TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 20, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor Tory J. Liferidge of Grace R.E. Church

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** September 15, 2026

REPORTS

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

NEW BUSINESS

5. **First Reading:** 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)
6. **First Reading:** Consider an Zoning Map Amendment (ZA-26-08) request for one (1) parcel (142-03-01-009) totaling ~17.21 acres, addressed as 209-221 N. Live Oak Drive. This parcel are requesting to be zoned General Commercial (C-2).

OLD BUSINESS

7. **Second Reading & Public Hearing:** Consider an Zoning Map Amendment (ZA-26-06) request for a parcel (143-05-00-015) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

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

EXECUTIVE SESSION - Council may take action regarding matters discussed

8. **Discussion:** Contractual Matters Regarding the Commission of Public Works

ADJOURNMENT

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

TOWN COUNCIL REGULAR MEETING

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

MINUTES

CALL TO ORDER

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

Present:
Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member Leroy S. Dingle, Jr.
Council Member James N. Law, Jr.
Council Member Latorie S. Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:
James E. Brogdon, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Administrative Services Director/Clerk to Council
Justine H. Lovell, Finance Director
R. Logan Faulkner, Public Service Director
Mohamed A. Ibrahim, Technology Director
James C. Jackson, III, Fire Chief
Elizabeth B. Rentz, Recreation Director
Antwan L. Richardson, Police Chief
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

INVOCATION

Invocation was delivered by Pastor Jonathan Vaughn of Connexus Community Church of God.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James B. Ware.

PRESENTATIONS

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

   Mayor Hamilton presented a proclamation to Nanci Steadman Shipman of Wake-Up Carolina, representatives with FAVOR Lowcountry and the Berkeley County Coroner's Office proclaiming September 2026 as Recovery Month in the Town of Moncks Corner.

APPROVAL OF MINUTES

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

Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of August 18, 2026. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported the following:

August 19:

He attended a ribbon-cutting ceremony for Benny's Pizza. Council Members Dennis, Lloyd, and Dingle also attended.

August 21:

- He attended the ribbon-cutting ceremony for Win-Win Restaurant and Catering. Council Members Dennis, Lloyd, and Dingle also attended.
- He traveled to the SLED Complex in Columbia to learn more about evidence collection, processing, and storage, including the procedures for submitting and retrieving evidence. He thanked Officer Jasmine Sullivan for taking the time to explain the process and provide this informative experience.

August 22:

He welcomed the travel ball teams competing in the tournament at the Recreation Complex.

August 23:

He participated in an interview with a local social media representative to discuss his role and responsibilities as Mayor.

August 31:

He attended the "Light The Way For Hope" event at Unity Park, hosted by Wake Up Carolina. This meaningful event honored the memory of loved ones lost to drug overdose, offered support to their families, and renewed the community's commitment to preventing future tragedies. Council Members Dennis, Sweatman, Lloyd, and Dingle also attended.

September 1:

- He had the opportunity to meet with two second-grade classes, read a book to the students, and participated in a question-and-answer session.
- He attended the Girls and Boys State Banquet at the American Legion Post 126. These young women and men spent a week learning about local, county, and state government. Council Member Dennis also attended.

September 4:

- He attended the Berkeley High School Band Kickoff, where the band performed for family and friends.
- He attended the community cookout on Nelson Ferry Road and delivered the opening remarks. Council Members Lloyd and Dingle also attended.
- He attended the awards ceremony for the NICA Mountain Bike Race Series. A total of 315 boys and girls in grades five through twelve competed. This event brings many visitors to our town and provides valuable support to our local businesses.

September 8:

He attended the swearing in ceremony for our new Police Officer Spenser Parker Shoudy.

September 9:

- He received a tremendous outpour of love and well wishes for his birthday. He thanked everyone for making his day special.
- He attended the ribbon-cutting ceremony for Panda Express. Council Members Lloyd and Dingle also attended.
- He attended and read to one of the first-grade classes at Whitesville Elementary School.
- He was invited to participate in the ceremonial coin toss with other local mayors at the Citadel versus Charleston Southern football game at The Citadel's stadium.

4. **Administrator's Report:** Jeffrey V. Lord

Administrator Lord reported the following:

Fire Station III Project: The State budget includes $4 million in approved funding for the construction of a fire station in the Carolina Groves area. He expressed special appreciation to Representatives Sylleste Davis and Mark Smith, Senator Larry Grooms, and the other Berkeley County Legislators for their efforts in securing the funding.

NRCS Project: Authorization has been received to proceed with the first eight properties. Surveys and environmental reviews are expected to begin within the next few weeks. The next batch of applications will be submitted while those activities are underway.

Winter Street Project: This project is complete. We will begin applying for the RIA Grant for the Main Street/Lacey Park Culvert Project in the Spring.

Lacey Park Project: The project continues to progress. A change order is under review for the removal and replacement of unsuitable soil. This work is addressed in the contract and is considered straightforward.

Heatley Parking Project: The project continues to progress. The Town is working with Wells Fargo to obtain a stormwater easement for the ditch between the properties, which will be piped as part of the project.

NEW BUSINESS

5. **Consideration:** Main Street On-Street Parking Improvements.

   Administrator Lord reported that an August study identified 44 parking spaces if parking on Main Street were striped. At Council's direction, staff initiated the SCDOT permit process, which reduced the proposed number of spaces to 17, with the possibility of five additional spaces following further discussions. He returned the proposal to Council for consideration.

   Mayor Hamilton expressed concerns about the reduction in parking, access to businesses, and communication with business owners. He stated that most owners he spoke with were unaware of the proposal and that none supported it. Based on these concerns, he opposed proceeding.

   Motion: Mayor Pro-Tem Dennis made a motion to deny the proposed improvements, seconded by Council Member Lloyd.

   Further Discussion: During discussion, Council Member Law expressed concerns about speeding, inefficient use of unmarked parking spaces, and pedestrian safety. He noted the parking and accessibility improvements in other communities and expressed frustration with the limitations affecting the Town's proposal. He also noted the Police Department's limited ability to monitor these issues and emphasized the need to pursue an alternative approach.

   Motion to deny was unanimous as follows:

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

6. **Consideration:** Scope Amendment for Design and Engineering of Murray Drive Public Parking Lot.

   Administrator Lord reported that the scope amendment for design and engineering of Murray Drive will include approximately 25 additional public parking spaces at Lacey Park and future realignment of Murray Drive with Broughton Road. The site for improvements will be on the recently acquired property located at 117 West Main Street (TMS#142-06-04-023).

   Staff recommended approval of Amendment#2 with Wood + Partners for the additional professional services totaling $60,200, consisting of $43,400 for design

development and construction documents, $9,600 for permitting, and $7,200 for bidding and construction administration. If approved, the project will be funded out of the Capital Improvement Fund.

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

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

7. **Consideration:** Intergovernmental Agreement Between the Town of Moncks Corner and Berkeley County Regarding Fee Abatements.

