



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 22, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the August 24, 2026 meeting.

NEW BUSINESS

2. Consider an Zoning Map Amendment (ZA-26-07) request for a parcel (142-07-02-040) totaling ~0.058 acres, addressed as 100 Newell Street. The parcel is requesting to be zoned Transitional District (TD).
3. Consider an Zoning Map Amendment (ZA-26-08) request for seven (7) parcels (142-03-01-002, -003, -004, -006, -007, -008, -009) totaling ~17.21 acres, addressed as 209-221 N. Live Oak Drive. The parcels are requesting to be zoned General Commercial (C-2).

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, AUGUST 25, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Tory Liferidge

ABSENT

Commissioner Kathleen Prodocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting July 28, 2026.

Motion made by Commissioner Roper to approve the Staff provided July meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

NEW BUSINESS

2. Consider an Zoning Map Amendment (ZA-26-06) request for two (2) parcels (143-05- 00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

Mr. France presented the agenda item.

Commissioner Liferidge asked Staff if landscape buffers would be required at the time of site development. Mr. Westbrook responded, stating the Zoning Ordinance requires landscape buffers along property lines adjacent to conflicting land uses.

Walter Brown, of 114 Fennick Dr Moncks Corner, stated his concerns regarding additional cut-through traffic between Rembert C Dennis BLVD and US HWY-52. Mr. Westbrook responded, stating that if the future use requires a Traffic Impact Analysis a cut-through to Fennick Drive would be prohibited as Staff is the ultimate authority in determining Traffic Impact Analysis requirements and overall site design.

Commissioner Liferidge asked Staff if the possibility for a connection to Fennick Drive exists. Mr. Westbrook stated this is a possibility in future development and the parcel's

existing conditions as zoning districts does not dictate a property owner's ability to construct a roadway.

Commissioner Liferidge asked if Staff intends on informing the Town Council of Mr. Brown's traffic concerns regarding this application. Mr. Westbrook responded yes, stating a synopsis will be provided within the Staff Report given to Town Council members.

Motion made by Commissioner Johnson to recommend approval for the request as presented by Staff. Seconded, by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the Commission that the Town's Community Development Department is actively advertising for a "Planning Technician" position.

Mr. Westbrook & Mr. France informed the Commission of various development updates on active projects within the Town.

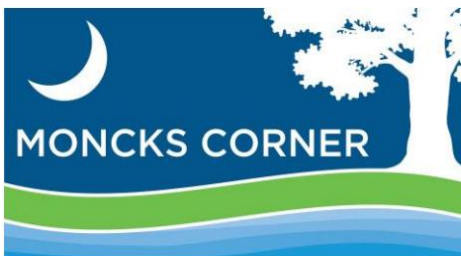
MOVE TO ADJOURN

Motion made by Commissioner Liferidge to adjourn, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

Meeting was adjourned at 6:41 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

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

STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Zoning Map Amendment (ZA-26-07) – Lee
DATE: September 22, 2026

Background: The applicant, Ken Lee, has applied for a Zoning Map Amendment (ZA-26-07) for one (1) parcel (TMS # 142-07-02-040). The applicant is seeking the parcel to be zoned from **General Commercial (C-2)** to **Transitional District (TD)**.

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

"...accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance."

Adjacent Zoning		Adjacent Land Use
North	TD	Single-Family Detached Dwelling
South	TD	Single-Family Detached Dwelling
East	C-2	Retail Sales
West	C-2	Undeveloped

Existing Site Conditions: The subject parcel is approximately 0.058 acres (~2535.83 square feet), which appears to be occupied by a single-story building. The subject parcel fronts Newell Street, with approximately 32-feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, the **Transitional District (TD)** 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 as detailed below.

Vacant lots in the TD District may be developed as either residential or commercial. Residential lots will be developed according to the requirements of R-1, Single Family Residential, while commercial lots will be developed according to the requirements of C-1, Office & Institutional.”

Staff is generally not in support of decreasing existing commercially zoned land, however most parcels that front Newell Street are either undeveloped or currently occupied by residential use types. It is evident to Staff that the existing character of the Newell Street corridor is predominantly residential in nature, bolstering this request as the applicant is seeking **Transitional District (TD)**, which has a by-right residential use aspect per the Zoning Ordinance.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town’s Zoning Ordinance, by-right use types include Single-Family Detached Dwellings and Guest Cottages / Garage Apartments. In addition, the requested zoning district would allow all commercial uses permitted by-right in the **Office & Institutional (C-1)** district via a Special Exception with the Board of Zoning Appeals.

