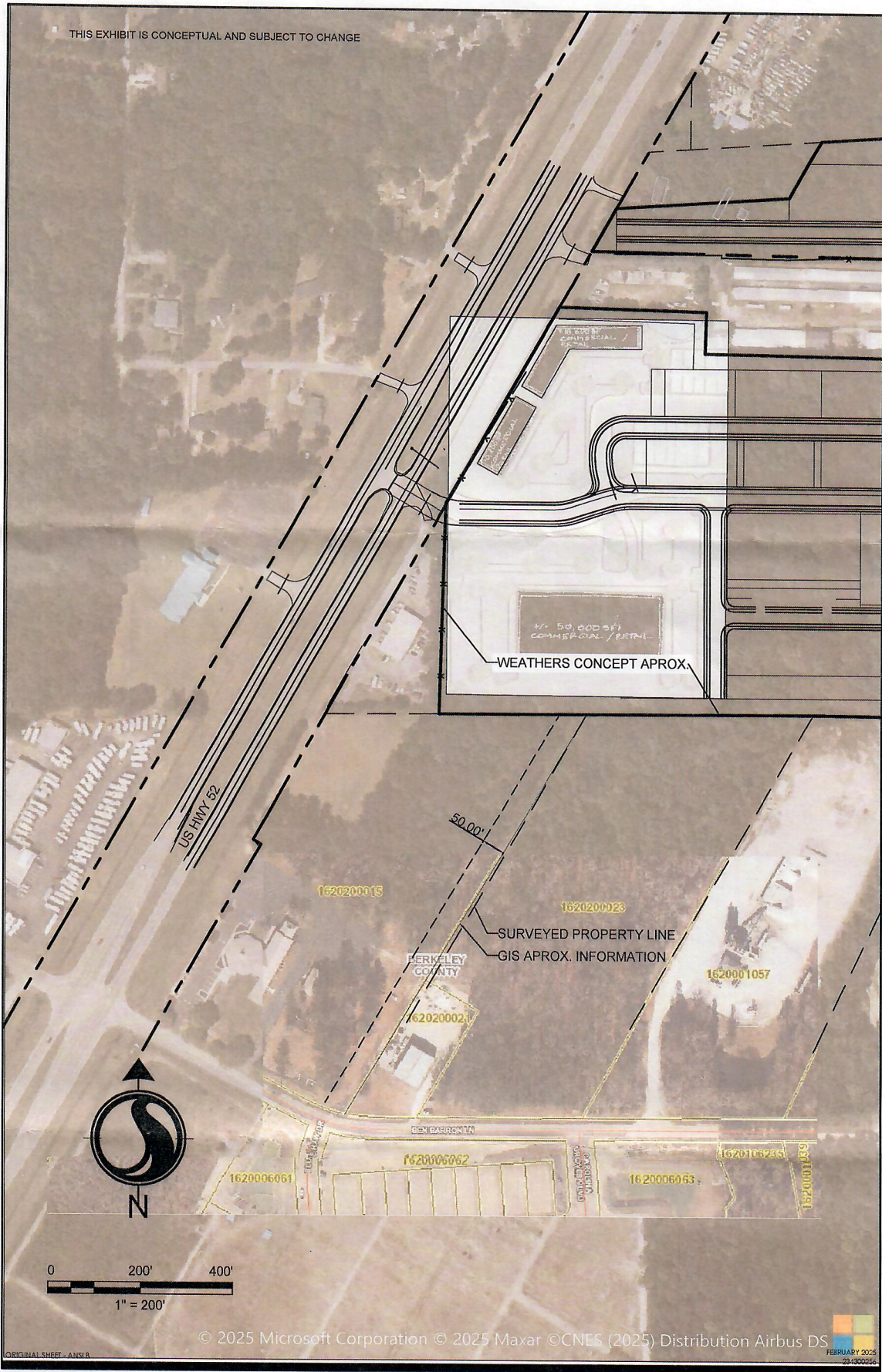
Applicant's Signature: [Signature] Date: 7/24/25

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



U:\24302255\land_development\drawings\base_256_db.dwg
2025/02/19 10:37 AM By: Crenshaw, Shannon



HWY 52
MONCK'S CORNER, SC

Client/Project
DREAM FINDERS HOME
WEATHERS TRACT

Figure No.
1.0

Title
EXHIBIT 1 -
SOUTHERN ACCESS



Applicant Information

NAME

Kristina Harvey

ADDRESS

4969 Centre Pointe Drive, Suite 200 c/o Stantec N Charleston

EMAIL ADDRESS

kristina.harvey@stantec.com

PHONE

843 740 3260

Property Owner Information

If different than applicant

NAME

Dream Finders Homes

ADDRESS

1510 N Highway 17 Mount Pleasant

EMAIL ADDRESS

michael.condon@dreamfindershomes.com

PHONE

843 530 0147

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER:

Item 15.

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:

The subject property of Weathers Tract Development encompasses tax parcel numbers 162-00-01-029 (29.00 acres), 162-00-01-020 (43.84 acres), 162-02-00-017 (17.84 acres), and 162-02-00-019 (2 acres) for a total of 92.68 acres. The property owners are correspondingly Reid Isaac, Adelaide Callum, Wallace M Zada Rev Trust, and Carol Flarisee from whom affidavits obtained.

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

UPLOAD FILE

[ecPX0oCvqAvX-berkely_county_zoning1-500.jpg](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

Planned Development

CONSENT

checked

APPLICANTS SIGNATURE

DATE

11/19/2024

A handwritten signature in black ink, appearing to be 'K. Zada', written over a light gray background.

EXHIBIT 7 – PROPOSED BUFFERYARD AND HOA AREAS

Item 15.

If possible please note which buffer type is going to be used for 20' Wetland Buffers so that it is clear what rate plantings will be planted at.

20' WETLAND
BUFFER, TYP

TYPE C
(REDUCED)

TYPE B

TYPE D
(REDUCED)

TYPE A

HOA, TYP

TYPE B

TYPE A

TYPE B -
TYPE D -



A Mixed Use Planned Development in the Town of Moncks Corner

Weathers Tract PD
Berkeley County, South Carolina

Prepared for:
Dream Finders Homes
1510 N Highway 17
Mount Pleasant, SC 29464

Prepared by:
Stantec Consulting Services, Inc.
4969 Centre Pointe Drive Suite 200
North Charleston, SC 29418



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1 Executive Summary

Weathers Tract is a planned Development on US Highway 52, within the jurisdictions of either Berkeley County or Moncks Corner, South Carolina. The Project consists of five parcels, totaling approximately 96 acres.

The subject parcel is located along the Highway 52 corridor. The current zoning of the five parcels are as follows:

- TMS #: 162-00-01-029 (Issac Reid): HI - Heavy Industrial District
- TMS #: 162-00-01-020 (Adelaide Callum): HI - Heavy Industrial District
- TMS #: 162-00-01-017 (Wallace M Zada Rev Trust): HI - Heavy Industrial District
- TMS #: 162-02-00-019 (Carol Flarisee): HI - Heavy Industrial District
- TMS #: 162-02-00-015 (First Christian Church): HI - Heavy Industrial District

The site is mostly undeveloped, unoccupied, and wooded land with meandering wetlands. The preservation of wetlands serves as the basis of design as the development forms around these spaces to utilize them as natural features and natural buffers.

The concept design of Weathers Tract PD is intended to serve Moncks Corner by creating an organized growth of development with increased density along US Highway 52 as part of the Highway Commercial Overlay within the Town's Comprehensive Plan. The intent is to create a denser commercial and retail district along the highway corridor, which then turns into a residential district that diffuses from dense single family attached to less dense single family detached. Nested between these two districts will be a pickle ball facility accessible to the public from the western retail/commercial district and from the eastern residential district.

Open spaces throughout the development will be publicly accessible, providing an opportunity to experience the preserved wetlands, water features, and a recreation space which will all be connected by an existing 10' trail system from the southern edge of the site and a series of sidewalks.

The concept for Weathers Tract contains 3 districts:

- I. Residential – The residential district will contain four single-family housing types including dense single family attached, and less dense single family detached lots, consisting of series A, series B, and series C home sizes.
- II. Commercial and Retail – The commercial and retail district will serve as the commercial and retail buffer of the highway commercial overlay within the comprehensive plan. This is roughly 8 acres of the overall project site dedicated to service based commercial businesses along the highway corridor.



- III. Recreation – The recreation district will provide the town with a new pickle ball complex for the public to utilize. This recreational facility will aid in the continued establishment of Moncks Corner as a recreation destination.

2 Existing Conditions

The five parcels comprising the site are currently zoned as Heavy Industrial District (HI) per Berkeley County zoning. Existing conditions of the land use are mostly undeveloped, unoccupied, and wooded land with meandering wetlands. See wetland exhibit in *Appendix, Exhibit 4* with corresponding letter of confirmed Approved Jurisdictional Determination, Exhibit 13. These five areas constitute the portions of the site proposed for development. The balance of the site is heavily wooded with a mixture of evergreen and deciduous trees with a railroad running north-south along the eastern portion of the site. Topographically, the site generally slopes southeast away from US-HWY 52.



Figure 2-1: Existing Zoning
(Appx. Exhibit 2)

3 General Site Description

The subject property of Weathers Tract Development are located in *Table 3.1*. The properties are located in Berkeley County, South Carolina, off US-HW 52 and Ben Barron Lane. The site is shown in Appendix, Exhibits 1-5 emphasizing various surrounding contexts.

Table 3.1 Project Parcels

Tax Parcel #	Acreage	Current Zoning, Berkely County	Property Owner
162-00-01-029	29.68 acres	HI – Heavy Industrial District	Issac Reid
162-00-01-020	43.79 acres	HI – Heavy Industrial District	Adelaide Callum
162-02-00-017	18.74 acres	HI – Heavy Industrial District	Wallace M Zada Rev Trust
162-02-00-019	2.70 acres	HI – Heavy Industrial District	Carol Flarisee
162-02-00-015	1.1 acres	HI – Heavy Industrial District	First Christian Church
Subtotal=	96.01 acres		



4 Cultural and Natural Resources: Vegetation, Wetlands, Hydrology, & Soils

Per the completed wetland delineation, there are areas of the site which are considered wetlands. These areas are limited to low lying areas within the existing, forested areas listed as a Jurisdictional Wetlands with connecting Non-Jurisdictional Wetland or Features, and portions are intended to remain mostly preserved and with an average 20-foot undisturbed buffer adjacent to developed areas. The forested wetland areas are indicated on the map located in *Appendix, Exhibit 4*.

The Federal Emergency Management Agency (FEMA) Flood Map for the site indicates the site does not contain mapped flood zones. The flood map panel is located in *Appendix, Exhibit 5*.

Soils at the site are indicative of the area. Within the areas proposed for development, the United States Department of Agriculture, Natural Resource Conservation Service lists the predominant (accounting for over 70% of the site) soil types as Coxville fine sandy loam (poorly drained), Goldsborough loamy sand 0 to 2 percent slopes (moderately well drained), Ocilla loamy fine sand (somewhat poorly drained), and Duplin fine sandy loam 0 to 2 percent slope (moderately well drained). Goldsboro Loamy Sand 0 to 2 percent slope, Lenoir Fine Sandy Loam, Duplin Fine Sandy Loam 0 to 2 percent slope, Rains Fine Sandy Loam 0 to 2 percent slope, Ocilla Loamy Fine Sand, Byars Loam, Pantego Fine Sandy Loam, and Coxville Fine Sandy Loam.

5 Design Intent

The intent of the development is to produce a master-planned community to provide homes and services to support growth where anticipated to occur and in areas with existing infrastructure. The project will include a combination of single-family residential, townhomes, recreation, and commercial/retail uses.

Select natural wooded areas and wetlands throughout the site will be preserved. Existing vegetation may also be integrated into the screening buffer areas surrounding the residential portions of the development. Differing adjacent uses will be separated by buffer plantings.

Stormwater for development will be captured in multiple drainage features such as ponds and vegetated swales or buffers within the development. These features are to be enhanced around the

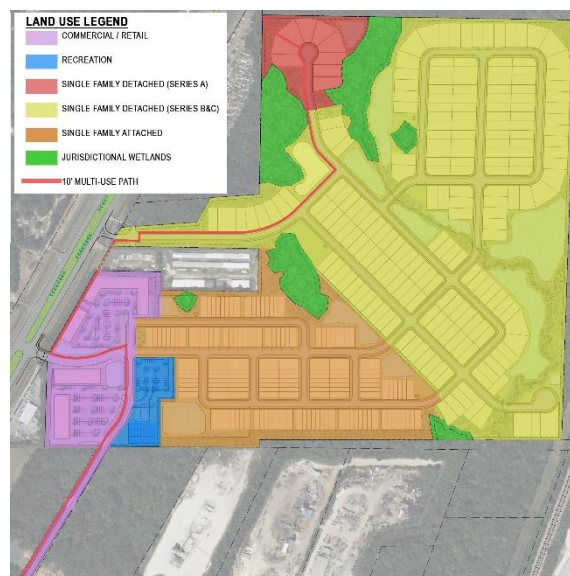


Figure 5-1: Proposed Planned Development Land Use (With Path) (Appx. Exhibit 6)



central amenity area which may include a pool, a club house, and a playground for use by the subdivision residents. There may be shared stormwater collection for certain portions of commercial development adjacent to residential areas as designed.

Proposed major ingress / egress points to the residential development will be provided by two separate access points along US-HWY 52 and an access right of way through the southern church parcel to serve as the main entrance on Ben Barron Ln. Access to the commercial development areas will be provided from two points, the southern access point along 52 and from Ben Barron Ln.

The intent of this project is illustrated in Figure 5-1 and described in detail below:

5.1 Residential Development

Residential development will consist of single-family detached units proposed with a maximum of 300 units and single-family attached Townhome units proposed with maximum of 162 units. Total residential units to be 375 lots. The following is an example of lot composition for single-family detached and listed in table below: 9 lots minimum Series A (2% of total), 40 Series B (12% of total), and 150 Series C lots (42% of total). Single-family attached Townhomes are proposed to provide maximum 162 units (44% of total) and composed of end unit and interior unit townhomes. See below Lot requirements for additional information.

Table 5.1 Residential Unit Type Composition

	Minimum Number of Lots/Units Required	Maximum Number of Lots/Units Allowed
Single Family Detached		
Series A	9	300
Series B	40	
Series C	150	
Single Family Attached	N/A	162
Total Allowable Lots/Units (combined SFA and SFD)		375 Units



The total residential units proposed is 375 residential units at an average of 4 units per acre of the total project area. Lot coverage shall not exceed 75% to be comprised of a roof, driveway, patio, and accessory structure only and excludes walks.

The proposed *Single family detached* architecture draws from the local Lowcountry vernacular, featuring broad porches, metal roof accents, lap siding, board and batten detailing, and double porches on select elevations. These elements are unified by a historic Charleston color palette, creating a cohesive collection of homes that pays homage to the traditional architecture of the Charleston area. To provide architectural diversity within the community, each floor plan offered will include four possible elevations, each incorporating the varying elements mentioned above.

Single family attached townhome buildings will blend various elements of Lowcountry vernacular, creating unique individual units through varying elevations of two feet (2') and staggered rooflines from unit to unit. Each building will feature two end units with upgraded elevations, wrap-around porches, well-positioned vertical windows, and distinctive architectural details that enhance the view as you approach the community.

To further support our commitment to architectural diversity within residential development, this community will adhere to the rule of 7, which states:

In order to avoid monotony of architectural design, there shall be no duplication of elevations substantially like any proposed neighboring dwelling. No building elevation shall be repeated across from, adjacent to, or diagonal to a similar building elevation on the same street (or an intersecting street in the case of a corner lot). On the same side of the street as the building in question, there shall be a minimum 2 lot gap between each similar building elevation. See Figure 5-3.

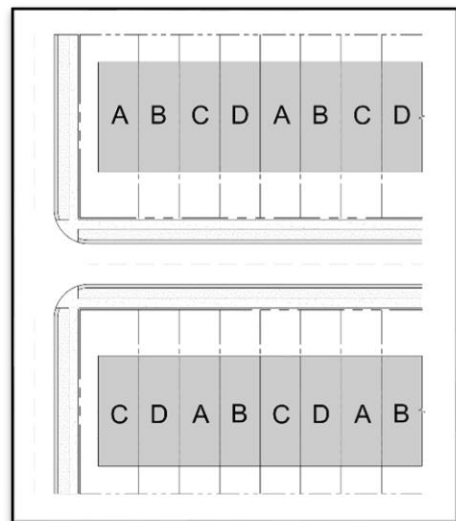


Figure 5-3: Proposed unit layout



Figure 5-2: Highlighting residential development location



5.2 Commercial and Retail Development

Commercial and retail development will occupy approximately 10 acres. Accepted uses shall be:

- Tailor shops
- Beauty shops and barbershops
- Laundry and dry cleaners
- Photographic studios
- Copy services
- Banks and financial institutions
- Retail sale, excluding vape, tobacco, and pawn shops
- Business and professional offices
- Financial institutions, excluding title loan, pay day loan, and other predatory lending
- Personal service shops
- Limited wholesale activity
- Restaurants and bars
- Taprooms
- Taverns
- Amusement centers
- Hotels and motels
- Commercial and professional sports clubs and promoters
- Transportation services
- Groceries
- Medical offices
- Pharmacies
- Government buildings



Figure 5-4: Highlighting commercial and retail development location

5.3 Recreational Development

The *Recreational development* to be constructed by the developer and dedicated to the Town for ownership and maintenance. The parcel for the pickleball facility will be platted with phase one. The completion of the facility, including receipt of Certificate of Occupancy, prior to the final plat approval for phase one. The facility will occupy approximately 1.76 acres. This recreational development is anticipated to be for a pickleball complex comprised of courts, pavilion with bathrooms to be designed with Town signature architecture - matching the recreational complex, circulation paths, well-marked pedestrian crossings, timing mechanism, and associated parking. Anticipated regular use along with intermittent events and tournaments. The minimum design standard for the facility shall match the site plan as shown in *Figure 5-6* and the architecture as shown in *Figure 5-7*.



Figure 5-5: Highlighting recreational development location

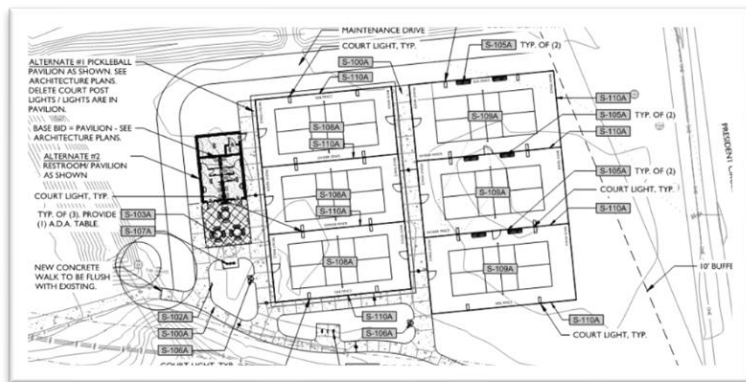


Figure 5-6: Precedent pickleball site plan



Figure 5-7: Moncks Corner recreational facility architecture

5.4 Wetland and Buffers

Within the development, 12.3 acres or approximately 13% will be set aside as preserved natural *wetland and buffers*. The wetland buffer requirement corresponds with jurisdictional wetlands only, not to include non-jurisdictional wetlands, tributaries, and similar water features such as swales and ditches. All non impacted wetlands will be buffered. All disturbed areas need to be stabilized with a planting style conducive to the Lowcountry and natural areas. All ponds to be protected with natural riparian buffer, planted to include wild grasses and native mix.



Figure 5-8: Shows location of wetlands and wetland buffers

5.5 Internal Roadway

Internal roadways are proposed with 50-foot right of ways, will be designed and constructed to Berkeley County standards with intended ownership and maintenance by Berkeley County where acceptable. Roadways servicing areas such as Townhomes and select commercial areas are to be designed and constructed to Berkeley County standards but will be privately maintained within a public right of way by POA/HOA.

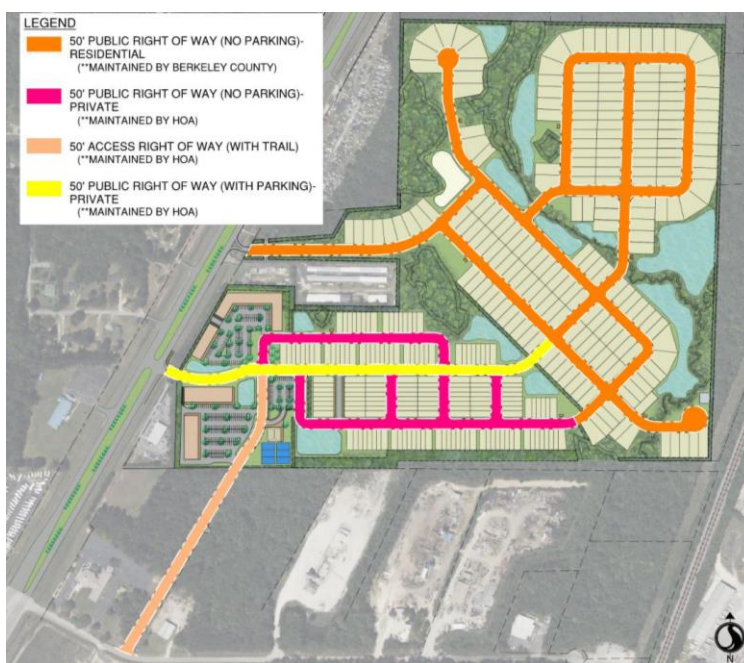


Figure 5-9: Transportation Plan (Appx. Exhibit 10)



5.5.1 50' Road Right of Way (No Parking)

The typical street Right of Way (ROW) for this development shall be fifty feet (50') in width. This 50' ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a six-foot (6') verge, a five-foot (5') sidewalk, with one foot (1') of extra space along both sides of the ROW throughout the development. See cross section and ROW location below. See cross section enlargement in *Appendix, Exhibit 11.1*.



Figure 5-10: Typ. Neighborhood Road Sections (Appx. Exhibit 11.1)

Figure 5-11: 50' Road ROW locations

5.5.2 50' Road Right of Way (With Parking)

The on-street-parking Right of Way (ROW) for this development shall be fifty feet (50') in width. This fifty-foot (50') ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a five-foot (5') sidewalk and nine-foot (9') parking lane on one side, and on the other side will include a five-foot (5') verge and a five-foot (5') sidewalk. See cross section and ROW location below. And see cross section enlargement in *Appendix, Exhibit 11.2*.

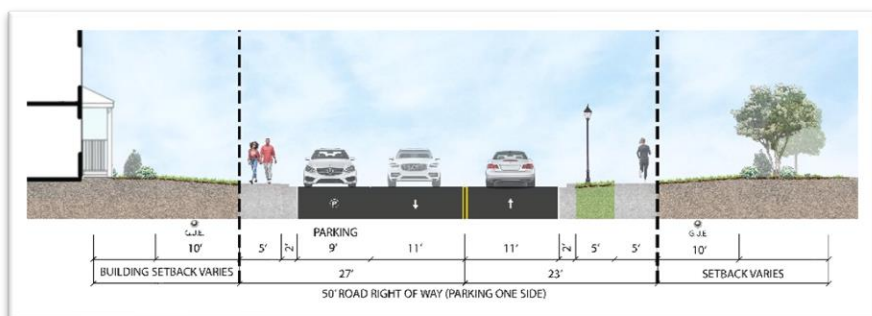


Figure 5-12: Typ. Neighborhood Road Sections (Appx. Exhibit 11.2)

Figure 5-13: Road ROW locations

5.5.3 50' Access Right of Way (With Trail)

The access Right of Way (ROW) for this development shall be fifty feet (50') in width adjacent to First Christian Church. This fifty-foot (50') ROW is intended to become a main entry and exit. The ROW includes twenty-two feet (22') of pavement (two 11' wide travel lanes), with two-foot (2') wide curb and gutter on both sides. This ROW will also include a five-foot (5') verge, ten-foot (10') sidewalk, and a five and a half foot (5.5') grass strip on one side and on the other side will include a three and a half foot (3.5') grass strip on the other side. See cross section and ROW location below. And see cross section enlargement in *Appendix, Exhibit 11.3*.

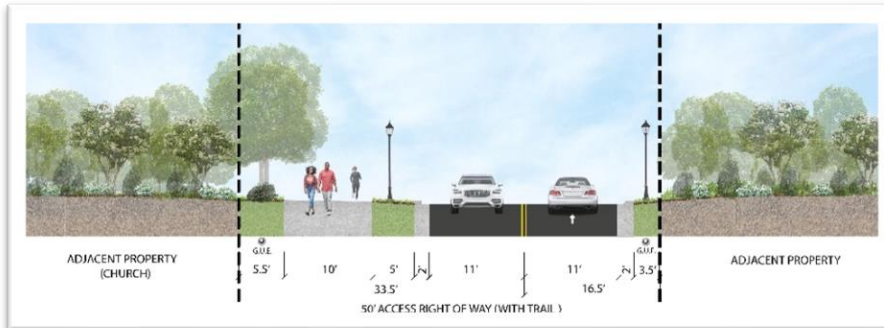


Figure 5-14: Typ. Neighborhood Road Sections (Appx. Exhibit 11.3)



Figure 5-15: Road ROW locations

5.6 Lot Size Requirements

Table 5.2 Lot Requirement Table

Lot Type	Lot Area (min.)	Lot Width (min)***	Lot Depth (min)	Front Building Setback*	Rear Building Setback*	Side Building Setback*	Corner Side Building Setback*
Single Family Detached							
Series A**	8500 SF	60 Feet**	140 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Series B	6600 SF	55 Feet	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Series C	5400 SF	45 Feet	120 Feet	25 Feet	15 Feet	7.5 Feet	7.5 Feet
Single Family Attached							
End unit	3200 SF	32 Feet	100 Feet	25 Feet	15 Feet	10 Feet	10 Feet
Middle Units	2200 SF	22 Feet	100 Feet	25 Feet	15 Feet	n/a	n/a
Rear Load End Unit	3200 SF	32 Feet	100 Feet	15 Feet	25 Feet	10 Feet	10 Feet
Rear Load Middle Unit	2200 SF	22 Feet	100 Feet	15 Feet	25 Feet	n/a	n/a
Commercial/ Retail							
Lots along US – HW 52	n/a	n/a	n/a	15 Feet	15 Feet	10 Feet	10 Feet
Recreation	n/a	n/a	n/a	25 Feet	15 Feet	10 Feet	10 Feet

* Note for setbacks: Stairs and HVAC units may encroach into the setback. Roof overhangs allowed in front setbacks; roof overhangs, meters, and electric panels allowed in the side and rear setbacks as long as projection is less than 18-inches of encroachment.

** Series A lot are asymmetrical. Lot width is definable at the midpoint of the lot. All lot lines must be straight, along one bearing and be perpendicular to the ROW (plus or minus 5 degrees)

*** Lot width shall be measured at the setback line.



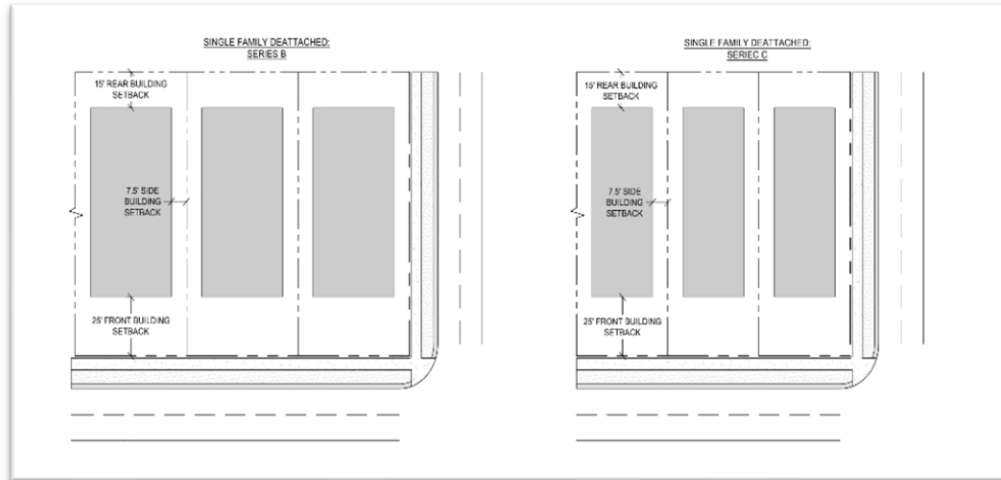


Figure 5-16: Showing building setback spacing for single family detached (Series B&C)

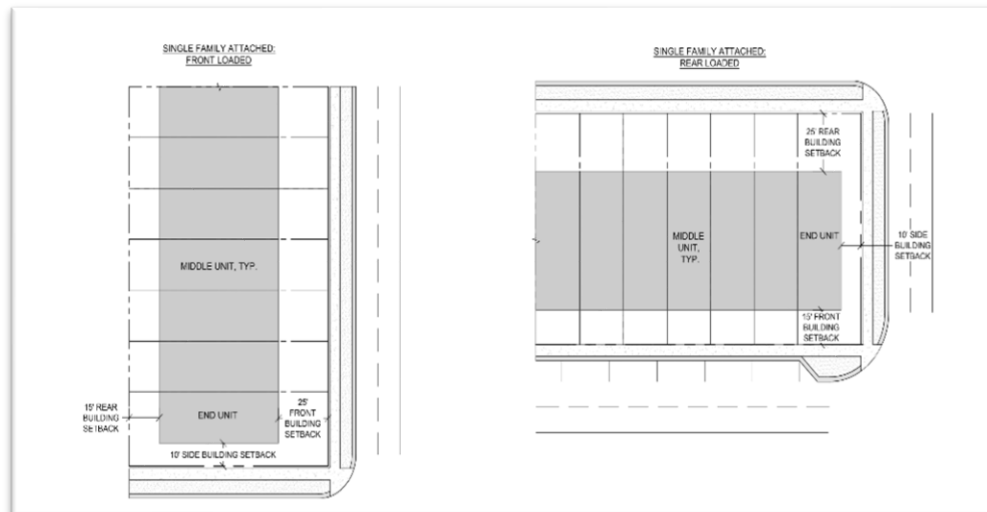


Figure 5-17: Showing building setback spacing for single family attached (townhomes)

6 Proposed Development Schedule

The project will be developed in multiple phases with construction scheduled to commence for residential areas in 2026 and anticipated to continue through 2030. Development of commercial and recreational areas to be on separate time frame. The completion of the recreational facility, including receipt of Certificate of Occupancy, prior to the final plat approval for phase one.



Figure 6-5-1: Project Phasing Plan
(Appx. Exhibit 9)



7 Proposed Improvements

It is intended for most new roads proposed within the project will be constructed to the standards acceptable by Berkeley County for the intention of dedication to the County. It is anticipated the select roads servicing townhomes will be private and maintained by the HOA. The recreation space will be deeded to the town for ownership and maintenance. All utility improvements will be designed and dedicated to the authorities having jurisdiction. Commercial parcels to be developed with off-street parking to be collectively provided and shared among businesses.

It is intended for street trees to be included in this development. See landscape objectives for more information.

All open space and common areas of residential space will be maintained by the community homeowner's association. The recreation space will be deeded to the town for ownership and maintenance.

A sidewalk system will be incorporated into the right of way. A five-foot (5') wide concrete sidewalk will be installed on both sides of all roadways within the development, except for the fifty-foot (50') access ROW connecting to Ben Barron which will have a ten-foot (10') Town trail that shall be paved and extended through the community as proposed in, *Proposed Planned Development Land Uses (With Path)* exhibit, *Appendix, Exhibit 6* and *Figure 7-1*. Sidewalks will be separated from the pavement with a minimum five-foot (5') grass strip. All sidewalks and trails shall be maintained by the homeowner's association. A grass strip shall not be required along roadways with parking, on the side of parking, within the development, *Appendix, Exhibit 11.2*. The A combination of sidewalks and trails will be provided for interconnection in this development. Any additional trails in development to be gravel or similar material approved by the developer.

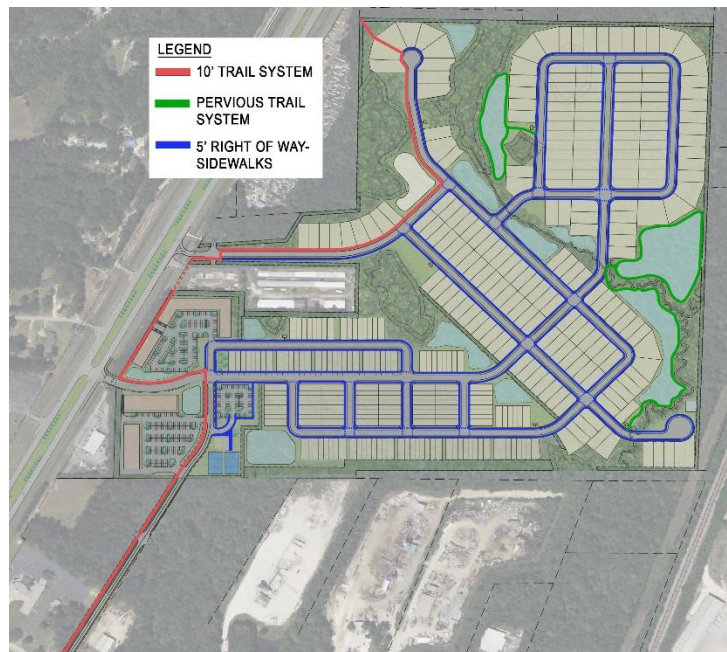


Figure 7-1: Trail and sidewalk locations

8 Impacts and Coordination

Currently Moncks Corner Water Works / Public Works Commission is available to provide water and wastewater utilities to the proposed development. There is ongoing coordination for an update to these services anticipated to potentially be provided by Berkeley County Water and Sanitation (BCWS). Santee Cooper will provide electricity to the proposed development. A pump station will be coordinated and constructed on site. Letters of coordination and willingness to serve the development are being actively coordinated and will be provided with copies provided for reference starting in *Appendix, Exhibit 12*.

All communication and cable/internet service providers for the project will install their lines and conduit underground in the road rights-of-way and, if necessary, in front, side, and rear lot line easements. Should utility easements become necessary, they will be located outside of proposed water, sewer, and drainage easements. The utility companies will be required to avoid root systems of existing and installed trees if at all possible.

All required landscaping and trees shall be located outside of all easements.

9 Site Utilities – Water, Sewer, & Hydrology

Currently water for domestic consumption and fire protection will be serviced by Moncks Corner Water Works. Sanitary sewer utilities will be serviced by Moncks Corner Public Works Commission. There is ongoing coordination, and all new infrastructure will be designed and constructed in accordance with the standard of those identified utility providers and South Carolina Department of Public Health (SC DPH). Stormwater will be collected and directed to new and existing stormwater control ponds located throughout the development. All collection systems will be designed to meet Berkeley County and SCDPH Design standards.

10 Landscape Objectives

The development's overall landscape plan will utilize local native plant species and naturalized non-invasive plants along with a variety of seasonal color, chosen from Moncks Corner Landscape Ordinance, Chapter 7 to ensure the overall beauty of the community is both preserved and enhanced. Plants listed by Clemson University or the South Carolina Forestry Commission as invasive shall not be allowed. These spaces in the community will be reserved for the use of residents. Median planting improvements along US-Highway 52 will utilize the various planting patterns found in the Town of Moncks Corner US-Highway 52 Median planting design standard, and is to be reviewed and approved by the Town with phase 1 preliminary plat approval and installed, inspected, and accepted by the Town for maintenance. Encroachment permit to be submitted to and approved by SCDOT, submitted by the developer prior to installation. The median planting improvements shall be required adjacent to the property frontage.

Street trees shall be planted along the entry drives and subdivision roads where permitted and shall follow their corresponding planting pattern listed in *Table 10.2*.



Street trees shall be planted along public roads in the development that are fifty-foot (50') right of ways without parking and shall be spaced between forty feet (40') and sixty feet (60') on center. Additional evergreen shrubs shall be planted along the fifty-foot (50') access right of way, between the required street trees, as a way to enhance the visual appeal of the development's main entry and exit right of way, *Appendix, Exhibit 11.3*.

Street trees will be located at the ends of Single Family Attached blocks and in additional areas where they will not be conflicting with easements and driveways. Street trees shall be setback from corners and intersections so as not to conflict with lines of sight.

Bufferyards are to be utilized to provide screening between uses if not separated by road as well as undisturbed wetland buffer adjacent to development. Trees to be installed with minimum caliper of 2 1/2 inches and six to eight feet height. Evergreen shrubs shall be minimum of 3 gallons at installation and a minimum of 24 inches height. Existing vegetation providing screening equal to or greater than bufferyard shall be accepted. Maintenance will be provided by respective homeowner associations and commercial property owners. To guarantee the highest level of aesthetic quality and consistency is achieved, the developer and planning director shall approve or disapprove landscape plans for each installed portion within the master development.

External project boundary buffers: Buffers along the perimeter of the project boundary shall be as shown in *Appendix, Exhibit 7*. The buffer type shall be shown in *Table 10.2*.

Internal buffers: Within the project boundary separation between districts and/or uses shall be as shown in *Table 10.1*.

Table 10.1 Land Use Table

LAND USES	Single Family Detached	Single Family Attached	Commercial / Retail	Assembly & Worship	Recreation	Industrial	Agricultural
Proposed							
Single Family Detached	n/a	Type B	Type C	n/a	n/a	Type B	Type B
Single Family Attached	Type B	n/a	Type B	n/a	Type B	Type C	Type C
Commercial / Retail	Type C	Type B	n/a	Type A	Type A	Type D	n/a
Recreation	Type B	Type B	Type A	Type A	n/a	n/a	n/a
Assembly & Worship	n/a	n/a	Type A	n/a	Type A	Type C	Type A



Table 10.2 Bufferyard Table

BUFFERYARDS	Min Buff Width (from Property line)	Width with Opaque Screen	Canopy Tree per 100 LF	Evergreen Shrubs per 100 LF
Type A	10 feet	n/a	3	25
Type B	15 feet	10 feet	4	50
Type C	25 feet	15 feet	6	50
Type D	50 feet	25 feet	8	75

Opaque Screens may be wood or masonry (block, brick, or stucco) and must be a minimum of 6'-0" tall and placed at the property line. Wood fences shall be installed with finished side facing out. Along streets, opaque screens shall be placed at the interior edge of the buffer, not at the property line.

No buffers shall be required between identical uses.

Wetland Buffer (20-foot width) Preservation of existing vegetation with limited disturbance. In areas where there is no existing vegetation within the wetland buffer, plants shall be installed to meet the requirements of a Type B buffer, if allowed by the US Army Corps of Engineers. Pervious trails and landscaping allowed.

11 Homeowner's Association

Homeowner Association will be organized for the Weathers Tract Development and will govern the site through use of restrictive covenants. Covenants and restrictions are being defined and will be recorded with the final plat for each phase of construction. HOA CCRs to include no more than 10% of units to be rentals. Staff to check CCRs prior to recording, which needs to be recorded prior to Final Plat approval for Phase 1 (or first phase to be developed).

12 Traffic Impact Assessment

A Traffic Impact Analysis (TIA) shall be required prior to the approval of the Preliminary Plat for the First Phase. This TIA shall analyze the entire development, with improvement recommendations noted for each phase. The TIA shall be conducted and coordinated by the Town and paid for by the Developer. All improvements noted in the TIA for each phase, shall be incorporated into the design plans and approvals for the Preliminary Plat for that phase. The developer is responsible for the cost of the improvements noted in the TIA, including but not limited to right of way acquisition, if required.

