



TOWN COUNCIL MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, DECEMBER 16, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Moncks Corner Fire Chief James C. Jackson, III

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** November 18, 2025

REPORTS

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

NEW BUSINESS

5. **Consideration:** To purchase real property located at 476 East Main Street (TMS# 142-08-02-040).
6. **Consideration:** To purchase property located at 432 (TMS# 142-08-02-044) and 436 (TMS# 142-08-02-046) East Main Street.

OLD BUSINESS

7. **Second Reading and Public Hearing:** Consider an Annexation (AN-25-03) request for one (1) parcel (142-10-01-079) totaling ~0.93 acres, addressed as 525 S. Live Oak to be annexed in to the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

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

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, NOVEMBER 18, 2025 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 DeWayne G. Kitts
Council Member James N. Law, Jr.
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
James C. Jackson, III, Fire Chief
Corey Denny, Battalion Chief
Christopher B. Humphrey, IT Support Technician
Lee W. Mixon, Jr., Police Chief
Justin S. Westbrook, Community Development Director
Carter France, Town Planner

Absent: Council Member Latorie S. Lloyd

Mohamed A. Ibrahim, Technology Director
Elizabeth B. Rentz, Recreation Director
R. Logan Faulkner, Public Service Director

INVOCATION

Invocation was delivered by Tory J. Liferidge, Pastor of Grace Reformed Episcopal Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member James Law, Jr.

PRESENTATIONS

Proclamation: The Town of Moncks Corner recognized November 20th as World Pancreatic Cancer Day in the Town of Moncks Corner with a Proclamation.

APPROVAL OF MINUTES

1. **Regular Meeting Minutes:** October 21, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of October 21, 2025. Motion was seconded by Council Member Kitts and approved unanimously as follows:

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

REPORTS

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

Mayor Hamilton reported the following:

10-24-25: Catered a dinner for the BHS Band.

10-24-25: He attended Recreation Night at the BHS football game. They fed the recreation cheerleaders and players. Councilman Dennis was also in attendance.

10-25-25: He participated in the 2K Walk for Breast Cancer and attended the Scouts of America Car Show at the Berkeley County Admin Building, the first Moncks Corner Adult Flag Football Tournament, and Travel Ball Tournament at the Recreation Complex.

10-26-25: He attended the United Methodist Churches' Trunk or Treat event and served as judge for best decoration.

10-28-25: Met with teachers and students at Oak and Arrow School, concluding with a reading session for younger students.

10-29-25: Attended the Trunk or Treat on Main Street with Council Members; he expressed appreciation to Town staff for their efforts.

11-2-25: He participated in a health fair and lunch at the Masonic Lodge.

11-6-25: He served as judge for St. John's Christian Academy's pumpkin decorating contest and attended their Fall Festival.

11-7-25: He joined Town Staff and Councilman Dennis for a Veteran's recognition meal at Swig and Swine. He also attended the Lions Club's 29th Annual BBQ Cookoff with Councilmen Dennis and Ware.

11-8-25: He participated in the Shriners Homecoming Parade; and expressed his appreciation to the Moncks Corner Police Department for securing Main Street and to the Moncks Corner Fire Department for participating in the festivities.

11-8-25: He spoke at the BBQ Festival and had a chance to sample the entries before the winners were announced. He added that the brisket and burnt ends were amazing.

He thanked Matt Fluharty, his dad and their team for sending several whole Boston butts to the Fire Department.

11-8-25: He visited with the fans during the travel ball tournament at the rec complex.

11-11-25: He served as guest speaker at the VFW-American Legion Veterans Day Program. He was joined by Councilmen Dennis and Sweatman.

11-12-25: He attended the Recreation Coaches Appreciation Banquet, hosted by our Recreation Staff with Councilmen Dennis, Law, and Ware. He thanked the local businesses for their generous prize donations.

11-15-25: He attended the Pickin' in the Park event and expressed appreciation to staff for their efforts in organizing and presenting the event.

11-15-25: The Town hosted the Recreation All-Star Tournament. He attended and watched the All-Stars play.

11-16-25: He attended a birthday celebration for one of the Town's Miracle League participants, noting that he was specially invited by the participant's mother.

11-22-25: He recognized one of our Farmers Market vendors, Keith Bump of Mule Creek Farms, who graciously grilled over 60 hamburgers for our Town employees. He expressed his appreciation for his generosity and noted the value of these special community relationships.

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

Employee Introductions: Police Chief Mixon introduced the following employees:

Officer Timothy Dugger came to the Town in April, 2025 and recently graduated from the SC Criminal Justice Academy. Prior to attending the academy, he attended a 12-week pre-academy program with the City of Charleston. Officer Dugger took the top shooter award while attending the pre-academy program at the City of Charleston. Upon graduating at the SC Criminal Justice Academy, Officer Dugger again received the top shooter award. He also comes to the Town with a background in IT.

Officer Vernon Monroe came to the Town in April, 2025 and recently graduated from the SC Criminal Justice Academy. Prior to attending the academy, he attended a 12-week pre-academy program with the City of Charleston. He currently is working on his degree from Trident Tech in business management. He comes to the Town with a background in security.

Parking Study: Administrator Lord presented Council with a parking study conducted by Stantec for the Downtown area, specifically reviewing sections of Main Street between US 52 and US 17A. The study identified approximately 44 existing parking spaces between the Railroad Tracks and Newell Street. With the addition of the Town Square development and implementation of SCDOT design standards, including marked parking stalls, replacement of unused driveways with new curbing, and adjustments to the yellow curb area, the total number of parking spaces will be

reduced to 41. Administrator Lord noted that the project may proceed once the encroachment permit is approved by SCDOT.

Martin Luther King Blvd: Mayor Hamilton noted that he was approached by the Pastor of the local AME Church expressing concern that the road in Town named after Dr. Martin Luther King does not appropriately honor him. Mayor Hamilton requested that staff consider identifying a more suitable roadway to bear his name.

Council Member Kitts expressed concerns that Veterans on the Planning Commission were not invited to attend the Veterans' luncheon. He asked Administrator Lord to look at this for next year. He also expressed concerns about officials not being provided for games for the U6 soccer participants. He requested that the parents of the participants be refunded an equivalent of up to \$1400 and in the future put an official out there. He noted that this is the only program that an official was not provided within our sports programs. Mayor Hamilton responded that other municipalities do not provide officials for this age group. This is a time for the children to learn. He made the decision not to provide officials, and he stated that he stood by his decision.

NEW BUSINESS

4. **Consideration:** Staff recommended consultant for the awarded Safe Streets and Roads for the All (SS4A) Grant Program.

Community Development Director Westbrook reported that the Town received a grant in the amount of \$240,000 to help implement a plan for Safe Streets and Roads for regional and local initiatives to prevent roadway fatalities and serious injuries. Staff solicited qualifications using an RFQ. Staff received and reviewed 4 submittals. After rating each applicant using the scoring criteria in the RFQ, staff recommended Stantec for their approach, methodology, availability and familiarity with the SS4A program.

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

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

5. **First Reading:** Consider an Annexation (AN-25-03) request for one (1) parcel (142-10-01-079) totaling ~0.93 acres, addressed as 525 S. Live Oak to be annexed into the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

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

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

6. First Reading: This item was deferred until December, 2025

Consider an Zoning Map Amendment (CZ-25-02) request for a parcel (142-08-04-012) totaling ~4.2 acres, located at 402 Wall Street. The parcel is requesting to be zoned Conditional Zoning Single Family Residential (CZ R-2)

OLD BUSINESS

7. Second Reading and Public Hearing: Ordinance No. 2025-12

A Master Bond Ordinance of the Town of Moncks Corner, South Carolina, providing for the issuance and sale of Stormwater System Revenue Bonds; and other matters relating thereto.

Bond Attorney Gary Pope of Pope Flynn provided Council with a brief overview.

Council Member Sweatman asked Gary Pope, Bond Attorney if there was an ending to this bond, if any other bonds could be issued without Council's knowledge and to explain the difference between fees and millage. Mr. Pope responded that the duration of the bond is 10 years. Bonds cannot be issued without Council's consent and by ordinance. It is very common for municipalities to impose fees to pay off the debt in lieu of using their debt limits. Council Member Sweatman expressed concerns of the fees impacting non-profits and churches. Attorney Pope responded that this is typically a blanket fee and that issue is prevalent in other municipalities.

Public Hearing: There were no comments from the public.

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

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

8. Second Reading and Public Hearing: Ordinance No. 2025-13

A Series Ordinance of the Town of Moncks Corner, South Carolina, providing for the issuance and sale of Stormwater System Revenue Bonds in the aggregate principal amount of not exceeding \$3,750,000 and providing for other matters relating thereto.

Public Hearing: There were no comments from the public.

Motion was made by Council Member Sweatman to approve. Motion was seconded by Council Member Law and approved unanimously as follows:

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

9. Second Reading and Public Hearing: Denied

Consider an Annexation (AN-25-02) request for two (2) parcels (162-00-02-021 & -075) totaling ~6.81 acres, addressed as 1288 Old Highway 52 to be annexed into the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

Recusal: Council Member Law recused himself from discussions.

Community Development Director Westbrook provided Council with a brief overview. Staff are concerned that this development is not consistent with the Town's character of residential and is not consistent with the Town's Comprehensive Plan and Future Land Use. Staff recommend denial. The Planning Commission voted 5-2 in favor of recommending approval.

Public Hearing: The following individuals spoke in opposition to the proposed commercial development. Concerns were raised regarding consistency with the Town's Comprehensive Plan, the potential for additional commercial development, and the impact on the rural character of the community. Additional concerns were expressed that, should the applicant decide not to proceed, other commercial projects could be introduced in the area.

Jodi Wright of 1150 Old Highway 52, Moncks Corner

Judy Asbury of 234 Dove Hill Road, Moncks Corner

Steve Ammons of 1300 Old Highway 52, Moncks Corner

Holly Frye, CEO of Berkeley Citizens requested Council's support for annexation. Currently Berkeley Citizens is housed in a 30-year-old building behind Big Lots and needs updated space. They have limited funding available for improvements. If approved the new facility will be used for workshops and administrative functions. She noted plans to include a landscape design with nature trails for staff and workshop participants. She added that Berkeley Citizens will be a good neighbor to the residents. When asked why the project was not being pursued through the County, she responded that the process would require a 13 month wait.

Mayor Hamilton asked Community Development Director Westbrook if there could be conditional zoning. He responded no.

Some members of Council expressed concerns that the development is not consistent with the Town's Comprehensive Plan, and no conditional zoning can be applied.

Motion was made by Council Member Ware to approve. Motion was seconded by Council Member Kitts.

Mayor Hamilton asked for a roll call vote as follows:

Voting to Deny: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Sweatman.

Voting to approve: Council Member Kitts, and Council Member Ware.

Motion to approve failed.

Council Member Sweatman added for the record that he would like to clarify his vote to deny. After hearing testimony from the residents and due to the location of the property, he would feel more comfortable if there was conditional zoning on the property to preserve that corridor, the area and residents. He also added that he is not opposed to growth but feels that there should be some parameters put on this development since it is outside of the Comprehensive Plan.

10. Second Reading and Public Hearing: An Ordinance to amend Chapter 16, Article of the Town Code (Tree Protection Ordinance) to adjust certain processes and mitigation requirements.

Administrator Lord provided a brief overview of the changes.

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

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Sweatman, Council Member Ware.

Voting Nay: Mayor Hamilton

PUBLIC INPUT:

John Dulude of 204 California Avenue, Moncks Corner expressed concerns on behalf of Beautiful Savior Evangelical Lutheran Church located at 134 Foxbank Plantation, Blvd., regarding the recent increase in Storm Water Fees. He noted that he serves as President of the Executive Council. Mr. Dulude stated that the church complied with the storm water runoff requirements at the time of construction and expressed concerns that the Town is charging the church for impacts already mitigated. He requested that Council consider crediting the church for these fees. He also commended Council for moving forward with Storm Water Bonds to address the historical flooding issues. Mayor Hamilton directed staff to meet with Mr. Dulude to discuss the matter further.

Mr. Dulude also thanked Council Member Kitts for his years of service on Council and commended Mr. Leroy Dingle for his successful election.

EXECUTIVE SESSION:

11. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss contractual matters related to the Jolly Lane Property and contractual negotiations related to the Downtown Redevelopment Project.

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

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

Out of Executive Session and Reconvene to the Regular Meeting:

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

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

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

12. **Lease Agreement:** 201 Whitesville Road

Motion was made by Council Member Sweatman to enter into a lease agreement between the Town of Moncks Corner and Daniel Cross for Town owned property located at 201 Whitesville Road. Motion was seconded by Mayor Pro-Tem Dennis and approved unanimously as follows.

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

ADJOURNMENT

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

Voting Yea: Mayor Hamilton, Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Sweatman, Council Member Ware

The meeting was adjourned at 7:52 p.m.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and the Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

December 16, 2025

DATE

TOWN OF MONCK'S CORNER REGULAR MEETING
Tuesday, December 16, 2025

Title: Consideration of purchase of TMS# 142-08-02-040

Background:

Purchase of TMS#142-08-02-040 from Mr. Wayne A Manderville for \$25,000 and no closing cost.

Exhibits: GIS Map
Plat

Funding: General Fund

City Council action requested: Approve the purchase of TMS#142-08-02-040 from Mr. Wayne A Manderville for \$25,000 and no closing cost.



Berkeley County GIS Department
P.O. Box 6122
Moncks Corner, SC 29461
(843) 719-4049
<http://gis.berkeleycountysc.gov>
Date: 12/9/2025

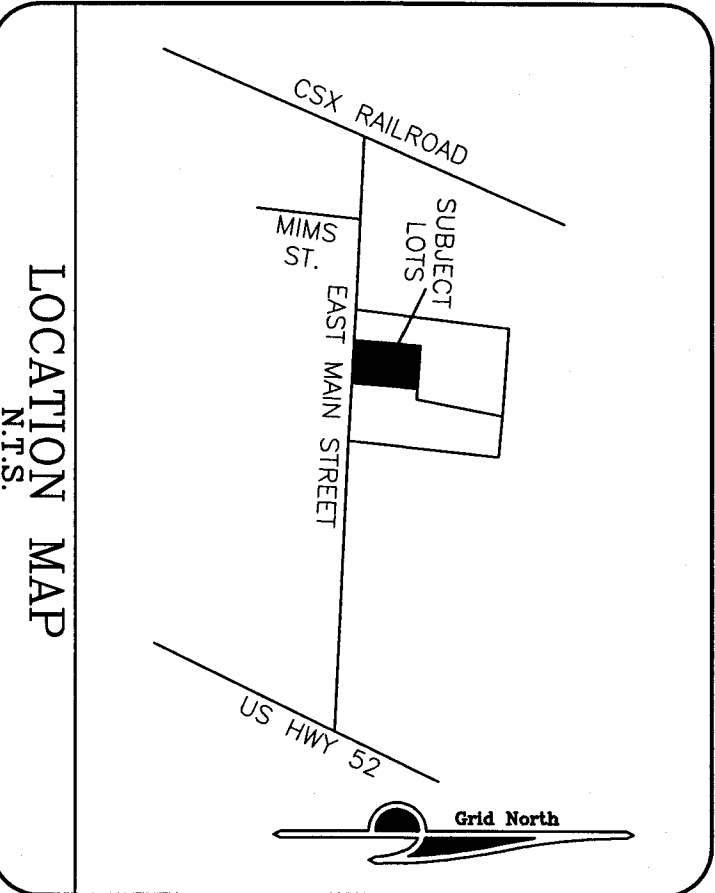
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THE COUNTY OF BERKELEY AND ITS GIS DEPARTMENT DISCLAIMS
ACCOUNTABILITY FOR THIS PRODUCT AND MAKES NO WARRANTY
EXPRESS OR IMPLIED CONCERNING THE ACCURACY THEREOF.
RESPONSIBILITY FOR INTERPRETATION AND APPLICATION OF
THIS PRODUCT LIES WITH THE USER.

NOTES:
1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

- 3) 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.
- 4) THIS PLAT HAS BEEN DONE FOR THE USE AND PURPOSE OF THE CLIENT ASSIGNED AND CONTRACTED WITH TO PERFORM THE REQUESTED SERVICES. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
- 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
- 6) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED BY ASHLEY SURVEYING, INC. FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.



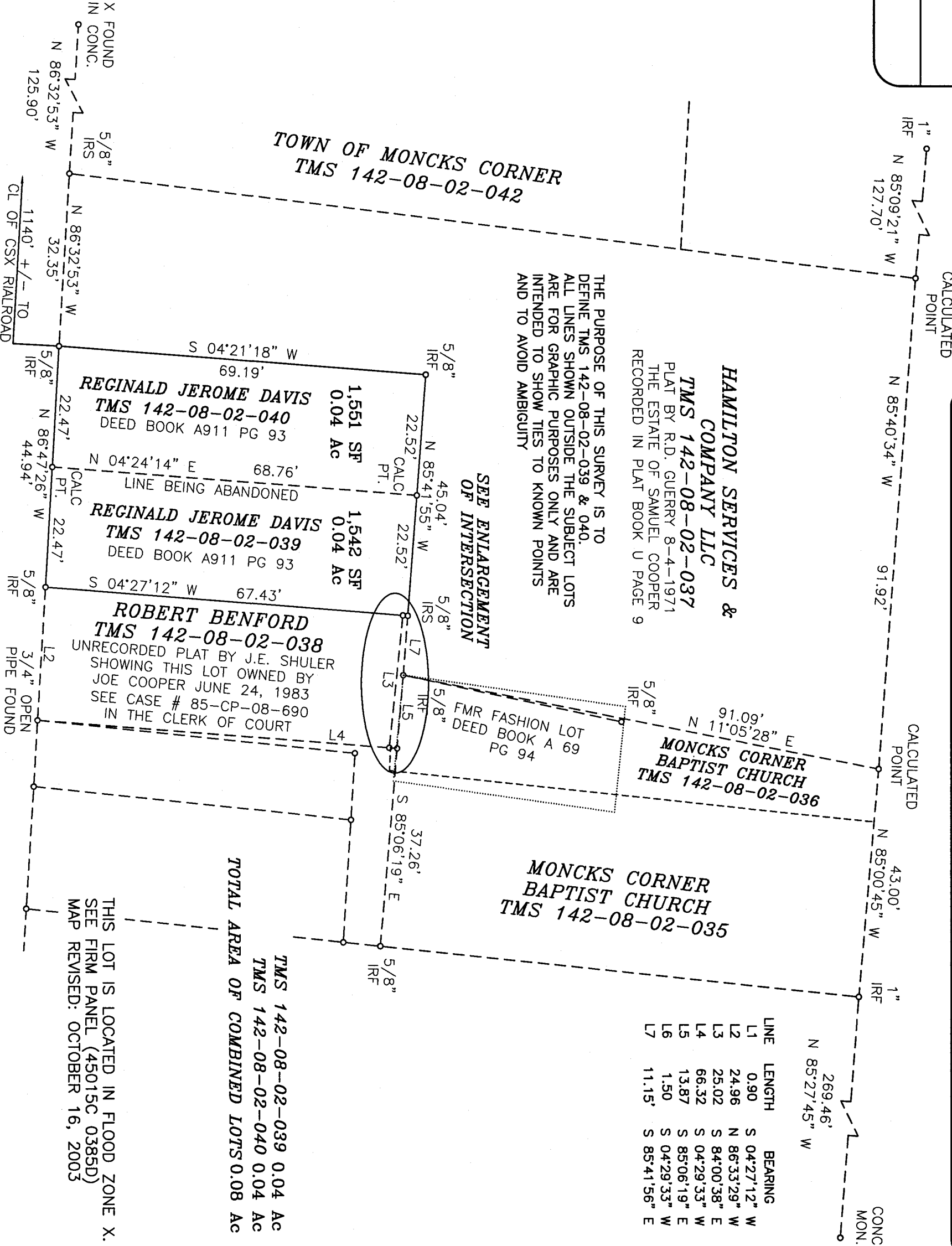
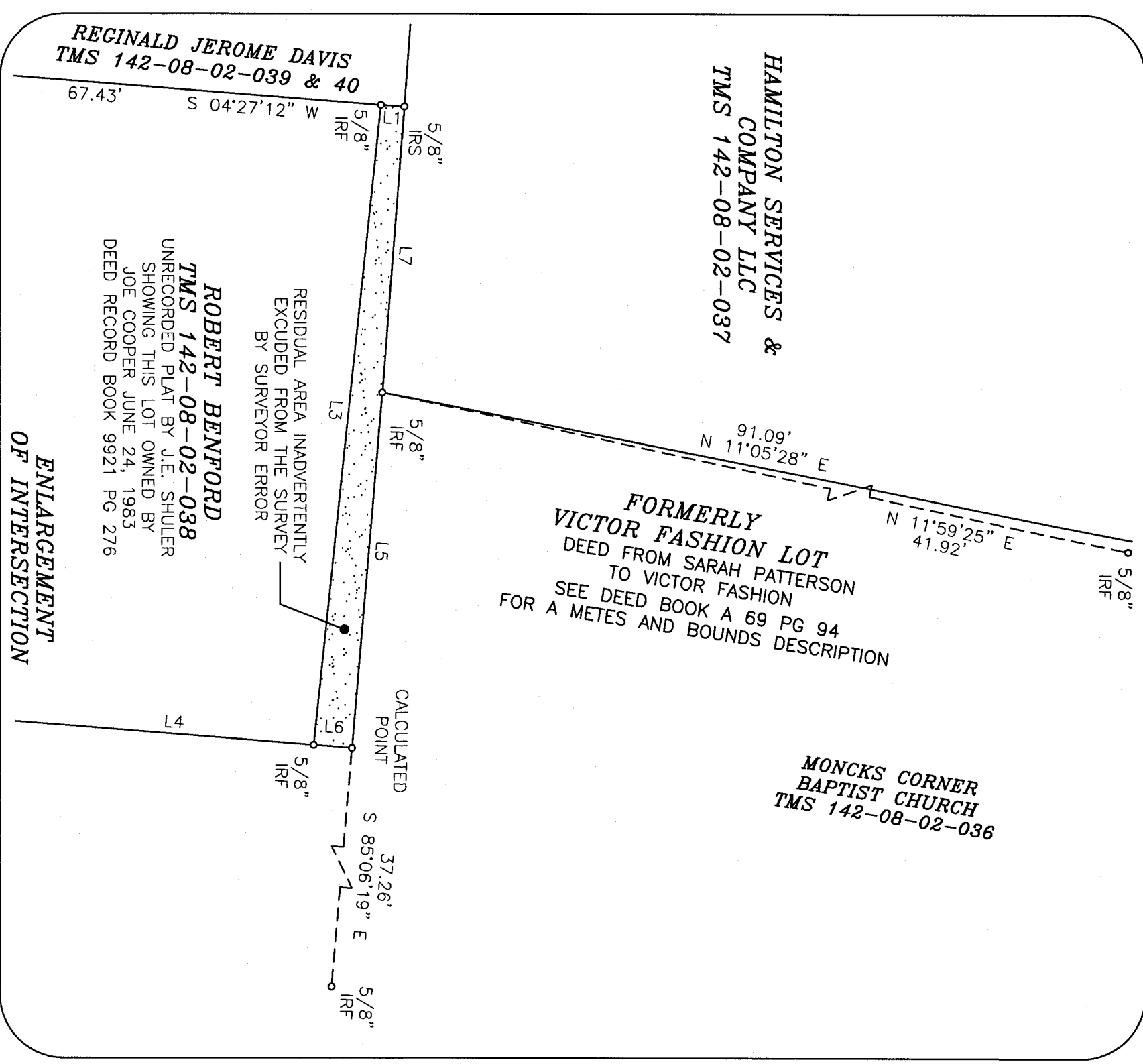
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IRF REBAR FOUND



PLAT APPROVED FOR RECORDING

APPROVAL AND RECORDING STAMP AND SIGNATURE BOX

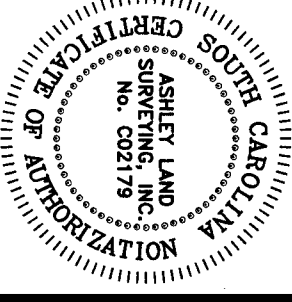
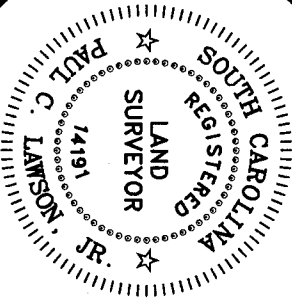
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BK PLAT CABS
PG: 387r
PRESENTED & RECORDED:
09-27-2017 03:29:34 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC



I HEREBY STATE 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.

PAUL C. LAWSON, JR., S.C. REG. NO. 14191

SCALE: 1" = 20'
0' 20' 40'
SEPTEMBER 23, 2017



LINE ABANDONMENT SURVEY OF TMS 142-08-02-039 & 40, OWNED BY REGINALD JEROME DAVIS BEING COMBINED & CONVEYED TO SHERRELL D. CALEY LOCATED IN THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA

ASHLEY LAND SURVEYING, INC.
P.O. BOX 1302 SUMMERVILLE, SC 29484
TELEPHONE: (843) 871-4416 FAX: (843) 871-9638
EMAIL: PLAWSON@ASHLEYEYES.COM WEB: WWW.ASHLEYEYES.COM

TOWN OF MONCKS CORNER REGULAR MEETING
Tuesday, December 16, 2025

Title: Consideration of purchase of TMS# 142-08-02-044 and TMS# 142-08-02-046

Background:

Purchase of TMS# 142-08-02-044 and TMS# 142-08-02-046 from Madison Commercial Group, LLC and Madison Resource Funding, LLC respectfully, for \$475,000 and cost of title insurance, survey, Town's attorney fees, and recording cost.

Exhibits: GIS Map
Survey

Funding: General Fund

City Council action requested: Approve the purchase of TMS# 142-08-02-044 and TMS# 142-08-02-046 from Madison Commercial Group, LLC and Madison Resource Funding, LLC respectfully, for \$475,000 and applicable cost.

A

B

C

D

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 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.

Christian Lee Hunkin

CHRISTIAN LEE HUNKIN, S.C. PLS #42059



LEGEND

OTPF DIST - OPEN TOP PIPE FOUND (DISTURBED)
RBF - REBAR FOUND
RBS - REBAR SET
R/W - RIGHT OF WAY

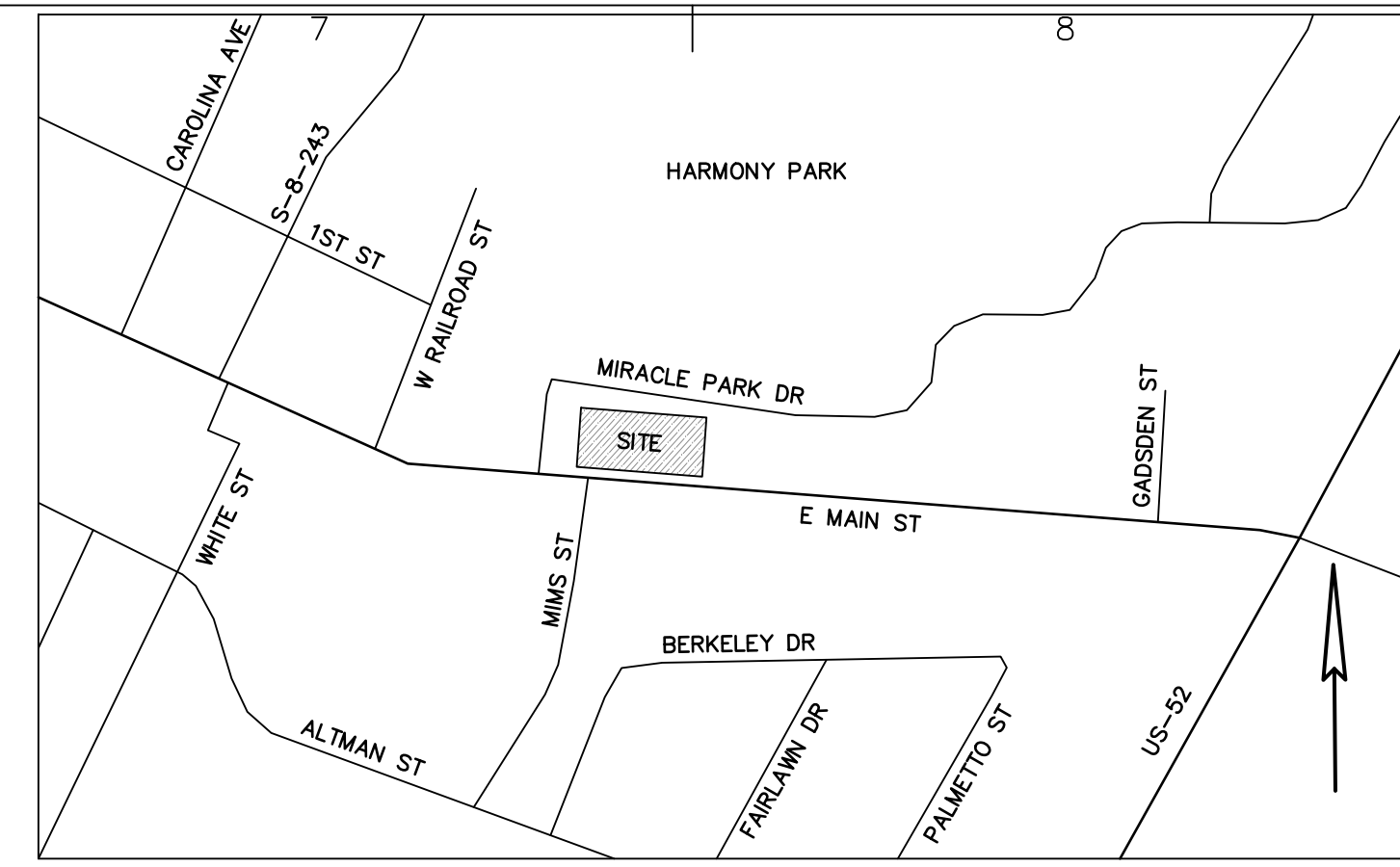
LINE LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - R/W LINE
- - - CENTERLINE OF RIGHT OF WAY
- - - DITCH LINE

HATCH LEGEND:

- [Hatch] - ASPHALT
- [Hatch] - CONCRETE SIDEWALK

- NOTES**
- 1) OWNER INFORMATION:
TMS 142-06-02-044: MADISON COMMERCIAL GROUP LLC
TMS 142-08-02-046: MADISON RESOURCE FUNDING LLC
 - 2) TOTAL ACREAGE DATA:
TMS 142-06-02-044: 0.789 ACRES
TMS 142-08-02-046: 0.328 ACRES
 - 3) ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 45015C 0385 E DATED DECEMBER 7, 2018 THIS LOT LIES IN ZONE X WHICH IS NOT A SPECIAL HAZARD ZONE.
 - 4) THE HORIZONTAL DATUM IS REFERENCED TO NORTH AMERICAN DATUM 1983 (2011 SHIFT).
 - 5) THE PROPERTIES ARE ZONED GENERAL COMMERCIAL (C-2) PER BERKELEY COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS).
 - 6) THE PROPERTY OWNERS LISTED ON THIS PLAT ARE TAKEN FROM BERKELEY COUNTY TAX RECORDS AS SHOWN AT THE TIME OF THE SURVEY.
 - 7) THIS SURVEY IS NOT INTENDED TO SHOW THE EXISTENCE OR NON EXISTENCE OF ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL WETLANDS.
- REFERENCES**
- 1) PLAT BY KEMP C. AHRENS DATED 06/07/2010 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET O PAGE 106P.
 - 2) PLAT BY O.F. HUNTER JR DATED 01/28/2008 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET N PAGE 321H.
 - 3) PLAT BY PAUL C. LAWSON DATED 08/02/2000 AND RECORDED IN THE BERKELEY COUNTY RMC OFFICE IN PLAT CABINET N PAGE 269B.



VICINITY MAP
NOT TO SCALE

TOWN OF MONCK'S CORNER
TMS 142-08-02-004

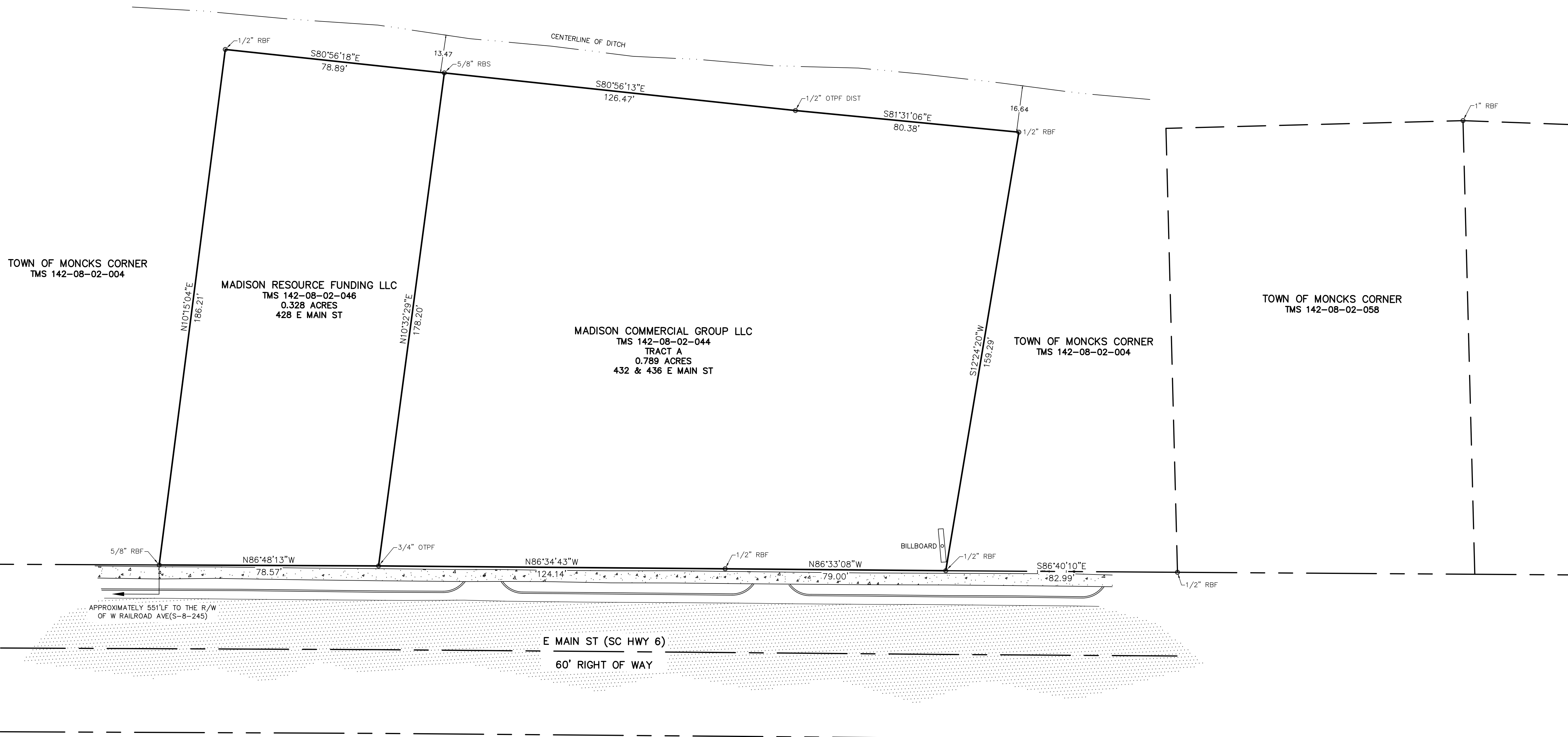
TOWN OF MONCK'S CORNER
TMS 142-08-02-004

MADISON RESOURCE FUNDING LLC
TMS 142-08-02-046
0.328 ACRES
428 E MAIN ST

MADISON COMMERCIAL GROUP LLC
TMS 142-08-02-044
TRACT A
0.789 ACRES
432 & 436 E MAIN ST

TOWN OF MONCK'S CORNER
TMS 142-08-02-004

TOWN OF MONCK'S CORNER
TMS 142-08-02-058



FORSEBERG ENGINEERING AND SURVEYING, INC.
1587 SAVANNAH HIGHWAY, SUITE B
P.O. BOX 30575
CHARLESTON, SOUTH CAROLINA 29417
(843) 571-2622
CIVIL ENGINEERING, SURVEYING
AND LAND PLANNING

SOUTH CAROLINA
FORSEBERG ENGINEERING & SURVEYING, INC.
No. C00343
STATE OF AUTHORIZATION

BOUNDARY SURVEY
PLAT OF TMS 142-08-02-044 & 142-08-02-046
428, 432, 436 E MAIN ST
TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA

SOUTH CAROLINA
PROFESSIONAL LAND SURVEYOR
No. 42059
CHRISTIAN LEE HUNKIN

CHRISTIAN LEE HUNKIN

DATE
9 DECEMBER 2025

DRAWN/CHECKED
CLH/LSM

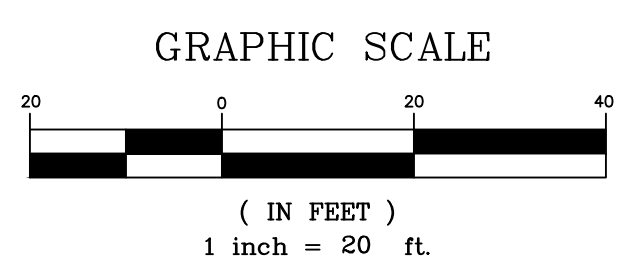
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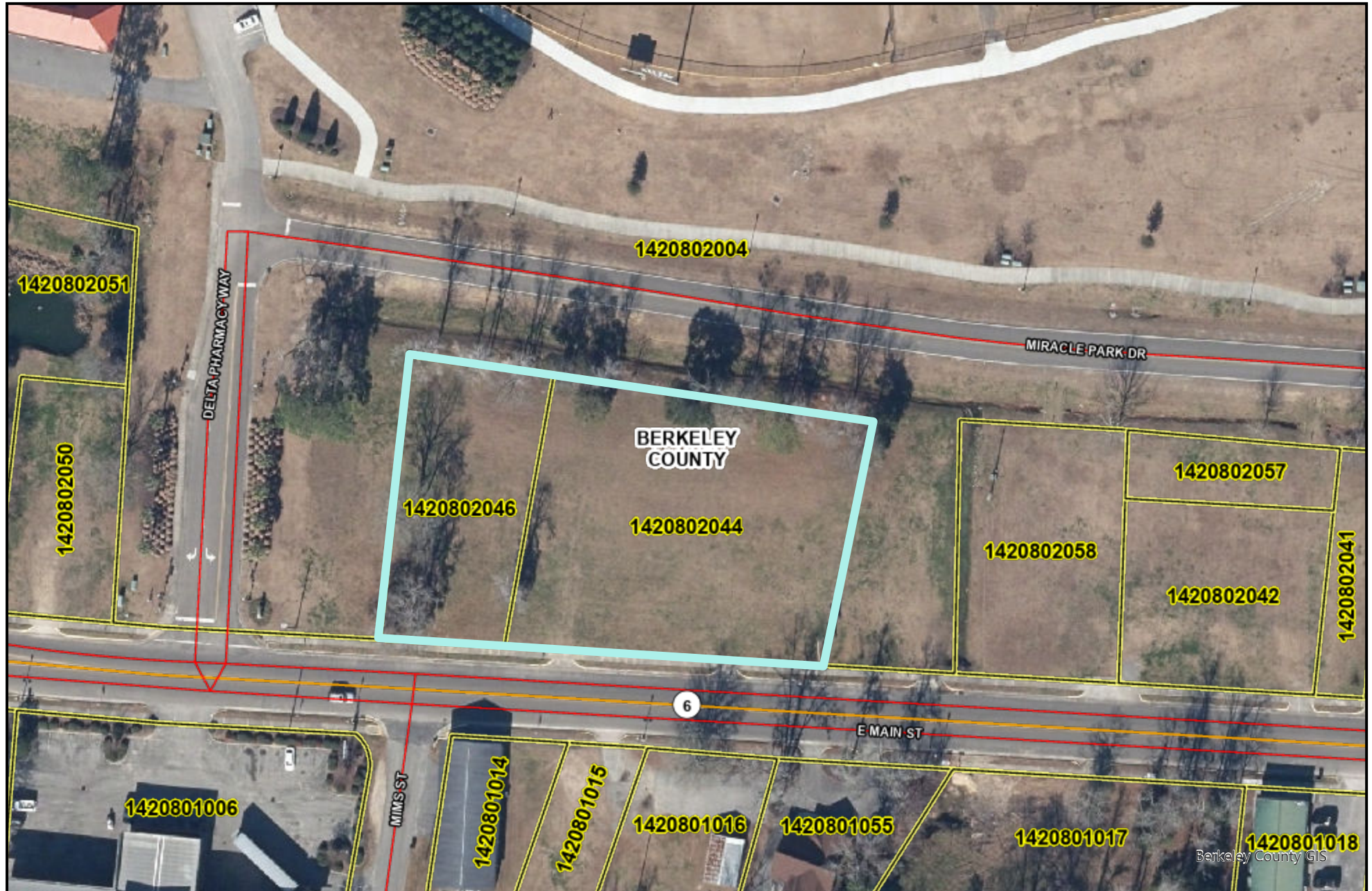
APPROVED
CLH

SCALE
1" = 20'

PROJECT NO.
6641

SHEET NUMBER
1





Berkeley County GIS Department
P.O. Box 6122
Moncks Corner, SC 29461
(843) 719-4049
<http://gis.berkeleycountysc.gov>
Date: 12/9/2025

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1:1,000 mi

0°



THE COUNTY OF BERKELEY AND ITS GIS DEPARTMENT DISCLAIMS
ACCOUNTABILITY FOR THIS PRODUCT AND MAKES NO WARRANTY
EXPRESS OR IMPLIED CONCERNING THE ACCURACY THEREOF.
RESPONSIBILITY FOR INTERPRETATION AND APPLICATION OF
THIS PRODUCT LIES WITH THE USER.

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG S LIVE OAK DRIVE, # 142-10-01-079, INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM GC, GENERAL COMMERCIAL DISTRICT (BERKELEY COUNTY) TO C-1 – OFFICE AND INSTITUTIONAL (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a proper petition has been filed with the Town Council by 100 percent of the freeholders owning 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation to the Town under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the area to be annexed also includes any rights-of-way, roads, or railroad tracks located adjacent to the described property; and

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the properties designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-10-01-079 to subsequently re-classify the property from R-1 – Single Family Residential District (Berkeley County) to C-1 – Office and Institutional (Moncks Corner); and

WHEREAS, it is necessary and desirable to reclassify said property from GC – General Commercial District (Berkeley County) to C-1 – Office and Institutional (Moncks Corner); 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 16th day of December, 2025, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned C-1 – Office and Institutional; 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 16th day of December, 2025.

FIRST READING: November 18, 2025

SECOND READING AND PUBLIC HEARING: December 16, 2025

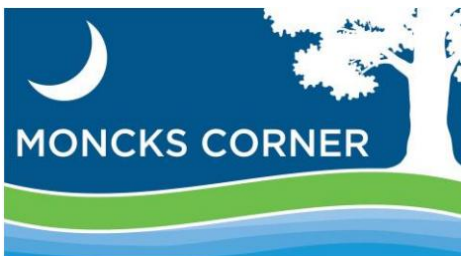
Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

*The Lowcountry's Hometown*

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

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Annexation (AN-25-03) – Leiriane Junquera

DATE: November 11, 2025

Background: The applicant, Leiriane Junquera of 208 Oystercatcher Way, Simpsonville SC, has applied for **Annexation** (AN-25-03) for one (1) parcel (TMS # 142-10-01-079) addressed as 525 S Live Oak Drive. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the Berkeley County **General Commercial District (GC)** Zoning District. Per Berkeley County's Zoning Ordinance, this zoning district is intended to provide,

"For the development of commercial centers that serve the retail and services needs of the surrounding community within a ten-minute drive. The regulations in this district are intended [to] Ensure that developments complement the character of the surrounding community; and Ensure that appropriate pedestrian linkages with adjacent land uses are included; and Minimize roadway hazards caused by numerous or poorly located curb cuts; and Buffer from incompatible uses; and Strengthen business and commercial activity by concentrating facilities; and Dissuade noncomplementary uses that might weaken or conflict with commercial activity."

Adjacent Zoning		Adjacent Land Use
North	General Commercial (GC)(Berkeley County)	Undeveloped
South	General Commercial (GC)(Berkeley County)	Undeveloped
	Agricultural District (Flex1)(Berkeley County)	
East	Office & Institutional (C1)	Pruitt Health
West	General Commercial (GC)(Berkeley County)	Undeveloped

Existing Site Conditions: The subject parcel comprises of approximately 0.94 acres, which is currently undeveloped. Per the National Wetlands Inventory map, there appears to be some delineated wetlands at the Northwest corner of the subject parcel. The subject parcels front Live Oak Drive, with approximately 205 feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town’s Zoning Ordinance, 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 are generally in support of annexing non-residentially zoned land within the Live Oak Drive corridor, that is steadily transforming into a moderately traversed throughfare. With the proximity to existing **Office & Institutional (C-1)** and **Berkeley County General Commercial (GC)** along Live Oak Drive, the proposed zoning district and current and future associated uses fit the overall character of the corridor.

Density: The subject parcels consist of approximately 0.94 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Upon Staff’s first review of the Site Plan, It does not appear the proposed flatwork and structure exceeds that standard.

Transportation: At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use seek to establish on this property, Staff reserves our right per Section 5-9. D of the Zoning Ordinance, to require a TIA prior to the establishment of the proposed use.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

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

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Town Character Residential” to be residential in nature with a mix of densities.

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. Prime examples of a Neighborhood Mixed Use Corridor

are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses..”

The requested parcel shows the property within the “Mixed Use Overlay”. This overlay promotes “low intensity service-based commercial land uses.” Staff interprets uses with low intensity to be similar uses to, medical offices, corner stores and other uses that provide daily services to residents; intended use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Office & Institutional (C-1)**, it appears this request complies with the Town’s Comprehensive Plan.

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

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

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

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, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the parcel is over two (2) acres in size, therefore negating the concern for spot zoning.

Staff Analysis: Staff believes that the designated future land use may not be consistent with the requested zoning district, however with the inclusion of the “Mixed Use Overlay” land use encompassing the subject parcel, and the inclusion of one (1) of the implementation strategies of the Comprehensive Plan lends credence to the requested zoning district.

Staff Recommendation: After analysis of the resources provided to Staff, approval is recommended for the requested **Office & Institutional (C-1)** zoning designation for the subject parcel. Staff’s recommendation is due to the presence of the “Mixed Use Overlay” around the subject parcel, the request’s alignment with goal and implementation strategy number three (3) as seen in the Town’s 2024 Comprehensive Plan, and the existing commercial nature of the Live Oak Drive Corridor.

Planning Commission Recommendation: The Planning Commission heard the request at their October 28th meeting. The Commission voted unanimously in favor of recommending APPROVAL of the requested annexation and zoning of Office & Institutional (C-1) designation for the subject parcel. The applicant spoke in favor of the

request. The Planning Commission discussed the request regarding developing in the county versus annexing into the Town.

Attachments: SIGNED - Application (20250828)
Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)

Annexation (AN-25-03) Junqueira

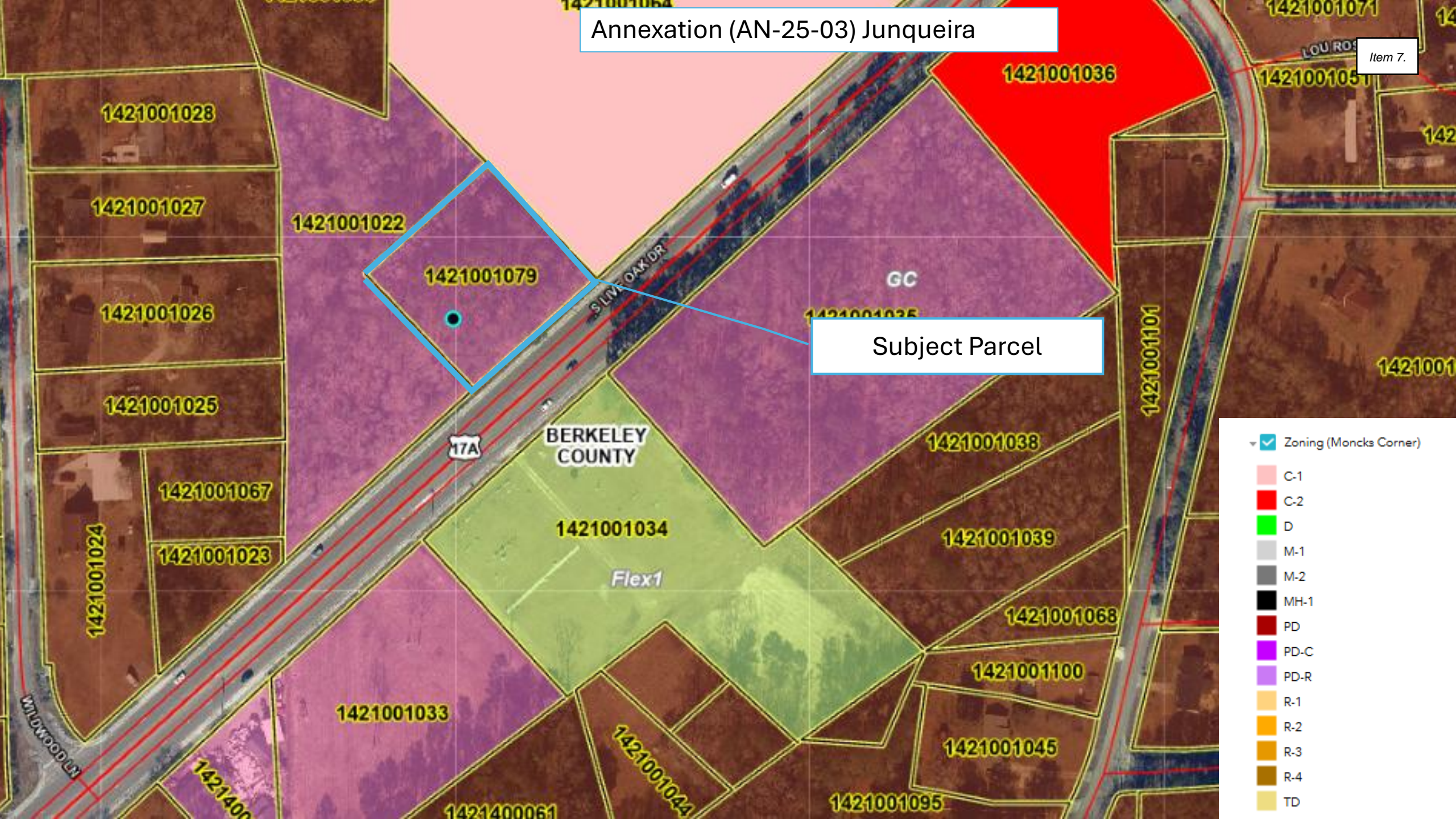
Item 7.

Subject Parcel

**BERKELEY
COUNTY**

Annexation (AN-25-03) Junqueira

Item 7.



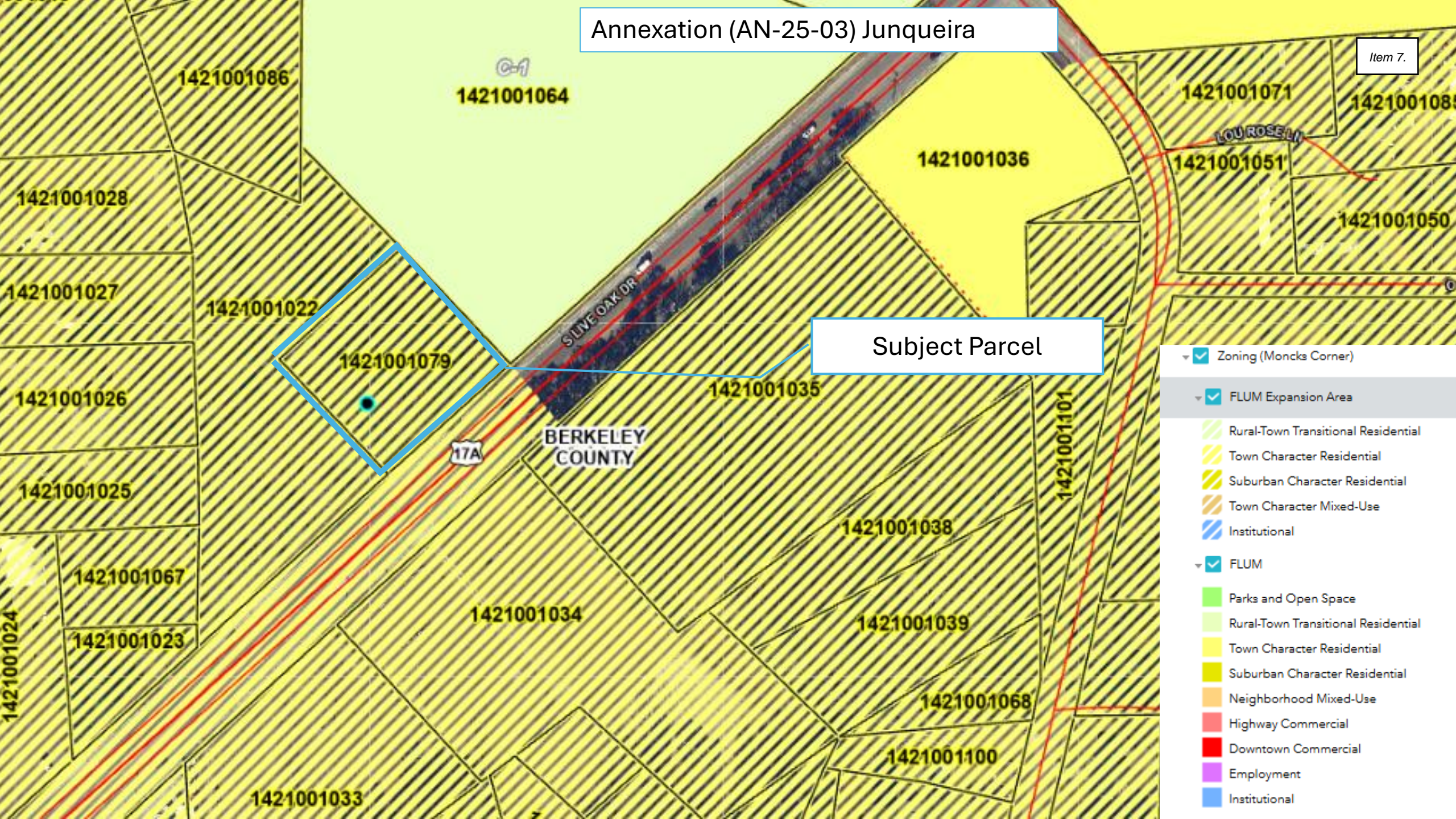
Subject Parcel

☑ Zoning (Moncks Corner)

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

Annexation (AN-25-03) Junqueira

Item 7.



Subject Parcel

☒ Zoning (Moncks Corner)

☒ FLUM Expansion Area

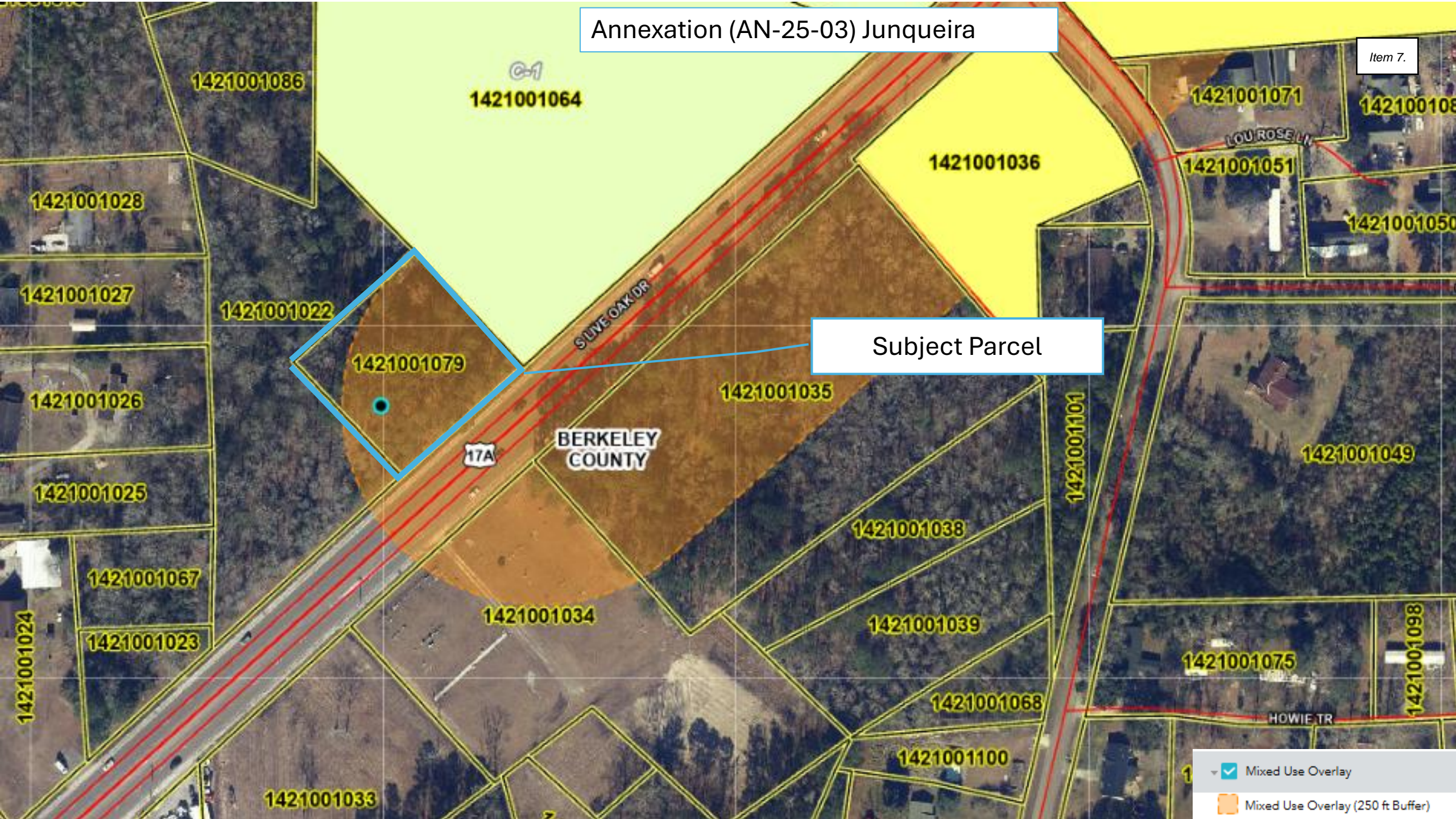
- ☒ Rural-Town Transitional Residential
- ☒ Town Character Residential
- ☒ Suburban Character Residential
- ☒ Town Character Mixed-Use
- ☒ Institutional

☒ FLUM

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

Annexation (AN-25-03) Junqueira

Item 7.



Subject Parcel

- ☒ Mixed Use Overlay
- ☐ Mixed Use Overlay (250 ft Buffer)



Applicant Information

NAME

Leiriane Junqueira

ADDRESS

525 s live oak Mocks corner

EMAIL ADDRESS

PHONE

8644173144

Property Owner Information

If different than applicant

NAME

Leiriane junqueira

ADDRESS

208 oystercatcher way Simpsonville

EMAIL ADDRESS

PHONE

8644143144

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER:

Item 7.

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows. Description may be attached.

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

THE PROPERTY IS DESIGNATED AS FOLLOWS ON THE COUNTY TAX MAPS:

525 s live oak

**** A plat or map of the area should be attached. A tax map may be adequate ****

UPLOAD FILE

[opF36GgpN5NT-IMG_9431.jpeg](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

Zone c1

CONSENT

checked

APPLICANTS SIGNATURE

DATE

08/28/2025

Lauren G.