



*The Lowcountry's Hometown.*

# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JUNE 25, 2024 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of Minutes for the March 26, 2024 meeting.

### NEW BUSINESS

2. Consider a Tree Removal request for two (2) Grand Trees, located at 519 Whitesville Road (142-05-02-020).
3. Consider a Conditional Zoning Map Amendment (CZ-24-02) request for three (3) parcels (142-14-00-024, 142-14-00-025, 142-14-00-026) totaling 16.48 acres, located on Perry Hill Road. The northern parcel (142-14-00-024) would be rezoned from R-1 (Berkeley County) to Single Family Residential (CZ R-2) to allow for up to eighteen (18) single-family detached dwelling units. The southern parcels (142-14-00-025 & -026) would be rezoned from R-1 (Berkeley County) to Single Family Residential (R-3) to allow for up to forty-eight (48) single-family attached (townhomes) dwelling units.
4. Discussion seeking public engagement regarding a critical need for sidewalks along Rembert C. Dennis Boulevard, connecting US Highway 52 to Moncks Corner Elementary.

### 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.*



## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Tree Removal Request (TR-24-01) – 519 Whitesville  
**DATE:** June 25, 2024

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**Background:** The applicant, Neil Melander, has applied for a Tree Removal Request (TR-24-01) for a two (2) **Grand Trees** located at 519 Whitesville Road. Grand Trees are defined as,

*“any tree having a diameter at breast height (DBH) of twenty-four (24) inches or larger”.*

Staff has visited the property to find two (2) large trees, a Birch tree in excess of twenty-four (24) inches and a Pecan tree in excess of thirty (30) inches. The applicant reached out to Staff to express their desire to seek a permit to remove both trees, as the birch tree appears to be dead and the pecan being in close proximity to the applicant’s house. The applicant stated in correspondence with Staff that the birch tree was an “unhealthy shape”, with Staff noting during a site visit it appears to be dead. The applicant stated the pecan tree was an imminent safety hazard to nearby buildings and that limbs from the subject tree had fallen, causing damage to structures. The applicant provided pictures of what appears to be fallen limbs, close proximity to the house, and subsequent limb damage to the trees that most likely will result in additional dropping of limbs.

The applicant has expressed his desire to mitigate the removal of the trees in question by planting five (5) Live Oak saplings. Currently, these saplings are approximately 12-inches to 18-inches in height, and are expected to be planted on the property in the fall with better weather. The applicant anticipates the saplings should be “about 2-3 feet by then”. The applicant has provided pictures size of the mitigating plantings.

**Procedural Issues:** Per the Town’s Code of Ordinance (Article III, Chapter 16), grand trees may be removed without mitigation under the following circumstances:

- A. Tree(s) is/are dead.
- B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
- C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.

- D. Trees which are being cut as a commercial timber operation in accordance with the South Carolina Right to Practice Forestry Act. The Town requests but does not require that a 50-foot wide perimeter buffer of all existing trees be maintained in an undisturbed manner. Trees grown specifically for sale by commercial nurseries are exempt from the provisions of this article with respect to their removal from the commercial site upon which they are grown.
- E. Protected trees required to be removed to carry out a permitted wetland alteration and/or mitigation plan approved by the Army Corps of Engineers or South Carolina Office of Coastal Resource Management are exempt from the provisions of this article.
- F. Removal because of density or interference with the development of other trees.
- G. Removal of pine trees, unless permit is for multiple trees in which removal would constitute clear-cutting.
- H. Trees identified by the South Carolina Exotic Pest Plant Council Non-Native Plant Species List.

**Staff Analysis:** Staff was able to attempt a visual inspection of the trees, and feel the Birch tree and Pecan tree pose an imminent safety hazard, to both the home and adjacent utility lines. The applicant has provided several pictures to support the claim that the tree was dangerous and potentially causing property damage. Staff does not believe the tree was in the footprint of a structure, part of a commercial timber operation, interfered with development of other trees, or on the non-native plant species list.

**Staff Recommendation:** Staff recommends approval of the request to remove the trees, as the imminent danger of the trees coupled with the planned mitigation with Live Oak saplings is consistent with the spirit and intent of the Town's tree ordinance.

*Attachments:*            *Application (20240509)*  
                                  *Staff Pictures (20240510)*  
                                  *Applicant's Narrative (20240621)*  
                                  *Applicant's Pictures (20240621)*



# TREE REMOVAL APPLICATION

Moncks Corner Community Development

**\*\*\*THIS IS AN APPLICATION, NOT A PERMIT\*\*\***

# MONCKS CORNER

*The Lowcountry's Hometown*

Address/Location of Tree(s) to be Removed: 519 Whitesville Road

### Applicant Information

Name: Neil Melander Address: 519 Whitesville Road

Phone: 813-293-1178 E-Mail: neilmelander@gmail.com

### Property Owner Information (If Different)

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Contractor Name: CUTZ Tree Service Phone: (843) 200-8904

*\*\*Contractor must be properly licensed with the Town of Moncks Corner\*\**

Grand trees are any trees greater than 24" in diameter at breast height (24 DBH). Are you proposing to remove any grand trees?  YES  NO

*Grand trees can only be removed with permission of the Town Planning Commission. The Commission meets the fourth Monday of every month at 5:30 p.m. at Town Hall.*

Are the trees to be removed located on a lot for a single family home or single-structure duplex?  YES  NO

If **yes**, a professional tree survey is NOT REQUIRED. Please attach a reasonably accurate survey showing the location, size, and species (common name) of any trees 10" DBH or greater proposed to be removed.

If **no**, please attach a survey prepared by a S.C. licensed landscape architect, surveyor, or civil engineer showing the following:

- The location, size (DBH) and species (common name) of all trees 10"+ DBH
- A clear designation of all protected trees proposed for removal
- A mitigation plan showing the location, size, and species to be planted

Please explain in detail the conditions that exist that require the removal of trees.

Two trees to be removed. One is an old pecan tree that is rotting and dropping limbs over my bedroom. It also blocks the back porch expansion that I intend to have done. The other tree is a birch tree I believe and it is growing into power lines and has been cut to an unhealthy state.

Property Owner's Signature: Neil Melander Date: 5/9/24





Item 2.

5





Item 2.





Item 2.





Item 2.

Dear Planning Commission,

I wish to remove 2 trees from my property. The first tree that I would like to remove is a pecan tree. The tree is directly behind my house, only 16 feet from my bedroom with many large branches that overhang the house. The tree regularly drops branches on the house damaging the roof and siding. The location of our property also magnifies the frequency of this as we live across the street from the airport that experiences higher winds due to the open field. The tree is absolutely a major concern during any hurricane, as my wife and young son are forced to avoid that area of the home under the tree as a precaution for their safety. I have included pictures below of locations where previous branches have fallen as well as a branch that fell just last week. The largest branch of the tree overhangs the house, so removal of that branch will be a significant injury to the tree. The concern for this is intensified because the tree no longer heals damaged areas properly. Previous fallen branches have resulted in cavities and rot that lead into the trunk and major limbs of the tree.

The second tree that I would like to remove is a birch tree. This tree is next to the fence where the power lines are located. Years of trimming the tree back from the powerlines have resulted in it growing to an unhealthy shape.

I am also working with a contractor and architect to build a detached garage behind my house where the tree is currently located. For these reasons, I do not believe that my situation requires mitigation under the Moncks Corner Tree Ordinance 16.106.4.B or C which state:

3. Grand trees may be removed upon the issuance of a valid permit by the Town Administrator or his/her designee if, in the determination of Staff, the trees meet the conditions for removal without mitigation. The Town Administrator reserves the right to forward any grand tree removal permits to the Planning Commission for review and issuance.
4. Trees removed under these conditions do not require mitigation:
  - A. Tree(s) is/are dead.
  - B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
  - C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.

However, I am performing my own mitigation and planting replacement trees in better locations. I have 5 small saplings that I have grown from acorns that fell from the Angel Oak. These saplings are Live Oaks that will grow to be much larger than the trees they are replacing. I own the property next door as well so I will be spreading them across the two



properties. They are too small to meet mitigation requirements, but they are special to me, and I do not wish to purchase a weaker species from a hardware store in an effort to achieve a minimum trunk thickness. The research I have done on Live Oak trees shows that most Live Oaks that are grown in pots until they are large enough to meet mitigation sizes commonly have unhealthy roots. The roots grow into the shape of the pot and end up forming a ball. Once transplanted the roots are unable to spread sufficiently to protect the tree from high winds. As the tree gets bigger and the roots swell, they begin to choke each other and limit the flow of nutrients through the roots. The saplings that I am growing are already in specialty pots that prevent the roots from forming a ball. They are growing quickly, and they will be planted in their final location this October once the summer heat is gone. They should be about 2-3 feet tall by then. Thank you for your consideration.

Respectfully,

Neil Melander

519 Whiteville Road



The Pecan Tree





Distance from my bedroom





A branch that just fell last week













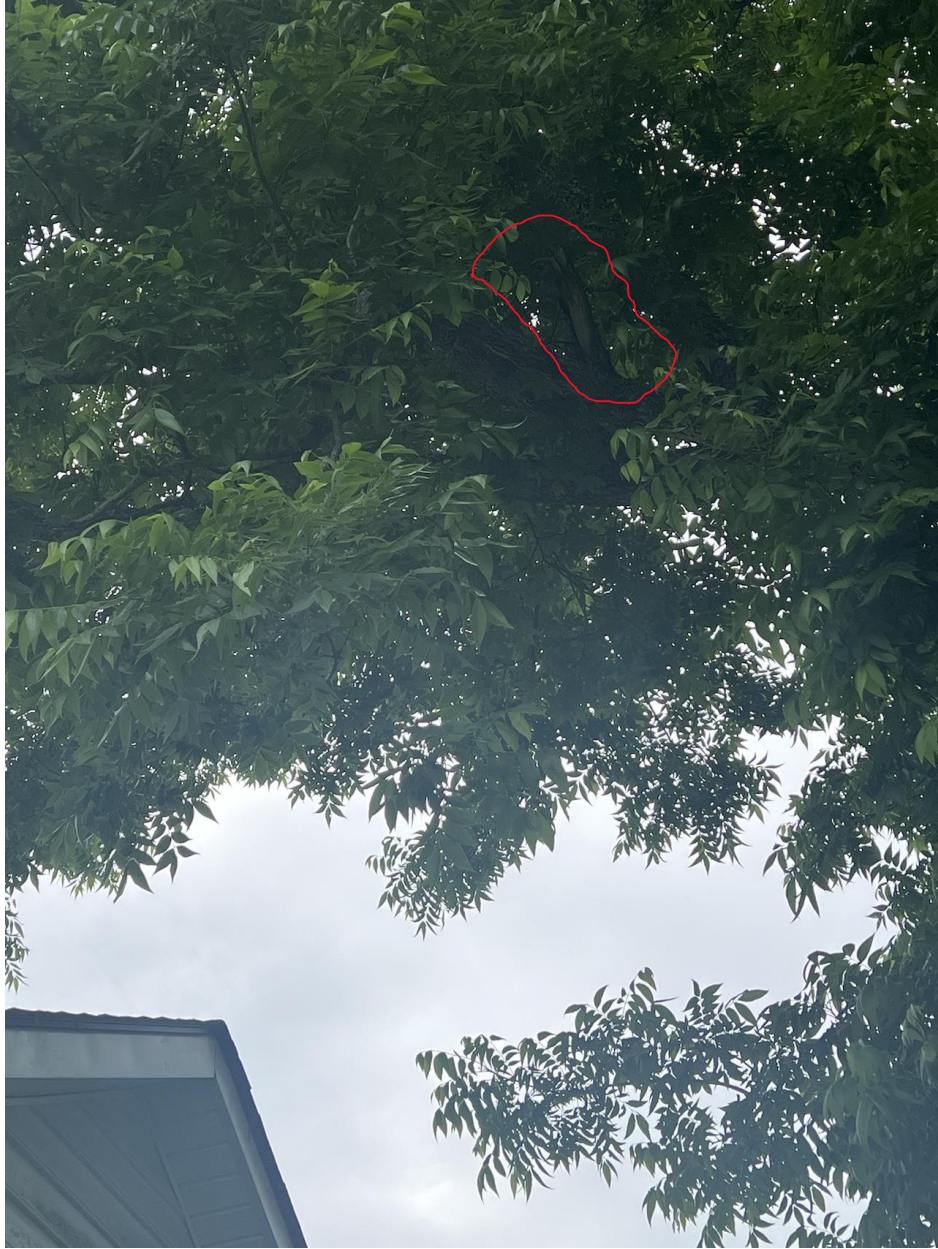


A previous branch that had fallen now has a rot cavity leading into the large branch