This TIA shall be updated with each phase of the project prior to the approval of the preliminary plat or the site plan approval.



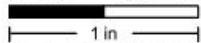
Appendix A



Berkeley County GIS Online Mapping



1 inch = 4,000 feet



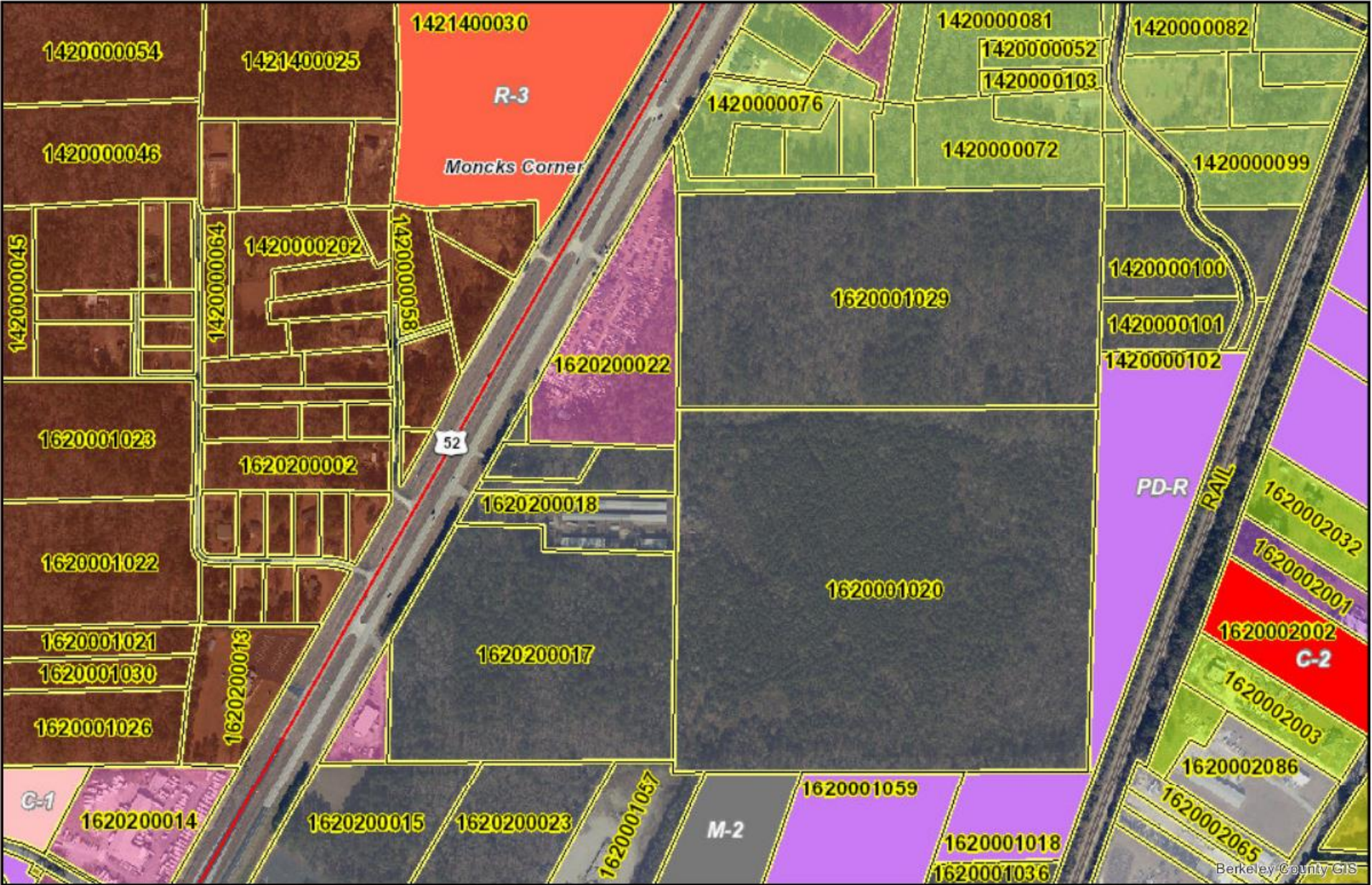
Date: 10/4/2024


Berkeley County GIS



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Berkeley County GIS Online Mapping




1 inch = 500 feet
Date: 10/4/2024
Berkeley County GIS



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LEGEND		
BERKELEY COUNTY ZONING		MONCKS CORNER ZONING
EG	R15	C-1
Flex1	R2	C-2
GC	R2-R	D
HI	R2-R(F)	M-1
LI	R3	M-2
OI	R4	MH-1
OIGC	R5	PD
PD-MU	RNC	PD-C
PD-OP/IP		PD-R
PD-RC		R-1
R1		R-2
R1-MM		R-3
R1-R		R-4
		TD

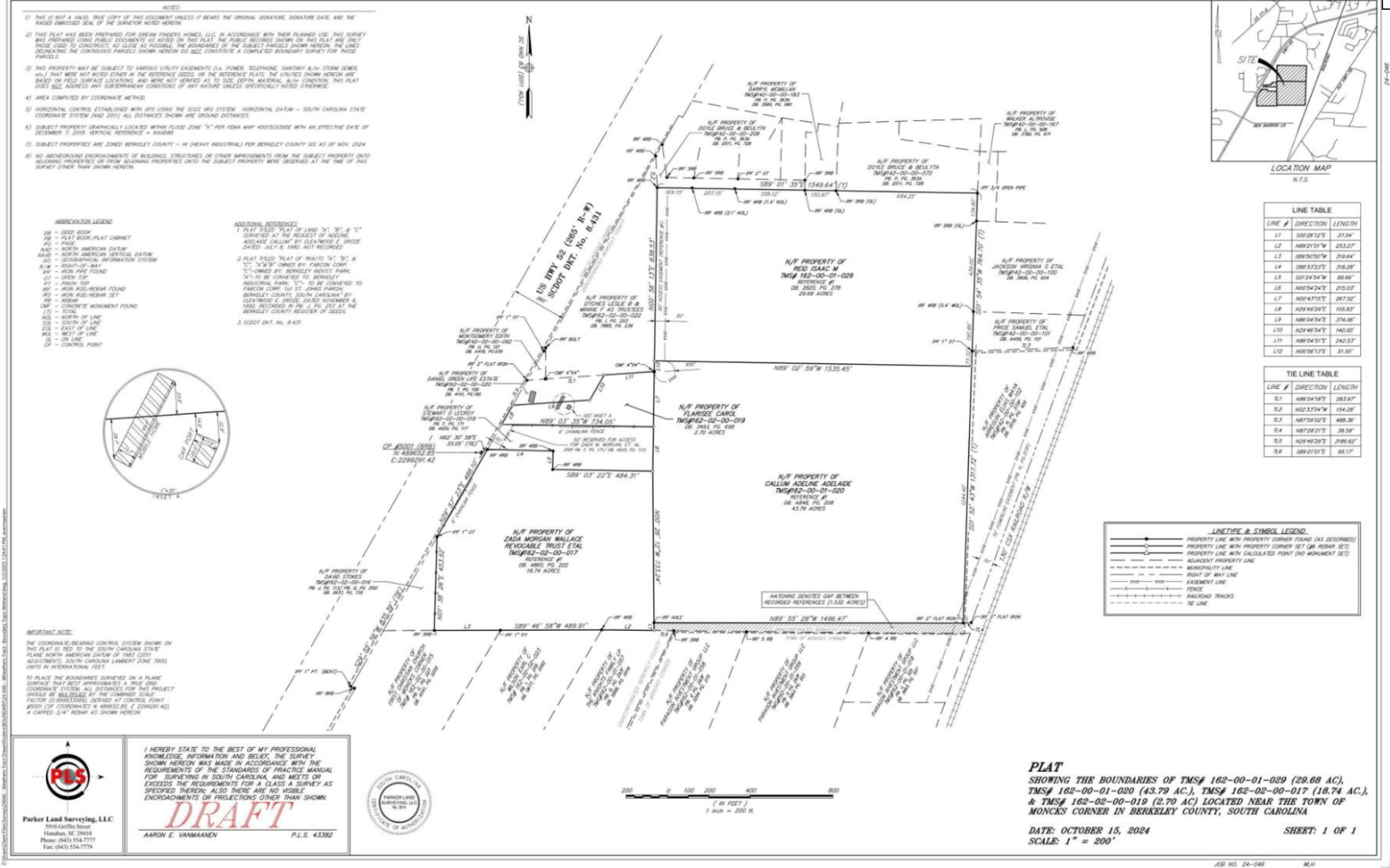
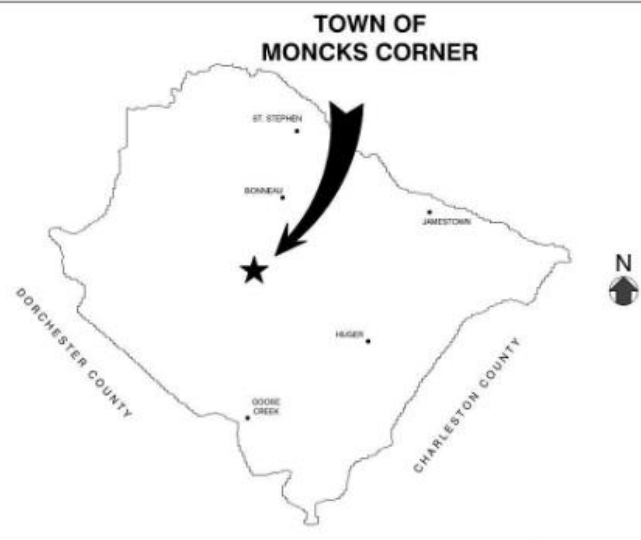


EXHIBIT 3.1 – BOUNDARY MAPS

LOCATION MAP N.T.S.



VICINITY MAP N.T.S.



LEGENDS

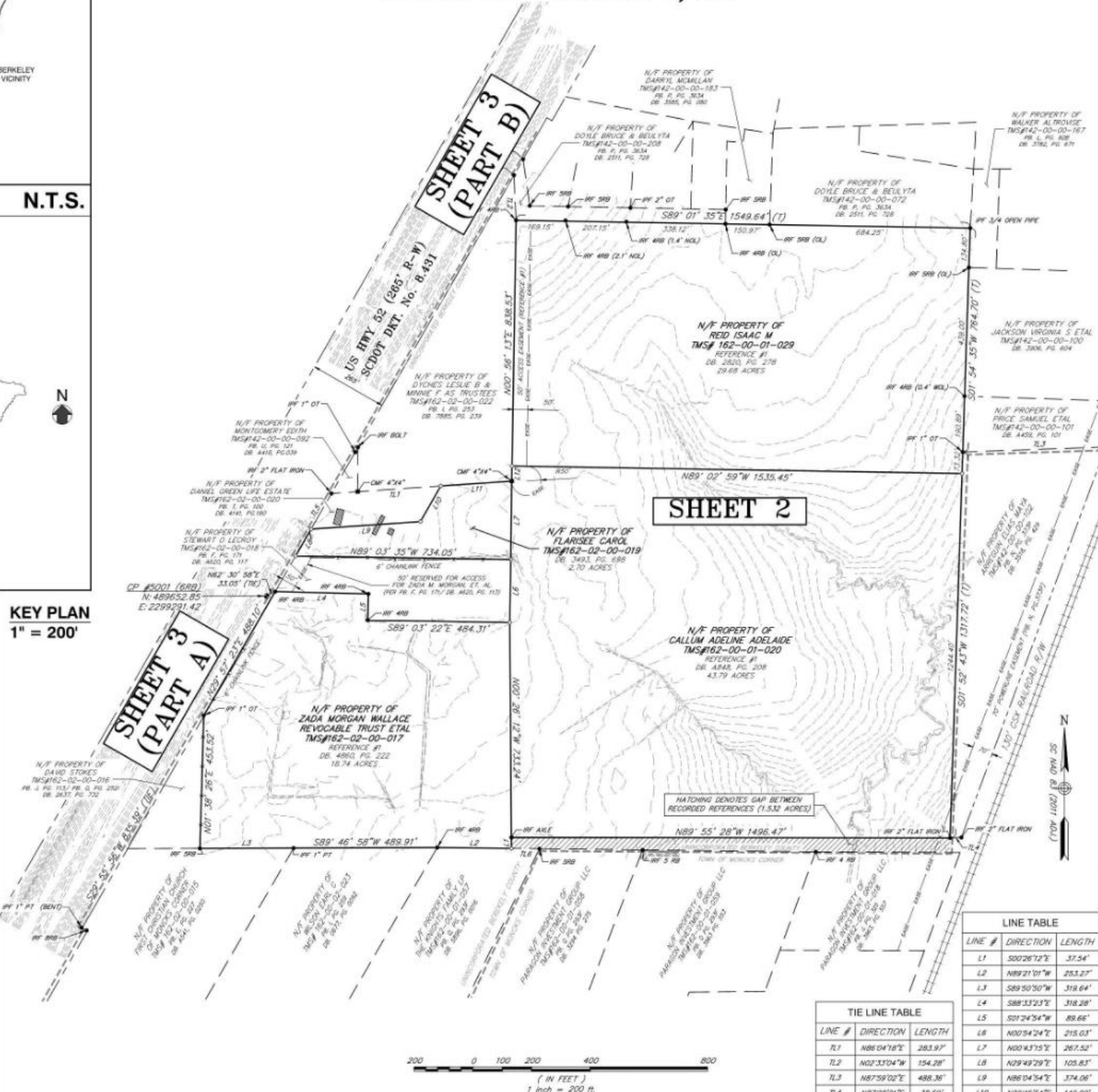
LINE TYPE LEGEND	
	PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
	PROPERTY LINE WITH PROPERTY CORNER SET (BY REBAR SET)
	PROPERTY LINE WITH CALCULATED POINT (NO MONUMENT SET)
	ADJACENT PROPERTY LINE
	RIGHT OF WAY LINE
	OVERHEAD POWERLINE W/ POWER POLE
	UNDERGROUND COMMUNICATION LINE
	UNDERGROUND POWER LINE
	UNDERGROUND WATER LINE
	UNDERGROUND GAS LINE
	STORM DRAINAGE PIPE
	EASEMENT LINE
	MAJOR CONTOUR LINE
	MINOR CONTOUR LINE
	MUNICIPALITY LINE
	RAILROAD TRACKS
	WETLAND LINE
	FENCE
ABBREVIATION LEGEND	
DB	DEED BOOK
FB	FLAT BOOK/FLAT CABINET
PS	PAGE
NAD	NORTH AMERICAN DATUM
NAD10	NORTH AMERICAN VERTICAL DATUM
GIS	GEOSPATIAL INFORMATION SYSTEM
MB	MAILBOX
RCF	REINFORCED CONCRETE PIPE
MB	MANHOLE
CI	CURB INLET
IE	INVERT ELEVATION
LP	LIGHT POLE
GM	GAS METER
WM	WATER METER
WV	WATER VALVE
PH or HYD	FIRE HYDRANT
GP	GATE POST
TRANS	TRANSFORMER
FO	FIBER OPTIC/COMMUNICATION BOX
TP	TELEPHONE PEDESTAL
(TYP)	TYPICAL
R/W	RIGHT-OF-WAY
IPF	IRON PIPE FOUND
OT	OPEN TOP
PT	PINCH TOP
IRF	IRON ROD/REBAR FOUND
IRS	IRON ROD/REBAR SET
RS	REBAR
CMF	CONCRETE MONUMENT FOUND
(T)	TOTAL
NOL	NORTH OF LINE
SOL	SOUTH OF LINE
EOL	EAST OF LINE
WOL	WEST OF LINE
ON LINE	ON LINE
CP	CONTROL POINT
SYMBOL LEGEND	
	SIGN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	TREE
	SPOT ELEVATION
	ASPHALT
	GRAVEL
	METLANDS

KEY PLAN
1" = 200'

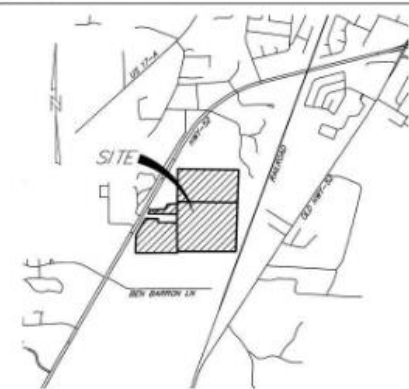


TOPOGRAPHIC SURVEY
"WEATHER'S TRACTS"

NEAR THE TOWN OF MONCK'S CORNER,
BERKELEY COUNTY, SC



PROJECT AREA N.T.S.



ADDITIONAL REFERENCES

1. PLAT TITLED "PLAT OF LAND 'A', 'B', & 'C' SURVEYED AT THE REQUEST OF ADELINE, ADELAIDE CALLUM" BY CLEATWOOD E. GRODZ DATED JULY 6, 1980, NOT RECORDED.
2. PLAT TITLED "PLAT OF TRACTS 'A', 'B', & 'C', 'A/B/B' OWNED BY: FABCON CORP. 'C'-OWNED BY BERKELEY INDUST. PARK, 'A'-TO BE CONVEYED TO BERKELEY INDUSTRIAL PARK, 'C'-TO BE CONVEYED TO FABCON CORP. 1st JOHN PARISH, BERKELEY COUNTY, SOUTH CAROLINA" BY CLEATWOOD E. GRODZ, DATED NOVEMBER 6, 1982, RECORDED IN PG. 3, PG. 253 AT THE BERKELEY COUNTY REGISTER OF DEEDS.
3. SCDOT DKT. No. 8-431

SURVEY NOTES

- 1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- 2) THIS PLAT HAS BEEN PREPARED FOR DREAM FINDER'S HOMES, LLC, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.E. POWER, TELEPHONE, SANITARY &/OR STORM SEWER, ETC.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEEDS, OR THE REFERENCE PLATS. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) AREA COMPUTED BY COORDINATE METHOD.
- 5) HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SDO'S VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD 2011). VERTICAL DATUM - NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). ALL DISTANCES ARE GROUND DISTANCES.
- 6) SUBJECT PROPERTY GRAPHICALLY LOCATED WITHIN FLOOD ZONE "X" PER FEMA MAP 45015C039E WITH AN EFFECTIVE DATE OF DECEMBER 7, 2016. VERTICAL REFERENCE = NAVD88.
- 7) SUBJECT PROPERTIES ARE ZONED BERKELEY COUNTY - H (HEAVY INDUSTRIAL) PER BERKELEY COUNTY GS 45 OF NOV. 2024.
- 8) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREON.
- 9) THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/OR CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 10) WETLANDS SHOWN HEREON WERE DELINEATED BY PASSARELLA & ASSOCIATES INC., DATED 09/10/2024 (LABELED AS SHOWN ON DRAWING No. SC-23-04-002 FIGURE 7).

IMPORTANT NOTE:
THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 3900, UNITS IN INTERNATIONAL FEET.
TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.999833089), DERIVED AT CONTROL POINT #5001 (SP COORDINATES N 489652.85, E 2299291.42), A CAPPED 3/4" REBAR AS SHOWN HEREON.

SURVEYOR STATEMENT:
I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DRAFT
AARON E. VANHAAREN S.C.P.L.S. # 43382

INDEX OF DRAWINGS

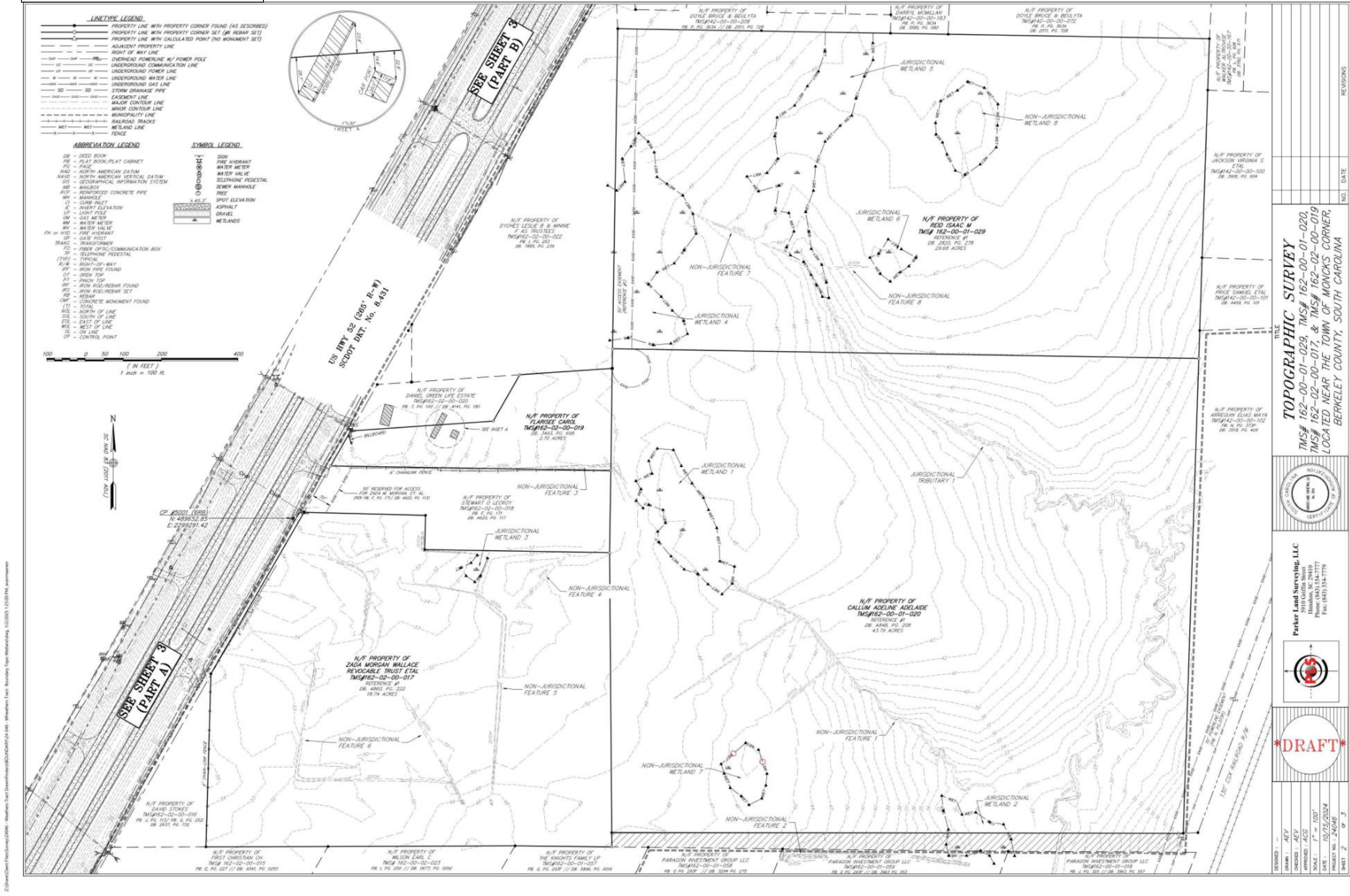
DWG. NO.	DWG. NO.	SHEET NO.	DRAWING TITLE
XXXXXXX	XXXX	1	COVER SHEET, VICINITY MAPS, NOTES, AND LEGEND
XXXXXXX	XXXX	2	TOPOGRAPHIC SURVEY
XXXXXXX	XXXX	3	TOPOGRAPHIC SURVEY

DESIGNED	DRAWN	CHECKED	APPROVED	SCALE	DATE	PROJECT NO.	SHEET
AEV	AEV	AEV	AGC	1" = 200'	10/15/2024	24046	7 OF 3

Item 15.

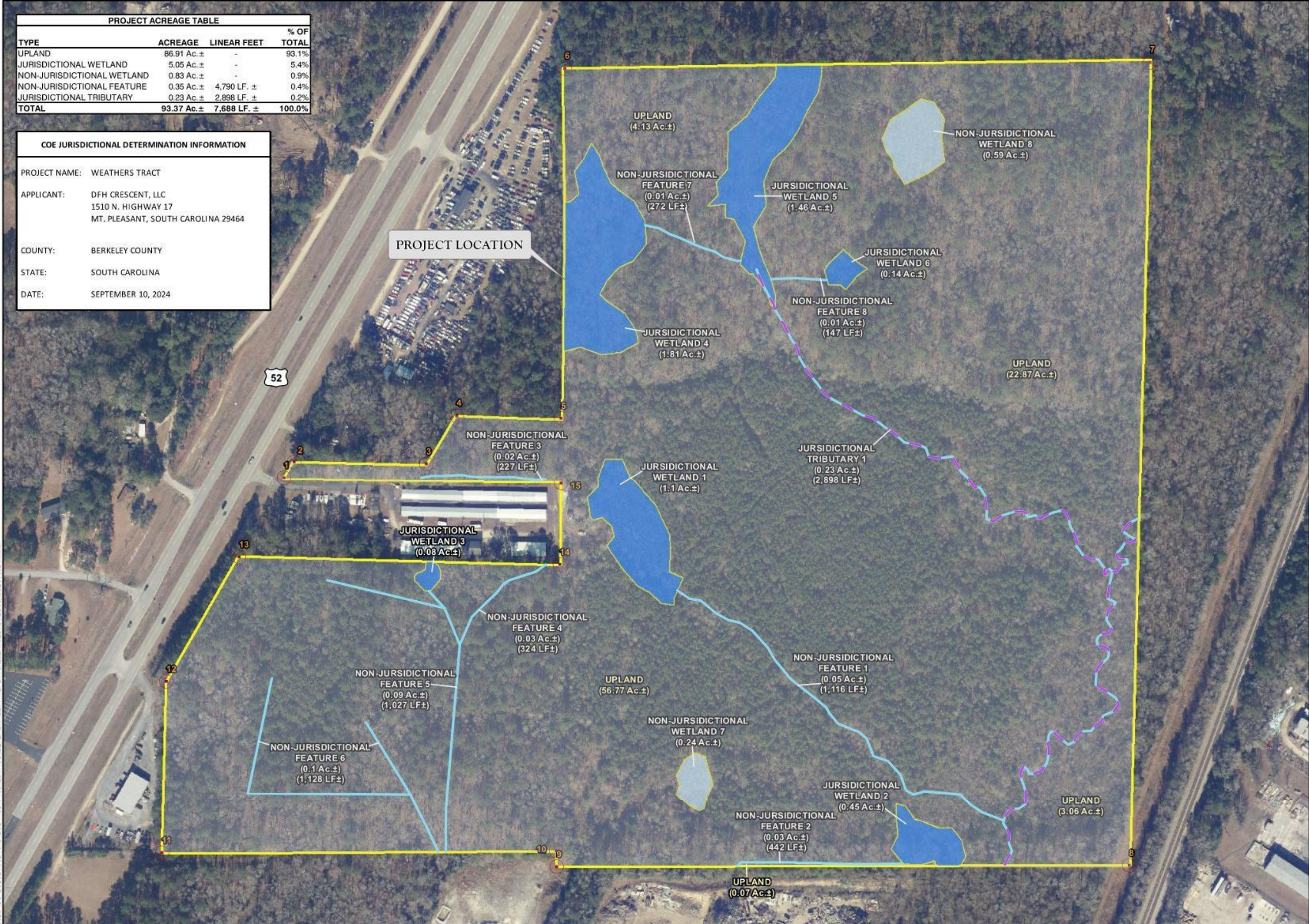
TOPOGRAPHIC SURVEY
TMS# 162-00-01-029, TMS# 162-00-01-020,
TMS# 162-02-00-017, & TMS# 162-02-00-019
LOCATED NEAR THE TOWN OF MONCK'S CORNER,
BERKELEY COUNTY, SOUTH CAROLINA

DRAFT

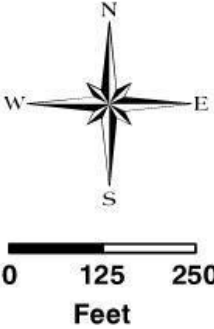


PROJECT ACREAGE TABLE			
TYPE	ACREAGE	LINEAR FEET	% OF TOTAL
UPLAND	86.91 Ac.±	-	93.1%
JURISDICTIONAL WETLAND	5.05 Ac.±	-	5.4%
NON-JURISDICTIONAL WETLAND	0.83 Ac.±	-	0.9%
NON-JURISDICTIONAL FEATURE	0.35 Ac.±	4,790 LF. ±	0.4%
JURISDICTIONAL TRIBUTARY	0.23 Ac.±	2,898 LF. ±	0.2%
TOTAL	93.37 Ac.±	7,688 LF. ±	100.0%

COE JURISDICTIONAL DETERMINATION INFORMATION	
PROJECT NAME:	WEATHERS TRACT
APPLICANT:	DFH CRESCENT, LLC 1510 N. HIGHWAY 17 MT. PLEASANT, SOUTH CAROLINA 29464
COUNTY:	BERKELEY COUNTY
STATE:	SOUTH CAROLINA
DATE:	SEPTEMBER 10, 2024



LEGEND	
	WEATHERS TRACT
	JURISDICTIONAL WETLAND
	NON-JURISDICTIONAL WETLAND
	JURISDICTIONAL TRIBUTARY
	NON-JURISDICTIONAL FEATURE



Map No.	Latitude	Longitude
1	33.17561249	-80.02140673
2	33.17572586	-80.02132036
3	33.17570335	-80.02017978
4	33.17605232	-80.01991257
5	33.17602503	-80.01901403
6	33.17855961	-80.01895529
7	33.17856546	-80.01391573
8	33.17274574	-80.01416076
9	33.17277627	-80.01909325
10	33.17289033	-80.01909462
11	33.17290395	-80.02248762
12	33.17414473	-80.02243909
13	33.17504313	-80.02180140
14	33.17496523	-80.01904195
15	33.17555546	-80.01902199

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED FROM THE SOUTH CAROLINA REVENUE AND FISCAL AFFAIRS OFFICE WITH FLIGHT DATES OF JANUARY THROUGH FEBRUARY 2023.

PROPERTY BOUNDARY ESTIMATED FROM THE BERKELEY COUNTY GIS WEBSITE.

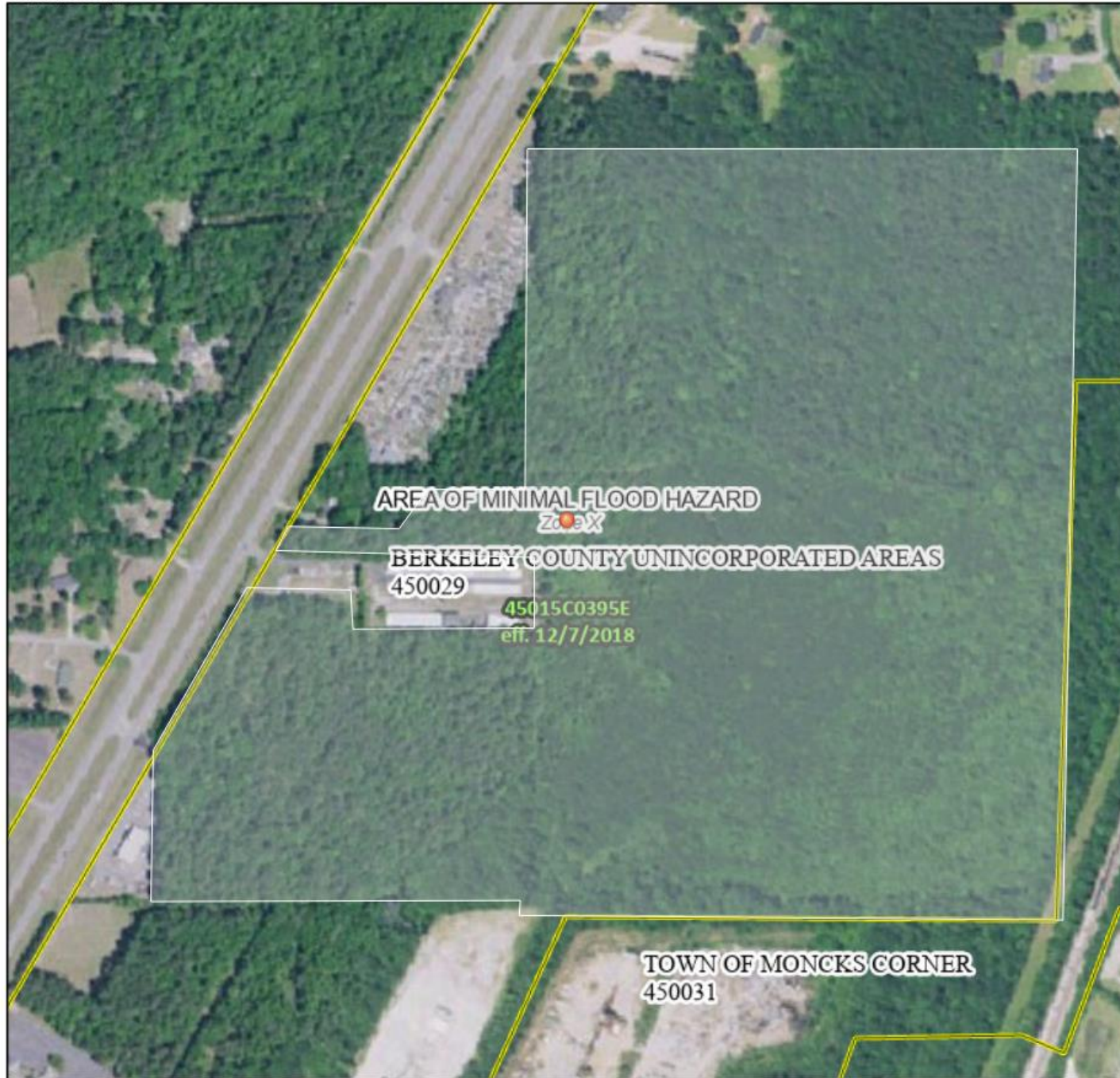
UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE	363 Wando Place Drive Suite 200 Mt. Pleasant, SC 29464 Phone (843) 971-8520 Fax (843) 971-8522		WEATHERS TRACT AERIAL WITH BOUNDARY COORDINATES AND FEATURES	DRAWING No.
		T.S., L.C.	09/10/24				SC-23LGL4002
		DESIGNED BY	DATE				SHEET No.
		M.T.	09/10/24				FIGURE 7
		REVIEWED BY	DATE				
		T.B.	09/10/24				

National Flood Hazard Layer FIRMette



80°1'26"W 33°10'48"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/8/2025 at 3:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°0'49"W 33°10'17"N

Item 15.

LAND USE LEGEND

COMMERCIAL / RETAIL

RECREATION

 SINGLE FAMILY DETACHED (SERIES A)

SINGLE FAMILY DETACHED (SERIES B&C)

 SINGLE FAMILY ATTACHED

JURISDICTIONAL WETLANDS

 10' MULTI-USE PATH

COMMERCIAL & RETAIL

PARKING REQ: 256

PARKING PROVIDED: 277

RECREATION PARKING PROVIDED: 63

ON STREET PARKING PROVIDED: 31

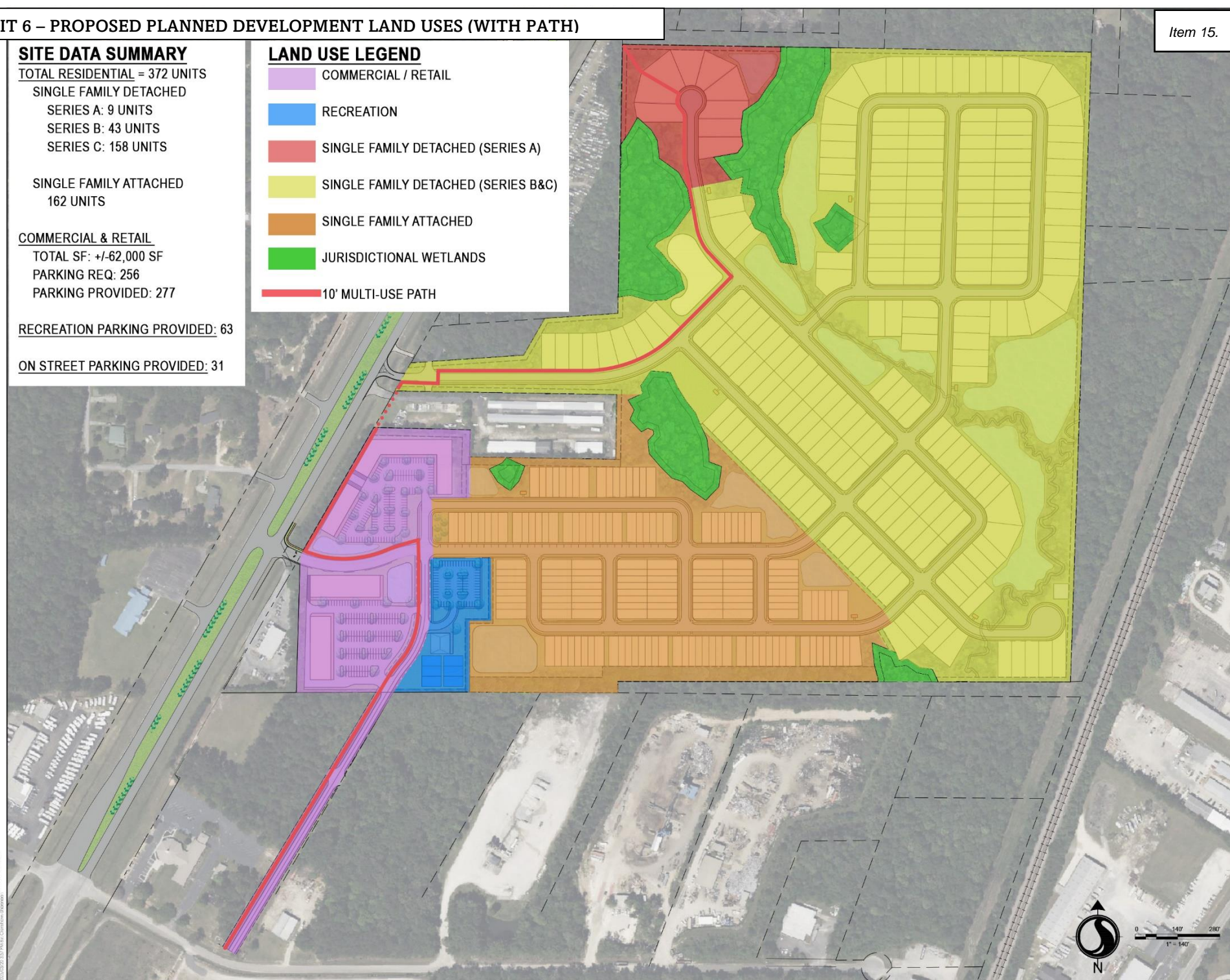
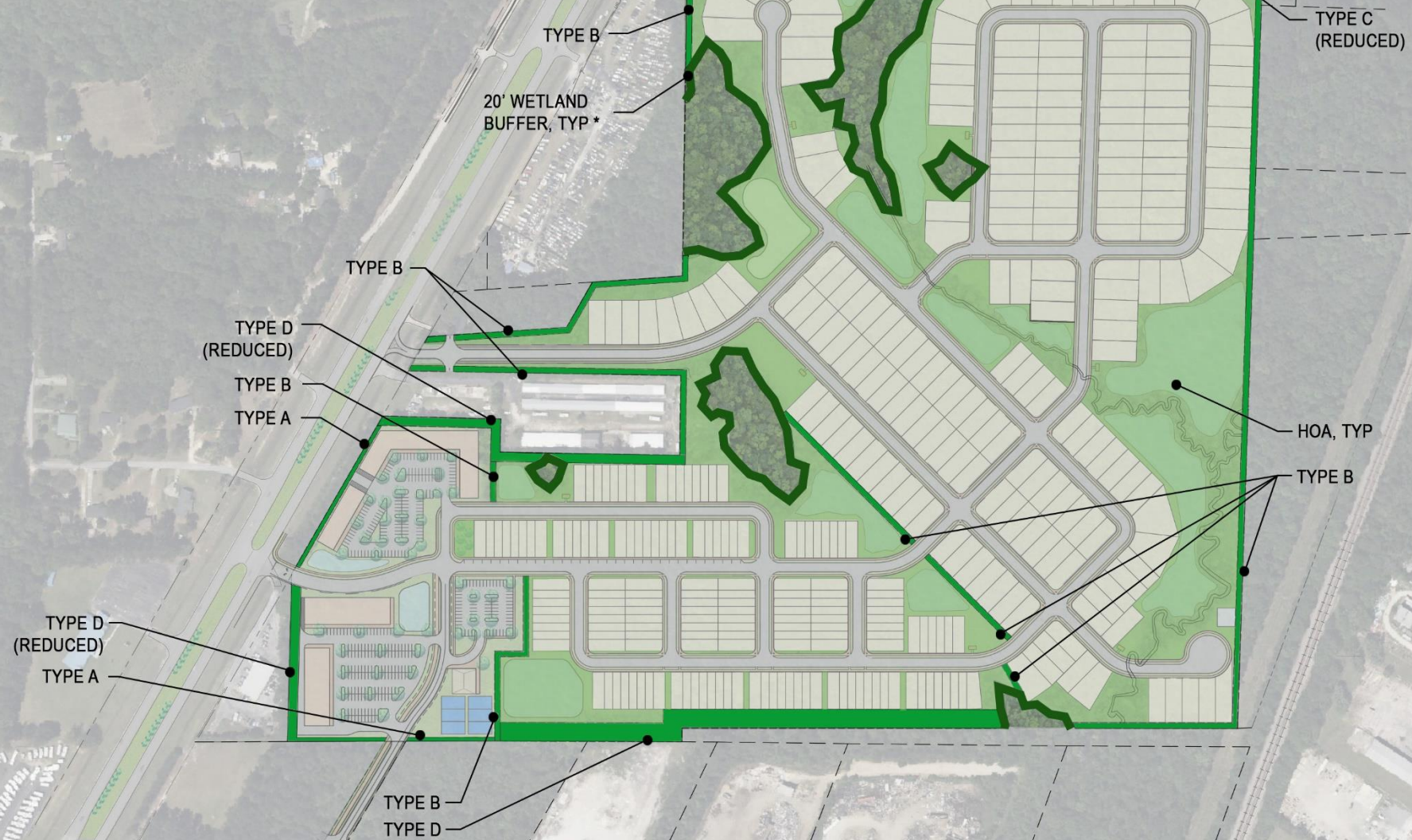


EXHIBIT 7 – PROPOSED BUFFERYARD AND HOA AREAS

Item 15.



