



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 29, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the June 24, 2025 meeting.

NEW BUSINESS

2. 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).
3. 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

PLANNER'S COMMENTS

MOVE TO ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 24, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell
Commissioner Drew Ensor

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner
Michael Better, Inspector I

APPROVAL OF MINUTES

1. Approval of Minutes for the April 22, 2025, meeting.

Motion made by Commissioner Campbell to approve, Seconded by Commissioner Ensor.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell, and Commissioner Ensor.

NEW BUSINESS

2. Consider a Tree Removal request for three (3) grand tree(s), located at 1111 Quenby Lane (143-09-04-021).

Mr. Westbrook presented the agenda item.

Elvis Black, of 1111 Quenby Lane, spoke in favor of his application. Mr. Black noted how the subject tree hung directly over his daughter's bedroom, how his arborists letter clearly stated the tree is in imminent danger of falling, and the tree has already caused foundation issues for his house.

Motion made by Commissioner Prosdocimo to approve removal of the subject trees without mitigation. Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell, and Commissioner Ensor.

3. Consider a Tree Removal request for one (1) grand tree, located at 1233 Sheridan Court (142-16-02-018).

Mr. Westbrook presented the agenda item.

Charlene Hamann of 1233 Sheridan Court, spoke in favor of her application. Ms. Hamann spoke how the tree in question hangs over her bedroom and she has already hired a company to remove the tree once the Planning Commission approved the removal.

Chairwoman Cruppenink asked the applicant how close the subject tree was to surrounding structures. Ms. Hamann stated the tree was not in close proximity to anyone else's property.

Motion made by Commissioner Prosdocimo to approve removal of the subject trees without mitigation. Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell, and Commissioner Ensor.

4. Consider a 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).

Mr. Westbrook presented the agenda item.

Richard Waring, of Waring Construction Company in Summerville, spoke in favor of his client's request.

Commissioner McGhee-Frazier asked if there was an easement on the property. Mr. Waring responded that no known easement was on the property, but it was not his clients intent to use unimproved Edwards Street right-of-way to the south.

Commissioner Pipkin asked Staff to remind him of the guidelines for building a warehouse. Mr. Westbrook responded that all architectural standards of the Zoning Ordinance would apply.

Chairwoman Cruppenink asked Staff if parking would be addressed. Mr. Westbrook stated that during a site plan review, Staff will review and ensure that all required parking is provided.

Walter Brown, of 116 Fennick Drive in Moncks Corner, spoke regarding the request. Mr. Brown expressed his concerns about the notification of this meeting. Chairwoman Cruppenink directed the question to Staff, where Mr. Westbrook explained notifications and signage aren't installed for the Planning Commission meetings and are reserved for the Town Council agenda items.

Mr. Brown also stated his concern of additional traffic from this development using Fennick Drive to exit out to US Hwy 52, instead of Fairground Road.

Commissioner Prosdocimo asked about traffic patterns, to which Mr. Westbrook elaborated on the traffic movements in the area.

Motion made by Commissioner Pipkin to approve removal of the subject trees without mitigation. Seconded by Commissioner Cruppenink.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, Commissioner Campbell, and Commissioner Ensor.

5. Consider a 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.

Mr. Westbrook presented the agenda item.

Commissioner Prosdocimo asked Staff if the conversation tonight had to do with zoning or standards of the project. Mr. Westbrook responded, because the request is for a Planned Development, the Planning Commission needs to be concerned about both, zoning and standards for the project.

Commissioner Phillips asked how parking for the civic space was to be accounted for. Mr. Westbrook indicated, according to his knowledge of the submittal and the Town's requirements, ample parking is shown for all uses, including the civic use types on this project.

Chairwoman Cruppenink asked Staff about the exclusive use of the proposed civic park for the Recreation Department, or if the residents of this development had access. Mr. Westbrook stated it was his assumption these fields would be operated similarly to the fields at the Town's Recreation Complex, that use would be limited to the Recreation Department. Commissioner Ensor agreed that the fields should be managed similarly, to ensure longevity of the fields.

Commissioner Prosdocimo stated she had concerns regarding parking overall and that the residential lots were very small. She asked Staff to expand on the residential parking, which Mr. Westbrook stated two (2) spaces per dwelling unit is the requirement, and the project exceeds this standard with a mix of on-street parking and on-site parking for the individual units.

Mr. Wofford Stribling, of STYO Development, spoke in favor of his company's application. Mr. Stribling stated Berkeley Water has a financial penalty for connections without prescribed units and commercial square footage. Mr. Stribling explained at least two (2) of the commercial buildings would be built by the applicant, with the remainder areas of the commercial district being pad ready.

Commission McGhee-Frazier asked to be shown the ingress and egress of the development.

Mr. Todd Richardson, of Synchronicity, spoke in favor of his client's application. Mr. Richardson explained he is the land planner attached with this application. Mr. Richardson spoke on the need for certain amount of residential units to be able to create an impactful civic space. Mr. Richardson indicated there would be 20% guest parking, with sixty-three (63) spaces dedicated to the civic space, with dedicated restroom facilities.

Commissioner McGhee-Frazier asked about plans for picnic tables and benches around the proposed pond. Mr. Richardson stated the lake should be passive recreation and viewsheds of the lake are planned.

Commissioner Ensor asked if the Town would manage the ball fields in the civic space. Mr. Richardson indicated the ball fields would be dedicated to the Town for management and use, and a legal agreement between STYO Development and the Town would help solidify that.

Chairwoman Cruppenink asked about the planned buildout for the project, with Mr. Richardson stated he anticipated a 24-30 month completion date.

Lindsey Halter, a partner with Carolina Retail Experts, spoke in favor of the application. She explained potential clients would include food and beverages with outdoor seating, including cafes, pet retail, health and wellness, and similar use types. These uses could continue to evolve as this project continues to evolve.

Chairwoman Cruppenink stated that local restaurants have not been able to staff their establishments, and this ongoing problem may affect this project. Mr. Richardson stated this was a housing and transit problem, to which this project should be able to address for this commercial area.

Commissioner Pipkin commented that he did not hear of any amenities beyond the described civic space. Mr. Richardson explained that larger amenities, such as a pool, is not sustainable for this many residents, however the project does see several pocket parks and a dog park in the development.

Commission Pipkin asked what percentage the development would see of rentals. Mr. Westbrook stated this cannot be a part of the request, as Staff does not have the ability to enforce who purchases the units. Mr. Richardson stated that rental units may be memorialized in the restrictive covenants.

Chairwoman Cruppenink asked Staff if any similar project had been discussed in the County recently. Mr. Westbrook stated yes, but on a larger scale. Mr. Westbrook stated that this was one of the most detailed Planned Developments he has seen in his time here. Commissioner Phillips stated her desire to see more developments such as this one.

Commissioner Prosdocimo asked the applicant what other developments in the area are similar to this proposal. Mr. Richardson indicated I'on near Mount Pleasant and redevelopment near Downtown North Charleston come to mind, but this project was truly unique to the area.

Motion made by Commissioner Ensor to recommend approval of the application based on the alignment with the Comprehensive Plan and the Town's future growth patterns. Second, by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, Commissioner Campbell, and Commissioner Ensor.

OLD BUSINESS

PLANNER'S COMMENTS

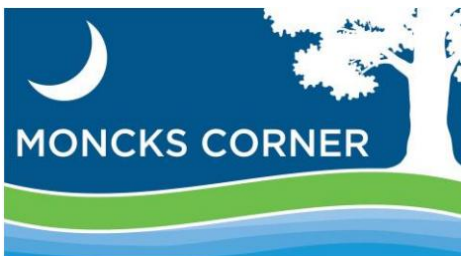
MOVE TO ADJOURN

Motion made by Commissioner Ensor to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, Commissioner Campbell, and Commissioner Ensor.

Meeting was adjourned at 8:08 p.m.

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.



The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission

FROM: Carter France, Town Planner

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

DATE: July 29, 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 tentatively set 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-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 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 contagious 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 provide, 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.

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



Applicant Information

NAME	EMAIL ADDRESS
Christine Richardson	christine.hancock@carolinaone.com

PHONE	ADDRESS
843-534-3301	111 Heatley St. Moncks Corner

HTML

Property Owner

If different from applicant.

NAME	EMAIL ADDRESS
Christine Richardson	christine.hancock@carolinaone.com

PHONE	ADDRESS
8435343301	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

checked

APPLICANTS SIGNATURE

DATE

06/20/2025

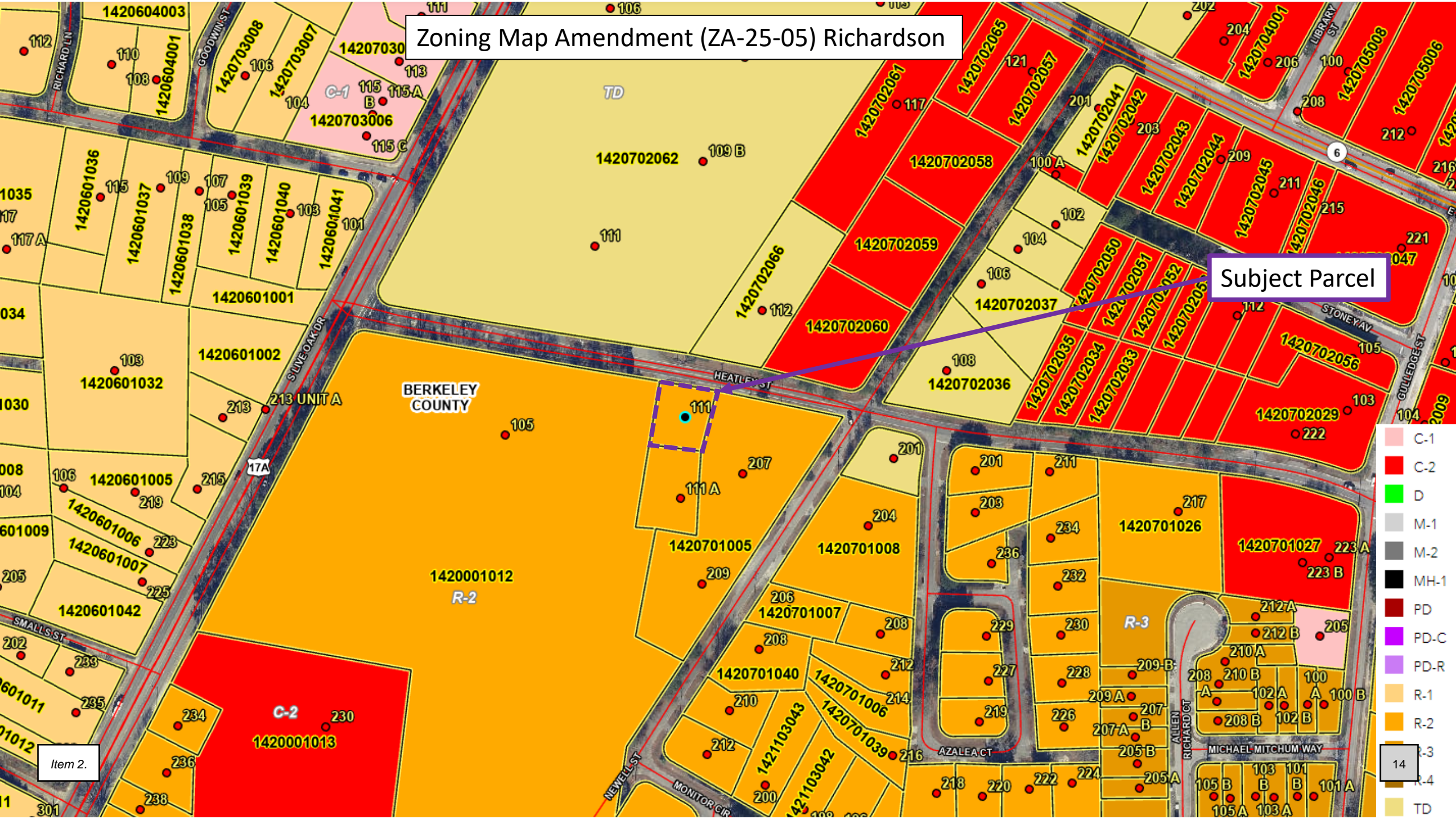
A handwritten signature in black ink, appearing to read "Cristine Du". The signature is fluid and cursive, with a large initial "C" and a stylized "Du" at the end.