Density: The subject parcel consists of approximately 2,535 square-feet. Per the Zoning Ordinance, the maximum lot coverage for **Transitional District (TD)** zoning district is either 30% or 50% depending on the existing / proposed use of the property. Staff understands the subject parcel is currently developed.

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

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. However, the National Wetlands Inventory Map does not appear to indicate the presence of wetlands on the subject-parcel. 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 district appears to be congruent with this designation of the Future Land Use Map as the **Transitional District (TD)** zoning district would permit at least one residential use type by-right which the “Town Character Residential” promotes as seen in the definition above.

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

2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
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 conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel is adjacent to the **Transitional District (TD)** zoning designation allowing the sought **Transitional District (TD)** request to be permissible.

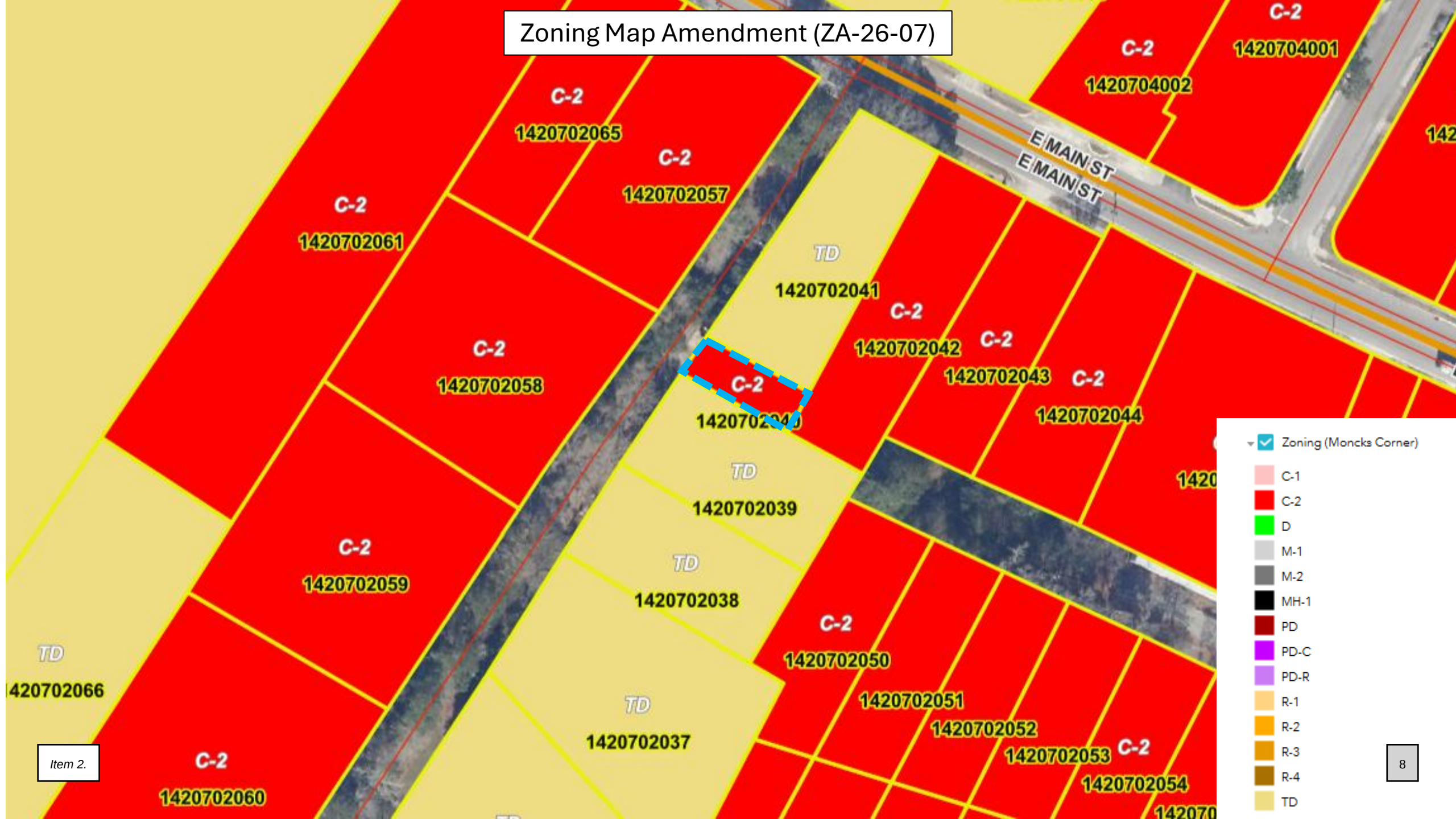
Staff Analysis: Staff believes that the designated future land use is consistent with the requested zoning district, as the “Town Character Residential” designation exclusively promotes residential use types. In addition, the existing residential nature of parcels fronting Newell Street supports the request. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district. Staff requests the Planning Commission **recommend approval** for this rezoning.