* IN AREAS WHERE THERE IS NO EXISTING VEGETATION WITHIN THE WETLAND BUFFER, PLANTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF A TYPE B BUFFER, IF ALLOWED BY THE US ARMY CORPS OF ENGINEERS.



EXHIBIT 8 – PROPOSED CONCEPTUAL DEVELOPMENT PLAN

Item 15.



EXHIBIT 9 – PROJECT PHASING PLAN

Item 15.

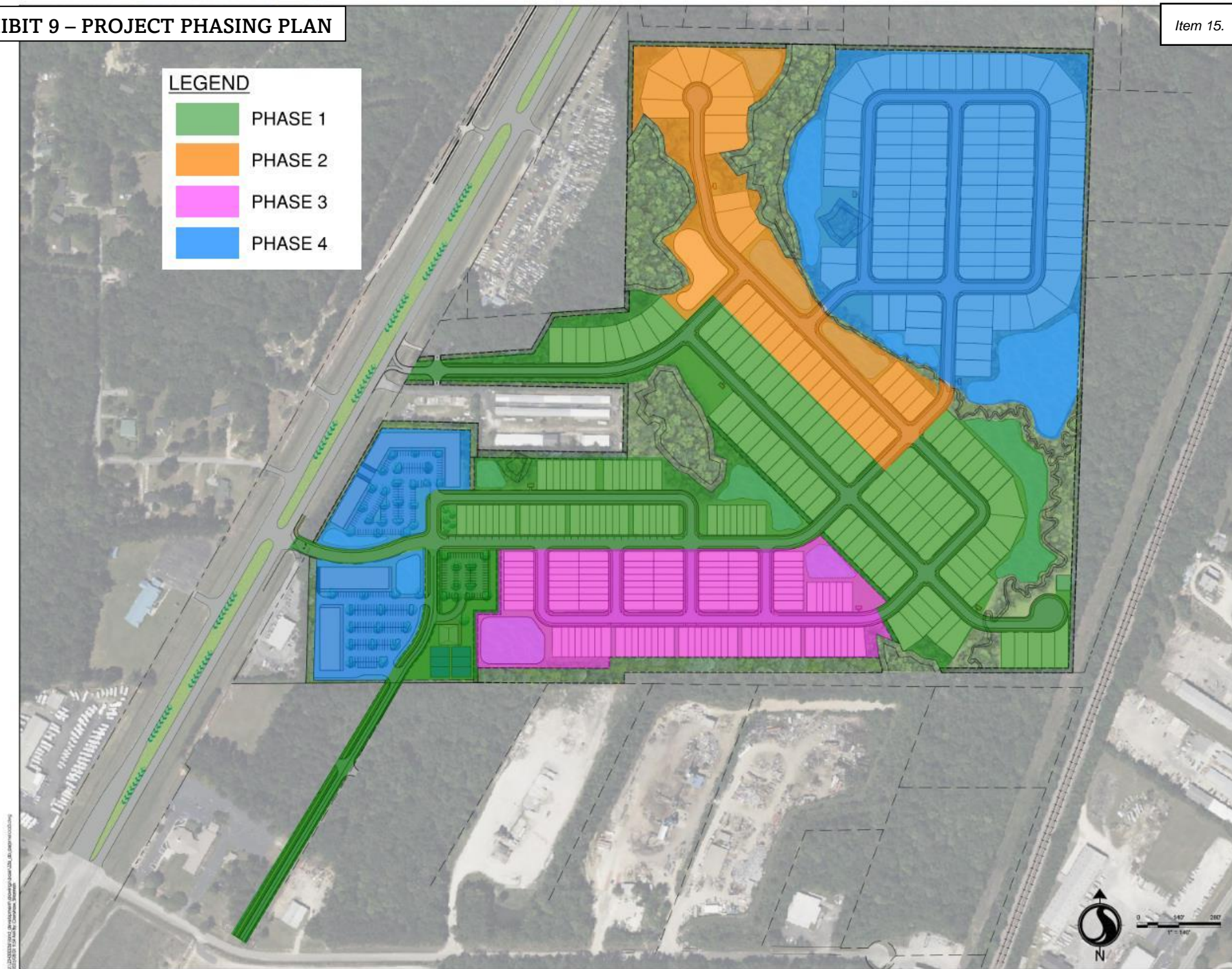




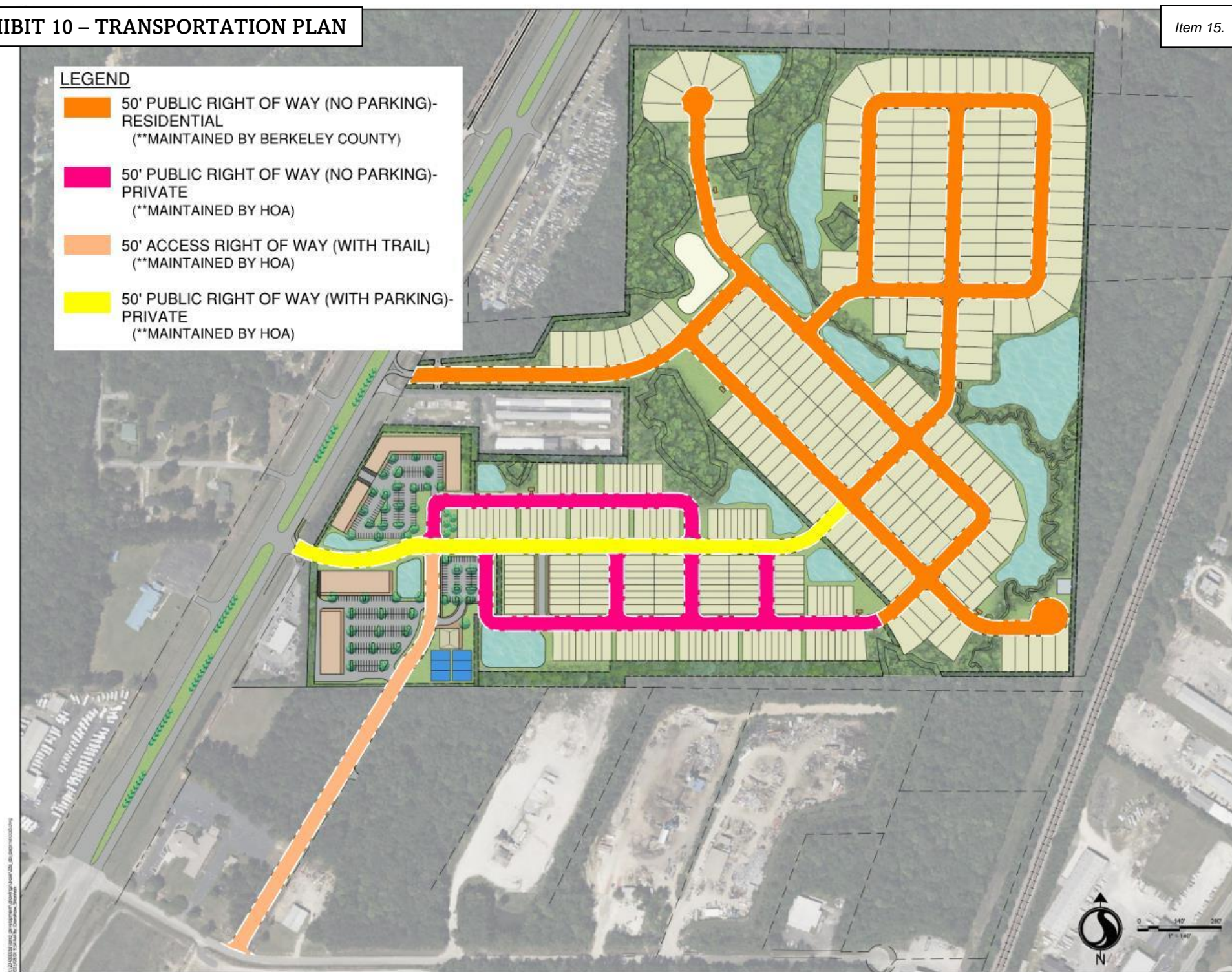


EXHIBIT 10 – TRANSPORTATION PLAN

Item 15.

LEGEND

-  50' PUBLIC RIGHT OF WAY (NO PARKING)-
RESIDENTIAL
(*MAINTAINED BY BERKELEY COUNTY)
-  50' PUBLIC RIGHT OF WAY (NO PARKING)-
PRIVATE
(*MAINTAINED BY HOA)
-  50' ACCESS RIGHT OF WAY (WITH TRAIL)
(*MAINTAINED BY HOA)
-  50' PUBLIC RIGHT OF WAY (WITH PARKING)-
PRIVATE
(*MAINTAINED BY HOA)



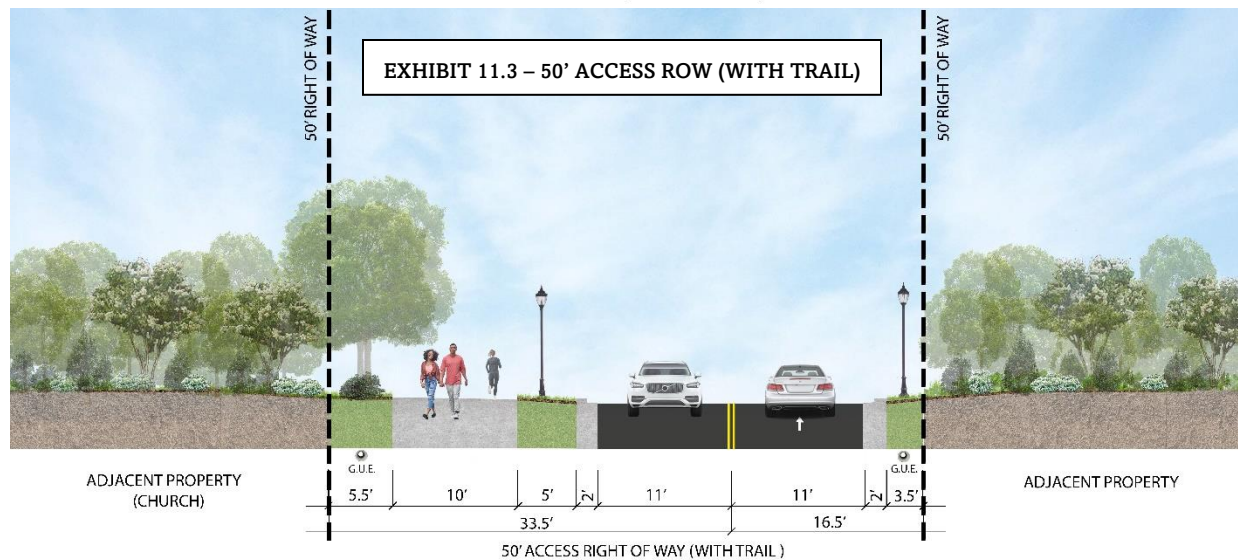
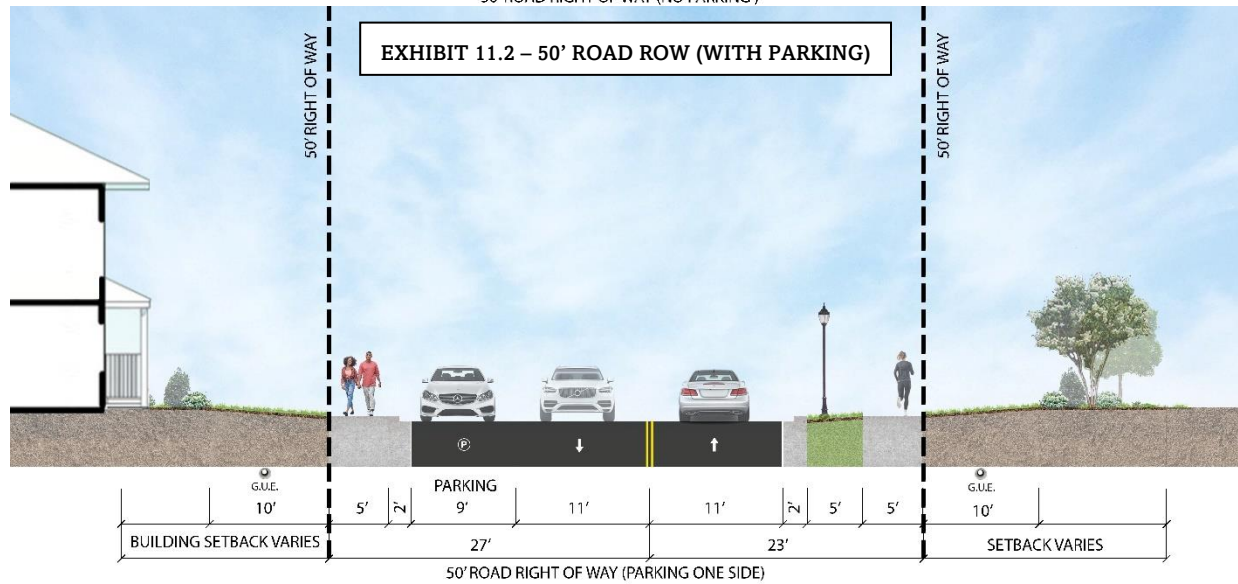


EXHIBIT 12– UTILITIES AVAILABILITY LETTER

Electric: Santee Cooper

Monday, November 4, 2024

Stantec
Attention: Erica Reiser
4969 Center Pointe Drive, Suite 200
North Charleston, SC 29418

Project: Weathers Tract PD

Project Location: Highway 52, Moncks Corner
Berkeley County TMS: 162-00-01-029, 162-00-01-020, 162-02-00-017,
162-02-00-020, 162-02-00-019

Dear Ms. Reiser:

Please be advised that the above-referenced location is within the electric service territory of Santee Cooper. The electrical load requirements for this project have been reviewed and approved by our Distribution Planning Department. The necessary easements(s) and/or rights-of-way must be granted prior to our installation, and all Santee Cooper terms and conditions of service, including any applicable investment recovery charges, must be satisfied by your contractor(s) and/or representative(s). If the above conditions are met, we expect to have adequate electric service capacity and facilities available to serve this project upon the completion of your construction.

We ask that you please keep us apprised of your construction schedule and electric service requirements. If you need further assistance or additional information, please do not hesitate to contact me.

Sincerely,


John F. Curtis, P.E.
Manager, Distribution Project Design – Horry Georgetown Division

Distribution Planning
Reviewed by: M. D. Waters
Date: 11/4/2024

pc: B. D. Lewis, Carlita Goff, M. D. Waters, W. M. James, C.F. McCants



Official Home Builder of the PGA TOUR

May 15, 2025

Mr. Samuel Hormell
Administrator
Moncks Corner Water Works

Weathers Tract Water and Sewer

Dear Samuel,

Dream Finders Homes, LLC is prepared to pay Water and Sewer impact fees in the amount of \$3,700 per lot for the project referenced above (\$1,500 for water and \$2,200 for sewer) to Moncks Corner Water Works in a manner consistent with current projects that Moncks Corner Water Works serves. In exchange for the payment of these impact fees, Moncks Corner Water Works will swap water and sewer service areas with BCWS, so that water and sewer for the project will be served by BCWS. The estimated lot count for the project is 360 lots subject to PD approval. DFH is in the process of applying for annexation into the town and rezoning to PD on the project referenced above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Condon'.

Michael Condon
Vice President of Land / Charleston

AGREED AND ACCEPTED:

By:

Name:

Date:

A handwritten signature in blue ink, appearing to read 'Samuel Hormell'.

Samuel Hormell
5/15/25



MONCK'S CORNER WATER WORKS

PUBLIC WORKS COMMISSION

S.E. Hornell
Administrator

Commissioners:

J. Wayne Varner, Chairman
Christopher M. Harrison Michael E. Harrelson

3/13/2025

Mr. Johnny Cribb

Berkeley County Government

1003 US-52, Moncks Corner, SC 29461

Re: **Re: 162-02-00-017, 162-02-01-020, 162-02-01-029**

Mr Cribb:

After discussions amongst Moncks Corner Public Works Commission, in regards to the above listed TMS numbers, we have found it in the best interest of all involved parties to relinquish rights to water and sewer. These properties are located on the border of our territories, and the best fit for service of utilities seems to be for BCWS to serve them. Moncks Corner Public Works hereby relinquishes all current and future water and sewer rights of the above listed properties to Berkeley County.

If you have any questions, feel free to reach out to my office at 843-719-7965.

Sincerely,

Wayne Varner

Chairman

Moncks Corner Water Works

P.O. Box 266, 118 Carolina Avenue, Moncks Corner, SC 29461 843-719-7965
www.monckscornerwaterworks.com

EXHIBIT 13– WETLANDS APPROVED JURISDICTIONAL DETERMINATION



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CHARLESTON DISTRICT
69A HAGOOD AVE
CHARLESTON, SOUTH CAROLINA 29403

June 12, 2025

Regulatory Division

Ms. Encarna Robinson
DFH Crescent, LLC
1510 North Highway 17
Mt. Pleasant, South Carolina 29461-3510
encarna.robinson@dreamfindershomes.com

Dear Ms. Robinson:

This is in response to your request for an Approved Jurisdictional Determination (AJD) (SAC-2023-00774) received in our office on October 23, 2024, for a 94.93-acre site identified as TMS# 162-00-01-020, 162-00-01-029, 162-00-00-017, and 162-01-00-019, east of and adjacent to U.S. Highway 52, Moncks Corner, Berkeley County, South Carolina (Latitude: 33.174584°, Longitude: -80.016563°). An AJD is used to indicate the Corps has identified the presence or absence of wetlands and/or other aquatic resources on a site, including their accurate location(s) and boundaries, as well as their jurisdictional status pursuant to Section 404 of the Clean Water Act (CWA) (33 U.S.C. § 1344) and/or navigable waters of the United States pursuant to Section 10 of the Rivers and Harbors Act of 1899 (RHA) (33 U.S.C. § 403).

The site is shown on the attached map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES" and dated June 4, 2025, prepared by Passarella and Associates Inc. Based on a review of aerial photography, topographic maps, National Wetlands Inventory maps, soil survey information, Wetland Determination Data Form(s), and LiDAR imagery, we conclude the referenced map accurately reflects the location and boundaries of aquatic resources within the site. The site contains 1.65 acres of jurisdictional wetlands, and 3,464 linear feet of other waters of the United States that are subject to Corps' jurisdiction under Section 404 of the CWA.

The site also contains 4.15 acres of freshwater wetlands as federally defined by the 1987 Corps of Engineers Wetland Delineation Manual and applicable regional supplement; however, the 4.15 acres of freshwater wetlands are not subject to Corps' jurisdiction based upon U.S. Supreme Court decisions. The location and configuration of these non-jurisdictional areas are reflected on the above referenced map. It should be clearly noted that decisions of the U.S. Supreme Court to exclude certain waters and wetlands from federal jurisdiction under the CWA have no effect on any state or local government restrictions or requirements concerning wetlands. You are strongly cautioned to ascertain whether such restrictions or requirements exist for the area in question before undertaking any activity which might impact these aquatic resources.

The site in question also contains aquatic resources that are not subject to regulatory jurisdiction under Section 404 of the CWA or Section 10 of the RHA.

Attached is a Memorandum for Record describing the basis of jurisdiction for the delineated area(s). Be aware that a Department of the Army (DA) permit may be required for certain activities in the areas subject to Corps' regulatory jurisdiction, and these areas may be subject to restrictions or requirements of other state or local government agencies.

If you submit a permit application as a result of this AJD, include a copy of this letter and the map as part of the application. Not submitting the letter and depiction will cause a delay while we confirm an AJD was performed for the proposed permit project area. Note that some or all of these areas may be regulated by other state or local government entities, and you should contact the South Carolina Department of Environmental Services, Bureau of Water, or Bureau of Coastal Management, to determine the limits of their jurisdiction.

This AJD is valid for five (5) years from the date of this letter unless new information warrants revision before the expiration date. This AJD is an appealable action under the Corps of Engineers administrative appeal procedures defined at 33 CFR Part 331. The administrative appeal options, process and appeals request form is attached for your convenience and use.

This AJD was conducted pursuant to Corps of Engineers' regulatory authority to identify the limits of Corps of Engineers' jurisdiction for the particular site identified in this request. This AJD may not be valid for the wetland conservation provisions of the Food Security Act of 1985. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service, prior to starting work.

In all future correspondence, please refer to file number SAC-2023-00774. A copy of this letter is forwarded to State and/or Federal agencies for their information. If you have any questions, please contact T. Brian Hardee, project manager, at (843) 365-0848, or by email at Tony.B.hardee@usace.army.mil.

Sincerely,



T. Brian Hardee
Team Lead / South Branch

Attachments:

Memorandum for Record

Notification of Appeal Options

Map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES"

Copies Furnished:

Ms. Molly Takacs

Passarella & Associates, Inc

363 Wando Place Drive, Suite 200

Mt. Pleasant, South Carolina 29464

mollyt@passarella.net

SCDES – Bureau of Water

2600 Bull Street

Columbia, South Carolina 29201

WQCWetlands@des.sc.gov

SCDES – Bureau of Coastal Management

1362 McMillan Avenue, Suite 400

North Charleston, South Carolina 29405

OCRMPpermitting@des.sc.gov



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, CESAC DISTRICT
69A HAGOOD AVE
CHARLESTON, SOUTH CAROLINA 29403

CESAC-RD

June 12, 2025

MEMORANDUM FOR RECORD

SUBJECT: US Army Corps of Engineers (Corps) Pre-2015 Regulatory Regime
Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322
(2023),¹SAC-2023-00774 MFR 1 of 1²

BACKGROUND. An Approved Jurisdictional Determination (AJD) is a Corps document stating the presence or absence of waters of the United States on a parcel or a written statement and map identifying the limits of waters of the United States on a parcel. AJDs are clearly designated appealable actions and will include a basis of JD with the document.³ AJDs are case-specific and are typically made in response to a request. AJDs are valid for a period of five years unless new information warrants revision of the determination before the expiration date or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis.⁴ For the purposes of this AJD, we have relied on section 10 of the Rivers and Harbors Act of 1899 (RHA),⁵ the Clean Water Act (CWA) implementing regulations published by the Department of the Army in 1986 and amended in 1993 (references 2.a. and 2.b. respectively), the 2008 *Rapanos-Carabell* guidance (reference 2.c.), and other applicable guidance, relevant case law and longstanding practice, (collectively the pre-2015 regulatory regime), and the *Sackett* decision (reference 2.d.) in evaluating jurisdiction.

This Memorandum for Record (MFR) constitutes the basis of jurisdiction for a Corps AJD as defined in 33 CFR §331.2. The features addressed in this AJD were evaluated consistent with the definition of “waters of the United States” found in the pre-2015 regulatory regime and consistent with the Supreme Court’s decision in *Sackett*. This AJD did not rely on the 2023 “Revised Definition of ‘Waters of the United States,’” as

¹ While the Supreme Court’s decision in *Sackett* had no effect on some categories of waters covered under the CWA, and no effect on any waters covered under RHA, all categories are included in this Memorandum for Record for efficiency.

² When documenting aquatic resources within the review area that are jurisdictional under the Clean Water Act (CWA), use an additional MFR and group the aquatic resources on each MFR based on the TNW, interstate water, or territorial seas that they are connected to. Be sure to provide an identifier to indicate when there are multiple MFRs associated with a single AJD request (i.e., number them 1, 2, 3, etc.).

³ 33 CFR 331.2.

⁴ Regulatory Guidance Letter 05-02.

⁵ USACE has authority under both Section 9 and Section 10 of the Rivers and Harbors Act of 1899 but for convenience, in this MFR, jurisdiction under RHA will be referred to as Section 10.

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

amended on 8 September 2023 (Amended 2023 Rule) because, as of the date of this decision, the Amended 2023 Rule is not applicable in this state due to litigation.

1. SUMMARY OF CONCLUSIONS.

- a. Provide a list of each individual feature within the review area and the jurisdictional status of each one (i.e., identify whether each feature is/is not a water of the United States and/or a navigable water of the United States).

Name of Aquatic Resource	Acres (AC.) /Linear Feet (L.F)	Waters of the US (JD or Non-JD)	Section 404/Section 10
Jurisdictional Wetland 1	1.65 acres	JD	404
Jurisdictional Tributary 1	3464 linear feet	JD	404
Non-JD wetland 1	0.66	Non-JD	N/A
Non-JD wetland 2	1.78	Non-JD	N/A
Non-JD wetland 3	0.15	Non-JD	N/A
Non-JD wetland 4	1.02	Non-JD	N/A
Non-JD wetland 5	0.06	Non-JD	N/A
Non-JD wetland 6	0.29	Non-JD	N/A
Non-JD wetland 7	0.19	Non-JD	N/A
Non-JD Feature 1	1580 linear feet	Non-JD	N/A
Non-JD Feature 2	280 linear feet	Non-JD	N/A
Non-JD Feature 3	406 linear feet	Non-JD	N/A
Non-JD Feature 4	344 linear feet	Non-JD	N/A
Non-JD Feature 5	197 linear feet	Non-JD	N/A

2. REFERENCES.

- a. Final Rule for Regulatory Programs of the Corps of Engineers, 51 FR 41206 (November 13, 1986).
- b. Clean Water Act Regulatory Programs, 58 FR 45008 (August 25, 1993).
- c. U.S. EPA & U.S. Army Corps of Engineers, Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in *Rapanos v. United States & Carabell v. United States* (December 2, 2008)
- d. *Sackett v. EPA*, 598 U.S. 651, 143 S. Ct. 1322 (2023)

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

3. REVIEW AREA.
Project size: 94.93 acres
Coordinates: 33.1749°, -80.0190°
Moncks Corner, Berkeley County, South Carolina
The review area is currently forested with mixture of wetlands, tributaries, ditches, and upland area. The surrounding area is mixed commercial and residential.
4. NEAREST TRADITIONAL NAVIGABLE WATER (TNW), INTERSTATE WATER, OR THE TERRITORIAL SEAS TO WHICH THE AQUATIC RESOURCE IS CONNECTED. The Cooper River, a tidal waterbody.
5. FLOWPATH FROM THE SUBJECT AQUATIC RESOURCES TO A TNW, INTERSTATE WATER, OR THE TERRITORIAL SEAS. Onsite wetlands and tributary continue offsite to the south, turning east after flowing under CSX railroad and Old Highway 52, eventually discharging directly into the Cooper River.
6. SECTION 10 JURISDICTIONAL WATERS⁶: Describe aquatic resources or other features within the review area determined to be jurisdictional in accordance with Section 10 of the Rivers and Harbors Act of 1899. Include the size of each aquatic resource or other feature within the review area and how it was determined to be jurisdictional in accordance with Section 10.⁷ N/A
7. SECTION 404 JURISDICTIONAL WATERS: Describe the aquatic resources within the review area that were found to meet the definition of waters of the United States in accordance with the pre-2015 regulatory regime and consistent with the Supreme Court's decision in *Sackett*. List each aquatic resource separately, by name, consistent with the naming convention used in section 1, above. Include a rationale for each aquatic resource, supporting that the aquatic resource meets the relevant category of "waters of the United States" in the pre-2015 regulatory regime. The rationale should also include a written description of, or reference to a map in the administrative record that shows, the lateral limits of jurisdiction for each aquatic resource, including how that limit was determined, and incorporate relevant

⁶ 33 CFR 329.9(a) A waterbody which was navigable in its natural or improved state, or which was susceptible of reasonable improvement (as discussed in § 329.8(b) of this part) retains its character as "navigable in law" even though it is not presently used for commerce, or is presently incapable of such use because of changed conditions or the presence of obstructions.

⁷ This MFR is not to be used to make a report of findings to support a determination that the water is a navigable water of the United States. The district must follow the procedures outlined in 33 CFR part 329.14 to make a determination that water is a navigable water of the United States subject to Section 10 of the RHA.

CESAC-RD

SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

references used. Include the size of each aquatic resource in acres or linear feet and attach and reference related figures as needed.

- a. TNWs (a)(1): N/A
- b. Interstate Waters (a)(2): N/A
- c. Other Waters (a)(3): N/A
- d. Impoundments (a)(4): N/A
- e. Tributaries (a)(5): Jurisdictional Tributary 1 is a 3464 linear foot perennial tributary that bisects the interior of the site and bisects Jurisdictional Wetland 1. This feature demonstrates relatively permanent flow with a clearly defined OHWM as observed with data supplied by the agent as well as naturally form sinuosity as observed in aerial imagery. This feature would be considered a "requisite water".
- f. The territorial seas (a)(6): N/A
- g. Adjacent wetlands (a)(7): Jurisdictional Wetland 1 was determined to meet the three parameters of the 1987 Corps of Engineers Wetland Delineation Manual. This feature is bisected by a "requisite water", Jurisdictional Tributary 1, that eventually discharges into the Cooper River, a named TNW. The bisection of this tributary satisfies the physical abutment of a wetland to a requisite water as outlined in the current Sackett decision implementation guidance.

8. NON-JURISDICTIONAL AQUATIC RESOURCES AND FEATURES

- a. Describe aquatic resources and other features within the review area identified as "generally non-jurisdictional" in the preamble to the 1986 regulations (referred to as "preamble waters").⁸ Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA as a preamble water. N/A
- b. Describe aquatic resources and features within the review area identified as "generally not jurisdictional" in the *Rapanos* guidance. Include size of the aquatic resource or feature within the review area and describe how it was determined to be non-jurisdictional under the CWA based on the criteria listed in the guidance. N/A

⁸ 51 FR 41217, November 13, 1986.

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- c. Describe aquatic resources and features identified within the review area as waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA. Include the size of the waste treatment system within the review area and describe how it was determined to be a waste treatment system. N/A
- d. Describe aquatic resources and features within the review area determined to be prior converted cropland in accordance with the 1993 regulations (reference 2.b.). Include the size of the aquatic resource or feature within the review area and describe how it was determined to be prior converted cropland. N/A
- e. Describe aquatic resources (i.e. lakes and ponds) within the review area, which do not have a nexus to interstate or foreign commerce, and prior to the January 2001 Supreme Court decision in “SWANCC,” would have been jurisdictional based solely on the “Migratory Bird Rule.” Include the size of the aquatic resource or feature, and how it was determined to be an “isolated water” in accordance with SWANCC.
- f. Describe aquatic resources and features within the review area that were determined to be non-jurisdictional because they do not meet one or more categories of waters of the United States under the pre-2015 regulatory regime consistent with the Supreme Court’s decision in *Sackett* (e.g., tributaries that are non-relatively permanent waters; non-tidal wetlands that do not have a continuous surface connection to a jurisdictional water).

Non-jurisdictional Wetland 1- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 2- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 1.78 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown

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depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 3- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.15 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained this wetland wetlands is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 4- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. Non-jurisdictional feature 1 flows into this wetland and all water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 5- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.06 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. Non-jurisdictional features 3, 4, and 5 flow into this wetland and all water contained within these wetlands is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface of subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

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Non-jurisdictional Wetland 6- Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.29 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-jurisdictional Wetland 7 - Although in itself it meets the criteria set forth in the 1987 Wetland Delineation Manual and the 2009 Coastal Plain Supplement, this wetland (approximately 0.66 acres) was found to be non-adjacent due to its hydrologic separation from other Waters of the US. All water contained within this wetland is retained within the wetland boundary and percolates to an unknown depth. Because of the lack of a discernable outfall, and topographic elevation differences that inhibited any surface or subsurface hydrologic connection, this wetland is isolated and not connected to any other Waters of the US. No surface or subsurface connection could be found after a review of aerial photography, soil survey data, NWI data, or USGS Topographic Maps.

Non-JD Features 1-5 are each linear features that do not contain flow requirements of a relatively permanent water. These features are man-made ditches, conveying stormwater primarily, but do connect to onsite wetlands that are non-jurisdictional. They are documented here because, although not jurisdictional, they would not meet the 3 requirements of an upland ditch.

Non-JD Feature 1	1580 linear feet	Non-JD	N/A
Non-JD Feature 2	280 linear feet	Non-JD	N/A
Non-JD Feature 3	406 linear feet	Non-JD	N/A
Non-JD Feature 4	344 linear feet	Non-JD	N/A
Non-JD Feature 5	197 linear feet	Non-JD	N/A

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9. DATA SOURCES. List sources of data/information used in making determination. Include titles and dates of sources used and ensure that information referenced is available in the administrative record.
 - a. Review performed for Site Evaluation: Office (desktop) Determination.
Date: June 12, 2025
 - b. Map submitted by or on behalf of, the applicant/consultant:
Map titled "WEATHERS TRACT AERIAL WITH FEATURES AND BOUNDARY COORDINATES" dated June 4, 2025.
 - c. Wetland Delineation Data Sheets: Prepared and submitted by or on behalf of the applicant/consultant. This office concurs with the data sheets/delineation report.
 - d. Site Photographs: Photos provided by Passarella and Associates Inc, submitted as part of the JD request dated October 23, 2024.
 - e. Previous AJD: N/A
 - f. USGS Topographic map: 7.5 Minute – Moncks Corner: Quad depicts the review area void of forested uplands with a solid blue line for tributary onsite..
 - g. USFWS National Wetland Inventory (NWI) Map Service: NWI depicts the review area as upland with three freshwater wetlands. <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=1eb5aab71973402fdbb879cbb7bd3595>
 - h. National Hydrographic Dataset (NHD): NHD does not depict any linear features within the review area.
<https://hydro.nationalmap.gov/arcgis/rest/services/nhd/MapServer>
 - i. USDA NRCS Soil Survey: USDA-NCSS SSURGO and STATSGO digital soil survey
This layer displays soil map units derived from the SSURGO database.
<https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=045a6ccb74954698892c0cc5106beee5>
 - j. USGS 3D Elevation Program (3DEP) Map Service: <https://arcportal-ucop-corps.usace.army.mil/s0portal/home/item.html?id=8ba4619c2e60467a909a1bc31e3a06cc>

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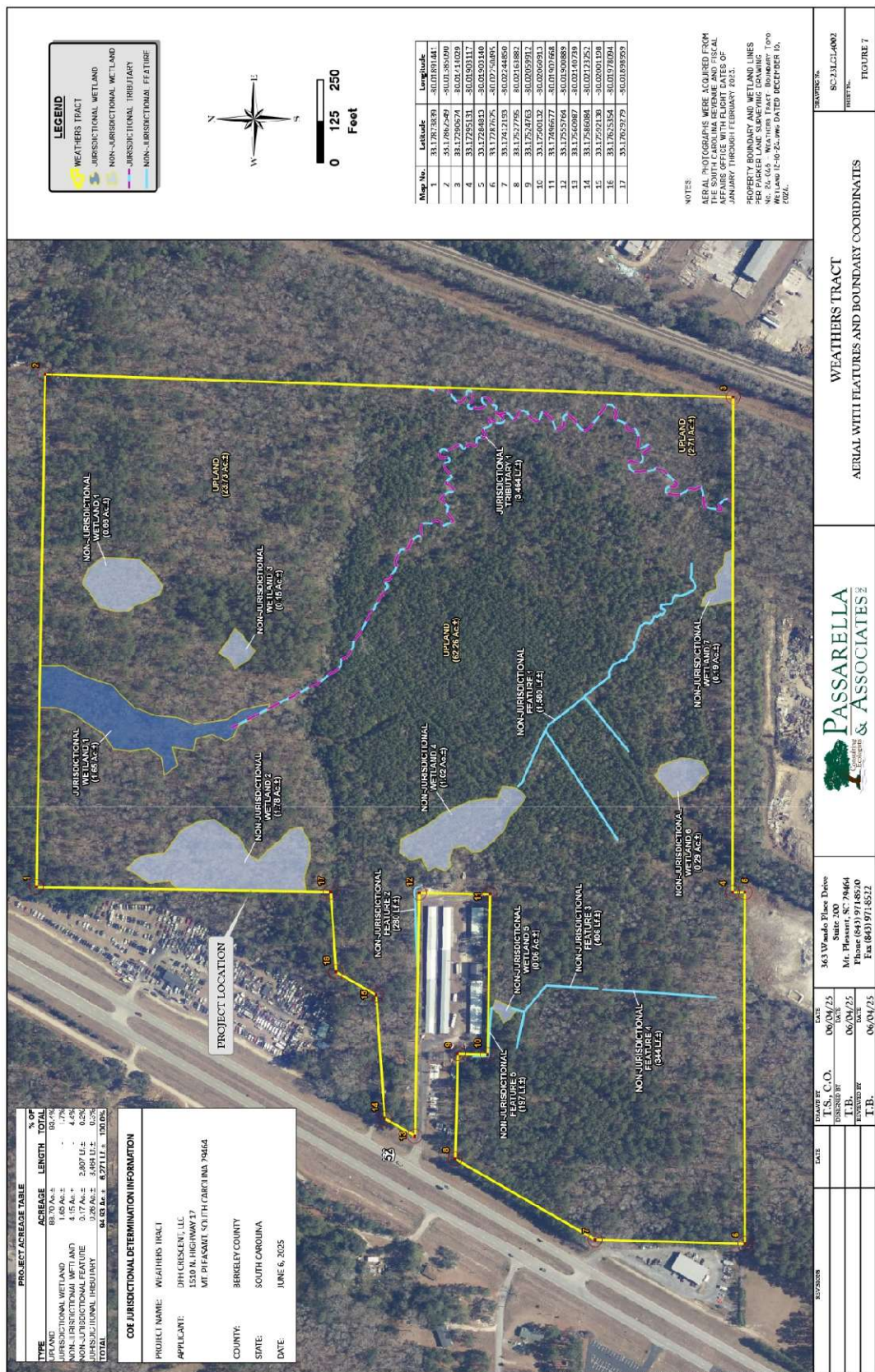
SUBJECT: Pre-2015 Regulatory Regime Approved Jurisdictional Determination in Light of *Sackett v. EPA*, 143 S. Ct. 1322 (2023), SAC-2023-00774

- k. Aerial Imagery: ESRI Base layer imagery, 2020 SCDNR IR Aerial_2020_NIR (Map Service)
https://tiles.arcgis.com/tiles/RvqSyw3dil7dTKo5/arcgis/rest/services/SC_2020_NIR/MapServer

10. OTHER SUPPORTING INFORMATION.

- a. EPA / HQ joint memo, MEMORANDUM TO THE FIELD BETWEEN THE U.S. DEPARTMENT OF THE ARMY, U.S. ARMY CORPS OF ENGINEERS AND THE U.S. ENVIRONMENTAL PROTECTION AGENCY CONCERNING THE PROPER IMPLEMENTATION OF "CONTINUOUS SURFACE CONNECTION" UNDER THE DEFINITION OF "WATERS OF THE UNITED STATES" UNDER THE CLEAR WATER ACT, dated March 12, 2025.