Zoning Map Amendment (ZA-25-05) Richardson

Subject Parcel

Item 2.

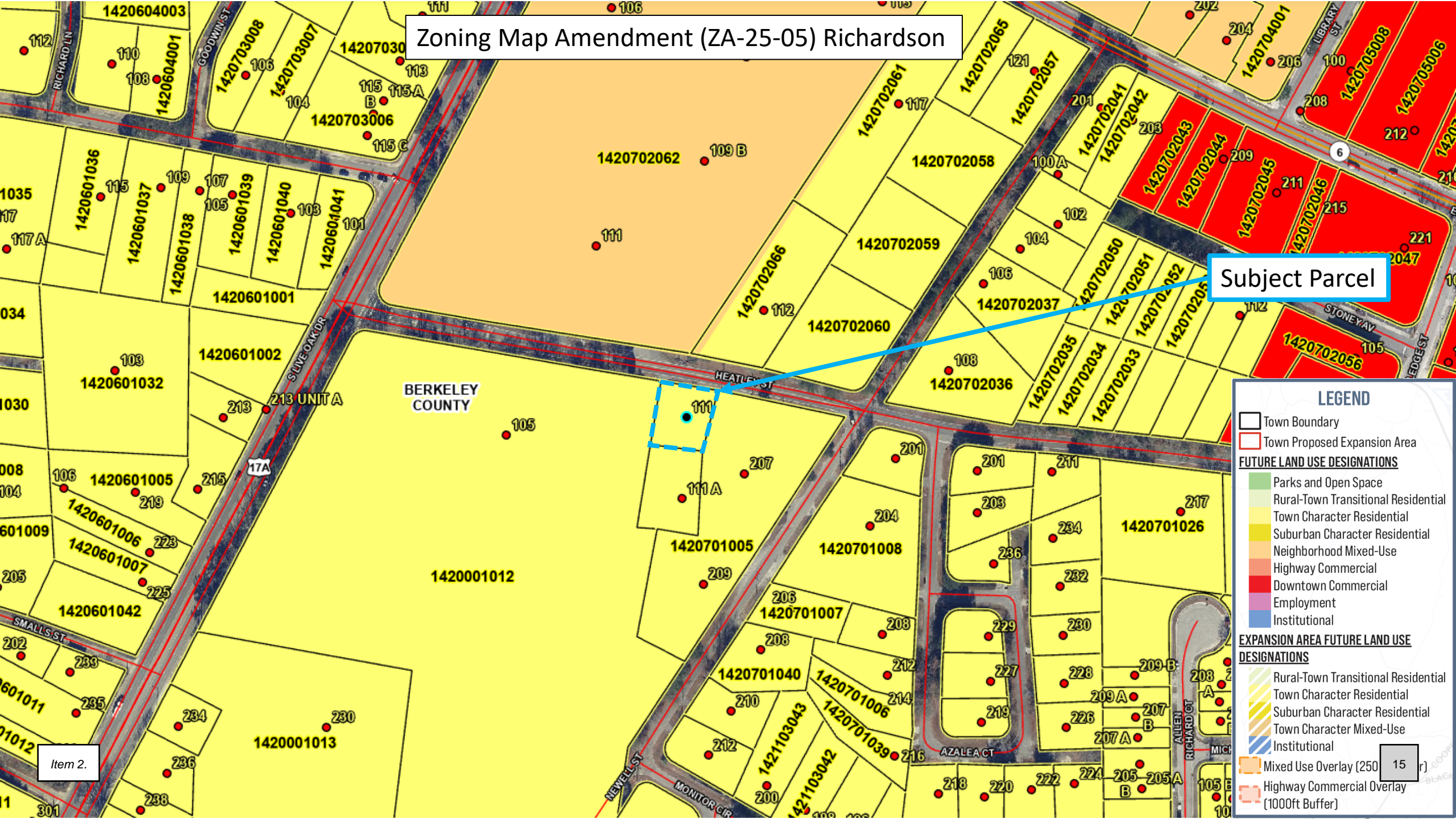
Zoning Map Amendment (ZA-25-05) Richardson



Subject Parcel

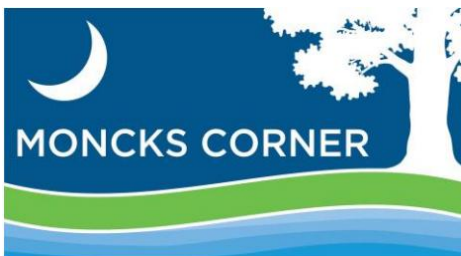
Item 2.

Zoning Map Amendment (ZA-25-05) Richardson



Subject Parcel

Item 2.



The Lowcountry's Hometown

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STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

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

DATE: July 26, 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 minimal, 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 recommends that an additional trail system be included in the PD Document to help activate the scattered wetland areas and around the project, which we believe could be done very easily, inexpensively, and to the 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 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-family detached use and not a single-family attached townhome product.

Transportation & Parking: The PD Document prescribes one (1) Traffic Impact Analysis (TIA) for the entire project. This is not subject to the different phases; however, it appears to include the whole development. There is a caveat, beyond the typical requirements the Town expects, that a new TIA would be required when a Preliminary Plat is submitted to Staff for approval, and the most recent completed TIA on file is older than five (5) years.

Staff worked with the applicants and their design professionals to create this language; however, Staff is unsatisfied with this, particularly due to the non-committed number of dwelling units and types. A TIA typically requires the number of units and the corresponding types of units (attached vs. detached); with the flexibility added into the PD Document, Staff does not believe the TIA would be accurate. Staff also have concerns regarding the five (5) year expiration of a TIA. Staff is cognizant that the Town has experienced tremendous growth at a very rapid pace. With US-52 being the main corridor of Town, a TIA most likely would not include future developments further north or south of the subject project, meaning the TIA could rapidly be out of date.

Staff recommended to the applicant, as still holds this sentiment, that a separate Traffic Impact Analysis (TIA) for each phase listed in the PD Document and should be required prior to Preliminary Plat approval for any phase of the project.

Regardless of the number or timing of the TIA, the Staff and 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 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 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 the addition of a more impactful trail network throughout the development and future connections to adjacent properties, 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.

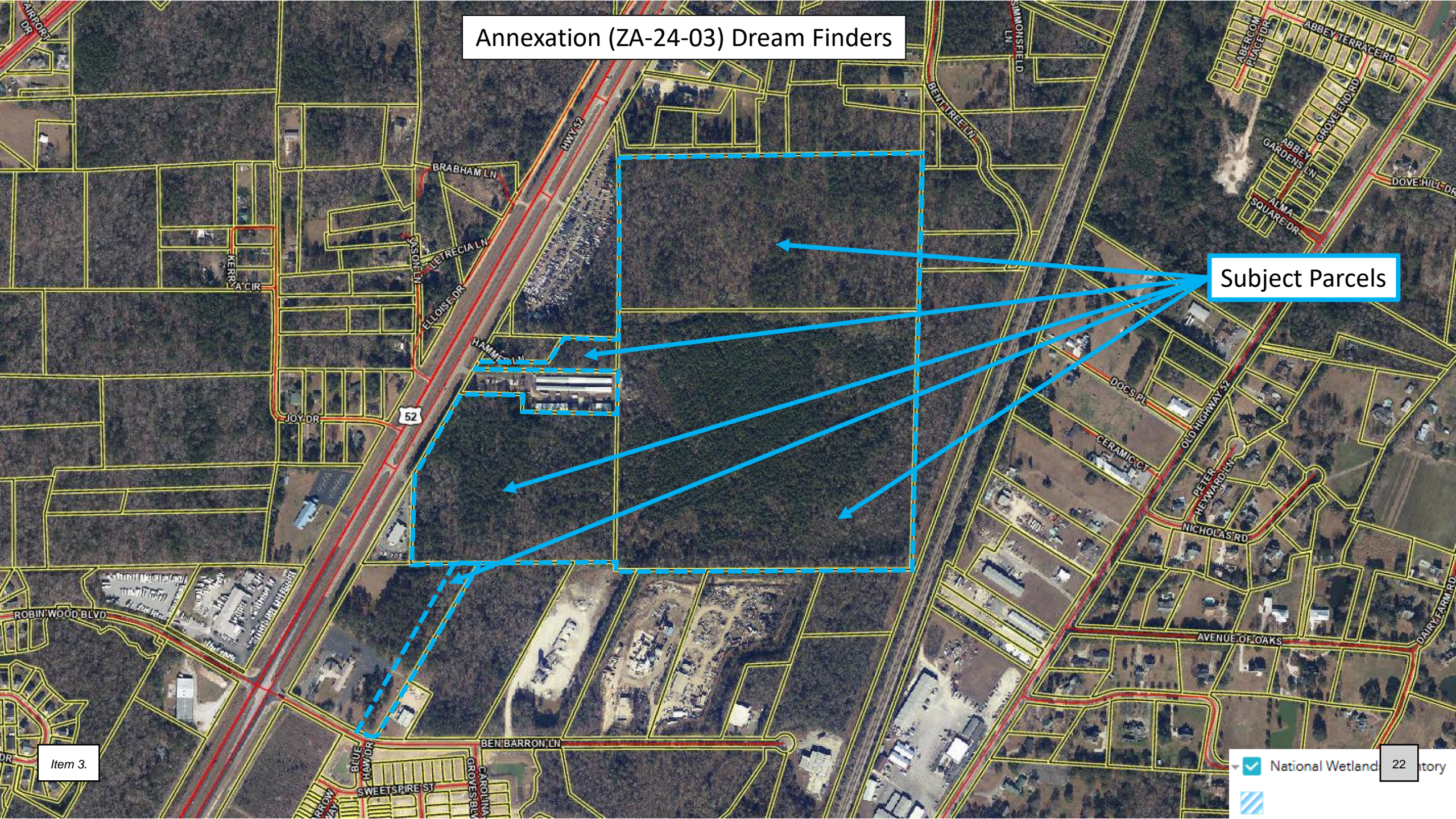
Staff does acknowledge several positive impacts this project may have on the Town, such as the inclusion of commercial area and a dedicated, constructed pickle ball facility to be used by all residents of the area, as a Town-owned and operated recreation facility. The commercial portion of the project may provide a positive financial impact to offset the residential costs of servicing the future area, and the inclusion of additional retail, dining and entertainment facilities in the Town may be to the benefit of existing residents.

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, along with a trail network, 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.

*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

Subject Parcels



Item 3.

Annexation (ZA-24-03) Dream Finders

Subject Parcels

- 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

Item 3.

