



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 15, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor Jonathan Vaughn of Connexus Community Church of God

PLEDGE OF ALLEGIANCE

PRESENTATIONS

2. **Proclamation:** Recovery Month, September, 2026

APPROVAL OF MINUTES

3. **Regular Meeting Minutes:** August 18, 2026

REPORTS

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

NEW BUSINESS

6. **Consideration:** Main Street On-Street Parking Improvements.
7. **Consideration:** Scope Amendment for Design and Engineering of Murray Drive Public Parking Lot.
8. **Consideration:** Intergovernmental Agreement Between the Town of Moncks Corner and Berkeley County Regarding Fee Abatements.
9. **Resolution:** A Resolution committing the Town of Moncks Corner to providing a local match for a Municipal Association of SC Big Idea Grant and following its procurement policy when securing services and products with grant funds.
10. **First Reading:** Consider an Zoning Map Amendment (ZA-26-06) request for two (2) parcels (143-05-00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

OLD BUSINESS

11. **Second Reading and Public Hearing:** An Ordinance to amend Ordinance No. 2025-08 and the budget attached thereto and to adjust certain revenues and expenditures for the fiscal year ending 2026.
12. **Second Reading and Public Hearing:** Consider a Conditional Zoning Map Amendment (CZ-26-03) request for a parcel (142-00-01-009) totaling ~0.86 acres, located at 311 W Main Street. The parcels are requesting to be zoned Conditional Zoning - General Commercial (CZ C-2).

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

EXECUTIVE SESSION - Council may take action regarding matters discussed

13. Discussion: Contractual and real estate matters regarding additional fire protection within the Town of Moncks Corner.

14. Discussion: Contractual matter related to the construction of the new Town Hall.

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.

Proclamation

Recovery Month, September 2026

WHEREAS, substance use disorder affects individuals, families, and communities throughout Moncks Corner and Berkeley County, and recovery is possible when people have access to support, treatment, resources, connection, and hope; and

WHEREAS, September is nationally recognized as Recovery Month, providing an opportunity to celebrate individuals living in recovery, honor families and recovery professionals, raise awareness of effective recovery supports, and remind our community that people can and do recover; and

WHEREAS, stigma remains a significant barrier that can prevent individuals from seeking help, making it essential that our community promotes dignity, compassion, understanding, and multiple pathways to recovery; and

WHEREAS, FAVOR Lowcountry (Faces and Voices of Recovery Lowcountry) serves as a Recovery Community Organization dedicated to providing peer recovery support, advocacy, education, overdose prevention, resource navigation, and connections to treatment and recovery services throughout the Lowcountry; and

WHEREAS, FAVOR Lowcountry elevates the voices of individuals with lived experience and demonstrates the power of peer support, connection, and community in helping people begin and sustain recovery; and

WHEREAS, the Berkeley County Coroner's Office and FAVOR Lowcountry recognize the importance of collaboration, prevention, education, and community connection in addressing the impact of substance use disorder and overdose throughout Berkeley County; and

WHEREAS, individuals in recovery contribute greatly to Moncks Corner as parents, employees, business owners, public servants, advocates, neighbors, and community leaders, demonstrating that recovery transforms individual lives while strengthening families and communities; and

WHEREAS, the Town of Moncks Corner recognizes the importance of standing alongside FAVOR Lowcountry, the Berkeley County Coroner's Office, and the recovery community to reduce stigma, increase awareness, connect individuals and families to resources, and ensure that everyone impacted by substance use disorder knows they are not alone, their lives have value, and recovery is possible.

NOW, THEREFORE, I, Thomas J. Hamilton, Jr., Mayor and Council Members of the Town of Moncks Corner, South Carolina, do hereby proclaim September 2026 as Recovery Month in the Town of Moncks Corner and encourage all residents, businesses, organizations, and community leaders to join the Town, FAVOR Lowcountry, and the Berkeley County Coroner's Office in celebrating recovery, honoring individuals and families impacted by substance use disorder, reducing stigma, remembering those we have lost, and strengthening pathways to recovery throughout our community.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Moncks Corner to be affixed this 15th day of September 2026.

**Thomas J. Hamilton, J., Mayor
Town of Moncks Corner, South Carolina**



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 18, 2026 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 Leroy S. Dingle, Jr.
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
Antwan L. Richardson, Police Chief
R. Logan Faulkner, Public Service Director
Mohamed A. Ibrahim, Technology Director
James C. Jackson, III, Fire Chief
Elizabeth B. Rentz, Recreation Director
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

INVOCATION

Invocation was delivered by Pastor David Clanton of The Grove Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Chadwick Sweatman.

PRESENTATIONS

1. **Proclamation:** Overdose Awareness Day in Moncks Corner

Mayor Hamilton presented a proclamation to Nanci Steadman Shipman, Founder and Executive Director of Wake-up Carolina and J.R. Weaver of Wake-up Carolina

proclaiming August 31, 2026, as Overdose Awareness Day in the Town of Moncks Corner.

APPROVAL OF MINUTES

2. **Budget Workshop Minutes:** July 14, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the budget workshop minutes of July 14, 2026. Motion was seconded by Council Member Lloyd and approved unanimously as follows:

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

3. **Regular Meeting Minutes:** July 21, 2026

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of July 21, 2026. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

REPORTS

4. **Mayor's Report:** Thomas J. Hamilton, Jr.

Mayor Hamilton reported the following:

July 29: He attended the swearing-in ceremony for PFC Police Officers Jonathan Ayer and Joshua Phillips.

July 31: He attended the Training High School Class of 1958 reunion. He presented six honorary proclamations on behalf of the Town Council and himself. Those recognized were Joseph Sanders, Alma Gethers Brown, Thomasena Baylor, Gertrude Haynes Trescott, Gladys Wilson Wallace and Beauty Isabella Manigault Richardson. Chiefs Antwan Richardson and James Jackson also participated and addressed the attendees.

August 1: He attended the Berkeley One Event at the Recreation Complex, which drew thousands of attendees. He thanked the Recreation Department, Public Service Department, and Moncks Corner Police Department for their efforts in organizing the event and ensuring the safety of those in attendance.

August 7: He attended the promotion ceremony for Officer Tommy Harger. He was promoted to Corporal.

August 7: He attended the 2nd Annual "No Filter Friday", a teen night to connect and chill with attendees. The event was hosted by Latorie Lloyd.

August 8: He attended the book bag giveaway hosted by Charlamagne, a nationally recognized media personality and recent recipient of a star on the Hollywood Walk of Fame. In addition to providing book bags filled with school supplies, Charlamagne

purchased food for attendees from the event vendors. The Mayor commended him for remembering his hometown and giving back to the community.

August 15: He participated in the 2026 car, truck and motorcycle show hosted by the Moncks Corner Police Department. Council Members Dennis, Dingle and Susan Gilmore were also in attendance.

5. Administrator's Report: Jeffrey V. Lord

Administrator Lord reported the following:

Lacey Park: Construction is underway, and the project remains on schedule. The Town acquired the adjacent property on the corner of Murray Drive and West Main Street which will be incorporated into the redesign.

NRCS Project: The project is progressing. Twenty property owners expressed interest in the buyout program. Of those, eight have submitted all required documentation, which has been forwarded to NRCS for approval, and responses are still pending from the remaining 12. Eight additional property owners declined to participate.

Winter Street Project: The project is complete. Administrator Lord reminded Council that completion of the Winter Street Project was necessary before the Town could apply to the Rural Infrastructure Authority (RIA) for funding the Main Street Project. The Town plans to use the remaining EPA project funds and apply to RIA for the balance. Because RIA will not supplement the project until the EPA funding is secured, the Town will apply in the spring rather than the fall. This will delay the project by approximately six months; however, if everything proceeds as anticipated, the Town will then solicit bids.

Youth Field LED Lighting Upgrade: The Youth Field LED lighting upgrade scheduled for the current budget year has been completed. The lighting upgrade for Field No. 3 is planned for the 2027 budget year.

NEW BUSINESS

- 6. First Reading:** Consider a Conditional Zoning Map Amendment (CZ-26-03) request for a parcel (142-00-01-009) totaling ~0.86 acres, located at 311 W Main Street. The parcels are requesting to be zoned Conditional Zoning - General Commercial (CZ C-2).

Community Development Director Westbrook provided Council with an overview of the request. Staff recommended Town Council's consideration.

Council expressed concern about the uses under the requested zoning classification, screening for outdoor storage, parking and signage. Director Westbrook added that he will work with the property owner with signage and screening.

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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. **First Reading:** An Ordinance to amend Ordinance No. 2025-08 and the budget attached thereto and to adjust certain revenues and expenditures for the fiscal year ending 2026.

Administrator Lord provided Council with an overview of the recommended budget amendments.

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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

8. **Consideration:** Bids for Accounting Services for the Town of Moncks Corner Financial Statements for Fiscal Years 2026 thru 2028.

Finance Director Justine Lovell explained that staff solicited bids for accounting services for the Town's financial statements for fiscal years 2026 thru 2028. Only one bid was received from Greene, Finney, Cauley, LLP as follows. Staff recommended Council's approval.

All-Inclusive Fee For Fiscal Year Ending	Accounting Services with ACFR Prep
2026	28,325
2027	30,500
2028	33,000

Motion was made by Mayor Pro-Tem Dennis to approve the bid from Greene, Finney, Cauley, LLP for fiscal years 2026 thru 2028 as presented. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

9. **Consideration:** Bids for Auditing Services for the Town of Moncks Corner Financial Statements for Fiscal Years 2026 thru 2028.

Finance Director Justine Lovell explained that staff solicited bids for auditing services for the Town's financial statements for fiscal years 2026 thru 2028. The following bids were received. Staff recommend awarding the bid to Baird Audit Group, LLC. Baird submitted the low bid and based on our experience; Baird has delivered exceptional service to the Town for the last 8 fiscal years.