11. NOTE: The structure and format of this MFR were developed in coordination with the EPA and Department of the Army. The MFR's structure and format may be subject to future modification or may be rescinded as needed to implement additional guidance from the agencies; however, the approved jurisdictional determination described herein is a final agency action.



AN ORDINANCE TO ANNEX REAL PROPERTIES LOCATED ALONG US-52 HIGHWAY, TMS # 162-00-01-029, 162-00-01-020, 162-02-00-019, 162-02-00-017, 162-02-00-015 INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM FLEX-1, AGRICULTURAL DISTRICT (BERKELEY COUNTY) TO PD, PLANNED DEVELOPMENT DISTRICT (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petitions have been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 162-00-01-029, 162-00-01-020, 162-02-00-019, 162-02-00-017, 162-02-00-015 to subsequently re-classify portions of the property from Flex-1 – Agricultural District (Berkeley County) to PD – Planned Development (Moncks Corner); and

WHEREAS, it is necessary and desirable to reclassify said property from Flex-1 – Agricultural District (Berkeley County) to PD – Planned Development (Moncks Corner); and

WHEREAS, the conditions to be placed upon this parcel are described as follows:

1. All standards and regulations described in Exhibit A – PD Document shall prevail.
2. Any standard or regulation not specified within Exhibit A shall default to the Zoning Ordinance and Land Development Regulations of the Town of Moncks Corner.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 21st day of October, 2025, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned PD – Planned Development; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

FIRST READING: September 16, 2025
SECOND READING : October 21, 2025

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

ORDINANCE No. 2025-06

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF THE TOWN SQUARE REDEVELOPMENT PROJECT AREA, THE APPROVAL OF THE TOWN SQUARE REDEVELOPMENT PLAN, THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO.

Enacted
September 16, 2025

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONCK'S CORNER:

Section 1 Findings and Determinations. The Town Council of the Town of Moncks Corner ("**Town Council**"), the governing body of the Town of Moncks Corner, South Carolina (the "**Town**") hereby finds and determines as follows:

(a) The Town is a body politic and corporate and an incorporated municipality located in Berkeley County, South Carolina (the "**County**") and as such possesses all powers granted to municipalities in the State of South Carolina (the "**State**") under the constitution and laws thereof;

(b) Pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "**TIF Law**"), incorporated municipalities of the State are authorized to finance publicly-owned infrastructure in areas which are, or threaten to become, blighted;

(c) Town Council has determined that there exists within the Town certain areas which are, or threaten to become, blighted and it is believed that development and redevelopment within such areas would be encouraged through the Town's undertaking of certain Redevelopment Projects (as defined herein);

(d) The TIF Law authorizes the Town to establish a redevelopment project area within the Town (as defined in the TIF Law) and to adopt a redevelopment plan (as defined in the TIF Law), to provide for the financing of redevelopment project costs (as such term is defined in the TIF Law), in order to catalyze redevelopment and reduce, prevent, or eliminate blight;

(e) Under the TIF Law, redevelopment projects can be financed through (i) the issuance of Obligations (as defined in the TIF Law) (the "**TIF Bonds**") payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the redevelopment area following the establishment of such Redevelopment Area (the "**Tax Increment Revenues**"), (ii) pay as you go financing payable from the Tax Increment Revenues, and (iii) other sources and funds available to the Town;

(f) In order to effect such financings, initiate steps to catalyze redevelopment, and reduce, prevent, or eliminate blight, the Town will establish the Town Square Redevelopment Project Area as a redevelopment area under the TIF Law (the "**Redevelopment Area**") and adopt the Town Square Redevelopment Plan, a copy of which is attached as Exhibit A hereto (the "**Redevelopment Plan**") to provide for the financing of certain redevelopment project costs, as more particularly described in Section 5 of the Redevelopment Plan (the "**Redevelopment Projects**");

(g) By notices provided June 30, 2025 (the "**Notices**"), the Town, in accordance with Section 31-6-80(C) of the TIF Law, notified the County and the Berkeley County School District (the "**School District**," and together with the County, the "**Taxing Districts**"), each of which constitute taxing districts (as defined in the TIF Law) located within the Redevelopment Area, that the Town was proposing to adopt the Redevelopment Plan, establish the Redevelopment

Area and provide for the issuance of obligations under the Redevelopment Plan to undertake Redevelopment Projects, all as contemplated by the TIF Law. The Town further requested that the County and the School District submit comments to the Town regarding the Redevelopment Plan and their inclusion within the Redevelopment Area;

(h) If the Taxing Districts do not object to the Redevelopment Plan by Tuesday, August 19, 2025, each Taxing District shall be considered to have consented to the Redevelopment Plan under Section 31-6-80(D) of the TIF Law and the Tax Increment Revenues allocable to the applicable Taxing District shall be retained in the special tax allocation fund (as defined in the TIF Law) maintained by the Town;

(i) The School District, by formal action of the School Board on August 4, 2025, objected to the Redevelopment Plan;

(j) The County by formal action of County Council on August 11, 2025, objected to the Redevelopment Plan;

(k) The Town Council held a public hearing on the Redevelopment Plan on August 19, 2025, pursuant to Section 31-6-80(B) of the TIF Law (the “**Public Hearing**”). All interested persons were given the opportunity to speak at the Public Hearing. The notice of the Public Hearing, a copy of which is attached hereto as Exhibit B, conformed with the requirements of the TIF Law and was duly published in *The Post and Courier* on August 3, 2025, a date with is not less than fifteen, nor more than thirty days prior to the Public Hearing; and

(l) Prior to the enactment of this Ordinance and except as otherwise set forth herein, no changes have been made to the Redevelopment Plan, nor have there been any changes or alterations to the boundaries of the Redevelopment Area since the dates of the aforesaid Notices and Public Hearing.

Section 2 The Redevelopment Plan. The Redevelopment Plan is attached as Exhibit A hereto and incorporated herein by reference. The Redevelopment Plan sets forth the factual and economic basis of the Town’s plan to establish the Redevelopment Area and to finance the Redevelopment Projects. The Town Council finds that the Redevelopment Plan accurately reflects the objectives of the Town with regard to the subject matter thereof and hereby approves and adopts the Redevelopment Plan.

Section 3 Need for and Use of Proceeds of the TIF Bonds.

(a) The Redevelopment Plan provides for the issuance of TIF Bonds in one or more series. The proceeds of the TIF Bonds are intended to finance all or a portion of the costs of the Redevelopment Projects. In addition to TIF Bonds, pay as you go financing and other legally available moneys made available by or to the Town may be necessary to fully implement the successful redevelopment of the Redevelopment Area. TIF Bonds are needed in order to provide the public investment required to reduce, prevent, and eliminate blight within the Town and catalyze new development and growth within and around the Redevelopment Area. Town Council also finds that TIF Bonds are required because Tax Increment Revenues will not be

available in adequate amounts and in sufficient time to provide the required public investment to realize the objectives of the Redevelopment Plan.

(b) The Redevelopment Plan sets forth, in Section 3 thereof, the conditions which the Town seeks to alleviate or rectify through the Redevelopment Projects. Section 5 of the Redevelopment Plan lists the Redevelopment Projects which have been determined to promote development and redevelopment. If undertaken, the Redevelopment Projects are targeted to address all or a portion of the redevelopment objectives described in Section 4 of the Redevelopment Plan.

Section 4 Costs Estimates and Sources of Revenue.

(a) As set forth in Section 7 of the Redevelopment Plan, the total projected costs of the Redevelopment Projects (to include all Redevelopment Project Costs) are approximately \$39,000,000. The amount of the Redevelopment Project costs is an estimate and moneys available to pay certain Redevelopment Projects may be reallocated within such overall amount as necessary to accomplish the Redevelopment Projects determined by Town Council to best accomplish the objectives of the Redevelopment Plan.

(b) It is intended that the Town will finance the Redevelopment Projects through (i) Obligations, including: (i) TIF Bonds; (ii) general obligations bonds; (iii) revenue bonds, including bonds payable from special sources including hospitality or accommodations fees; (ii) installment- or lease-purchase financings or bonds; (iv) pay as you go financing payable from the Tax Increment Revenues; (v) State and federal grants; (vi) private contributions; (vii) hospitality and accommodation fees or taxes; and (viii) other funds available to the Town.

(c) TIF Bonds would be secured by a pledge of the Tax Increment Revenues and may be further secured by such other pledges of revenues as the Town determines to be necessary or appropriate. The total amount of tax increment indebtedness to be incurred will not exceed \$39,000,000 in aggregate principal amount, which amount would provide for the projected costs of all Redevelopment Projects anticipated by the Town. All TIF Bonds must mature no later than 30 years of the date of issuance thereof.

(d) The Town anticipates that private investment will be undertaken within the Redevelopment Area. The Town anticipates approximately \$95,300,000 million in private funding and investment, which will be the responsibility of private developers and other private parties.

(e) The Town estimates that Tax Increment Revenues could be in excess of \$3,579,000 or more annually at expiration of the Redevelopment Plan. In addition to debt service costs on the TIF Bonds and pay as you go projects payable from Tax Increment Revenues, it is expected that long-term maintenance of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the Town approximately \$100,000 per year.

Section 5 Limitations for Redevelopment Projects. Due to a number of factors, it is expressly recognized that all aspects of the Redevelopment Projects anticipated and discussed in

the Redevelopment Plan may not be feasible. In light of limited availability of financing or related capital, the Town shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, may determine will provide the most likelihood of redevelopment within the Redevelopment Area.

Section 6 Property Included in the Redevelopment Area. A list of the tax map numbers of all current parcels of real property in the Redevelopment Area is appended to the Redevelopment Plan as Exhibit A thereto and is incorporated herein by reference. Section 2 of the Redevelopment Plan describes the boundaries of the Redevelopment Area, which are shown on the maps appended as Exhibit B thereto. As required by the TIF Law, the Redevelopment Area is greater than 1.5 acres.

Section 7 Duration of Redevelopment Plan. The period of duration of the Redevelopment Plan shall be the earlier of (i) the date all TIF Bonds are retired or (ii) December 31, 2060.

Section 8 Impact on Taxing Districts. The estimated impact of the Redevelopment Plan upon the revenues of the Taxing Districts is discussed as set forth in Section 9 of the Redevelopment Plan, which statement and information is incorporated herein by reference.

Section 9 Findings. Based on its review of the Redevelopment Plan and its consideration of the matters set forth therein, the Town Council hereby finds that:

- (1) Based on the existence of the factors set forth in Sections 31-6-30(1) and (2) of the TIF Law and as further set forth in Section 3 of the Redevelopment Plan, the Redevelopment Area is a blighted or conservation area and private development, redevelopment, or other initiatives are unlikely to alleviate these conditions without substantial public assistance;
- (2) Property values in the Redevelopment Area would remain static or decline without public intervention; and
- (3) Redevelopment as proposed in the Redevelopment Plan is in the interest of the health, safety, and general welfare of the citizens of the Town.

Section 10 Notice and Request to Auditor. Immediately upon enactment of this Ordinance, the Town Administrator of the Town (the “*Town Administrator*”) shall deliver to the Auditor of the County a certified copy of this Ordinance and shall, on behalf of the Town, request that the Auditor of the County determine and certify those matters set forth in paragraphs (A)(1) and (2) of Section 31-6-100 of the TIF Law.

Section 11 Intergovernmental Agreements. Any Intergovernmental Agreements between the Town and any of the Taxing Districts, respectively, shall be negotiated, executed, and delivered by the Town Administrator (including any interim Town Administrator) on behalf of the Town. The terms and manner of each Taxing District’s respective participation in the Redevelopment Plan shall be fully set forth in an Intergovernmental Agreement, if necessary.

Each Intergovernmental Agreement shall be independently approved by the governing bodies of each respective Taxing District in accordance with the provisions of Section 31-6-85 of the TIF Law and the execution thereof by the proper officials of the Taxing District shall constitute conclusive evidence of the Taxing District's authorization to so act. No further action is required of the Town to authorize an Intergovernmental Agreement with a Taxing District as the Town Administrator is expressly authorized to negotiate the terms of and execute any Intergovernmental Agreement.

Section 12 Recitals. The Redevelopment Plan, as proposed, is in the interests of the health, safety, and general welfare of the citizens of the Town. Further, the legislative recitals in Section 31-6-20 of the TIF Law and introductory recitals of this Ordinance are incorporated herein as the findings of the Town Council, as fully as if restated verbatim.

Section 13 Ratification. All actions previously undertaken by the Town Administrator, and other staff of the Town regarding the Redevelopment Plan, including any actions or approvals prior to the enactment of this Ordinance are approved and ratified in their entirety. The consummation of the transactions and undertakings described in this Ordinance, and such additional transactions and undertakings as may be determined by the Town Administrator in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. In connection with the execution and delivery of the Redevelopment Plan, the Town Administrator and any staff designated by the Town Administrator are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as she shall deem necessary or advisable.

Section 14 Notice of Enactment. Upon the due enactment of this Ordinance, a notice of enactment, substantially similar to the form attached hereto as Exhibit C, shall be published in *The Post and Courier* or a similar newspaper of general circulation in the County. The notice may be published by the Town or any qualified agent therefor.

Section 15 Effective Date. This Ordinance shall take effect immediately upon receiving second reading by the Town Council.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled, that this Ordinance is approved and ordered.

ENACTED IN REGULAR MEETING, the 16th day of September 2025.

First reading and Public Hearing: August 19, 2025

Second Reading: September 16, 2025

Thomas J. Hamilton, Jr., Mayor

Council:

ATTEST:

Marilyn M. Baker, Clerk to Council

APPROVED AS TO FORM:

James E. Brogdon, Jr., Town Attorney

EXHIBIT A

Item 16.

REDEVELOPMENT PLAN

Town of Moncks Corner
Town Square Redevelopment Plan
Town Square Tax Increment Financing District

September 16, 2025

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Exhibit A - Properties Located within Redevelopment Area

Exhibit B – Map of Redevelopment Area

Exhibit C – Preliminary Equalized Assessed Value Certificate

Appendix I – Tax Increment Financing Law

1. Introduction

In accordance with the “Tax Increment Financing Law” as provided in Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the “TIF Law”), a copy of which is hereto attached as Appendix I, the Town of Moncks Corner (the “Town” or “Moncks Corner”) through the approval of this Town Square Redevelopment Plan (this “Redevelopment Plan”), will establish the Town Square Redevelopment Project Area (the “Redevelopment Area”) from which incremental real property tax revenues within such Redevelopment Area (the “Tax Increment Revenues”) will be used to finance needed public improvements and implement this Redevelopment Plan. This Redevelopment Plan has been created to: (i) describe conditions within a certain area of the Town constituting blight and designate such area (as further defined below, the “Redevelopment Area”) as a blighted or conservation area; (ii) develop comprehensive plans for the Redevelopment Area; and (iii) identify sources of funding for implementation of selected public improvements within the Redevelopment Area.

Once adopted, the duration of the Redevelopment Plan will be the earlier of (i) the date all obligations (“TIF Bonds”) authorized and issued pursuant to the TIF Law are retired or (ii) December 31, 2060. The TIF Bonds shall be secured by the Tax Increment Revenues and other monies legally pledged by the Town and shall mature not later than 30 years from the date of issuance thereof.

The Redevelopment Area encompasses approximately 410 acres near the center of the Town. Generally, it includes the areas east and west of the intersection of East Main Street and East Railroad Avenue, bounded by South Live Oak Drive to the west, and parcels on both sides of Rembert Dennis Boulevard to the east. All parcels are south of North Live Oak Drive and north of the intersection of Hopkins Drive and Rember C. Dennis Boulevard, all as more particularly described in Section 2 below.

The implementation of this Redevelopment Plan is intended to result in the reduction, prevention, or elimination of blight, the growth of the tax base within the Redevelopment Area; the improvement of the public health, safety, and welfare; and the creation of jobs through the attraction of private investment. Additionally, it is believed that absent the creation of the Redevelopment Area and implementation of the Redevelopment Plan, property values therein would remain static or even decline in value.

2. Description of the Redevelopment Area

A. Redevelopment Area

The boundary of the Redevelopment Area is generally described as follows:

The Redevelopment Area generally comprises the following area:

From the intersection of South Live Oak Drive and East Main Street – the parcels, with a few exceptions, adjacent to East Main Street moving west down East Main Street to the intersection of East Main Street and Highway 52, but also including

- those parcels between First Street to the North and East Main Street to the south between Library Street to the west and the railroad line to the east, plus parcel 1420706026.
- those parcels between Heatley Street and East Main Street between East Railroad Avenue and South Live Oak Drive, plus parcels 140001012, 1420001013, 1421002026, 1420001040, and 140001021,
- those parcels between the northern terminus of Eagleston Drive and Heatley to the north, and bounded by White Street to the west and the railroad line to the east,
- those parcels between Miracle Park Drive and East Main Street, plus parcels 1420802004, 1420804001, 1420804011, 1420804012, and 1420804013

The area bounded by South Highway 52 to the west, Rember C. Dennis Boulevard to the east (including most parcels east of Rember C. Dennis Boulevard from Sterling Oaks to Stoney Landing Road), and Stoney Landing Road to the North, but also including

- parcels 1421202013, 1430500046, 1430000008, 1430000067, 1430000003, 1430500058, 1430500056, 1430500059, 1430500070, 1430000045, and 1430000061

There are currently 239 parcels in the Redevelopment Area; a listing of the parcels is attached hereto as Exhibit A. A map of the Redevelopment Area is provided as Exhibit B.

The Redevelopment Area is an urban area with a mix of residential, commercial, and civic and institutional uses.

Residential

The properties in the Redevelopment Area are a mix of commercial, undeveloped, and residential uses. These residential properties include approximately 27 single family homes, 57 mobile homes, 0 townhome units, 2 duplex units, and 0 apartment units.

The structures vary in age, with the majority of the development occurring between the 1950's and 1980's. There has been a limited amount of infill development within the Redevelopment Area. Many of the residential properties suffer from depreciation of physical maintenance or are vacant.

Commercial

Commercial development is concentrated along the East Main Street, Rember C. Dennis Boulevard, and N. Live Oak Drive corridors. Typical uses are gasoline stations, convenience stores, small retail, and personal service establishments. While there are crosswalks and sidewalks along the street, other pedestrian accommodations are limited. The area also has significant commercial vacancies and lacks traditional downtown characteristics that create a welcoming and inclusive environment. The Town has identified an area adjacent to East Main Street to serve as the de facto center of the Redevelopment Area.

Civic and Institutional

There are civic and institutional uses proximate to the Redevelopment Area, including the Berkeley County School Board offices, Berkeley County Administration Building, Moncks Corner Town Hall, the Regional Recreation Complex, the Berkeley-Charleston-Dorchester Tri-County Link depot, and the Moncks Corner Public Service Commission. Additionally, multiple churches are located throughout the Redevelopment Area.

B. Existing Land Use

Of the parcels in the Redevelopment Area, 30 are associated with residential development, none of which are anticipated to be displaced as a direct result of the Redevelopment Plan. Table 1 (below) shows the existing land use in the Redevelopment Area.

Table 1

Zoning District	Intended Use
Residential	
R-1	Single-family detached
R-2	Single-family detached
R-3	Single-family attached
MH-1	Mobile Home Park
Non-Residential	
C-1	Office & Institutional
C-2	General Commercial
M-1	Light Industrial
TD	Residential transitioning to Office & Institutional

Source: Town of Moncks Corner Community Development

C. Future Land Use

The goals identified in the “All Corners of the Community: Moncks Corner 2024 Comprehensive Plan” dated May 2024 (the “Comprehensive Plan”) provide specific guidance regarding future land use that the Town hereby incorporates into this Redevelopment Plan for the Redevelopment Area. The general land uses the Town intends to apply or encourage in the Redevelopment Area are informed by the guidance from the Comprehensive Plan; such guidance states as follows:

The Town will continue to allow for a range of residential uses to support the housing opportunities for residents of all ages and socio-economic statuses. The Town acknowledges the need to protect current residential land uses within the Development Area, while also adjusting the land uses to allow for age-in-place facilities and protect the affordability of existing residential uses by encouraging compatible and quality building design and construction. The Town will also continue to identify appropriate parcels in the Development Area for residential infill development and explore opportunities for density bonuses to develop higher density housing.

The Town will continue to enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services. The Town continues to pursue state and federal grant opportunities to enhance and expand the Regional Recreation Complex, within the Redevelopment Area, and will work with economic development agencies to promote the use of vacant commercial land and reuse of vacant sites or structures.

The Town will re-establish the downtown area as a community focal point providing a mix of retail, service, and residential uses in a pedestrian friendly environment. The Town seeks to strengthen its Town Center to serve as a focal point for community and commercial activities by continuing to invest in support of the Main Street corridor by encouraging uses in the downtown area that serve residents and attract visitors, including retail, professional office/service, and residential uses. The Redevelopment Plan is intended to cultivate the Town Square as a commercial and recreational focal point to re-establish downtown.

The Town will invest in streetscaping and blight remediation efforts to enhance the quality and desirability of neighborhoods. The Town seeks to remediate blight by investing in streetscaping to include manicured plantings, holiday appropriate decorations and additional safety measures to enhance Main Street from a pass through corridor to a destination with improved walkability and slower traffic, enhancing the Main Street corridor quality and desirability for residents, retailers, and visitors.

General land uses applicable to the Redevelopment Area include (1) institutional, (2) governmental, (3) manufacturing/construction, (4) residential, (5) transportation (vehicular and pedestrian), parking, communication, information, and utility infrastructure, (6) recreational, (7) commercial, and (9) religious and nonprofit.

3. Quantification of Blight within the Redevelopment Area

The Redevelopment Area includes 410 acres of property, which represents approximately 5.6% of the total acreage within the incorporated limits of the Town. TIF Law governing creation of the Redevelopment Area stipulates that the area must include a minimum of 1.5 acres. The Town's proposed Redevelopment Area is above the required threshold of the TIF Law.

By the terms of TIF Law, to properly implement and create the tax increment financing district (the "TIF District") to implement the Redevelopment Plan within the Redevelopment Area, findings must be made that the Redevelopment Area is a blighted, conservation, or agricultural area. By the terms of the TIF Law, the Redevelopment Area likely does not qualify as an agricultural area, but due to neglect, vacancies, obsolete facilities, deterioration of structures, inadequate public and private investment, and general impairment of property values, the Town finds that the Redevelopment Area specifically qualifies as "blighted areas" and/or "conservation areas" as those terms are defined in the TIF Law.

In accordance with the TIF Law, specifically, Section 31-6-30(1), an improved area is considered a blighted area if five or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare."

In accordance with Section 31-6-30(2) of the TIF Law, an improved area is considered a conservation area (not yet blighted) if three or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare." A vacant area is considered a conservation area (not yet blighted and if formerly improved, not yet blighted) if two or more of the following factors are present: "obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy

services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.”

To determine whether the improved parcels in the Redevelopment Area are classified as either blighted areas or conservation areas, the Town surveyed the Redevelopment Area and each of the properties was inspected. With respect to the improved parcels, the following conditions were found:

1. Age - Many of the buildings and structures in the Redevelopment Area are decades-old or older. Due to the age of many of the buildings and structures within the Redevelopment Area and the marginal businesses that they attract, maintenance and upkeep has been deferred (thus leading to dilapidation and deterioration, as further discussed herein below).

2. Dilapidation – Dilapidated structures were found in the Redevelopment Area; examples included both residential and commercial structures. Many of these buildings are beyond repair.



3. Deterioration – Deterioration of the structures was evident throughout the area. Conditions that were observed included damaged roofs, peeling paint, boarded windows, deteriorated parking areas, overgrowth, and general disrepair.



4. Presence of Structures Below Minimum Code Standards – A number of structures in the Redevelopment Area do not meet the Town’s building codes. This applies to both vacant and occupied structures.



5. Excessive Vacancies – Vacant structures exist throughout the Redevelopment Area. The presence of vacancies leads to an impression of decline and neglect. The vacant buildings are often allowed to deteriorate to the point that they are no longer habitable or commercially viable. Some properties, built for a specific use, are now obsolete because of their original design and previous usage.



6. Obsolescence – See discussion regarding certain vacant structures above.



7. Depreciation of Physical Maintenance – The vacant structures as well as many occupied buildings have not been maintained at acceptable levels. Conditions that were observed included fading and peeling paint, overgrowth of plant materials, broken areas of pavement, boarded windows, general disrepair, deteriorated signage and the presence of junk and other debris.



8. Presence of Potential Environmental Hazards – Brownfield properties in the Redevelopment Area have histories of manufacturing, uses known generally to create environmental impacts that limit redevelopment and pose human and environmental health risks.



9. Static or Declining Land Values- Within the Redevelopment Area there are static and declining land values. Table 2 shows the declining assessed values of select parcels in the Redevelopment Area.

Table 2

TMS Number	Property Address	2015 Taxed Value	2024 Taxed Value	% Difference
142-08-02-002		\$36,800.00	\$10,000	-73%
142-11-01-033	102 Michael Mitchum Way	\$11,900.00	\$6,000	-50%
142-07-02-030		\$22,500.00	\$11,615	-48%
143-05-00-058		\$686,200.00	\$382,260	-44%
142-08-01-065		\$153,000.00	\$90,000	-41%
142-07-06-001	336 E MAIN ST	\$185,400.00	\$118,565	-36%
142-07-02-032		\$22,500.00	\$17,135	-24%
142-07-02-031		\$22,500.00	\$17,250	-23%
143-05-00-040	370 REMBERT C DENNIS BLVD	\$695,900.00	\$572,355	-18%
142-12-02-049	110 BILO DR	\$4,343,000.00	\$4,045,010	-7%
142-07-02-051		\$23,800.00	\$22,218	-7%
143-00-00-002		\$272,200.00	\$256,335	-6%
142-08-01-015	423 E MAIN ST	\$52,700.00	\$49,910	-5%
142-08-02-038		\$9,200.00	\$9,000	-2%
142-07-02-020	315 E MAIN ST	\$382,000.00	\$374,095	-2%

Source: Berkeley County Property Tax Records

In summary, the improved portions of the Redevelopment Area are considered blighted areas¹ for the following reasons: (1) Age; (2) Dilapidation; (3) Deterioration; (4) Presence of Structures Below Minimum Code Standards; (5) Excessive Vacancies; (6) Obsolescence; (7) Depreciation of Physical Maintenance; (8) Presence of Potential Environmental Hazards; and (9) Static or Declining Land Values.

¹ The Town finds that the Redevelopment Area, if not blighted, would qualify as conservation areas.

4. Redevelopment Objectives

Based on the issues identified in the Redevelopment Area, the Town believes that publicly funded improvements are necessary to upgrade the Redevelopment Area and to stimulate private investment. In so doing, potential redevelopment can promote the health, safety, morals and welfare of the public and alleviate or potentially eradicate the blighted conditions. Redevelopment projects and activities in the Redevelopment Area will focus on the provision of adequate facilities, including, but not limited to, street improvements, hardscape (curbs, gutters, and sidewalks), utility improvements, transportation (bike and pedestrian), recreation (parks and playgrounds), landscaping, site improvements, and other general improvements.

To meet this overall goal, the Town has established the following primary objectives for its Redevelopment Plan:

- Support the development of new residential within the Redevelopment Area;
- Stimulate private investment in the area, expanding the tax base and increasing tax revenue;
- Create additional job opportunities for residents of the Town;
- Provide for general infrastructure improvements;
- Increase public awareness of the Redevelopment Area;
- Provide additional recreational and wellness opportunities in the area in connection with other pedestrian improvements;
- Promote new parking, walking, and public transportation and other pedestrian-friendly opportunities to improve access to the Redevelopment Area; and
- Provide a catalyst for residential and commercial development in the areas within and adjacent to the Redevelopment Area.

5. Public Development Activities

The Town plans to undertake a variety of projects (the “Redevelopment Projects”) within the Redevelopment Area. Timing of such projects will depend upon the growth of the Redevelopment Area and the availability of financing alternatives. Some improvements will be implemented in conjunction with other public improvements, public organizations and/or private developers.

Redevelopment Projects include the following:

1. Planning/Implementation - The successful revitalization of the Redevelopment Area requires adequate planning for proper implementation. Planning assistance will be secured from Town staff, and as needed, consultants. In utilizing consultants and other advisors, the Town shall expend money for redevelopment project costs (as defined in the TIF Law).
2. Landscaping, and Streetscaping – The Town anticipates landscaping, streetscaping and hardscaping improvements to promote the welfare of its citizens and in furtherance of the objectives of the Redevelopment Plan.
3. Transportation – the Town anticipates transportation improvements to improve connectivity and access to public and private amenities, including road and sidewalk improvements.
4. General Infrastructure Improvements – The Town expects to make general infrastructure improvements in furtherance of the objectives of the Redevelopment Plan.
5. Recreation Improvements – the Town will develop a wellness center, with many amenities including an indoor pool, and plazas, parks, and greenspaces, and improvements therein, that may be used for concerts, festivals, farmer’s markets, and similar events, as well as other recreational activities.
6. Parking – parking will be acquired or developed as necessary to support the Redevelopment Plan.
7. Property Acquisition and Development – the Town may acquire and develop property in furtherance of any of the objectives of the Redevelopment Plan.

Any of the above Redevelopment Projects may be located or constructed outside of the Redevelopment Area. To the extent any Redevelopment Project is located or constructed outside of the Redevelopment Area, such projects shall be located within the municipal limits of the Town and should be analyzed for the benefits accruing to the Redevelopment Area. Further, any of the Redevelopment Projects shall include all necessary Redevelopment Project Costs as such term is used and defined in the TIF Law. The Redevelopment Project Costs are estimated to total and will not exceed \$39,000,000 and such amount is inclusive of all capitalizable costs of the Redevelopment Projects, including capitalized interest, and the costs of issuance of related to financings. Such amount also includes a 20% contingency. The proceeds of

any Redevelopment Projects by the Town shall be deposited in accordance with the provisions the provisions of the TIF Law.

6. Private Investment in the Redevelopment Area

At the time of the writing of the Redevelopment Plan, \$95.3 million private development is anticipated in the Redevelopment Area. The Town has received bids in response to a request for proposals for development within certain portions of the Redevelopment Area that will provide a portion of such anticipated investment. The Town has identified barriers to development in the area that make private investment difficult to secure. Some of the barriers, such as poor pedestrian connectivity and lack of recreational facilities, the Town can address with revenues generated by the TIF District. Other barriers such as deteriorated and obsolete buildings, the Town can address by incentivizing private investors through grant programs and other infrastructure initiatives and inducements. The Redevelopment Projects listed in the next section were identified as catalysts to spark interest in the Redevelopment Area by focusing public investment on key undeveloped or underdeveloped properties and linking the Redevelopment Area to the rest of the community.

7. Redevelopment Projects

If growth occurs in the Redevelopment Area and new private investment in such area generated sufficient revenue to fund some or all of the Redevelopment Projects outlined in Section 5 herein, it is anticipated the costs of such improvements would be \$39 million.

Due to several factors, it is expressly recognized that all aspects of the Redevelopment Projects anticipated and discussed herein may be not be feasible. Considering the limited availability of financing or related capital, the Town shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, will provide the most likelihood of redevelopment within the Redevelopment Area.

In addition to the costs of the Redevelopment Projects (to include any redevelopment project costs) and after the TIF Bonds are issued, it is expected that long term maintenance (including lot clearing, as necessary, code enforcement, law enforcement, fire service, and other Town services) of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the Town approximately \$100,000 per year.

8. Redevelopment Financing

The costs for Redevelopment Projects could be paid from several sources. These sources include:

- (1) TIF Bonds;
- (2) General obligations bonds;
- (3) Revenue bonds, including bonds payable from special sources including hospitality or accommodations fees;
- (4) Installment- or lease-purchase financings or bonds;
- (5) Pay-as-you-go financing payable from the Tax Increment Revenues;
- (6) State and federal grants;
- (7) Private contributions;
- (8) Hospitality and accommodation fees or taxes; and
- (9) Other funds available to the Town.

The sources and amounts of the financing from various sources will depend upon the availability of those funding sources. TIF Bonds, in one or more series, will be issued to pay for Redevelopment Projects (when and if financing is available). The TIF Law requires that the initial series of TIF Bonds be issued within 10 years after adoption by the Town of an ordinance approving this Redevelopment Plan. No TIF Bonds will be issued that exceed the term of this Redevelopment Plan (as discussed in the Introduction hereto), and no TIF Bond will have a term exceeding 30 years. The par amount of TIF Bonds shall not exceed \$39 million.

Should the Town so determine, any TIF Bonds may be combined with other sources of financing and financing structures.

9. Impact on Affected Taxing Districts

In addition to the Town, two local taxing jurisdictions receive property tax revenue from properties located in the Redevelopment Area: Berkely County (the “County”) and the Berkely County School District (the “School District” together with the County, the “Taxing Districts”). Due to the general decline of the area, property tax revenues generated from the Redevelopment Area have been stagnate or declining over the past 10 years.

Redevelopment Plan

The redevelopment of the Redevelopment Area is intended to attract new investment that will restore a productive tax base for local governments, eliminate blight and support healthy, sustainable urban growth. The Town estimates a potential for up to \$95.3 million in new, taxable private investment. This new private investment will come from a variety of sources.

As of tax year 2024, the most recently concluded tax year for which assessed values were made available from the County Auditor, properties within the boundaries of the Redevelopment Area had an estimated total assessed value of approximately \$4,200,000 as set forth in Exhibit C. Real property taxes on this assessment are estimated (based on 2024 millage levies which are the most recent available as tax bills have not been issued) to be as follows:

Table 5

<u>Taxing District</u>	<u>2025 Millage Levies</u>	<u>Tax Revenues</u>
School District	196.9	\$ 827,823
County	46.50	195,499
Town	73.8	310,276
Total		\$1,333,597

During the redevelopment process, the Taxing Districts will continue to receive real property tax revenues at the same approximate level as that shown above, even after the adoption of this Redevelopment Plan, the issuance of TIF Bonds, and the initiation of Redevelopment Projects. The Tax Increment Revenues (paid into the Special Tax Allocation Fund (as defined in the TIF Law)), which will be used to pay debt service on the TIF Bonds and fund Redevelopment Projects using the financing tools described in Section 8, constitute new taxes resulting from growth and value increases within the Redevelopment Area. No Taxing District, regardless of their consent to the imposition of the new tax increment, will lose existing tax revenue as a result of the implementation of this Redevelopment Plan.

The creation of the TIF District has no impact on personal property taxes collected within the Redevelopment Area. The Taxing Districts will continue to receive tax income from personal property at the existing level and will benefit from all future increases. Even as the Town collects Tax Increment Revenues to provide for redevelopment, revenue increases should be realized by all Taxing Districts as a result of investments within the Redevelopment Area.

In summary, this Redevelopment Plan and the Redevelopment Projects authorized herein are expected to have a neutral or positive overall impact on the tax revenues of each Taxing District. Each of the local entities will benefit significantly in the short and long terms from the investments made in the Redevelopment Projects. In the short term, the Redevelopment Projects will improve public spaces, streets, intersections, and other infrastructure that are used by all, and provide a Wellness Center for the community. In the long term, the redevelopment projects will help attract high quality investment to the Redevelopment Area that will add to the tax base and financial strength of each entity. Upon completion of the Redevelopment Projects, and absent the amendment of the Redevelopment Plan, the Redevelopment Area will be dissolved and the full financial benefit of all growth that has occurred within the Redevelopment Area will accrue directly to each entity.

In summary, the proposed redevelopment financing will have no effect on current revenues of the entities that have taxing powers in the Redevelopment Area. All Taxing Districts will receive new revenues resulting from property taxes on new personal property investments and from the growth of real estate values outside the Redevelopment Area. All entities will forgo a portion of their future revenue growth for a period of time. In return, all will benefit from a stronger, more diverse tax base and economy, improved infrastructure, and a more attractive community.

10. Displacement Impact of Redevelopment Plan

No displacement of residences or businesses is expected to result from the implementation of the Redevelopment Plan. It is anticipated that all work will take place on public rights-of-way or on publicly-owned property.

11. Properties within the Redevelopment Area

Attached hereto as Exhibit A is a listing, by tax map number, of each of the current 239 parcels within the Redevelopment Area. Also included within such Exhibit are the names of the property owners, the property address or location, current fair market value as determined by the County, and the current assessed value for each parcel.

12. Future Amendments to the Redevelopment Plan

As necessary to achieve the objectives of this Redevelopment Plan, the Town may amend this plan to include adjacent areas which would benefit from redevelopment activities. Any such amendments to this Redevelopment Plan shall be made in compliance with the TIF Law.

13. Estimate of Equalized Assessed Value

For tax year 2024 most recent equalized assessed value for the Redevelopment Area is \$4,200,000 and it is estimated that the equalized assessed value after redevelopment (2060) will be \$15,877,313.