*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map)
 SIGNED - Application (Lee)(20260522)
 Email (Ken Lee)(20260811)*

Zoning Map Amendment (ZA-26-07)

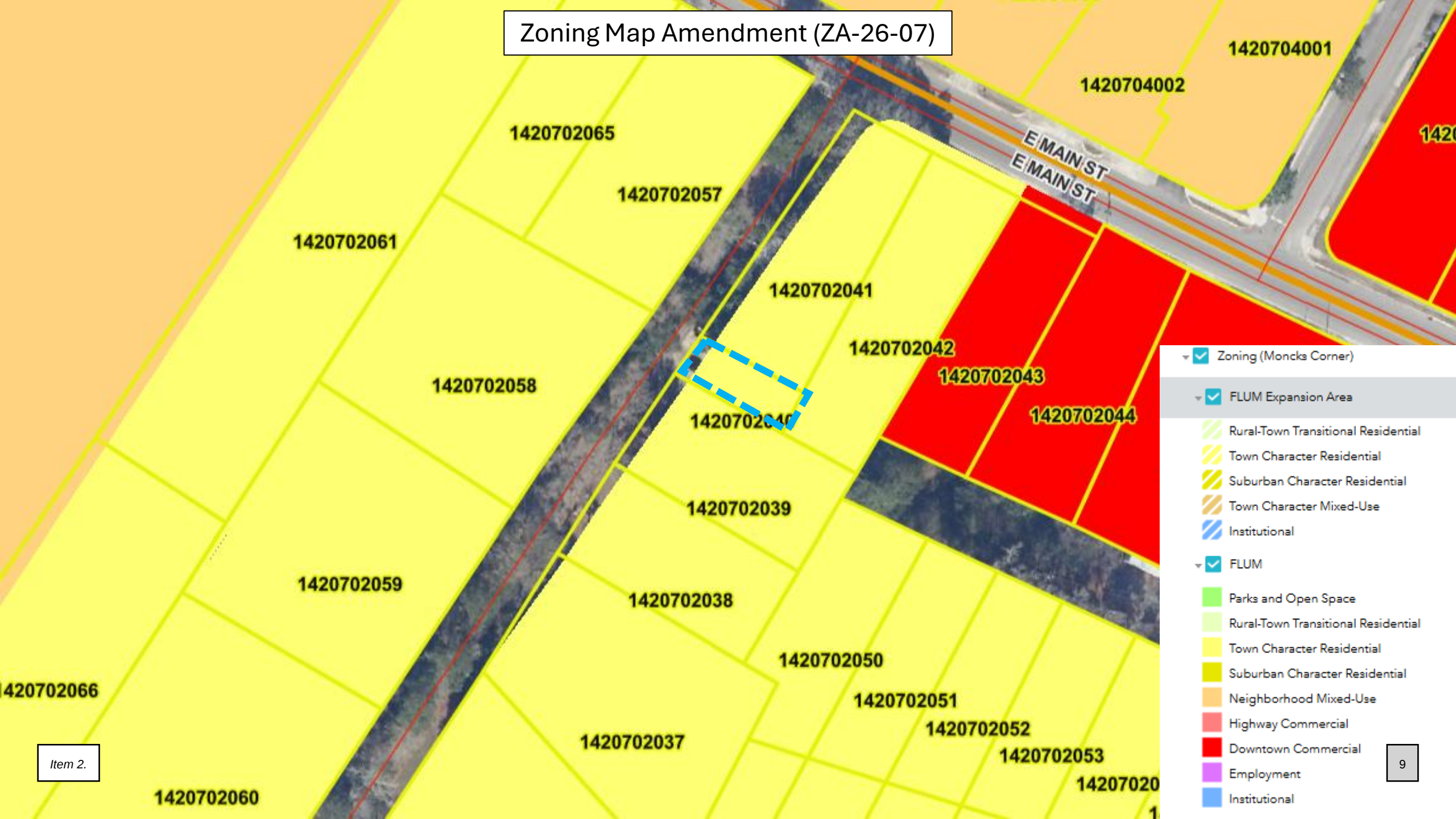


Zoning Map Amendment (ZA-26-07)



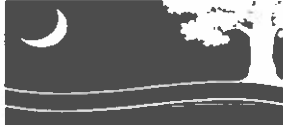
Item 2.