Annexation (ZA-24-03) Dream Finders

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

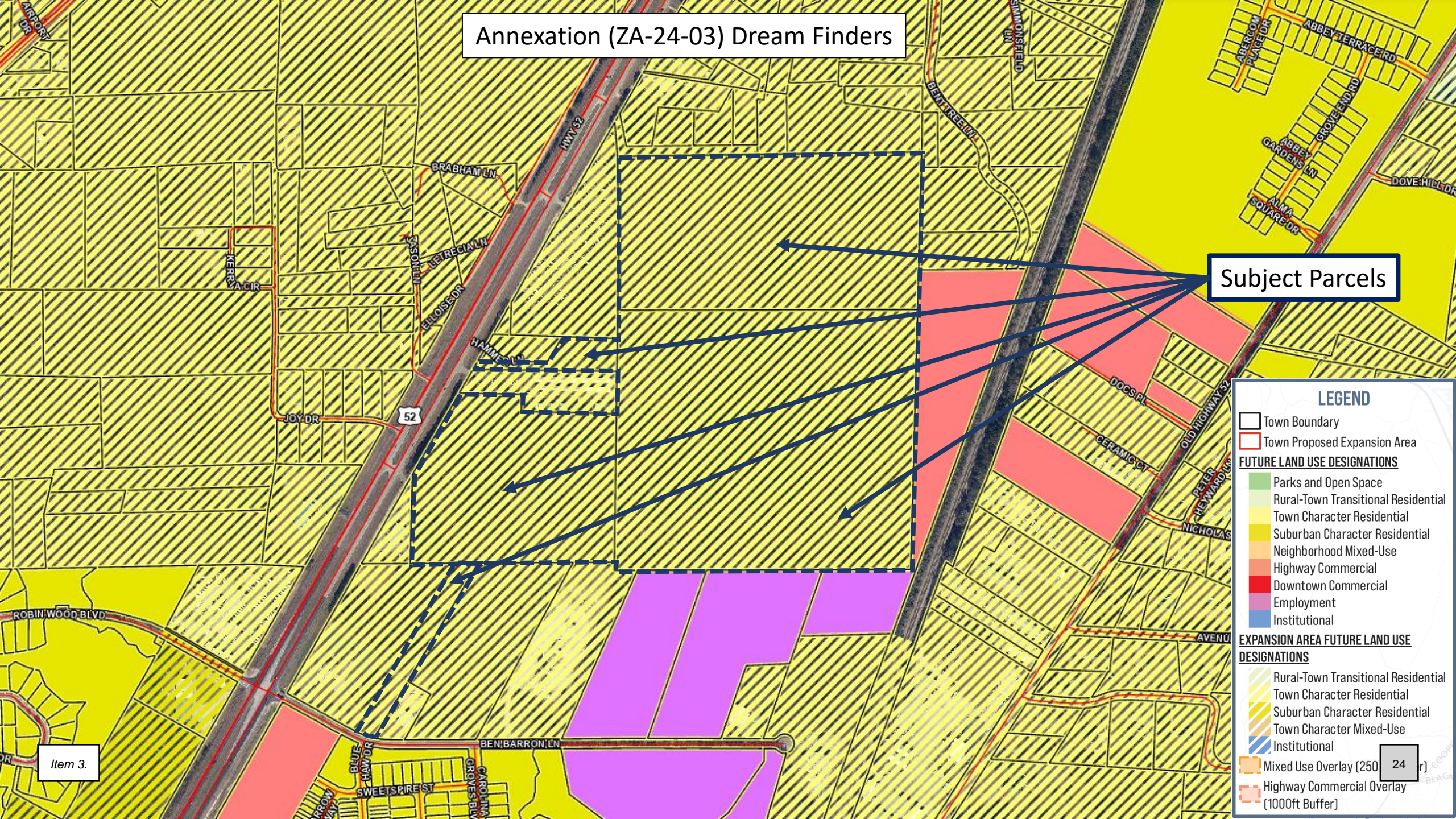
Downtown Commercial

Employment

Institutional

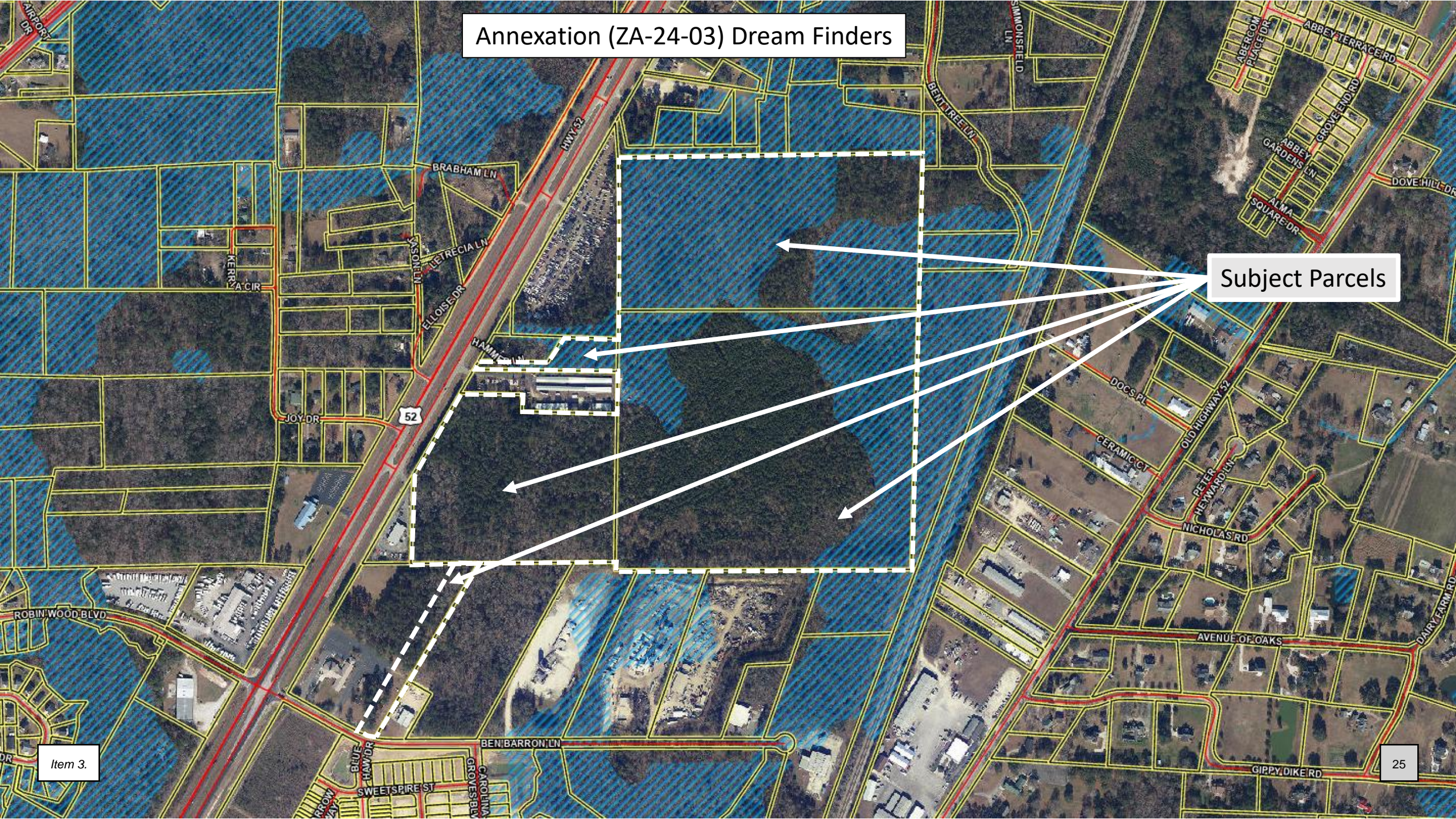
EXPANSION AREA FUTURE LAND USE DESIGNATIONSRural-Town Transitional ResidentialTown Character ResidentialSuburban Character ResidentialTown Character Mixed-UseInstitutionalMixed Use Overlay (250' Buffer)Highway Commercial Overlay (1000ft Buffer)

Item 3.



Annexation (ZA-24-03) Dream Finders

Subject Parcels



Item 3.



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 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:

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





100% ANNEXATION PETITION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Ryan Leaphart Address: 1510 N HWY 17 ^{Mont-Rom SC 29026}
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 Edwards Date: 7/23/25

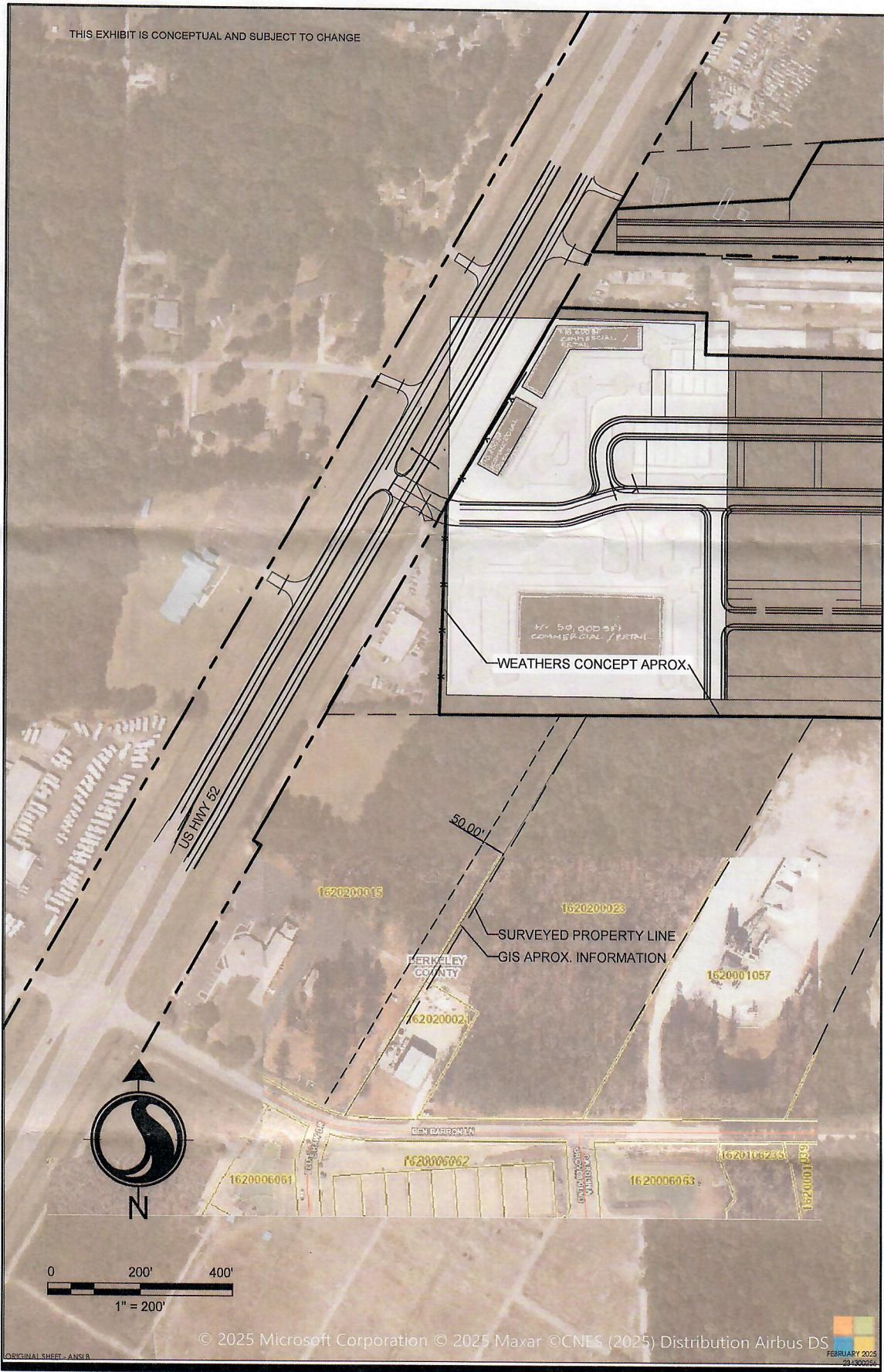
Applicant's Signature: [Signature] Date: 7/24/25

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



HWY 52
MONCK'S CORNER, SC

Client/Project
DREAM FINDERS HOME
WEATHERS TRACT

Figure No.
1.0

Title
EXHIBIT 1 -
SOUTHERN ACCESS

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 increases 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 side and a series of sidewalks.

The concept for Weathers Tract contains 3 districts:

- I. Residential – The residential district will contain four types of 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 homes 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 14. 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 253 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), 44 Series B (12% of total), and 160 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 5-2: Highlighting residential development location

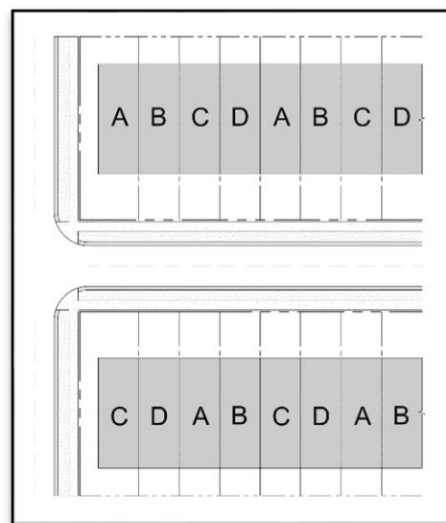


Figure 5-3: Proposed unit layout



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 preliminary plat approval for phase two. 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

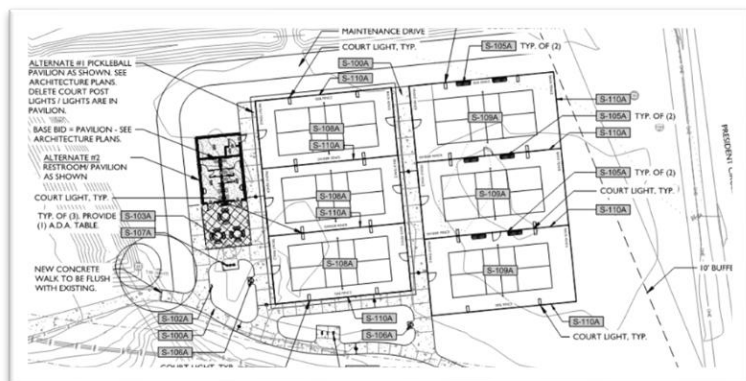


Figure 5-6: Precedent pickleball site plan



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.

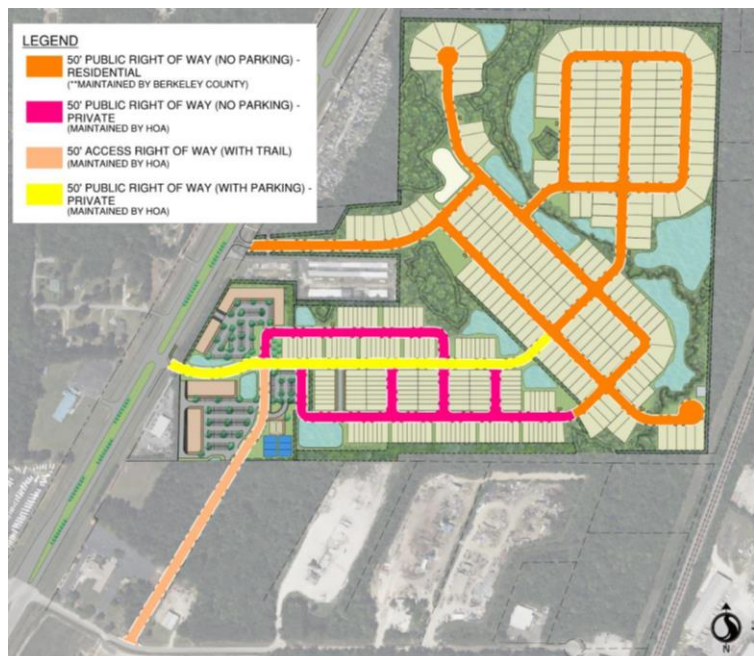


Figure 5-9: Transportation Plan (Appx. Exhibit 10)



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*.

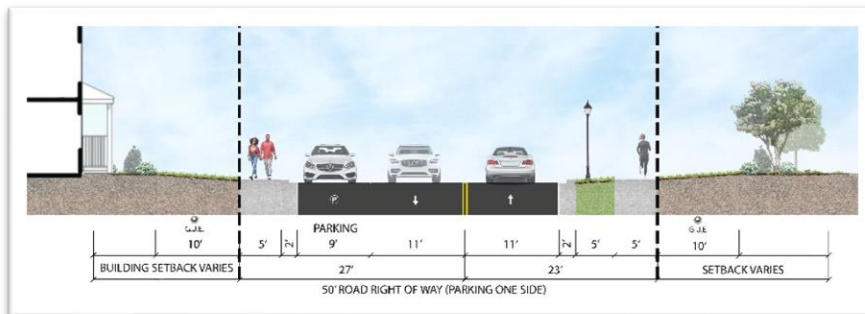


Figure 5-12: Typ. Neighborhood Road Sections (Appx. Exhibit 11.2)



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 verge (5'), 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*.

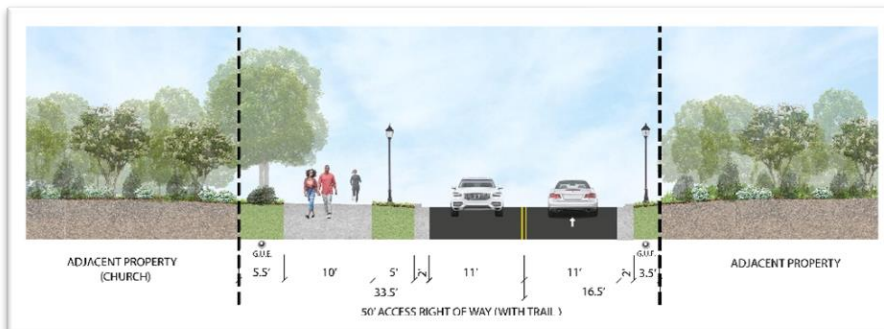


Figure 5-14: Typ. Neighborhood Road Sections (Appx. Exhibit 11.3)



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.



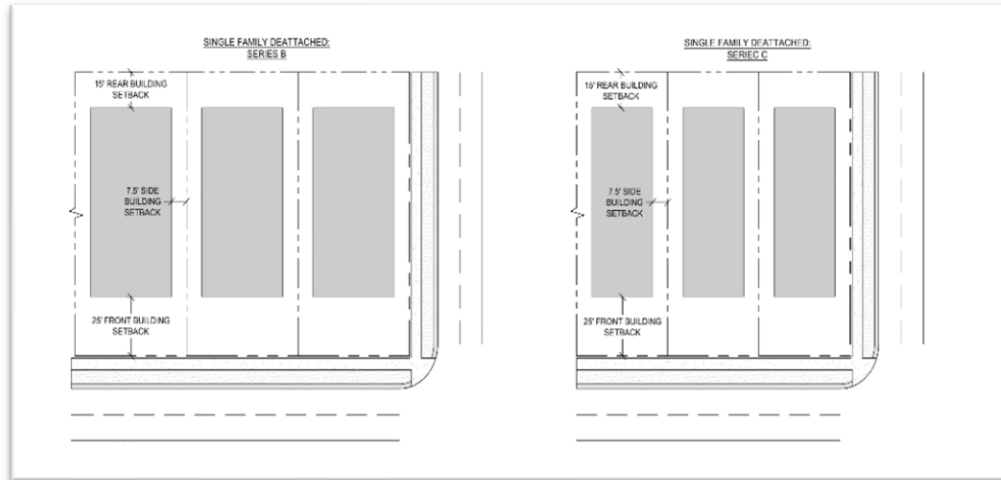


Figure 5-16: Showing building setback spacing for single family detached (Series B&C)

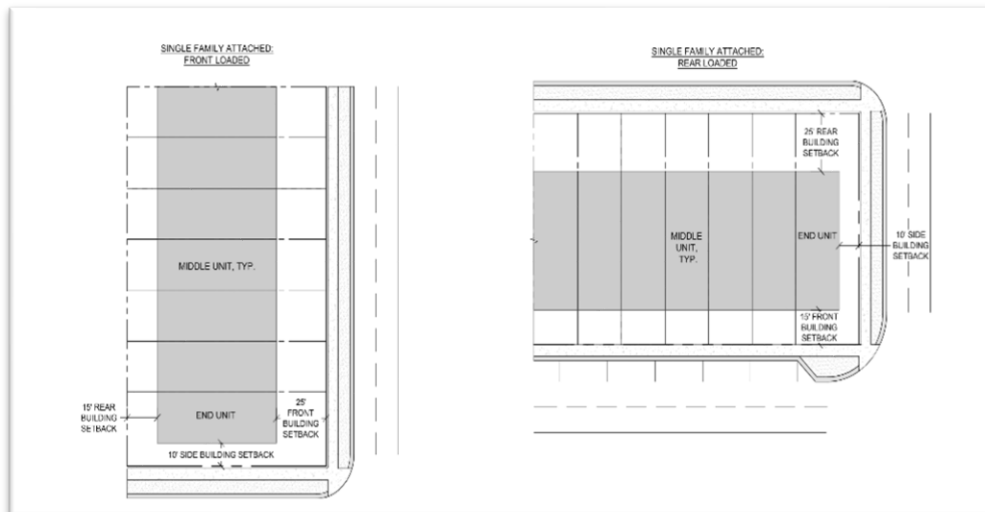


Figure 5-17: Showing building setback spacing for single family attached (townhomes)

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 preliminary plat approval for phase two.

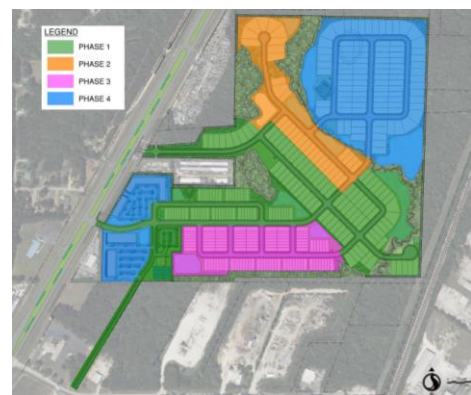


Figure 6-1: Project Phasing Plan
(Appx. Exhibit 9)



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*. 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.

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 13*.

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 below 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	n/a	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.

The original TIA created for the first phase may be used for future phases, so long as the date of the TIA and the date of the submission of the preliminary plat application do not exceed five (5) years. If it does, a new TIA will be required



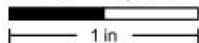
Appendix A



Berkeley County GIS Online Mapping



1 inch = 4,000 feet

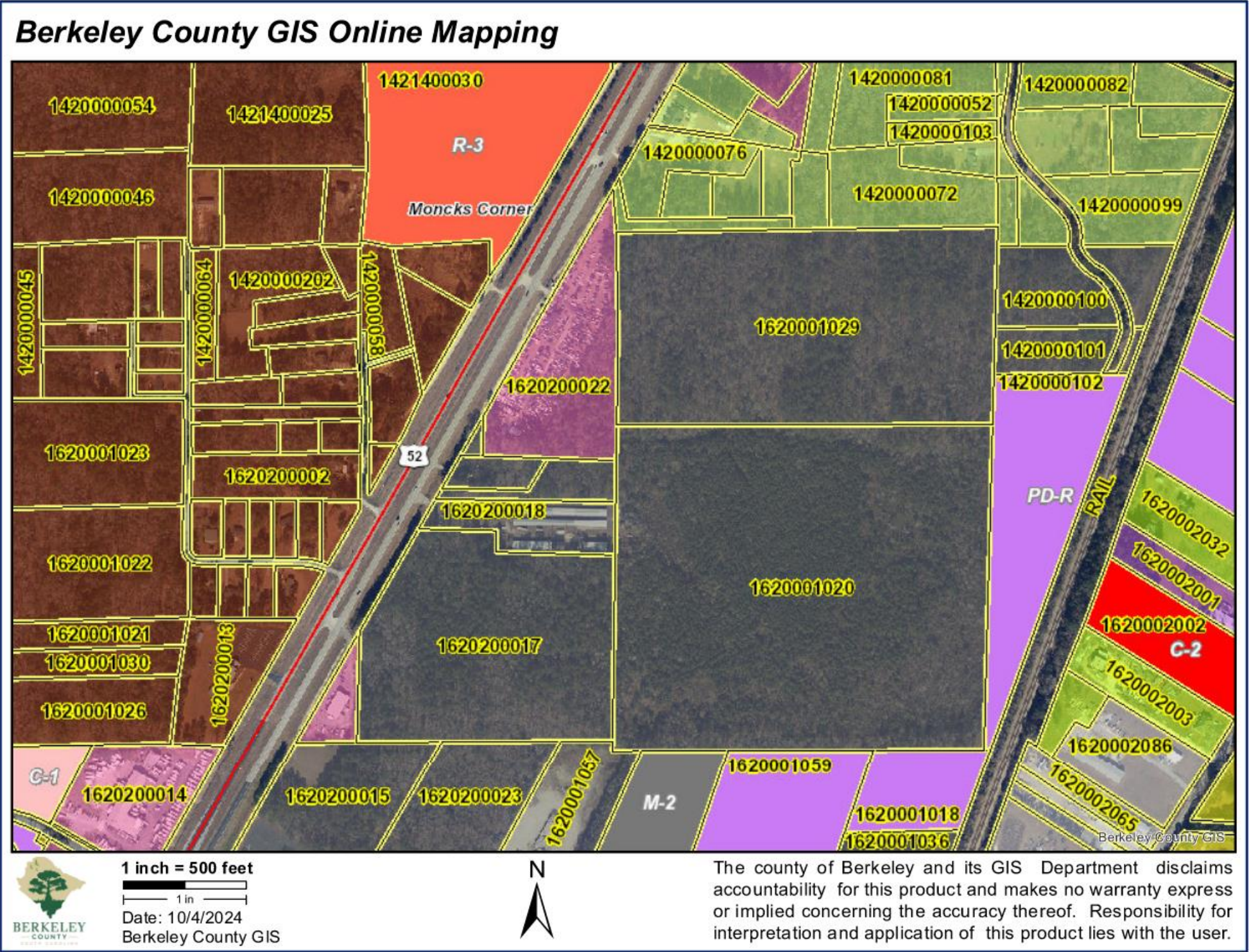


Date: 10/4/2024

Berkeley County GIS



The county of Berkeley and its GIS Department disclaims accountability for this product and makes no warranty express or implied concerning the accuracy thereof. Responsibility for interpretation and application of this product lies with the user.