Another fallen limb





Limb that fell on my house last summer



The largest limb hangs over the house





Rot in the trunk that the tree will not repair





Tree wound after a limb was cut off, all wood is soft there





The birch tree



View from one side





View from opposite side





My children of the angel





Little sprouts 3/19/24





They are about 12-18" tall now 6/21/24





## STAFF REPORT

**TO:** Planning Commission

**FROM:** Justin Westbrook, Community Development Director

**SUBJECT:** Annexation (AN-24-01) – Tige Moran & Arnold Singletary

**DATE:** June 25, 2024

**Background:** The applicant, DR Horton on behalf of Tige Moran & Arnold Singletary, has applied for an Annexation (AN-23-01) for two (2) parcels, owned by Tige Moran (TMS #142-14-00-025 & -026) and Arnold Singletary (TMS #142-14-00-024). Along with the annexation request, the applicant is seeking the Moran parcels to be zoned **Single Family Attached Residential (R-3)** and **Conditional Zoning – Single Family Residential (CZ R-2)**.

There have been two previous requests that may have bearing on this application. In 2022, the applicant sought and was granted **Conditional Zoning – Single Family Attached Residential (CZ R-3)** zoning for an adjacent parcel (TMS #142-14-00-030), known as the Perry Hill rezoning. This request, as part of an annexation request, was heard by the Town Council on October 18th, 2022. That request approved a townhome community of “no more than 100 units” with the conditions.

In 2023 the applicant previously requested annexation for the subject Moran & Singletary parcels, seeking **Conditional Zoning – Single Family Attached Residential (CZ R-3)**. This request for up to eighty-eight (88) single family attached (townhomes) was heard by the Planning Commission at their June 27<sup>th</sup>, 2023, meeting, where the commission voted 3-0 to recommend approval to Town Council. The request was then heard by the Town Council at their July 18<sup>th</sup>, 2023, meeting, where the council voted to deny the request effectively killing the request.

**Existing Zoning:** The subject parcels are currently in Berkeley County’s R-2 zoning district. Per the Berkeley County, the R-2 – Manufactured Residential District is intended to:

*“...implement the land use goals of the residential growth areas and rural villages within urbanizing areas in the unincorporated portions of Berkeley County.”*

The zoning district is primarily residential in nature, specifically designed for single-family detached dwellings and manufactured homes.

	Adjacent Zoning	Adjacent Land Use
North	R-2 (Berkeley County)	Auto Repair Shop
	GC (Berkeley County)	VACANT
South	R-2 (Berkeley County)	VACANT
East	R-2 (Berkeley County)	Single-family Detached Dwelling
	Conditional Zoning R-3	VACANT
West	R-2 (Berkeley County)	VACANT

**Existing Site Conditions:** The subject parcels comprise of approximately 16.29 acres, which are currently undeveloped and largely wooded. There does appear to be some wetlands delineated on the parcels, predominantly to the west. The subject parcels are currently accessible by Ginn Road and the previously approved annexation by the applicant to the parcel to the west is intended to connect with the subject parcels of this request.

**Proposed Zoning Request:** The applicant has requested to annex the subject parcels into the Town of Moncks Corner and apply for a **Single Family Attached (R-3)** and **Conditional Zoning - Single Family Residential (CZ R-2)** zoning district. Per the Town’s Zoning Ordinance, the **Single Family Attached Residential District (R-3)** is intended to:

*“...support medium density residential uses, characterized by two family detached (i.e. duplex) and single-family attached (i.e. townhouse) units. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.”*

Per the Town’s Zoning Ordinance, the **Single Family Residential District (R-2)** is intended to serve as:

*“...single-family residential areas with detached units with low to medium population densities.”*

As the requested annexation has an accompanied Conditional Zoning request with it, this applicant’s request is seeking to attach conditions to the base **R-2** zoning district the Town utilizes. Conditional Zoning serves to:

*“...encourage the development of various types of flexible, negotiated developments under master plans, where the traditional density, bulk, spacing and use regulations of other zoning designations, which may be useful in protecting the character of substantially developed areas, may impose inappropriate and unduly rigid restrictions upon the development of parcels or areas which lend themselves to a unified, planned approach.”*

As such, the applicant has not provided conditions to attach with the reduction in lot size, which Staff calculates as approximately 6,270 square feet: a staunch departure from the 12,000 square foot minimum lot size for any **Conditionally Zoned** district. Staff is concerned that previously approved amenities from the Perry Hill approval would be sought to help reduce the minimum lot size for the single family detached products. Should the applicant provide separate amenities to help off-set the reduction in lot size, Staff is concerned that the size of

the parcels, hamstrung by the wetlands present, would not be significant enough to justify such a reduction resulting in such density as requested.

Staff also believes that townhome products should be limited to walk-able, already developed sections of a town, which Perry Hill area does not align with. Townhomes should benefit from existing conditions and infrastructure, that must include sidewalks and access to other town services. As previously mentioned on other requests, townhomes should connect to the Town’s sidewalk network, to make the density justifiable for the residents, both current and future. As there does not appear to be any additional sidewalks in the area, outside the previously approved Perry Hill request, Staff does not see any benefit from such density to the Town from a planning, walkability and livability aspect.

**Density:** The subject parcels consist of approximately 16.48 acres. When reviewing the density, as there are two requested zoning districts, individually the parcel for the requested **R-3** comes in at 7.75 dwelling units per acre. This appears to be very high for the area, as the previously approved Perry Hill request only saw an approved 5.22 dwelling units per acre over 19.17 acres. This represents a 48% increase in density from what the Town approved in 2022. However, when coupled with the 1.75 dwelling units per acre for the **CZ R-2** request, the density for this entire request will result in 4.0 dwelling units per acre.

Portion	Acreage	Proposed DUs	Density (DU/Acre)
Proposed R-3	6.19	48	7.75
Proposed CZ R-2	10.29	18	1.75
<b>TOTAL</b>	16.48	66	4.0

When considering the previously approved annexation in 2022 in conjunction with this request the density for the entire project will result in 4.7 dwelling units per acre.

**Transportation:** The proposal for the subject properties almost doubles the original approval of one hundred (100) townhomes, and with further development pressures from adjacent properties, Staff feels every attempt to connect this project to adjacent properties with US-17A access should be made. The applicant shows on the provided Sketch Plan a “stub-out” to adjacent land and has provided Staff with a wetland and floodway delineation map for the entire area. Staff agrees that the presence of floodway and wetland to the west of the subject properties create a financial and engineering concern, however Staff believes with the increase in project size and number of units, a regional approach with adjacent property owners should be seriously sought prior to annexation and rezoning approvals.

As with the previously approved annexation and rezoning for Perry Hill, Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcels prior to Preliminary Plat approval. It may be difficult to consider all approvals for this area however, as the Perry Hill TIA may not be considered in its entirety with this current request. Anytime piece-meal subdivisions with addons occur, it increases the risk that engineering studies, particularly with traffic impacts, may miss opportunities as they are looked at individually as opposed to regionally as Staff has long advocated with this request.

Staff recommends that all TIA recommendations be funded and installed by the developer prior to Final Plat approval. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcels.

**Consistency with Plans:** Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcels as “Town Character Residential”. The requested zoning designation is not congruent with this designation of the Future Land Use Map as the request includes townhomes. The Plan calls for “Town Character Residential” 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 Comprehensive Plan also lays out various goals and policies to help in decision making for land use requests. Staff believes 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.

Staff also believes the applicant and request generally does not 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.
8. Identify and preserve the community assets that contribute to the Town’s unique small-town character, quality of life, and cultural identity.

**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.

The Planning Commission is tasked with not just making a recommendation for the request, but also to determine if the request should be reconsidered. As a similar request was denied on July 18<sup>th</sup>, 2023, and as the request will be before the Town Council at their July 16<sup>th</sup>, 2024, meeting, this request falls within a reconsideration of proposed amendments (Section 12-7). As such, the Planning Commission will need to determine if the application should be reconsidered. The criteria to determine this is meeting one of the following thresholds.

1. There has been a substantial change in the character of the area, or

- Evidence or factors or conditions exist which were not considered by the Planning Commission or the Town Council in previous deliberations which might substantially alter the basis upon which the previous determination was reached.

Staff does not feel there has been substantial change in the area of Perry Hill, due to a lack of development or applications for development. Staff also is not aware of any factors or evidence not previously discussed by Planning Commission or Town Council which would substantially alter the basis of denial the Town Council voted on in 2023.

**Staff Analysis:** Staff have worked with the applicant for several months and have identified transportation, wetlands, and density as concerns. The applicant has worked to help address Staff concerns and identify reasoning why their position is to add units to a previously annexed and rezone parcel of “no more than 100 units” without providing requested “stub-outs” to adjacent parcels; particularly the parcel to the northwest (TMS #142-14-00-007). Staff is concerned that add-ons or “phases” to previously approved developments will severely hinder the planning process for quality development. By approving small chunks of development incrementally, regional and master planning cannot be achieved in a concise and thoughtful manner.

**Staff Recommendation:** At this time, Staff recommends denial for the requested **Conditional Zoning – Single Family Residential (CZ R-2)** and the **Single Family Attached Residential (R-3)** zoning district designations for the subject parcels. Staff has reached this recommendation due to the request for additional density in an otherwise existing rural area, with little to no additional connectivity from the proposed development to other Town amenities, existing neighborhood centers or commercial development.