Zoning Map Amendment (ZA-26-07)



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

Item 2.



REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Cecil K. & Margaret H. Lee Address: ~~160 Bay~~ 100 Newell St.
Phone: 843-509-6404 E-Mail: _____

Property Owner Information (If Different)

Name: Same Address: 160 Bay Tree Rd, M.C.
Phone: Same E-Mail: Same
TMS #: 142-07-02-040 Address: 100 Newell St, M.C.
Current Zoning: Residence ^{C2} C2 Requested Zoning: Residential
Current Use of Property: Residential Since 2007
Proposed Use of Property: Residential

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

NO. Yes. Previous owner was granted residential zoning 2007.

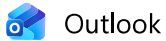
I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: *Cecil K. Lee* Date: 5-22-26

Applicant's Signature: *Margaret H. Lee* Date: 5-22-26

For Official Use Only

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



Outlook

Re: Zoning Map Amendment - 100 Newell

From Ken Lee**Date** Tue 8/11/2026 6:53 AM**To** Justin Westbrook**Cc** Jeff Lord

This sender is trusted.

Residential via TD zoning will work. Thank you.

On Fri, Jun 12, 2026 at 4:13 PM Justin Westbrook wrote:

Sir,

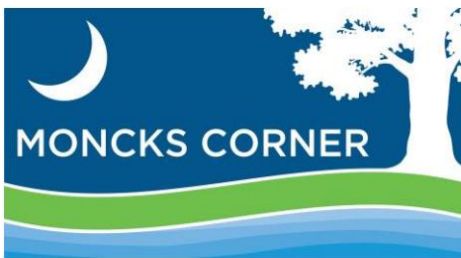
Staff is needing direction regarding your Zoning Map Amendment application. As I previously mentioned, you indicated "Residential" as the desired zoning district on the application. As that is not an official district and the Town has multiple different types of zoning districts that allow for residential uses, an applicant needs to clearly indicate the exact district desired.

You may remember, my recommendation to you was to seek **Transitional District (TD)** zoning for your property. This would allow the property to be used residentially by-right, while keeping the option open for future commercial uses, as well as preserving the ability to transition back to residential.

Staff is unable to amend your application without your permission, therefore I need direction before we can process and schedule your request to be heard by the Planning Commission. Please let me know how you would like to proceed. Thank you.



Justin Westbrook
Community Development Director
Town of Moncks Corner
Direct 843-719-7913
118 Carolina Ave, Moncks Corner, SC 29461



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-08) – Berkeley County

DATE: September 22, 2026

Background: The applicant, Berkeley County, has applied for a Zoning Map Amendment (ZA-26-08) for originally seven (7) parcels (TMS# 142-03-01-002, -003, -004, 006, -007, -008 & -009). Since the application was submitted, the property owner has combined all seven (7) parcels into one (1) parcel. At the time of this writing, Staff is unsure of which TMS number will remain; however, the recombination plat was recorded (Instrument #2026033449) with Berkeley County – Register of Deeds on September 11, 2026. The applicant is seeking the new parcel to be zoned from **Single-family Residential (R-1)** and **Transitional District (TD)** to **General Commercial (C-2)**.

Existing Zoning: The subject parcels are currently in the **Single-family Residential (R-1)** and **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, the **Single-family Residential (R-1)** zoning district is intended as:

"...single-family residential areas with detached units with low to medium population densities."

Per the Town's Zoning Ordinance, the **Transitional District (TD)** 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."

	Adjacent Zoning	Adjacent Land Use
North	R-2	Open Space – Single-Family Detached Dwelling
	C-2	Berkeley County Facilities
South	TD	Various
East	C-2	Berkeley County Facilities
West	R-1	Single-Family Detached Dwelling

Existing Site Conditions: The subject parcel is approximately 0.058 acres (~2535.83 square feet), which appears to be occupied by a single-story building. The subject parcel fronts Newell Street, with approximately 32-feet of road frontage.