   Motion was made by Council Member Law and seconded by Mayor Pro-Tem Dennis. Motion to approve was unanimous as follows:

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

   Mayor Hamilton thanked Administrator Lord and Attorney Brogdon for their hard work getting this agreement completed.

8. **Resolution:** Resolution No. 2026-R04

   A Resolution committing the Town of Moncks Corner to providing a local match for a Municipal Association of SC Big Idea Grant and following its procurement policy when securing services and products with grant funds.

   Administrator Lord reported that if approved the Town would provide 5% or $5,000 of local match for a $100,000.00 grant. Funds will be used toward the timber design elements for the new Town Hall project.

   Motion was made by Council Member Law and seconded by Mayor Pro-Tem Dennis. Motion to approve was unanimous as follows:

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

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

   Community Development Director Westbrook provided Council with a brief overview of the request. Staff and the Planning Commission recommend approval.

   Motion was made by Council Member Law to approve. Motion was seconded by Mayor Pro-Tem Dennis. Motion to approve carried by majority vote of 6-1, as follows:

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

   Voting Nay: Council Member Dingle

OLD BUSINESS

10. Second Reading and Public Hearing: Ordinance No. 2026-11

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

Public Hearing: There were no comments from the public.

Motion was made by Council Member Law to approve the amendments for the FY 2026 Budget as presented. Motion was seconded by Council Member Ware and approved unanimously as follows:

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

11. Second Reading and Public Hearing: Ordinance No. 2026-12

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

Community Development Director Westbrook provided Council with a brief overview of the request. Staff recommended consideration.

Public Hearing: There were no comments from the public.

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

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

PUBLIC INPUT:

Walter Brown, of 114 Fennick Drive, expressed concerns about the potential traffic access through George and Fennick Drive for the commercial zoning of the two the (2) parcels (143-05-00-015 & -068), located on Rembert C. Dennis near Cooper River Blvd.

EXECUTIVE SESSION:

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

- Contractual and real estate matters regarding additional fire protection within the Town of Moncks Corner.
- Contractual matter related to the construction of the new Town Hall.

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

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

Out of Executive Session and Reconvene to the Regular Meeting:

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

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

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

13. Carolina Groves Public Safety Parcel:

Motion was made by Council Member Law to call the option for the Carolina Groves Public Safety Parcel. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

ADJOURNMENT

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

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

The meeting was adjourned at 7:35 p.m.

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

Minutes Approved and Adopted:

_____ *October 20, 2026*

Marilyn M. Baker/Clerk to Council *DATE*

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY APPROXIMATELY 0.06 ACRES OF REAL PROPERTY ADDRESSED AS 100 NEWELL STREET, IDENTIFIED AS TMS # 142-07-02-040, FROM C-2, GENERAL COMMERCIAL TO TD, TRANSITIONAL DISTRICT, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-07-02-040 to subsequently re-classify portions of the property from C-2, General Commercial to TD, Transitional District; and

WHEREAS, it is necessary and desirable to reclassify said property to TD, Transitional District and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 17th day of November, 2026, that the property herein described is hereby zoned Transitional District (TD); and

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

DONE IN COUNCIL ASSEMBLED this 17th day of November, 2026.

FIRST READING: October 20, 2026
SECOND READING & PUBLIC HEARING: November 17, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

MONCKS CORNER
The Lowcountry's Hometown
PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-07) – Lee

DATE: October 20, 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. D 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 **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 contagious 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 Recommendation: After analysis of the materials provided, Staff **recommends approval** to the Town Council in considering the requested Transitional District (TD) zoning district designation for the subject parcel.

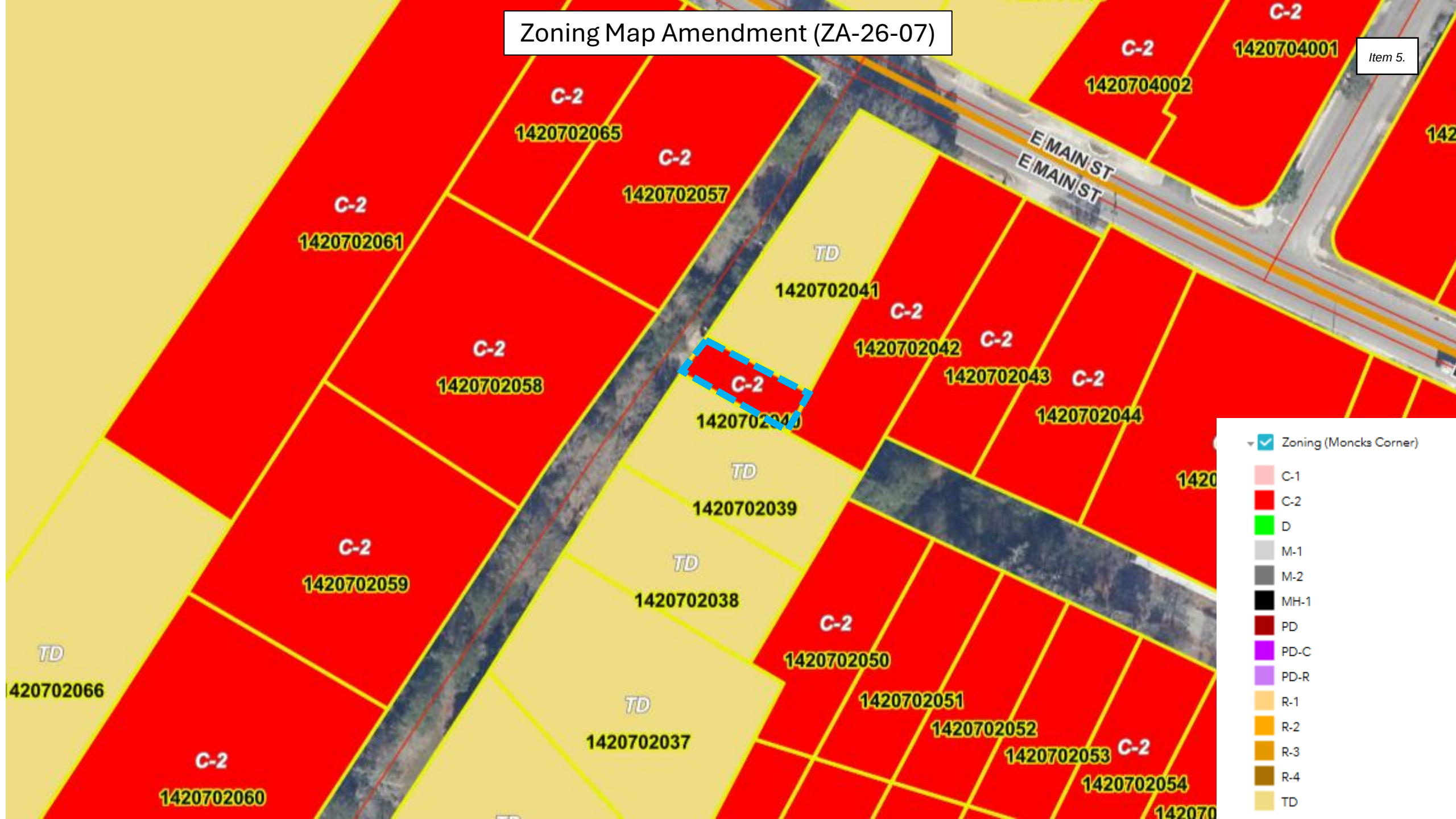
Planning Commission Recommendation: The Planning Commission heard the request at their September 22nd meeting. The Planning Commission voted to **recommend approval** for the request.

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

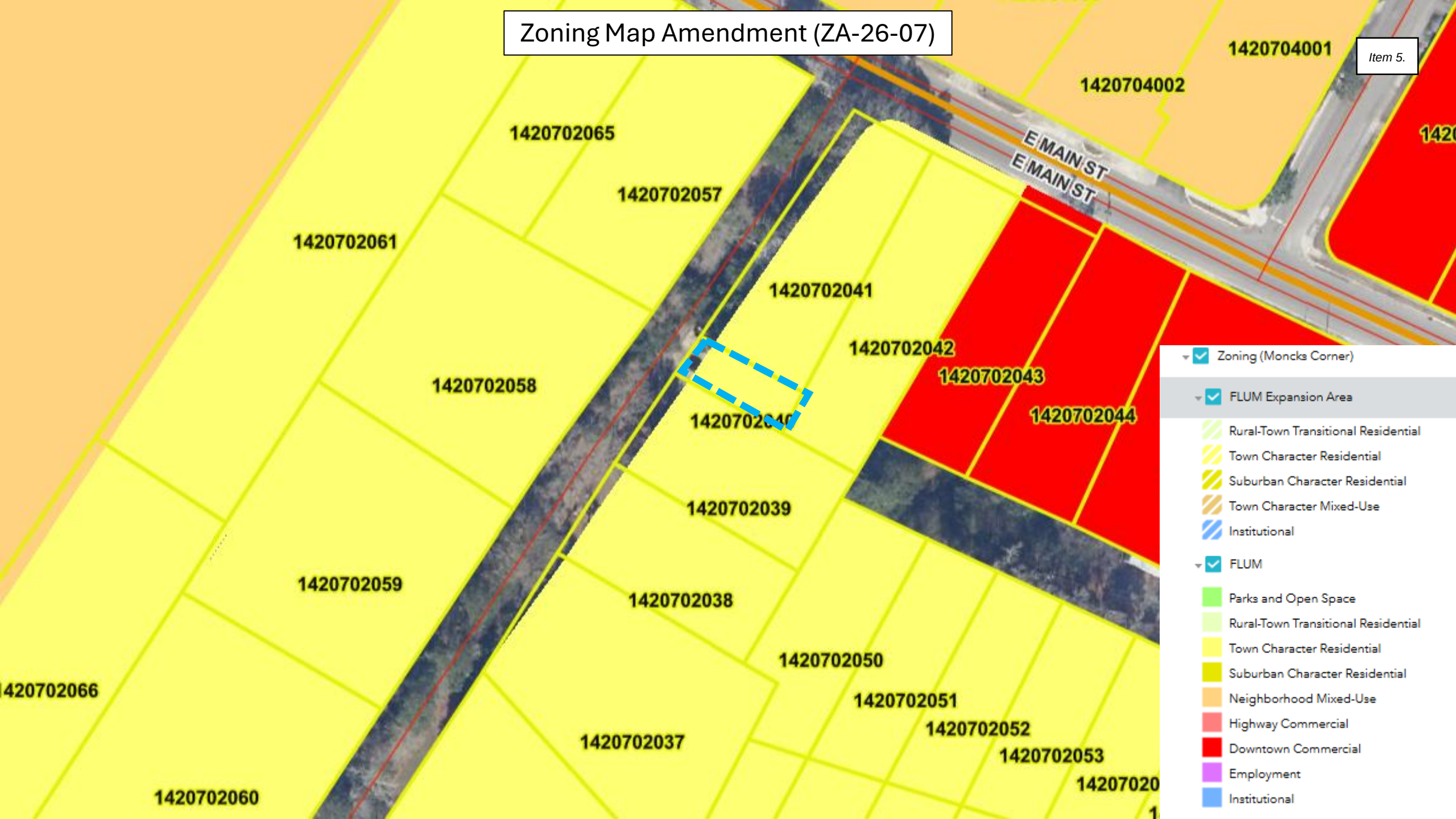
Zoning Map Amendment (ZA-26-07)



Zoning Map Amendment (ZA-26-07)



Zoning Map Amendment (ZA-26-07)



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 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 & Margaret Lee Date: 5-22-26

Applicant's Signature: Cecil & Margaret Lee Date: 5-22-26

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Item 5.

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.
>
> Moncks Corner UNIFIED DEVELOPMENT ORDINANCE
>
> **Justin Westbrook**
> Community Development Director
> Town of Moncks Corner
> **Direct** 843-719-7913
> 118 Carolina Ave, Moncks Corner, SC 29461

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY APPROXIMATELY 17.21 ACRES OF REAL PROPERTY ADDRESSED AS 209-221 N LIVE OAK DRIVE, IDENTIFIED AS TMS # 142-03-01-009, FROM R-1, SINGLE-FAMILY RESIDENTIAL AND TD, TRANSITIONAL DISTRICT TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-03-01-009 to subsequently re-classify portions of the property from R-1, Single-Family Residential and TD, Transitional District to C-2, General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to C-2, General Commercial and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 17th day of November, 2026, that the property herein described is hereby zoned C-2, General Commercial; and

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

DONE IN COUNCIL ASSEMBLED this 17th day of November, 2026.

FIRST READING: October 20, 2026
SECOND READING & PUBLIC HEARING: November 17, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

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STAFF REPORT

TO: Town Council

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 proxin 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 contagious 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 C being the end user essentially nullifies any future commercial development the Comprehensive Plan may have conflict with.

Staff Recommendation: After analysis of the materials provided, Staff **recommends approval** to the Town Council in considering the requested General Commercial (C-2) zoning district designation for the subject parcel.

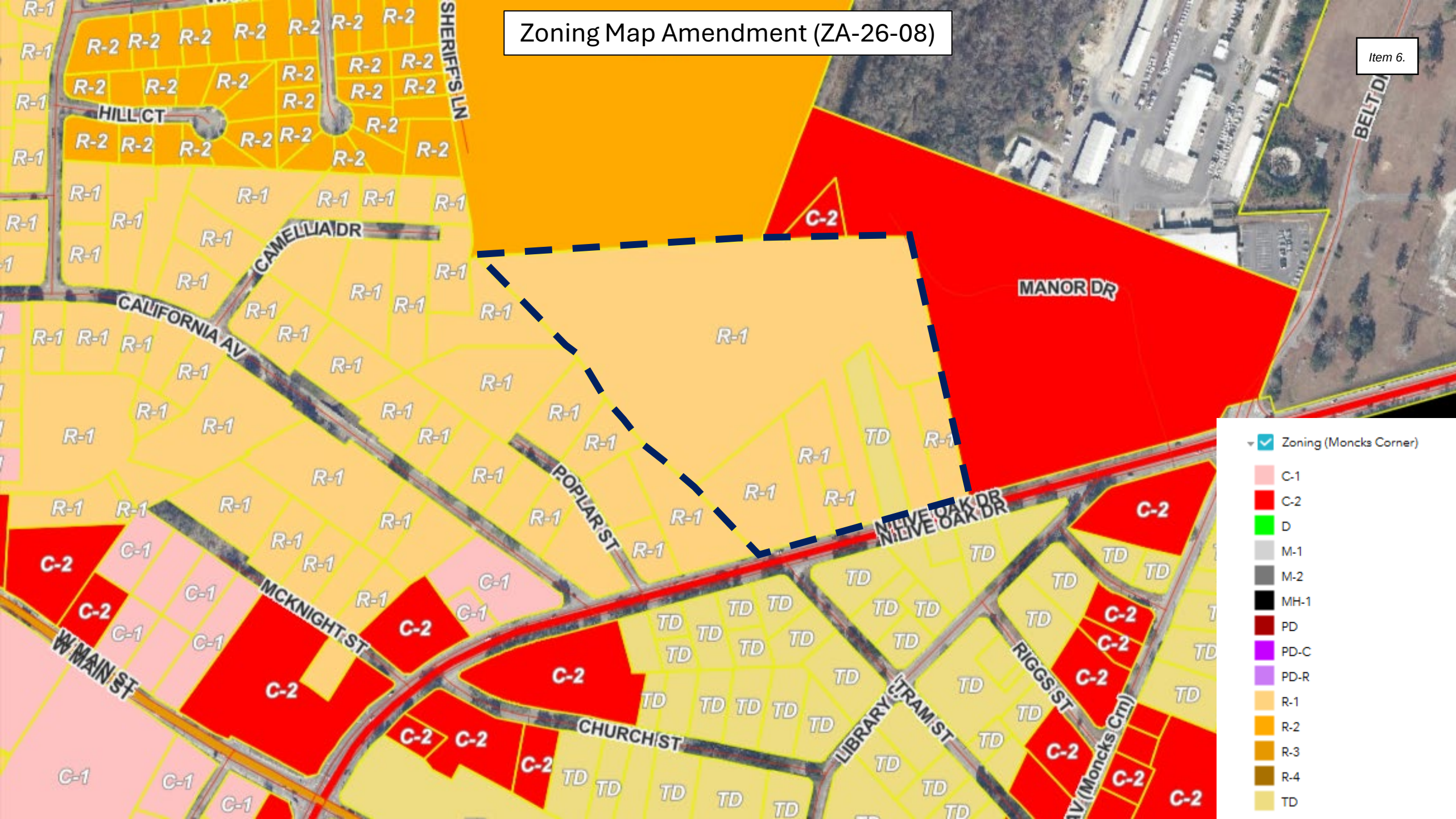
Planning Commission Recommendation: The Planning Commission heard the request at their September 22nd meeting. The Planning Commission voted to **recommend approval** for the request.

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)



BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

August 14, 2026

Charlotte Cruppenink
Chair
Planning Commission
Town of Moncks Corner

Dear Ms. Cruppenink and members of the Town of Moncks Corner Planning Commission:

To address existing and emergent demands, boost operational efficiency and accessibility, and enhance the delivery of essential public services, we are excited to share that the Berkeley County Administrative + Judicial Complex is underway!

Designed to meet needs through the next century, the intended Administrative + Judicial Complex will house judicial and administrative functions typical of a county seat. The facility is intended to be multi-story with a building footprint of +/- 60,500 square feet and a combined building square footage of +/- 207,500.

Neoclassical in architectural design, the intended building features a striking entrance portico supported by a row of prominent columns and a perfectly balanced facade. This stately building will greet motorists/pedestrians as they enter Moncks Corner's prized central business district.

Thoughtfully designed, the site is intended to be integrated with the County's Live Oak Campus located next door. Landscaping will be installed in accordance with applicable requirements, and existing trees will be preserved to the extent practical. No occupiable structures are intended to be placed within FEMA flood designations.

Not only will this project stimulate our local economy in the form of direct, indirect, and induced spending, but it will also result in a vibrant governmental services activity center that will likely catalyze additional private investment within the designated *Town Square Redevelopment Area* and beyond.

To advance this project, we have applied to rezone seven (7) parcels, amounting to approximately 18.05 acres, from their current zoning to the General Commercial (C-2) District. A parcel summary table follows:

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

TMS:	Acreage (Est.)	Existing Zoning	Requested Zoning
1420301009	+/- 12.76	R-1	C-2
1420301008	+/- 1.62	R-1	
1420301007	+/- 0.96	R-1	
1420301006	+/- 0.32	R-1	
1420301004	+/- 0.86	TD	
1420301003	+/- 0.82	R-1	
1420301002	+/- 0.71	R-1	
TOTAL:	+/- 18.05		

The subject parcels are positioned along N. Live Oak Drive (Highway 17A) at a gateway to Downtown, adjacent/proximate to properties zoned C-2 that contain governmental and commercial services, and contained in the *Mixed-Use Overlay* designation of the Comprehensive Plan, which supports "*professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents*" (page 23). In addition, this project complements the *Town Square Redevelopment Plan*. As such, we find that this request is not only compatible in the context of the area concerned, but it also advances our shared growth objectives!

Upon rezoning approval, we will pursue a Special Exception for the intended *governmental facility* in accordance with §11-2 of the Zoning Ordinance and any subsequent applicable authorizations.

We are proud that Moncks Corner is our County Seat and excited to partner with the Town to transform the area in question into a vibrant governmental services hub. Together as "One Berkeley", we will place a lasting imprint on the future of our community and cultivate a legacy of collaborative, unified, and responsive local governance.

We appreciate your consideration of our request.

Sincerely,

Alison R. Simmons, AICP
Alison.Simmons@BerkeleyCountySC.Gov
843.719.4164

CC: Danny Thrower, Berkeley County Chief Infrastructure Officer
Justin Westbrook, Community Development Director
Carter France, Town Planner

Encl: Concept Plan/Rendering; Relevant Maps

561 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6900, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 172 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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SEAMONWHITESIDE
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843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

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STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1362
ELIZABETH A. ELLINGSON
NOT FOR CONSTRUCTION

BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER

BERKELEY COUNTY
NORTH LIVE OAK DRIVE, MONCKS CORNER, SC

SW+ PROJECT:	11648
DATE:	06/12/2025
DRAWN BY:	BAE
CHECKED BY:	JRP

REVISION HISTORY

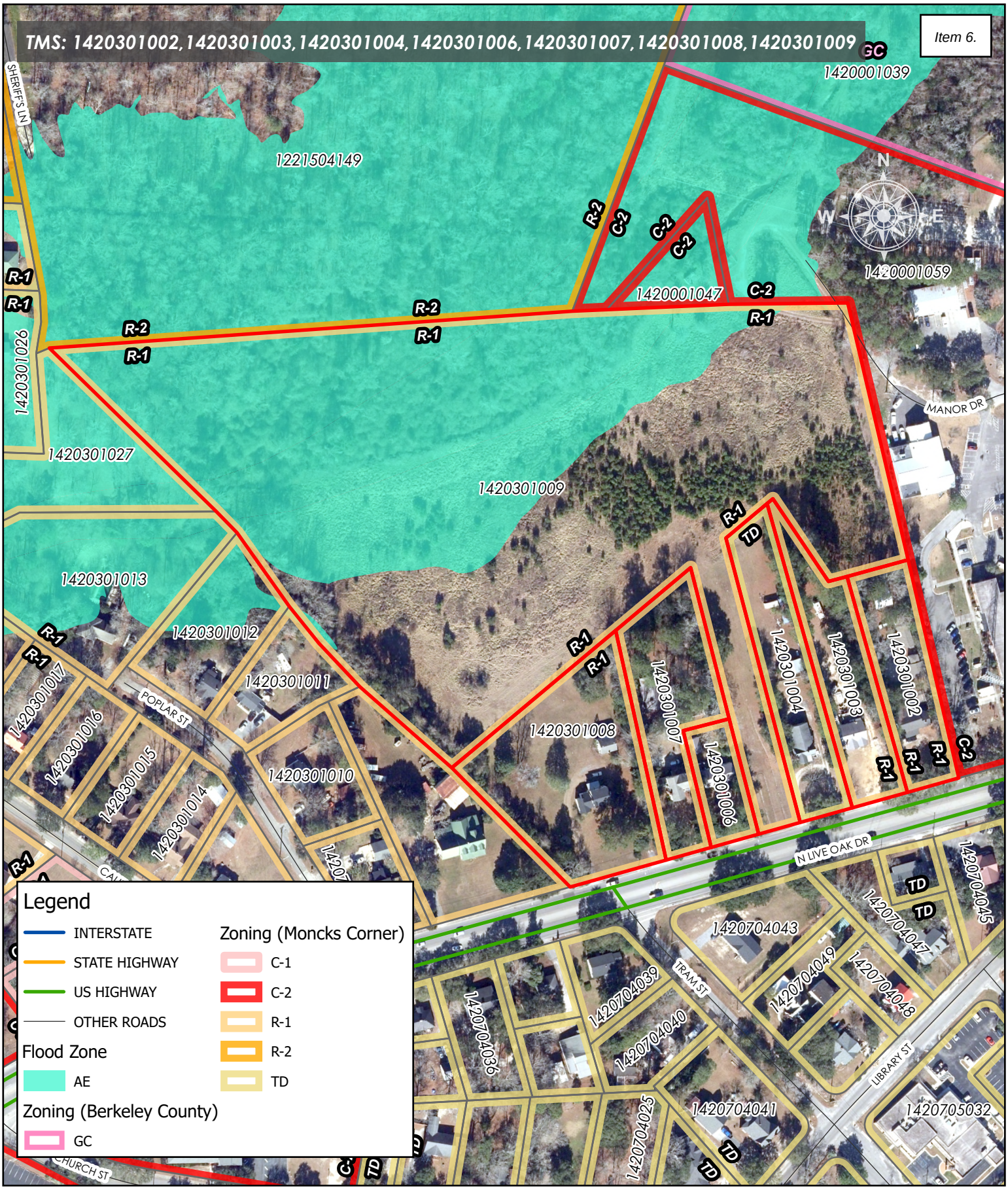
CONCEPTUAL SITE PLAN

C:\Users\bellingson\Documents\11648_JUDICIAL-CENTER_CENTRAL_bellingson.rvt 7/3/2025 11:48 AM by bellingson
DWG FILE: SC-29611 | 230-PETERSON DR. - CHARLOTTE, NC 28217 | 172 N. CEDAR STREET - SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 - SPARTANBURG, SC 29306 | 223 S. WEST ST. #900 - RALEIGH, NC 27603 | 561 WANDO PARK BOULEVARD, SUITE 200 - MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6900, 701 EASLEY BRIDGE RD, SUITE 6060 - GREENVILLE, SC 29611
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Entrance Rendering



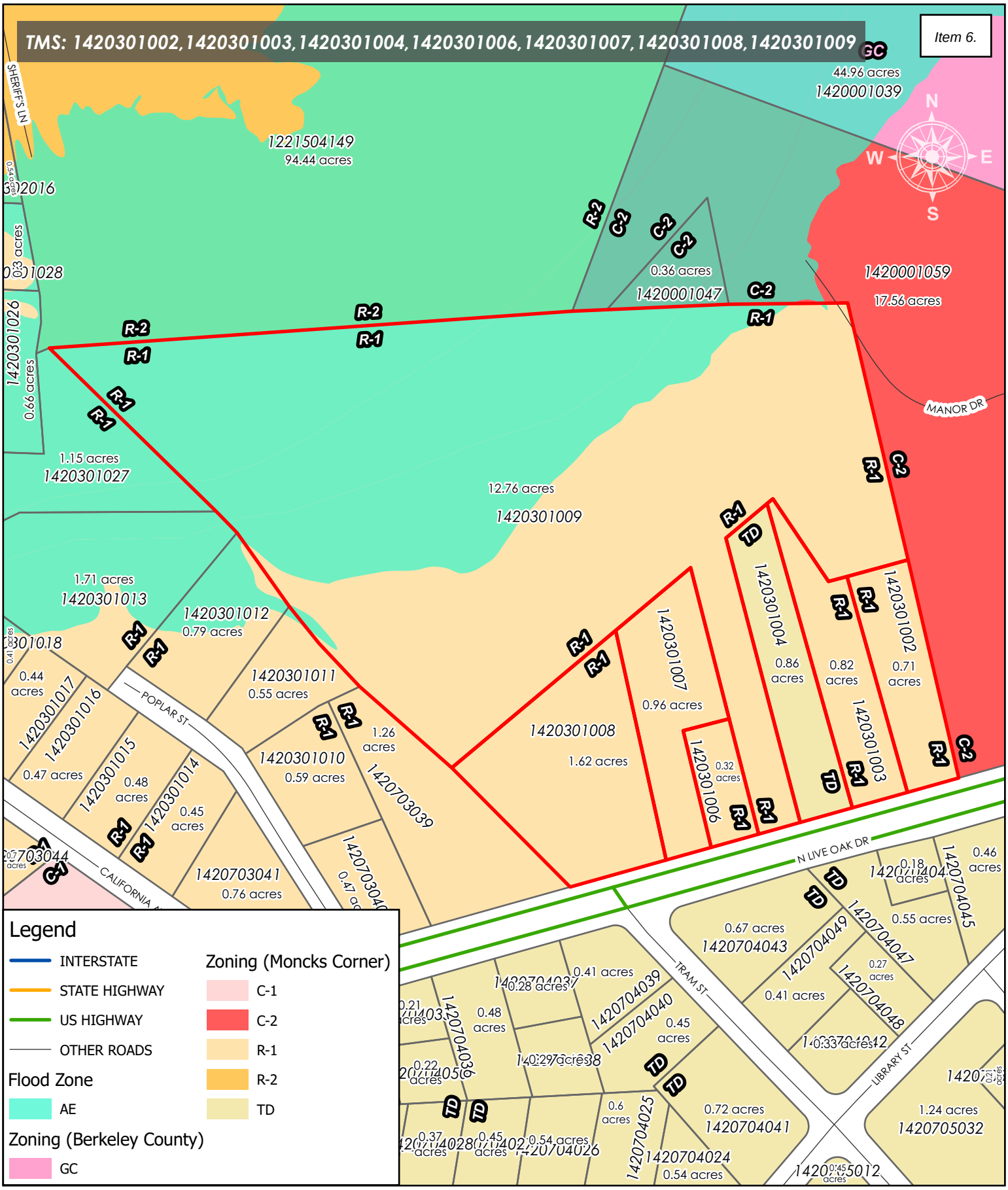
CONCEPTUAL
Subject to Change



Berkeley County GIS Department
P.O. Box 6122
Moncks Corner, SC 29461
(843) 719-4049
http://gis.berkeleycountysc.gov
Date: 8/12/2026

0 30 60 120 180 240 300
Feet

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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	REQUESTED ZONING
R-1 Single-Family Residential	C-2 General Commercial

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
Vacant/Residential	Berkeley County Judicial Complex

Certification

CONSENT

checked

SIGNATURE



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	REQUESTED ZONING
R-1 Single-Family Residential	C-2 General Commercial

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
Vacant/Residential	Berkeley County Judicial Complex

Certification

CONSENT

checked

SIGNATURE



DATE

08/11/2026

ORDINANCE NO. 2026-__

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

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 143-05-00-015 to subsequently re-classify portions of the property from R-2, Single Family Residential to C-1, Office and Institutional; and

WHEREAS, it is necessary and desirable to reclassify said property to C-1, Office and Institutional and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 20th day of October, 2026, that the property herein described is hereby zoned Office and Institutional (C-1); and

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

DONE IN COUNCIL ASSEMBLED this 20th day of October, 2026.

FIRST READING: September 15, 2026
SECOND READING & PUBLIC HEARING: October 20, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

MONCKS CORNER
The Lowcountry's Hometown
PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-06) – Cumbie

DATE: October 20, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

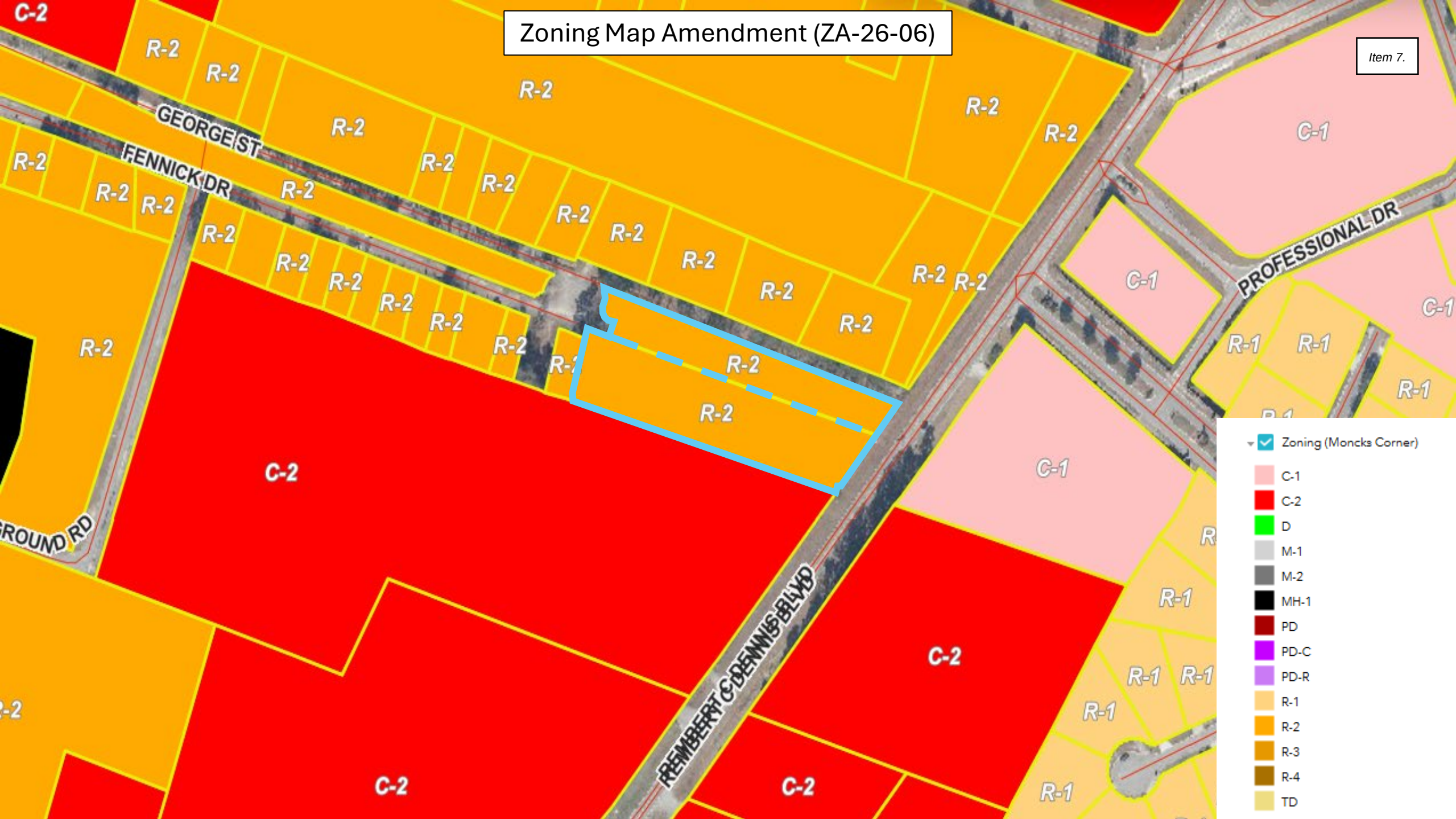
Planning Commission Recommendation: The Planning Commission heard the request at their August 25th meeting. The Commission heavily discussed the potential use types in **Office & Institutional (C-1)**, specifically those not exempted at the request of the applicant. The Planning Commission voted to recommend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

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

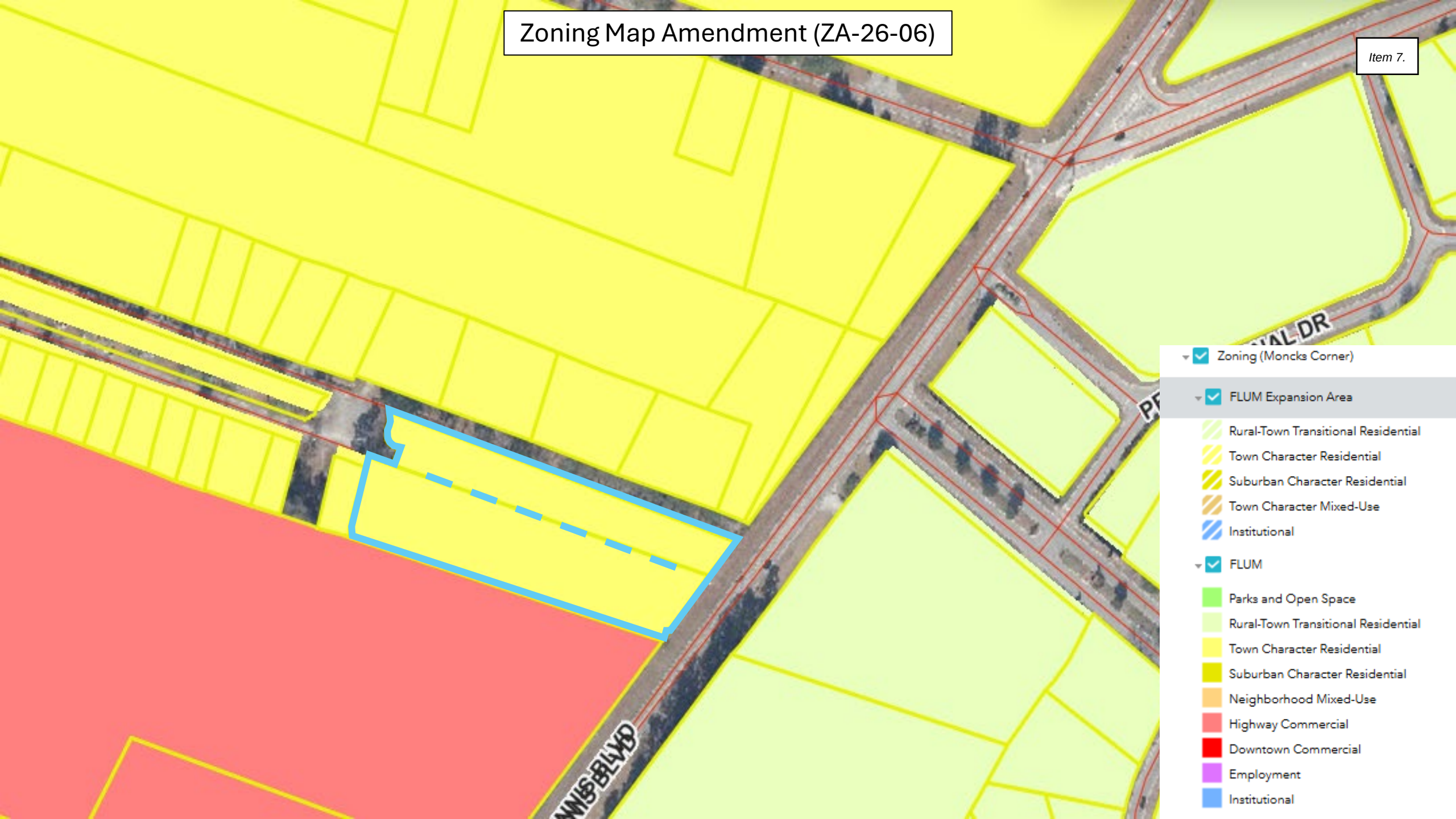
Zoning Map Amendment (ZA-26-06)



Zoning Map Amendment (ZA-26-06)



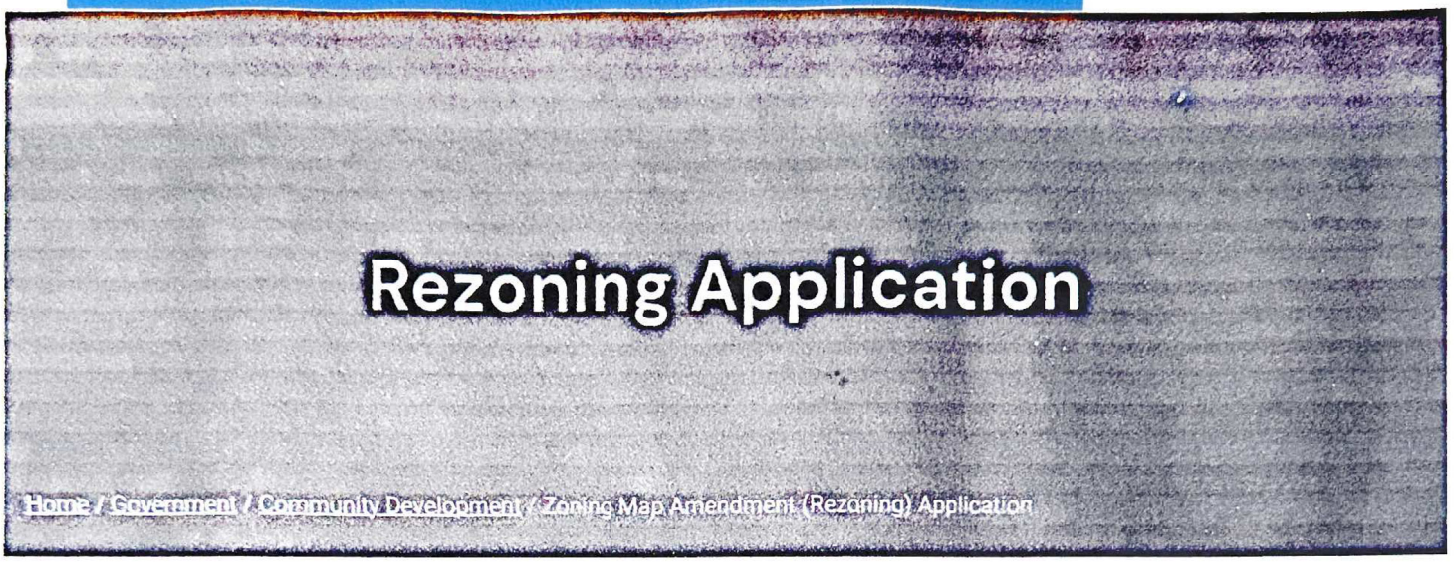
Zoning Map Amendment (ZA-26-06)