- **Mauldin & Jenkins Certified Public Accounts**

All-Inclusive Fee For Fiscal Year Ending	Basic Financial Audit	Single Audit	Total For Financial Audit and Single Audit
2026	25,000	7,500	32,500
2027	26,500	7,500	34,000
2027	28,000	7,500	35,500

- **Baird Audit Group, LLC – Total:**

All-Inclusive Fee For Fiscal Year Ending	Basic Financial Audit	Single Audit	Total For Financial Audit and Single Audit
2026	16,500	2,500	19,000
2027	17,000	2,500	19,500
2027	17,500	2,500	20,000

Motion was made by Mayor Pro-Tem Dennis to approve the bid from Baird Audit Group, LLC for audit services for fiscal years 2026 thru 2028 as recommended. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

OLD BUSINESS

10. Second Reading and Public Hearing: Ordinance No. 2026-10

An ordinance to raise revenue and adopt a budget for the Town of Moncks Corner, South Carolina, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

Administrator Lord provided a brief overview of the recommended budget.

Public Hearing: There were no comments from the public

Motion was made by Council Member Sweatman to approve the proposed FY 2027 Budget as recommended. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows:

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

PUBLIC INPUT:

Bruce Francis, Pastor of Moncks Corner AME Church, located at 309 West Main Street, expressed concerns regarding the proposed rezoning of the property at 311 West Main Street. He stated that the church had not been notified of the request and that no public notice signage had been posted on the property.

Director Westbrook explained that a public hearing would be held before the ordinance is considered for adoption. He further stated that, in accordance with state law, signage would be posted on the property, and notice would be published in the newspaper at least 15 days before the public hearing. Director Westbrook added that the Town is committed to working with the community and will be happy to share information regarding the rezoning request should they desire to contact us.

ADJOURNMENT

Motion was made by Mayor Pro-Tem Dennis and seconded 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 Dingle, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

The meeting was adjourned at 6:53 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Channel 4, Channel 2, and The News Journal Scene. 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 15, 2026

DATE

TOWN OF MONCK'S CORNER REGULAR MEETING
Tuesday, September 15, 2026

Title: Consideration of Main Street On-Street Parking Improvements

Background:

The Town has been working with SCDOT to formalize the existing on-street parking along Main Street through pavement markings and defined parking spaces. The original parking study anticipated approximately 44 marked parking spaces. By comparison, the study estimated that approximately 47 vehicles can currently park along the corridor when vehicles park informally without marked spaces.

The purpose of the project was not solely to establish parking capacity. Formalizing the parking was also intended to better organize where vehicles park, keep vehicles farther from intersections and driveways, create a visual narrowing of the roadway that encourages slower traffic, and improve safety for pedestrians and individuals entering and exiting parked vehicles.

During SCDOT's review, the number of spaces that could be formally marked was substantially reduced because SCDOT requires marked parking spaces to remain outside required intersection sight-distance triangles. Although vehicles currently park within many of these areas, SCDOT advised that it would not approve formally marked spaces within the sight triangles.

The review process proceeded as follows:

Original Concept – 44 spaces: The Town's study identified approximately 44 spaces that could be formally marked along Main Street, slightly fewer than the approximately 47 vehicles estimated to park there today without markings.

May 2026 – Sight Distance Review: SCDOT required the removal of proposed spaces located within intersection sight-distance triangles. The initial application of these requirements eliminated a majority of the proposed spaces. In one section between Unity Park and the railroad, only 10 spaces could initially be accommodated; planned changes associated with the Town Square redevelopment would have resulted in a net of approximately seven spaces in that area.

June 2026 – Additional SCDOT Coordination: Town staff and the Town's engineer continued working with SCDOT to determine whether additional spaces could be retained. SCDOT agreed to use a 10-foot driver-eye location for intersection sight-distance calculations and generally required marked spaces to remain at least 20 feet from individual driveways.

Based on those revised criteria, the engineer identified 17 spaces that fully met SCDOT's requirements and an additional five spaces that were within the 20-foot driveway offset.

The Town also provided SCDOT with three years of collision data. That information identified four crashes involving parked vehicles and four failure-to-yield crashes involving vehicles entering Main Street. Staff argued that formally organizing parking could improve existing conditions by establishing defined parking locations and clearer restrictions near intersections and driveways.

June 18, 2026 – SCDOT Concessions: SCDOT confirmed that the 17 compliant spaces could remain and indicated that concessions could potentially be made for the additional five spaces, particularly near entrance-only driveways, with the exact locations to be resolved during final permit review.

As a result of this process, the maximum anticipated number of formally marked spaces is now 22, approximately half of the 44 spaces originally anticipated.

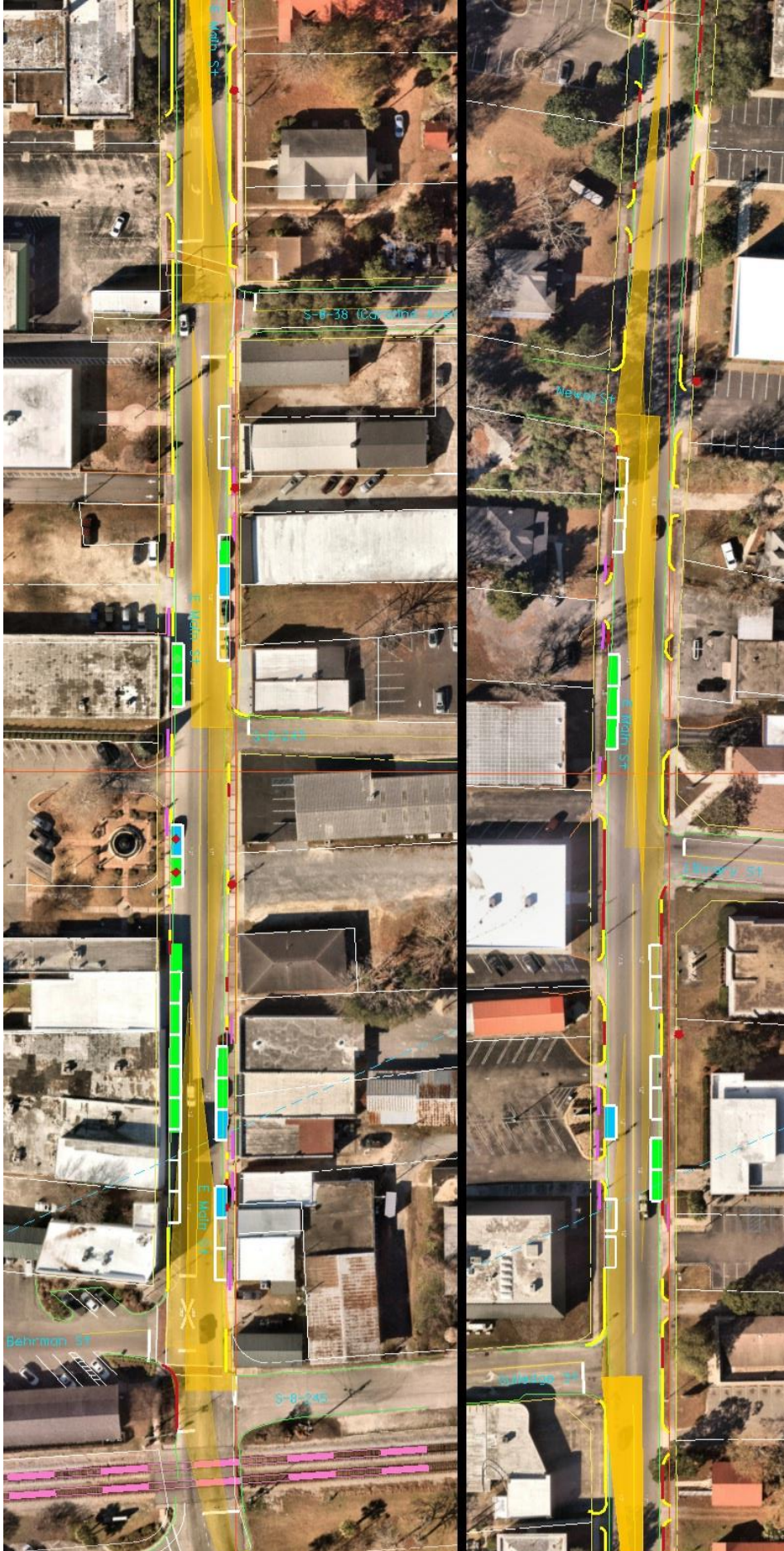
Moving forward with the project therefore involves a tradeoff. Formal striping would reduce the amount of parking that can currently occur informally along Main Street. However, it would establish a more organized parking pattern, improve visibility around intersections and driveways, provide clearer areas where parking is and is not permitted, and support the original traffic-calming and pedestrian-safety objectives of the project.

SCDOT has indicated that the Town may proceed with the existing permit application and work through the final location of the individual spaces during plan review. If Council wishes to proceed, staff would continue the permitting and final design process based on up to 22 marked spaces.

Exhibits: Remaining Space Exhibit

Funding: General Fund.

Town Council action requested: Consider whether to move forward with the 22-space design or leave Main Street parking unmarked.



TOWN OF MONCK'S CORNER REGULAR MEETING
Tuesday, September 15, 2026

Title: Consider Scope Amendment for Design and Engineering of Murray Drive Public Parking Lot

Background:

As part of the Town's improvements around Dr. William H. Lacey Memorial Park and its broader efforts to improve parking and traffic circulation in the downtown area, the Town is proposing construction of a new public parking lot on Murray Drive across from Lacey Park. The proposed lot will add approximately 25 public parking spaces to serve Lacey Park and the surrounding downtown area.

The project is also being designed to accommodate the future realignment of Murray Drive with Broughton Road at Main Street. This realignment was identified as a transportation improvement and will allow the Town to improve the configuration of the intersection while making productive use of the remaining property for public parking.

Wood+Partners has submitted Scope Amendment No. 2 to provide the additional professional services necessary to advance the parking lot from the approved conceptual plan through construction. The scope includes design development and construction documents, civil engineering by Cypress Engineering, permitting, bidding assistance, and construction administration. Required permitting is anticipated to include Town zoning/site plan and stormwater approvals, SCDES land disturbance and Coastal Zone Consistency approvals, and a driveway encroachment permit.

The total additional professional services fee is \$60,200, consisting of \$43,400 for design development and construction documents, \$9,600 for permitting, and \$7,200 for bidding and construction administration.

Exhibits: 1. Wood+Partners Scope Amendment No. 2, dated September 10, 2026.
2. Concept Plan

Funding: Capital Improvement Fund.

Town Council action requested:

Consider approval of Scope Amendment No. 2 with Wood+Partners in the amount of \$60,200 for design, engineering, permitting, bidding, and construction administration services for the Murray Drive Public Parking Lot.

Staff recommendation:

Approve Scope Amendment No. 2 with Wood+Partners in the amount of \$60,200 for the Murray Drive Public Parking Lot.



WOOD+PARTNERS

LANDSCAPE ARCHITECTURE
LAND PLANNING

Item 7.

SCOPE AMENDMENT NO. 2

AMENDMENT TO AGREEMENT BETWEEN OWNER AND ARCHITECT

PROJECT NAME: Moncks Corner Lacey Park, Tennis Courts, and Pickleball Courts
SCOPE AMENDMENT DATE: September 10, 2026
ORIGINAL AGREEMENT DATE: January 8, 2024
WP COMMISSION NO.: 01-24002

TO: Jeffrey V. Lord
Town Administrator
Town of Moncks Corner
118 Carolina Avenue, Moncks Corner, SC

FROM: Eric Walsnovich, Principal
Wood+Partners Inc.
PO Box 23949
Hilton Head Island, SC 29926

Email to: Jeff.Lord@monckscorner.sc.gov

Scope Amendment Purpose:

Acknowledgement of additional services to prepare design, permitting, and construction documents, as well as provide bid negotiations and construction administration services for a new parking lot opposite the park on Murray Drive and Main Street. Civil Engineering consultant fees performed by Cypress Engineering are included in this scope amendment.

Additional services include:

1. Design Development and Construction Documents based on the approved Conceptual Site Plan provided and dated August 3, 2026, and comments received from the Town, advance design plans.
2. Coordination and submittal of necessary items to obtain the following permits:
 - a. Town of Moncks Corner Zoning / Site Plan approval
 - b. Town of Moncks Corner Stormwater approval
 - c. SCDES-BCM Land Disturbance Permit
 - d. SCDES-BCM Coastal Zone Consistency approval
 - e. Driveway Encroachment Permit
3. Bidding Negotiations and Construction Administration Services, including:
 - a. Answer Bidder questions, Submittals review, RFI responses, and site visits. (includes 2 site visits by the Civil and the Landscape Architect)
 - b. SWPPP Pre-construction meeting required by SCDES and Substantial Completion / Punchlist Inspection & SWPPP Final Stabilization Inspection required by SCDES.

Compensation:

WP proposes to provide additional services outlined above in accordance with the Terms and Conditions provisions of the original agreement. Services shall be provided as outlined below:

Design Development and Construction Documents Services:	\$43,400.00
Permitting Services:	\$9,600.00
<u>Bidding and Construction Administration Services:</u>	<u>\$7,200.00</u>
Total Additional Services Amount	\$60,200.00

Please sign and return to WP as a sign of your acceptance.

Sincerely,

Wood+Partners Inc.

Eric Walsnovich, PLA, ASLA
Principal

Accepted by:

Town of Moncks Corner

L.S.

Name: Jeffrey V. Lord
Title: Town Administrator
Date: _____



PARKING SUMMARY:

25 PARKING SPACES (INCLUDES ONE
ACCESSIBLE PARKING SPACE)

INTERGOVERNMENTAL AGREEMENT

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement") is entered into as of September _____, 2026, by and between Berkeley County, South Carolina, a political subdivision of the State of South Carolina ("County"), and the Town of Moncks Corner, South Carolina, a municipal corporation organized under the laws of the State of South Carolina ("Town").

RECITALS

WHEREAS, Article VIII, Section 13 of the South Carolina Constitution and Sections 4-9-41 and 6-1-20 of the South Carolina Code authorize political subdivisions of the State to cooperate and contract with one another in the exercise of their respective governmental powers and duties; and

WHEREAS, the Town and County projects provide substantial public benefits to residents of Berkeley County and the Town of Moncks Corner by enhancing the delivery of governmental services; and

WHEREAS, the Town has authority to assess and collect permits, licenses, plan review fees, inspection fees, impact fees, and other development-related charges for County projects within the Town; and

WHEREAS, the County has authority to assess and collect permits, plan review fees, inspection fees, connection fees, and other development-related charges for Town projects in the unincorporated parts of the County; and

WHEREAS, the Town and County desire to provide reciprocal support for governmental capital, construction, infrastructure, and facility development projects through the abatement of certain project-related fees, all of which will benefit their mutual citizens through the abatement of certain fees; and

WHEREAS, furthermore, the County possesses personnel, equipment, expertise, and resources capable of providing paving, construction-related, and other public works services that may benefit the Town; and

WHEREAS, the parties desire to establish a framework whereby both the Town and the County agree to abate fees and costs applicable to each other and provide in-kind governmental services as mutually agreed upon; and

WHEREAS, the governing bodies of both parties have determined that this Agreement serves a valid public purpose and promotes the health, safety, welfare, and convenience of their respective citizens.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties agree as follows:

SECTION 1. PURPOSE

The purpose of this Agreement is to establish the terms under which the Town and County shall provide reciprocal fee abatements for governmental capital, construction, infrastructure, and facility development projects (as further described in Section 3, “Fee Abatements”) and the County may also provide in-kind governmental services (as further described in Section 4, “In-Kind Services”) to the Town in consideration of such Fee Abatements by the Town.

SECTION 2. EFFECTIVE DATE AND APPROVAL

This Agreement shall become effective only upon approval by the Berkeley County Council and the Moncks Corner Town Council and execution by the duly authorized representatives of both parties.

SECTION 3. FEE ABATEMENT

3.1 Fee Abatement.

The Town agrees to provide the County with the following Fee Abatements for County projects within the Town: all permitting fees, project-specific business license fees, plan review fees, inspection fees, impact fees, and other development-related fees customarily charged by the Town in connection with the planning, permitting, construction, expansion, or improvement of County capital or public works projects within the Town.

The County agrees to provide the Town with the following Fee Abatements for Town projects in the unincorporated areas of the County: all permitting fees, plan review fees, inspection fees, and other development-related fees customarily charged by the County in connection with the planning, permitting, construction, expansion, or improvement of Town capital or public works projects in the County. While the County cannot waive connection fees for the Town, the County agrees that Berkeley County Water & Sanitation will offer the Town the best available rates and the lowest applicable fees for any projects that the Town has an ownership interest in, to the maximum extent allowed by Berkeley County Code of Ordinances Section 65-137.

3.2 Scope of Fee Abatements

Fee Abatements under this Agreement apply only to fees incurred in connection with governmental capital, construction, infrastructure, public works, or facility development projects undertaken by a party in its governmental capacity. Nothing in this Agreement shall be construed to waive fees, licenses, permits, or other charges arising from the routine operational, commercial, or day-to-day activities of either party.

3.2 No Cash Reimbursement.

Unless otherwise agreed in writing by the parties, neither party shall be obligated to reimburse the other party in cash for Fee Abatements provided pursuant to this Agreement.

SECTION 4. COUNTY IN-KIND SERVICES

4.1 Services.

In addition to the Fee Abatements described herein, and in additional consideration for the Fee Abatements provided by the Town, the County agrees to provide In-Kind Services to the Town upon request and subject to the availability of County personnel, equipment, funding, scheduling requirements, and operational needs.

Eligible In-Kind Services may include, but are not limited to:

- a. Roadway paving, resurfacing, repair, and maintenance;
- b. Site preparation and grading;
- c. Infrastructure improvements; and
- d. Other In-Kind Services mutually agreed upon by the parties.

4.2 Priority Projects.

The Town may periodically submit a list of priority municipal projects for County consideration. The County shall evaluate such requests and determine, in its reasonable discretion, which services may be provided and the schedule for providing such services.

4.3 Valuation of Services.

To the extent the In-Kind Services need to be valued, the value of County-provided In-Kind Services shall be calculated using actual labor costs, equipment rates, materials, contractor expenses, and reasonable administrative overhead.

SECTION 5. PERMITS, INSPECTIONS, AND ENTITLEMENTS

The Town and County agree that each party retains permit authority where applicable but may perform inspections of their own projects, provided the inspection reports are submitted to the permitting authority. In recognition of the public benefit of these projects, each party agrees to prioritize and expedite, to the extent practicable, the review and permitting of projects undertaken by the other party.

SECTION 6. DISPUTES

Any dispute regarding valuation, accounting, or reconciliation shall first be addressed through good-faith negotiations between the County Administrator and Town Administrator. If unresolved, the matter shall be presented to the governing bodies of the parties.

SECTION 7. INSURANCE, SAFETY, AND COMPLIANCE

Each party shall remain responsible for compliance with applicable federal, state, and local laws, regulations, and safety requirements. County personnel performing services pursuant to this Agreement shall remain employees of the County and shall be covered by the County's applicable insurance programs, workers' compensation coverage, and risk management policies.

SECTION 8. NO PARTNERSHIP OR JOINT VENTURE

Nothing contained herein shall be construed to create a partnership, joint venture, agency relationship, or employment relationship between the parties.

SECTION 9. LIABILITY

Each party shall remain responsible for its own acts and omissions and those of its officers, employees, agents, and contractors. Nothing herein shall be construed as a waiver of any immunity, limitation of liability, or defense available under the South Carolina Tort Claims Act or other applicable law.

SECTION 10. APPROPRIATIONS

The obligations of each party under this Agreement are subject to the availability of lawfully appropriated funds and resources.

SECTION 11. TERM

11.1 Initial Term.

This Agreement shall remain in effect for ten (10) years from the Effective Date.

11.2 Extension.

The parties may extend this Agreement by mutual written agreement approved by their respective governing bodies.

SECTION 12. AMENDMENT

This Agreement may be amended only by a written instrument approved by both governing bodies and executed by authorized representatives of the parties.

SECTION 13. TERMINATION

This Agreement may be terminated at any time by mutual written agreement of the parties.

SECTION 14. NOTICE

All notices required under this Agreement shall be in writing and delivered to:

Berkeley County Supervisor
1003 Highway 52
Moncks Corner, South Carolina 29461

Town Administrator
Town of Moncks Corner
118 Carolina Avenue
Moncks Corner, South Carolina 29461

or such other address as either party may designate in writing.

SECTION 15. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina.

SECTION 16. ENTIRE AGREEMENT

This Agreement, including any exhibits attached hereto, constitutes the entire agreement between the parties and supersedes all prior negotiations, understandings, and agreements relating to the subject matter herein.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives.

BERKELEY COUNTY, SOUTH CAROLINA

By: _____

Name: John P. Cribb

Title: County Supervisor

Date: September _____, 2026

ATTEST:

Clerk to County Council

APPROVED AS TO FORM:

County Attorney

TOWN OF MONCK'S CORNER, SOUTH CAROLINA

By: _____

Name: _____

Title: _____

Date: _____

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

RESOLUTION NO. 2026-R04**RESOLUTION COMMITTING THE TOWN OF MONCK'S 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 MONCK'S CORNER,**

here assembled on this 15th day of September 2026, that the Moncks Corner Town Council hereby commits to provide a local match of at least \$5,000.00, which equals the minimum five percent local match required by the Municipal Association of South Carolina, to support the City's\Town's application for a Big Idea Grant in the amount of \$100,000.00. These grant and local matching funds will be used for the Building the Future from Our Forests: A Replicable Model for Local Timber Civic Construction project.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-5320 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 25, 2026.

Signed this 15th day of September, 2026

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

ATTEST:

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

AN ORDINANCE TO RE-CLASSIFY 2.03 ACRES OF REAL PROPERTY LOCATED ADJACENT TO REMBERT C. DENNIS BOULEVARD AND FENNICK DRIVE, IDENTIFIED AS TMS # 143-05-00-015 AND 143-05-00-068, FROM R-2, SINGLE FAMILY RESIDENTIAL TO C-1, OFFICE AND INSTITUTIONAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT

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 # 143-05-00-015 and 143-05-00-068 to subsequently re-classify portions of the property from R-2, Single Family Residential to C-1, Office and Institutional; and

WHEREAS, it is necessary and desirable to reclassify said property to C-1, Office and Institutional 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 20th day of October, 2026, that the property herein described is hereby zoned Office and Institutional (C-1); 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 20th day of October, 2026.

FIRST READING: September 15, 2026

SECOND READING & PUBLIC HEARING: October 20,
2026

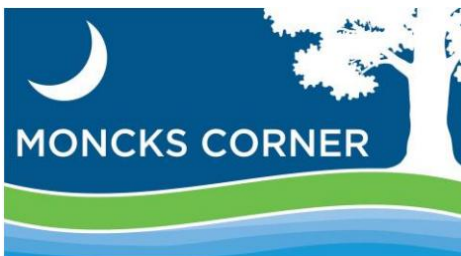
Thomas J. Hamilton Jr., Mayor

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-26-06) – Cumbie

DATE: September 15, 2026

Background: The applicant, Dana Cumbie, has applied for a Zoning Map Amendment (ZA-26-06) for two (2) parcels (TMS # 143-05-00-068; -015). The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-2)** to **Office & Institutional (C-1)**.

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

"...accommodate single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto."

Adjacent Zoning		Adjacent Land Use
North	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-2	Undeveloped
East	C-1	Vacant Commercial Structure
	C-2	Undeveloped
West	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling

Existing Site Conditions: The subject parcels comprise of approximately 2.032 acres (~88,513 square feet), which appears to be undeveloped. The subject parcels front two (2) streets. The parcel has approximately 88-feet of road frontage along George Street, and an additional 175-feet of frontage along Rembert C Dennis Boulevard.

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 a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics”

Staff is generally in support of increasing commercially zoned land along a portion of a corridor that predominately contains high and low intensity commercial parcels. The subject parcel is immediately adjacent to multiple parcels holding a commercial zoning designation. The subject parcel’s proximity to at least three (3) commercial properties and the ongoing commercial creep along the identified portion of the Rembert C Dennis corridor may lend credence to the applicant’s request.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town’s Zoning Ordinance, by-right use types include professional offices (i.e. Doctor, Attorney, Real Estate, etc.), Hotels, Veterinary Services, fuel dealers, and restaurants without drive-throughs. If the requested zoning district is approved, any use listed within the Town’s Zoning Ordinance for the **C-1** zoning designation will be permissible by-right on the subject parcel, with no additional board or commission review.

Density: The subject parcel consists of approximately 2.032 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Currently, Staff understands the subject-parcels to be undeveloped.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the 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 any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Per the National Wetlands Inventory map, much of the subject parcels are within delineated wetlands. If the zoning has been amended to **Office & Institutional (C-1)**, Staff will ensure all environmental concerns are addressed by the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

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

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

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

The requested zoning district does not appear to be congruent with this designation of the Future Land Use Map as the **Office & Institutional (C-1)** zoning district would permit a large variety of commercial use types by-right which the “Town Character Residential” designation does not promote as seen in the definition above.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe 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 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 subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the **Office & Institutional (C-1)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, as the “Town Character Residential” designation exclusively promotes residential use types. On the contrary, the existing commercial nature of parcels fronting Rembert C Dennis Boulevard within the identified portion of the corridor supports the request. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided, Staff recommends the Planning Commission consider the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel.

Planning Commission Recommendation: The Planning Commission heard the request at their August 25th meeting. The Commission heavily discussed the potential use types in **Office & Institutional (C-1)**, specifically those not exempted at the request of the applicant. The Planning Commission voted to recommend approval for the request.

Attachments: *SIGNED - Application (Cumbie)(20260727)*
 Location Maps (Aerial, Zoning, Future Land Use Map)
 Plat (20190521)

Zoning Map Amendment (ZA-26-06)

Item 10.



GEORGE ST

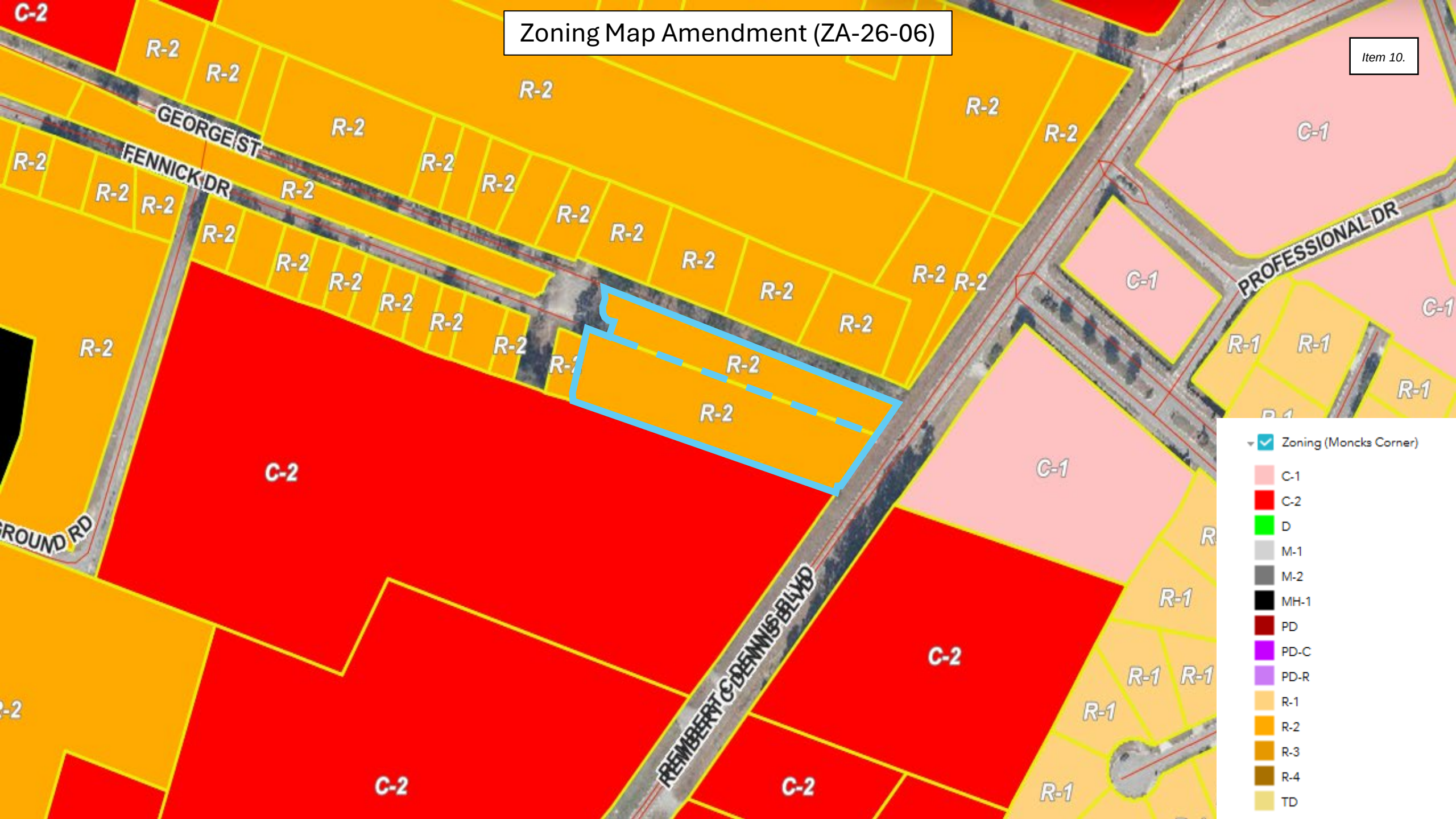
FENNICK DR

GROUND RD

BERT C DENNIS BLVD

Zoning Map Amendment (ZA-26-06)

Item 10.

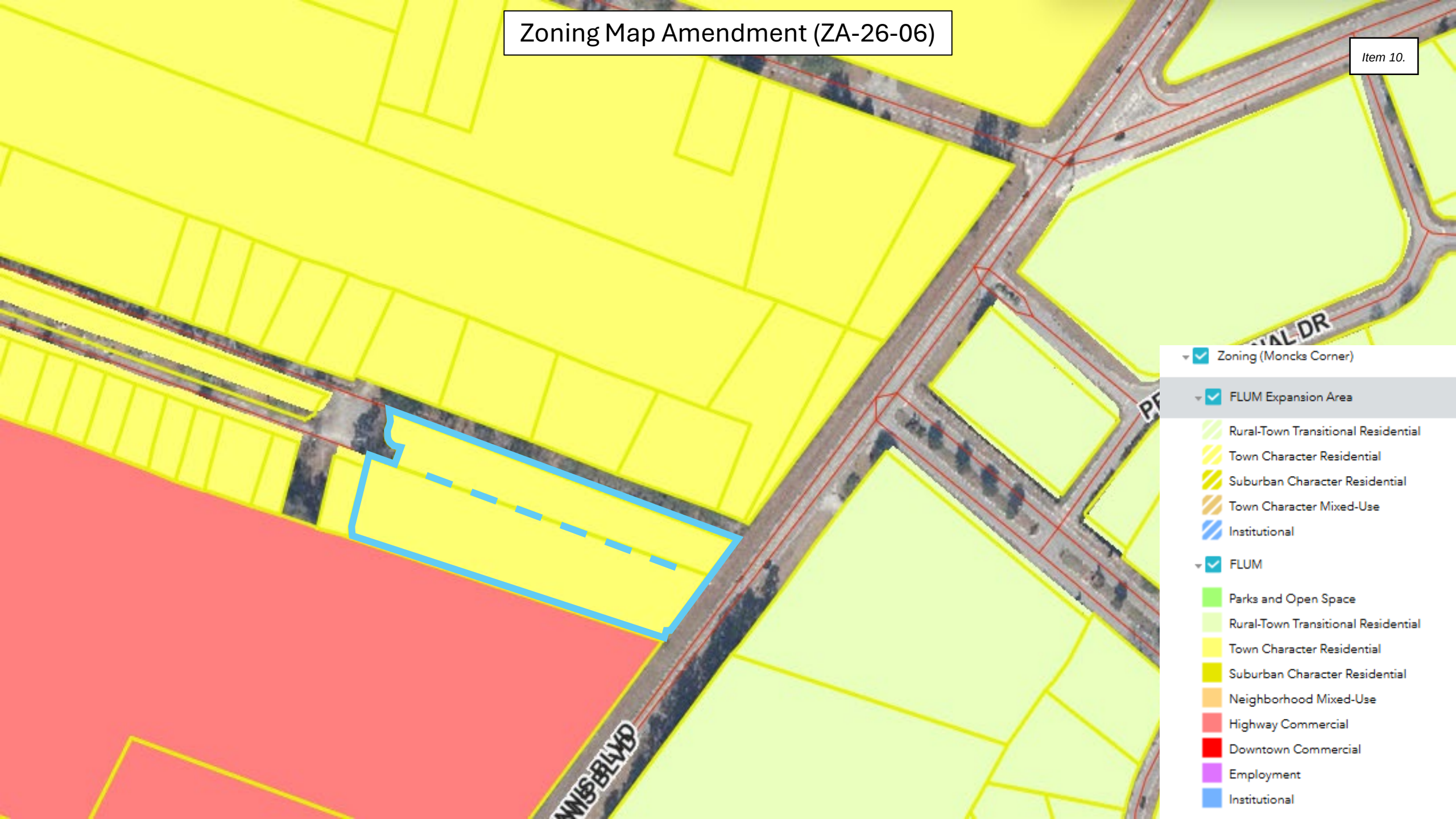


▼ ☒ Zoning (Moncks Corner)

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

Zoning Map Amendment (ZA-26-06)

Item 10.



- ☒ Zoning (Moncks Corner)
 - ☒ FLUM Expansion Area
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Town Character Mixed-Use
 - Institutional
 - ☒ FLUM
 - Parks and Open Space
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Neighborhood Mixed-Use
 - Highway Commercial
 - Downtown Commercial
 - Employment
 - Institutional



The Lowcountry's Hometown

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Rezoning Application

[Home](#) / [Government](#) / [Community Development](#) / [Zoning Map Amendment \(Rezoning\) Application](#)

— Navigate Further

- ◉ Permits & Inspections
- ◉ Code Enforcement
- ◉ Transportation
 - Traffic Calming Program
 - Traffic Safety Action Plan
- ◉ Planning & Zoning
 - Annexation
 - Comprehensive Planning
 - Tree Protection

Zoning Map Amendment (Rezoning) Application

Error: Your application is not valid, please fix the errors!

Applicant Information

First Name *

Dana

Last Name *

Cumbe

Street Address *

— Staff

Robert Bruno

Chief Building Official

843-719-7914

Justin Westbrook

Community Development Director

843-719-7913

Carter France

Planner

843-719-7962

Jamie Baker

Deputy Building Official

854-206-7181

Bobbi Jo Seabrook

Permitting Clerk

843-719-7914

- Stormwater Management

 Stormwater Fee Appeals

- Economic Development

- Planning Commission

- Board of Zoning Appeals

 Special Exceptions

 Variances

- Forms

783 Olde Central Way

Apartment, suite, etc

City

Monk Pleasant

State/Province

SC

ZIP / Postal Code

29464

Phone *

843-729-5393

Email Address *

Property Owner Information

(If different than the applicant)

Name

JohnCo L.P.

Phone

843-729-5393

Email Address

Street Address

1300 Maplecrest Drive

Apartment, suite, etc

City

Moncks Corner

State/Province

Forms

 [Zoning Map Amendment \(Rezoning\) Application](#) online form

 [Special Event Application](#) or

 [Tree Removal Application](#) or

 [Variance Application](#) online form

 [Zoning Verification Letter](#) or

 [Administrative Review \(Appeal\) Application](#) Download

 [Demolition Assistance Application](#) Download

 [Public Office Application](#) online form

 [100% Annexation Application](#) form

 [Variance Application](#) online form

 [Special Exception Application](#) online form

SC

ZIP / Postal Code

29461

Subject Parcel(s)

TMS Number *

143-05-00-068 and

143-05-00-015

13 / 13

Current Zoning *

R-2 Single Family Residential

Requested Zoning *

C-1 Office & Institutional

Current Use of Property *

Vacant

Proposed Use of Property *

currently listed for sale

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 *



07/27/2026

Submit Application

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

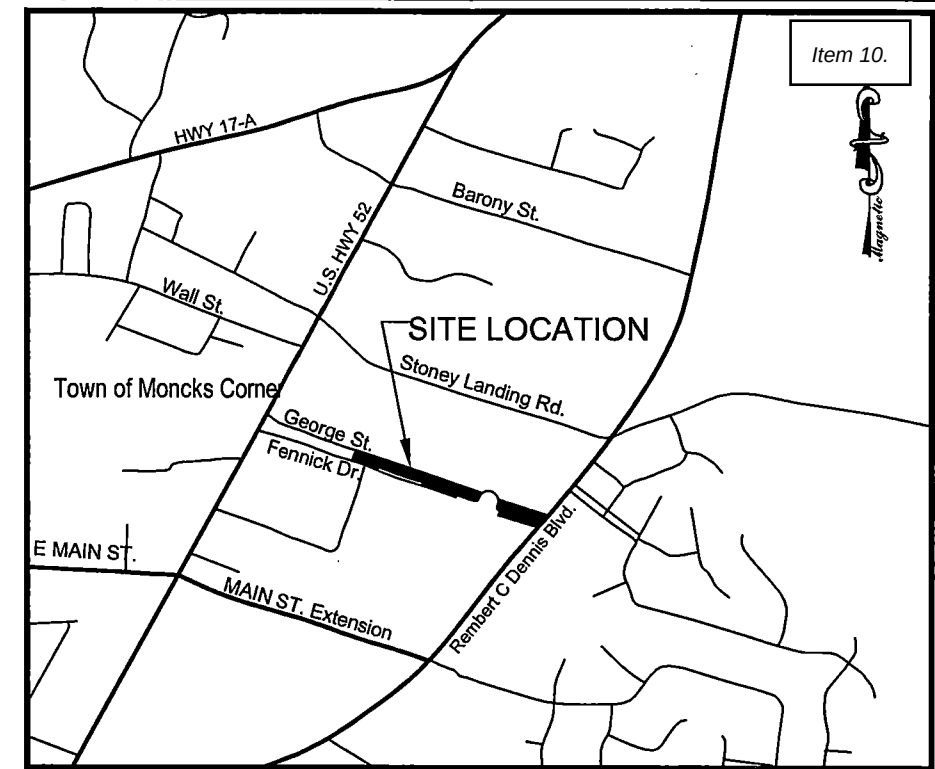
CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

SUBDIVISION PLAT OF 1.935 ACRES
BEING TMS# 143-05-00-016
OWNED BY JOHNCO LP
SUBDIVIDED INTO TRACT "A" BEING 1.053 ACRES
& TRACT "B" BEING 0.882 ACRES
PROPERTY LOCATED IN TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA.
DATED: MARCH 25th, 2019
SCALE 1" = 100'
REVISED: MAY 15th, 2019

PLAT APPROVED
FOR RECORDING

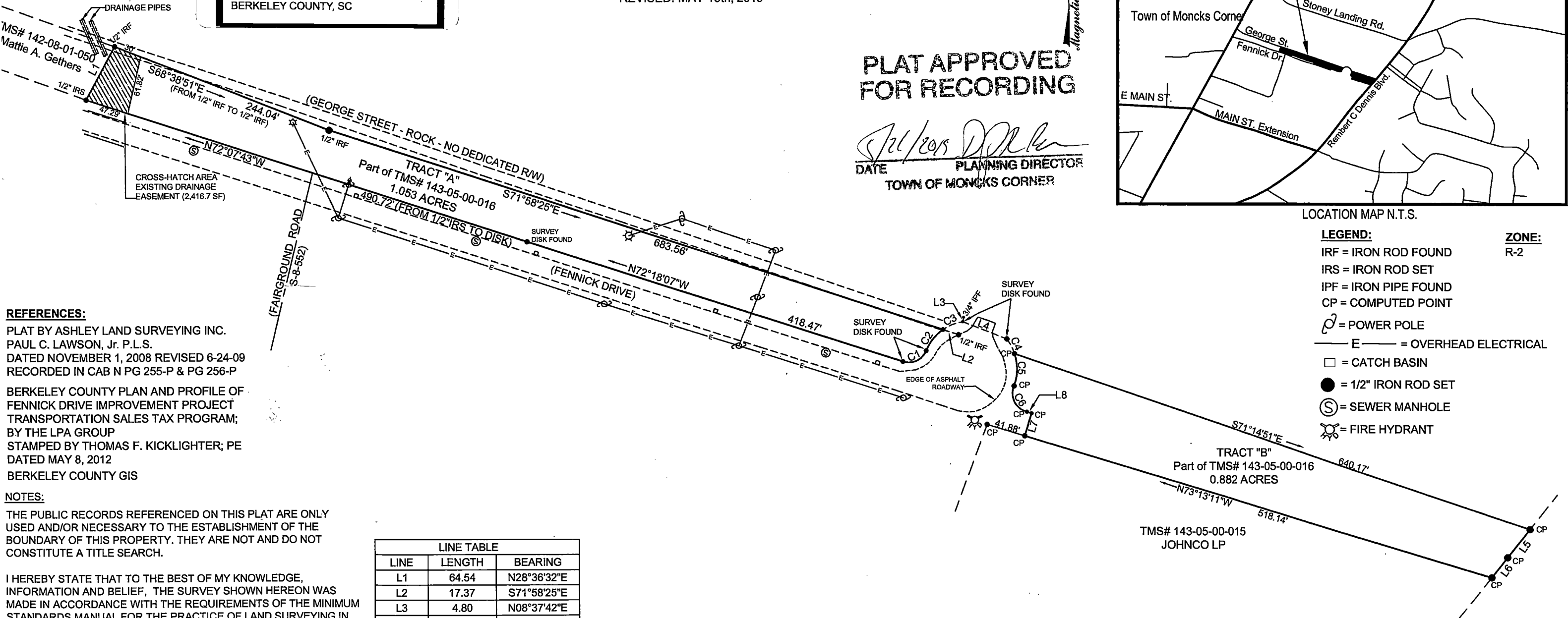
DATE 5/17/2019 PLANNING DIRECTOR
TOWN OF MONCK'S CORNER



LOCATION MAP N.T.S.

LEGEND:

- IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
⊙ = POWER POLE
— E — = OVERHEAD ELECTRICAL
□ = CATCH BASIN
● = 1/2" IRON ROD SET
⊙ = SEWER MANHOLE
⊗ = FIRE HYDRANT
- ZONE:
R-2



REFERENCES:

PLAT BY ASHLEY LAND SURVEYING INC.
PAUL C. LAWSON, Jr. P.L.S.
DATED NOVEMBER 1, 2008 REVISED 6-24-09
RECORDED IN CAB N PG 255-P & PG 256-P

BERKELEY COUNTY PLAN AND PROFILE OF
FENNICK DRIVE IMPROVEMENT PROJECT
TRANSPORTATION SALES TAX PROGRAM;
BY THE LPA GROUP
STAMPED BY THOMAS F. KICKLIGHTER; PE
DATED MAY 8, 2012
BERKELEY COUNTY GIS

NOTES:

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY
USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE
BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT
CONSTITUTE A TITLE SEARCH.

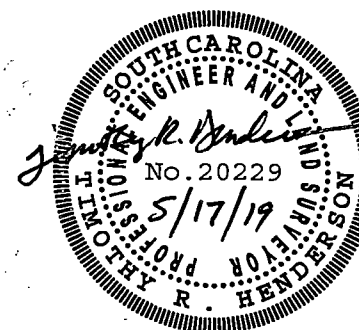
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE
NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR
NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEER'S
"JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD
INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD
ZONE. FLOOD MAP 45015C0405E, COMMUNITY 450031 0405 E DATE:
DECEMBER 7, 2018. ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.54	N28°36'32"E
L2	17.37	S71°58'25"E
L3	4.80	N08°37'42"E
L4	50.14	S68°38'15"E
L5	37.88	S38°12'59"W
L6	26.86	S38°12'59"W
L7	25.00	N16°46'46"E
L8	5.25	N73°12'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA ANGLE
C1	29.97	20.00	27.24	N64°49'24"E	18.60	85°50'49"
C2	29.12	50.00	28.71	S38°24'20"W	14.98	33°21'54"
C3	22.91	50.00	22.71	S68°12'59"W	11.66	26°15'23"
C4	17.74	50.00	17.65	S27°15'30"E	8.96	20°19'34"
C5	35.44	50.00	34.20	N00°49'01"E	18.50	40°36'47"
C6	34.22	20.00	30.51	N26°21'27"W	17.44	82°09'52"



SCALE: 1" = 100'



Timothy R. Henderson
TIMOTHY R. HENDERSON, P.E. & P.L.S. No. 20229
1202 Eagle Landing Blvd. Mobile: (843) 696-9605
Hanahan, SC 29410 Email: hendersontr@gmail.com

AN ORDINANCE TO AMEND ORDINANCE NO. 2025-08 AND THE BUDGET ATTACHED THERETO AND TO ADJUST CERTAIN REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2026.

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. 2025-08 and the prepared budget attached thereto is amended to increase General Fund revenues in the amount of seven hundred twenty-seven thousand and sixty dollars (\$727,060) and increase General Fund expenditures in the amount of three hundred thirty-one thousand and seven hundred and seventy dollars (\$331,770). The Capital Improvement Fund will be amended to increase revenue of one million dollars (\$1,000,000) and increase expenditures of one million three hundred fifty-five thousand dollars (\$1,355,000).

The following line-item accounts will be adjusted accordingly:

FY 2026 BUDGET AMENDMENT

GENERAL FUND REVENUES

Account No.	Description	FY 26 ADOPTED	FY 26 REVISED	FY 26 Budget Adjustment
10.3000.0101	Business License	4,400,000	4,525,000	125,000
10.3000.0102	Business License Penalty	28,000	47,000	19,000
10.3000.0103	Building Permits	812,458	970,000	157,542
10.3000.0106	Inspection Fee Receipts	8,000	103,000	95,000
10.3000.0203	Interest Earned	175,000	240,000	65,000
10.3000.0307	Recreation	155,600	173,000	17,400
10.3000.0313	Facilities Rental	42,000	32,000	(10,000)
10.3000.0316	Vendor/ Entry Fees	10,000	20,000	10,000
10.3000.0324	Miracle League/Sponsr/Don	25,000	20,000	(5,000)
10.3000.0325	Special Event Receipts	10,000	1,000	(9,000)
10.3000.0402	Current Taxes	6,929,848	7,100,000	170,152
10.3000.0404	Prior Year Taxes	40,000	145,000	105,000
10.3000.0405	Prior Year Tax Penalties	10,000	1,100	(8,900)
10.3000.0406	Federal Housing in Lieu of	-	11,300	11,300
10.3000.0605	Dominion Energy Franchise	84,000	116,000	32,000
10.3000.0804	Berkeley Co Schools SRO Grant	407,481	444,133	36,652
10.3000.0806	PD Athletic Events / BC Schools	60,000	122,400	62,400
10.3000.0808	FEMA Grant Revenues	450,725	240,000	(210,725)
10.3000.0824	SCRED Grant	10,000	-	(10,000)
10.3000.0825	Foxbank Development - Bond	190,000	161,439	(28,561)
10.3000.0901	Sale of Equipment	10,000	35,000	25,000
10.3000.0904	Fema Disaster Receipts	30,000	72,400	42,400
10.3000.0905	Insurance Receipts	35,000	70,400	35,400
Total Revenues				\$ 727,060

ORDINANCE NO. 2026 - ____ CONTINUED

GENERAL FUND EXPENDITURES

Item 11.

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
10.4120.0107	Workers Compensation	483,307	420,000	(63,307)
10.4120.0201	Legal Services	75,000	85,000	10,000
10.4120.0702	Advertising	18,000	22,000	4,000
10.4120.0706	Liability Insurance	785,000	630,000	(155,000)
10.4120.0903	Property Taxes	12,000	21,200	9,200
10.4120.1004	Personnel Increases	112,017	-	(112,017)
10.4122.0701	Dues/ Subscriptions	139,000	99,000	(40,000)
10.4122.0712	Computer Expense	476,331	531,331	55,000
10.4125.0101	Salaries & Wages	490,459	480,459	(10,000)
10.4125.0204	Professional Services	430,000	601,137	171,137
10.4310.0101	Salaries & Wages	2,931,159	2,584,189	(346,970)
10.4310.0103	Law Enforcement Retirement	647,032	597,032	(50,000)
10.4310.0104	Overtime Wages - police	80,000	230,000	150,000
10.4310.0105	Health Insurance	633,468	515,201	(118,267)
10.4310.0106	PD BCSD Wages	45,000	70,000	25,000
10.4310.0110	Emergency Pay	-	7,400	7,400
10.4310.0602	Equipment and Maintenance	142,230	167,230	25,000
10.4310.0705	Capital Outlay	1,052,829	942,915	(109,914)
10.4310.0715	Uniform	55,000	164,914	109,914
10.4310.0713	Vehicle	80,000	100,000	20,000
10.4310.0725	PD Summer Camp	13,000	16,000	3,000
10.4310.0750	Insurance Claims	5,000	10,500	5,500
10.4310.0755	Risk Management Impact	-	13,000	13,000
10.4310.1001	Miscellaneous	-	7,200	7,200
10.4315.0101	Salaries & Wages	561,772	481,772	(80,000)
10.4315.0104	Overtime Wages - Police	2,000	24,000	22,000
10.4315.0110	Emergency Pay	-	2,400	2,400
10.4315.0602	Equipment and Maintenance	12,637	-	(12,637)
10.4315.0705	Capital Outlay	223,606	115,810	(107,796)
10.4317.0101	Salaries & Wages	68,211	79,133	10,922
10.4317.0103	Law Enforcement Retirement	14,204	19,000	4,796
10.4317.0104	Overtime Wages	-	11,500	11,500
10.4317.0107	Workers Compensation	3,344	-	(3,344)
10.4317.0111	Deferred Comp Emplr Match	3,166	-	(3,166)
10.4317.0701	Other	7,190	-	(7,190)
10.4317.0705	Equipment/Capital	-	3,000	3,000
10.4317.0708	Supplies	-	3,000	3,000
10.4340.0101	Salaries & Wages	1,754,446	1,713,446	(41,000)
10.4340.0104	Overtime Wage - Fire Department	102,500	112,500	10,000
10.4340.0105	Health Insurance	410,050	369,721	(40,329)
10.4340.0110	Emergency Pay	-	6,800	6,800
10.4340.0601	Building Maintenance	6,500	9,500	3,000
10.4340.0602	Equipment and Maintenance	225,970	236,680	10,710
10.4340.0705	Capital Outlay	106,660	96,000	(10,660)
10.4340.0713	Vehicle	74,900	90,000	15,100
10.4340.0725	Fema Grant Fire Department	22,751	-	(22,751)
10.4340.0750	Insurance Claims	-	60,000	60,000
10.4340.0755	Risk Management Impact	-	5,000	5,000
10.4450.0101	Salaries & Wages	718,227	606,660	(111,567)
10.4450.0105	Deferred Comp Emplr Match	148,816	104,794	(44,022)
10.4450.0601	Facilities Maintenance	130,400	140,000	9,600
10.4450.0709	Telephone	3,500	8,000	4,500
10.4450.0719	Fuel	12,500	17,000	4,500
10.4450.0750	Insurance Claims	-	3,500	3,500
10.4450.0760	Contract Labor	35,277	60,000	24,723
10.4500.0101	Salaries & Wages	536,276	494,581	(41,695)
10.4500.0739	Officials	80,000	90,000	10,000
10.4500.0761	Contract Labor	65,000	100,000	35,000
10.4500.2202	Advertising & Promotion	12,000	-	(12,000)
10.4700.1301	Transfer out Capital Improvement	-	1,000,000	1,000,000
Total Expenditures				\$ 331,770

Capital Improvement Fund

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
84.3000.1205	Transfer - in General Fund	-	1,000,000	1,000,000
84.4454.1419	Town Hall Property	-	524,000	524,000
84.4454.1421	117 West Main St	-	831,000	831,000

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 15th DAY OF SEPTEMBER 2026.

FIRST READING:

August 18, 2026

Thomas J. Hamilton, Jr Mayor

Council:

SECOND READING:

September 15, 2026

ATTEST:

Marilyn M. Baker, Clerk to Council

APPROVED AS TO FORM:

James E. Brogdon, Jr. Town Attorney

AN ORDINANCE TO RE-CLASSIFY 0.86 ACRES OF REAL PROPERTY ADDRESSED AS 311 WEST MAIN STREET, IDENTIFIED AS TMS # 142-00-01-009 FROM TD, TRANSITIONAL DISTRICT TO CZ C-2, CONDITIONAL ZONING - GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

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 # 142-00-01-009 to subsequently re-classify portions of the property from TD, Transitional District to CZ C-2, Conditional Zoning - General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to CZ C-2, Conditional Zoning – General Commercial, to provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit; and

WHEREAS, emphasis is placed that provisions of Conditional Zoning are not to be used to circumvent the intent or use of conventional zoning classifications or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law; and

WHEREAS, a Conditional Zoning should be approved to permit innovative and creative design of communities in the Town of Moncks Corner;

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

1. Allowed Use Types shall generally follow the Town of Moncks Corner Zoning Ordinance, unless specifically mentioned below;
2. Prohibited Use Types:
 - Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
 - Private clubs, walk-in and drive-in theaters, assembly and concert hall.
 - Hotels and motels
 - Nursing, assisted living, and group care facilities
 - Campgrounds and overnight trailer courts
 - Wholesale, warehouse and storage facilities including building materials and lumber yards.
 - Automotive services and carwashes
 - New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
 - Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
 - Mobile home dealers

- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency
- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.
- Gasoline filling stations and repair garages

3. Site Improvements

- Signage: All signage shall utilize Office & Institutional district standards.
- Outdoor Storage: Defined as any storage of goods, materials, merchandise or vehicles outside an enclosed building for a period of time exceeding 24-hours. Should any “outdoor storage” be provided, the following standards will be applied;
 - i. Be located between the front building line of the principal building and the rear lot line
 - ii. Not be located in any required landscape yard; and
 - iii. Be screened from view from adjacent residentially zoned lots and public streets with an opaque fence, wall, or existing landscaping, to a height 6 feet above grade level.

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 15th day of September, 2026, that the property herein described is hereby zoned Conditional Zoning – General Commercial (CZ C-2); 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 15th day of September, 2026, that the property herein described is hereby zoned General Commercial (C-2); 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 15th day of September, 2026.

FIRST READING: August 18, 2026

SECOND READING & PUBLIC HEARING: Sept 15, 2026

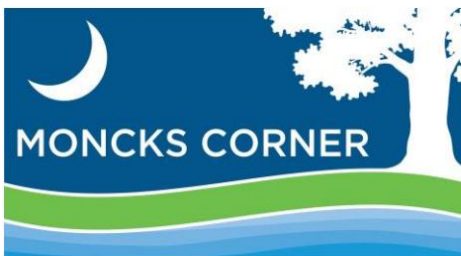
Thomas J. Hamilton Jr., Mayor

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 (CZ-26-03) – Brinson – 311 W Main Street

DATE: September 15, 2026

Background: The applicant, Tammy Brinson, has applied for a Zoning Map Amendment (CZ-26-03) for a parcel (TMS # 142-00-01-009) addressed as 311 W Main Street. The applicant is seeking the parcel be zoned **Conditional Zoning – General Commercial (CZ C-2)**.

Existing Zoning: The subject parcels are currently in the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, this 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."

The **Transitional District (TD)** allows, by **Special Exception** the inclusion of any by-right commercial uses utilized by the **Office & Institutional (C-1)** Zoning District. That includes such uses as:

- *Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.*
- *"Boutique retail and restaurants less than 2,000 square feet (not including drive throughs or gas stations)*
- *Hotels and lodging houses*
- *Automotive repair services, garages, renting and leasing*

The property owner is working with the current occupant, Atlantis Heating & Air to secure proper zoning for their business. It is Staff's interpretation that this use type would be considered as:

- *Generally recognized service establishments which perform services off premises similar to limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*

As the use has been interpreted by Staff to be closer to the “service establishments which perform services off premises” use type than “personal service establishments which perform services on premises”, a **Special Exception** is not possible. This is supported by the Zoning Ordinance as the off-premises use is only allowed in **General Commercial (C-2)**, while the on-premise use is allowed in both **General Commercial (C-2)** and **Office Institutional (C-1)**, and thus making any **C-2** use type ineligible to seek a **Special Exceptions** within the **Transitional District (TD)**.

Adjacent Zoning		Adjacent Land Use
North	C-2	Single Family Detached Dwelling
		Church
South	R-1	VACANT
East	R-1	Single Family Detached Dwelling
West	R-1	VACANT

Existing Site Conditions: The subject parcels comprise an approximate total of 0.86 acres, which currently utilizes a former single-family detached structure. The structure was used as a single-family residence with a home occupation, and was eventually converted into a purely business operation. Previously the parcel was zoned **Single Family Residential (R-1)**, however when the family vacated the residence and kept the business on the property, the property owner sought a rezoning to **Transitional District (TD)**. Per the National Wetlands Inventory map, there do appear to be wetlands delineated on the parcel, predominantly to the south. The subject parcel currently benefits from approximately 131- feet of right-of-way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcels to the **Conditional Zoning – General Commercial (CZ C-2)** Zoning District. Per the Town’s Zoning Ordinance, a **Conditional Zoning (CZ)** Zoning District is intended to:

“... to provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner”

Per the Town’s Zoning Ordinance, a **General Commercial (C-2)** Zoning District is intended to:

“...accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

As with any requested **Conditional Zoning** request, the applicant has worked with Staff to negotiate conditions to help make the request less impactful to the surrounding area as would be a straight zoning. As such, the applicant is looking to reduce the number of allowable use types in the requested **General Commercial (C-2)**

Zoning District. The applicant has provided a list of allowable, by-right use types and excluded use types that would be permitted by-right within the typical **General Commercial (C-2)** Zoning District. The allowed use types proposed are:

- All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district
- All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, ~~gasoline filling stations and repair garages~~, personal service shops and limited wholesale activity.
- Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.

After the July 28 Planning Commission meeting, Staff talked with the applicant after the meeting, and at Staff's recommendation, the applicant proactively amended the request to prohibit "Gasoline filling stations and repair garages". Staff believes the amended application by the applicant to be a stronger request, after careful consideration and attention paid to the conversation during the Planning Commission meeting on July 28.

During the previously held Town Council meeting on August 18, Staff understood concerns for this request ranged from shielding potential outdoor storage for any potential user from adjacent residential to potentially large, obtrusive signage not typically seen on West Main Street. Staff worked very closely with the applicant to address these concerns.

The provided ordinance has been amended, with the help and approval of the applicant, to include a definition for "outdoor storage", standards to shield it from off-site residentially zoned parcels and the public view as seen from West Main Street, and limited sign standards from the expansive **General Commercial (C-2)** base sign standards, to the more subdued, area-appropriate **Office & Institutional (C-1)** zoning standards.

Examples of use types the applicant is requesting be **excluded** from the proposed zoning district, include, but not limited to:

- Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
- Private clubs, walk-in and drive-in theaters, assembly and concert hall.
- Hotels and motels
- Nursing, assisted living, and group care facilities
- Campgrounds and overnight trailer courts
- Wholesale, warehouse and storage facilities including building materials and lumber yards.
- Automotive services and carwashes
- New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
- Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
- Mobile home dealers
- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency

- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. 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. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. 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 "Rural-Town Transitional Residential". The Plan calls for this land use to be designated for:

"Intended to protect the rural character of the neighborhoods while also recognizing the close proximity to commercial and transportation services. Generally, streets do not follow the common grid-like pattern although some sections do follow common suburban street patterns."

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request seeks to add a variety, albeit limited, mixture of commercial uses that are not in line with the existing surrounding neighborhood or rural character. The Wall Street neighborhood does see smaller lot sizes in the immediate vicinity.

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. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.

Staff believe that these various goals and implementation strategies are in harmony 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 **General Commercial (C-2)** 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 the changing nature of W. Main Street and limited commercial uses allowed at the applicant's request may give a path forward for the Planning Commission's recommendation and Town Council's decision to approve such a request. Working with the property owner since the previous Town Council meeting, Staff believes the applicant has met all of the concerns previously expressed, including shielding any potential

outdoor storage from adjacent residential property and public view, as well as ensuring any proposed signs be limited to **Office & Institutional (C-1)** standards, which is significantly less than the maximum standards allowed within **General Commercial (C-2)**.

Staff Recommendation: After analysis of the materials provided, Staff recommends the Planning Commission consider the requested **Conditional Zoning – General Commercial (CZ C-2)** zoning district designation for the subject parcel.

Planning Commission Recommendation: The Planning Commission heard the request at their July 28th meeting. The Commission heavily discussed the potential use types in **General Commercial (C-2)**, specifically those not exempted at the request of the applicant. Conversation among the members circled around uneasiness of a potential gas station or auto body shop at this location, with such close proximity to residential dwellings.

Ultimately, the Commission heard a motion to recommend approval of the request for **Conditional Zoning – General Commercial (CZ C-2)**, with the Planning Commission motion adding a stipulation to prohibit a gas station use for this property. The impending vote on the motion by the Commission failed due to a lack of majority (2-2); this resulted in the Planning Commission voting to recommend DENIAL of the request. The applicant spoke in favor of the request.

Updated Request: After the July 28 Planning Commission meeting, Staff talked with the applicant after the meeting, and at Staff's recommendation, the applicant proactively amended the request to prohibit the following uses from the property:

- Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
- Private clubs, walk-in and drive-in theaters, assembly and concert hall.
- Hotels and motels
- Nursing, assisted living, and group care facilities
- Campgrounds and overnight trailer courts
- Wholesale, warehouse and storage facilities including building materials and lumber yards.
- Automotive services and carwashes
- New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
- Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
- Mobile home dealers
- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency
- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.
- Gasoline filling stations and repair garages *

* : ADDED BY APPLICANT AFTER PLANNING COMMISSION (7/28/2026)

Staff believes the amended application by the applicant to be a stronger request, after careful consideration and attention paid to the conversation during the Planning Commission meeting on July 28.

During the previously held Town Council meeting on August 18, Staff understood concerns for this request ranged from shielding potential outdoor storage for any potential user from adjacent residential to potentially large, obtrusive signage not typically seen on West Main Street. Staff worked very closely with the applicant to address these concerns.

The provided ordinance has been amended, with the help and approval of the applicant, to include a definition for “outdoor storage”, standards to shield it from off-site residentially zoned parcels and the public view as seen from West Main Street, and limited sign standards from the expansive **General Commercial (C-2)** base sign standards, to the more subdued, area-appropriate **Office & Institutional (C-1)** zoning standards.

Attachments: SIGNED - Application (Tammy Brinson)(20260622)
Email (Tammy Brinson)(20260724)
Email (Tammy Brinson)(20260000)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental

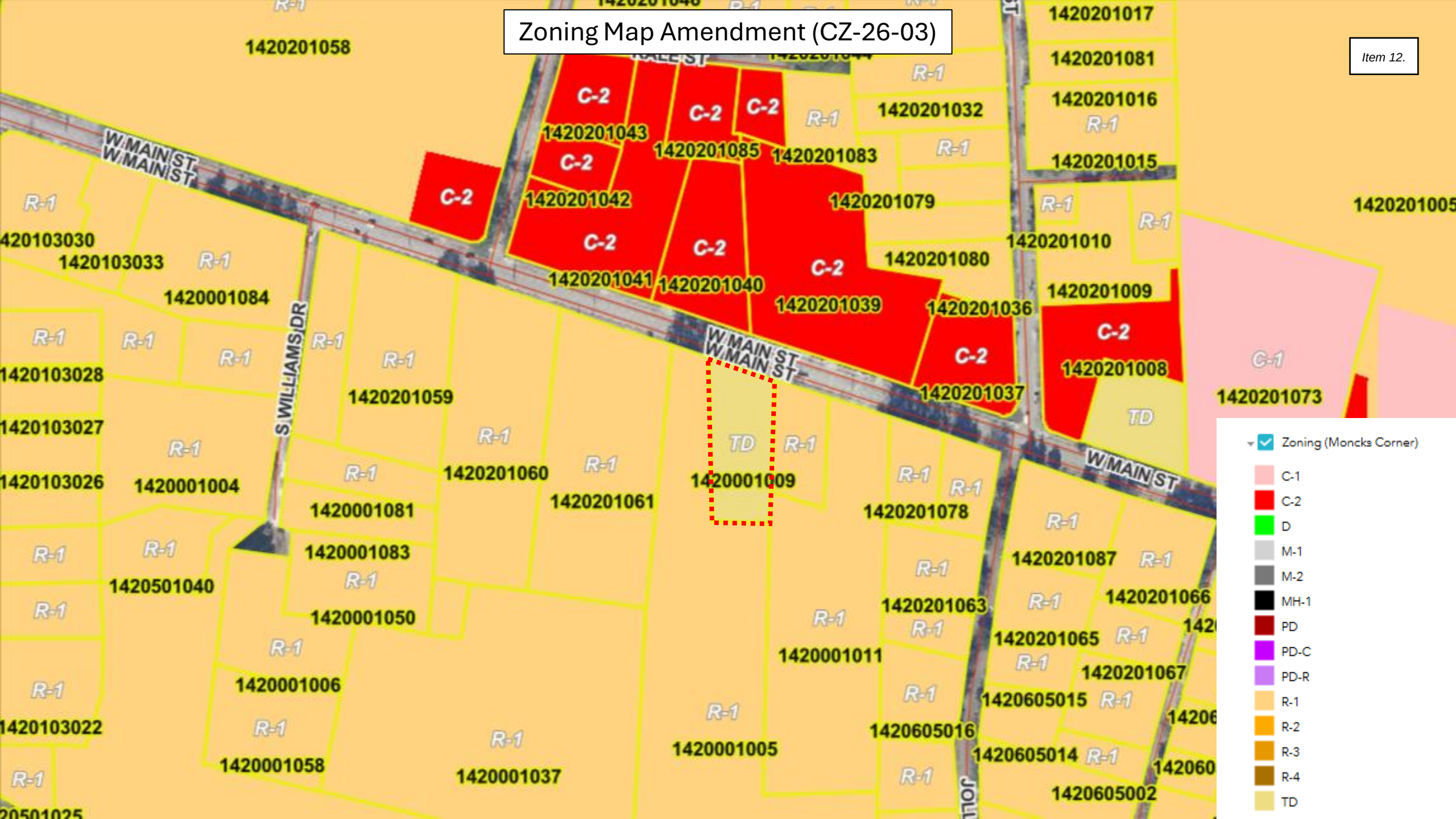
Zoning Map Amendment (CZ-26-03)

Item 12.



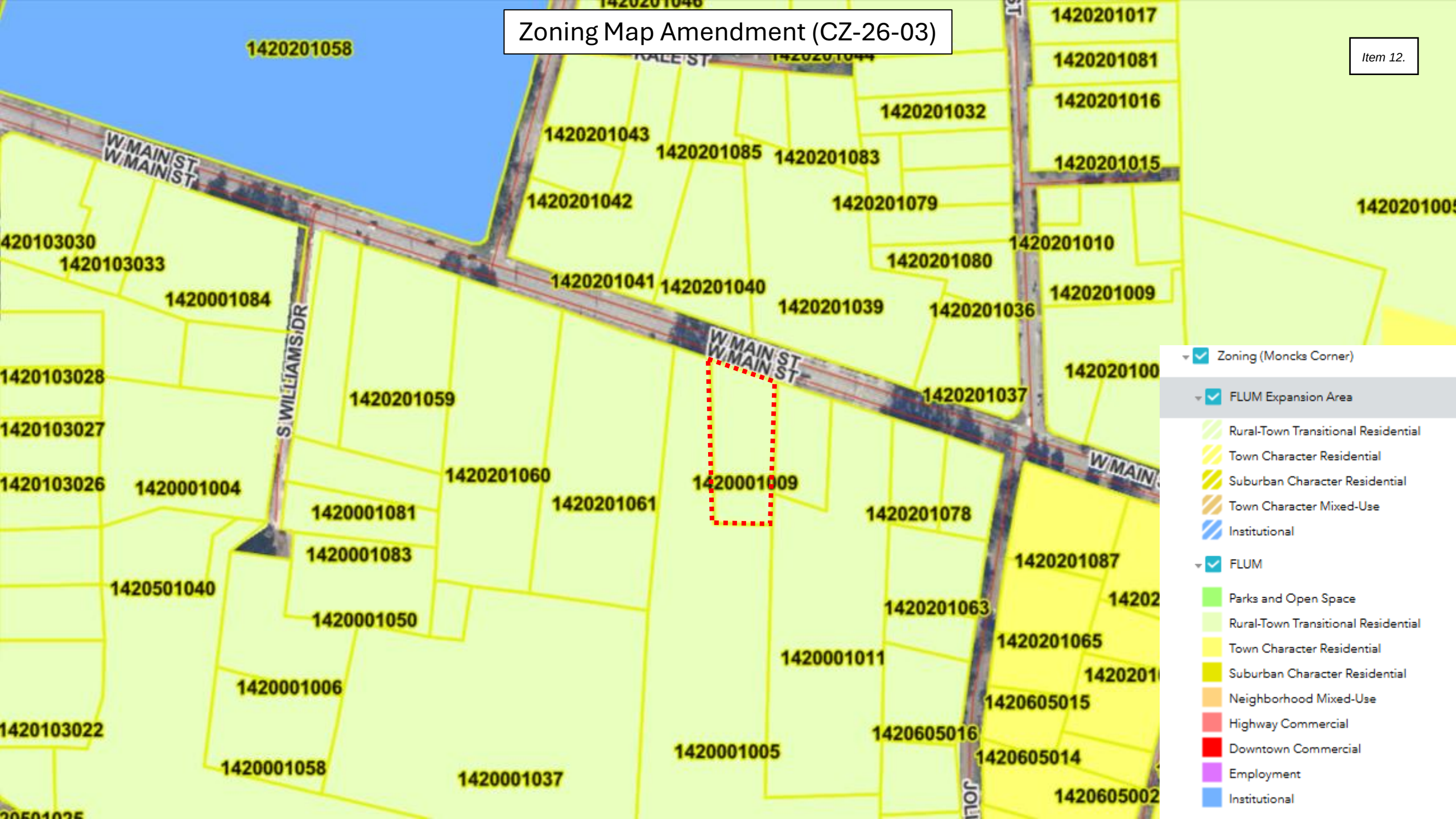
Zoning Map Amendment (CZ-26-03)

Item 12.



Zoning Map Amendment (CZ-26-03)

Item 12.





Applicant Information

NAME

Tammy Brinson

ADDRESS

2032 South Live Oak Dr Moncks Corner SC 29461-7237

PHONE

18439349649

Property Owner Information

(If different than the applicant)

NAME

PHONE

ADDRESS

Subject Parcel(s)

TMS NUMBER

142-00-01009

CURRENT ZONING

TD Transitional District

REQUESTED ZONING

C-2 General Commercial

CURRENT USE OF PROPERTY

Professional Office

PROPOSED USE OF PROPERTY

Professional office for HVAC contractor

Item 12.

Certification

CONSENT

checked

SIGNATUREA handwritten signature in black ink, consisting of a stylized 'J' followed by a wavy line.**DATE**

06/22/2026