Exhibit A**Properties Located within Redevelopment Area**

Name	TMS #
CJL INVESTMENTS LLC	142-07-01-027
HEART OT HEART INTERNATIONAL MINISTRIES	142-07-02-001
TOWN OF MONCKS CORNER	142-07-02-003
TOWN OF MONCKS CORNER	142-07-02-004
TOWN OF MONCKS CORNER	142-07-02-005
TOWN OF MONCKS CORNER	142-07-02-006
TOWN OF MONCKS CORNER	142-07-02-007
TOWN OF MONCKS CORNER	142-07-02-008
BERKELEY COUNTY	142-07-02-009
JENNIFER B BISHOP	142-07-02-010
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-011
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-012
LAW OFFICE OF MARTIN G MURPHY JR LLC	142-07-02-013
SC NATIONAL BANK	142-07-02-015
SC NATIONAL BANK	142-07-02-016
TOWN OF MONCKS CORNER	142-07-02-017
TOWN OF MONCKS CORNER	142-07-02-018
TOWN OF MONCKS CORNER	142-07-02-019
315 E MAIN STREET LLC	142-07-02-020
SIETE FARMS LLC	142-07-02-023
BERKELEY REALTY LLC	142-07-02-024
MANUEL & ELINOR B COHEN	142-07-02-026
MAIN ST MC LLC	142-07-02-028
BERKELEY COUNTY	142-07-02-029
RANDELL C STONEY JR	142-07-02-030
RANDELL C STONEY JR	142-07-02-031
RANDELL C STONEY JR	142-07-02-032
LBCT TRADE PROPERTY LLC	142-07-02-033
LBCT TRADE PROPERTY LLC	142-07-02-034
THEODORE D STONEY ESTATE	142-07-02-035
ALBERT & KIMBERLY PIEPER SURVIVORSHIP	142-07-02-036
CHESSTNUT LIVING TRUST	142-07-02-037
RODNEY L GROOMS	142-07-02-038
NORVAL N BARNES	142-07-02-039
CECIL K & MARGARET H LEE SURVIVORSHIP	142-07-02-040

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GEORGE T NEWELL	142-07-02-041
MELISSA B PONCE ETAL	142-07-02-042
THOMAS P STONEY ETAL ETAL	142-07-02-043
JOHN B WILLIAMS	142-07-02-044
211 EMS LLC	142-07-02-045
JAMES R JR & SHERI S TAYLOR	142-07-02-046
FARMERS & MERCHANTS BANK OF SC	142-07-02-047
BERKELEY COUNTY	142-07-02-048
LEVI GREEN	142-07-02-049
RODNEY L & KARYN E GROOMS SURVIVORSHIP	142-07-02-050
LBCT TRADE PROPERTY LLC	142-07-02-051
JANE S STONEY REVOCABLE TRUST ARTICLE 7 TRUST	142-07-02-052
RANDELL C STONEY JR	142-07-02-053
RANDELL C STONEY JR	142-07-02-054
RANDELL C STONEY JR	142-07-02-055
BERKELEY COUNTY	142-07-02-056
ANGEL WINGS FOUNDATION	142-07-02-057
MARIBEL HERRERA	142-07-02-058
MARIBEL HERRERA	142-07-02-059
REAL INSTALLATION SERVICE LLC ETAL	142-07-02-060
AJ RENTALS AND INVESTMENTS LLC	142-07-02-061
LAW OFFICE OF MARTIN G MURPHY JR LLC	142-07-02-063
TOWN OF MONCKS CORNER	142-07-02-064
MARIBEL HERRERA	142-07-02-065
COOPER REIVER HEATING AND AIR	142-07-02-066
REV FEDERAL CREDIT UNION	142-07-04-001
DELORES S STALEY	142-07-04-002
BELINDA LITCHFIELD BAKER	142-07-04-023
ELLIE WALL COTTINGHAM	142-07-05-001
GABRIEL S & JESSICA C NEWPORT SURVIVORSHIP	142-07-05-002
221 FIRST STREET LLC	142-07-05-003
IGDJGD LLC	142-07-05-004
FIRST CITIZENS BANK & TRUST COMPANY OF S	142-07-05-005
FIRST CITIZENS BANK & TRUST COMPANY OF S	142-07-05-006
BERKELEY COUNTY LIBRARY	142-07-05-008
823 PROPERTY MANAGEMENT LLC	142-07-05-023
CHURCH HOUSE OF MINISTRIES WORLD WIDE INC	142-07-05-024
LONG RIFLE INVESTMENTS LLC	142-07-05-025
JUDITH WALL MOUT	142-07-05-026
K&C REAL ESTATE LLC	142-07-05-048

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DMOF3 LLC	142-07-05-049
CHRISSCOTT INVESTMENTS LLC	142-07-05-051
LARRY T & SHARON D MILLER SURVIVORSHIP	142-07-06-001
JAMD EQUITIES LLC	142-07-06-002
LYNETTE B OLIVER	142-07-06-003
BETTY ANN CRAWFORD REVOCABLE TRUST	142-07-06-004
TREF LLC	142-07-06-005
RICEFIELD INVESTMENT COMPANY LLC	142-07-06-006
FACTORY MAIN LLC	142-07-06-008
MONCKS CORNER PUBLIC WORKS COMMISSION	142-07-06-009
JERRY D & CORINNE D LEDBETTER TRUSTEES	142-07-06-010
TOWN OF MONCKS CORNER	142-07-06-011
108 W RAILROAD LLC	142-07-06-012
ROBICO REAL ESTATE HOLDINGS LLC	142-07-06-014
ROBIN W NICHOLS	142-07-06-015
CORNER VENTURES LLC	142-07-06-016
FRANK E & SHERRY J VILLEPONTEAUX SURVIVORSHIP	142-07-06-017
FRANK E & SHERRY J VILLEPONTEAUX SURVIVORSHIP	142-07-06-018
BLACKLAND304 LLC	142-07-06-019
CAROLINA MAIN LLC	142-07-06-020
WILLIAM H FORD & GEORGE FORD	142-07-06-022
LS MANAGEMENT LLC	142-07-06-023
FACTORY MAIN LLC	142-07-06-025
TOWN OF MONCKS CORNER A BODY POLITIC	142-07-06-026
MARTIN JAMES CLIFFORD	142-07-06-029
MONCKS CORNER PUBLIC WORKS COMMISSION	142-07-06-046
LARRY T & SHARON D MILLER SURVIVORSHIP	142-07-06-052
CMK PROPERTIES LLC	142-08-01-001
CYNTHIA L SHEPHERD	142-08-01-002
HMS HOLDINGS LLC	142-08-01-003
HUTTO PROPERTY HOLDINGS LLC	142-08-01-004
CMK PROPERTIES LLC	142-08-01-006
MONCKS CORNER PUBLIC WORKS	142-08-01-011
TOWN OF MONCKS CORNER	142-08-01-012
TOWN OF MONCKS CORNER	142-08-01-013
520 E MAIN LLC	142-08-01-014
520 E MAIN LLC	142-08-01-015
ANNIE MAE PROPERTIES LLC	142-08-01-016
465 EAST MAIN LLC	142-08-01-017
JIMMY CHAVIS	142-08-01-018

Redevelopment Plan

CELLTEK INVESTMENTS LLC	142-08-01-019
ROBERT WHITFIELD	142-08-01-020
DCH MANAGEMENT LLC	142-08-01-022
GIBBS REVOCABLE LIVING TRUST	142-08-01-023
FIX IT OR FLIP IT	142-08-01-024
513 E MAIN STREET LLC	142-08-01-025
COOKE PROPERTIES LLC	142-08-01-026
COOKE PROPERTIES LLC	142-08-01-027
525 E MAIN LLC	142-08-01-028
525 E MAIN LLC	142-08-01-029
BOBBY W STRICKLAND TRUSTEES	142-08-01-030
BOBBY W STRICKLAND TRUSTEES	142-08-01-031
DRAYTON-PARKER COMPANIES LLC	142-08-01-032
DRAYTON-PARKER COMPANIES LLC	142-08-01-033
DRAYTON-PARKER COMPANIES LLC	142-08-01-035
CHAY WASHINGTON	142-08-01-037
K & S PROPERTIES LLC	142-08-01-054
ANNA MAE PROPERTIES LLC	142-08-01-055
ALLEN B ASHE JR & MICHELE RENE ASHE SURVIVORSHIP	142-08-01-056
DCH MANAGEMENT LLC	142-08-01-062
JIMMY BOY LOGISTICS LLC	142-08-01-065
COREY DANIELS	142-08-01-066
TOWN OF MONCKS CORNER	142-08-02-004
KELLY SIDNEY CRAWFORD	142-08-02-006
MMRJ HOLDINGS LLC	142-08-02-007
101 N HWY 52 LLC	142-08-02-009
RPP OF SC LLC	142-08-02-010
520 E MAIN LLC	142-08-02-025
CAROLYN MYERS	142-08-02-026
CAROLYN MYERS	142-08-02-027
CHANGED LIFES MINISTRY INC	142-08-02-028
CHANGED LIFES MINISTRY INC	142-08-02-031
MONCKS CORNER BAPTIST CHURCH	142-08-02-034
MONCKS CORNER BAPTIST CHURCH	142-08-02-035
MONCKS CORNER BAPTIST CHURCH	142-08-02-036
MONCKS CORNER BAPTIST CHURCH	142-08-02-037
ROBERT BENFORD ETAL	142-08-02-038
WAYNE A MANDERVILLE	142-08-02-040
MONCKS CORNER BAPTIST CHURCH	142-08-02-041

Redevelopment Plan

TOWN OF MONCKS CORNER	142-08-02-042
MADISON COMMERCIAL GROUP LLC	142-08-02-044
RENEE GANT	142-08-02-046
SIRITA J LONG	142-08-02-050
HIGHPHARM1 LLC	142-08-02-051
TOWN OF MONCKS CORNER	142-08-02-053
TOWN OF MONCKS CORNER	142-08-02-057
TOWN OF MONCKS CORNER	142-08-02-058
TOWN OF MONCKS CORNER	142-08-02-064
BEAU-STEVEN C HOWARD	142-11-01-001
JAMES & LINDA BODIFORD SURVIVORSHIP	142-11-01-002
FRANCES D HASELDEN	142-11-01-005
RPP OF SC LLC	142-11-01-006
LORD BERKELEY CONSERVATION TRUST	142-11-01-008
JPM & EPM PROPERTIES LLC	142-11-01-009
TOWN OF MONCKS CORNER	142-11-01-010
FRANCES D & ROBERT K HASELDEN	142-11-01-033
LACEY R BODIFORD & DAVID R BRABHAM	142-11-01-034
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-062
DR HORTON INC	142-00-01-012
BOCO FAMILY LLC	142-00-01-013
ROBERT J AND RUTH P QUINN	142-00-01-014
MERITAGE HOMES OF THE CAROLINAS INC	142-00-01-021
SC PUBLIC SERVICE AUTHORITY	142-00-01-040
CARRERA INVESTMENTS LLC	142-08-01-038
MIDTOWN PARK ESTATES LLC	142-08-01-042
JENNIEL LF DANIELS (DECEASED)	142-08-01-043
BERKELEY COMMUNITY FEDERAL CREDIT UNION	142-08-01-061
WALTER BERNARD BROWN	142-08-02-002
WALTER BERNARD BROWN	142-08-02-003
APIF-SOUTH CAROLINA LLC	142-08-02-005
NAOMI BYRD BACORE (DECEASED)	142-08-02-011
GIBBS REVOCABLE LIVING TRUST	142-08-02-012
JANON B MYERS	142-08-02-013
JANON B MYERS	142-08-02-014
JANON B MYERS	142-08-02-015
JANON B MYERS	142-08-02-016
DELORIS ANDERSON	142-08-02-017
JOSEPH L & SYLVIA M BUTLER	142-08-02-018
JOSEPH L & SYLVIA M BUTLER	142-08-02-019

Redevelopment Plan

SANDRA SMITH WILLIAMS	142-08-02-020
JOSEPH MYERS	142-08-02-021
JOSEPH MYERS	142-08-02-022
CAROLYN MYERS	142-08-02-023
MONCKS CORNER BAPTIST CHURCH	142-08-02-032
MONCKS CORNER BAPTIST CHURCH	142-08-02-033
JOHNCO LP	142-08-02-059
O'REILLY AUTOMOTIVE STORES INC	142-08-02-063
WYNDHAW HAZEL W ETALS	142-08-04-001
O ALLEN GETHERS PROPERTIES LLC	142-08-04-011
FIVE TALENTS LLC	142-08-04-012
HOWARD BROWN	142-08-04-013
JUAN SANCHEZ DE MUNIAIN	142-10-02-026
KRECK KENNETH & ANNETTE SURVIVORSHIP	142-11-01-012
ORVIN FRANCES WATTS	142-11-01-013
MONTE CALVARIO	142-11-01-014
STRICKLAND LIVING TRUST	142-11-01-036
TDMC PROPERTY HOLDINGS LLC	142-12-02-002
SCHOOL FUND II LLC	142-12-02-003
GILL HOLDINGS LLC	142-12-02-005
GILL HOLDINGS LLC	142-12-02-006
W & W ASSOCIATES LLC	142-12-02-013
SAVITABEN R PATEL	142-12-02-044
ROSEN MONCKS CORNER LLC	142-12-02-049
POINTE NORTH COMMUNITY CHURCH	142-12-02-051
POINTE NORTH COMMUNITY CHURCH	142-12-02-064
BMMW INC	143-00-00-002
MMU MONCKS CORNER LLC	143-00-00-003
STORE IT SELF STORAGE LLC	143-00-00-004
700 STONEY LANDING LLC	143-00-00-008
KARL H TROY ENTERPRISES INC	143-00-00-029
SOPACO INC	143-00-00-045
LIVE PRODUCTIONS LLC	143-00-00-047
KETTLEFISH GROUP LLC	143-00-00-061
JWENCO PROPERTIES LLC	143-00-00-067
BERKELEY COUNTY	143-00-00-073
GLD DENNIS LLC	143-00-00-079
GLD DENNIS LLC	143-00-00-080
BMMW INC	143-00-00-087
JOHNCO LP	143-05-00-040

Redevelopment Plan

MMU MONCKS CORNER LLC	143-05-00-046
BLACK LAKE HOLDINGS LLC	143-05-00-051
JOHNCO LP	143-05-00-058
ROBERT G AND SHELBY J COLLEY	143-09-04-033
BOATS AND TOWS LLC	143-09-04-034

Exhibit B
Map of Redevelopment Area

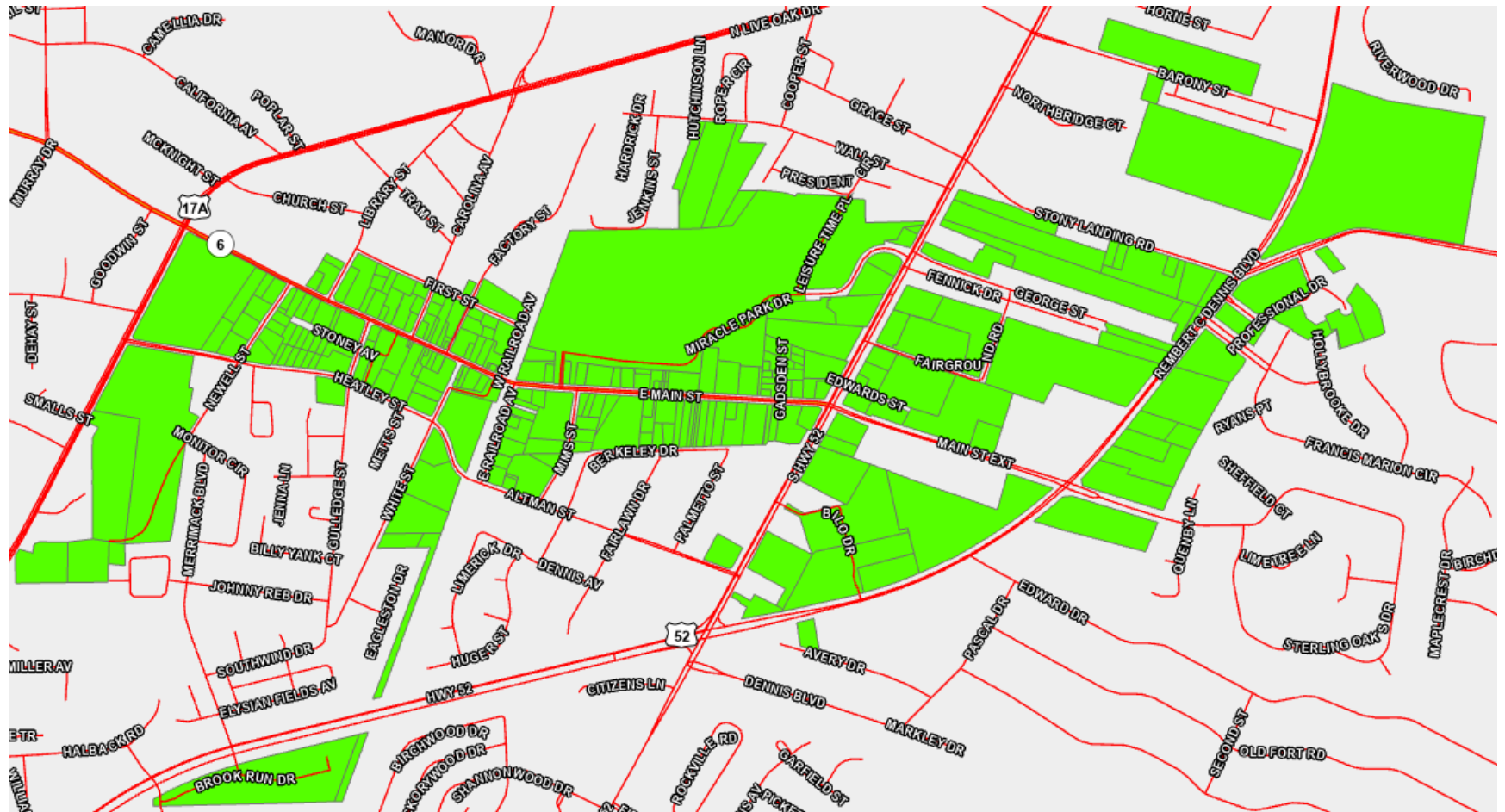


Exhibit C
Preliminary Equalized Assessed Value Certificate

Appendix 1

“Tax Increment Financing Law”

SECTION 31-6-10. Short title.

This chapter may be cited as the "Tax Increment Financing Law".

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-20. Declaration of legislative findings.

(A) The General Assembly finds that:

(1) Section 14 of Article X of the Constitution of South Carolina provides that the General Assembly may authorize by general law that indebtedness for the purpose of redevelopment within incorporated municipalities may be incurred and that the debt service of such indebtedness be provided from the added increments of tax revenues to result from the project.

(2) An increasing demand for public services must be provided from a limited tax base. Incentives must be provided for redevelopment in areas which are, or threaten to become, predominantly slum or blighted.

(3) There exist in many municipalities of this State blighted and conservation areas; the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; the stable economic and physical development of the blighted areas and conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the overuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities, and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, or by a combination of these factors; that as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and substandard housing conditions and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public.

(4) In order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated and conservation measures instituted and redevelopment of such areas undertaken; to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the redevelopment of project areas. The eradication of blighted areas and treatment and improvement of areas by redevelopment projects is declared to be essential to the public interest.

(4.5) There exists in or contiguous to many municipalities in the State large tracts of land which served the people of this State and its economy when originally developed and maintained over the generations as agricultural property, contributing food, fiber, timber, and pulpwood, and which now, in an evolving economy and amidst a much smaller, yet vastly more efficient

agricultural economy, are in need of redevelopment to provide multiple uses utilizing the redevelopment tools provided in this chapter.

(5) The use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to the taxing districts because taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas, and all taxing districts benefit from the removal of blighted conditions, the eradication of conditions requiring conservation measures, and the redevelopment of agricultural areas.

(B) The General Assembly intends to implement the authorization granted in Article X, Section 14, of the Constitution of this State. The authorization in this chapter provides for this State an essential method for financing redevelopment. The governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted and to sufficiently meet all constitutional requirements pertaining to incurring indebtedness for the purpose of redevelopment and funding the debt service of such indebtedness from the added increment of tax revenues to result from such redevelopment as provided in subsection (10) of Section 14 of Article X of the Constitution of this State. The indebtedness incurred pursuant to subsection (10) of Section 14 of Article X of the Constitution is exempt from all debt limitations imposed by Article X. The powers granted in this chapter must be in all respects exercised for the benefit of the inhabitants of the State, for the increase of its commerce, and for the promotion of its welfare and prosperity.

(C) All action taken by any municipality in carrying out the purposes of this chapter will perform essential governmental functions.

(D) Pursuant to the authorization granted in Article VIII, Section 13, of the Constitution of this State, if a redevelopment project area is located in more than one municipality, the powers granted herein may be exercised jointly.

HISTORY: 1984 Act No. 452, Section 1; 2005 Act No. 109, Sections 9.A, 9.B.

Editor's Note

2012 Act No. 267, Section 1, provides as follows:

"The General Assembly finds and determines that the legislative findings contained in Section 31-6-20 of the 1976 Code remain true and correct as of the effective date of this act. The General Assembly further finds and determines that it would further the purposes of the Tax Increment Financing Law, Sections 31-6-10, et seq. of the 1976 Code, and would be in the public interest, to explicitly confirm the ability of municipalities and one or more taxing districts to provide by intergovernmental agreement for partial or modified participation in a redevelopment project. The General Assembly further finds that such intergovernmental agreements are consistent with and permissible under existing law, and accordingly the purpose of this act is to explicitly confirm the validity and enforceability of such intergovernmental agreements, whether entered into prior or subsequent to the effective date of this act. This act may not be construed to create a negative implication that any such intergovernmental agreement entered into prior to the effective date of this act is not valid or enforceable."

SECTION 31-6-30. Definitions.

Unless the context clearly indicates otherwise:

(1) "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(a) if improved, industrial, commercial, and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by:

(i) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; or

(ii) the area immediately prior to becoming vacant qualified as a blighted area.

Any area within a redevelopment plan established by Chapter 10 of Title 31 is deemed to be a blighted area.

(1.5) "Agricultural area" means any unimproved or vacant area formerly developed and used primarily for agricultural purposes within the boundaries of a redevelopment project area located within the territorial limits of the municipality where redevelopment and sound growth is impaired by a combination of three or more of the following factors: obsolete platting of the land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the land; overcrowding of structures and community facilities in neighboring areas adjacent to the land; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater; lack of storm drainage facilities; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of community planning; agricultural foreclosures; and static or declining land values.

(2) "Conservation area" means any improved area or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality that is not yet a blighted area where:

(a) if improved, because of a combination of three or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious

land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

(3) "Municipality" means an incorporated municipality of this State.

(4) "Obligations" means bonds, notes, or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

(5) "Redevelopment plan" means the comprehensive program of the municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualified the redevelopment project area as an agricultural area, blighted area, conservation area or combination thereof, and thereby to enhance the tax bases of the taxing districts which extend into the project redevelopment area. Each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include, but not be limited to, estimated redevelopment project costs including long-term project maintenance, as applicable, the anticipated sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the project area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the redevelopment project area. A redevelopment plan established by Chapter 10 of Title 31 is deemed a redevelopment plan for purposes of this paragraph.

(6) "Redevelopment project" means any buildings, improvements, including street, road, and highway improvements, water, sewer and storm drainage facilities, parking facilities, tourism and recreation-related facilities, energy production or transmission infrastructure, communications technology, and public transportation infrastructure including, but not limited to, rail and airport facilities. Any project or undertaking authorized under Section 6-21-50 also may qualify as a redevelopment project under this chapter. All the projects are to be publicly owned. A redevelopment may be located outside of the redevelopment area provided the municipality makes specific findings of benefit to the redevelopment project area and the project area is located within the municipal limits. A redevelopment project for purposes of this chapter also includes affordable housing projects where all or a part of new property tax revenues generated in the tax increment financing district are used to provide or support publicly and privately owned affordable housing in the district or is used to provide infrastructure projects to support publicly and privately owned affordable housing in the district. The term "affordable housing" as used herein means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD).

(7) "Redevelopment project area" means an area within the incorporated area of and designated by the municipality, which is not less in the aggregate than one and one-half acres

and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an agricultural area, a blighted area, or a conservation area, or a combination thereof.

(8) "Redevelopment project costs" means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any costs incidental to a redevelopment project. The costs include, without limitation:

(a) costs of studies and surveys, plans, and specifications; professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning, or special services.

(b) property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and the clearing and grading of land.

(c) costs of rehabilitation, reconstruction, repair, or remodeling of a redevelopment project.

(d) costs of the construction and long-term maintenance of a redevelopment project.

(e) financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the provisions of this chapter accruing during the estimated period of construction of any redevelopment project for which the obligations are issued and including reasonable reserves related thereto.

(f) relocation costs, including relocation or removal costs of federal, state, or local government facilities or activities, to the extent that a municipality determines that relocation costs must be paid or required by federal or state law.

(9) "Taxing districts" means counties, incorporated municipalities, schools, special purpose districts, and public and any other municipal corporations or districts with the power to levy taxes. Taxing districts include school districts which have taxes levied on their behalf.

(10) "Vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings.

HISTORY: 1984 Act No. 452, Section 1; 1996 Act No. 253, Section 1; 1999 Act No. 93, Section 17; 1999 Act No. 109, Section 2; 2002 Act No. 207, Section 1; 2005 Act No. 109, Section 10; 2008 Act No. 358, Section 1, eff June 25, 2008; 2020 Act No. 145 (S.207), Section 3, eff September 28, 2020.

Code Commissioner's Note

In 2013, the Code Commissioner removed text which formerly appeared as the second sentence of subsection (1)(b)(ii) and added it as the last undesignated paragraph under subsection (1).

Effect of Amendment

The 2008 amendment, in subsection (6), added the fifth and sixth sentences relating to affordable housing projects.

2020 Act No. 145, Section 3, in (6), in the fifth sentence, inserted "and privately" following "or support publicly" and "publicly and" following "projects to support".

SECTION 31-6-40. Issuance of obligations for redevelopment costs; security; manner of retirement.

Obligations secured by the special tax allocation fund set forth in Section 31-6-70 for the redevelopment project area may be issued to provide for redevelopment project costs. The

obligations, when so issued, must be retired in the manner provided in the ordinance authorizing the issuance of the obligations by the receipts of taxes levied as specified in Section 31-6-110 against the taxable property included in the area and other revenue as specified in Section 31-6-110 designated by the municipality which source does not involve revenues from any tax or license. In the ordinance the municipality may pledge all or any part of the funds in and to be deposited in the special tax allocation fund created pursuant to Section 31-6-70 to the payment of the redevelopment project costs and obligations. Any pledge of funds in the special tax allocation fund must provide for distribution to the taxing districts of monies not required for payment and securing of the obligations and the excess funds are surplus funds. In the event a municipality only pledges a portion of the monies in the special tax allocation fund for the payment of redevelopment project costs or obligations, any funds remaining in the special tax allocation fund after complying with the requirements of the pledge are also considered surplus funds. All surplus funds must be distributed annually to the taxing districts in the redevelopment project area by being paid by the municipality to the county treasurer of the county in which the municipality is located. The county treasurer shall immediately thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

In addition to obligations secured by the special tax allocation fund, the municipality may pledge for a period not greater than the term of the obligations toward payment of the obligations any part of the revenues remaining after payment of operation and maintenance, of all or part of any redevelopment project.

The obligations may be issued in one or more series, may bear such date or dates, may mature at such time or times not exceeding thirty years from their respective dates, may bear such rate or rates of interest as the governing body shall determine, may be in such denomination or denominations, may be in such form, either coupon or registered, may carry such registration and conversion privileges, may be executed in such manner, may be payable in such medium of payment, at such place or places, may be subject to such terms of redemption, with or without premium, may be declared or become due before the maturity date thereof, may provide for the replacement of mutilated, destroyed, stolen, or lost bonds, may be authenticated in such manner and upon compliance with such conditions, and may contain such other terms and covenants, as may be provided by the governing body of the municipality. If the governing body determines to sell any obligations the obligations must be sold at public or private sale in such manner and upon such terms as the governing body considers best for the interest of the municipality.

A certified copy of the ordinance authorizing the issuance of the obligations must be filed with the clerk of the governing body of each county and treasurer of each county in which any portion of the municipality is situated and shall constitute the authority for the extension and collection of the taxes to be deposited in the special tax allocation fund.

A municipality also may issue its obligations to refund in whole or in part obligations previously issued by the municipality under the authority of this chapter, whether at or prior to maturity, and all references in this chapter to "obligations" are considered to include these refunding obligations.

The debt incurred by a municipality pursuant to this chapter is exclusive of any statutory limitation upon the indebtedness a taxing district may incur. All obligations issued pursuant to this chapter shall contain a statement on the face of the obligation specifying the sources from

which payment is to be made and shall state that the full faith, credit, and taxing powers are not pledged for the obligations.

The trustee or depositary under any indenture may be such persons or corporations as the governing body designates, or they may be nonresidents of South Carolina or incorporated under the laws of the United States or the laws of other states of the United States.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 1.

SECTION 31-6-50. Application of proceeds of obligations.

The proceeds from obligations issued under authority of this chapter must be applied only for the purpose for which they were issued. Any premium and accrued interest received in any such sale must be applied to the payment of the principal of or the interest on the obligations sold. Any portion of the proceeds not needed for redevelopment project costs must be applied to the payment of the principal of or the interest on the obligations.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-60. Exemption of obligations and interest thereon from South Carolina taxes.

The obligations authorized by this chapter and the income from the obligations and all security agreements and indentures executed as security for the obligations made pursuant to the provisions of this chapter and the revenue derived from the obligations are exempt from all taxation in the State of South Carolina except for inheritance, estate, or transfer taxes and all security agreements and indentures made pursuant to the provisions of this chapter are exempt from all state stamp and transfer taxes.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-70. Ordinance pertaining to allocation of taxes; distribution of surplus funds; termination of redevelopment area status and dissolution of tax allocation fund.

A municipality, within ten years after the date of adoption of an ordinance providing for approval of a redevelopment plan pursuant to Section 31-6-80, may issue the initial obligations under this chapter to finance the redevelopment project upon adoption of an ordinance providing that:

- (1) after the issuance of the obligations; and
- (2) after the total equalized assessed valuation of the taxable real property in a redevelopment project area exceeds the certified "total initial equalized assessed value" established in accordance with Section 31-6-100(B) of all taxable real property in the project area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the project area by taxing districts and tax rates determined in the manner provided in Section 31-6-100(B) each year after the obligations have been issued until obligations issued under this chapter have been retired and redevelopment project costs have been paid must be divided as follows:

(a) that portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the total initial equalized assessed value of all taxable real property in the redevelopment project area must be allocated to and when collected must be paid by the county

treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of the redevelopment plan; and

(b) that portion, if any, of taxes which is attributable to the increase in the current total equalized assessed valuation of all taxable real property in the redevelopment project area over and above the total initial equalized assessed value of taxable real property in the redevelopment project area must be allocated to and when collected must be paid to the municipality which shall deposit the taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment of the costs and obligations. The municipality may pledge in the ordinance the funds in and to be deposited in the special tax allocation fund for the payment of the costs and obligations.

Any ordinance adopted based on acts of the municipality occurring before the effective date of this chapter must incorporate by reference and adopt those prior acts undertaken in accordance with the procedures of this chapter as if they had been undertaken pursuant to this chapter.

Obligations may be issued subsequent to the initial ten-year period. When obligations issued under this chapter have been retired and redevelopment project costs incurred under this chapter have been paid or budgeted pursuant to the redevelopment plan, as evidenced by resolution of the governing body of the municipality, all surplus funds then remaining in the special tax allocation fund must be paid by the municipal treasurer to the county treasurer who immediately, after receiving the payment, shall pay the funds to the taxing districts in the redevelopment project area in the same manner and proportion as the most recent distribution by the treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

Upon the payment of all redevelopment project costs, retirement of all obligations of a municipality issued under this chapter, and the distribution of any surplus monies pursuant to this section, the municipality shall adopt an ordinance dissolving the tax allocation fund for the project redevelopment area and terminating the designation of the redevelopment project area as a redevelopment project area for purposes of this chapter. Thereafter, the rates of the taxing districts must be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of a redevelopment plan and the issuance of obligations under this chapter.

If ten years have passed from the time a redevelopment project area is designated and the municipality has not issued the initial obligations under this chapter to finance the redevelopment project, upon the expiration of the ten-year term, the municipality shall adopt an ordinance terminating the designation of the redevelopment project area.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 2; 2002 Act No. 207, Section 2.

SECTION 31-6-80. Public hearing prior to approval of redevelopment plan; changes in plan; notice to, and objections by taxing districts; adoption of ordinance prior to issuance of obligations; changes to redevelopment plan.

(A) Prior to the issuance of any obligations under this chapter, the municipality shall set forth by way of ordinance the following:

(1) a copy of the redevelopment plan containing a statement of the objectives of a municipality with regard to the plan;

(2) a statement indicating the need for and proposed use of the proceeds of the obligations in relationship to the redevelopment plan;

(3) a statement containing the cost estimates of the redevelopment plan and redevelopment project and the projected sources of revenue to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred;

(4) a list of all real property in the redevelopment project area;

(5) the duration of the redevelopment plan;

(6) a statement of the estimated impact of the redevelopment plan upon the revenues of all taxing districts in which a redevelopment project area is located;

(7) findings that:

(a) the redevelopment project area is an agricultural, blighted, or conservation area and that private initiatives are unlikely to alleviate these conditions without substantial public assistance;

(b) property values in the area would remain static or decline without public intervention; and

(c) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the municipality.

(B) Before approving any redevelopment plan under this chapter, the governing body of the municipality must hold a public hearing on the redevelopment plan after published notice in a newspaper of general circulation in the county in which the municipality and any taxing district affected by the redevelopment plan is located not less than fifteen days and not more than thirty days prior to the hearing. The notice shall include:

(1) the time and place of the public hearing;

(2) the boundaries of the proposed redevelopment project area;

(3) a notification that all interested persons will be given an opportunity to be heard at the public hearing;

(4) a description of the redevelopment plan and redevelopment project; and

(5) the maximum estimated term of obligations to be issued under the redevelopment plan.

(C) Not less than forty-five days prior to the date set for the public hearing, the municipality shall give notice to all taxing districts of which taxable property is included in the redevelopment project area, and in addition to the other requirements of the notice set forth in the section, the notice shall request each taxing district to submit comments to the municipality concerning the subject matter of the hearing prior to the date of the public hearing.

(D) If a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan and the issuance of obligations under this chapter to finance the redevelopment project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The municipality may issue obligations to finance the redevelopment project to the extent that each affected taxing district consents to the redevelopment plan. The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund.

(E) Prior to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, changes may be made in the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan or the proposed use of the proceeds of the obligations in

relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, without further hearing or notice, provided that notice of the changes is given by mail to each affected taxing district and by publication in a newspaper or newspapers of general circulation within the taxing districts not less than ten days prior to the adoption of the changes by ordinance. Notice of the adoption of the ordinance must be published by the municipality in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(F)(1) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan, change the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the following procedures:

(a) The municipality must provide notice of the proposed changes by mail to each affected taxing district. The proposed changes shall become effective only with respect to affected taxing districts that consent to the proposed changes by resolution of the governing body of the taxing districts.

(b) The municipality must publish notice of the adoption of the ordinance in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of the adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(2) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that adds parcels to or expands the exterior boundaries of the redevelopment project area, to general land uses established pursuant to the redevelopment plan, to the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or to extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area.

(3) If the redevelopment project or portion of it is to be located outside of the redevelopment project area, the municipality shall by resolution make a specific finding of benefit to the redevelopment project area and provide written notice to the affected taxing district. No further action is required of the municipality.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 3; 1999 Act No. 93, Section 18; 1999 Act No. 109, Section 3; 2002 Act No. 207, Section 3; 2005 Act No. 109, Section 11; 2012 Act No. 267, Section 3, eff June 20, 2012.

Effect of Amendment

The 2012 amendment added the subsection identifiers, rewrote subsection (E), and added subsection (F).

SECTION 31-6-85. Intergovernmental agreement for redevelopment project.

The municipality and one or more taxing districts may at any time provide by intergovernmental agreement that such taxing district or taxing districts will participate in a redevelopment project on a partial or modified basis. Such intergovernmental agreement shall become effective, and shall be valid and enforceable for the entire duration thereof, upon its approval by ordinance enacted by the municipality and by ordinance or resolution, whichever is applicable, enacted or approved by the affected taxing district or taxing districts.

HISTORY: 2012 Act No. 267, Section 2, eff June 20, 2012.

SECTION 31-6-90. Persons displaced by redevelopment project.

When there are any persons residing in the area covered by the redevelopment plan:

(1) The redevelopment plan shall include:

(a) An assessment of the displacement impact of the redevelopment project and provisions for the relocation of all persons who would be displaced by the project, provided that no residents may be displaced by a redevelopment project unless housing is made available to them pursuant to the terms of this section.

(b) Provisions for the creation of housing opportunities to the extent feasible to enable a substantial number of the displaced persons to relocate within or in close proximity to the area covered by the redevelopment plan.

(2) Prior to authorizing the demolition of any residential units in connection with a tax increment financing plan, the governing body of the municipality must insure that the redevelopment plan complies with the requirements of this section and further that standard housing is made available to all persons to be displaced.

(3) Persons displaced by a redevelopment plan are entitled to the benefits and protections available under Section 28-11-10. The costs of the relocation are proper expenditures for the proceeds of any obligations issued under this chapter.

HISTORY: 1984 Act No. 452, Section 1.

SECTION 31-6-100. Assessment of value of real estate in redevelopment project area.

(A) If a municipality by ordinance approves a redevelopment plan pursuant to Section 31-6-80, the auditor of the county in which the municipality is situated, immediately after adoption of the ordinance pursuant to Section 31-6-80, must, upon request of the municipality, determine and certify:

(1) the most recently ascertained equalized assessed value of all taxable real property within the redevelopment project area, as of the date of adoption of the ordinance adopted pursuant to Section 31-6-80, which value is the "initial equalized assessed value" of the property; and

(2) the total equalized assessed value of all taxable real property within the redevelopment project area and certifying the amount as the "total initial equalized assessed value" of the taxable real property within the redevelopment project area.

(B) After the county auditor has certified the total initial equalized assessed value of the taxable real property in the area, then in respect to every taxing district containing a redevelopment project area, the county auditor or any other official required by law to ascertain

the amount of the equalized assessed value of all taxable property within the district for the purpose of computing the rate percent of tax to be extended upon taxable property within such district, shall in every year that obligations are outstanding for redevelopment projects in the redevelopment area ascertain the amount of value of taxable property in a project redevelopment area by including in the amount the certified total initial equalized assessed value of all taxable real property in the area in lieu of the equalized assessed value of all taxable real property in the area. The rate percent of tax determined must be extended to the current equalized assessed value of all property in the redevelopment project area in the same manner as the rate percent of tax is extended to all other taxable property in the taxing district. The method of extending taxes established under this section terminates when the municipality adopts an ordinance dissolving the special tax allocation fund for the redevelopment project.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 4.

SECTION 31-6-110. Disposition of revenues from municipal property within project area; deposit of revenues from sale of property acquired with proceeds of obligations.