MONCKS CORNER

The Lowcountry Hometown

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Rezoning Application

Navigate Further

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

Zoning Map Amendment (Rezoning) Application

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

Applicant Information

First Name *

Dana

Last Name *

Cumbie

Street Address *

Staff

Robert Bruno
Chief Building Official
843-719-7914

Justin Westbrook
Community Development Director
843-719-7913

Carter France
Planner
843-719-7962

Jamie Baker
Deputy Building Official
854-206-7181

Bobbi Jo Seabrook
Permitting Clerk
843-719-7914

- Stormwater Management
  - Stormwater Fee Appeals
- Economic Development
- Planning Commission
- Board of Zoning Appeals
  - Special Exceptions
  - Variances
- Forms

783 Olde Central Way

Apartment, suite, etc

City

Mt Pleasant

State/Province

SC

ZIP / Postal Code

29464

Phone *

843-729-5393

Email Address *

Property Owner Information

(If different than the applicant)

Name

JohnCo L. P.

Phone

843-729-5393

Email Address

Street Address

1300 Maplecrest Drive

Apartment, suite, etc

City

Moncks Corner

State/Province

Forms

- Zoning Map Amendment (Rezoning) Application online for
- Special Event Application or
- Tree Removal Application o
- Variance Application online fo
- Zoning Verification Letter or

- Administrative Review (App Application Download
- Demolition Assistance Application Download
- Public Office Application onl
- 100% Annexation Applicati form
- Variance Application online fo
- Special Exception Applicati online form

SC

ZIP / Postal Code

29461

Subject Parcel(s)

TMS Number *

~~143-05-00-068~~ and 143-05-00-015

13 / 13

Current Zoning *

~~R-2 Single-Family Residential~~

Requested Zoning *

C-1 Office & Institutional

Current Use of Property *

Vacant

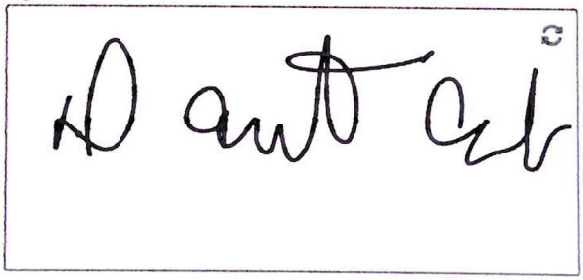
Proposed Use of Property *

currently listed for sale

Consent *

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

Signature *



Date *

07/27/2026

Submit Application

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

CYNTHIA B FORTE

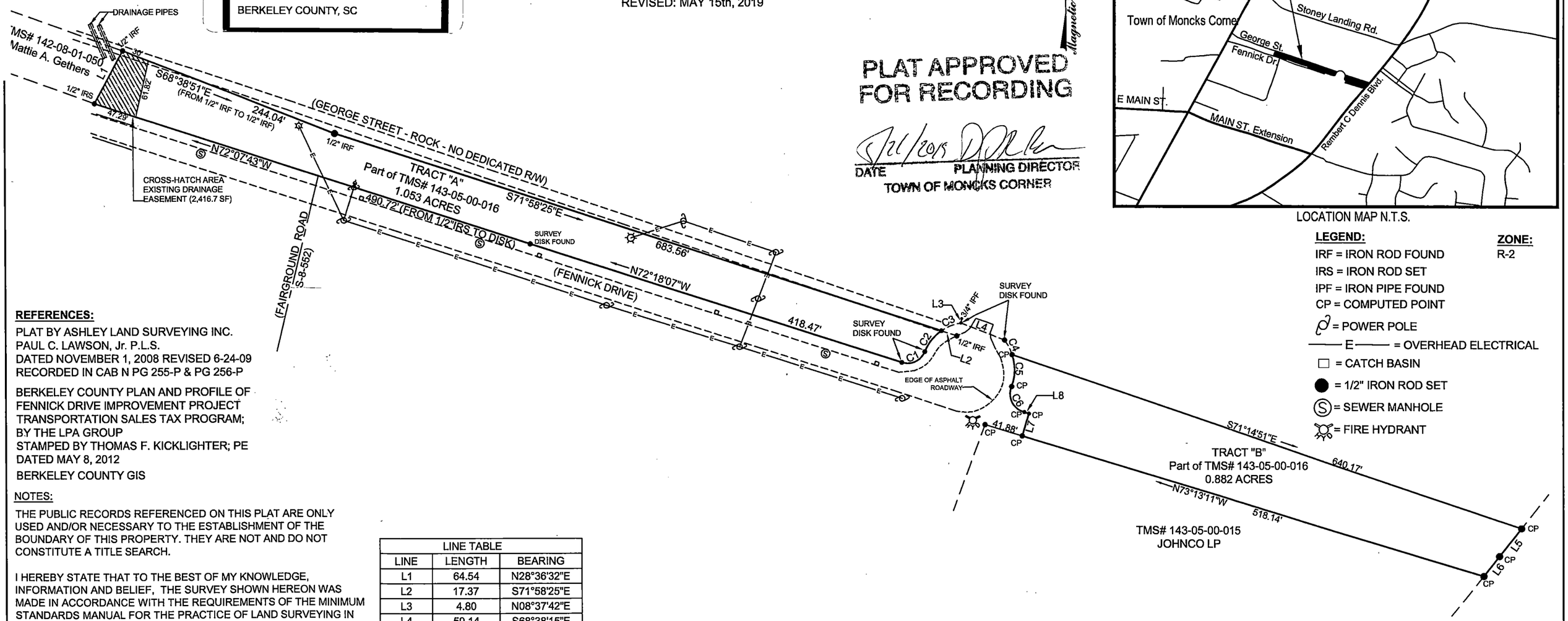
REGISTER OF DEEDS
BERKELEY COUNTY, SC

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

PLAT APPROVED FOR RECORDING

5/21/2019 DATE

PLANNING DIRECTOR
TOWN OF MONCKS CORNER



LOCATION MAP N.T.S.

LEGEND:
IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
= POWER POLE
E = OVERHEAD ELECTRICAL
= CATCH BASIN
= 1/2" IRON ROD SET
= SEWER MANHOLE
= FIRE HYDRANT

ZONE:
R-2

REFERENCES:

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

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

BERKELEY COUNTY GIS

NOTES:

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

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

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

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

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

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

SCALE: 1" = 100'

0 50 100 150 200

SOUTH CAROLINA PROFESSIONAL ENGINEER AND LAND SURVEYOR TIMOTHY R. HENDERSON No. 20229 5/17/19

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