*Attachments:*                    *Location Maps (Aerial, Zoning, Future Land Use Map)*  
                                          *SIGNED - Application (Tige Moran, Property Owner)(20240520)*  
                                          *SIGNED – Application (Aaron Singletary, Property Owner)(20240521)*  
                                          *Concept Plan (20240529)*



**100% ANNEXATION PETITION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: D.R. Horton - Davis McNair Address: 2057 Wambaw Creek Rd.  
Charleston, SC 29492  
Phone: 843-330-0296 E-Mail: DEMcnair@drhorton.com

**Property Owner Information (If Different)**

Name: Arnold Singletary Address: 1414 Cooper Store Road  
Moncks Corner, SC 29461  
Phone: 843-697-1166 E-Mail: asingletary@homesc.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:

*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: TMS#142-14-00-024,  
Berkeley County - R-2

\* \* \* 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: Town of Moncks Corner R-2 with Conditions

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: *Arnold Singletary* Date: 05/20/2024

Applicant's Signature: *David McNair* Date: 5/21/24

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_

Advertised:

Approved:





**100% ANNEXATION PETITION**  
 Moncks Corner Community Development

**MONCKS CORNER**  
*The Lowcountry's Hometown.*

**Applicant Information**

Name: J.R. Horton - Davis McNair Address: 2057 Wambaw Creek Rd. Charleston, SC 29492  
 Phone: 843-330-0296 E-Mail: DEMcnair@drhorton.com

**Property Owner Information (If Different)**

Name: Tige Moran Address: 508 Fern Tree Drive Summerville, SC 29486  
 Phone: 843-729-2696 E-Mail: Tigerlogging@hotmail.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 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:

*Insert description of territory. The description may be taken from deed 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: MS#142-14-00-025, & -026 Berkeley County - R-2

\*\*\* 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: Town of Moncks Corner [redacted] R3

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: David McNair Date: 5/20/24

Applicant's Signature: Tige Moran Date: 4-5-24

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_

Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_





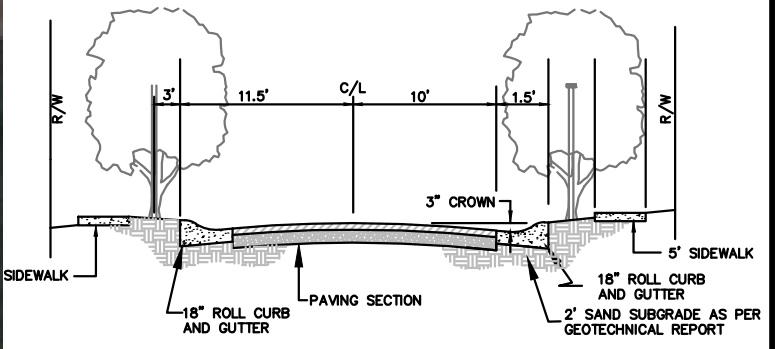
**TYPE 1 SECTION - 5 UNIT TOWNHOME**  
(NOT TO SCALE)

<b>PHASE 1:</b>	
LOT SIZE:	APPR. 19.17 AC
WETLAND:	APPR. 6.09 AC
DEVELOPABLE AREA:	APPR. 13.08 AC
STANDARD TOWNHOUSE UNIT SIZE:	22' x 105'
TOTAL UNITS:	84
TOTAL POND ACREAGE:	0.86 AC
WETLAND INFILL:	0.40 AC

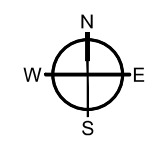
<b>PHASE 2:</b>	
LOT SIZE:	APPR. 10.38 AC
WETLAND:	APPR. 2.24 AC
DEVELOPABLE AREA:	APPR. 8.14 AC
SINGLE FAMILY UNIT SIZE:	57' X 110'
TOTAL UNITS:	18 TOTAL
STANDARD TOWNHOUSE UNIT SIZE:	22' X 105'
TOTAL UNITS:	48 TOTAL
POND ACREAGE:	0.91 AC
WETLAND INFILL:	0.09 AC
TOTAL PHASE 2 UNITS:	66 UNITS

**LEGEND**

PROPOSED PHASE LINE



**TYPE 1 SECTION - 50' R/W ACCESS ROAD SECTION**  
(NOT TO SCALE)





## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Walking to the Corner: Sidewalks for Improved Pedestrian Access  
**DATE:** June 25, 2024

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**Background:** The Town of Moncks Corner is committed to creating a safe, accessible, and walkable community for all residents. As part of this ongoing effort, Staff with the help of Town Council, Planning Commission, local stakeholders and area residents have identified a critical need for sidewalks along Rembert C. Dennis Boulevard, connecting the commercial corridor of US-52 to nearby neighborhoods such as Sterling Oaks, Stoney Landing, Stone Ridge, as well as Moncks Corner Elementary School.

### How the Need Was Identified:

- **Community Input:** The Planning Commission actively seeks public input through various channels, including public meetings, online surveys, and citizen advisory committees. During these engagement sessions, concerns regarding the lack of sidewalks on Rembert C. Dennis Boulevard were consistently raised by residents.
- **Safety Concerns:** The absence of sidewalks creates a dangerous environment for pedestrians, especially children walking to school and residents accessing nearby businesses. The Commission recognized the potential for accidents and sought solutions to improve safety.
- **Accessibility Issues:** The lack of sidewalks hinders access for those with mobility limitations, strollers, or wheelchairs. Ensuring everyone can easily navigate the area was a key priority for the Commission.
- **Connectivity Gap:** A connected sidewalk network promotes walkability and encourages residents to walk or bike for errands and recreation. The missing segment on Rembert C. Dennis Boulevard creates a barrier to this goal.
- **Alignment with Town Goals:** The Town of Moncks Corner's 2024 Comprehensive Plan emphasizes creating a pedestrian-friendly environment. The Planning Commission's initiative aligns with this long-term vision.

### Seeking Your Input and Direction:



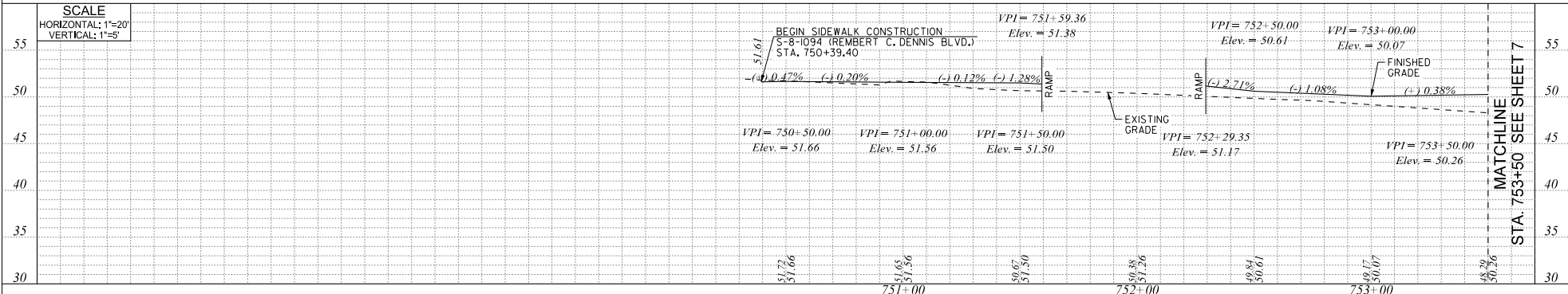
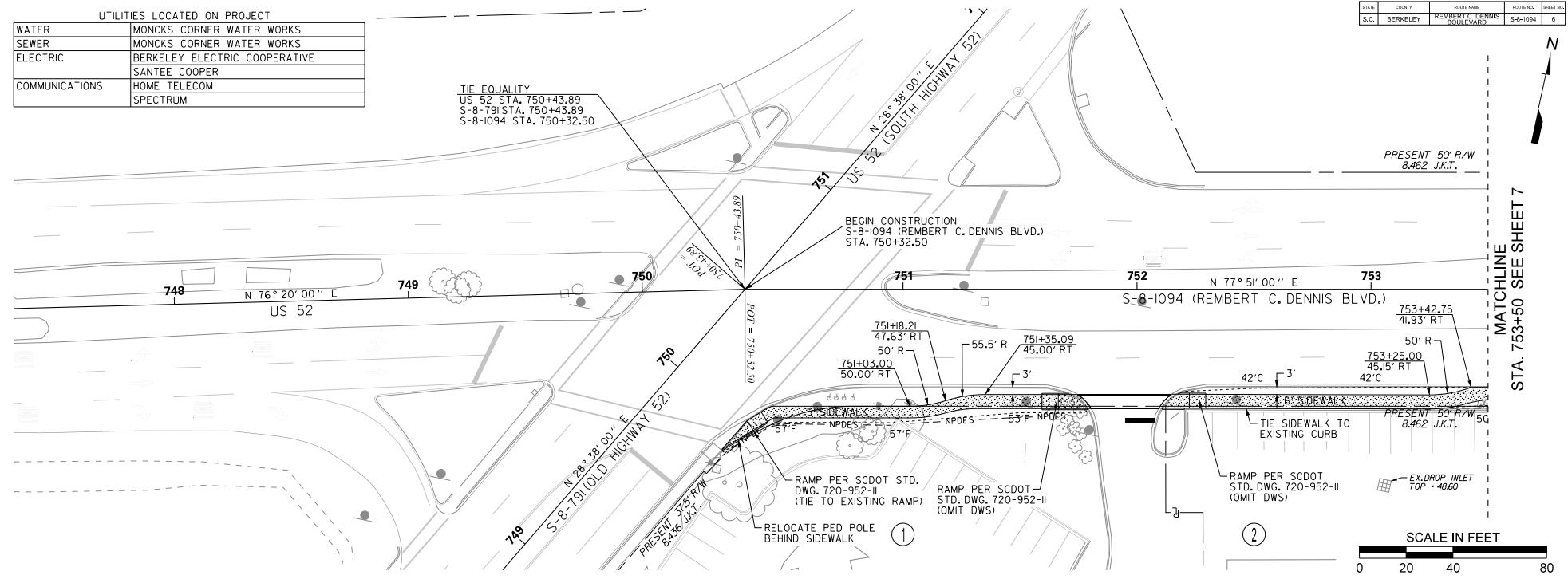
Staff recognize the importance of public participation in shaping the future of Moncks Corner, specifically with you, the Planning Commissioners of the Town. Staff is requesting you to share your thoughts and experiences regarding the need for sidewalks on Rembert C. Dennis Boulevard. By working together, we can create a safer, more connected, and walkable Moncks Corner for everyone!

**Staff Recommendation:** The proposed sidewalk project on Rembert C. Dennis Boulevard offers significant benefits for pedestrian safety, accessibility, and overall community well-being. Staff recommends expediting this project to create a safer and more connected Moncks Corner for all residents. Staff also requests the Planning Commission provides feedback and a formal resolution to support the sidewalk plan, along with any and all efforts by Staff to achieve this much needed and critical infrastructure plan, including grant proposals, ordinance changes, policy implementations and public-private partnerships.