Revenues received by the municipality from any property, building, or facility owned by the municipality or any agency or authority established by the municipality in the redevelopment project area may be used to pay redevelopment project costs or reduce outstanding obligations of the municipality incurred under this chapter for redevelopment project costs. If the obligations are used to finance the extension or expansion of a system as defined in Section 6-21-40 in the redevelopment project area, all or a portion of the revenues of the system, whether or not located entirely within the redevelopment project area, including the revenues of the redevelopment project, may be pledged to secure the obligations issued under this chapter. The municipality is fully empowered to use any of the powers granted by either or both of the provisions of Chapter 17 of Title 6 (The Revenue Bond Refinancing Act of 1937) or the provisions of Chapter 21 of Title 6 (Revenue Bond Act for Utilities). In exercising the powers conferred by the provisions, the municipality may make any pledges and covenants authorized by any provision of those chapters. The municipality may place the revenues in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Revenue received by the municipality from the sale or other disposition of real property acquired by the municipality with the proceeds of obligations issued under the provisions of this chapter must be deposited by the municipality in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Proceeds of grants may be pledged by the municipality and deposited in the special tax allocation fund or a separate fund.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 5.

SECTION 31-6-120. Project located within more than one municipality.

If the redevelopment project area is located within more than one municipality, the municipalities may jointly adopt a redevelopment plan and authorize obligations as provided under the provisions of this chapter.

HISTORY: 1984 Act No. 452, Section 1.

NOTICE OF PUBLIC HEARING**TOWN OF MONCKS CORNER
TOWN SQUARE REDEVELOPMENT PLAN**

The Town Council of the Town of Moncks Corner (the “Town Council”), the governing body of the Town of Moncks Corner, South Carolina (the “Town”) will hold a public hearing on Tuesday, August 19, 2025, to receive comments on the Town’s proposed Town Square Redevelopment Plan (the “Redevelopment Plan”) and the construction of public improvements in and around the redevelopment project area (as identified in the Redevelopment Plan) (the “Redevelopment Area”). The public hearing will be held at 6:00 p.m. in the Town Council’s chambers, located in the Moncks Corner Municipal Complex, at 118 Carolina Avenue Moncks Corner, South Carolina 29461. All interested persons will be given an opportunity to be heard at the public hearing.

The Redevelopment Area encompasses approximately 410 acres near the center of the Town. Generally, it includes the areas east and west of the intersection of East Main Street and East Railroad Avenue, bounded by South Live Oak Drive to the west, and parcels on both sides of Rembert Dennis Boulevard to the east. All parcels are south of North Live Oak Drive and north of the intersection of Hopkins Drive and Rember C. Dennis Boulevard.

The boundaries of the Redevelopment Area are described as follows:

From the intersection of South Live Oak Drive and East Main Street – the parcels, with a few exceptions, adjacent to East Main Street moving west down East Main Street to the intersection of East Main Street and Highway 52, but also including:

- those parcels between First Street to the North and East Main Street to the south between Library Street to the west and the railroad line to the east, plus parcel 1420706026.
- those parcels between Heatley Street and East Main Street between East Railroad Avenue and South Live Oak Drive, plus parcels 140001012, 1420001013, 1421002026, 1420001040, and 140001021,
- those parcels between the northern terminus of Eagleston Drive and Heatley to the north, and bounded by White Street to the west and the railroad line to the east,
- those parcels between Miracle Park Drive and East Main Street, plus parcels 1420802004, 1420804001, 1420804011, 1420804012, and 1420804013

The area bounded by South Highway 52 to the west, Rember C. Dennis Boulevard to the east (including most parcels east of Rember C. Dennis Boulevard from Sterling Oaks to Stoney Landing Road), and Stoney Landing Road to the North, but also including:

- parcels 1421202013, 1430500046, 1430000008, 1430000067, 1430000003, 1430500058, 1430500056, 1430500059, 1430500070, 1430000045, and 1430000061

The Redevelopment Plan has been developed by the Town to promote and encourage redevelopment in the Redevelopment Area. Through the undertaking of certain municipal improvements (collectively, the “Redevelopment Projects”), as further described below, within and around the Redevelopment Area, the Town expects to create an environment attractive to private investment and beneficial to its citizens, visitors, and tourists. It is expected that the Redevelopment Projects will substantially increase the tax base and benefit all affected taxing districts. Through the implementation of the Redevelopment Plan, the Town seeks to (i) support the development of new residential within the Redevelopment Area; (ii) stimulate private investment in the area, expanding the tax base and increasing tax revenue; (iii) create additional job opportunities for residents of the Town; (iv) provide for general infrastructure improvements; (v) increase public awareness of the Redevelopment Area; (vi) provide additional recreational and wellness opportunities in the area in connection with other pedestrian improvements; (vii) promote new parking, walking, and public transportation and other pedestrian-friendly opportunities to improve access to the Redevelopment Area; and (viii) provide a catalyst for residential and commercial development in the areas within and adjacent to the Redevelopment Area. In sum, the Town seeks to activate its Town Square by attracting and leveraging new private investment in the Town through strategic public investment.

The Redevelopment Projects include:

- Planning/Implementation – The successful revitalization of the Redevelopment Area requires adequate planning for proper implementation. Planning assistance will be secured from Town staff, and as needed, consultants. In utilizing consultants and other advisors, the Town shall expend money for redevelopment project costs (as defined in the TIF Law).
- Landscaping, and Streetscaping – The Town anticipates landscaping, streetscaping and hardscaping improvements to promote the welfare of its citizens and in furtherance of the objectives of the Redevelopment Plan.
- Transportation – the Town anticipates transportation improvements to improve connectivity and access to public and private amenities, including road and sidewalk improvements.
- General Infrastructure Improvements – The Town expects to make general infrastructure improvements in furtherance of the objectives of the Redevelopment Plan.
- Recreation Improvements – the Town will develop a wellness center, with many amenities including an indoor pool, and plazas, parks, and greenspaces, and improvements therein, that may be used for concerts, festivals, farmer’s markets, and similar events, as well as other recreational activities.
- Parking – parking will be acquired or developed as necessary to support the Redevelopment Plan.

- Property Acquisition and Development – the Town may acquire and develop property in furtherance of any of the objectives of the Redevelopment Plan.

Presently, and depending on all available sources of financing, the cost of the Redevelopment Projects is estimated at \$39,000,000. Due to a number of factors, it is expressly recognized that implementation of all the Redevelopment Projects discussed herein may not be feasible. In light of the limited availability of financing or related capital contributions, the Town intends to prioritize the Redevelopment Projects that it believes will provide the most likelihood of redevelopment within the Redevelopment Area. Tax increment obligations issued from time to time to finance the costs of the Redevelopment Projects will have a maximum term of 30 years.

This notice is delivered in accordance with Section 31-6-80(B) of the Code of Laws of South Carolina 1976, as amended.

TOWN OF MONCKS, CORNER, SOUTH CAROLINA

NOTICE OF ENACTMENT

Notice is hereby given that pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, the Town Council of the Town of Moncks Corner, the governing body of the Town of Moncks Corner, South Carolina (the “Town Council”) has duly enacted “AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONCKS CORNER, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF THE TOWN SQUARE REDEVELOPMENT PROJECT AREA, THE APPROVAL OF THE TOWN SQUARE REDEVELOPMENT PLAN, THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO” (the “Ordinance”). The final reading of the Ordinance was given at a meeting of the Town Council held on September 16, 2025. The Ordinance adopts the Town Square Redevelopment Plan, establishes the Town Square Redevelopment Area, and provides for matters related thereto, including the issuance of obligations to finance the costs of the Redevelopment Projects. Capitalized terms used herein have the meanings ascribed thereto in the Ordinance, which is available for inspection at the office of the Town Clerk of the Town of Moncks Corner, South Carolina.

AN ORDINANCE TO AMEND ORDINANCE NO. 2024-08 AND THE BUDGET ATTACHED THERETO AND TO ADJUST CERTAIN REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2025.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Governing Body of the Town of Moncks Corner, County of Berkeley, State of South Carolina, as follows:

SECTION 1. Ordinance No. 2024-08 and the prepared budget attached thereto is amended to increase General Fund revenues in the amount of three hundred forty-nine thousand four hundred seventy-five dollars (\$349,475) and increase General Fund expenditures in the amount of three hundred forty-five thousand four hundred and fifty-two dollars (\$345,452). The Abatement and Improvement Fund will be amended to increase expenditures of eighty thousand dollars (\$80,000). The Capital Improvement Fund will be amended to decrease revenue of one million one hundred eighty-six thousand five hundred and eighty dollars (\$1,186,580) and decrease expenditures of three million five hundred sixty thousand dollars (\$3,560,000).

The following line-item accounts will be adjusted accordingly:

FY 2025 BUDGET AMENDMENT

GENERAL FUND REVENUES

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
10.3000.0101	Business License	4,019,624	4,325,000	305,376
10.3000.0103	Building Permits	677,750	650,000	(27,750)
10.3000.0106	Inspection Fee Receipts	8,000	135,000	127,000
10.3000.0203	Interest Earned	175,000	275,000	100,000
10.3000.0306	Roll Cart Fees	30,000	60,000	30,000
10.3000.0307	Recreation	155,600	190,000	34,400
10.3000.0309	Concession Receipts	125,000	140,000	15,000
10.3000.0310	Class/ Camp Receipts	25,000	36,000	11,000
10.3000.0318	LPR Grant BCSD	-	49,625	49,625
10.3000.0324	Miracle League/Sponsr/Don	25,000	20,000	(5,000)
10.3000.0325	Special Event Receipts	20,000	2,000	(18,000)
10.3000.0399	Lost Revenue	1,700,000	1,500,000	(200,000)
10.3000.0402	Current Taxes	5,776,797	5,875,000	98,203
10.3000.0404	Prior Year Taxes	65,500	83,000	17,500
10.3000.0406	Federal Housing in Lieu of	-	10,600	10,600
10.3000.0501	Criminal & Traffic Fines	75,000	90,000	15,000
10.3000.0604	Berk Cable Tele Franchise	60,000	1,000	(59,000)
10.3000.0804	Berkeley Co Schools SRO Grant	407,481	339,720	(67,761)
10.3000.0806	PD Athletic Events / BC Schools	45,000	73,000	28,000
10.3000.0808	FEMA Grant Revenues	-	14,050	14,050
10.3000.0810	MASC Grant Revenues	22,500	-	(22,500)
10.3000.0811	JAG Grant Revenues	255,561	77,889	(177,672)
10.3000.0822	A-Tax Grant Award Funds	18,680	25,000	6,320
10.3000.0824	SCRED Grant	10,000	2,561	(7,439)
10.3000.0825	Foxbank Development - Bond	121,900	194,423	72,523
Total Revenues				\$ 349,475

ORDINANCE NO. 2025 - ____ CONTINUED

Item 17.

GENERAL FUND EXPENDITURES

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
10.4120.0201	Legal Services	66,000	75,000	9,000
10.4120.0204	Professional Services	55,000	45,000	(10,000)
10.4120.0706	Liability Insurance	735,000	675,000	(60,000)
10.4120.0756	Debt Services - South State	216,000	285,069	69,069
10.4120.1004	Personnel Increases	100,406	-	(100,406)
10.4122.0701	Dues/Subscriptions	124,920	112,920	(12,000)
10.4122.0712	Computer Expense	426,131	448,131	22,000
10.4125.0204	Professional Services	360,000	390,000	30,000
10.4125.2001	Professional Deve - Mian St	10,000	-	(10,000)
10.4310.0110	Emergency Pay	-	21,000	21,000
10.4310.0602	Equipment and Maintenance	501,982	473,185	(28,797)
10.4310.0705	Capital Outlay	974,646	1,003,443	28,797
10.4310.0713	Vehicle	80,000	120,000	40,000
10.4310.0718	DJJ	-	6,900	6,900
10.4310.0725	PD Summer Camp	7,500	12,500	5,000
10.4310.0750	Insurance Claims	5,000	-	(5,000)
10.4310.0755	Risk Management Impact	-	8,800	8,800
10.4310.1001	Miscellaneous	-	7,200	7,200
10.4315.0104	Overtime Wages - Police	2,000	17,000	15,000
10.4315.0110	Emergency Pay	-	6,300	6,300
10.4315.0705	Capital Outlay	-	87,600	87,600
10.4317.0101	Salaries & Wages	135,414	110,000	(25,414)
10.4317.0103	Law Enforcement Retirement	28,198	18,000	(10,198)
10.4317.0104	Overtime Wages	-	4,400	4,400
10.4317.0105	Health Insurance	42,507	30,000	(12,507)
10.4317.0107	Workers Compensation	6,638	-	(6,638)
10.4317.0701	Other	22,200	17,000	(5,200)
10.4317.0708	Supplies	-	1,500	1,500
10.4340.0601	Building Maintenance	6,000	12,000	6,000
10.4340.0713	Vehicle	40,000	104,000	64,000
10.4340.0725	FEMA Grant Fire Department	22,751	-	(22,751)
10.4340.0760	Contractual Agreements	203,000	245,000	42,000
10.4450.0111	Deferred Comp Emplr Match	8,112	10,500	2,388
10.4450.0401	Professional Development	1,500	6,300	4,800
10.4450.0601	Facilities Maintenance	49,000	113,000	64,000
10.4450.0707	Leased Equipment	52,000	40,000	(12,000)
10.4450.0760	Contract Labor	70,554	55,000	(15,554)
10.4452.0760	Contract Labor	20,000	-	(20,000)
10.4454.0101	Public Service Sanitation - Salaries	521,746	421,746	(100,000)
10.4454.0103	Regular State Retirement	96,428	82,428	(14,000)
10.4454.0105	Health Insurance	111,368	81,368	(30,000)
10.4454.0713	Vehicle	40,600	62,000	21,400
10.4454.0755	Risk Management Impact	-	3,700	3,700
10.4454.0760	Contract Labor - Sanitation	-	60,000	60,000
10.4500.0103	Regular State Retirement	69,697	82,000	12,303
10.4500.0105	Health Insurance	100,660	90,000	(10,660)
10.4500.0739	Officials	65,000	95,000	30,000
10.4500.0738	Concessions	70,000	92,000	22,000
10.4500.0761	Contract Labor	50,000	70,000	20,000
10.4700.1301	Transfer out Capital Improvement	4,998,702	5,060,122	61,420
10.4700.1306	Transfer out Abatement	1,791,400	1,871,400	80,000
Total Expenditures				\$ 345,452

ABATEMENT & IMPROVEMENTS FUND

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
82.3000.1200	Transfer - In General Fund	1,791,400	1,871,400	80,000

Capital Improvement Fund

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
84.3000.0311	Grant RC Dennis Sidewalk	1,248,000	-	(1,248,000)
84.3000.1205	Transfer - in General Fund	4,998,702	5,060,122	61,420
84.4454.1415	RC Dennis Sidewalk	1,560,000	-	(1,560,000)
84.4454.1417	Lacey Park Renovations	2,000,000	-	(2,000,000)

TOWN OF MONCK'S CORNER

SECTION 2. All ordinances or parts of ordinances in conflict with the provisions of this amendment and ordinance are hereby repealed.

AND IT IS SO ORDAINED.

DONE IN COUNCIL, ASSEMBLED THIS 16th DAY OF SEPTEMBER 2025.

FIRST READING:

September 8, 2025

Thomas J. Hamilton, Jr Mayor

Council:

SECOND READING:

September 16, 2025

ATTEST:

Marilyn M. Baker, Clerk to Council

APPROVED AS TO FORM:

Jim Brogdon, Town Attorney

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY)

ORDINANCE 2025 –

TOWN OF MONCK'S CORNER)

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.

WHEREAS, Sub-section 3 of Section 5-7-260, and Section 5-21-110 of the Code of Laws of South Carolina, 1976, as amended, provide that municipalities have the authority to adopt budgets and levy taxes.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Moncks Corner in Council duly assembled and by the authority of the same as follows:

SECTION 1. That the prepared budget and estimated revenue for payment of the same is hereby adopted and is made a part hereof as fully as if incorporated herein and a copy thereof is hereto attached.

SECTION 2. That a tax to cover the period from the first day of October 2025, to the last day of September 2026, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the Town of Moncks Corner for the use and services thereof; i.e., a tax of seven and 38/100 (\$7.38) Dollars (73.8 Mills) on every One Hundred and No/100 (\$100.00) Dollars in assessed value of real estate and personal property of every description owned and used in the Town of Moncks Corner except such as exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied and paid into the Town treasury for the credit of the Town of Moncks Corner for the corporate purposes, permanent improvements, current expenses and the payment of interest and retirement of outstanding bonds and debts of said municipality. The total tax levy of seventy-three point eight (73.8) mills is apportioned as follows: Seventy point eight (70.8) mills for general operation of the Town and three (3) mills for outstanding bonds and debt service.

SECTION 3. Local Option Sales Tax anticipated collections in the amount of three million three hundred sixty-nine thousand and six hundred dollars (\$3,369,600) derived from the Local Option Sales Tax (LOST) Fund shall be distributed as follows: one million five hundred and thirty-three thousand six hundred dollars (\$1,533,600) plus eighty-four thousand fifty-four dollars (\$84,054) from prior year collections for a total of one million, six hundred seventeen thousand, six hundred fifty-four dollars (\$1,617,654) of Local Option Sales Tax will be used for property tax relief. Tax Credits are based on 0.000672 (ratio) as applied to the total appraised values of two billion four hundred eight million nine hundred twenty-seven thousand four hundred

seventy dollars (\$2,408,927,470). One million eight hundred thirty-six thousand dollars (\$1,836,000) of Local Option Sales Tax Revenues will be used for general operating purposes.

SECTION 4. The Administrative Services Director - Clerk to Council shall be responsible for the collection of delinquent taxes from Berkeley County.

SECTION 5. Annual Residential Sanitation Fees will be set at \$175 on the property tax bills. Sanitation fees for commercial customers will be \$19.61 per month.

SECTION 6. Annual Residential Stormwater Fees will be set at \$66.00 for all single-family residential units and all annual non-residential property fees will be set at \$66.00 per ERU for all other properties on the property tax bills.

SECTION 7. Administration fees on all Christmas Parade entry fees will be set at \$50 beginning FY 2026. Entry fees for Non-profits and Schools will be set at \$25 based on proof of status at time of registration.

SECTION 8. Administration fees on all Summer Camp entry fees will be set at \$150 per week beginning FY 2026.

SECTION 9. Train Depot Rental fees for Monday through Thursday rental will change to the following beginning FY 2026 as follows:

	Current	Fees Effective October 1, 2025
Town Residents		
Full Day	\$300	\$400
Out-of-Town Residents		
Full Day	\$500	\$400

SECTION 10. Train Depot Rental fees for Friday through Sunday rental will change to the following beginning FY 2026 as follows:

	Current	Fees Effective October 1, 2025
Town Residents		
Full Day	\$600	\$800
Out-of-Town Residents		
Full Day	\$1000	\$800

SECTION 11. Market Pavilion Rental fees for full day rental will change to the following beginning FY 2026 as follows:

	Current	Fees Effective October 1, 2025
Full Day	\$250	\$300

SECTION 12. The Train Depot and Market Pavilion deposit will increase beginning FY 2026 from \$100 to \$200.00

SECTION 13. Recreation registration fees will increase beginning FY 2026, as follows:

	Current	Fees Effective October 1, 2025
Town Residents	\$35	\$35
Out of Town Residents	\$85	\$100

SECTION 14. Land Development Applications are as follows:

Administration fees on all Site Plans will be as follows:

Acreage	Fees Effective October 1, 2025
Less than 1 acre	\$100
1 to 5 acres	\$200
Greater than 5 acres	\$300

Administration fees on all Preliminary Plats will be as follows:

Plats	Fees Effective October 1, 2025
Less than 4 lots	\$100
Greater than 4 lots	\$200 (plus \$10/lot over 4 lots)

Administration fees on all Final Plats will be \$50 effective October 1, 2025.

Administration fees on all Exempt Plats will be \$25 effective October 1, 2025.

Administration fees on all zoning requests for Conditional Zoning will be \$300 and for Planned Development requests will be \$700 effective October 1, 2025.

Administration fees on all Development Agreement reviews will be \$500 effective October 1, 2025.

SECTION 15. The Mayor shall administer the budget and may authorize the transfer of appropriate funds within and between departments as may be necessary to achieve the goals of the budget.

SECTION 16. If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

SECTION 17. This Ordinance shall take effect upon final reading and approval of Town Council.

Adopted and Approved, this 16th day of September 2025.

Thomas J Hamilton, Jr., Mayor

First Reading: September 8, 2025

Second Reading and Public Hearing: September 16, 2025

Council:

Attest:

Marilyn Baker, Clerk to Council

Viewed by Town Attorney and approved as to form.

James Brodgon, Town Attorney

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-25-04) – STYO Development

DATE: September 16, 2025

Background: The applicant, STYO Development, has applied for a Zoning Map Amendment (ZA-25-04) for a parcel (TMS #162-00-01-017). The property is currently zoned **Planned Development – Commercial (PD-C)**, with the applicant seeking the parcel to be zoned **Planned Development (PD)**. The PD-C district designation was a leftover when Moss Grove Plantation was approved, first through the County, then annexed and developed within the Town's corporate limits. There is limited information regarding the subject parcel and why **PD-C** was designated for the parcel, however Staff's long standing interpretation is that the subject parcel was designated commercial as part of the overall Moss Grove Plantation development.

Existing Zoning: The subject parcel currently carries a **Planned Development – Commercial (PD-C)** district designation. The Zoning Ordinance does specifically call out or differentiate Commercial or Residential segments of a **Planned Development (PD)** zoning, however the **PD** District is intended to:

"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)."

The zoning district is primarily mixed use in nature, specifically designed for two different use types.

Adjacent Zoning		Adjacent Land Use
North	Planned Development (PD-R)	Single-family Residential
	Flex-1 (Berkeley County)	
South	Residential (R-1) (Berkeley County)	Industrial Use & Cell Tower
East	General Commercial (C-2)	Berkeley Electric Co-op
	Light Industrial (M-1)	UNDEVELOPED
West	Flex-1 (Berkeley County)	UNDEVELOPED

Existing Site Conditions: The subject parcel comprises approximately 31.3 acres, which is currently undeveloped. Per the National Wetlands Inventory map there does appear to be a significant amount of

wetlands shown, spread throughout the parcel. However, per the applicant's PD Document, the wetland to be only approximately 1.33 acres and limited to the northern edge of the parcel, adjacent to the Moss Grove Plantation stormwater pond. The subject parcel does appear to have some designated floodway on the parcel, with the applicant providing this documentation within their PD Document, in the form of the National Flood Hazard Layer. The subject parcel is currently accessible by US Hwy 52, and benefits from approximately 0.58 miles (3,068-feet) of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to an overall **Planned Development (PD)** zoning district. Per the Town's Zoning Ordinance, the **PD District** is intended 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)."

The proposed PD Document divides the 31.3 acre parcel into three (3) "districts". The applicant has proposed the "Cottage District", "Market Village" and "Civic Park", with each area having separate dimensional standards (setbacks, buffers lot coverage, etc.) as well as delineated allocation of residential units, allowable use types and dedicated parking.

The "Cottage District" will be situated on the southern end of the subject parcel and will consist of approximately 8.65 acres. Serving exclusively as a residential area of the project, the project aims to have approximately fifty-two (52) single-family detached units. Per the PD Document, these units will use a minimum lot size of 3,000 ft², with a minimum lot width of 40-feet. The setbacks are significantly reduced compared to other projects approved within the Town, and the density for this district appears to be significant. The maximum lot coverage is set for 80%, which is significant compared to existing Zoning Ordinance standards. As the applicant has set aside small pocket parks and stormwater indicated for each phase, the lot coverage is less of a concern as it is typically with development due to the overall design with environmental sensitivity offsetting lot coverage.

The "Market Village" district will be situated in the center of the subject parcel and be approximately 9.56 acres. This district will blend the residential and commercial aspects of the development, and in Staff's opinion, serve as a transitional district between the solely residential "Cottage District" and the "Civic Park" district that will be dedicated to the Town for public and recreation use. This district will see a limited number of residential single-family detached homes, expected to be approximately twenty-eight (28) units. These lots are expected to be smaller than what is proposed in the "Cottage District", although the PD Document does not prescribe dimensional standards for this use type, which is a cause for concern by Staff. The remaining section of the "Market Village" will be commercial use types using a minimum lot size of 2,000 square feet. It is expected there will be up to 60,000 square feet of commercial area, serving a variety of use types, including hotel, restaurant, bar, financial offices, and other service and office use types. Prohibited use types the applicant is proposing for this district are tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations and storage units. It is Staff's interpretation that those uses not specifically called out within the PD Document will be prohibited, however the applicant was forward thinking to specifically call out use types that did not fit the development vision.

The “Civic Park” district of the project will comprise of the northern end of the subject parcel approximately 13.09 acres in size. This district will serve as another use type for the **Planned Development (PD) District**, utilizing three (3) individual uses when most **PD Districts** only utilize two (2). This specific district is intended to serve as a regional, not just community, park and open space, with final dedication and maintenance to be provided by the Town of Moncks Corner. Amenities for this district include a basketball court, two (2) ball fields, walking trails, and at least one (1) pavilion to be used by the citizens and potentially rentable as the Recreation Department’s facilities generally are.

Density: The subject parcels consist of approximately 30.3 acres. With eighty (80) units, this results in a 2.64 dwelling unit/acre for the entire project. While some of the residential units are smaller than what is typically seen, this is offset by a significant number of commercial space and civic space to be dedicated to the Town of Moncks Corner.

For context, the nearby Riverstone community consists of approximately 31.3 acres with entitlements for one-hundred nine (109) dwelling units. This equates to 3.48 dwelling units per acre. Further south on US-52 is the Oakley Point subdivision of single-family dwelling units. This project was constructed on approximately one-hundred thirty-four (134) acres with up to three-hundred seven (307) dwelling units. This equates to a density of 2.28 dwelling units per acre. It is important to note that both developments utilize a traditional single-family detached use and not a single-family attached townhome product.

Transportation & Parking: Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval for any portion of the project. All TIA recommendations will be funded and installed by the developer prior to Final Plat approval for each phase. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcel.

Parking appears to be met for all uses, with no shared parking proposed. This is vital as each unit, commercial use and the civic space has dedicated parking within the standards of the current Zoning Ordinance. Staff does have questions regarding the phase lines and dedication of the “Civic Park” district, as the parking for this use does appear to be within the “Market Village” district. As the civic area will eventually be owned by the Town, the required parking for such a use will remain in HOA or private hands. Absent an easement or parking agreement, filed with Berkeley County Register of Deeds, Staff cannot guarantee the parking for the civic space will be protected, and therefore the civic space could become useless without proper access and parking facilities.

Environmental: The parcel appears to be approximately 30.3 acres. Per the National Wetlands Inventory, the parcel appears to have significant amount of wetlands, covering the majority of the parcel. The applicant’s PD Document shows considerably less amount of wetlands, and appear to only be along the northern property line of the subject parcel. There also appears to be floodway delineated on the property which adds to the environmental sensitivity of the development. When a Preliminary Plat for each “district” is applied for, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcel as "Highway Commercial". The Plan calls for this land use to be designated for:

"Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions."

The requested zoning designation *may* be congruent with this designation of the Future Land Use Map as the request includes commercial, as well as residential and civic space. The subject parcel also appears to be within the aforementioned "Highway Commercial Overlay", which the Plan defines as:

"A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development."

The requested parcel, is entirely within the "Highway Commercial Overlay", does include a significant commercial element, and appears to comply with all aspects of the Future Land Use Map.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally adhere to the following policies listed in the plan.

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
6. Provide high quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents.
9. Enhance the quality and range of parks and recreational opportunities while adequately maintaining existing facilities.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size. The Zoning Ordinance does call for any development over twenty-five (25) acres to have an executed Development Agreement, which Staff will work with the applicant and the Town Attorney to ensure this requirement is met.

Staff Analysis: Staff believe the PD Document is generally complete and covers most concerns raised by Staff during this application process. The applicant has showed a good-faith effort to find solutions to challenges a complex project such as this has raised. While Staff still has concerns, this application leaves little open ended

questions that Staff believe could damage or harm the Town, this development, and more important current residents in the area. Staff appreciates the delineation of the three (3) “districts” and the standards set up in the PD Documents for each. The lots do appear to be smaller than other similarly set up or approved developments in recent history, which may be a cause for concern or pause by the Planning Commission or Town Council. The density, when taking into account the project as a whole, appears to be on-par with surrounding developments, and actually is less than those neighborhoods that are recently complete or under construction. The amenities for the development, not just serving the immediate residential areas but also the Town as a whole, really incorporates a true mixed-use development, and does answer at least partly, Staff’s initial question we pose to every developer who approaches us; how will this benefit the Town. The “Civic Park” does add needed field space for the Town’s Recreation Department and will include lighting and other amenities that can be cost prohibited for the Town to seek out and develop on our own. Parking for this park is a concern and does need to ensure the Town and public have access and use of the needed parking for such a civic park, and Staff expects the applicant to address this moving forward. The need for commercial space along US-52 is bolstered by the applicant’s connections to commercial real estate brokers, and Staff feels confident with the applicant’s plan to make the “Market Village” portion of the development “pad-ready” and not another set-aside that has plagued past mixed use developments in the Town.

Staff Recommendation: At this time, Staff generally recommends approval for the requested **Planned Development (PD)** zoning district designation for the subject parcel. Staff has reached this recommendation due to the PD Document being thoughtful and complete. While there are some questions that need to be address, such as parking and the public’s will to allow 3,000 square foot homes, Staff believes that this application and the submitted documentation will serve the Town as a satisfactory base to move forward with this long undeveloped parcel. Staff believes the compliance with the application and the 2024 Comprehensive Plan with a mix of housing types, commercial opportunities and civic space, meets the spirit and intent of our long range planning documents and vision for the US-52 corridor.

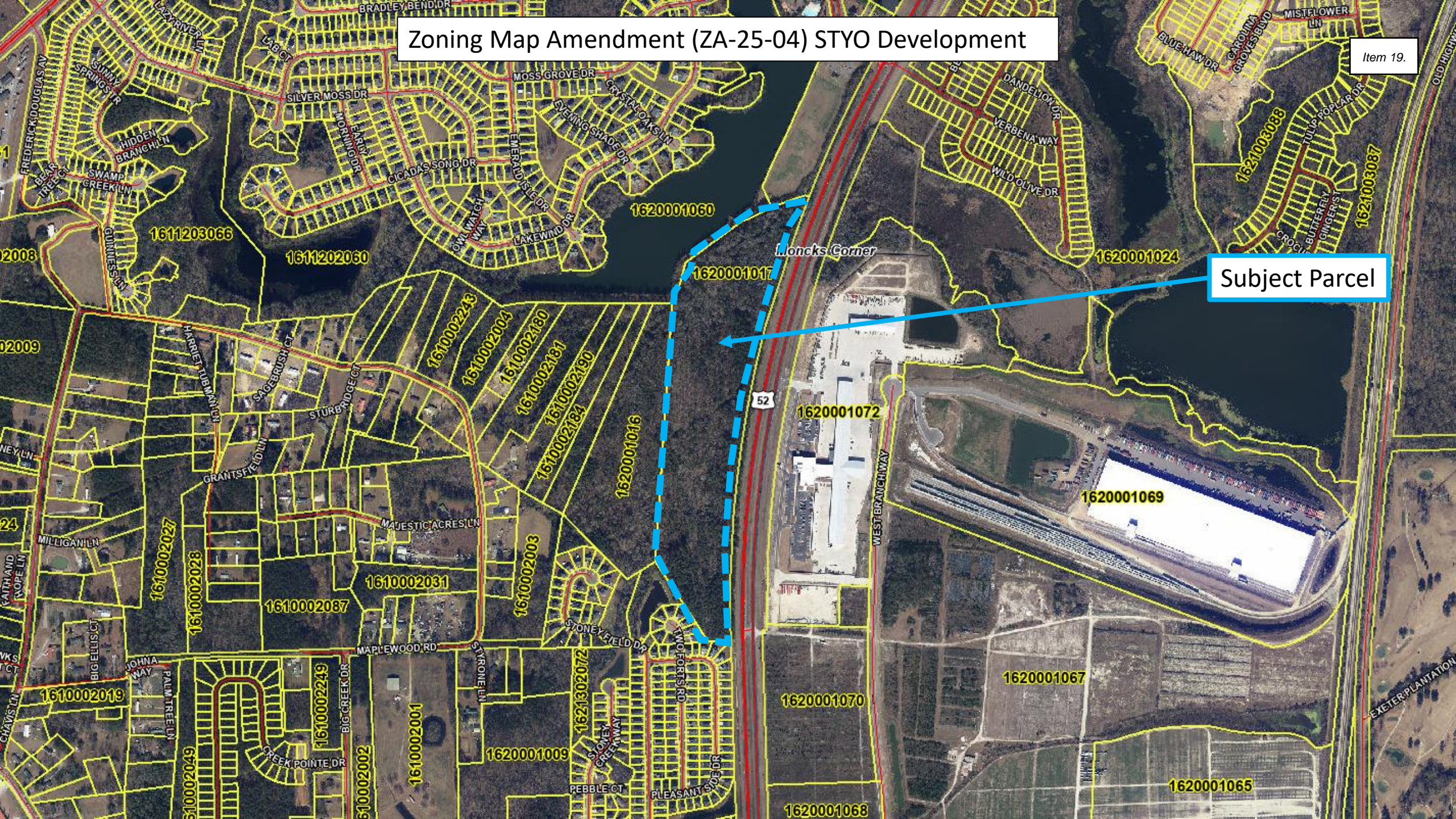
Planning Commission Recommendation: The Planning Commission heard the request at their June 24th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested zoning of **Planned Development (PD)** designation for the subject parcel. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

Attachments: *DRAFT - Ordinance (20250820)*
 Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (STYO Development) (20240520)
 PD Document v4 (20250616)

Zoning Map Amendment (ZA-25-04) STYO Development

Item 19.

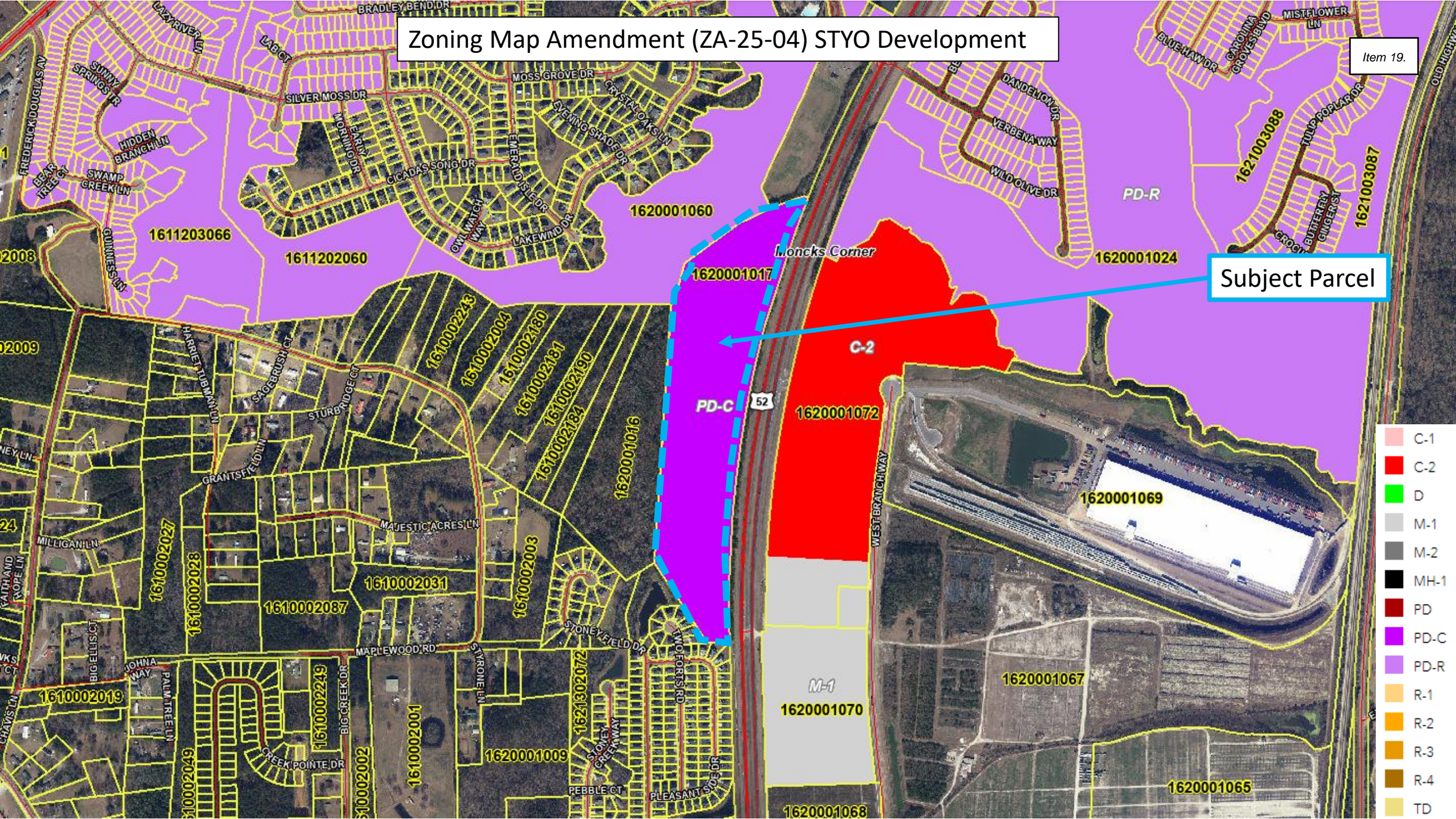
Subject Parcel



Zoning Map Amendment (ZA-25-04) STYO Development

Item 19.

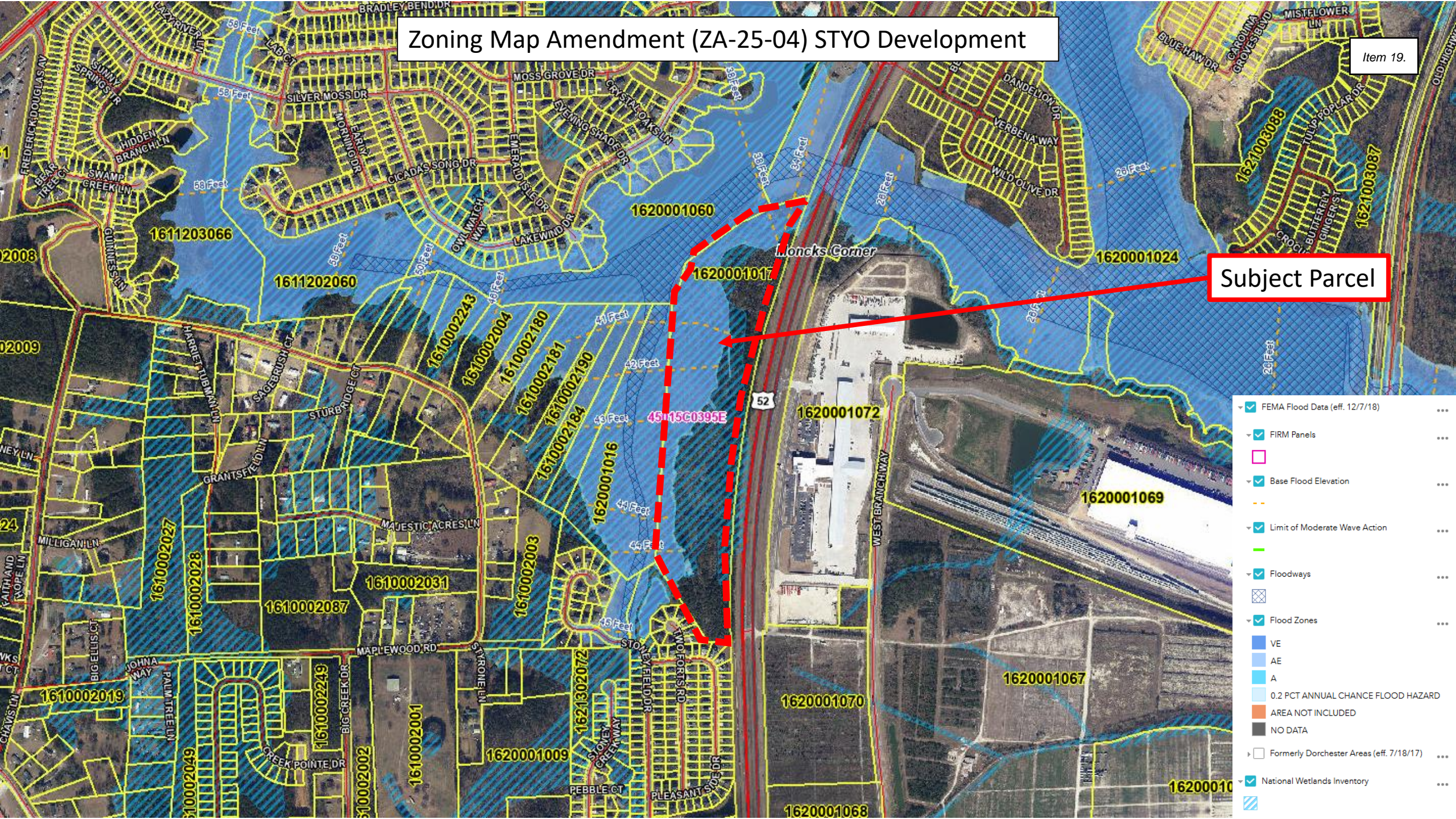
Subject Parcel



Zoning Map Amendment (ZA-25-04) STYO Development

Item 19.