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

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

Although the proposed County Courthouse will not introduce traditional retail or commercial uses, Staff recommends rezoning the newly consolidated parcel for two primary reasons. First, the original seven tracts were a mix of zoning districts—six were **Single-Family Residential (R-1)**, and one was **Transitional District (TD)**. Leaving a newly combined parcel with split zoning goes against standard planning practices, and establishing a single zoning designation corrects this issue. Second, the new Courthouse will sit directly adjacent to existing County support services and buildings that are already zoned **General Commercial (C-2)**. Rezoning this newly combined parcel to **General Commercial (C-2)** ensures consistency with the surrounding County campus and proactively prevents future split-zoning complications should the County choose to combine all its adjacent properties down the road.

Density: The subject parcel consists of approximately 17.21 acres. Per the Zoning Ordinance, the maximum lot coverage for **General Commercial (C-2)** zoning district is 60%. While most of the original seven (7) parcels have been developed as single-family residential detached dwellings, the proposed plan is for the new parcel to be redeveloped as the County’s new Courthouse, which is currently seeking a Special Exception through the Board of Zoning Appeals for a “government facility” use.

Transportation: Staff, in partnership with the County, is currently seeking a Traffic Impact Analysis (TIA) for the subject parcel. All recommendations from the Traffic Engineer will be considered and vetted prior to the approval of all required permits.

Environmental: Staff will ensure all environmental concerns are addressed by the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

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

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

While the requested zoning district does not appear to be congruent with this designation of the Future Land Use Map, Staff believes the zoning change request is for future development but with continued County use and development. It is important to note, the development of the property is not subject to the rezoning request, the County could develop the Courthouse and future facilities without rezoning the subject parcel, however, good housekeeping practices within the Town’s Zoning Map allow for future recombination of parcels and potentially adding facilities and County services, the zoning designation is inconsequential due to the high unlikelihood the property ever is sold by the County and commercial is developed.

The subject parcel 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.”

The primary intent behind the above-mentioned overlay is to expand service opportunities within the Town’s corporate limits. By rezoning the subject parcels **General Commercial (C-2)**, the Town’s service opportunities are expanded by the development of the land for the future Courthouse and potential additional County facilities to serve our residents along a major thoroughfare.

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

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
6. Provide high-quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents

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

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the request to be permissible.

Staff Analysis: Staff believes that the designated future land use, while not consistent with the requested zoning district, should be considered. The future of the property has a path forward without the rezoning request, that is conducive to the Mixed-Use Overlay and two (2) goals and implementation strategies from the

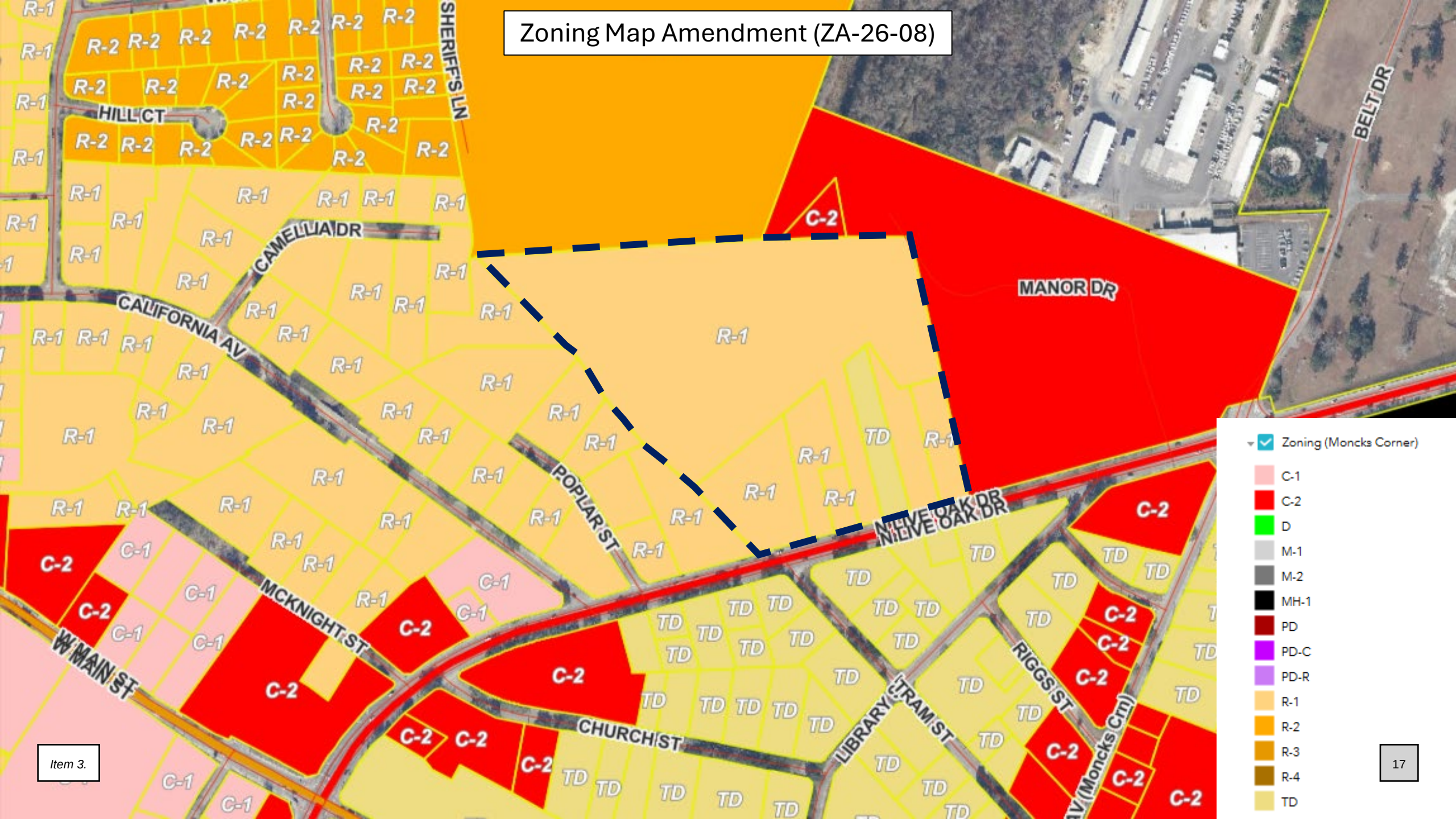
Comprehensive Plan. This lends credibility to the requested zoning district, that while unnecessarily, the County being the end user essentially nullifies any future commercial development the Comprehensive Plan may have conflict with. Staff requests the Planning Commission **recommend approval** for this rezoning.