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 - BOUNDARY MAPS

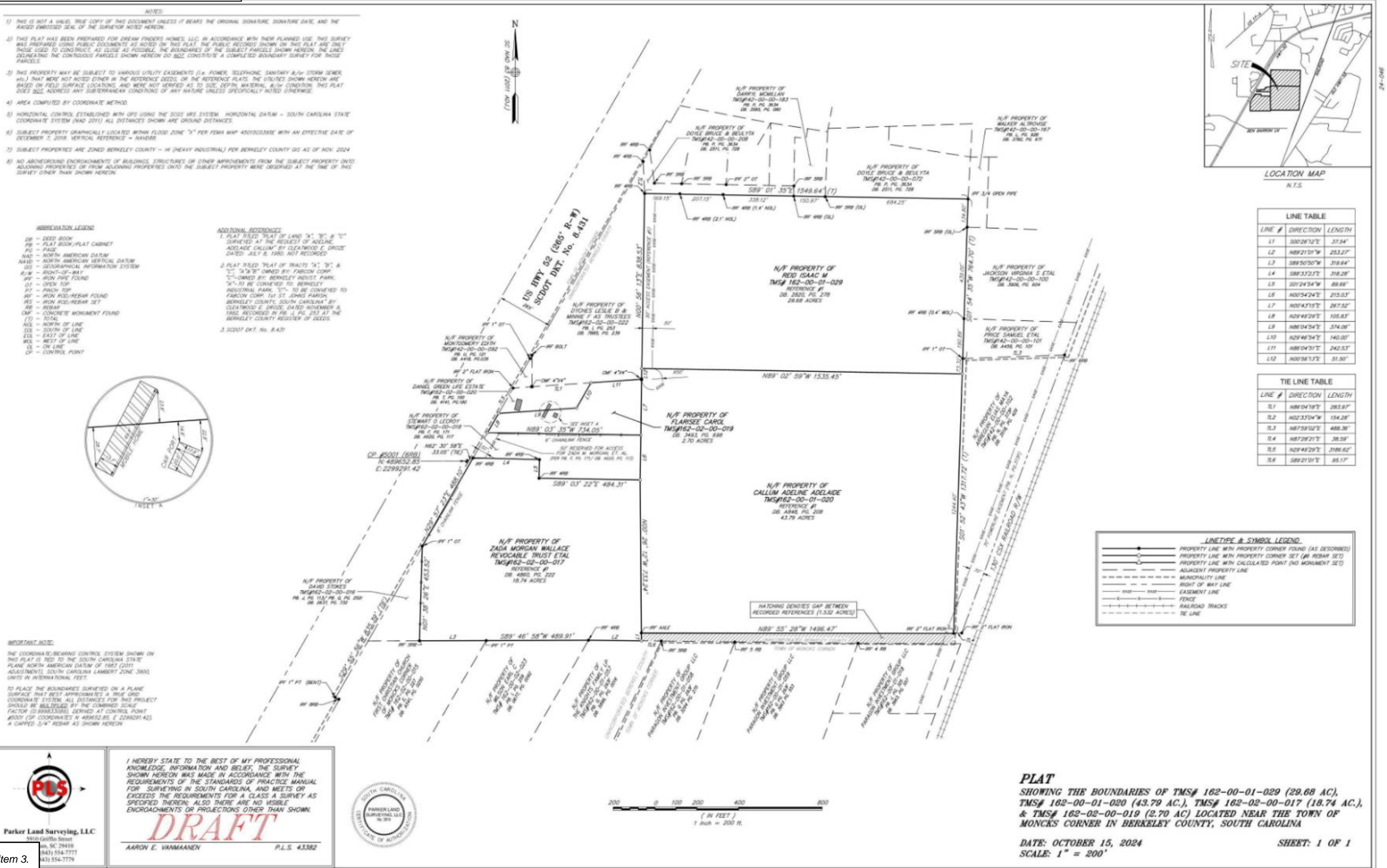


EXHIBIT 3.1 – BOUNDARY MAPS

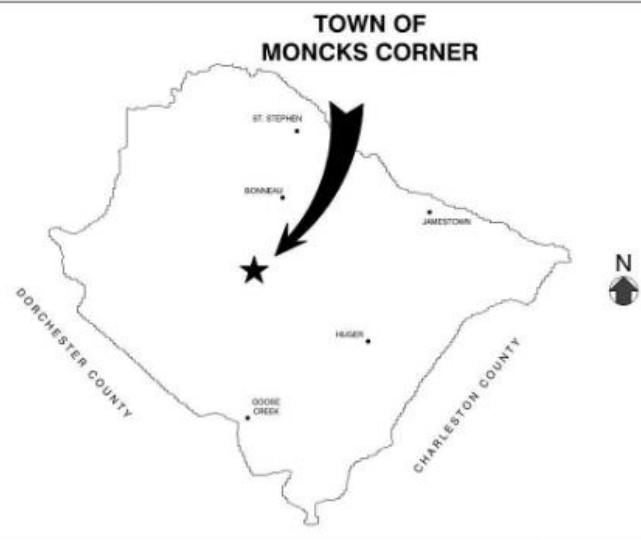
LOCATION MAP

N.T.S.



VICINITY MAP

N.T.S.



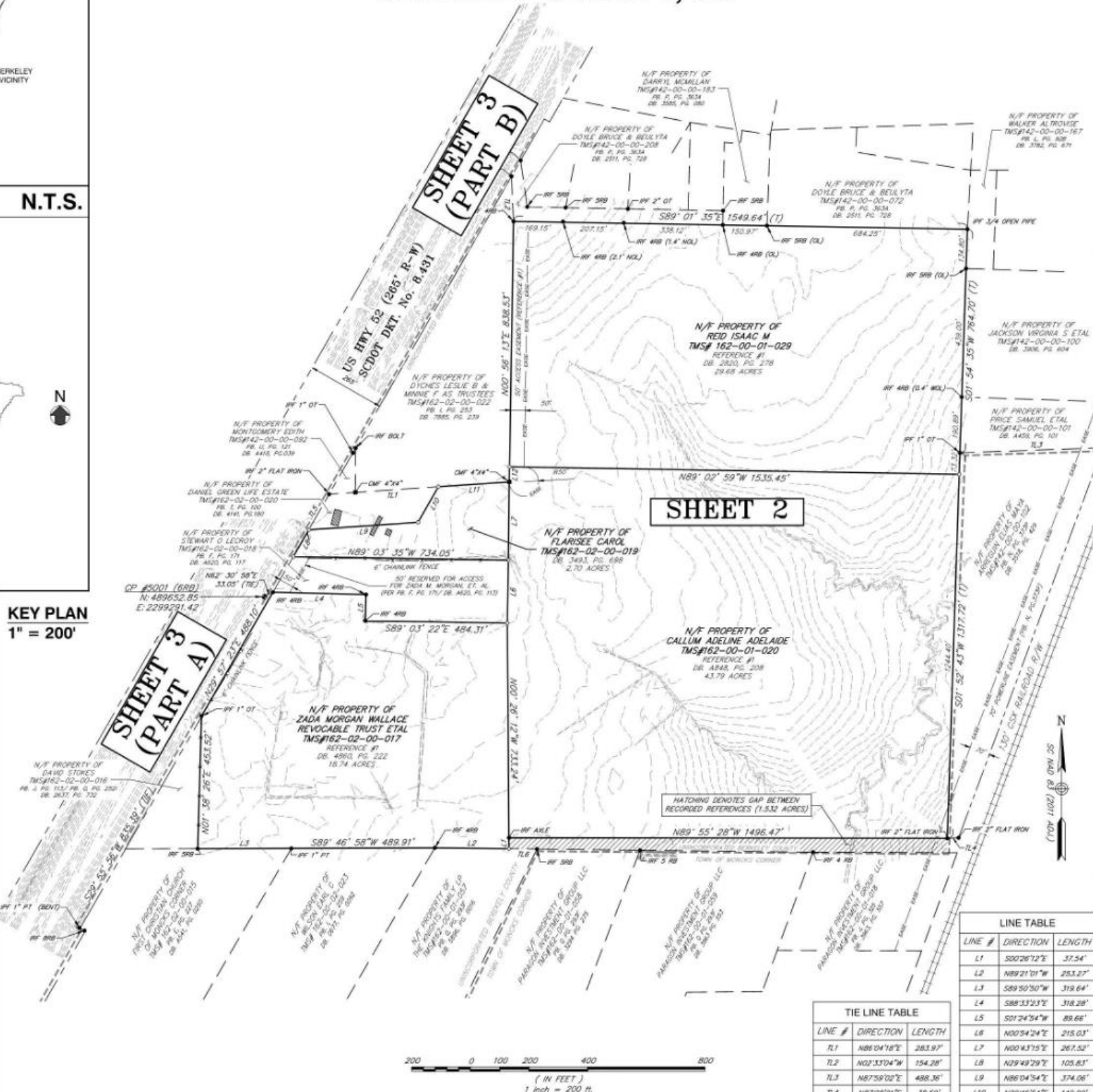
LEGENDS

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
PG	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
OL	ON LINE
CP	CONTROL POINT
SYMBOL LEGEND	
	SIGN
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	TREE
	SPOT ELEVATION
	ASPHALT
	GRAVEL
	WETLANDS

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

- 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: FARMCO CORP. 'C'-OWNED BY BERKELEY INDUST. PARK, 'A'-TO BE CONVEYED TO BERKELEY INDUSTRIAL PARK, 'B'-TO BE CONVEYED TO FARMCO 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 SCS 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 - HI (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 ADJACENT PROPERTIES OR FROM ADJACENT 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-23-014002 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.

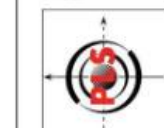
DRAFT

AARON E. VANHAAREN

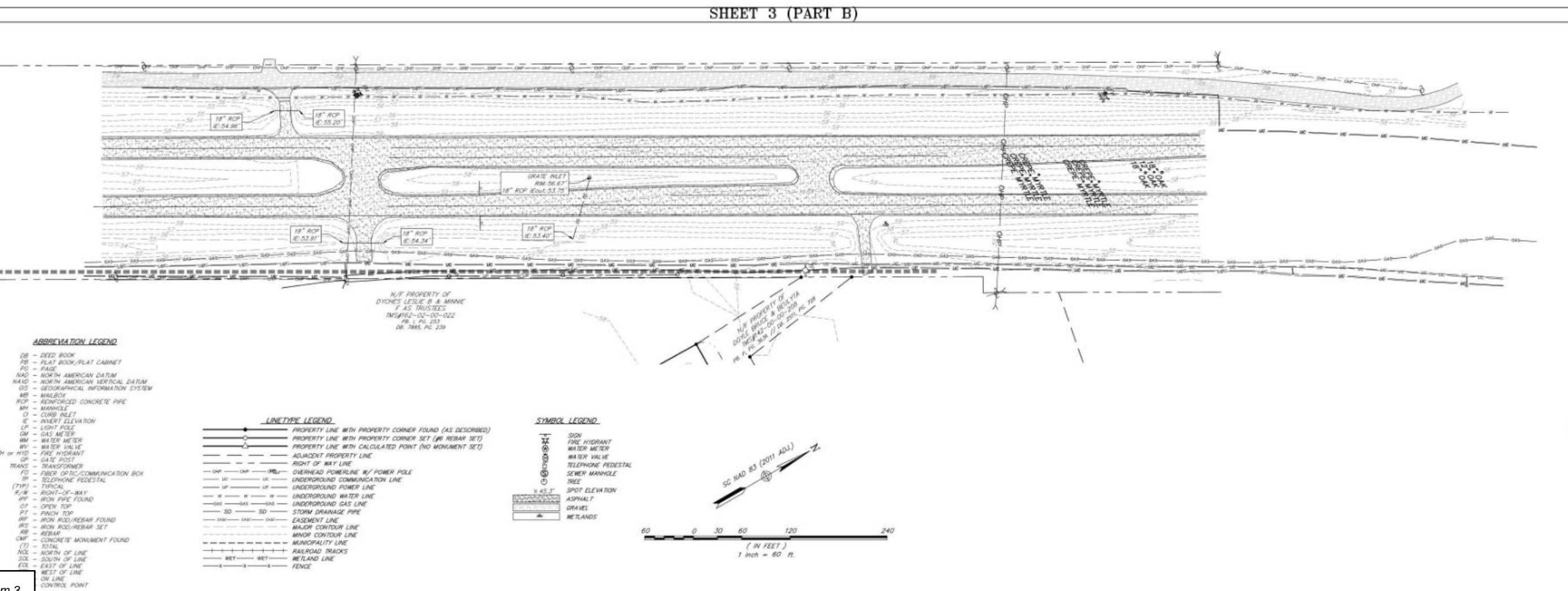
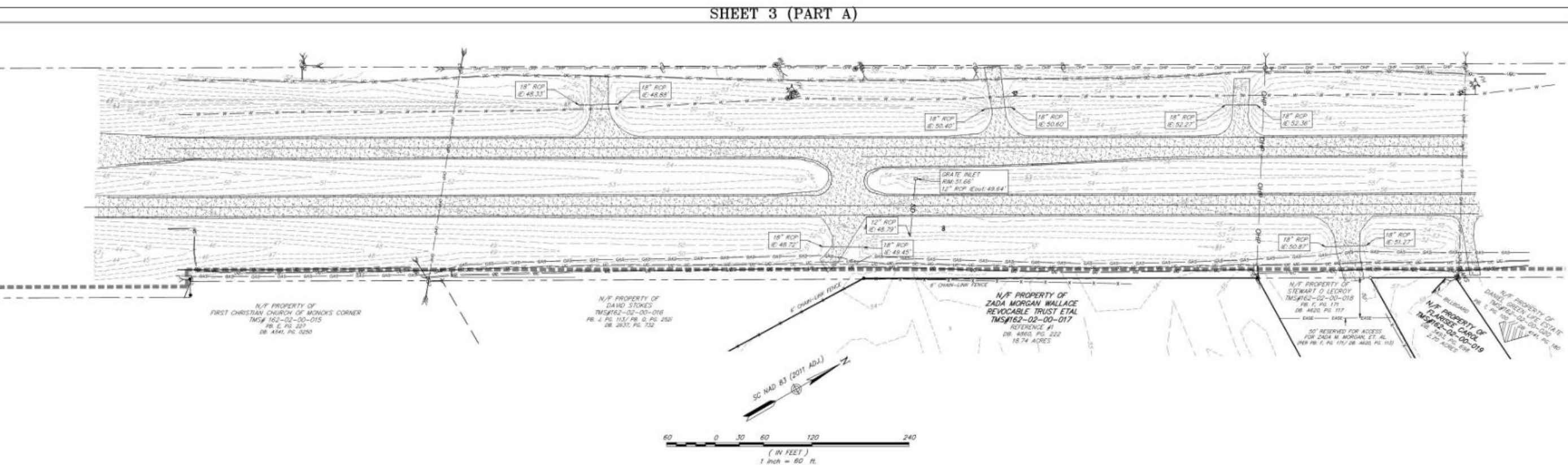
S.C.P.L.S. # 43382

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



TOPOGRAPHIC SURVEY

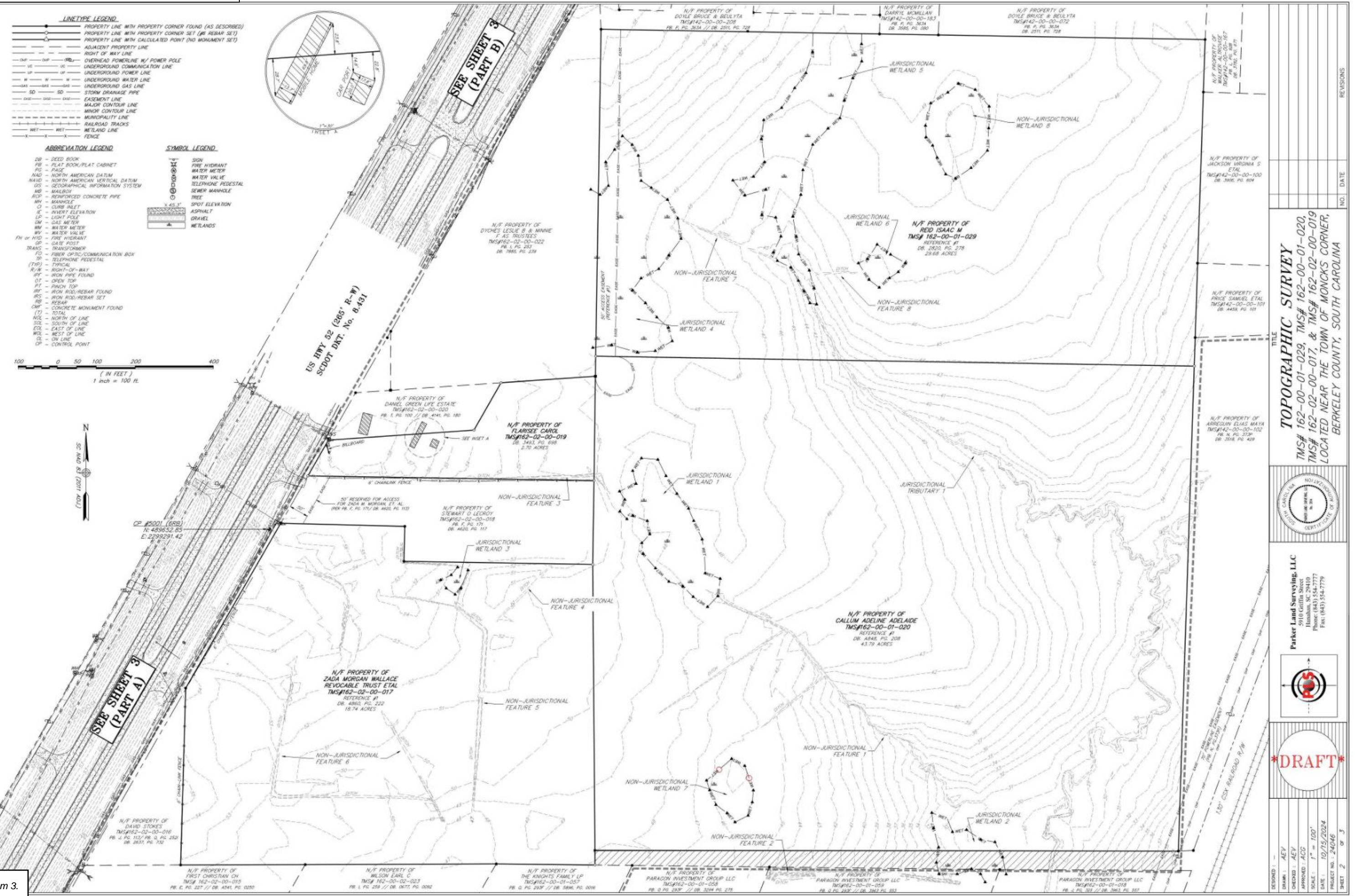
TMS# 162-00-01-029, TMS# 162-00-01-020,
TMS# 162-00-01-027, & TMS# 162-02-00-019
LOCATED NEAR THE TOWN OF MONKS CORNER,
BERKELEY COUNTY, SOUTH CAROLINA

Parker Land Surveying, LLC
5919 Griffin Street
Hammonton, SC 29410
Phone: (843) 554-7777
Fax: (843) 554-7779

DRAFT

DESIGNED: AEV
DRAWN: AEV
CHECKED: AGG
APPROVED: AGG
SCALE: 1" = 60'
DATE: 10/15/2024
PROJECT NO.: 24046
SHEET 3 OF 3

EXHIBIT 3.3 – BOUNDARY MAPS

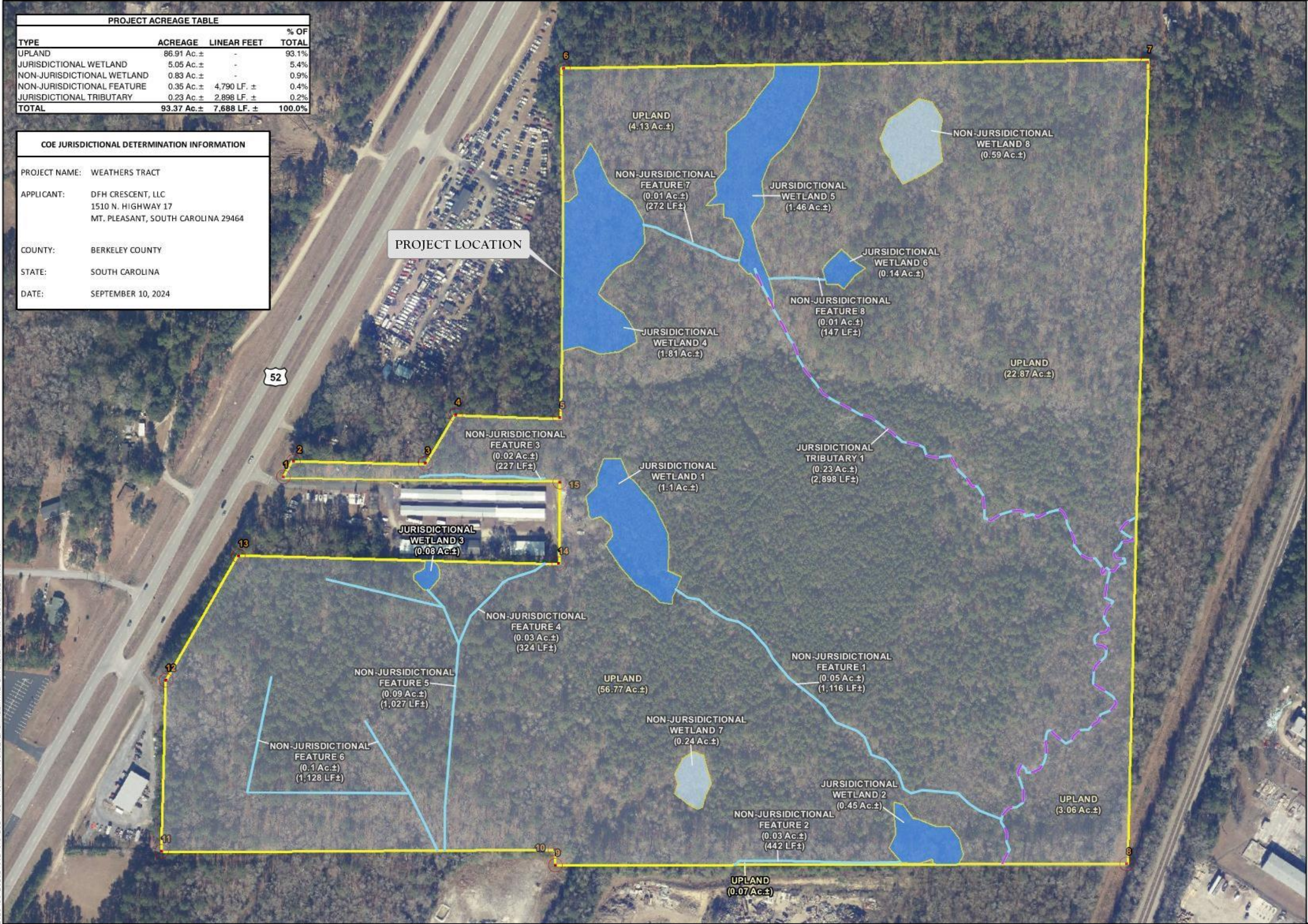


Item 3.

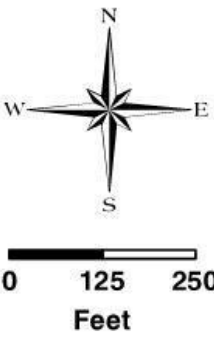
EXHIBIT 4 – WETLANDS DELINIATION MAP

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
T.S., L.C.

DATE
09/10/24

DESIGNED BY
M.T.

DATE
09/10/24

REVIEWED BY
T.B.

DATE
09/10/24

363 Wando Place Drive
Suite 200
Mt. Pleasant, SC 29464
Phone (843) 971-8520
Fax (843) 971-8522

PASSARELLA & ASSOCIATES
CONSULTING ECOLOGISTS

WEATHERS TRACT
AERIAL WITH BOUNDARY COORDINATES AND FEATURES

DRAWING No.
SC-23LGL4002
SHEET No.
FIGURE 7

Item 3.

55

National Flood Hazard Layer FIRMette



80°12'6"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 legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map image unmapped and unmodernized areas cannot be used for regulatory purposes.

EXHIBIT 6 – PROPOSED PLANNED DEVELOPMENT LAND USES (WITH PATH)

SITE DATA SUMMARY

TOTAL RESIDENTIAL = 372 UNITS

SINGLE FAMILY DETACHED

SERIES A: 9 UNITS

SERIES B: 43 UNITS

SERIES C: 158 UNITS

SINGLE FAMILY ATTACHED

162 UNITS

COMMERCIAL & RETAIL

TOTAL SF: +/-62,000 SF

PARKING REQ: 256

PARKING PROVIDED: 277

RECREATION PARKING PROVIDED: 63

ON STREET PARKING PROVIDED: 31

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

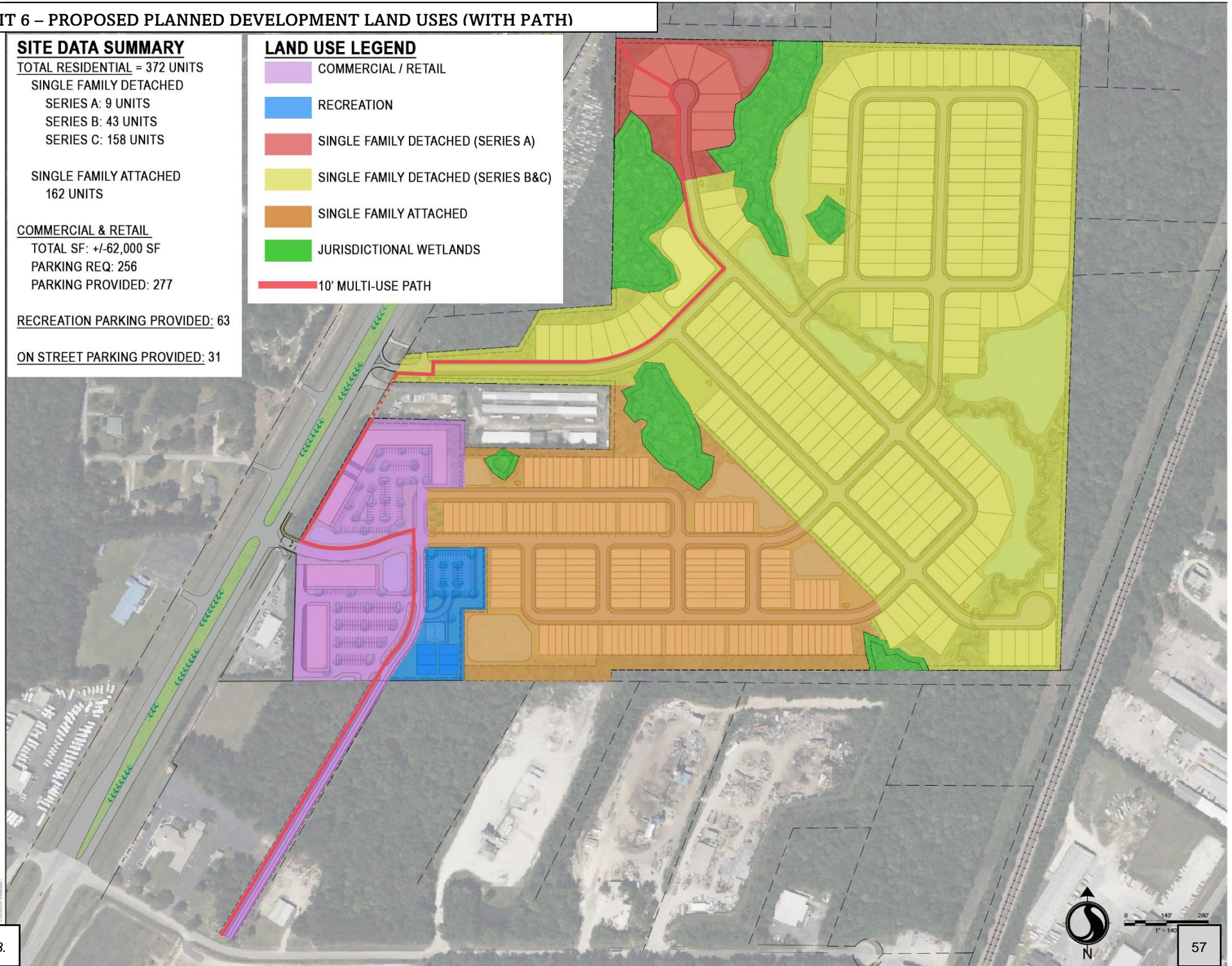
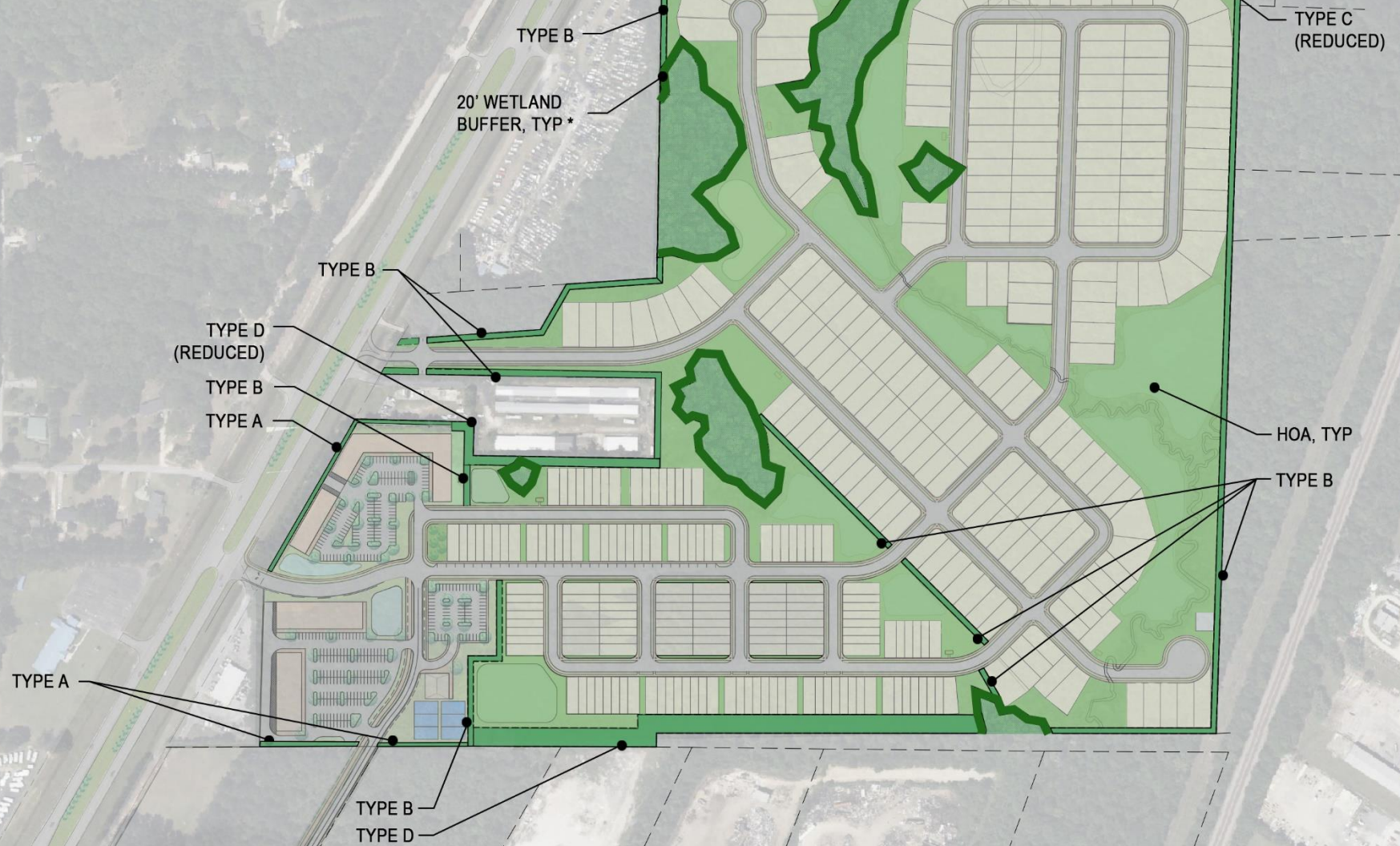


EXHIBIT 7 – PROPOSED BUFFERYARD AND HOA AREAS



* 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 3.

EXHIBIT 9 – PROJECT PHASING PLAN

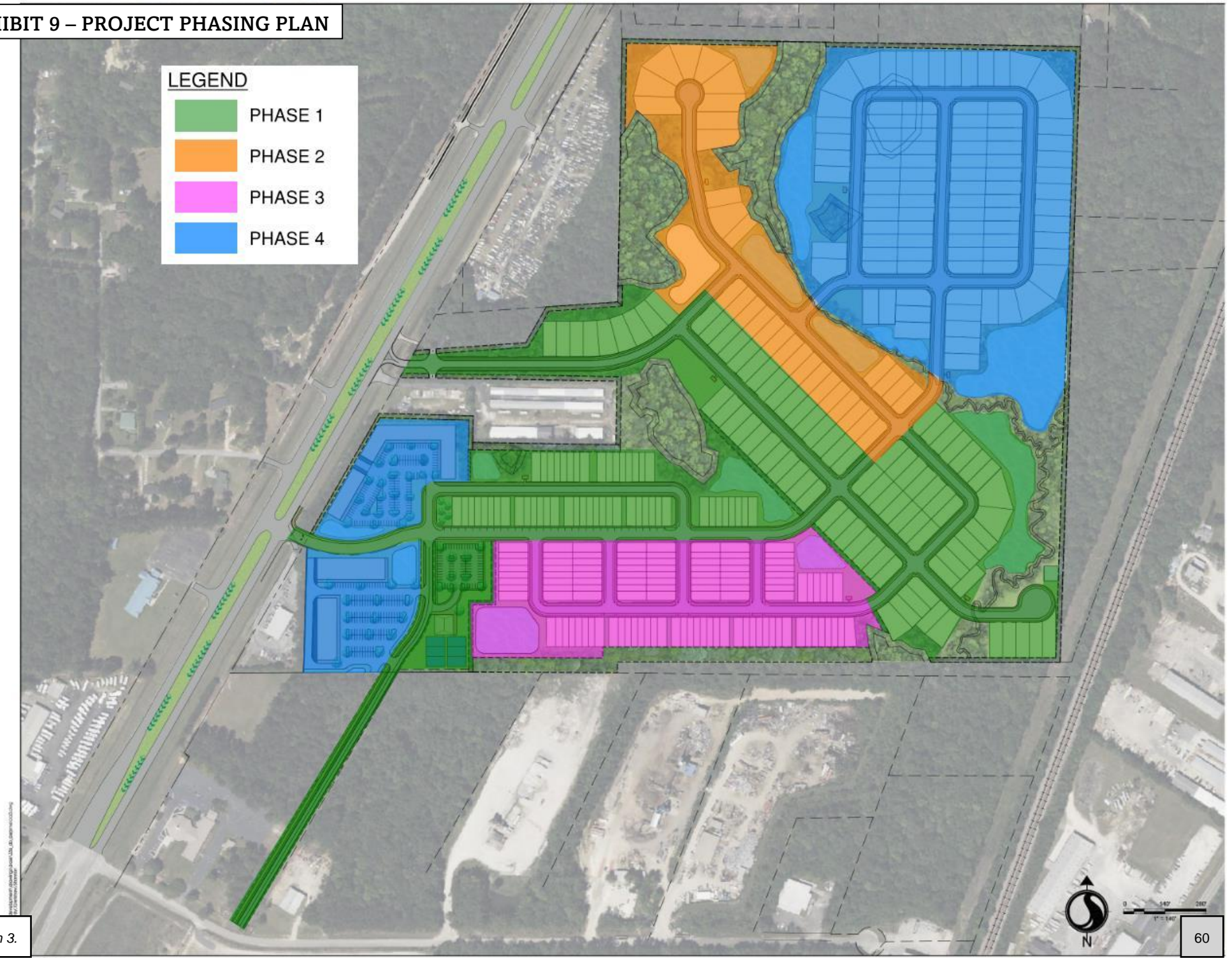






EXHIBIT 10 – TRANSPORTATION PLAN

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)

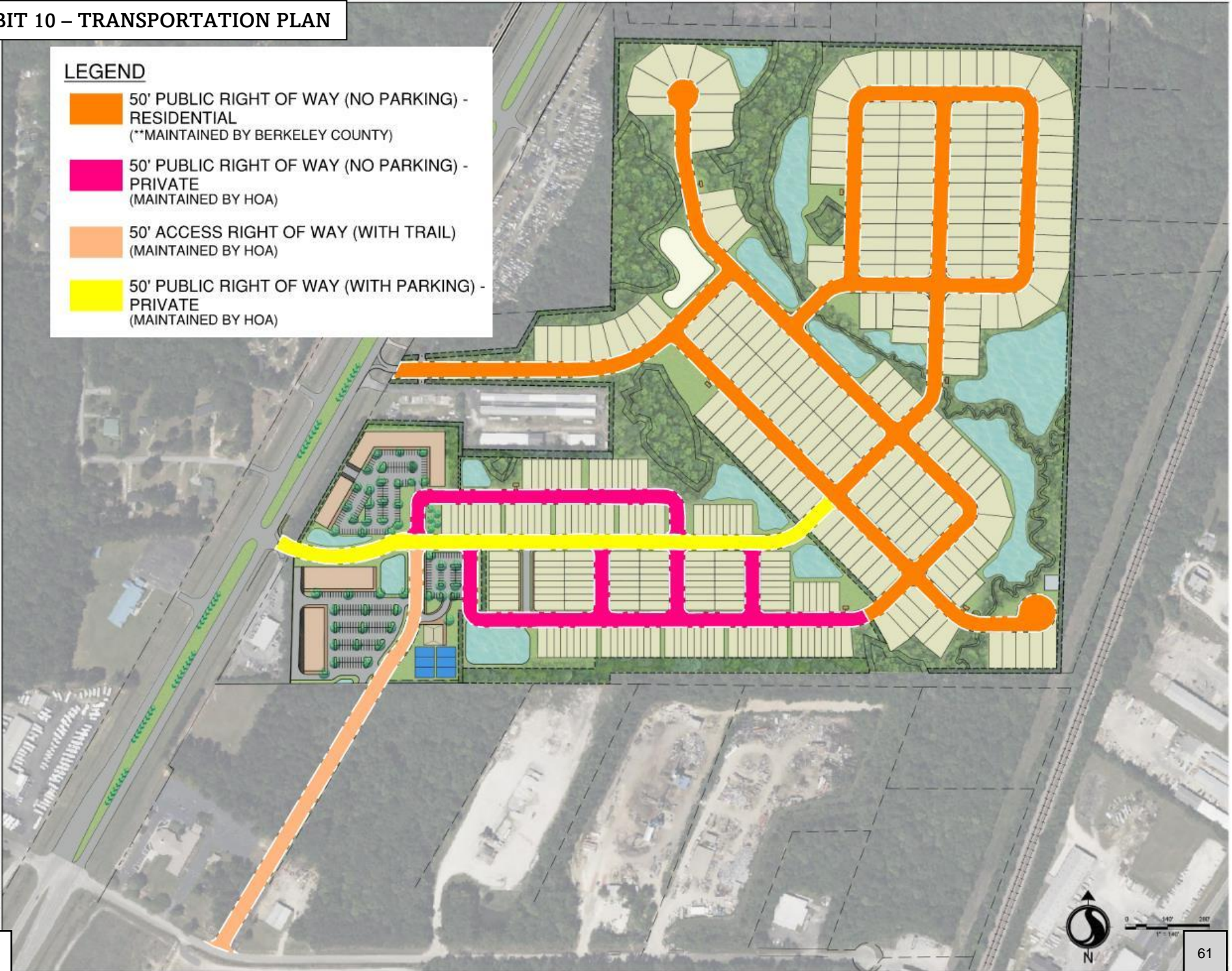


EXHIBIT 11 – TYPICAL NEIGHBORHOOD ROAD SECTIONS

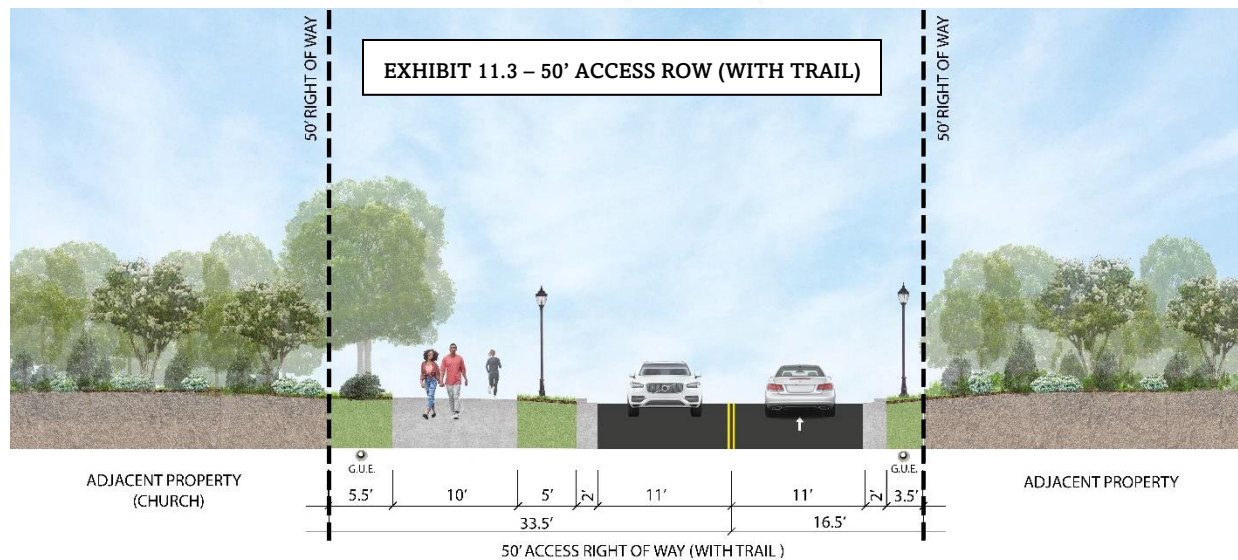
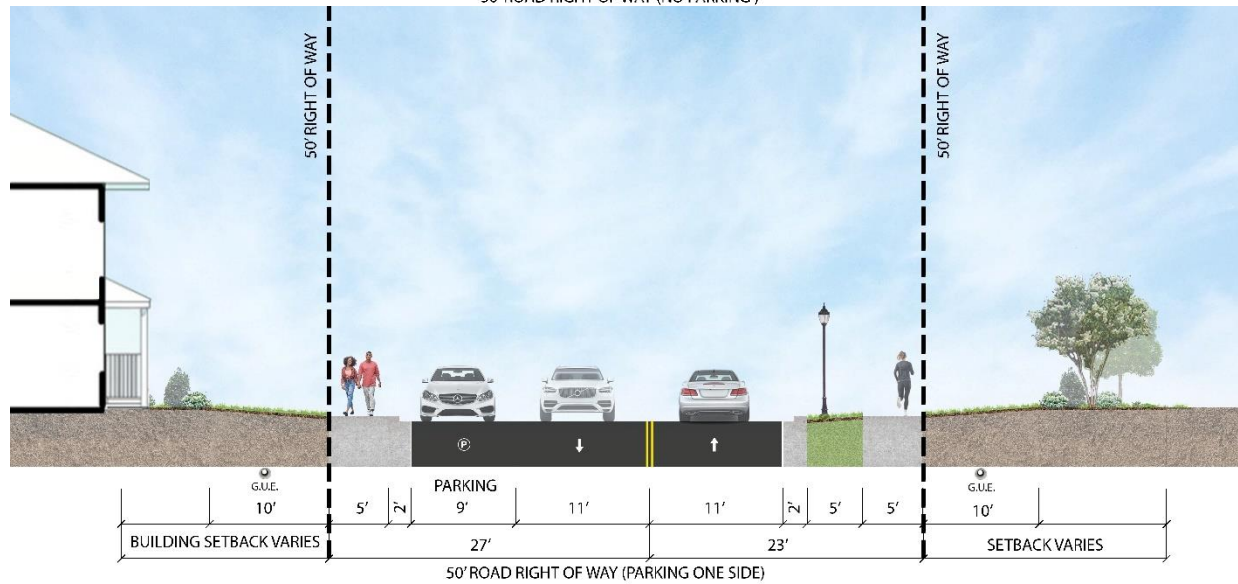
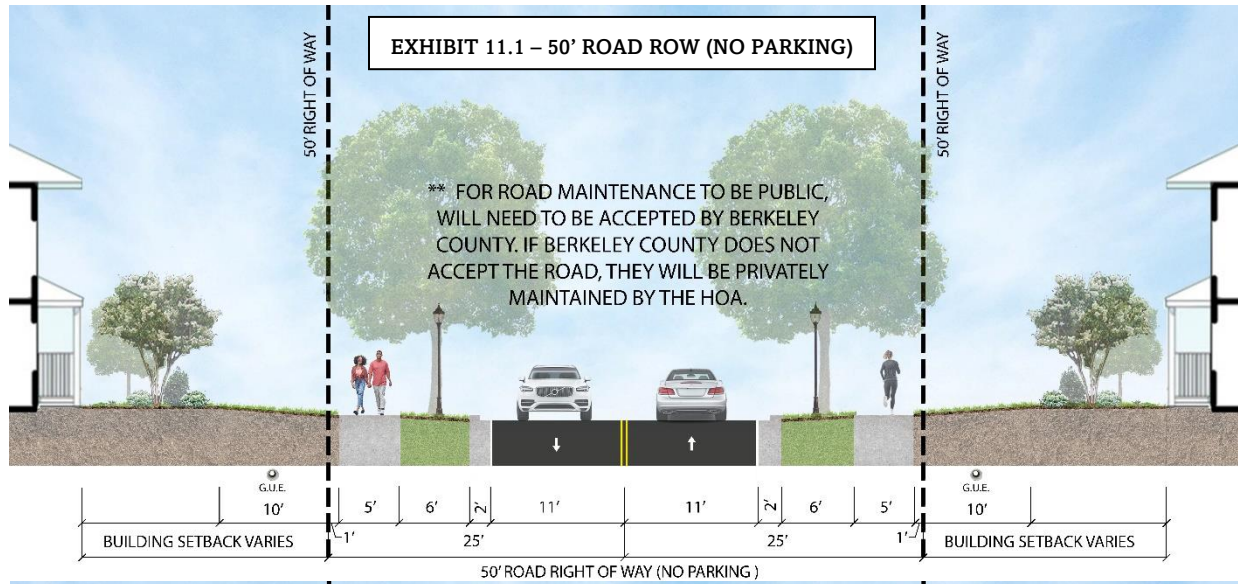


EXHIBIT 12 – UTILITIES AVAILABILITY LETTER

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,

Michael Condon
Vice President of Land / Charleston

AGREED AND ACCEPTED:

By:
Name: Samuel Hormell
Date: 5/15/25

1510 North Highway 17, Mount Pleasant, SC 29464 P: (834) 566-2858



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 14- 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.

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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

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)

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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.

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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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- 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.