Subject Parcel

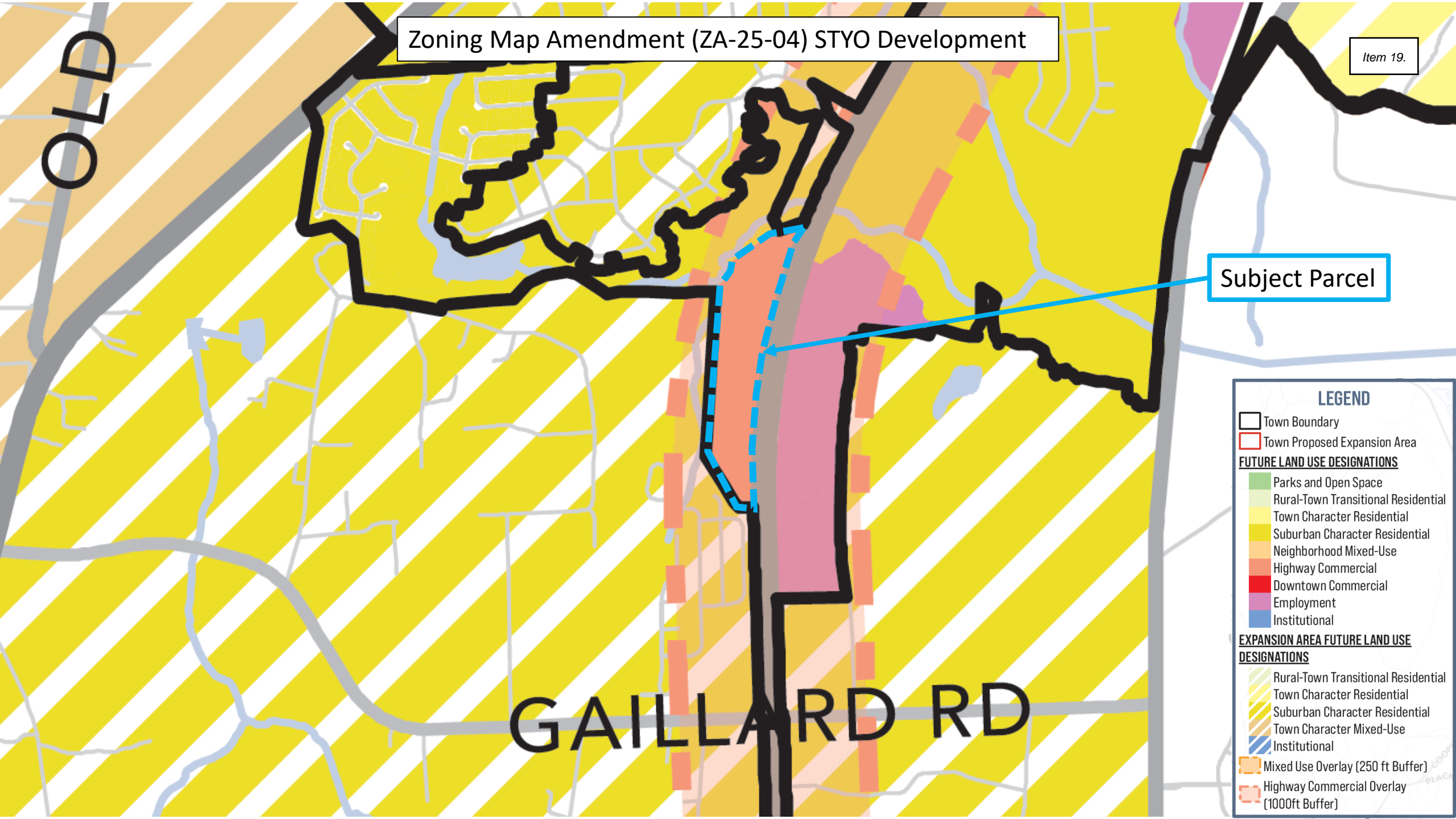


- ☒ FEMA Flood Data (eff. 12/7/18) ...
- ☒ FIRM Panels ...
- ☒ Base Flood Elevation ...
- ☒ Limit of Moderate Wave Action ...
- ☒ Floodways ...
- ☒ Flood Zones ...
- ☒ National Wetlands Inventory ...

Zoning Map Amendment (ZA-25-04) STYO Development

Item 19.

Subject Parcel



LEGEND

- Town Boundary
- Town Proposed Expansion Area

FUTURE LAND USE DESIGNATIONS

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

EXPANSION AREA FUTURE LAND USE DESIGNATIONS

- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Town Character Mixed-Use
- Institutional
- Mixed Use Overlay (250 ft Buffer)
- Highway Commercial Overlay (1000ft Buffer)

Rezoning Application

Home / Government / Community Development / Zoning Map Amendment (Rezoning) Application

Navigate Further

- Building, Permitting, & Inspections
- Code Enforcement
- Planning & Zoning
 - Annexation
 - Annexation Form
 - Comprehensive Planning
 - Tree Protection
- Stormwater Management
 - Stormwater Fee Appeals
- Business and Residential Development Incentives
- Planning Commission
- Board of Zoning Appeals
 - Special Exceptions
 - Variances
- Forms

Zoning Map Amendment (Rezoning) Application

Error: Your application is not valid, please fix the errors!

Applicant Information

First Name

Todd

Last Name

Richardson

Street Address *

69 Morris Street

Apartment, suite, etc

Suite 101

City

Charleston

State/Province

South Carolina

ZIP / Postal Code

29403

Phone *

+1 843 203 4766

Staff

- Tim Shiner

Chief Building Official/Fire Marshal

843-259-0369
- Jamie Baker

Deputy Building Official

854-206-7181
- Bobbi Jo Seabrook

Permitting Clerk

843-719-7914
- Justin Westbrook

Community Development Director

843-719-7913

Forms

- Zoning Map Amendment (Rezoning) Application

online form
- Special Event Application

online form
- Tree Removal Application

online form
- Variance Application

online form
- Zoning Verification Letter

online form
- Administrative Review (Appeal) Application

Download
- Demolition Assistance Application

Download
- Public Office Application

online form
- 100% Acquisition Application

online form



Email Address *

todd@synchronicity.design

- 100% Annexation Application online form
- Variance Application online form
- Special Exception Application online form

Property Owner Information

If different than the applicant.

Name

Chris Young - STYO Development LLC

Phone

+1 843 367 6755

Email Address

cyoung0479@outlook.com

Street Address

2001 Helm Avenue

Apartment, suite, etc

City

North Charleston

State/Province

South Carolina

ZIP / Postal Code

29405

Subject Parcel

TMS Number *

162-00-01-017



Current Zoning *

PD Planned Development

Requested Zoning *

PD Planned Development

Current Use of Property *

Undeveloped

Proposed Use of Property *

Mixed-Use Planned Development

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


Consent *

☒ I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Signature *



Date *

 05/20/2025

Submit Application



SITE DEVELOPMENT REGULATIONS

VILLAGE SQUARE

THE TOWN OF MONCK'S CORNER
STATE OF SOUTH CAROLINA

A PLANNED DEVELOPMENT



DEVELOPER
STYO

JUNE 24, 2025

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EXECUTIVE SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project consists of one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

The subject parcel is located along the Hwy 52 corridor. The current zoning designation of the parcel is as follows:

- TMS # 162-00-01-017 (Moss Grove Plantation): Moncks Corner, PD-C – Planned Development

Currently, the site is comprised of undeveloped and unimproved natural spaces. There is a mix of trees with varying levels of size, health & significance. There are wetlands on site.

The concept for Village Square is an innovative Planned Development (PD) incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. This will be achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes. The single-family detached homes will be accessed via streets and alleyways. Rights-of-way will be Private in the legal aspect but will be built to Public Standards from an Engineering standpoint. The single-family detached homes will be sold as fee-simple.

The Village Square PD will have three distinct Districts:

1. “The Market Village” – Mixed-Use: Commercial & Residential
2. “The Civic Park” – Civic Recreational
3. “The Cottage District” – Residential

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community parks & recreational spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

The design team will strive to incorporate Low Impact Development (L.I.D.) stormwater management practices such as pervious pavement systems, rain gardens, bio-swales, and large passive open spaces capable of processing stormwater runoff and general site drainage.

Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village that will serve the needs of Moncks Corner with residential housing, retail, service, and recreational opportunities.

The genesis of the entire development gravitates around human-centered design principles yielding a beautiful, naturally situated, safe & sociable environment.

COMPREHENSIVE PLAN ALIGNMENT

The Village Square Planned Development is aligned with the Town of Moncks Corner's vision for future land use utilizing redevelopment and infill opportunities.

The intent of a Planned Development (PD) is to:

- Reduce or eliminate potential inflexibility that may result from strict zoning standards.
- Allow greater freedom in achieving designs which provide access, light, open space, and community amenities.
- Promote quality design and environmentally sensitive development by allowing developers to take advantage of special site characteristics, locations, and land use arrangements.

Redevelopment and infill opportunities of underutilized sites are one of Moncks Corner's greatest physical assets because their development or redevelopment can help enhance or complete existing neighborhoods and districts. These sites can reduce the need to travel great distances to shop or work, thus preserving lands further out. These reductions reduce infrastructure burden, saving taxpayers future tax cost increases.

The PD will implement the "All Corners of the Community" strategies, which maintain and enhance the core values of the community, stated in the Town's Vision, Mission, and Values Statements:

VISION STATEMENT:

"The Town of Moncks Corner is an attractive, thriving community which provides opportunity for its citizens and businesses while remaining safe and fiscally sound."

MISSION STATEMENT:

"The Town's mission is to provide reliable, quality services, protect, our citizens and property, improve the quality of life and promote development through managed growth."

VALUES STATEMENT:

"The purpose of the Town is to provide safe, quality services, therefore customer service, and professionalism are the highest priorities. For everyone we meet, we are the Town of Moncks Corner, in everything we do, we will look the part, act the part, and do the part."

By following the Comprehensive Plan's Overall Guiding Principles, the Village Square Planned Development will prioritize the community and its productive growth, both by maintaining the existing characteristics that make Moncks Corner a unique place and by further enhancing its commercial and recreational opportunities in a meaningful and respectful manner:

- Maintain a family-oriented, small town feel with a high quality of life that appeals to existing and future residents of all ages.
- Enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.
- Support economic development that provides daily services and employment for residents.
- Reinvest in existing residential and mixed-use neighborhoods to diversify population and economic opportunities.
- Provide a diverse, accessible and high-quality range of public recreational facilities and services for residents and visitors.
- Manage the strategic location and density of future residential developments to be consistent with the best management practices and the town's character.

Through contextually sensitive design, innovative shared open space planning, and a traditional architectural vernacular, the goal of the Village Square Planned Development is to most appropriately comply with the Town of Moncks Corner's 2024 Comprehensive Plan Goals and Strategies to fulfill the visions of the community:

COMMUNITY CHARACTER

Element Goal:

Preserving the community character, which refers to the unique impression a town, neighborhood, or community makes on residents and visitors, whether that be through one visit or a lifetime or residency. Community characteristics people commonly identify with are shared societal values and shared aesthetic values, a mixture of which cultivates a unique character or identity.

Implementation Strategies:

- Cohesive building design.
- Well-maintained streetscapes and neighborhood patterns.
- Provided amenities.

- High walkability within communities.
- Integrate community facilities.
- Implement walking paths.
- Connect with the natural environment.
- Use signage to create a sense of identity within the community.

QUALITY OF LIFE AND COMMUNITY ASSETS

Element Goal:

Maintain the high quality of life the Town has cultivated, which has been created by community assets such as efficient public services, clean and safe community facilities, diverse community events, quality education, and accessible historic, cultural and natural resources.

Implementation Strategies:

- Expand park and recreation services.
- Increase accessibility to facilities and amenities.
- Incorporate walking or running paths.
- Create multi-modal connections.
- Provide active and passive activities and educational opportunities.
- Protect core forested areas withing and adjacent to town limits.
- Design buffers along the edges of developments to protect natural habitats, provide privacy to residents, and assist in stormwater mitigation.

PUBLIC SERVICE AND INFRASTRUCTURE

Element Goal:

Maintain the quality and efficiency of public services and infrastructure as the Town continues to grow.

Implementation Strategies:

- Create sidewalk and crosswalk connections.
- Provide multi-modal trails.
- Create new planned communities that can offset costs of additional public services and create a need for an increased assessment of additional personnel, equipment, and facilities.

ECONOMIC DEVELOPMENT AND AFFORDABILITY

Element Goal:

Expand the local economy using community assets, and strive to become a haven for small, local businesses that provide daily services to consumers without the pressures of the city competitiveness.

Implementation Strategies:

- Encourage a “Live, Work, Play” lifestyle within the community.
- Provide space for local restaurants and new storefront shops.
- Add various amenities to commercial areas, including public parking lots and outdoor seating along sidewalks.
- Provide walkability within commercial areas.

QUALITY OF GROWTH

Element Goal:

Balance the preservation of community character with market demands and an increasing desirability for the small-town lifestyle, while also preserving and enhancing the downtown area.

Implementation Strategies:

- Avoid “cookie cutter” homes, with repetitive façade designs and Euclidean single-family neighborhoods.
- Combat the “build now, plan later” mentality.
- Implement targeted design guidelines that ensure quality growth and preserve community character.
- Limit the range of commercial uses in neighborhood nodes.

Attention to the Town’s needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of the Town of Moncks Corner receive an imaginative planned development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

This new community will integrate seamlessly within the Town's urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village. Village Square will create new living, working, leisure, dining, social, recreational and cultural opportunities for The Town of Moncks Corner's citizens and visitors alike.

DEVELOPMENT PLAN

Property Address	US Hwy 52, Moncks Corner, South Carolina Tax Map # 162-00-01-017
Site Area	31.30 AC Total (29.97 +/- AC Highland, 1.33 +/- AC Wetland)
Existing Zoning	Moncks Corner: PD-C – Planned Development
Existing Conditions	An undeveloped site with unimproved natural spaces.
Proposed Uses	An innovative Planned Unit Development process incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community; achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes.
Proposed Density	2.67 DU/AC
Parcels	1
Development Districts	“The Market Village”: 9.56 +/- “The Civic Park”: 13.09 +/- “The Cottage District”: 8.65 +/-
Site Development	<p><u>Maximum Residential Units:</u> 80</p> <p><u>Perimeter Buffers:</u> Total Parcel Perimeter Buffer: 10 feet</p> <p><u>The Market Village Residential Building Setbacks:</u> Front: 0 feet ← No Setback for front residential. Front Corner: 3 feet Side: 3 feet Rear: 5 feet Min. Parcel/Lot Size: 2,000 SF Min. Lot Width: 35 feet Max. Residential Parcel/Lot Coverage: 80% ← This is the highest I have ever seen for residential.</p>

The Cottage District Residential Building Setbacks:

Front: 5 feet

Front Corner: 3 feet

Side: 3 feet

Rear: 5 feet

Min. Parcel/Lot Size: 3,000 SF

Min. Lot Width: 40 feet

Max. Residential Parcel/Lot Coverage: 80%

This is the highest I have ever seen for residential.

Commercial Building Setbacks:

Front: 10 feet

Front Corner: 5 feet

Side: 5 feet

Side Attached: 0 feet

Rear: 10 feet

Max. Commercial Parcel/Lot Coverage: 80%

Maximum Commercial & Commercial Accommodations Space: 60,000 GSF

Max. Structure Height Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Market Village and The Cottage District. Commercial structure heights within The Market Village are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. The Civic Park structure heights are permitted to a maximum of twenty-five feet (25'), measured to the eave, at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front Parcel/Lot Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

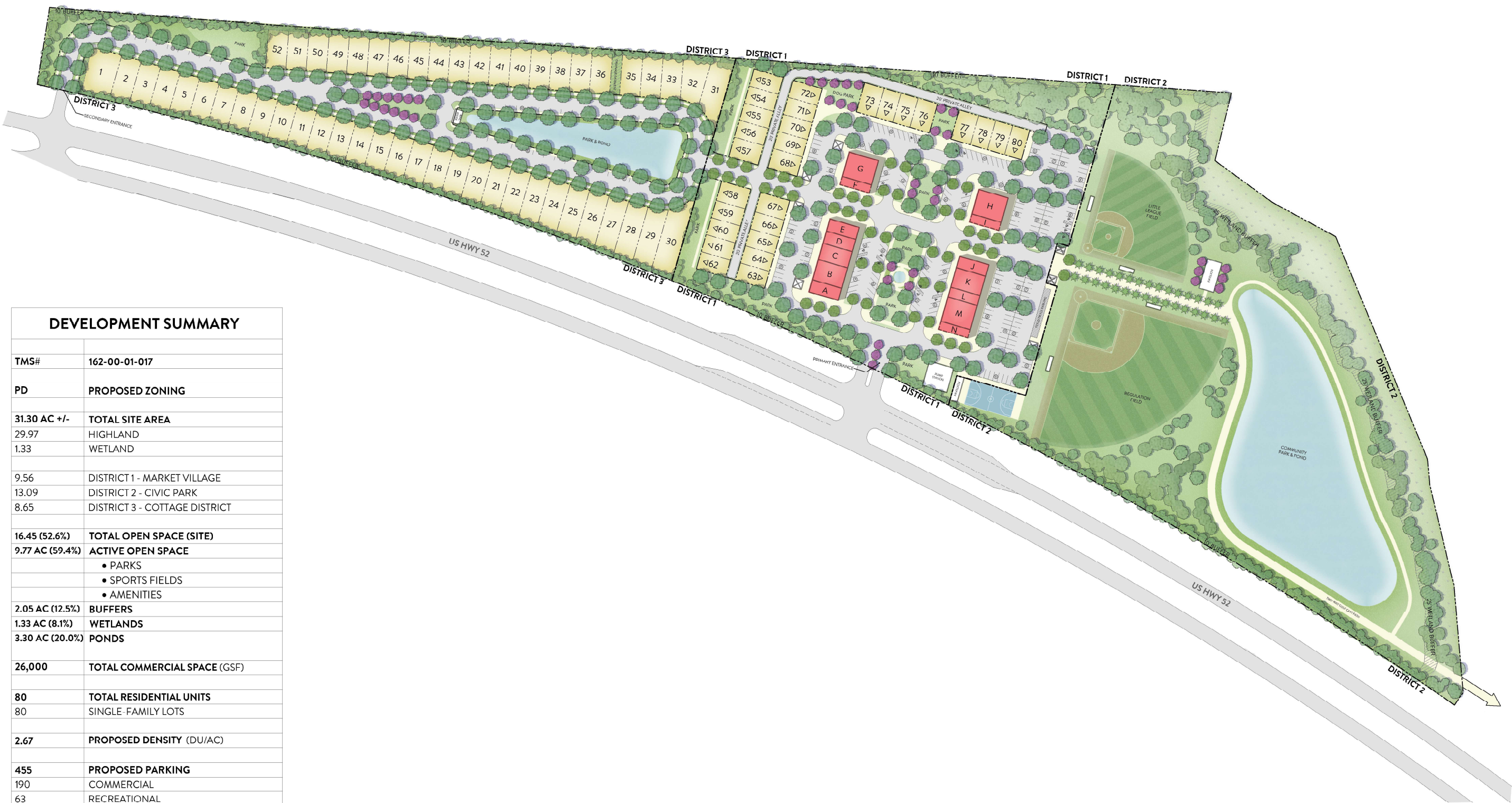
Open Space A minimum of 20% (6.26 AC) of the property will be provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

Parking Parking will be provided throughout the development via on-street, garage, and surface lot spaces. Base parking requirements are being proposed as the following:

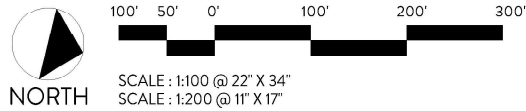
- Commercial: 1:250 GSF
- Residential: 2.0 / Unit

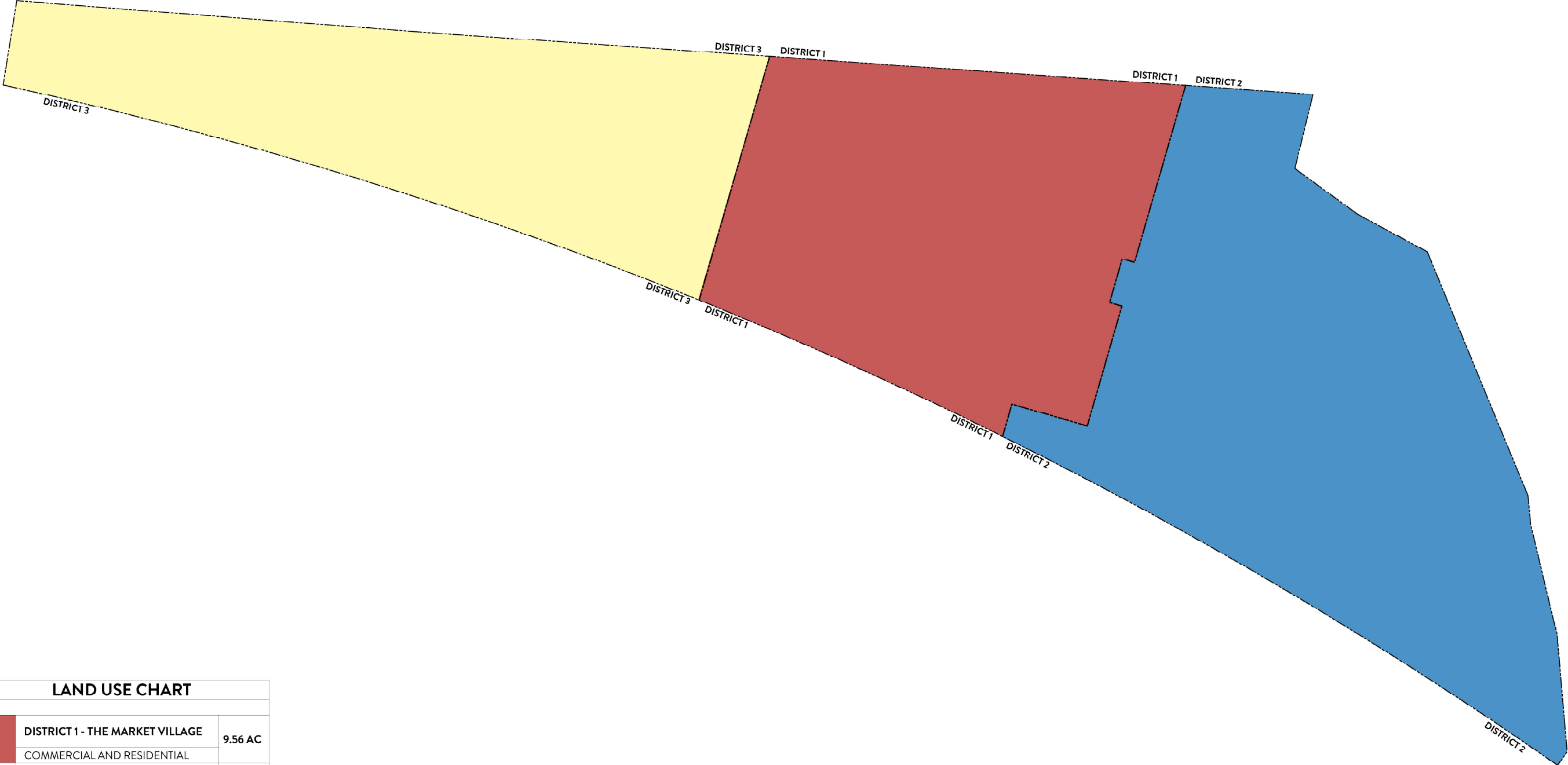
Please refer to the parking section of the General Guidelines for further details.

This is the highest I have ever seen for residential.

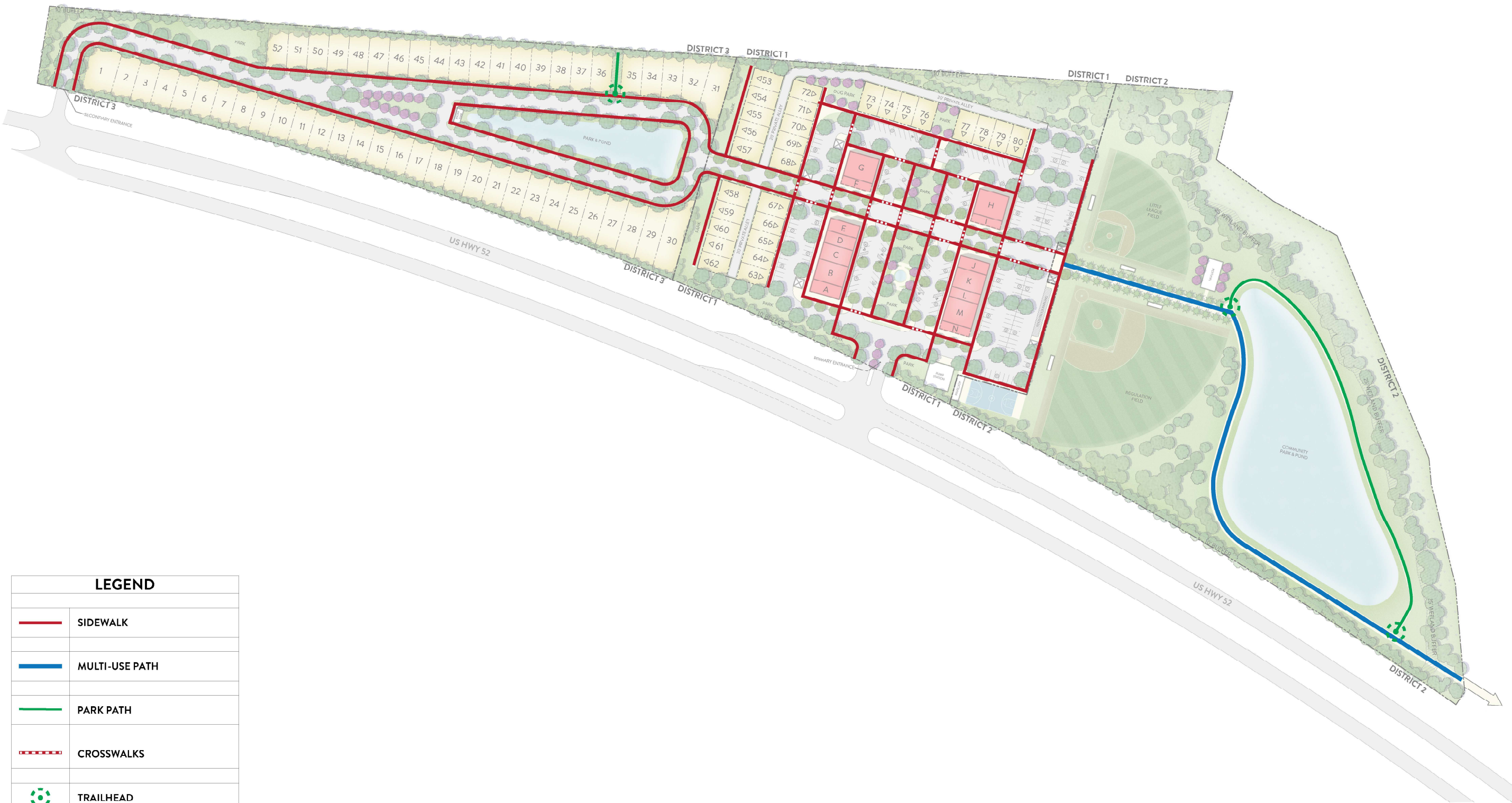


DEVELOPMENT SUMMARY	
TMS#	162-00-01-017
PD	PROPOSED ZONING
31.30 AC +/-	TOTAL SITE AREA
29.97	HIGHLAND
1.33	WETLAND
9.56	DISTRICT 1 - MARKET VILLAGE
13.09	DISTRICT 2 - CIVIC PARK
8.65	DISTRICT 3 - COTTAGE DISTRICT
16.45 (52.6%)	TOTAL OPEN SPACE (SITE)
9.77 AC (59.4%)	ACTIVE OPEN SPACE
	• PARKS
	• SPORTS FIELDS
	• AMENITIES
2.05 AC (12.5%)	BUFFERS
1.33 AC (8.1%)	WETLANDS
3.30 AC (20.0%)	PONDS
26,000	TOTAL COMMERCIAL SPACE (GSF)
80	TOTAL RESIDENTIAL UNITS
80	SINGLE-FAMILY LOTS
2.67	PROPOSED DENSITY (DU/AC)
455	PROPOSED PARKING
190	COMMERCIAL
63	RECREATIONAL
160	SINGLE-FAMILY DETACHED LOTS
42	ON-STREET GUEST





LAND USE CHART		
	DISTRICT 1 - THE MARKET VILLAGE	9.56 AC
	COMMERCIAL AND RESIDENTIAL	
	DISTRICT 2 - THE CIVIC PARK	13.09 AC
	RECREATIONAL	
	DISTRICT 3 - THE COTTAGE DISTRICT	8.65 AC
	RESIDENTIAL	
	TOTAL	31.30 AC



LEGEND	
	SIDEWALK
	MULTI-USE PATH
	PARK PATH
	CROSSWALKS
	TRAILHEAD











GENERAL GUIDELINES

A. Parking

Due to Village Square's unique project composition, base parking is being proposed as follows: Two (2) parking spaces per single-family detached residential unit and one (1) parking space per 250 GSF of indoor commercial use space will be located throughout the development via on-street, driveway, garage and surface lot spaces. Outdoor dining patron use space will not have parking requirements. Designated recreational, guest, food truck, and overflow parking spaces will be provided throughout the development.

Parking Dimensions and Standards

Surface Lots:

1. Standard Parking Space Size shall be 9' x 18'
2. Handicapped parking space size and quantity shall be determined by the Building Code and Federal regulations.
3. Parallel parking space size shall be 8' wide by 22' long.
4. Aisle widths shall be of a sufficient width to provide safe access for the type and number of vehicles in the parking lot. The following dimensions shall be used as a guide for typical situations:
 - a. 24 feet for 90-degree parking
 - b. 24 feet for two-way 60-degree angled parking
 - c. 20 feet for one-way 60-degree angled parking
 - d. 24 feet for two-way parallel parking
5. A maximum of twelve (12) parking spaces in a row will be permitted without a landscaped parking tree island separating them.

B. District 1: "The Market Village"

The Market Village is a Mixed-Use district intended to provide for a limited variety of residential, commercial, and service uses associated within the neighborhood commercial context. Permitted uses include residential, hotel, restaurant, bar, retail, financial, fitness, service, and office activities. Commercial uses that are not permitted include tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations, and storage units. Any residential or commercial use that is not specifically listed in this PD is strictly prohibited.

Addressing for residential and commercial units will be clearly visible along either the Highway 52 Public Right-of-Way or the internal Village Square Public/Private Rights-of-Way or Public/Private Access Easements.

For commercial buildings in The Market Village, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be ten feet (10'). Rear setbacks shall be ten feet (10'). Side non-attached setbacks of five feet (5') shall apply to free standing units and the end units of attached units. Attached commercial units shall exist with zero-foot (0') side setbacks along their adjoining side property line (demising wall). Side corner setbacks of five feet (5') will apply to the allowed placement of all commercial buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of ten feet (10') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of five feet (5') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the street front corner commercial units in providing an atmosphere of a quaint commercial village.

For residential buildings, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be zero feet (0'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all residential buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of zero feet (0') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village.

The minimum commercial lot width is twenty feet (20') with a minimum lot size of one thousand (1,000) square feet. The minimum residential lot width is thirty-five feet (35') with a minimum lot size of two thousand (2,000) square feet.

Food and beverage use, specifically fine dining, family restaurants, bars, and rooftop bars shall be permitted. Food and beverage establishments are restricted to operating only between 6:00 a.m. and 11:00 p.m.

Commercial Buildings and their associated site landscapes & hardscapes shall conform to the Landscape Guidelines found in the Village Square PD. Related signage within the Commercial District shall conform to Article 13 of the Moncks Corner Zoning Ordinance.

C. District 2 Civic Recreational: "The Civic Park"

The Civic Park will become an asset to the community of Moncks Corner. The Park will provide accessibility to residents of Village Square and local Town citizens alike. The Park is programmed for primarily active play with passive recreational areas interspersed throughout. A multi-use path leads into the Park, splitting into two separate experiences; a multimodal path wide enough for two ways of golf cart travel, and a serene nature walk along the Park's pond feature. The multimodal path will provide internal access to the adjacent Moss Grove parcel to the North. One basketball court and

two baseball fields will be included: a youth-sized field as well as a regulation-sized field for teenagers and adults, with abundant space on all sides for both programmed and passive seating. Various nodes will occur throughout the Park, offering opportunities for passive recreation and relaxation, or additional active play.

One to two pavilions will be provided within The Civic Park, offering protection for all users of the park. Pavilions shall be open, unconditioned structures that offer picnic-style seating. Separate restroom buildings will also be provided. Pavilions and restrooms are permitted to a maximum height of twenty-five feet (25') at two stories.

Parking for The Civic Park will be shared spaces within The Market Village.

Upon substantial completion (i.e. certificate of occupation and operation), The Civic Park will be dedicated to The Town of Moncks Corner's Recreation Department, whereby the Town and/or Recreation Department will be responsible for all management, maintenance, and operational expenses from that day forth.

D. District 3: "The Cottage District"

The residential Cottage District will consist of single-family detached fee-simple residential dwelling units balanced with open spaces. The blend of built and natural environment will create a strong sense of community within the development and connect residents with both nature and their neighbors. Residential units will have frontage along the interior Village Square Public/Private Rights-of-Way. Detached single-family residential units will have the ability to be sold as fee-simple homes.

Addressing for all residential units will be clearly visible along the interior Village Square Public/Private Rights-of-Way and Public/Private Access Easements.

For parcels and lots, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be five feet (5'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of five feet (5') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village. The minimum lot width for detached single-family units in The Cottage District is forty feet (40'). The minimum lot size is three thousand (3,000) square feet.

Accessory buildings will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square

feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

All site and building construction within the Village Square Planned Development shall comply with the architectural guidelines found in Section 6-12 of the Moncks Corner Zoning Code.

E. Building Heights & Massing

Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Cottage District and The Market Village. Commercial structure heights within The Market Village District are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. Civic structure heights within The Civic Park are permitted to a maximum of twenty-five feet (25') at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front *Parcel/Lot* Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

Accessory buildings within The Cottage District will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

F. Property Owners Association

The Developer will establish a Property Owners Association (POA) for the development. The POA will be managed by the Developer (or their appointed representative) until all units are sold and duties will be transferred to the POA.

The POA will be responsible for funding and maintaining interior private access easement/drive/street/parking repairs & replacement, entry signage and landscaping & lighting, and any other Developer/POA installed amenities on Private property and/or Open Spaces outside of the Village Square Public/Private Rights-of-Way or Public/Private Access Easements. These areas and associated drainage systems will be privately maintained by the Developer until the ongoing maintenance is assumed by the Property Owners Association.

The POA will own and maintain all Open Spaces outside of the Public R.O.W. that are not held by individual or corporate entities. These Open Spaces, while being privately held by the POA, will be publicly accessible, functioning as public spaces, and will be subject to future private rules & regulations, to be established by the POA.

The Town of Moncks Corner and its Recreation Department will be responsible for all management, maintenance, and operational expenses related to The Civic Park. Upon dedication the POA will neither be responsible for The Civic Park nor its expenses, from that day forward.

G. Utilities

Berkeley County Water and Sanitation will provide water service and Berkeley County Water & Sewer Authority will provide sewer service, via existing adjacent infrastructure. Power and Natural Gas will be provided by Berkeley Electric Coop. Carolina Waste will provide garbage collection for residential dwellings and commercial garbage collection.

H. Signage

Monument signage for The Market Village, The Civic Park, and The Cottage District along Highway 52 shall comply with Article 13 of the Town of Moncks Corner Zoning Code.

Signage monuments, supporting decorative landscape, and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. The monuments will be illuminated with decorative lighting for wayfinding purposes. All signage monuments are subject to approval by the Village Square ARB.

I. Landscape

Decorative and supplemental landscaping may be provided throughout the development, adjacent to the Highway 52 Public Right-of-Way, and within the internal Village Square Public/Private Rights-of-Way & Access Easements. Decorative landscape and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. Dead or dying trees shall be removed and replaced as needed.

J. Lighting

The Developer will prepare a lighting plan for streetlights (in conjunction with Berkeley Electric Coop) and may also provide decorative building, landscape, site & tree lighting throughout the development, adjacent to the Highway 52 Public Right-of-Way, and adjacent to and/or within the newly proposed internal Village Square Public/Private Rights-of-Way & Access Easements. Buildings, landscape, and signage may be illuminated for the purposes of safety and wayfinding. Lighting proposals shall meet or exceed the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America, as amended. The developer is responsible for all installation and maintenance costs related to lighting, along with any ongoing fees that may occur.

K. Streets & Sidewalks

The Developer will construct the two-way Village Square Public/Private Rights-of-Way from the Public Highway 52 Right-of-Way at a minimum fifty feet (50') wide. Internal primary Public/Private Rights-of-Way will be provided at a minimum of fifty feet (50'). Secondary Public/Private Alley Rights-of-Way will also be provided at a minimum of twenty feet (20') to service the alley-load single family detached homes. Future sidewalks and crosswalks along the project's frontage on Highway 52 within the SCDOT Right-of-Way are subject to SCDOT purview and approval. Future wetland crossings for pedestrian connectivity shall be under purview of SCDHEC / OCRM.

The minimum typical street pavement width will be twenty feet (20') of paved surface bound by a minimum one and one-half feet (1.5') rollback or standing curb & gutter. The minimum typical alley pavement width will be eighteen feet (18') with one foot (1') ribbon curb on both sides.