Attachments: *Location Maps (Aerial, Zoning, Future Land Use Map)*
 SIGNED - Application (Berkeley County - 1)(20260811)
 SIGNED - Application (Berkeley County - 2)(20260811)
 RECORDED – Recombination Plat (#2026033449)
 DRAFT – Recombination Plat (20260901)

Zoning Map Amendment (ZA-26-08)



Zoning Map Amendment (ZA-26-08)



Zoning Map Amendment (ZA-26-08)



✓ Zoning (Moncks Corner)

✓ FLUM Expansion Area

- ✓ Rural-Town Transitional Residential
- ✓ Town Character Residential
- ✓ Suburban Character Residential
- ✓ Town Character Mixed-Use
- ✓ Institutional

✓ FLUM

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



Applicant Information

NAME

Alison Simmons

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

PHONE

843.719.4164

Property Owner Information

(If different than the applicant)

NAME

Berkeley County Government

PHONE

843-719-4131

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

Subject Parcel(s)

TMS NUMBER

1420301002-4

CURRENT ZONING

R-1 Single-Family Residential

REQUESTED ZONING

C-2 General Commercial

CURRENT USE OF PROPERTY

Vacant/Residential

PROPOSED USE OF PROPERTY

Berkeley County Judicial Complex

Certification

CONSENT

checked

SIGNATUREA handwritten signature in black ink, consisting of a large, stylized 'X' or 'K' shape followed by a horizontal line with a small loop at the end.**DATE**

08/11/2026



Applicant Information

NAME

Alison Simmons

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

PHONE

843.719.4164

Property Owner Information

(If different than the applicant)

NAME

Berkeley County Government

PHONE

843-719-4131

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

Subject Parcel(s)

TMS NUMBER

1420301006-9

CURRENT ZONING

R-1 Single-Family Residential

REQUESTED ZONING

C-2 General Commercial

CURRENT USE OF PROPERTY

Vacant/Residential

PROPOSED USE OF PROPERTY

Berkeley County Judicial Complex

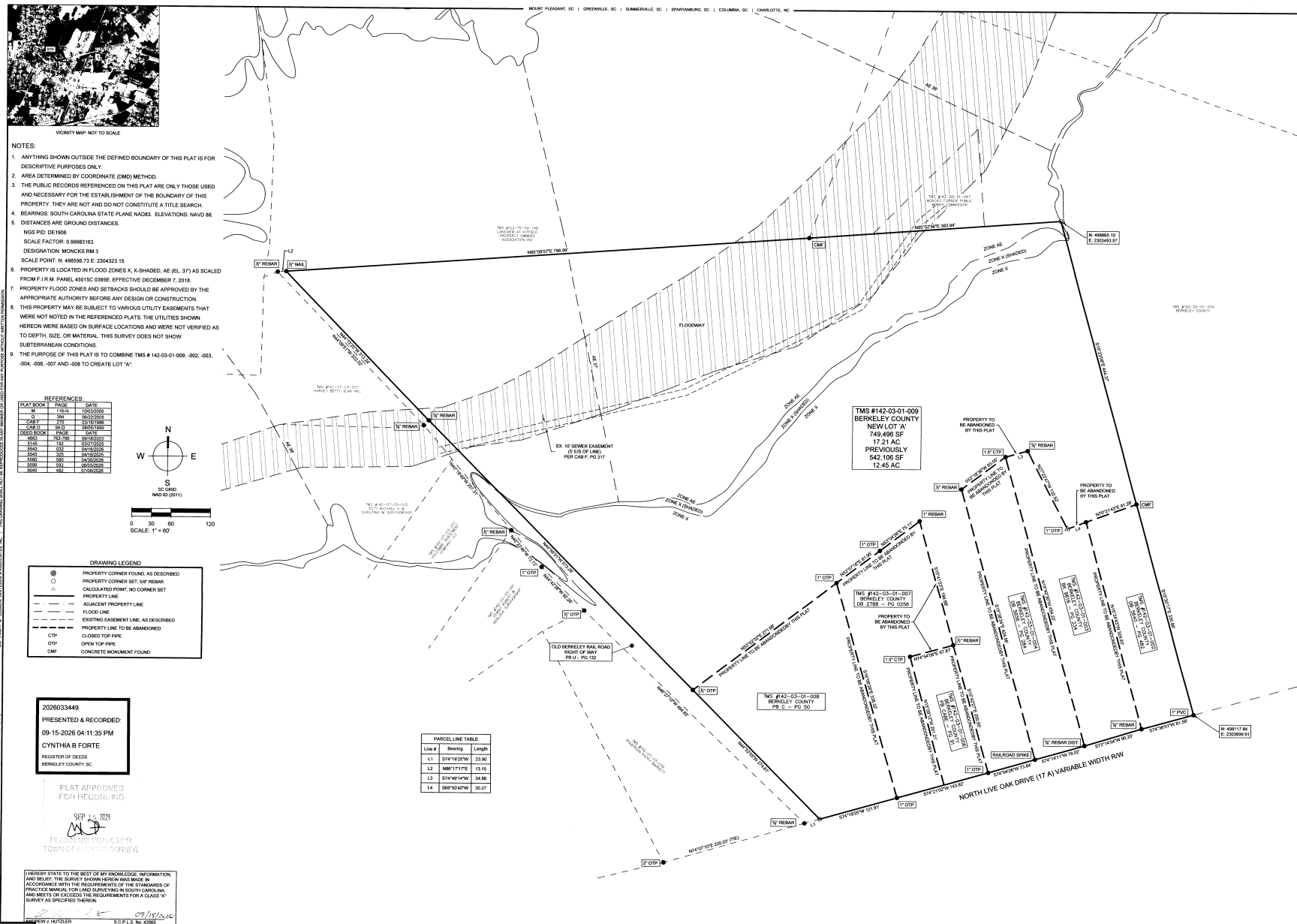
Certification

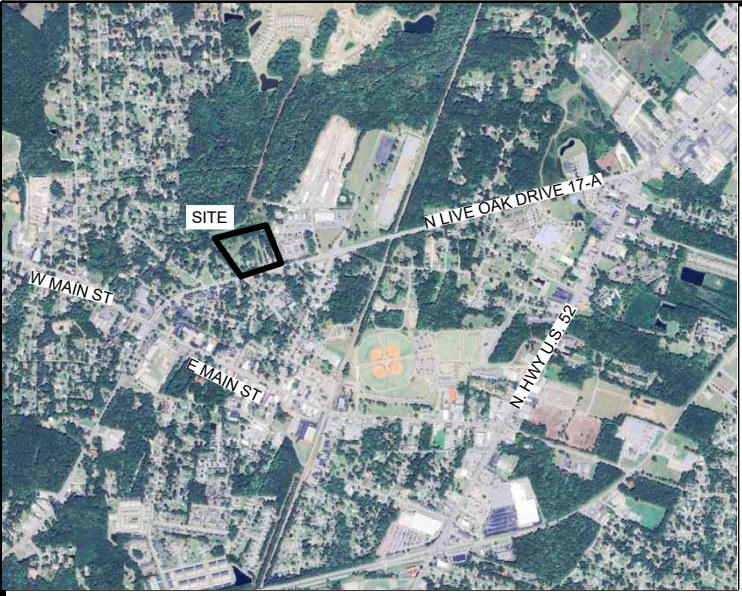
CONSENT

checked

SIGNATUREA handwritten signature in black ink, consisting of several overlapping loops and curves, positioned within the signature field.**DATE**

08/11/2026





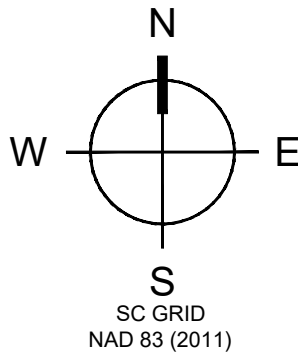
VICINITY MAP: NOT TO SCALE

NOTES:

- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- AREA DETERMINED BY COORDINATE (DMD) METHOD.
- THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- BEARINGS: SOUTH CAROLINA STATE PLANE NAD83. ELEVATIONS: NAVD 88.
- DISTANCES ARE GROUND DISTANCES.
NGS PID: DE1906
SCALE FACTOR: 0.99983163
DESIGNATION: MONCKS RM 3
SCALE POINT: N: 498556.73 E: 2304323.15
- PROPERTY IS LOCATED IN FLOOD ZONES X, X-SHADED, AE (EL. 37') AS SCALED FROM F.I.R.M. PANEL 45015C 0385E. EFFECTIVE DECEMBER 7, 2018.
- PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
- THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
- THE PURPOSE OF THIS PLAT IS TO COMBINE TMS # 142-03-01-009, -002, -003, -004, -006, -007 AND -008 TO CREATE LOT "A".

REFERENCES:

PLAT BOOK	PAGE	DATE
M	116-H	10/03/2005
O	384	08/22/2005
CAB F	270	03/18/1986
CAB O	94-D	08/05/1999
DEED BOOK	PAGE	DATE
463	762-766	09/18/2023
5145	192	03/27/2025
5543	032	04/16/2026
5543	325	04/16/2026
5590	580	04/30/2026
5599	593	08/03/2026
5640	482	07/08/2026



SC GRID
NAD 83 (2011)
SCALE: 1" = 60'

DRAWING LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- PROPERTY CORNER SET, 5/8" REBAR
- CALCULATED POINT, NO CORNER SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOOD LINE
- EXISTING EASEMENT LINE, AS DESCRIBED
- PROPERTY LINE TO BE ABANDONED
- CTP - CLOSED TOP PIPE
- OTP - OPEN TOP PIPE
- CMF - CONCRETE MONUMENT FOUND

PARCEL LINE TABLE		
Line #	Bearing	Length
L1	S74°19'25"W	23.90
L2	N86°17'17"E	13.15
L3	S74°49'14"W	34.88
L4	S69°50'40"W	30.27

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS ALL THE REQUIREMENTS OF THE CLASS SURVEY AS SPECIFIED THEREIN.

DRAFT

Item 3. ANDREW J. HUTZLER S.C.P.L.S. No. 42060

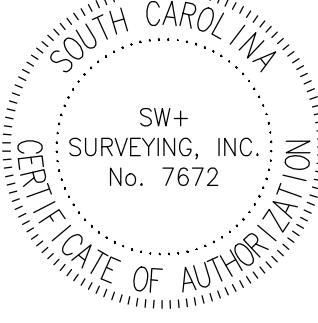


MOUNT PLEASANT, SC
(843) 884-1667

501 WANDO PARK BLVD
SUITE 200
MOUNT PLEASANT, SC 29564
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:

PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR



A PROPERTY LINE ABANDONMENT PLAT OF
TMS # 142-03-01-009 (12.45 AC), -002 (0.61 AC), -003 (0.82 AC), -004 (0.78 AC),
-006 (0.32 AC), -007 (0.91 AC), -008 (1.32 AC)
TO CREATE NEW LOT A (17.21 AC)
OWNED BY BERKELEY COUNTY
LOCATED IN THE TOWN OF MONCKS CORNER
BERKELEY COUNTY, SOUTH CAROLINA

SW+ PROJECT: 11648
DATE: 08/05/26
DRAWN BY: LMM
CHECKED BY: AJH
CC: JB
SHEET: 1 OF 1

REVISION HISTORY

1 09/01/26 BFW

PROPERTY
LINE
ABANDONMENT

C2.0