*Attachments: Sidewalk Plan*

UTILITIES LOCATED ON PROJECT	
WATER	MONCK'S CORNER WATER WORKS
SEWER	MONCK'S CORNER WATER WORKS
ELECTRIC	BERKELEY ELECTRIC COOPERATIVE
COMMUNICATIONS	SANTEE COOPER
	HOME TELECOM
	SPECTRUM

STATE	COUNTY	ROUTE NAME	ROUTE NO.	SHEET NO.
S.C.	BERKELEY	REMBERT C. DENNIS BOULEVARD	S-8-1094	6



NOTES:  
1. ALIGNMENT CONTROL CAN BE FOUND ON REFERENCE SHEET.

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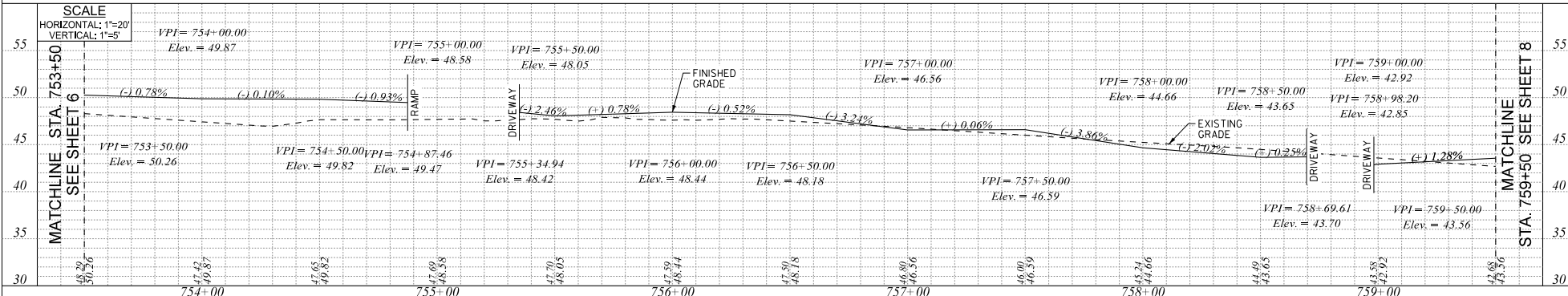
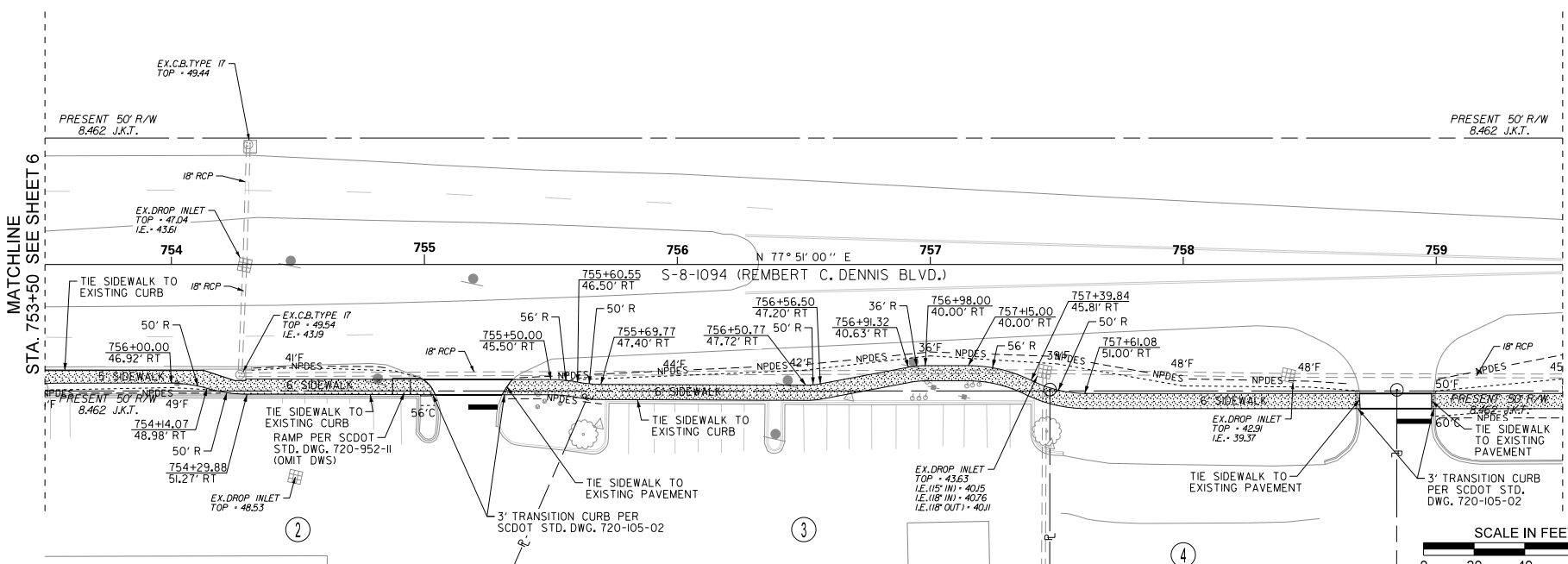


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**MONCK'S CORNER**  
BERKELEY COUNTY  
REMBERT C. DENNIS BLVD. / STONEY LANDING RD.  
SIDEWALK IMPROVEMENTS  
PLAN & PROFILE SHEET  
SCALE: 1" = 20' H, 1" = 5' V RTE: S-8-1094

User: JMW  
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8/15/2021





- NOTES:
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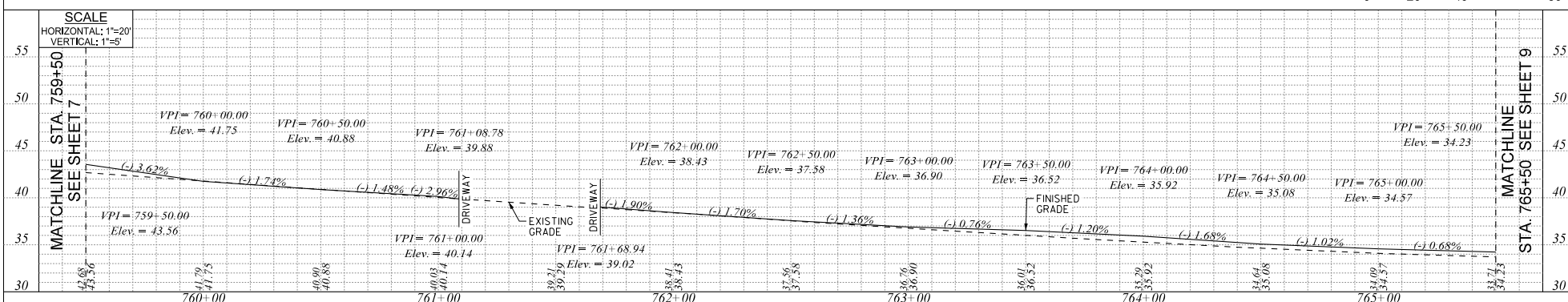
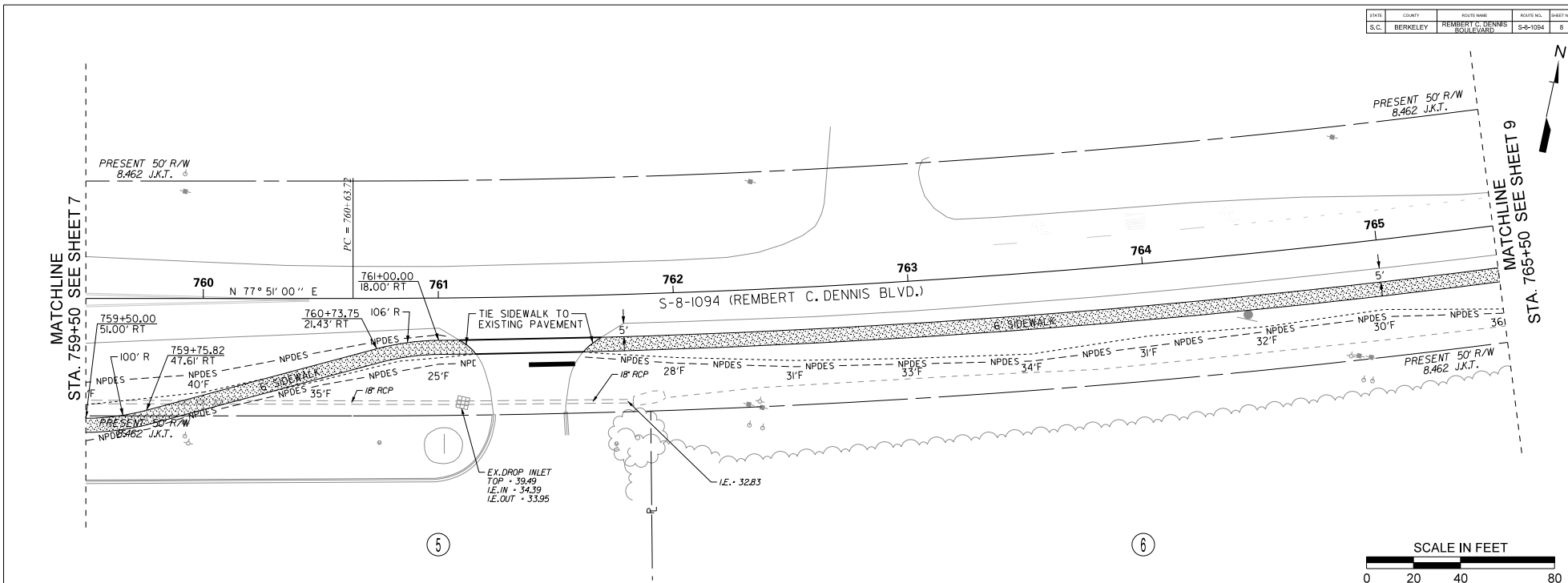
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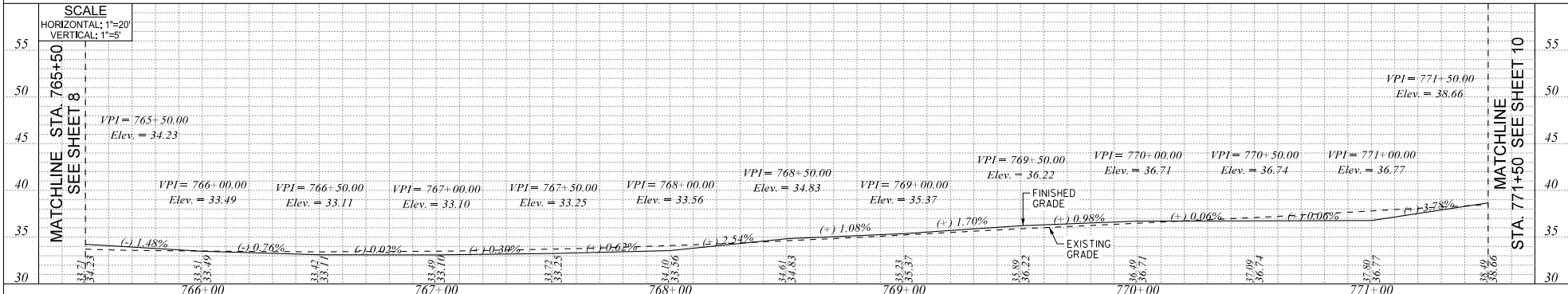
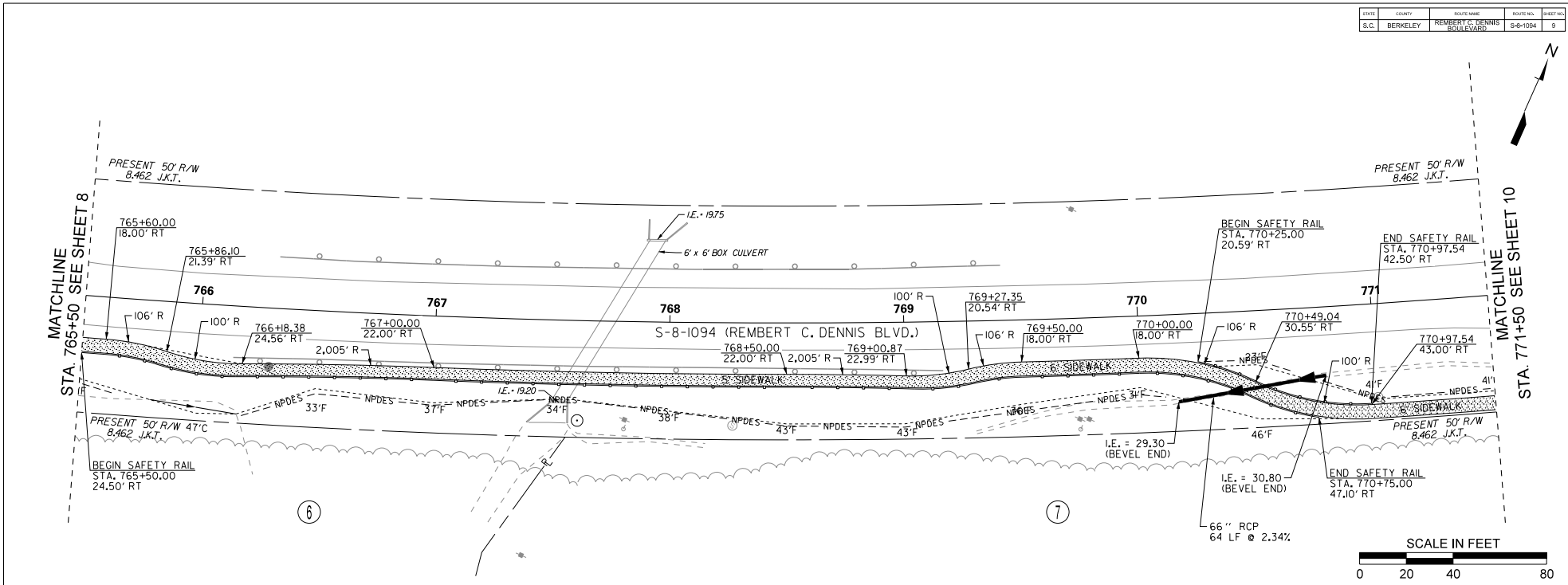


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Stantec Consulting Services Inc. 499 Centre Pointe Drive Suite 200 North Charleston, SC 29418 www.stantec.com		SOUTH CAROLINA STANTEC CONSULTING SERVICES INC. No. 012310 STATE OF SOUTH CAROLINA		SOUTH CAROLINA No. 27825 HONICKS CORNER STATE OF SOUTH CAROLINA		BERKELEY COUNTY REMBERT C. DENNIS BLVD / STONEY LANDING RD. SIDEWALK IMPROVEMENTS PLAN & PROFILE SHEET	
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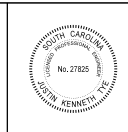
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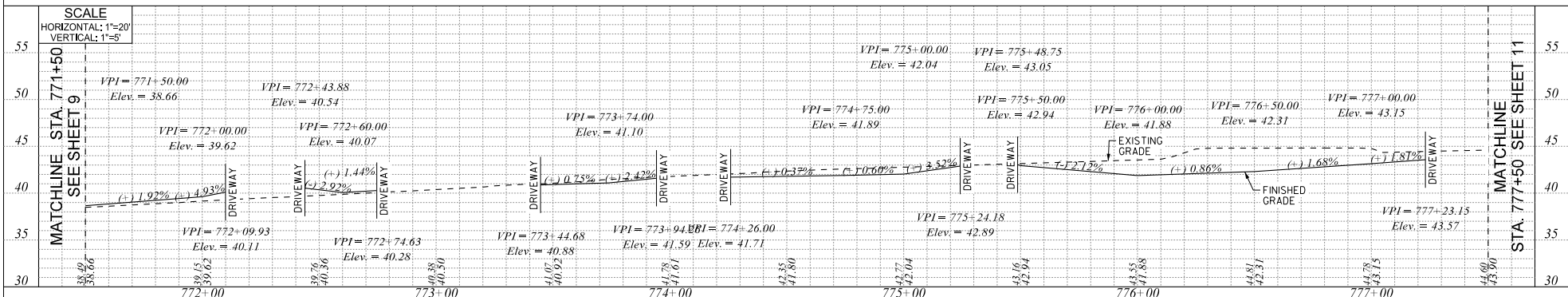
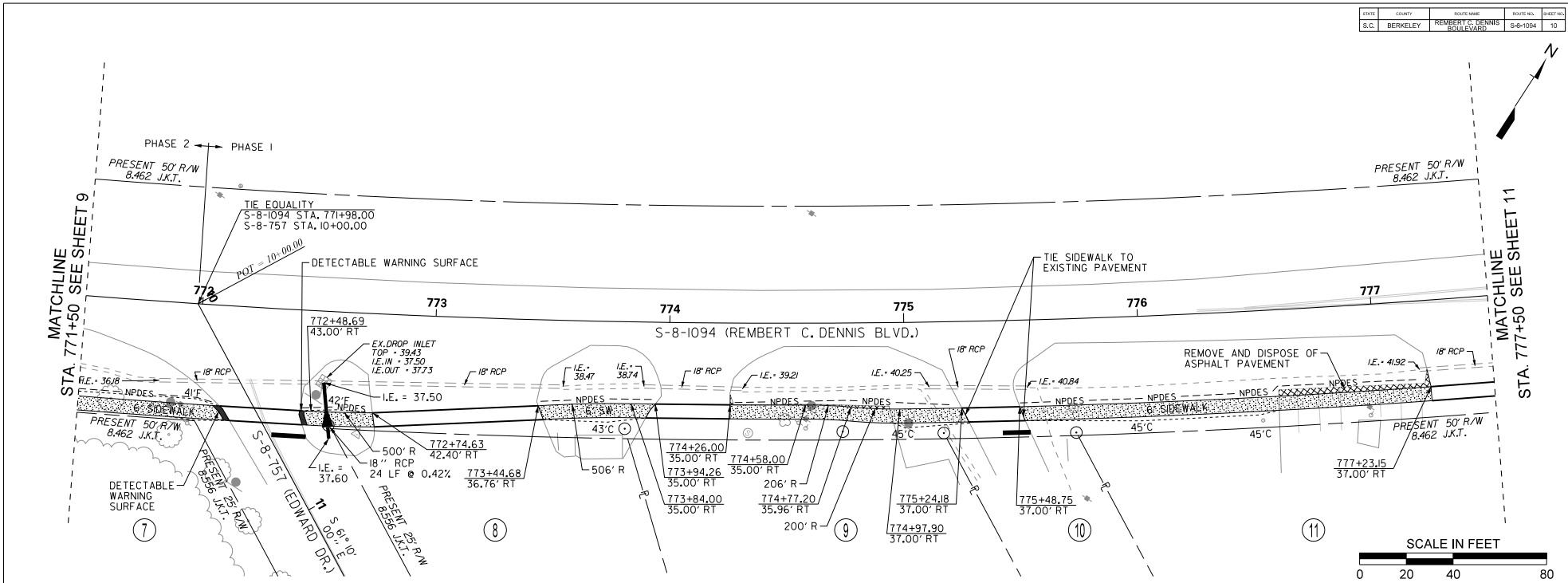
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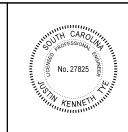
BERKELEY COUNTY  
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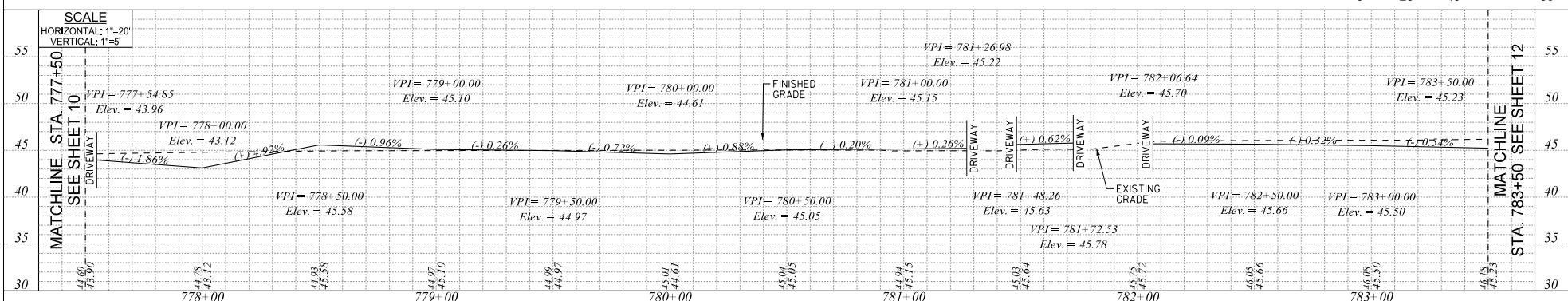
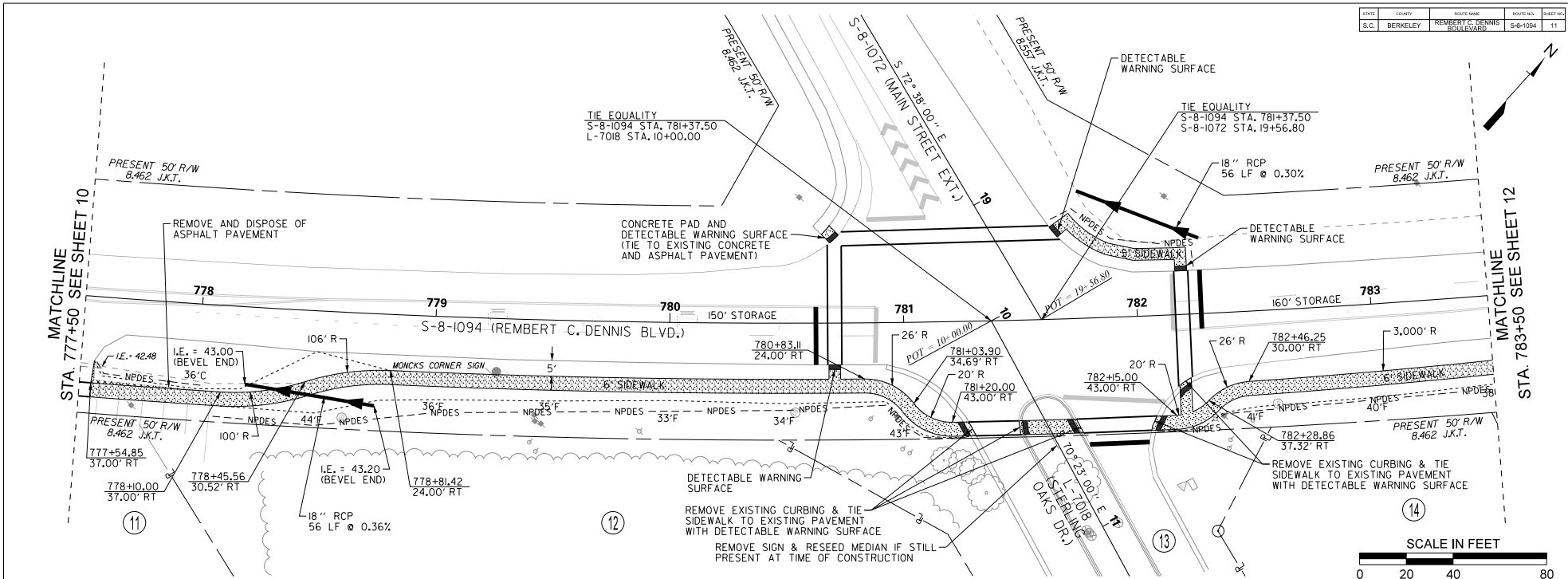


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**HONICKS CORNER**  
 BERKELEY COUNTY  
 REMBERT C. DENNIS BLVD. / STONEY LANDING RD.  
 SIDEWALK IMPROVEMENTS  
 PLAN & PROFILE SHEET  
 SCALE: 1" = 20' H, 1" = 5' V RTE: S-8-1094




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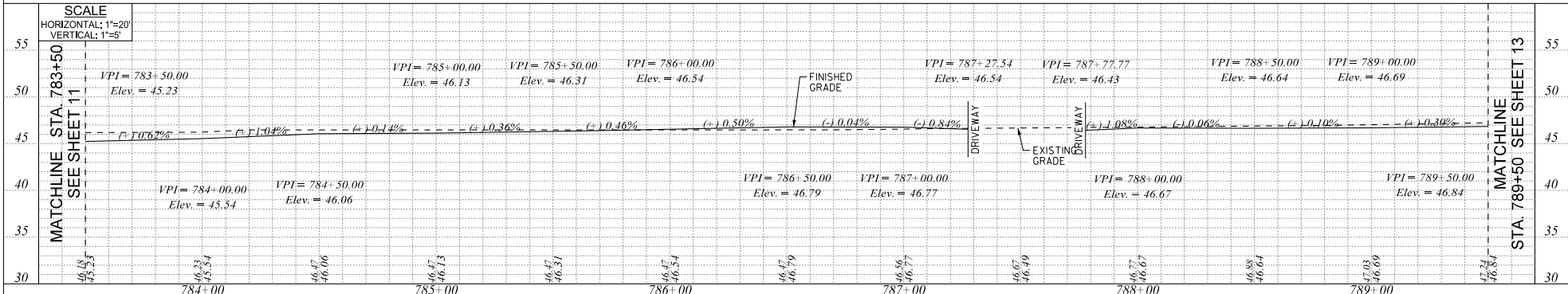
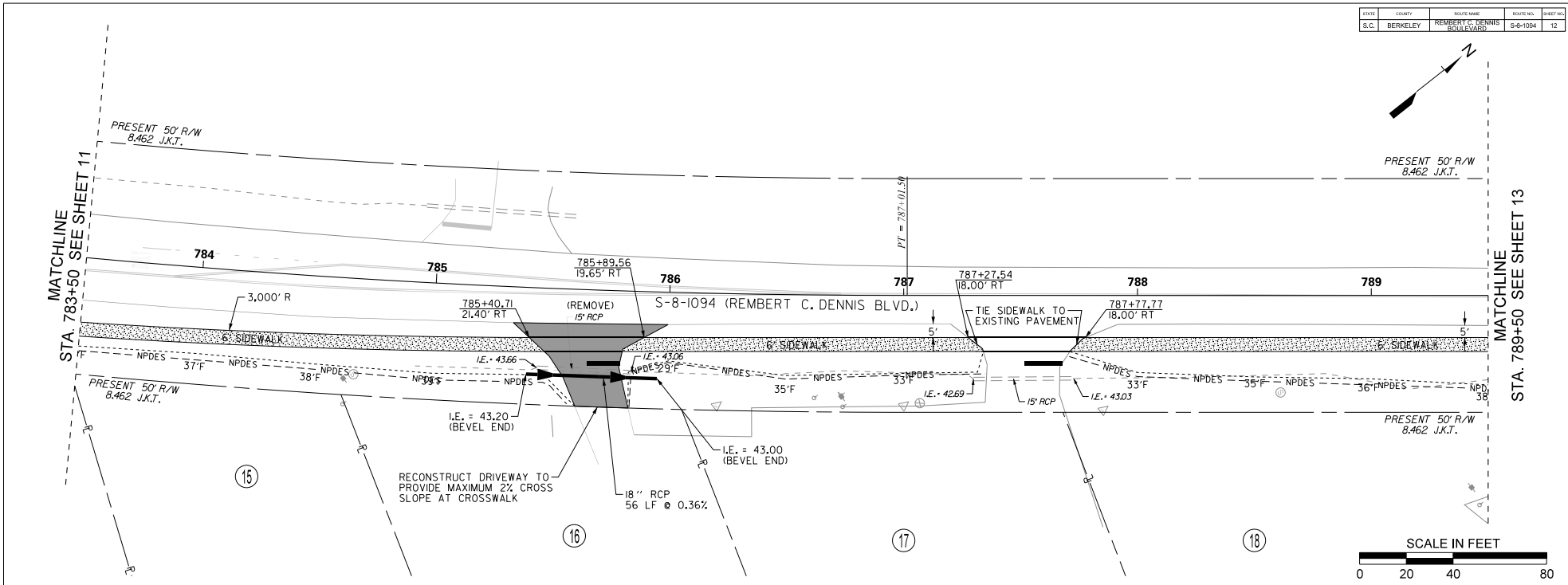
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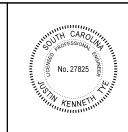
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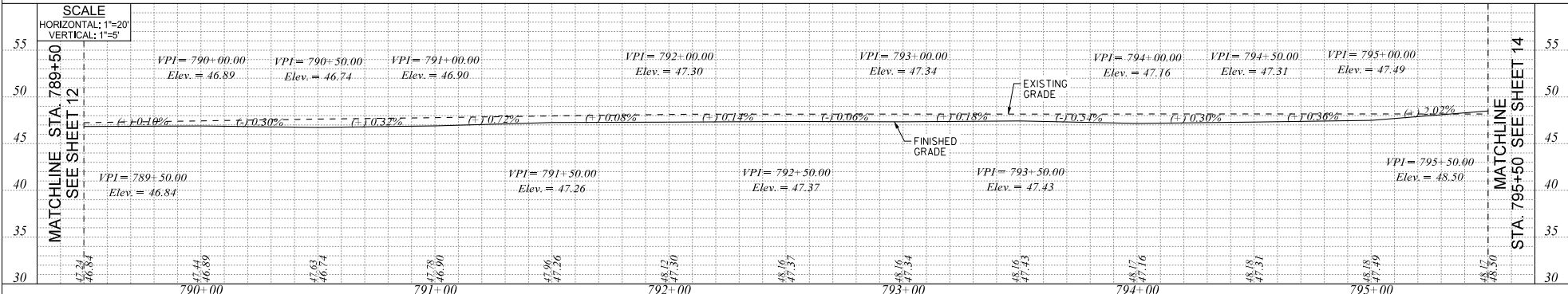
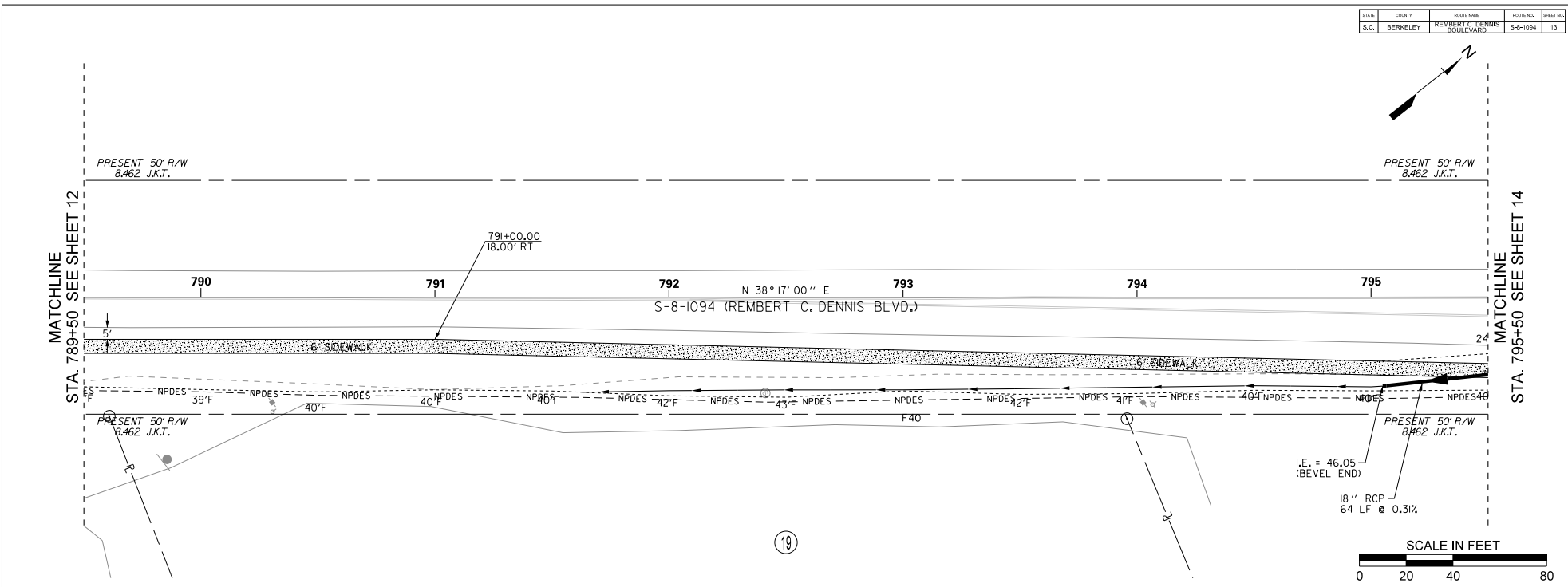


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 SIDEWALK IMPROVEMENTS  
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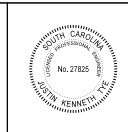
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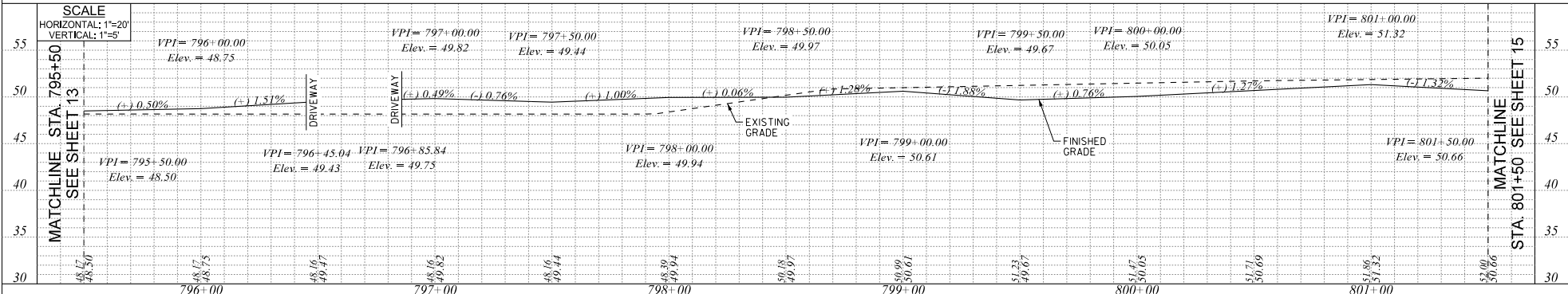
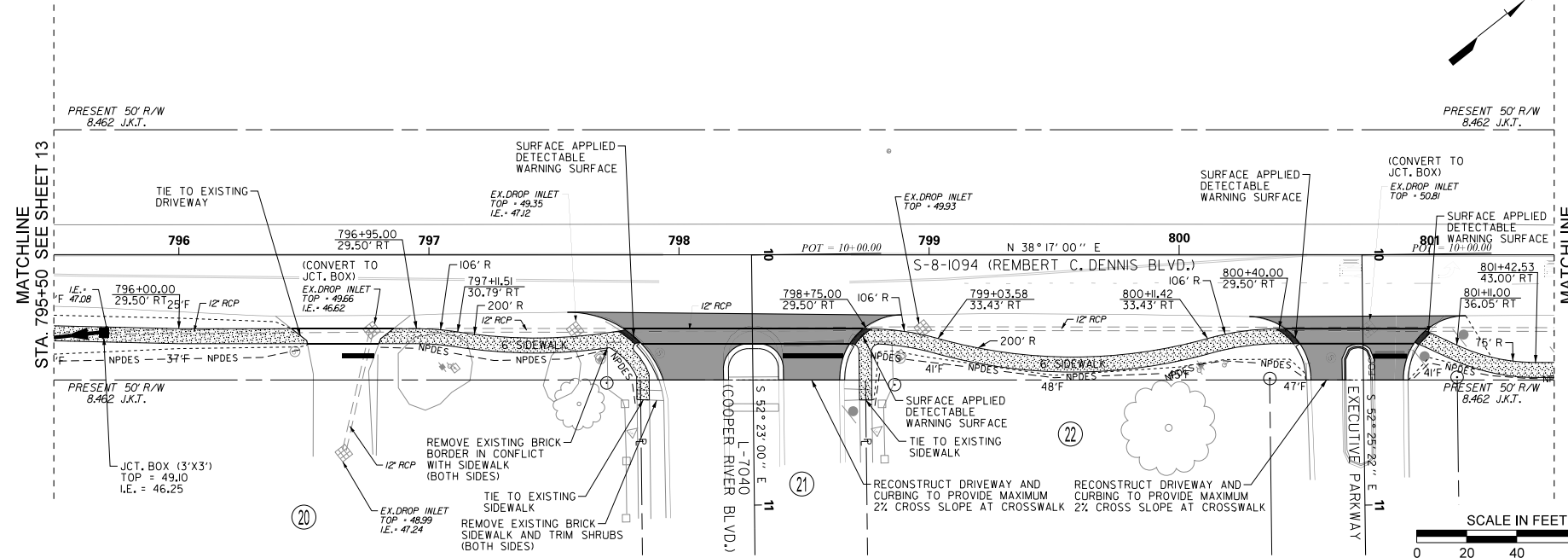
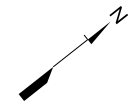
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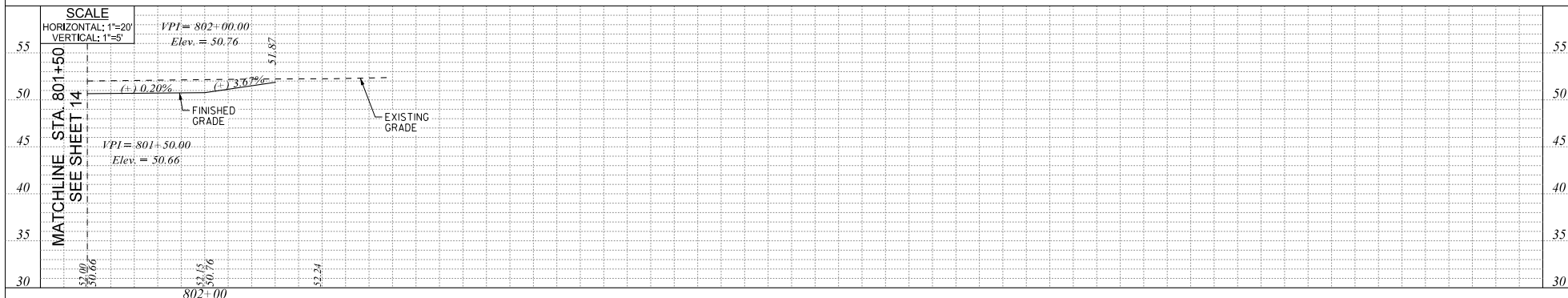
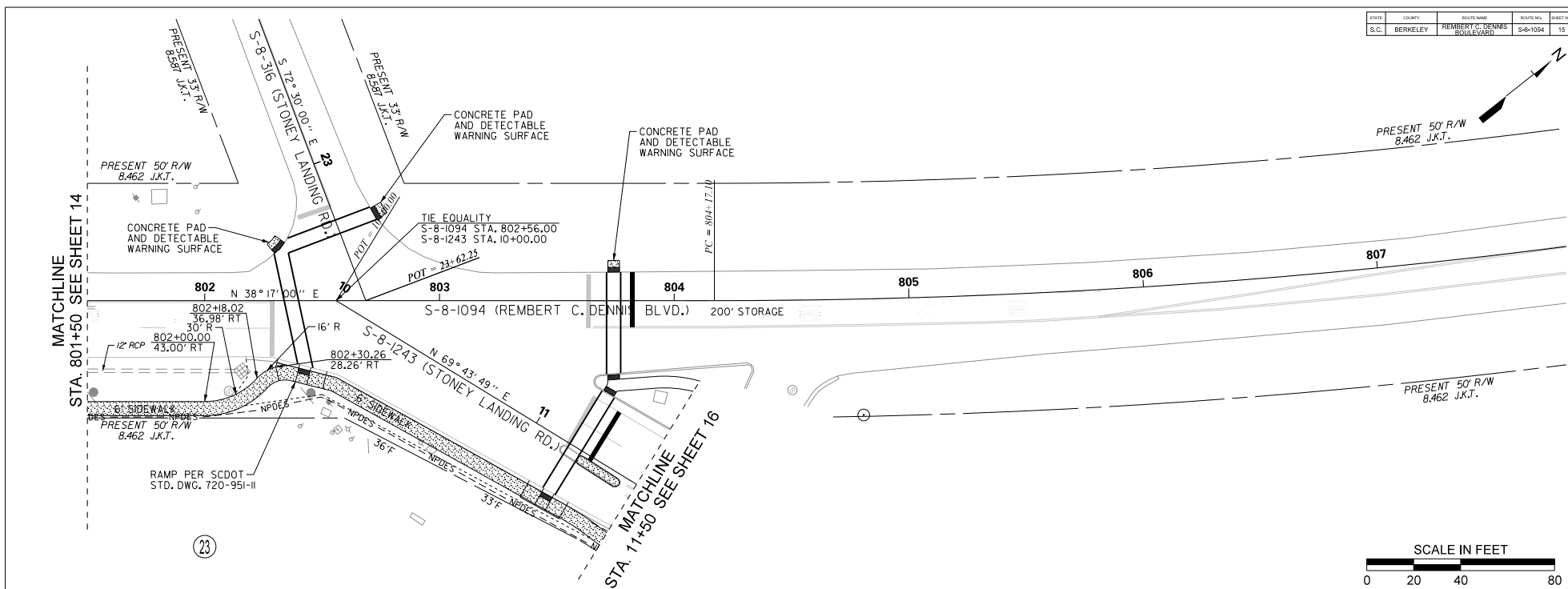
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BERKELEY COUNTY  
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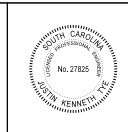
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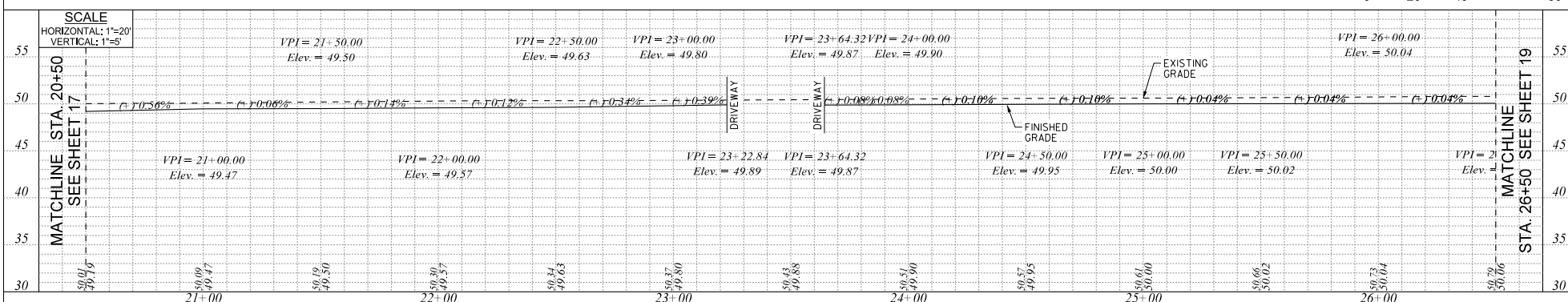
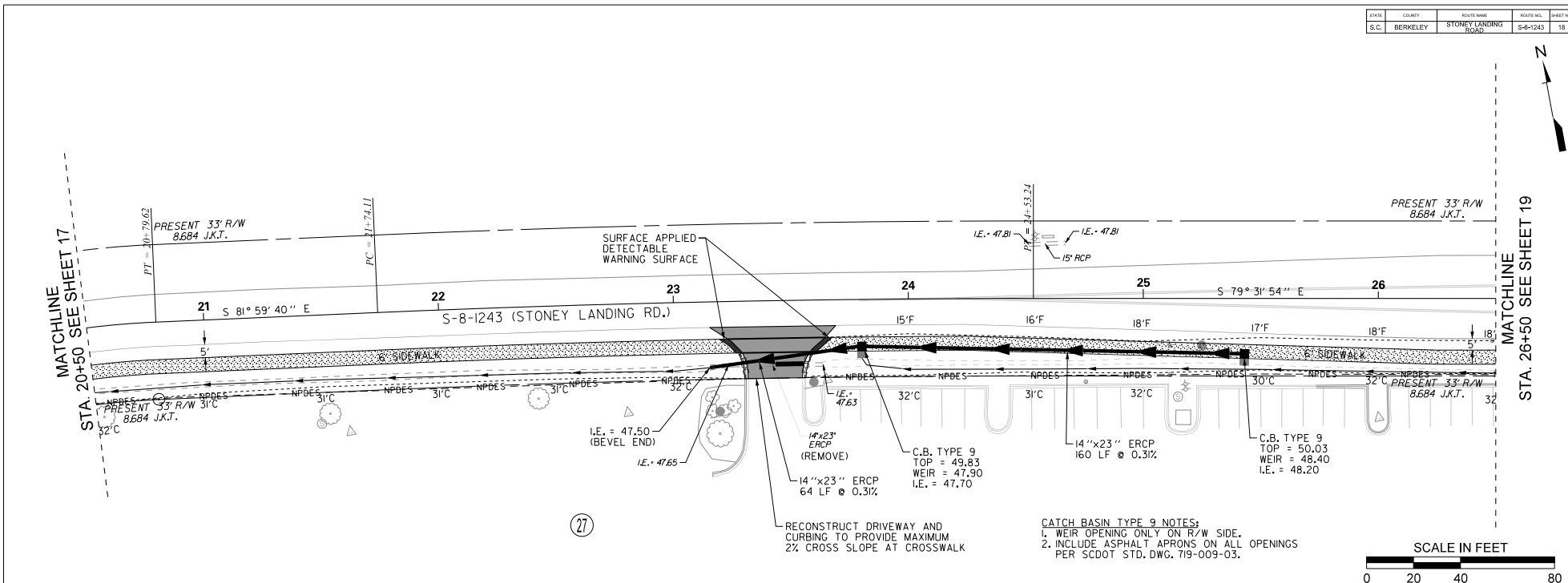
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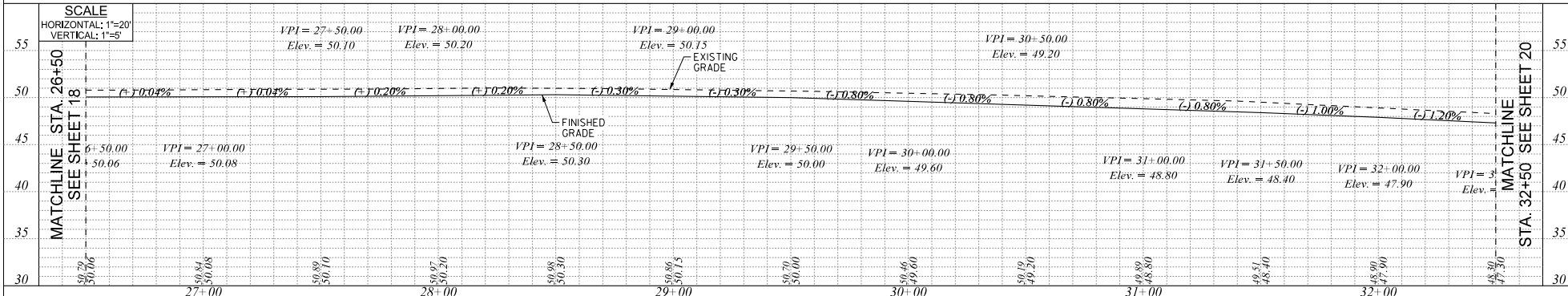
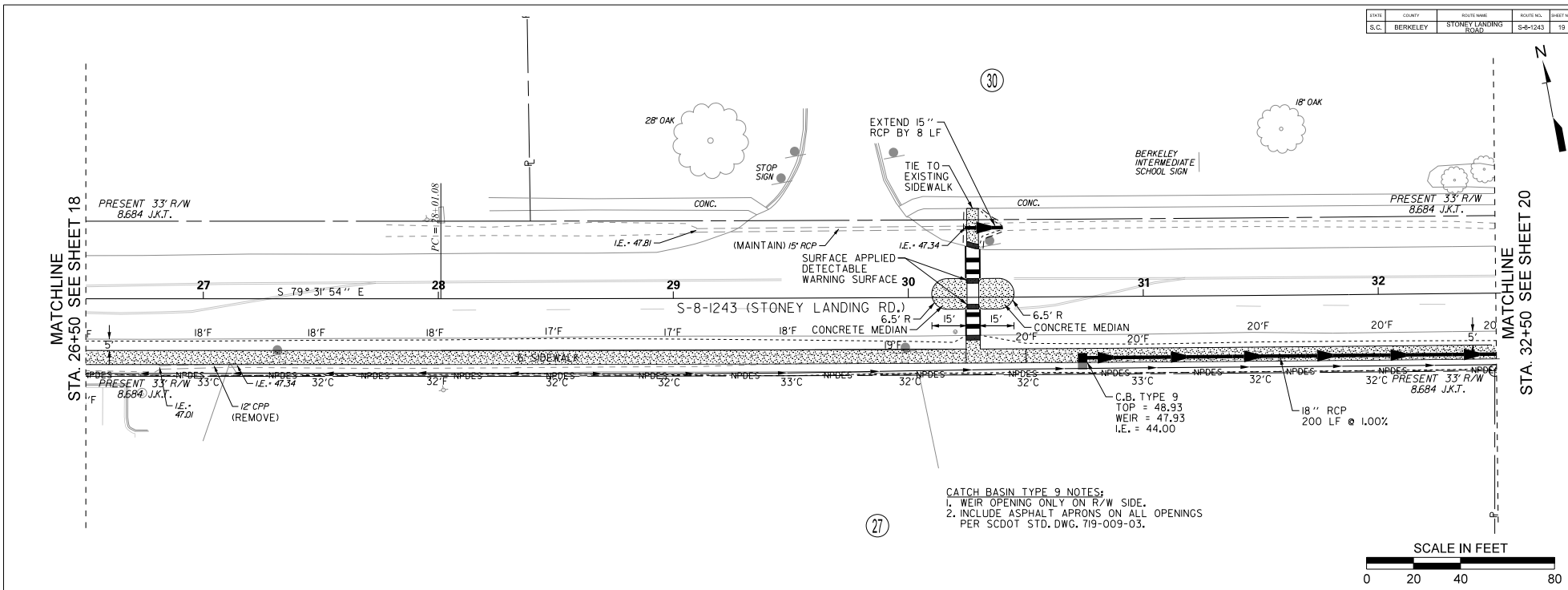
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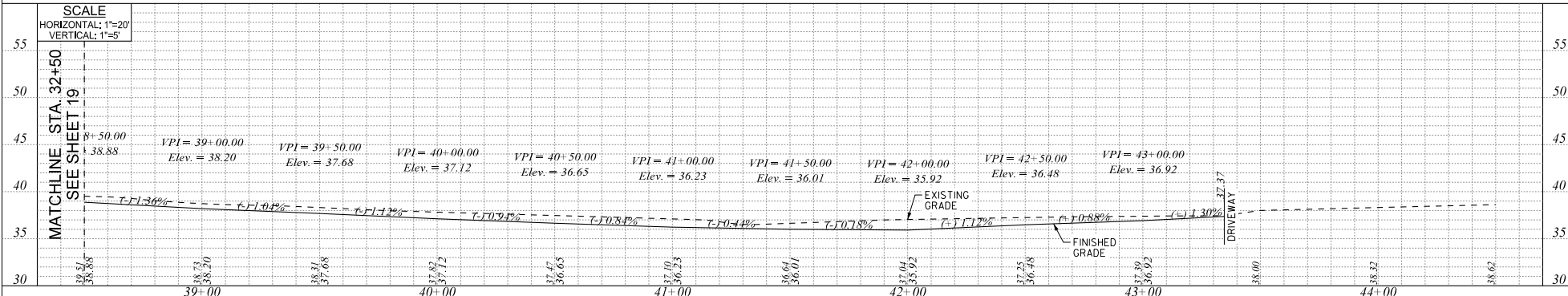
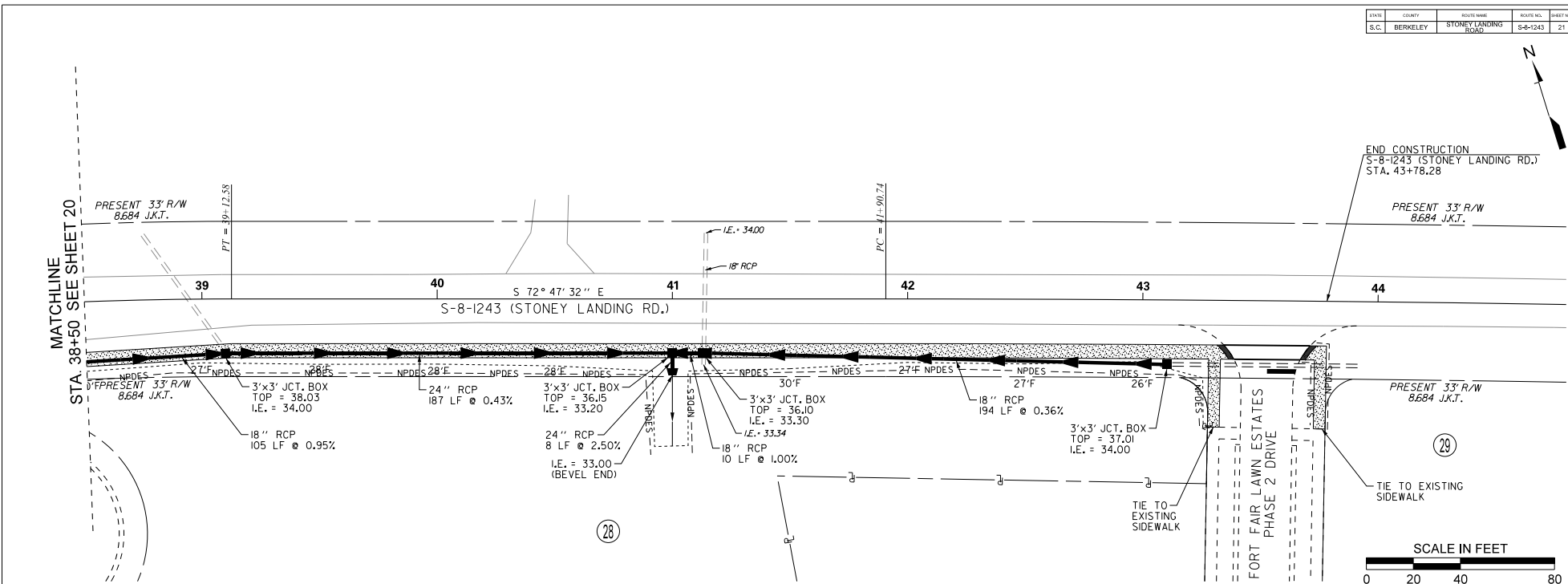
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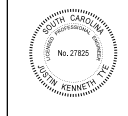


STATE	COUNTY	ROUTE NAME	ROUTE NO.	SHEET NO.
S.C.	BERKELEY	STONEY LANDING ROAD	S-8-1243	21



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