A standard minimum five-foot (5') sidewalk will be provided throughout the neighborhood. A sixteen foot (16') wide multi-modal golf-cart path will provide interconnectivity to the adjacent Moss Grove parcel to the North (see exhibits). This connection is intended to be a paved asphalt or concrete path with two-way access across parcels. Additionally, a minimum eight foot (8') wide pedestrian & bicycle trail will connect to the adjacent multi-modal network at specific points, along with access to the large wetland & pond feature park. The intended material for the multi-use path around the pond is "plantation mix".

The intention is for the Village Square Private Public/Private Rights-of-Way to operate and function as would a Public Street via the presence and use of pedestrians, bicyclists, motorists, and all the Town of Moncks Corner and Berkeley County Emergency Service and Public Service providers (such as Police, Fire, EMS, Street Sweeping, Trash Collection, etc.). All Pavers will exceed the weight bearing capacity required by the Town of Moncks Corner Fire Department.

These streets will be built to public standards, meeting the weight bearing capacity and clearance requirements of City/County Engineering & Fire Standards. The majority of the Public/Private R.O.W. will be paved. Asphalt or concrete may be utilized in the majority of paved Public/Private R.O.W. areas.

The majority of "on-street" parking spaces will be paved. The intended material is a road-worthy paver system with pervious joints for stormwater retention & detention and water quality purposes, utilizing Low-Impact Development (LID) sustainability practices. Standard paving materials such as asphalt or concrete may be utilized if this is not achievable.

Road sections and materials will be certified by Civil and Materials Engineers, as necessary. This information will be provided during the permitting processes. Fire truck staging (min. 20' wide) will

be provided throughout the internal vehicular/pedestrian circulation lanes per posted signage and monitoring.

“No Parking”, “Stop” and other street signage will be provided within or adjacent to the Public/Private R.O.W. (which may be expanded to include them). Access to commercial, residential, and guest on-street and off-street parking spaces will be provided to service the neighborhood & development.

Coordination for the encroachment of the Village Square Public/Private Rights-of-Way intersections with the Highway 52 (and future) Public Right-of-Way connections will be conducted with the Town of Moncks Corner, Berkeley County and SC DOT. Sight distance visibility at the ingress/egress intersection will be maintained in accordance with the Town of Moncks Corner, Berkeley County and SC DOT standards.

The intent for accessibility throughout the project is to ensure that the Public/Private Rights-of-Way/Easements and access to all amenities be ADA compliant.

The Developer shall submit plans and specifications for each road to the Zoning Administrator and the City Engineer. In addition to the fees set forth in the Zoning Procedures, the Developer shall also pay for the out-of-pocket expenses incurred by the City in retaining an engineering inspection service to review the Developer's road plans and to periodically test the construction of such roads.

The Developer shall submit a list of qualified engineers which shall be approved by the City. The Developer shall have the right to contract with any of the City approved engineers for inspection services. The Developer may submit an amended list of qualified engineers from time to time for the City's approval.

L. Street Trees

Street trees will be planted within or adjacent to (predicated upon utility layouts) the newly proposed Public/Private Rights-of-Way and Public/Private Access Easements. Shade and decorative trees will be planted throughout the neighborhood with the goal of positively contributing towards the Town's overall tree canopy. The site should have an average of 2 trees per 100 linear feet of street frontage. Dead or dying trees shall be removed and replaced as needed. UB 48-2 36" DeepRoot Tree Root Barriers are required for all street trees and amenity center tree islands. See Appendix for manufacturer specification sheet.

M. Public Benefit

Attention to the City's needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of Moncks Corner receive an imaginative urban Planned Development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit. Connections will be made to existing roads, access easements and neighborhoods, thus expanding the vehicular and pedestrian grid along the Highway 52 corridor.

This new community will integrate seamlessly within Moncks Corner's unique urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression, yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature Planned Development, transforming underutilized natural resources into a beautiful village destination. The Village Square Planned Development will create new living, working, leisure, recreational, dining, social, and cultural opportunities for Moncks Corner's citizens and visitors alike.

OPEN SPACE SUMMARY

Throughout the development, publicly accessible Open Space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open Spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

A minimum of 20% (6.26 AC) of the property is provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

Per the current Open Space Plan, 52.6% (16.45 AC) of the property is scheduled to be preserved as Open Space. Of the total Open Space, 59.4% (9.77 AC) is reserved as Active Open Space.

Pertinent Definitions:

Open Space: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, areas within residential lots, and areas that are located or shaped in a way that provides no substantial aesthetic or recreational value.

Wetland: Land that falls under the jurisdiction of one or more of the following agencies: OCRM or the United States Army Corps of Engineers.

Active Open Space: Areas that have been designated for outdoor activity, exercise, and active play.

Please refer to the below Open Space Chart and attached corresponding Open Space Plan for detailed information:

OPEN SPACE CHART		
	TOTAL SITE AREA	31.30 AC +/-
	TOTAL OPEN SPACE (SITE)	16.45 (52.6%)
	ACTIVE OPEN SPACE	9.77 AC (59.4%)
	• PARKS	
	• SPORTS FIELDS	
	• AMENITIES	
	BUFFERS	2.05 AC (12.5%)
	WETLANDS	1.33 AC (8.1%)
	PONDS	3.30 AC (20.0%)

LANDSCAPE BUFFER SUMMARY

Total Parcel: Perimeter Buffer

- 10' Type A
- Per 100 linear feet:
 - Canopy / Understory / Evergreen Trees: 3
 - Evergreen Shrubs: 25

Canopy trees, understory tree, and upright evergreen trees must be selected from the approved plants list found in Section 7-9 of the Moncks Corner Zoning Ordinance.

In an effort to preserve quality existing vegetation, any existing plant material that satisfies the requirements of this section may be counted toward satisfying the buffer requirements.

Village Square Protective Wetland Buffer: To be determined via SCDHEC/USACE.

EXISTING CONDITIONS SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project includes one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

Please refer to the following Existing Conditions Survey & Tree Survey for more detailed Grand Tree information.

NOTES:

- 1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- 2) THIS PLAT HAS BEEN PREPARED FOR STYO, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED, OR THE REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) SUBJECT PROPERTY DEED / PLAT REFERENCES: VARIES - SEE EACH PARCEL.
- 5) HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD83/2011) ALL DISTANCES ARE GROUND.
- 6) THE PROPERTY IS ZONED PD-C PER THE BERKELEY COUNTY GIS ONLINE MAPPING SYSTEM AND HAS NOT BEEN VERIFIED.
- 7) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTIES ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTIES WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREON.
- 8) THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE X, X SHADED, AND AE PER MAP NUMBER 4501SC0395E, REVISED DECEMBER 7, 2018.
- 9) AREA COMPUTED BY COORDINATE METHOD.

IMPORTANT NOTE:

THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 1900, UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.99983620), DERIVED AT CONTROL POINT #1 AS SHOWN HEREON (N:483,252.96, E:2,295,966.88).

ABBREVIATION LEGEND

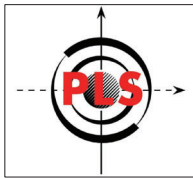
DB - DEED BOOK
PB - PLAT BOOK OR PLAT CABINET
PG - PAGE
NAD - NORTH AMERICAN DATUM
NAVD - NORTH AMERICAN VERTICAL DATUM
GIS - GEOGRAPHICAL INFORMATION SYSTEM
R-W or ROW - RIGHT-OF-WAY
IPF - IRON PIPE FOUND
OT - OPEN TOP
PT - PINCH TOP
IRF - IRON ROD or REBAR FOUND
IRS - IRON ROD or REBAR SET
RR - REBAR
CMP - CONCRETE MONUMENT FOUND
CMP - CORRUGATED METAL PIPE
CPI - CORRUGATED PLASTIC PIPE
(T) - TOTAL
B-W - BARBED WIRE FENCE
H-W - HOG WIRE FENCE
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
N/A - NOT FOUND
FC - FENCE CORNER
PP - POWER POLE
FO - FIBER OPTIC HANDHOLE
GUY - DOWN GUY
RR SPIKE - RAIL ROAD SPIKE
CALC INT - CALCULATED INTERSECTION

SYMBOL LEGEND

- - BOUNDARY CORNER SET (6 REBAR)
● - BOUNDARY CORNER FOUND
△ - CALCULATED POINT (CALC PT - CP)
⬤ - CONTROL POINT
▲ - WETLAND FLAG LOCATION (N/A)

LINE LEGEND

— P/L — P/L — SUBJECT PROPERTY LINE SURVEYED
— P/L — P/L — TOP OF CANAL/DITCH LINE/SWALE LINE
— P/L — P/L — ADJOINING PROPERTY LINE
— ROW — ROW — EXISTING SCOOT R/W LINE
— — — — EDGE OF ASPHALT PAVEMENT (EOP)
— — — — APPROXIMATE CENTER OF R/W OR R/W REFERENCE LINE
— OHP — OHP — OVERHEAD ELECTRIC/POWER LINE
— EASE — EASE — EXISTING EASEMENT
— WET — WET — WETLAND LINE (NOT PROVIDED BY CLIENT)
— — — — MUNICIPAL LIMITS LINE APPROXIMATE



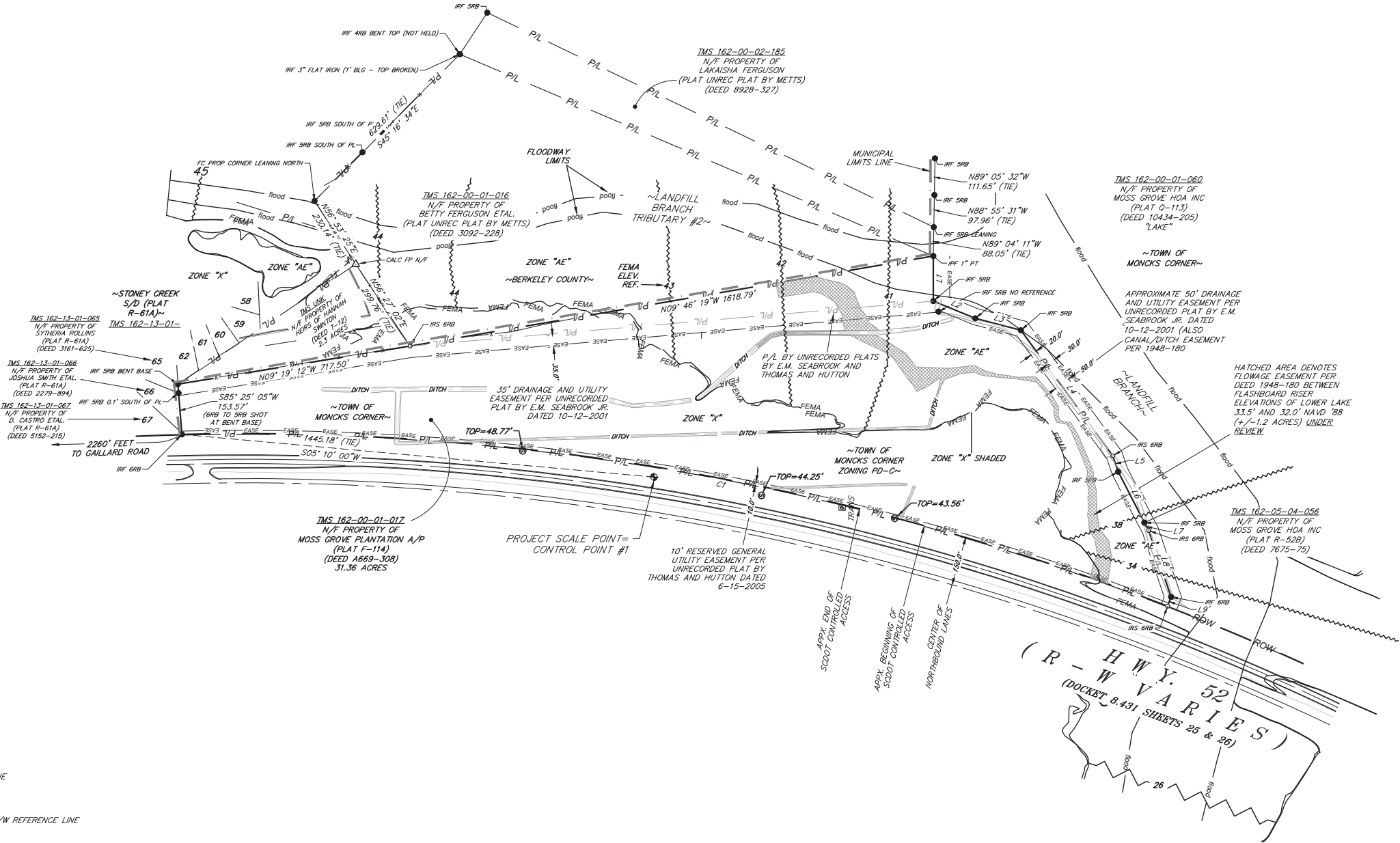
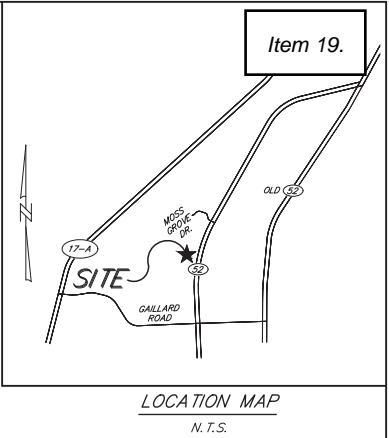
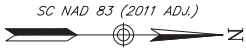
Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REVIEW ONLY

AARON TODD TAYLOR

P.L.S. 19887



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'39"E	137.49'
L2	N22°19'43"E	138.39'
L3	N14°39'54"E	143.61'
L4	N53°48'27"E	474.74'
L5	N71°10'18"E	50.80'
L6	N62°51'05"E	174.61'
L7	N61°25'49"E	27.51'
L8	N71°18'48"E	213.81'
L9	S69°03'44"E	30.17'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	3070.46	7789.50	022°35'05"	S09° 53' 16"W	3050.62

200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

PLANNING AND R.O.D. USE ONLY

BOUNDARY PLAT

OF TMS NO. 162-00-01-017, LOCATED IN THE TOWN OF MONCK'S CORNER, CURRENTLY OWNED BY MOSS GROVE PLANTATION A/P BERKELEY COUNTY, SOUTH CAROLINA

DATE: MAY 15, 2025

SCALE: 1" = 200'

TREE PROTECTION STANDARDS

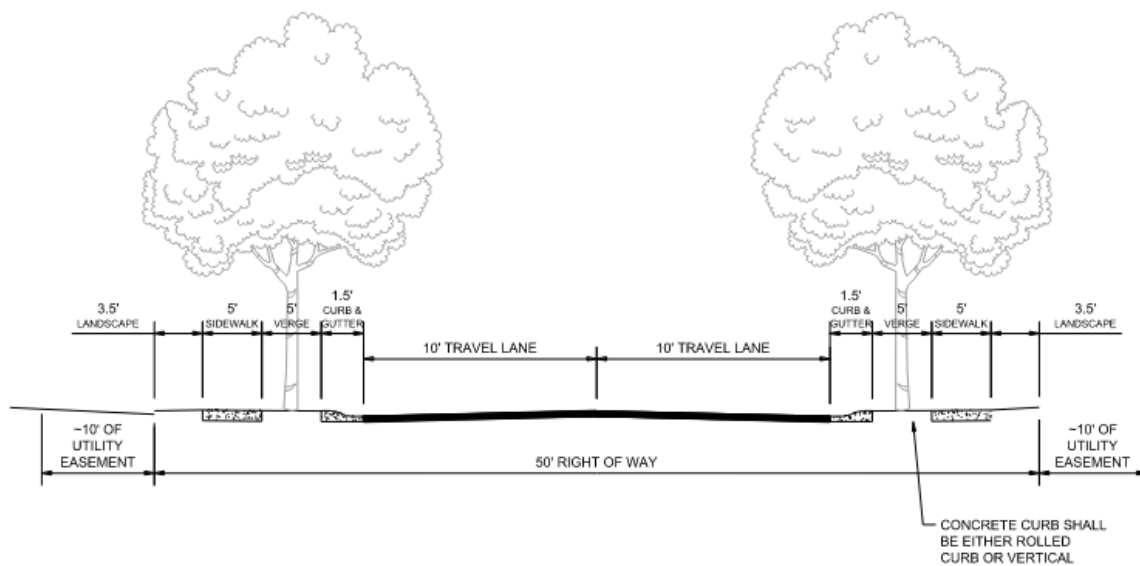
Tree Protection Standards will be followed in accordance with the Town of Moncks Corner's Tree Ordinance.

RIGHT-OF-WAY SUMMARY

Rights-of-Way will be private in the legal aspect yet will be built to public standards from an engineering standpoint, utilizing requirements set forth by Moncks Corner, Berkeley County, and SCDOT. Throughout the site, utilization of streets and alleys will allow for access to the various single-family homes, commercial areas, and community park areas. These Rights-of-Way associated with the roads and alleys are described in depth below.

Typical 50' Right-of-Way for Streets (No Parking):

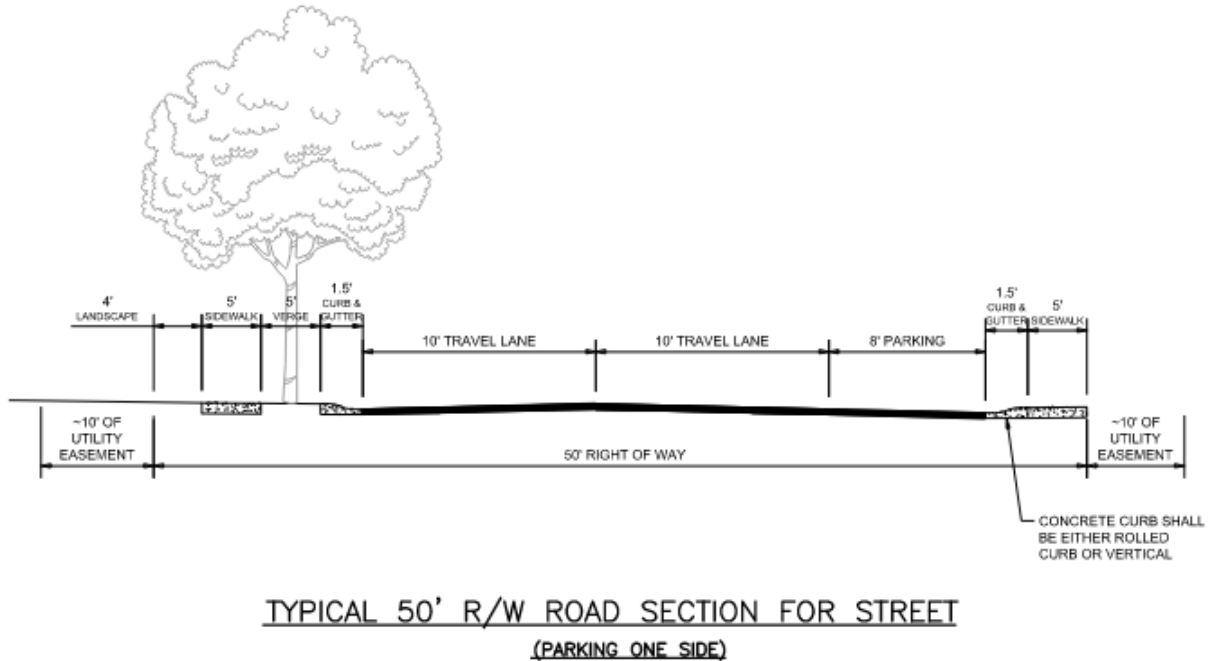
The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. This Right-of-Way will also include five foot (5') wide sidewalks and five foot (5') verge along both sides of the Right-of-Way throughout the development.



**TYPICAL 50' R/W ROAD SECTION FOR STREET
(NO PARKING)**

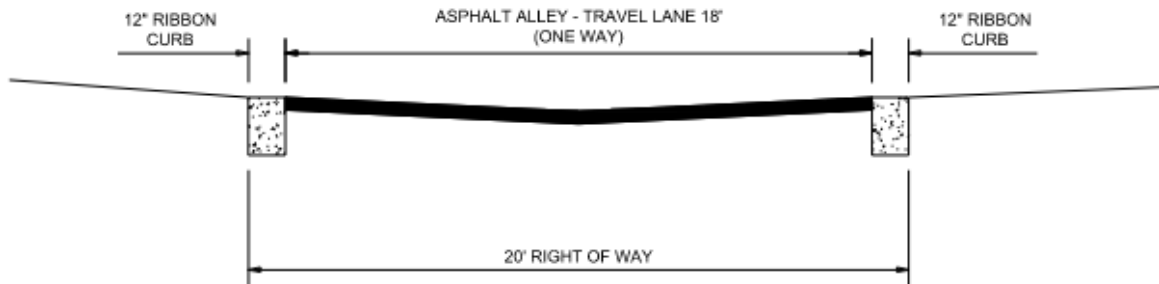
Typical 50' Right-of-Way for Streets (Parking One-Side):

The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. One side of the Right-of-Way will include eight foot (8') parallel parking. This Right-of-Way will also include five foot (5') wide sidewalks along both sides of the Right-of-Way with a variable verge width.



Typical 20' Right-of-Way for Alleys:

The minimum typical alley Right-of-Way for this development shall be twenty feet (20') in width. This 20' Right-of-Way includes eighteen feet (18') of pavement (one way travel lane), with one foot (1') ribbon curb on both sides.



TYPICAL 20' R/W ROAD SECTION FOR ALLEY

The streets and alleys will be built to Public Standards, meeting the weight bearing capacity and clearance requirements set forth by Moncks Corner and the Fire Standards required. The majority of the Rights-of-Way will be paved asphalt on the streets and alleys and concrete for the sidewalks.

Coordination of the encroachment of the Rights-of-Way at the entrance of the development and the intersection with HWY 52 will occur with Moncks Corner and SCDOT. Sight distance viability at this intersection shall be maintained in accordance with Moncks Corner and SCDOT.

Throughout the development, street signage will be located within the Rights-of-Way and on-street parking will be utilized for guests.

These Rights-of-Way are to function for pedestrians, motorists, and the Moncks Corner/Berkeley County's Emergency Services and Public Service providers (including but not limited to: Police, Fire, EMS, street sweeping, trash collection, etc.). ADA and FHA compliance shall be incorporated into the design of these Rights-of-Way.

DRAINAGE ANALYSIS

Flood Zone:

Most of the site lies within flood zone “X” as per FEMA Map Number 45015C0395E, dated 11/7/2018. A portion of the site falls within flood zone “AE”. The existing wetlands located onsite are within this flood zone.

A map of the FEMA Flood Zone has been included as an Appendix within the PD for reference.

Topography:

The site currently drains towards the existing wetlands located along the northwestern property line. The current topography ranges from a max elevation of approximately 45’ to the lowest elevation of 34’. This lowest elevation occurs within the wetland limits.

A map of the existing topography has been included as an Appendix within the PD for reference.

Wetland Verification:

An approximate wetland delineation was prepared by Ecological Associates, Inc. The approximate wetland map for the parcel includes a Jurisdictional Wetland 1 approximately 1.33 acres and another jurisdictional WOUS approximately 1,277 LF.

A map of the approximate wetland onsite has been included as an Appendix within the PD for reference.

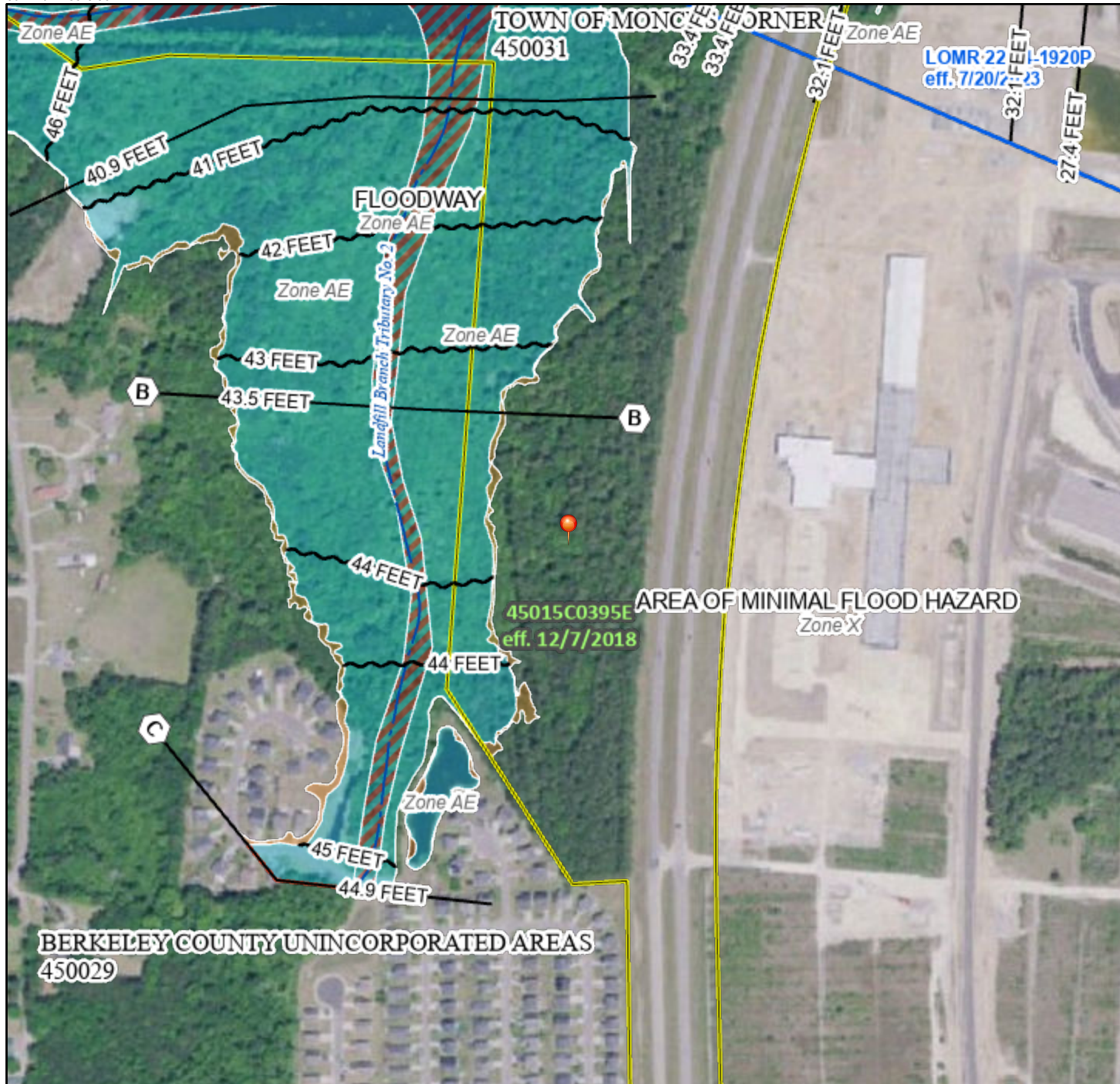
Preliminary Stormwater Techniques/Drainage Guidelines:

The proposed construction and development of the site will utilize an on-site system of drainage structures, pipes, and detention ponds while coupling best management practices for water quantity and quality control. Stormwater runoff shall be routed through the proposed drainage system to a series of detention ponds, interconnected, with the final outlet control structure discharging to the existing wetlands on the northwestern corner of the parcel. Pre-development versus post-development conditions will be evaluated, and the system shall be designed accordingly, meeting the local jurisdiction’s stormwater design regulations and design criteria. This stormwater design criteria are set forth by the Town of Moncks Corner, Berkeley County, and SCDES. An exhibit showing the proposed site layout with the proposed detention ponds can be found within the PD.

National Flood Hazard Layer FIRMMette



80°2'20"W 33°9'38"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°1'43"W 33°9'8"N

Basemap Imagery Source: USGS National Map 2023

Legend

Item 19.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards






The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/1/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

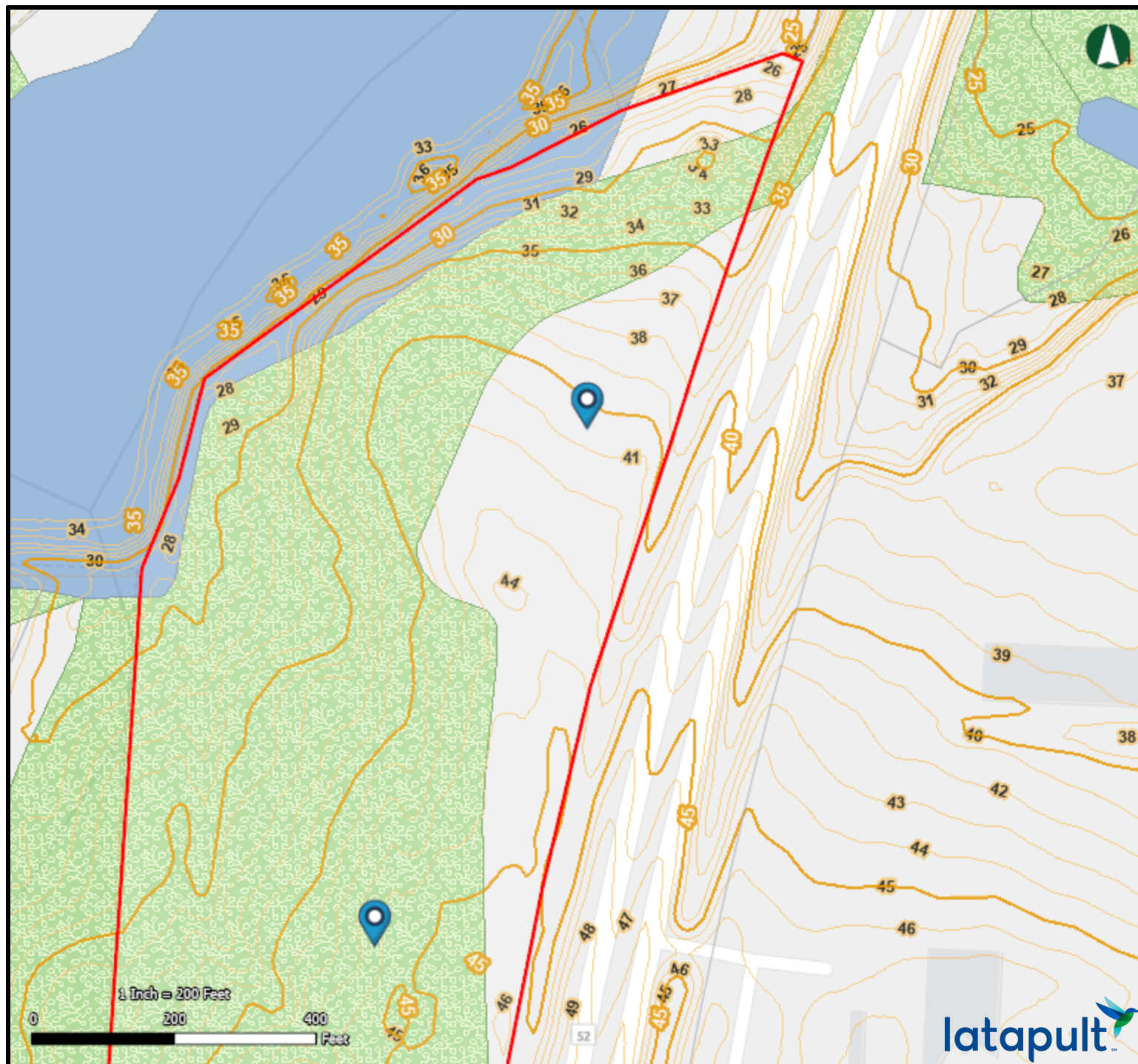
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

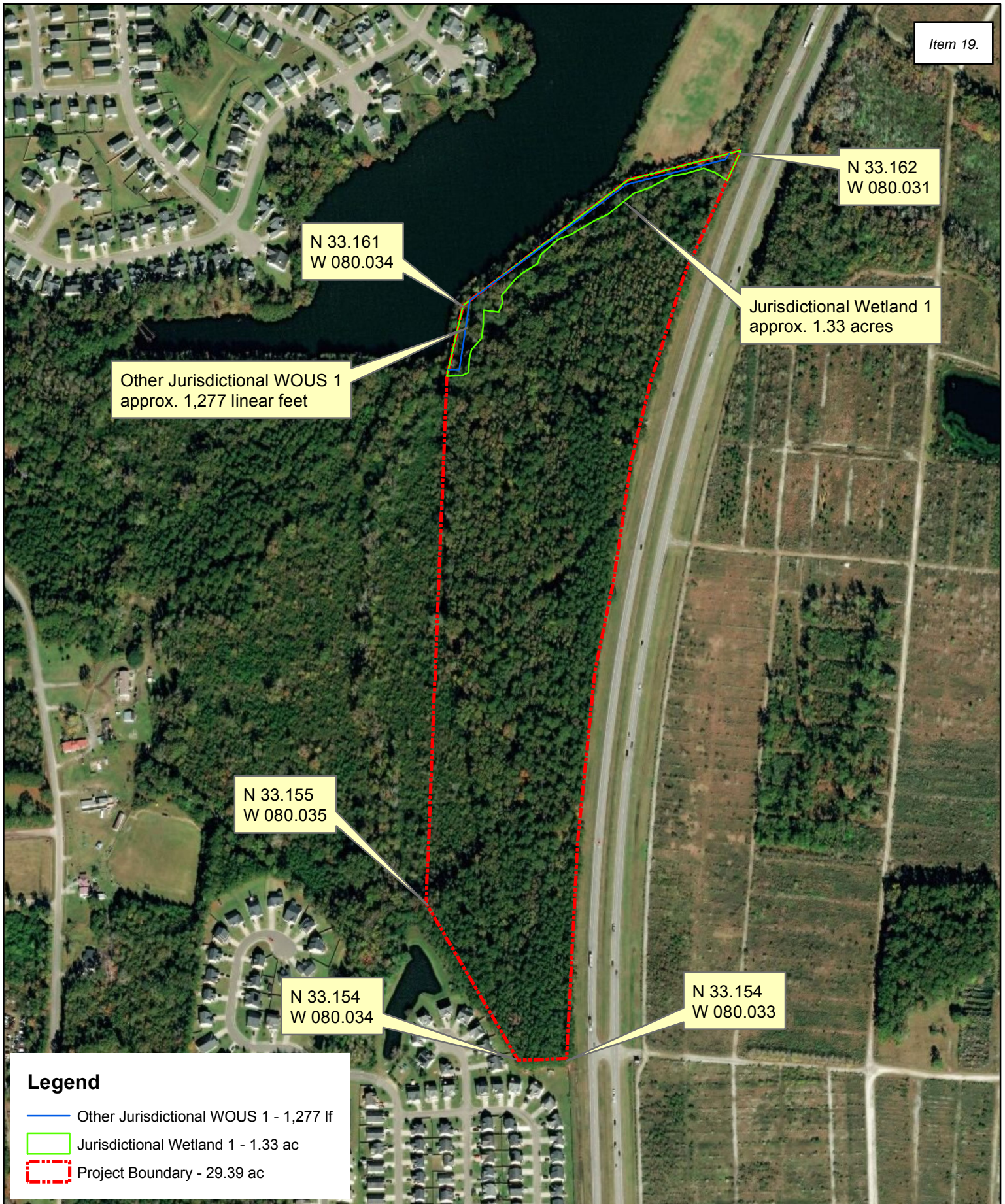


Village Square - PUD : Topography

04/01/2025

-  Forested Wetland
-  Non-Forested Wetland
-  Salt Marsh
-  Water
-  Parcels





UB 36-2/UB 48-2 Specifications

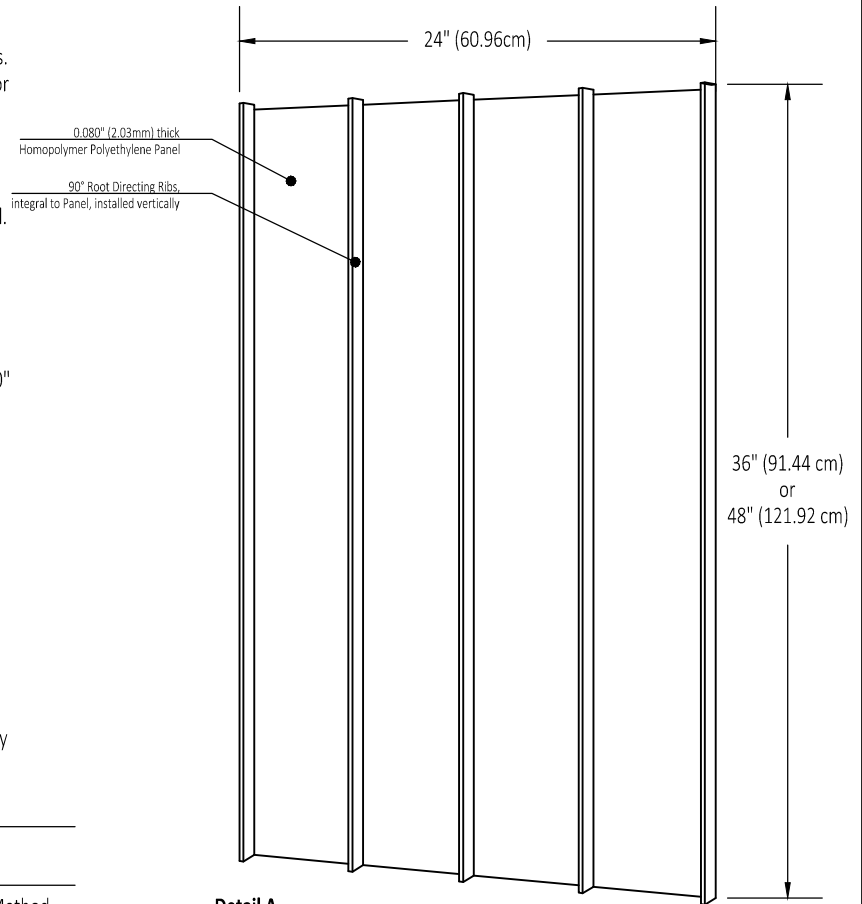
36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (243cm) diameter.

A. Materials

- The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
- Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.
- Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
- Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)
- Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexural Modulus 73 ± PSI	145,000	D790
Hardness Shore	P66	D2240



Detail A
TREE ROOT BARRIER PANEL

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, TO RE-CLASSIFY 3.85 ACRES OF REAL PROPERTY LOCATED FAIRGROUND ROAD, TMS # 143-00-00-047 FROM PD-R, PLANNED DEVELOPMENT - COMMERCIAL TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

WHEREAS, the Moncks Corner Planning Commission held a Public Meeting on June 24, 2025, to consider a change in zoning classification from PD-C, Planned Development - Commercial to C-2, General Commercial;

WHEREAS, pursuant to said Public Meeting, the Moncks Corner Planning Commission voted to recommended that the zoning classification be changed from PD-C, Planned Development – Commercial to C-2, General Commercial;

WHEREAS, the Moncks Corner Town held a Public Hearing on August 20th, 2025, to receive public comment and to consider a change in zoning classification from PD-C, Planned Development – Commercial to C-2, General Commercial;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council, that the Zoning Map of the Town of Moncks Corner, is hereby amended by changing the zoning district classification of the property located on Fairground Road, designated as TMS# 143-00-00-047, from PD-C, Planned Development – Commercial to C-2, General Commercial.

INTRODUCED: July 22, 2025

DONE: August 20, 2025

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney