



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 04, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of Minutes for the May 5, 2026 meeting.

NEW BUSINESS

2. Consider a Special Exception (SE-26-02) request to establish a "Restaurants less than two-thousand (2,000) sq. ft" use in the Transitional District (TD) zoning district located at 417 Altman Street (142-12-03-020).
3. Consider a Special Exception (SE-26-06) request to establish a "Church" use in the General Commercial (C-2) zoning district located at 388 Corner Square (143-01-02-020).
4. Consider a Special Exception (SE-26-03) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 103 S Hwy 52 (142-12-02-013).
5. Consider a Special Exception (SE-26-05) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 432 E Main Street (142-08-02-044 & -046).
6. Consider a Special Exception (SE-26-04) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 315 E Main Street (142-07-02-020).
7. Consider a Variance (VR-26-02) request to reduce the required parking for an "Government" use in the General Commercial (C-2) zoning district located at 315 E Main Street (142-07-02-020).

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

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



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 5, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:01 p.m.

PRESENT

Chairman Thurman Pllum
Board Member Clayton Morton
Board Member Theresa McLaughlin
Board Member Carolyn Haynes-Smith
Board Member Pat Smith

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting January 6, 2026.

Motion made by Board Member Haynes-Smith to approve the minutes as presented,
Seconded by Board Member Morton.

Voting Yea: Voting Yea: Chairman Pllum, Board Member Haynes-Smith, Board
Member Morton, Board Member Pat Smith, and Board Member McLaughlin.

NEW BUSINESS

2. Consider a Variance (VR-26-01) request to reduce the required parking for a "Retail" use in the General Commercial (C-2) zoning district located at 340 E Main Street (142-07-06-052).

Mr. France presented the request.

Board Member Smith asked what the proposed use is to be. Blair Still, of 427 Still Oak Lane, informed the board the proposed use is to be a market primarily selling "fresh produce".

Board Member Haynes-Smith asked where the proposed off-site parking will be located. Mr. Westbrook responded, stating the location of off-site parking remains to be seen, but Staff is actively working with the Railroad to codify the existing parking spaces within the railroad rights-of-way.

Chairman Pllum recognized that without the possibility for on-site parking this building would be essentially be prohibited to the public, which constitutes hardship in the

opinion of the Chairman.

Motion made by Board Member Morton to approve the Variance request as the strict application of the provisions of the Ordinance would result in unnecessary hardship due to the existing size of the parcel and building. Seconded by Board Member Smith.

Voting Yea: Voting Yea: Chairman Pellum, Board Member Haynes-Smith, Board Member Morton, Board Member Smith, and Board Member McLaughlin.

OLD BUSINESS

PLANNER'S COMMENTS

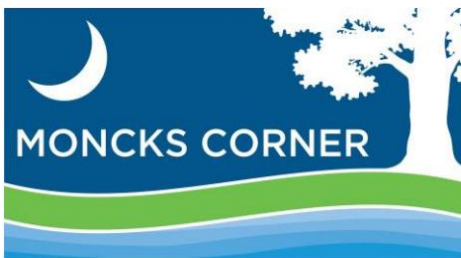
MOVE TO ADJOURN

Motion made by Board Member Haynes-Smith to adjourn, Seconded by Board Member Smith.

Voting Yea: Voting Yea: Chairman Pellum, Board Member Haynes-Smith, Board Member Morton, Board Member Smith, and Board Member McLaughlin.

Meeting was adjourned at 6:12 p.m.

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



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-26-02) – Lisa Young – 417 Altman Street

DATE: August 4, 2026

Background: The applicant, Lisa Young, the owner of the subject parcel has applied for a **Special Exception** (SE-26-02) to establish a “restaurant, less than 2,000 ft²” use for one (1) parcel (TMS #142-12-03-020) located in the **Transitional District (TD)**, addressed as 417 Altman Street. The Town’s Zoning Ordinance allows for any by-right commercial use permitted by-right in the **Office & Institutional (C-1)** zoning district to establish within the **Transitional District (TD)** by **Special Exception** granted by the Board of Zoning Appeals.

Existing Zoning: The subject parcel is currently in the **Transitional District (TD)**. Per the Town’s Zoning Ordinance, the Transitional 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.”

Adjacent Zoning		Adjacent Land Use
North	R-1	Residential
South	TD	Residential
	R-1	Residential
East	R-2	Residential
West	TD	Retail Sales

Existing Site Conditions: The subject parcel is comprised of approximately 16,225 square feet. There appears to be approximately 114-feet of road frontage along Altman Street. The parcel is currently occupied by a one (1) story building, Currently the existing structure on the subject-parcel is unoccupied but was a former medical retail sales office.

Proposed Request: The applicant has requested a **Special Exception** be issued for the property for a “restaurant, less than 2,000 ft²” use. Looking to occupy a former medical retail sales use, the building is below 2,000 ft² in size, and along a roadway that is seeing a low-density commercial transition, between US-17a and US-52. The

property is already set up as a commercial development, with existing parking, entrances and ADA capable facilities.

Transportation: The property, having previously been used as a medical retail sales, is already developed, with entrances and exits to Altman Street clearly marked, of proper size and free of visual obstacles that making entering or exiting the site challenging. The property was previously noted to have enough parking for the proposed use, and a floor plan and any site changes will be analyzed by Staff at the appropriate time of permitting.

Environmental: Per the National Wetlands Inventory, the parcel does not appear to be subject to wetlands or any additional environmental concerns.

Procedural Issues: As part of any **Special Exception**, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the Special Exception, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;
2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”, which is described as,

“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 parcel is also within the “Mixed Use Overlay”, which is described 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..”

Staff Analysis: The applicant has met with Staff concerning their proposed use on multiple occasions. At the request of Staff, the applicant has provided an addendum to their application expressing how they believe their request meets all the standards of a **Special Exception**. Staff is concerned with the applicant’s addendum as it heavily mentions the “need” for this use for the community, which is NOT an item that can be considered by the Board of Zoning Appeals for a **Special Exception**. The applicants have provided other necessary documents for this application, including an updated Site Plan, building elevations and even building renderings. At this time, the most recent Site Plan has only generally been reviewed and serves as more of a conceptual plan than a civil plan. Therefore, Staff is unable to review the document for compliance regarding landscaping or other standards required in the Zoning Ordinance. Staff will ensure the applicant’s civil plans will meet all standards of the Zoning Ordinance.

Regarding the applicant’s addendum and justification, Staff must be clear that the Board of Zoning Appeals (BZA) may only consider the seven (7) criteria as laid out in the Zoning Ordinance. The BZA cannot consider communal need for this use, as a **Special Exception** is the proposed use on the proposed parcel, not the use in relation to the Town or public good.

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;

*Staff believes that the proposed use is **not consistent** with the purpose and intent of the Town Character Residential land use designation as listed in the Town’s 2024 Comprehensive Plan. This designation indicates that future growth in the area shall be “smaller lot, town mixed residential type neighborhoods” with a “mixture of densities should be promoted to include” single-family and small-scale apartments, which Staff interprets as not fitting of a restaurant use type. However, Staff believes that proposed use is **consistent** with the presence of the “Mixed Use Overlay”, as the proposed use is conducive to “low intensity-service based commercial land uses” such as a small restaurant. The overlay is intended to promote medical offices and other used the provide daily services to residents, particularly as this is along a mixed-use corridor that is Heatly/Altman Street. Staff view this corridor as the next Main Street, with less dense and intense commercial entities adjacent to the retail and shopping corridor, that is E. Main Street.*

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

Staff feel that the proposed use **may not be compatible** with the existing uses in the vicinity, particularly the single family homes directly behind the property. While a medical retail sales office, and most other service based uses are ideal to be adjacent to residential, a restaurant may have negative impacts on the residents as the hours and functionality can change drastically from a 9-5 retail shop that caters to a specific and limited clientele. The applicant may provide additional information and may be open to conditions on the request, such as additional landscaping, improved screening or other ideas Staff may feel would limit their impact on an existing neighborhood.

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;

Staff believe the proposed restaurant **may have adequate provisions** for adverse influence. Staff are concerned about buffering for the proposed restaurant use to the residential uses directly behind this property. The applicant may provide additional information and may be open to conditions on the request, such as additional landscaping, improved screening or other ideas Staff may feel would limit their impact on an existing neighborhood.

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate important natural features;

Staff believe that with the proposed restaurant use **may generally preserve and incorporate important natural features**. Staff recognizes the property is currently developed, and there are limited important natural features on a developed site with limited land to develop.

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;

Staff believes, the proposed use **will not destroy, create loss, or cause damage to natural, scenic, or historic features of significant importance** as the property is already developed and no plans have been submitted to Staff to indicate additional impacts to the natural, scenic or historical features of the property or area.

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

Staff believe the proposed use **may hinder** vehicular traffic or pedestrian movement on adjacent roads. A niche medical retail sales use generates significantly less traffic than a proposed restaurant. While the building is small, the amount of tables and chairs that the restaurant can offer patrons, along with a potential outdoor dining area, the property will see significantly more impacts to the local roadway network. With Altman Street becoming more of a commercial corridor, there are still residential units within a block or two of this subject property, and additional traffic will impact them to some extent.

7. The proposed use complies with all applicable regulations and development standards of the Town.

Staff will ensure **the required building permit comply** with all applicable regulations and development standards.

Staff Recommendation: Staff generally supports this request based on the previous use, however concerns not yet addressed by the property owner or end user does have Staff worried about directly adjacent residents and the impact they will face with a new, albeit small, impact on the area.

Attachments: *Location Map*
 Applicant's Responses (20260629)

Special Exception (SE-26-02) 417 Altman

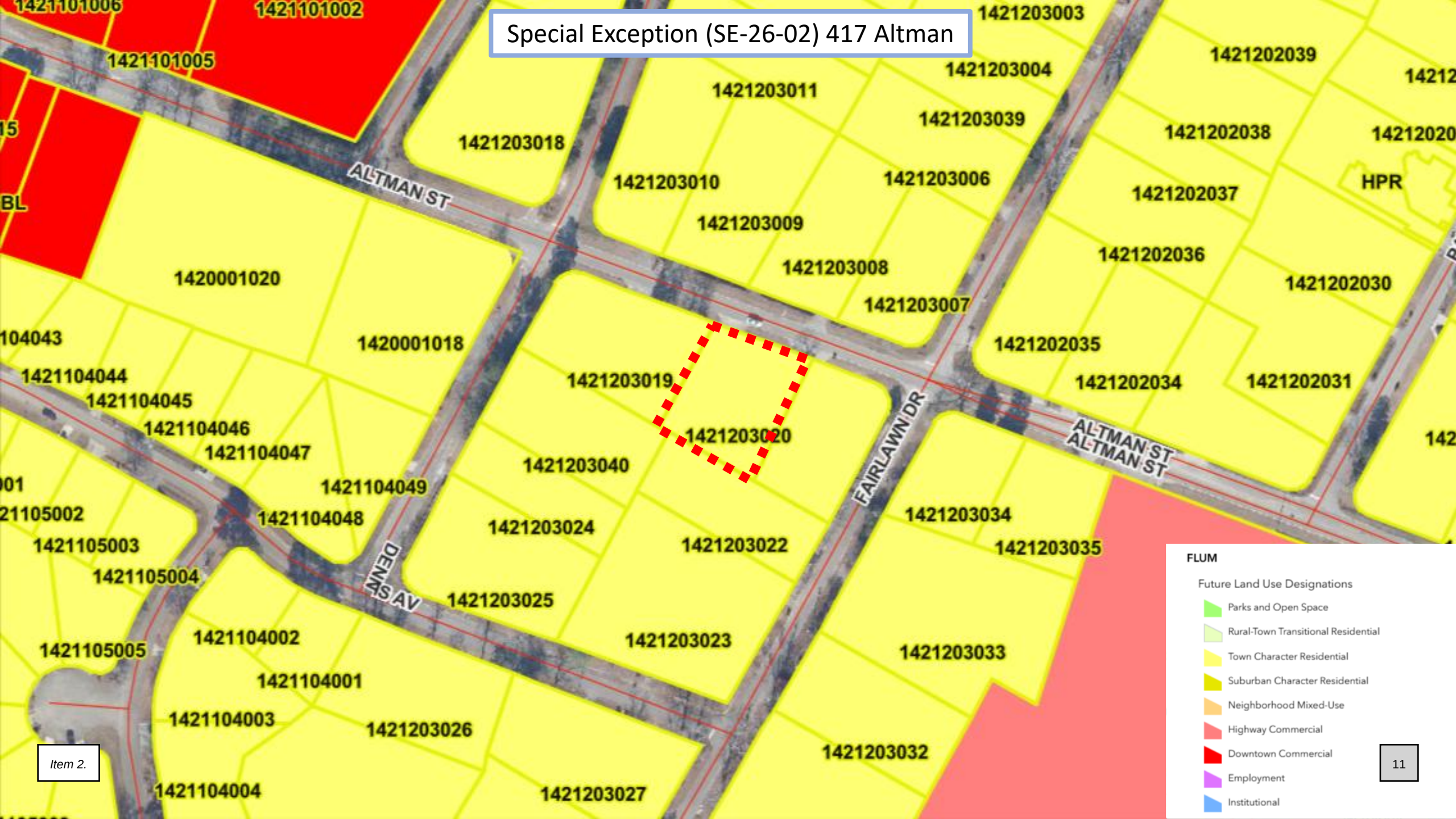
Item 2.

Special Exception (SE-26-02) 417 Altman



Item 2.

Special Exception (SE-26-02) 417 Altman



Item 2.

FLUM

Future Land Use Designations

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

11

FLUM

Future Land Use Designations

- Parks and Open Space
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11

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11

Rezoning Special Exception (SE-26-02) 417 Altman Street, Moncks Corner, SC

Tuesday July 7, 2026

Request from: Home Medical Supplies & Equipment, Inc.

1)The plans for the new restaurant Special Zoning Request is: "It's a Catering Venue and Restaurant, " to be located at 417 Altman Street, Moncks Corner, SC 29461. We will be consistent with the Rezoning request to adhere to a broader commitment that ensures the restaurant remains compatible with the current character of a residential community.

2)It is our intent that the restaurant maintain a quiet atmosphere and not disrupt the neighborhood's quiet nature and integrity. We emphasize that our service to the community will maintain a quiet atmosphere and only serve good food. The property is currently zoned commercial and was open to the public for medical services. The only difference now is that it will offer food, as the service is now a food service.

3)The plan is to market the restaurant as a catering and food service for the locals. We will provide homemade food and a meeting place for couples and families. No alcoholic beverages will be served. Just sweet tea and coffee! We are greatly concerned for the Vision of our community. If we outgrow this site, we would, of course, consider different plans, including moving to another location in the community. There will be 15 tables and ample parking to accommodate the traffic flow. We don't think our presence will adversely impact our small community but only offer some good hometown goodness of flavors. We have been out communicating with our residential neighbors in the community, and we are receiving positive, excited responses about some good food. The marketing and advertising will always be of utmost importance in promoting the character of the restaurant

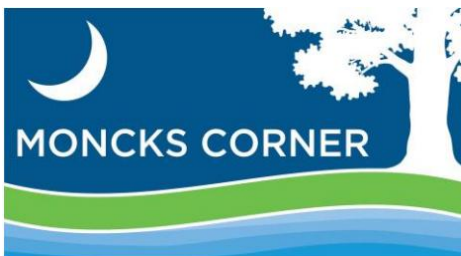
4)There is already a natural barrier around the property, which will be groomed and landscaped to benefit noise control, and there are additional plans for the layout of beautiful flowers and foliage. This will serve as a buffer for adjacent residential properties. This natural buffering will be supplemented with additional landscaping and/or fencing, where necessary, to mitigate potential adverse impacts such as noise, glare, or dust.

5)We already have a natural barrier surrounding the property, which will be groomed and landscaped to benefit noise control, if any. The project will be developed to ensure that the proposed use does not destroy or damage significant natural or scenic features.

We are ensuring that sufficient funds and arrangements are in place to maintain these setbacks and buffers effectively.

6)The hours of operation will be 11 am to 2 pm and 4 pm to 7 pm, Thursday through Sunday. General traffic is expected, as it is now a secondary road to the main road running across town.

7)Our goal is to comply with all the applicable regulations and development of the Town of Moncks Corner.



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-26-06) – Eric Francis – 388 Corner Square

DATE: August 4, 2026

Background: The applicant, Eric Francis, representing “The Door CFM LLC”, has applied for a **Special Exception** (SE-26-06) to establish a “Church” use for one (1) parcel (TMS #143-01-02-020) located in the **General Commercial (C-2)** zoning district, addressed as 388 Corner Square. The Town’s current Zoning Ordinance requires “Churches” use-types to only be permitted in the **General Commercial (C-2)** zoning district via **Special Exception**.

Existing Zoning: The subject parcel is currently in the **General Commercial (C-2)** zoning district. Per the Town’s Zoning Ordinance, the Transitional 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. 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	Flex1 (Berkeley County)	Vehicle Storage
South	C-2	Restaurant
	C-2	Automobile Graveyard
East	GC (Berkeley County)	Residential
West	C-2	Restaurant
	C-2	Automotive Sales

Existing Site Conditions: The subject parcel is comprised of approximately 2.63-Acres. There appears to be approximately 159-feet of road frontage along US-52. The parcel is currently occupied by three (3) one-story buildings. Currently the existing structures on the subject-parcel are occupied by multiple tenets, but Staff understands the specific tenet space is question is vacant.

Proposed Request: The applicant has requested a **Special Exception** be issued for the property for a “Churches” use. Looking to occupy a former commercial unit, along a roadway that is seeing a high-density and high-intensity commercial use-types. The property is already set up as a commercial development, with existing parking, entrances and ADA capable facilities.

Transportation: The property is currently being used as an area for commercial activity, and is already developed, with entrances and exits to US-52 marked, of proper size and free of visual obstacles that make entering or exiting the site challenging. The property was previously noted to have enough parking for the proposed use, and a floor plan and any site changes will be analyzed by Staff at the appropriate time of permitting.

Environmental: Per the National Wetlands Inventory, the parcel does not appear to be subject to wetlands or any additional environmental concerns.

Procedural Issues: As part of any **Special Exception**, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the Special Exception, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;
2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Highway Commercial”, which is described as,

“Intended to protect and promote the historic and economic interests of the downtown. Similar to the Neighborhood Mixed Use, higher intensity commercial-residential mixed uses are encouraged. Unique, walkable and family-oriented businesses should be the focus of this designation.”

The parcel is also within the “Highway Commercial Overlay”, which is described as,

“A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”

Staff Analysis:

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;

*Staff believes that the proposed use is **generally consistent** with the purpose and intent of the Highway Commercial land use designation and Highway Commercial Overlay as listed in the Town’s 2024 Comprehensive Plan. A church is generally compatible with both future land use designations but is not the primary use envisioned by either. In the Highway Commercial designation, the emphasis is on commercial-residential development and unique, walkable, family-oriented businesses that promote economic activity, so while a church can contribute to the community character and pedestrian environment, it does not directly advance the plan’s stated commercial objectives. In the US-52 Highway Commercial Overlay, a church is more consistent with the intent for low-intensity uses because it functions as a low-impact institutional use that is compatible with nearby commercial and to a lesser extent residential development, although it is not a commercial business like the examples provided (medical offices, banks, and pharmacies). Overall, a church would likely be considered a compatible institutional use in either designation, but it is not among the preferred or expressly encouraged land uses described in the future land use plan.*

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

*Staff feel that the proposed use **is compatible** with the existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community. The surrounding area is characterized by commercial uses permitted within the C-2 zoning district, many of which generate higher levels of traffic, noise, and operational activity than the proposed church. As an institutional use, the church is generally considered to be of equal or lower intensity than the commercial uses allowed by right in the C-2 district. The proposed church will operate in a manner that is compatible with the surrounding commercial development and is not expected to create adverse impacts on neighboring properties or alter the established character of the area.*

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;

*Staff **believe adequate provisions are made** for setbacks, buffering, and site design considerations to protect adjacent properties from any potential adverse impacts associated with the proposed use. The*

proposed church use will utilize the existing developed conditions of the site and is not expected to introduce impacts typically associated with more intensive development activities, such as excessive noise, vibration, dust, glare, odor, or significant traffic congestion.

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate important natural features;

*Staff believe that with the proposed “churches” use **may generally preserve and incorporate important natural features**. Staff recognizes the property is currently developed, and there are limited important natural features on a developed site with limited land to develop.*

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;

*Staff believes, the proposed use **will not destroy, create loss, or cause damage to natural, scenic, or historic features of significant importance** as the property is already developed and no plans have been submitted to Staff to indicate additional impacts to the natural, scenic or historical features of the property or area.*

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

*Staff believe the proposed use **may hinder** vehicular traffic or pedestrian movement on adjacent roads. The proposed church use will not hinder or endanger vehicular traffic or pedestrian movement on adjacent roads. The subject parcel is already developed with an established access and circulation pattern, and the proposed use will utilize the existing site configuration rather than introduce new roadway impacts associated with more intensive development. Church activities typically occur during scheduled services and events, resulting in predictable periods of activity that can be accommodated through the existing transportation network. The proposed use is not expected to generate traffic volumes or operational characteristics that would negatively impact adjacent roadways, pedestrian access, or overall public safety. The existing site improvements, along with appropriate parking and circulation areas, will provide safe and efficient movement for vehicles and pedestrians while maintaining compatibility with surrounding uses.*

7. The proposed use complies with all applicable regulations and development standards of the Town.

*Staff will ensure **the required building permit complies** with all applicable regulations and development standards.*

Staff Recommendation: Staff generally supports this request and recommends the Board of Zoning Appeal’s consider the impacts of the proposal to grant a Special Exception for a “churches” use, specifically the existing commercial property to which they will only be a tenant.

Attachments: Application (Eric Francis)(20260625)
Location Map (SE-26-06)

Special Exception (SE-26-06) 388 Corner Square

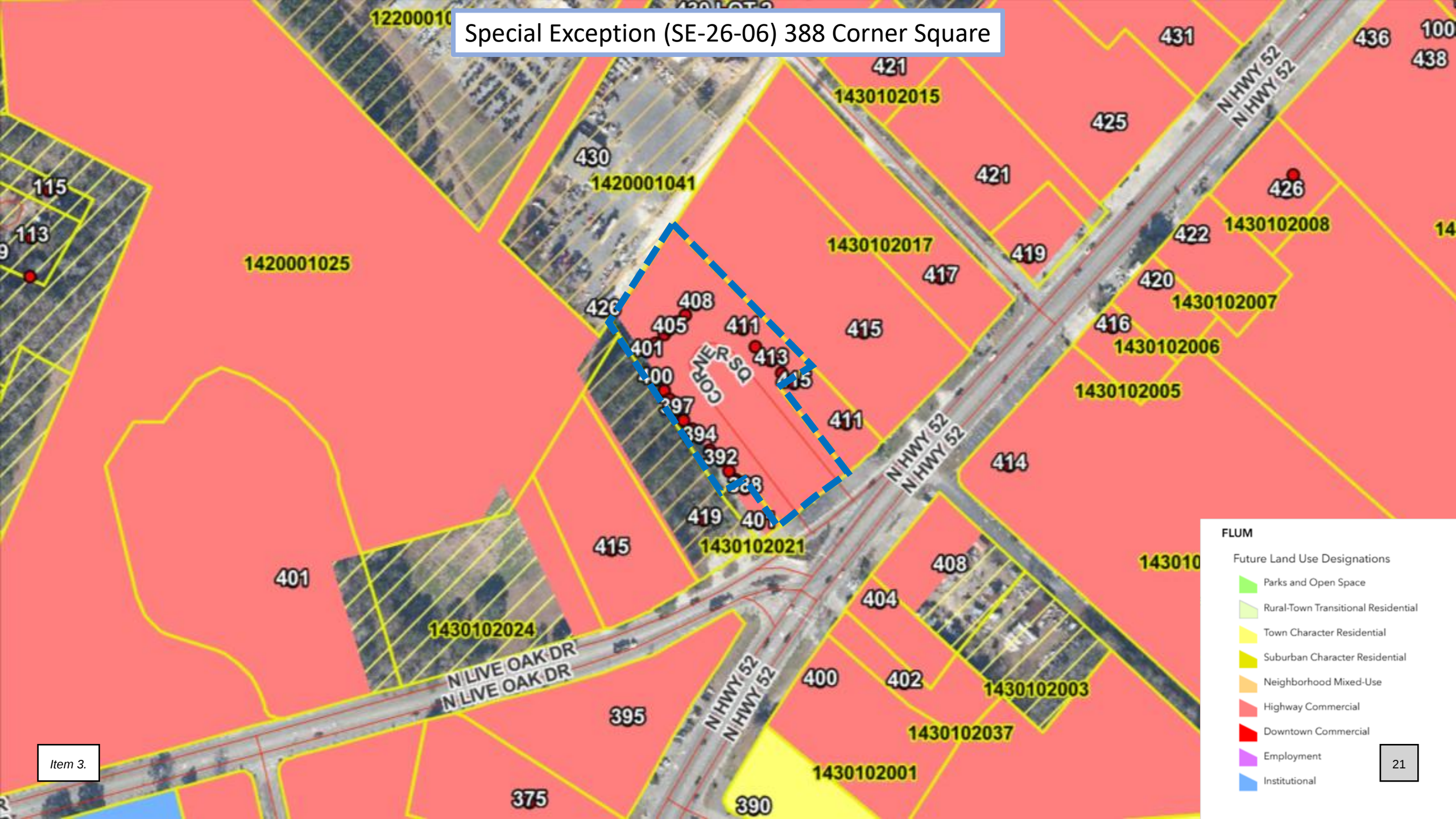
Item 3.

Special Exception (SE-26-06) 388 Corner Square



Item 3.

Special Exception (SE-26-06) 388 Corner Square



Item 3.

FLUM

Future Land Use Designations

-  Parks and Open Space
 -  Rural-Town Transitional Residential
 -  Town Character Residential
 -  Suburban Character Residential
 -  Neighborhood Mixed-Use
 -  Highway Commercial
 -  Downtown Commercial
 -  Employment
 -  Institutional
- 21



Zoning Special Exception Application

PROPERTY OWNER

Carolina Life Real Estate

ADDRESS

388-389 Corner Square center Moncks Corner 29461

OWNER PHONE

843-830-0243

Applicant Information

APPLICANT NAME

The Door CFM LLC, Eric Francis

ADDRESS

535 Rosings Dr Summerville 29486

APPLICANT PHONE

8436974223

PROPERTY INTEREST

388-389 Corner Square Center

PROPERTY LOCATION

388-389 Corner Square Center, Hwy 52 & 17A
Moncks Corner

UPLOAD PLAT

[lvhs1oQBdGNj-IMG_3479.jpeg](#)

Property Information

TAX MAP #

I have no clue

ZONING CLASSIFICATION

i don't know

CURRENT USE OF PROPERTY

vacant

LOT DIMENSIONS

45.5' x 39'

LOT AREA

1891

HAS ANY APPLICATION INVOLVING THIS PROPERTY BEEN CONSIDERED PREVIOUSLY BY THE MONCKS CORNER BOARD OF APPEALS?

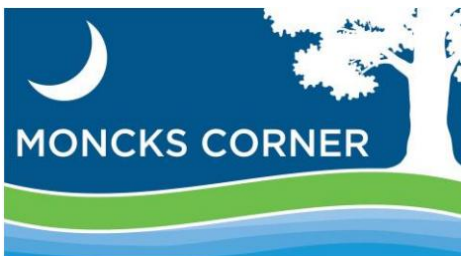
I don't know

I REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE SO THAT THE PROPERTY LISTED IN THIS APPLICATION CAN BE USED IN A MANNER INDICATED BELOW (CITE SECTION NUMBER): PLEASE EXPLAIN REASONS FOR REQUEST AND ANY SUPPORTING INFORMATION.

To utilize this location as a Church on Sundays 11am and 6pm, Wednesdays 7pm for regular services Saturdays for prayer meetings. We would like the opportunity to make this a place where the message of Christ is presented to bring hope to the community. We would like to be a part of the solution to the issues people face on a daily basis

SIGNATURE OF APPLICANT**DATE**

06/25/2026



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-26-03) – Berkeley County – 103 S HWY 52

DATE: August 4, 2026

Background: The applicant, Dana Todd on behalf of the Berkeley County Government, has applied for a **Special Exception** (SE-26-03) to establish a “government facilities” use for one (1) parcel (TMS # 142-12-02-013) located in the **General Commercial (C-2)** district, addressed as 103 S HWY 52. The Town’s current Zoning Ordinance requires “government facilities” uses to only be permitted in the **General Commercial (C-2)** district via the Board of Zoning Appeals granting a **Special Exception**.

Existing Zoning: The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the General Commercial 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. 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	R-2	Single Family Detached Dwelling
	R-2	
South	C-2	Automotive Services
	C-2	
East	C-2	Drive-Through Restaurant
West	C-2	Government Facility

Existing Site Conditions: The subject parcel comprises approximately 48,568-square feet (~1.1 acres) which is currently occupied by a vacant drive-through restaurant building. The parcel is currently accessible by US-52, with approximately 188-feet of frontage, and accessible along Altman Street with approximately 215-feet of frontage.

Proposed Request: The applicant has applied for a **Special Exception** seeking approval from the Board of Zoning Appeals to establish a “government facilities” use on the subject-parcel. The Berkeley County Government, the applicant, intends to expand authorized personal parking for the adjacent Berkeley County Administrative Complex with this request. The applicant argues that by expanding parking facilities, they address the growing demand for essential public services. By relocating a portion of employee parking to the subject-parcel, more spaces will be available for the public, improving access, safety, and operational efficiency for the existing Administrative Complex. In connection with this request, the overall project will also remove blighted, non-conforming structures and improve the physical aesthetic of this portion of the US-52 corridor. The applicant has already obtained a demolition permit through the Town to remove the dilapidated building located on the subject-parcel (Permit ID # 26MON-DEM00003).

Transportation: The property, having previously been used as a drive-through restaurant, is already developed, with ingress and egress by both US-52 and Altman Street clearly marked, of proper size and free of visual obstacles that make entering or exiting the site challenging. Any proposed site changes will be analyzed by Staff at the appropriate time of permitting.

Environmental: Per the National Wetlands Inventory, the parcel does not appear to be subject to wetlands or any additional environmental concerns.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Highway Commercial”, which is described as,

“Intended to protect and promote the historic and economic interests of the downtown. Similar to the Neighborhood Mixed Use, higher intensity commercial-residential mixed uses are encouraged. Unique, walkable and family-oriented businesses should be the focus of this designation.”

The parcel is also within the “Mixed Use Overlay”, which is described 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.”

Procedural Issues: As part of any **Special Exception**, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the **Special Exception**, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district;
2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Staff Analysis:

1. The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district.

*Staff believes that the proposed use **is consistent** with the purpose and intent of both the Highway Commercial land use designation and Mixed-Use Overlay of the 2024 Comprehensive Plan. Per the Future Land Use Map that appears within the Town's 2024 Comprehensive Plan, the subject- parcel is occupied by both the Highway Commercial future land use designation and the Mixed-Use Overlay. A commercial parking lot, the proposed use, is consistent with both the Highway Commercial land use designation and the Mixed-Use Overlay because it expands opportunities for an existing service-based use that provides daily services to residents. Service-based uses in-part depend on adequate parking to remain accessible and viable.*

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

*Staff believes the proposed use **may not be compatible** with all existing uses in the vicinity of the subject-parcel. While a commercial parking lot is not consistent with the predominantly residential land used located to the rear of the subject parcel, it is compatible with the existing development pattern along the US-52 corridor. The corridor is characterized by commercial and mixed-use development, where parking is a common accessory and incidental use associated with service-based businesses. In this case, the proposed parking lot is intended to support existing service-based use by accommodating customer and employee parking demands, thereby improving the functionality and accessibility of the business. As an accessory used for an established commercial operation, the parking lot is compatible with the commercial character of the US-52 corridor and supports the*

continued provision of services to Town residents, even though it does not reflect the residential character of the properties located to the rear.

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;

*Staff believes the proposed use-type **may have adequate provisions** for adverse influence. Staff are concerned about buffering along the rear of the subject-parcel, directly adjacent to parcels with existing residential use types. The applicant may provide additional information and may be open to conditions on the request, such as additional landscaping, improved screening or other ideas Staff may feel would limit their impact on an existing neighborhood.*

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate important natural features;

*Staff believes that the submitted Concept Plan will **generally preserve and incorporate important natural features**. The existing property is a parking lot, and a vacant building. Staff recognizes the property is currently developed, and there are limited important natural features on a developed site with limited land to develop.*

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;

*Staff believes that the proposed use **will not destroy**, create a loss or cause damage to natural, scenic, or historic features of significant importance, namely the streetscape of the US-52 corridor.*

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered. *Staff believe the proposed use **will not hinder** vehicular traffic or pedestrian movement on adjacent roads. Per the applicant, a new pedestrian crossing across Altman Street to the existing Berkeley County Administrative Complex is intended / proposed. This should allow all pedestrians to have an additional route to traverse the US-52 corridor. In addition, by relocating a portion of County's staff parking to the subject-parcel, vehicular ingress / egress during peak hours at the County's Administrative complex should be reduced if this application is approved.*

7. The proposed use complies with all applicable regulations and development standards of the Town.

*Staff will ensure the **required Site Plan** permit complies with all applicable regulations and development standards.*

Staff Recommendation: Staff generally supports this request based on the previous use of the subject-parcel, however, concerns not entirely addressed by the property owner does have Staff worried about directly adjacent residents and the impact they will face with a new impact on the area.

Attachments: *Location Map*
 Application (20260625)
 Applicant's Justification (20260724)
 Site Plan v1 (20260724)

Special Exception (SE-26-03) 103 S HWY 52

Special Exception (SE-26-03) 103 S HWY 52



Special Exception (SE-26-03) 103 S HWY 52



Item 4.



Zoning Special Exception Application

PROPERTY OWNER

Berkeley County Government

ADDRESS

103 S. Hwy 52 Moncks Corner 29461

OWNER PHONE

8437194248

Applicant Information

APPLICANT NAME

Dana Todd

ADDRESS

1003 Highway 52 Moncks Corner 29461

APPLICANT PHONE

8437194248

PROPERTY INTEREST

Burger King into County Employee Parking Lot

PROPERTY LOCATION

103 S. Highway 52

UPLOAD PLAT

[sOU776WSBykc-BK_Layout-Concept.pdf](#)

Property Information

TAX MAP #

1421202013

ZONING CLASSIFICATION

C-2

CURRENT USE OF PROPERTY

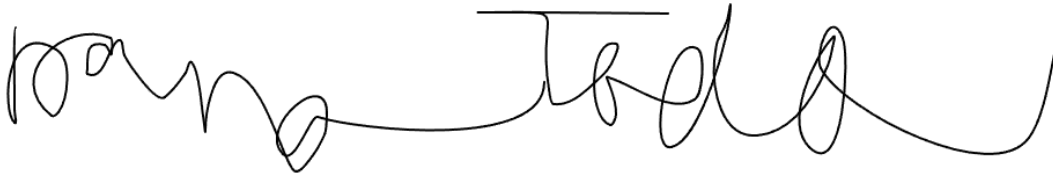
Commercial

HAS ANY APPLICATION INVOLVING THIS PROPERTY BEEN CONSIDERED PREVIOUSLY BY THE MONCKS CORNER BOARD OF APPEALS?

No, not that we are aware of.

I REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE SO THAT THE PROPERTY LISTED IN THIS APPLICATION CAN BE USED IN A MANNER INDICATED BELOW (CITE SECTION NUMBER): PLEASE EXPLAIN REASONS FOR REQUEST AND ANY SUPPORTING INFORMATION.

We are requesting a special exception for the current property to be used for the county employee only parking lot

SIGNATURE OF APPLICANT**DATE**

06/25/2026



Mr. Justin Westbrook
Community Development Director
Town of Moncks Corner

Mr. Thurman Pellum
Chairman, Board of Zoning Appeals
Town of Moncks Corner

July 8, 2026

Dear Messrs. Westbrook and Pellum:

Please accept this narrative as a supplement to the application for Special Exception submitted on behalf of Berkeley County Government for the intended redevelopment of the vacant and blighted parcel identified by TMS 142-12-02-013 to expand surface parking.

Background:

The subject parcel is zoned in the General Commercial (C-2) District and contains the *Moncks Corner 2024 Comprehensive Plan* Future Land Use Map designations of *Highway Commercial*, *Mixed-Use Overlay*, and *Highway Commercial Overlay*. This parcel is approximately 1.30 acres (56,628 square feet) in size, located at the intersection of S. Highway 52 and Altman Street, is opposite Altman Street from the Berkeley County Administrative Complex, and contains a vacant quick-service restaurant of +/- 3,486 square feet, drive-through, dumpster enclosure, non-compliant pole signage, playground equipment, and other accessory uses formerly occupied/utilized by Burger King. The accumulation of refuse and deteriorating site conditions are demonstrative of early-stage blight.





Image 1: Images depicting current early-phase blight site conditions

Summary of the Request:

As it houses essential and high-traffic county departments, the SCDMV, and the Main Library, the **Berkeley County Administrative Complex** serves as a vibrant, one-stop destination for public services. However, increasing demands for essential public services have resulted in parking capacity constraints.

To respond to current and future demands, boost efficiency in operations, and provide convenient, safe, and accessible essential public services, Berkeley County Government is seeking to expand its employee parking area. As the parking lot is intended for authorized personnel, it will result in increased public parking capacity within our main parking facility.

The request will also accompany removal of currently non-conforming, unsightly, and blighted structures, signage, refuse, and other associated existing improvements. As such, the intended surface parking lot will result in improved character and aesthetics at the S. Hwy 52/Altman Street intersection, which serves as a secondary gateway leading into downtown Moncks Corner.

Demonstrative of Berkeley County's commitment to revitalize the subject property, we have received from the Town of Moncks Corner a permit to demolish the +/-3,486 square foot quick-service restaurant building (26MON-DEM00003).

1. **The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district.**

The subject parcel is zoned in the General Commercial (C-2) District and contains the Moncks Corner 2024 Comprehensive Plan Future Land Use Map designations of *Highway Commercial*, *Mixed-Use Overlay*, and *Highway Commercial Overlay*. The request aligns with the intent of the C-2 district, which seeks 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**, as well as the Future Land Use designations, which support auto-dependent, highway-oriented, and service-based land use types.

HIGHWAY COMMERCIAL

Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions.

HIGHWAY COMMERCIAL OVERLAY

A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.

MIXED USE OVERLAY

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.

In addition, the proposed surface parking lot improvement seeks to improve the efficiency and accessibility of essential public services for current and future stakeholders in alignment with *Guiding Principle 2, enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.*

Lastly, because the intended surface parking lot improvement will accompany the removal of unsightly and blighted property conditions, the request aligns with Action Plan Goal No. 5, *Invest in streetscaping and blight remediation efforts to enhance the quality and desirability of neighborhoods.*

2. ***The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.***

Berkeley County has plans in place to demolish the existing abandoned Burger King and other non-conforming vertical features, which will result in improved aesthetics, compatibility, and character at the respective intersection. As the site is adjacent to the existing Berkeley County Administrative Complex and other commercial land use types, the proposed use is compatible with in the context of the area concerned and will not adversely affect the general welfare or character of the immediate community.

3. ***Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.***

The existing privacy fence that is along the rear property will remain to screen adjacent property. New fresh landscaping will be provided within buffers as appropriate. Resurfacing the parking lot will eliminate dust migration and provide an aesthetic improvement to the Town's secondary gateway into Downtown.

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features.

This request poses no impact to any important natural features; instead, it will result in improved character, compatibility, and aesthetics.

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance.

The request will not destroy, create a loss of, or cause damage to any natural, scenic, or historic features. Instead, it will result in improved aesthetics, character, and compatibility at the respective intersection, which serves as a secondary gateway into Downtown Moncks Corner.

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

The expansion will not hinder or endanger pedestrian or vehicular movement; rather, it will enhance it. The intended surface parking lot will be served by a safe pedestrian link to the Administrative Complex as subject to SCDOT encroaching permitting authorities.

7. The proposed use complies with all applicable regulations and development standards of the Town.

The request will conform with applicable prevailing regulations.

We find that this request adequately addresses applicable Special Exception conditions, will enhance the delivery of essential public services, boost efficiency in operations, and provide convenient, safe, and accessible essential public services. Allowing us, together as "One Berkeley", to place a lasting imprint on the future of our community.

We appreciate your consideration of this request.
Sincerely,

Dana Todd
Berkeley County
Admin Support Specialist

843-964-7243

This line will measure 1" when plotted to scale.

SHEET INDEX			
SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE
C-01	COVER SHEET	7/29/2026	
C-02	EXISTING CONDITIONS AND DEMOLITION PLAN	7/29/2026	
C-03	SITE LAYOUT AND GRADING PLAN	7/29/2026	
C-04	SCDOT PERMIT PLANS	7/29/2026	
C-05	EROSION CONTROL AND SEDIMENTATION PLAN	7/29/2026	
C-06	LANDSCAPING PLAN	7/29/2026	
C-07	PHOTOMETRIC PLAN AND STANDARD NOTES	7/29/2026	
C-08	SITE AND EROSION CONTROL DETAILS	7/29/2026	

BERKELEY COUNTY

ADMINISTRATION BUILDING PARKING EXPANSION

103 S. HWY 52, MONCKS CORNER, SC 29461



SITE MAP
1 inch = 100 feet

SITE INFORMATION			
TMS: 142-12-02-013	BOOK: 0825	PAGE: 0302	
OWNER INFORMATION: BERKELEY COUNTY			
1003 HWY 52			
MONCKS CORNER, SC			
ZONING: MONCKS CORNER - C-2			
PROJECT AREA:	TOTAL	DISTURBED	
	1.3 Acres	0.7 Acres	
IMPERVIOUS AREA:	EXISTING	PROPOSED	
	0.80 Acres	0.76 Acres	
RECEIVING WATERWAY: West Branch Cooper River (030502010701)			
FEMA FLOOD DATA: 45015C0405E, Dated 12/7/2018			

ZONING DEVELOPMENT REQUIREMENTS		
MINIMUM YARD SETBACKS:	REQUIRED	PROPOSED
FRONT:	25	25
REAR:	10	10
SIDE:	10	10
MAX. LOT COVERAGE:	EXISTING	PROPOSED
	61.4%	58.3%
MAX. HEIGHT:	70	N/A

APPLICANT INFORMATION	
ENGINEER:	BERKELEY COUNTY ENGINEERING
ADDRESS:	1003 US HIGHWAY 52 N
	MONCKS CORNER, SC 29461
	(843) 719-4398
CONTACT:	DAVID PARKER, DEPUTY COUNTY ENGINEER

ENVIRONMENTAL PERMIT INFORMATION	
USACE PERMIT	___ YES ☒ NO
NEPA DOCUMENT	___ YES ☒ NO
401 CERTIFICATION	___ YES ☒ NO
OCRM	___ YES ☒ NO
CAPC	___ YES ☒ NO
NAVIGABLE WATERS	___ SC ___ USCG ___ USACE ☒ N/A

A COPY OF THE CURRENT APPROVED PLANS SHALL BE RETAINED ONSITE FOR THE DURATION OF CONSTRUCTION FOR PURPOSES OF INSPECTION BY COUNTY PERSONNEL. THE APPROVED PLANS SHALL BE STORED IN A WEATHERPROOF PERMIT BOX OR APPROVED EQUAL THAT IS EASILY AND SAFELY ACCESSIBLE.

CERTIFICATION

"I have placed my signature and seal on the design documents submitted signifying that I accept responsibility for the design of the system. Further, I certify to the best of my knowledge and belief that the design is consistent with the requirements of Title 48, Chapter 14 of the Code of Laws of SC, 1976 as amended, pursuant to Regulation 72-300 et seq. (if applicable), and in accordance with the terms and conditions of SCRI00000."

NAME: David Parker
TITLE: Professional Engineer
DATE: July 29, 2026

PLAN SET CURRENT 07/29/2026



1003 HIGHWAY 52
P.O. BOX 1622
MONCKS CORNER, SC 29461
(843) 719-4127

Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
COVER SHEET

103 S. HIGHWAY 52, MONCKS
CORNER, BERKELEY COUNTY, SC
TMS: 142-12-02-013

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:

DATE: 07/29/2026

REVISION NOTES	
NO.	DATE

Scale: As shown

C-01

SHEET

This line will measure 1" when plotted to scale.



1003 Highway 52
P.O. Box 1622
Moncks Corner, SC 29461
(843) 784-1127

Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
EXISTING CONDITIONS
AND DEMOLITION PLAN

TMS: 142-12-02-013
103 S. Highway 52, Moncks
Corner, Berkeley County, SC

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:
DATE: 07/29/2026

NO.	DATE	REVISION NOTES

Scale: 1" = 20'

C-02
SHEET

This line will measure 1" when plotted to scale.



TMS #142-12-02-048
ANNA M. HAMER
BOOK: 7441 PAGE: 0092
ZONING: MONCK'S CORNER - R2
ACRES

EXTEND STORM PIPE IN KIND AS
NEEDED FOR SIDEWALK.
CONNECT TO EXISTING STORM
PIPE VIA A CONCRETE COLLAR.

TMS #142-12-02-036
BERKELEY COUNTY
BOOK: 10658 PAGE: 0059
ZONING: MONCK'S CORNER - C-2
10.02 ACRES

TMS #142-12-02-014
JOHN FLOYD HAMER
BOOK: 7459 PAGE: 0303
ZONING: MONCK'S CORNER - R2
ACRES

TMS #142-12-02-012
C/O SOUTHWEST PROPERTY TAX
BOOK: 2758 PAGE: 50
ZONING: MONCK'S CORNER - C2
ACRES

488 SF
2.5-inch-caliper
Canopy Tree (Typ.)

275 SF
3 gal. evergreen shrubs on
5'-0" center (TYP.)

LIMIT OF DISTURBANCE
= 0.70 ACRES

TMS #142-12-02-013
W&W ASSOCIATE
BOOK: 0825 PAGE: 0302
ZONING: MONCK'S CORNER - C2
1.30 ACRES



Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
SITE LAYOUT AND GRADING PLAN

TMS: 142-12-02-013

103 S. HIGHWAY 52, MONCK'S
CORNER, BERKELEY COUNTY, NC

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:

DATE: 07/29/2026

REVISION NOTES				
NO.	DATE	REVISION	NOTES	

Scale: 1" = 20'

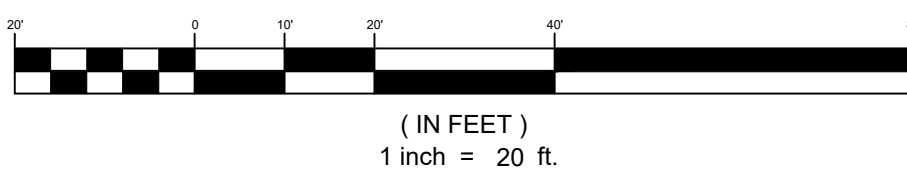
C-03

SHEET

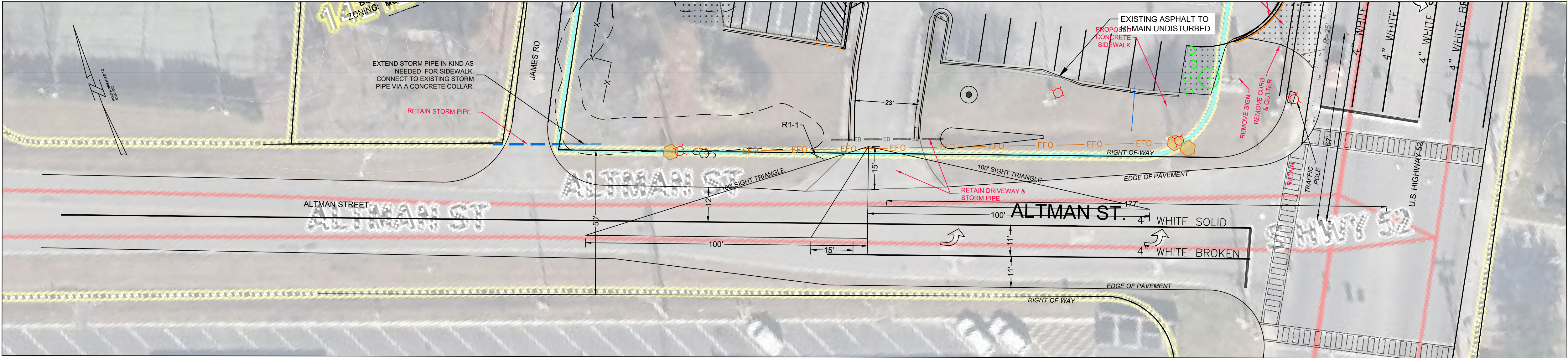
SIGN CHART		
SIGN No.	MUTCD Ref.	DESCRIPTION
1	R1-1	STOP
2	R-1-6a	IN-STREET PEDESTRIAN CROSSING - YIELD (STOP)
3	R6-2R	ONE WAY
4	R5-1	DO NOT ENTER

** ALL SIGNS TO BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC
CONTROL DEVICES (MUTCD) - FHWA, LATEST EDITION.

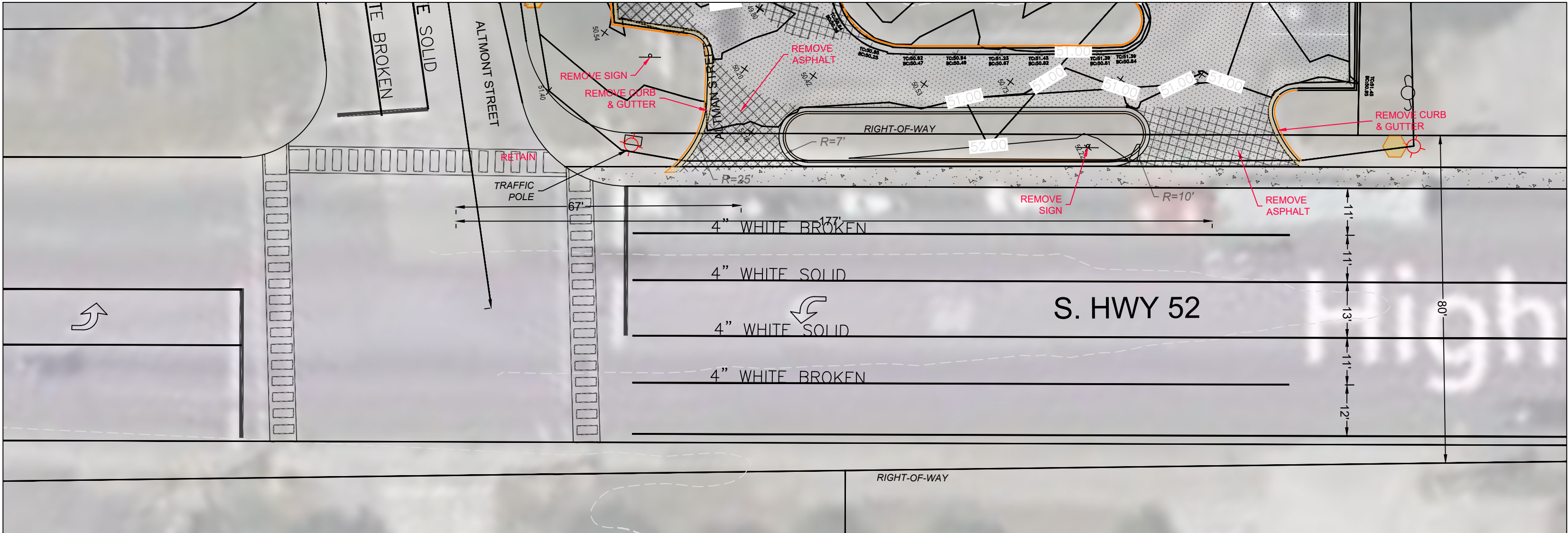
GRAPHIC SCALE



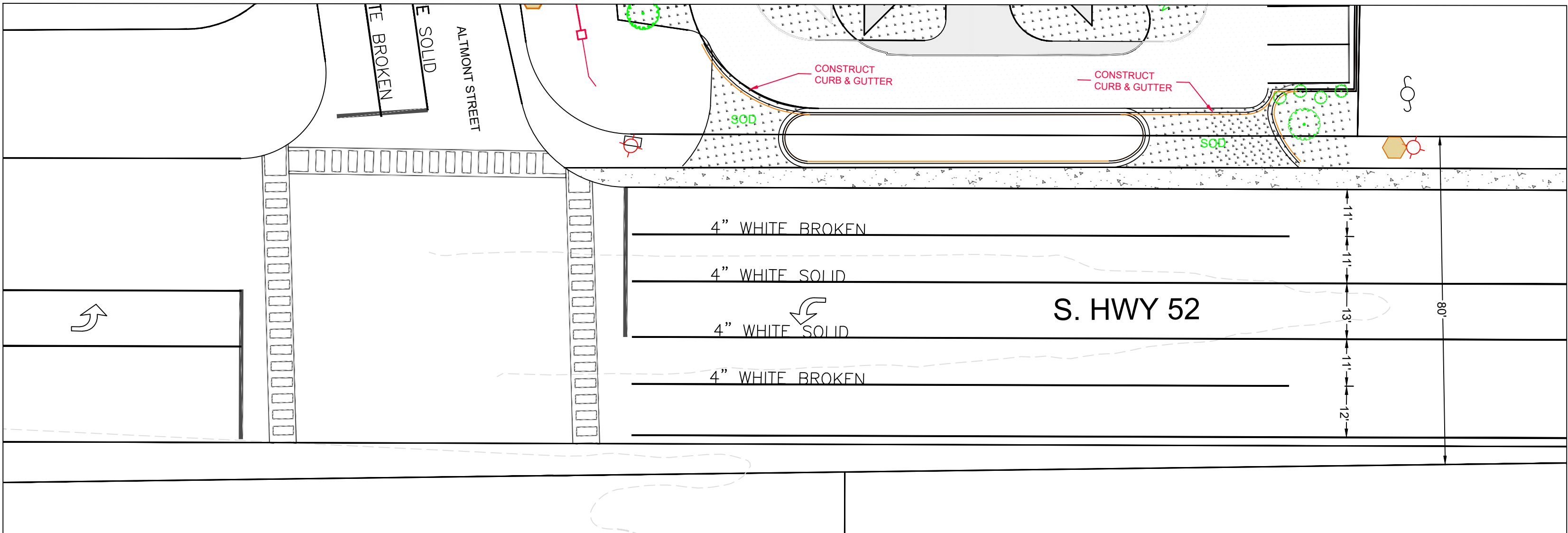
This line will measure 1" when plotted to scale.



ALTMAN STREET (S-43)
SCALE: 1" = 20'



S. HWY 52 - EXISTING CONDITIONS & DEMOLITION PLAN
SCALE: 1" = 20'



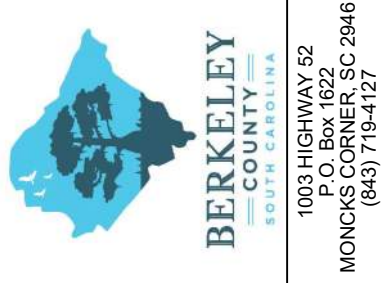
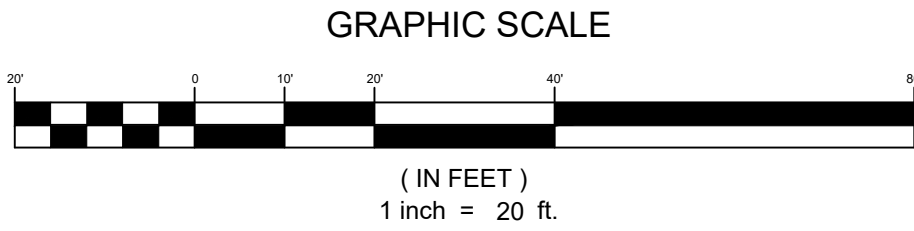
S. HWY 52 - PROPOSED LAYOUT PLAN
SCALE: 1" = 20'

TRAFFIC CONTROL NOTES:

REFERENCE SCDOT STANDARD DRAWINGS 610-005-00 AND 610-005-20 FOR SUPPLEMENTAL TRAFFIC NOTES AND MEASURES DURING CONSTRUCTION OF THIS PROJECT.

- TRAFFIC CONTROL FOR STATE ROUTES ON THIS PROJECT SHOULD ONLY BE NECESSARY DURING GRADING AND PAVING OF APRONS WITHIN SCDOT RIGHT-OF WAY AND PLACING PAVEMENT MARKINGS.
- TRAFFIC CONTROL MEASURES/DEVICES SHALL BE OF A TEMPORARY NATURE SUCH THAT THEY CAN BE REMOVED DURING TIMES OF CONSTRUCTION INACTIVITY. CONTRACTOR SHALL REMOVE LANE CLOSURE AND ALL RELEVANT TRAFFIC CONTROL DEVICES AND SIGNAGE AT THE END OF EACH WORK DAY.
- DUE TO SHORT TIME FRAME CONSTRUCTION IS EXPECTED TO TAKE PLACE WITHIN SCDOT RIGHT-OF-WAY, PORTABLE SIGNAGE MAY BE USED FOR THIS TRAFFIC CONTROL PLAN.
- CONSTRUCTION WITHIN SCDOT RIGHT-OF-WAY IS TO TAKE PLACE DURING A TIME OF THE DAY IN WHICH TRAFFIC FLOW ON STATE ROAD IS MINIMAL.
- ACCESS ALONG S. HWY 52 TO BE CLOSED OFF.

SIGN CHART		
SIGN No.	MUTCD Ref.	DESCRIPTION
1	R1-1	STOP
2	R-1-6a	IN-STREET PEDESTRIAN CROSSING - YIELD (STOP)
3	R6-2R	ONE WAY
4	R5-1	DO NOT ENTER
** ALL SIGNS TO BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - FHWA, LATEST EDITION.		



Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
SCDOT PERMIT PLANS

TMS: 142-12-02-013

103 S. HIGHWAY 52, MONCK, SC
CORNER, BERKELEY COUNTY, SC

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:

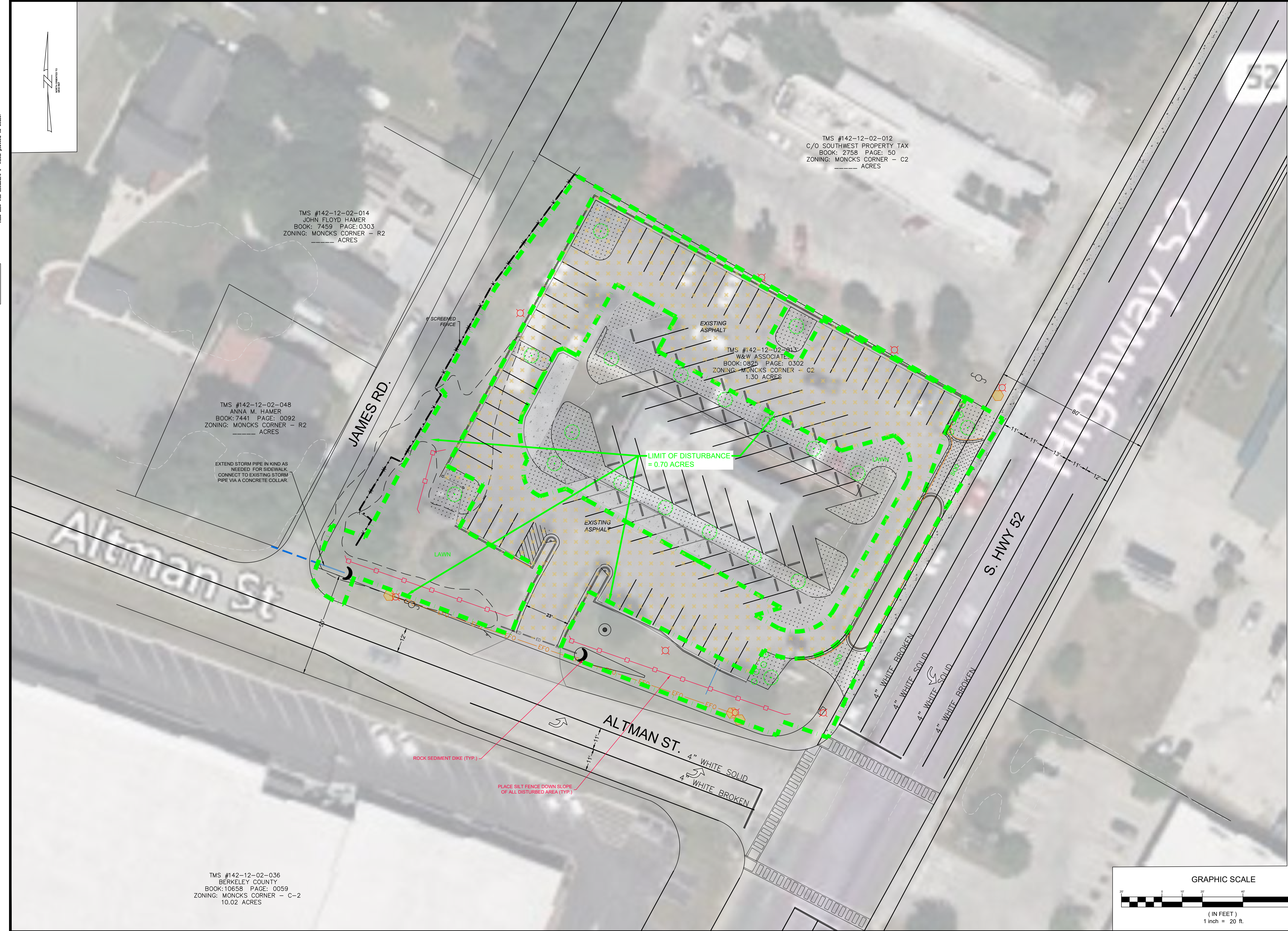
DATE: 07/29/2026

NO.	DATE	REVISION NOTES

Scale: 1" = 20'

C-04
SHEET

This line will measure 1" when plotted to scale.



1003 HIGHWAY 52
P.O. BOX 1622
MONCK'S CORNER, NC 28461
(843) 718-4127

Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
EROSION CONTROL AND
SEDIMENTATION PLAN

TMS: 142-12-02-013

103 S. HIGHWAY 52, MONCK'S
CORNER, BERKELEY COUNTY, NC

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:

DATE: 07/29/2026

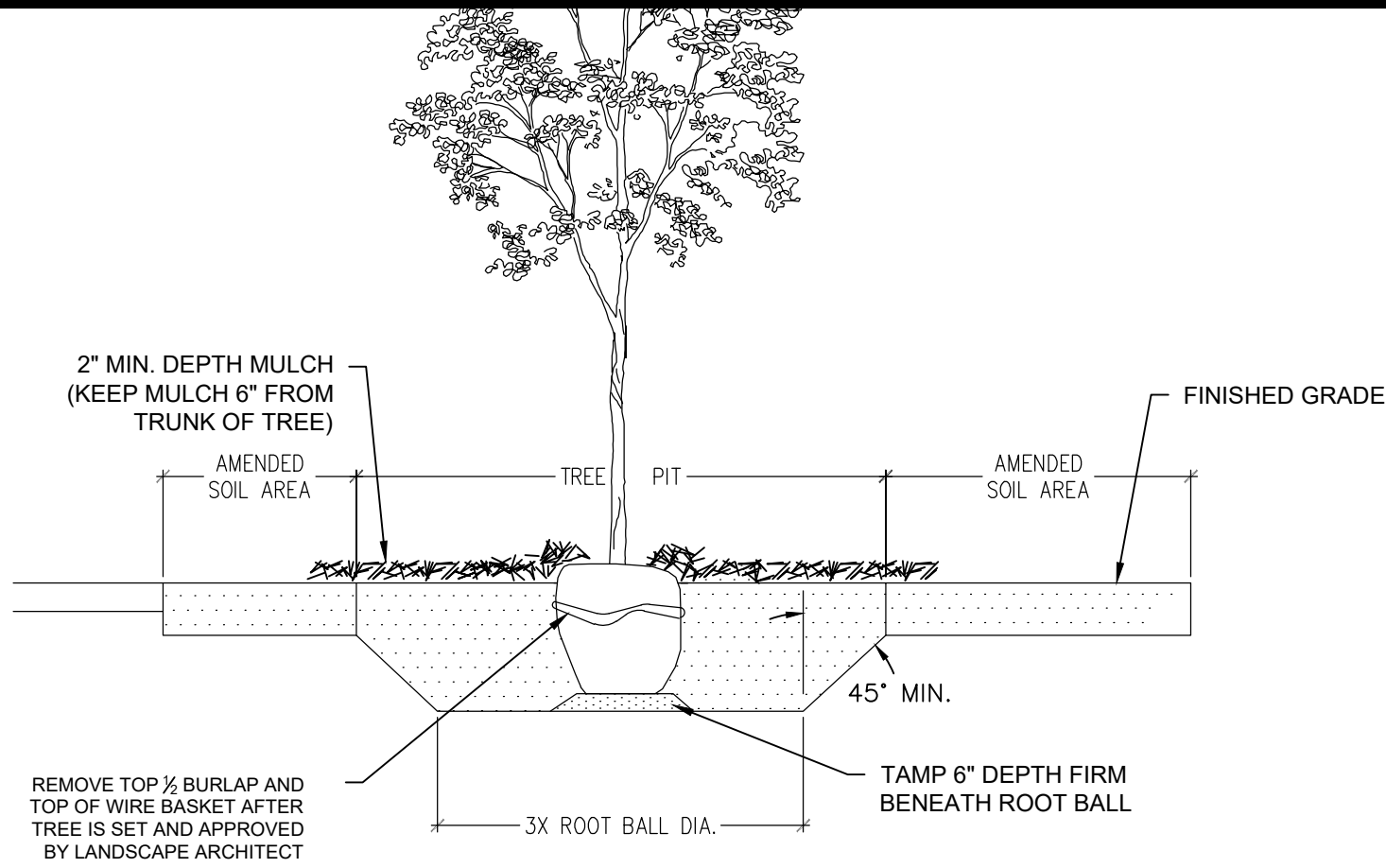
NO.	DATE	REVISION NOTES

Scale: 1" = 20'

C-05

SHEET

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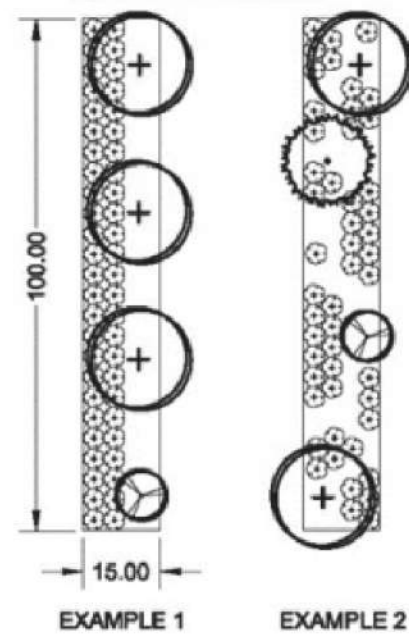


- GENERAL NOTES:
1. PLANT TREE SO TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE.
 2. SCARIFY SIDES AND BOTTOM OF PIT.
 3. BACKFILL TREE PIT AND WATER UNTIL NO MORE WATER IS ABSORBED.
 4. HAND TAMP OR PROBE WITH SHOVEL HANDLES TO REMOVE VOIDS.
 5. DO NOT WRAP TREE TRUNKS.
 6. AMEND SOIL AREA AROUND TREE BY THOROUGHLY TILLING IN PLANTING SOIL MIXTURE AMENDMENTS TO A DEPTH OF 8".

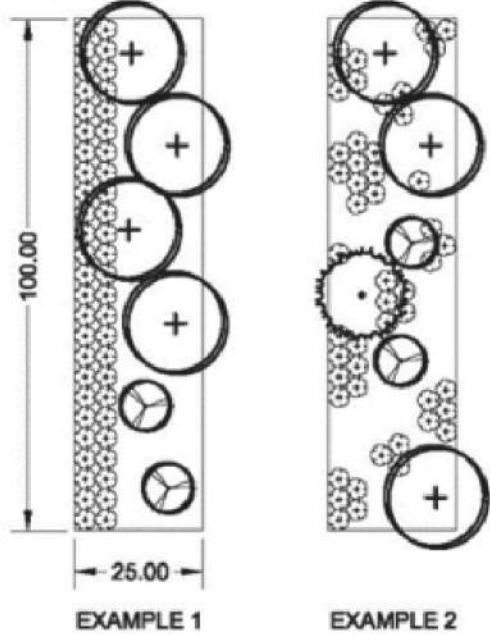
CANOPY TREE PLANTING DETAIL

BUFFER PLANTING CONFIGURATION

TYPE B BUFFER



TYPE C BUFFER



BUFFERYARD / LANDSCAPING NOTES:

1. PURSUANT TO SECTION 7-5, THE AREA TO BE LANDSCAPED SHALL BE 10% OF THE TOTAL AVAILABLE AREA.
2. ANY EXISTING PLANT MATERIAL, WHICH OTHERWISE SATISFIES THE REQUIREMENTS OF SECTION 7-5, MAY BE COUNTED TOWARD SATISFYING ALL BUFFERYARD REQUIREMENTS.
3. APPROVED SPECIES CAN BE FOUND IN THE TOWN OF MONCK'S CORNER LANDSCAPE ORDINANCE.
4. PLANTS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
5. PLANTS LISTED BY CLEMSON UNIVERSITY OR THE SOUTH CAROLINA FORESTRY COMMISSION AS INVASIVE SHALL NOT BE ALLOWED.
6. BUFFER PLANTING REQUIREMENTS SHALL MEET THE TOWN OF MONCK'S CORNER BUFFERYARD TYPES CHART.
7. THE RESPONSIBILITY FOR MAINTENANCE OF A REQUIRED BUFFER, TO INCLUDE FENCES, SHALL REMAIN WITH THE OWNER OF THE PROPERTY. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLING LIVE, HEALTHY PLANTS. REPLACEMENT PLANTS SHALL BE PROVIDED FOR ANY REQUIRED PLANTS THAT DIE OR ARE REMOVED.
8. ALL LAWN AREAS INVOLVING NEW OR COMPLETELY RENOVATED CONSTRUCTED SHALL BE SODDED.

SIGHT CLEARANCE NOTES:

1. SIGHT CLEARANCE TO BE MAINTAINED. AT EACH CORNER OF EACH STREET INTERSECTION A SIGHT AREA SHALL BE MAINTAINED. WITHIN THE SIGHT AREA NO FENCE, WALL, SIGN, OR OTHER STRUCTURE, NO SLOPE OR EMBANKMENT, NO PARKED VEHICLE, NO HEDGE, FOLIAGE OR OTHER PLANTING, AND NO OTHER OBJECT OR STRUCTURE SHALL BE PLACED, ERECTED OR MAINTAINED WHICH WILL OBSTRUCT VISIBILITY WITHIN THE SIGHT AREA BETWEEN HEIGHTS OF TWO-AND-ONE-HALF FEET (2 1/2') AND TEN FEET (10').

TMS #142-12-02-014
JOHN FLOYD HAMER
BOOK: 7459 PAGE: 0303
ZONING: MONCK'S CORNER - R2
ACRES

TMS #142-12-02-048
ANNA M. HAMER
BOOK: 7441 PAGE: 0092
ZONING: MONCK'S CORNER - R2
ACRES

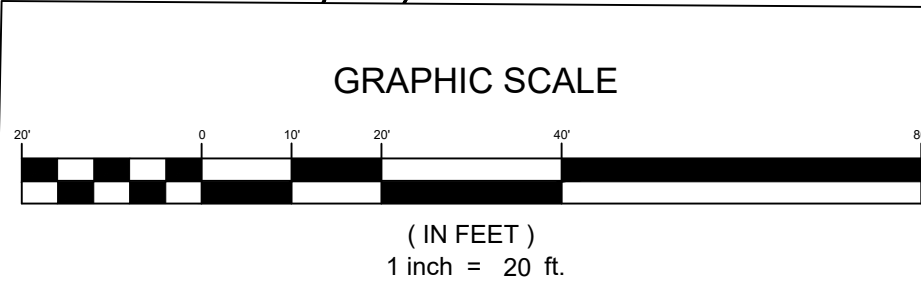
EXTEND STORM PIPE IN KIND AS
NEEDED FOR SIDEWALK
CONNECT TO EXISTING STORM
PIPE VIA A CONCRETE COLLAR.

TMS #142-12-02-036
BERKELEY COUNTY
BOOK: 10658 PAGE: 0059
ZONING: MONCK'S CORNER - C-2
10.02 ACRES

BUFFERYARD TYPES						
Buffer Type	Min. Buffer Width (FT)	Width x .67 Plant Multiplier	Width x .5 Plant Multiplier	Width with Opaque Screen	Canopy Trees, Understory Trees, and/or Upright Evergreen per 100 LF	Evergreen Shrubs per 100 LF
Type A	10	*	*	*	3	25
Type B	15	*	*	A	4	50
Type C	25	50	75	B	6	50
Type D	50	75	100	C	8	75
Type E	75	100	150	D	12	75

Canopy Trees, Understory Trees, and Upright Evergreen Trees must be selected from the list of approved species. Canopy trees must be a minimum of 2.5" caliper at planting. Upright Evergreens and Understory Trees must be a minimum of 6" tall at planting and should generally be specified as 6"-8" tall. Over the total length of all bufferyards for a project, tree species and type may vary, as appropriate to the project. However, at least 1/3 of the total number of required trees shall be Canopy Trees. Likewise, no more than 1/3 of the total number of required trees shall be Understory Trees. Bufferyard designs are subject to approval by the Town Community Development Director. Palmetto (Sabal palmetto) shall not count toward required tree requirements except by special exception. When allowed, Palmettos may be substituted at a ratio of three palmettos for each required tree.

LANDSCAPE AREA CALCULATION		
	REQUIRED	PROPOSED
+ TOTAL LAND AREA OF SITE	56,628 SF	
- IMPERVIOUS AREA	32,995 SF	
- BUFFER AREA	10,136 SF	
TOTAL AVAILABLE AREA	13,497 SF	
10% OF AVAILABLE AREA	1,350 SF	6,402 SF



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BERKELEY COUNTY ADMINISTRATION BUILDING PARKING EXPANSION LANDSCAPING PLAN

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CORNER, BERKELEY COUNTY, SC

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Scale: 1" = 20'

C-06

SHEET

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GENERAL NOTES

1.

PROJECT DESCRIPTION:
PROJECT CONSIST OF CONVERTING AN EXISTING ABANDONED BURGER KING COMMERCIAL SITE INTO A PARKING FACILITY FOR THE SOLE USE OF OF BERKELEY COUNTY ADMINISTRATION EMPLOYEES.
2.

CLEARING & GRUBBING WITHIN ROADWAY:
CLEARING & GRUBBING OPERATIONS WILL BE PERFORMED ONLY IN THE IMMEDIATE AREA NECESSARY FOR THE CONSTRUCTION OF THE ROADWAY AND ALL WORK ASSOCIATED WITH THE PROJECT.
3.

EROSION AND SEDIMENTATION CONTROL:
ALL EARTHMOVING ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY AS TO MINIMIZE ACCELERATED EROSION AND RESULTING SEDIMENTATION. MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL, AT A MINIMUM, MEET THE STANDARDS OF BERKELEY COUNTY AND SCDES EROSION CONTROL REGULATIONS, AS OUTLINED IN THE EROSION AND SEDIMENT REDUCTION ACT OF 1983, AS AMENDED
SILT FENCE SHALL BE PLACED DOWN SLOPE OF ALL DISTURBED AREA WHERE THE RUNOFF DISCHARGES OFF SITE.
ALL WORK SHALL BE COORDINATED WITH THE INSTALLATION OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SO THAT DISRUPTION IS MINIMIZED AND ADEQUATE CONTROL SHALL BE INSTALLED TO PROTECT THE WATER BODY FROM UNDUE IMPACT.
INLET PROTECTION SHALL BE PROVIDED AT ALL EXISTING INLETS THAT RECEIVE FLOWS FROM THE DISTURBED AREAS.
THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY CONSTRUCTION DEBRIS OR MUD TRACKED ONTO EXISTING ROADWAYS.
PROPOSED WORK DOES NOT CROSS ANY WOs.
4.

TRAFFIC CONTROL:
THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY PROVISIONS FOR TRAFFIC CONTROL FOR THE DURATION OF THE PROJECT. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS ESTABLISHED BY SCDOT STANDARD SPECIFICATIONS STANDARD DRAWINGS, SUPPLEMENTAL SPECIFICATIONS, SPECIAL PROVISIONS, THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND AS DIRECTED BY THE COUNTY.
5.

CONSTRUCTION STAKES, LINES AND GRADES:
CONTRACTOR SHALL MATCH EXISTING PAVEMENT GRADES.
CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM MEDIAN TO AVOID PONDING FOR ALL NATURAL AND PAVED AREAS.
6.

SITE STABILIZATION:
A SITE IS CONSIDERED STABILIZED ONCE THE ENTIRE DISTURBED AREA HAS A VEGETATIVE COVER WITH A DENSITY OF 70%. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ALL CONSTRUCTION ACTIVITIES. AFTER FINAL STABILIZATION IS ACHIEVED, ALL CONTROL MEASURES SHALL BE REMOVED FROM THE SITE.
7.

STORMWATER MANAGEMENT PLAN:
THE STORMWATER MANAGEMENT PLAN MEETS THE REQUIREMENTS IN APPENDIX E OF THE BERKELEY COUNTY'S STORMWATER MANUAL.
8.

APPLICABLE ORDINANCES:

a.

THE PROJECT DISTURBS LESS THAN ONE-HALF (1/2) ACRE. CAA APPROVAL IS NOT REQUIRED. PERMANENT BMPs ARE NOT REQUIRED.

b.

PROJECTS DISTURBING LESS THAN ONE-HALF (1/2) ACRE MUST SUBMIT A STORMWATER MANAGEMENT PLAN TO THE BERKELEY COUNTY ENGINEERING DEPARTMENT.

d.

THE CONSTRUCTION ACTIVITY DOES NOT CAUSE NOR WILL IT CONTRIBUTE IN ALTERING THE NATURAL DRAINAGE FLOW PATTERN OF THE SITE OR ADJACENT PROPERTIES.

CONSTRUCTION SEQUENCE

ALL EARTH DISTURBANCE ACTIVITIES SHALL PROCEED IN ACCORDANCE WITH THE FOLLOWING SEQUENCE. EACH STAGE SHALL BE COMPLETED BEFORE ANY FOLLOWING STAGE IS INITIATED. CLEARING AND GRUBBING SHALL BE UNITED TO THOSE AREAS DESCRIBED IN EACH STAGE.

IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.

BEFORE IMPLEMENTING ANY REVISIONS TO THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, OR REVISIONS TO THE OTHER PLANS WHICH MAY AFFECT THE EFFECTIVENESS OF THE APPROVED EROSION AND SEDIMENT POLLUTION CONTROL PLAN, THE OPERATOR MUST RECEIVE APPROVAL OF THE REVISION FROM THE JURIDICTIONAL CONSERVATION DISTRICT. RUNOFF ACCUMULATING IN EXCAVATED AREAS SHALL EITHER REMAIN IN THE EXCAVATED AREA IN ORDER TO INFILTRATE THE RUNOFF, OR BE DIRECTED TO AN APPROVED E&S CONTROL MEASURE TO ENSURE RUNOFF IS TREATED BEFORE LEAVING THE DISTURBED SITE OR WILL BE INFILTRATED BACK INTO THE GROUND. E&S CONTROL BMPs WILL BE MAINTAINED TO PERFORM AS DESIGNED IN THESE INSTANCES. CONSTRUCTION ACTIVITIES WITHIN EACH STAGE MAY OVERLAP IF WORK WITHIN EACH AREA IS CARRIED OUT IN SEQUENCE.

THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION SHOULD BE KEPT TO A MINIMUM. THIS MAY BE ACCOMPLISHED BY MINIMIZING THE AMOUNT OF THE DISTURBED AREA WITHIN THE PERMITTED LIMITS OF DISTURBANCE (SHOWN ON THE APPROVED CONSTRUCTION SITE PLANS) TO ONLY THAT WHICH IS NECESSARY TO COMPLETE THE PROPOSED WORK. FOR AREAS THAT HAVE ALREADY BEEN DISTURBED AND WHERE CONSTRUCTION ACTIVITIES WILL NOT BEGIN FOR A PERIOD OF 14 DAYS OR MORE, TEMPORARY STABILIZATION TECHNIQUES MUST BE IMPLEMENTED.

1.

EROSION CONTROL PLAN IS TO BE AVAILABLE AT THE SITE DURING ALL CONSTRUCTION ACTIVITIES.
2.

CONSTRUCTION ACTIVITIES CAN COMMENCE UPON APPROVAL BY BERKELEY COUNTY OF A STORMWATER MANAGEMENT PLAN.
3.

INSTALL EROSION AND SEDIMENTATION CONTROL MEASURES WHERE RUNOFF MAY POTENTIALLY DISCHARGE FROM THE SITE.
4.

DEMO SITE.
5.

COORDINATE WITH BERKELEY ELECTRIC TO RELOCATE STREET LIGHTS.
6.

PERFORM WORK NECESSARY TO CONSTRUCT PROPOSED ASPHALT PARKING LOT.
7.

PROVIDE PERMANENT SEEDING AND MULCHING IN DISTURBED AREAS.

STORMWATER MANAGEMENT PLAN NOTES

THE CONSTRUCTION ACTIVITY WILL NOT CAUSE OR CONTRIBUTE IN ALTERING THE NATURAL DRAINAGE FLOW PATTERN OF THE SITE OR ADJACENT PROPERTIES.

THE PROJECT PROPOSES ADDING 2,256 SF OF IMPERVIOUS PAVEMENT. THIS CHANGE WILL INCREASE THE PEAK FLOW RATE (10-YEAR EVENT) BETWEEN THE PRE-DEVELOPED AND POST DEVELOPED CONDITION BY 0.16 CFS. THIS FLOW WILL SHEETFLOW TOWARDS THE COUNTY'S ROADSIDE DITCH AND DISCHARGE INTO THE EXISTING STORMWATER CONVEYANCE SYSTEM. THE EXISTING 18" RCP CAN MANAGE THIS SLIGHT INCREASE IN PEAK RATE.

NEARBY STORMWATER INLETS, MANHOLES, ETC. IN THE STREET OR ON THIS OR ADJACENT PROPERTY SHALL BE PROTECTED THROUGH THE USE OF SEDIMENT TUBES, CHECK DAMS, OR INLET PROTECTION DEVICES. THESE MEASURES WILL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL THE SITE IS STABILIZED.

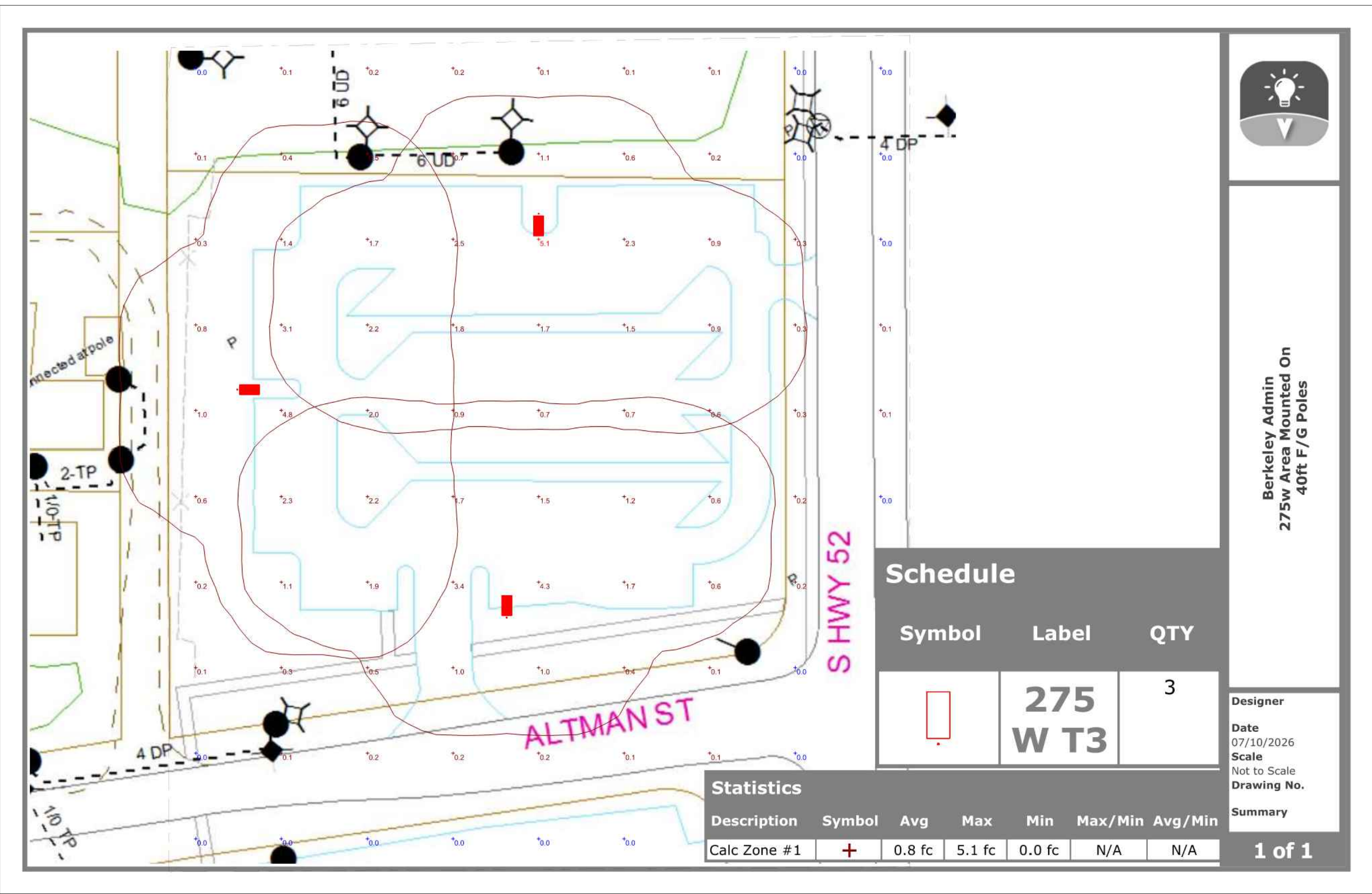
STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN DAYS (14) AFTER WORK HAS CEASED. UNLESS ACTIVITY IN THAT PORTION OF THE SITE WILL RESUME WITHIN TWENTY-ONE DAYS, EXISTING/NATURAL VEGETATION SHOULD BE PRESERVED AS MUCH AS POSSIBLE.

A SITE IS CONSIDERED STABILIZED ONCE THE ENTIRE DISTURBED AREA HAS A VEGETATIVE COVER WITH A DENSITY OF 70%. SEEDING SHOULD BE ACCOMPANIED OR REPLACED WITH EROSION CONTROL MATS AS NECESSARY TO ACHIEVE THIS DENSITY. FINAL OR PERMANENT STABILIZATION IS CONSIDERED ACHIEVED ONCE THE ENTIRE DISTURBED AREA HAS A PERMANENT VEGETATIVE COVER WITH A DENSITY OF 70%. FINAL STABILIZATION SHALL BE IMPLEMENTED WITHIN FOURTEEN (14) DAYS OF COMPLETION OF ALL CONSTRUCTION ACTIVITIES. AFTER FINAL STABILIZATION IS ACHIEVED, ALL CONTROL MEASURES SHALL BE REMOVED FROM THE SITE.

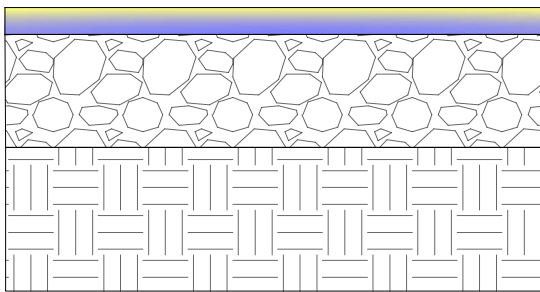
WETLAND & FLOODPLAIN NOTES

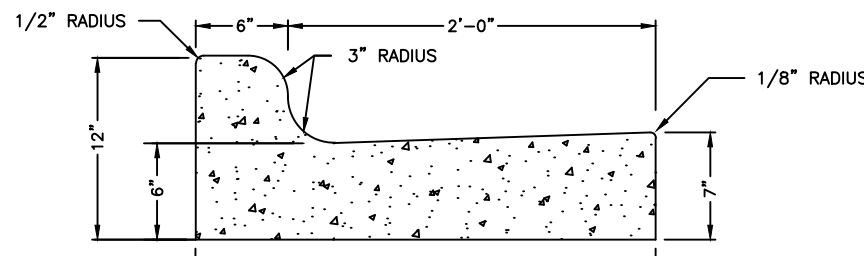
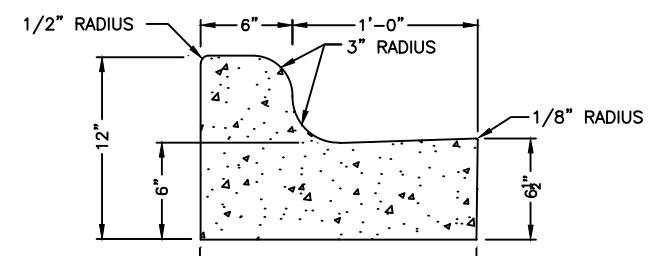
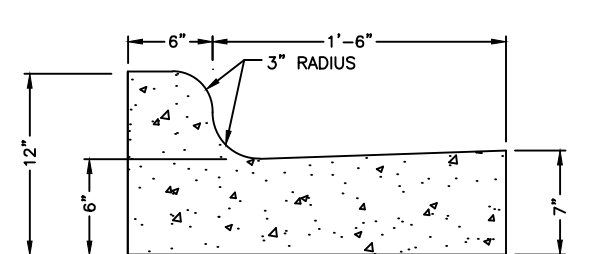
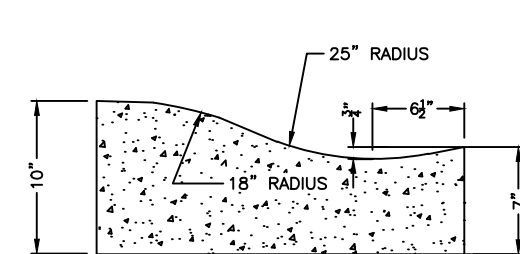
THE PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) PER FLOOD INSURANCE RATE MAPS (FIRM) PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BEING PANEL 405 OF 776, MAP NUMBER 4501C0405E, EFFECTIVE DATE DECEMBER 7, 2018.

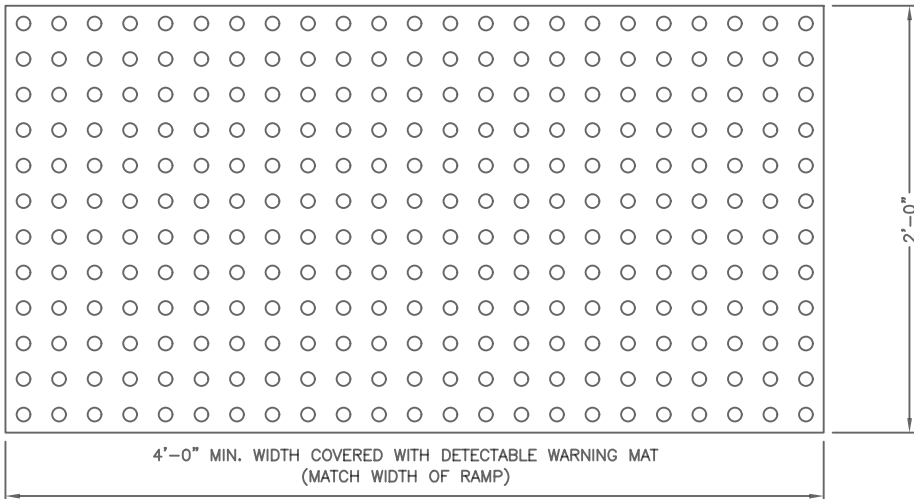
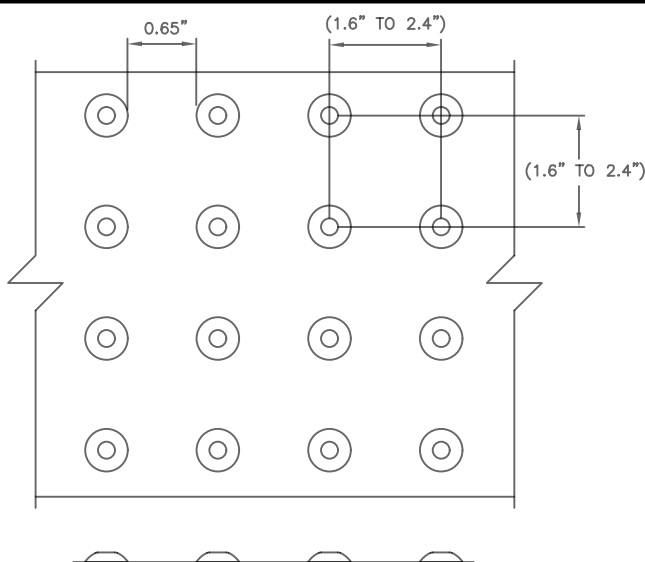
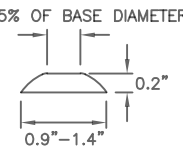
NO WETLANDS ARE PRESENT ON THE SUBJECT PROPERTY.

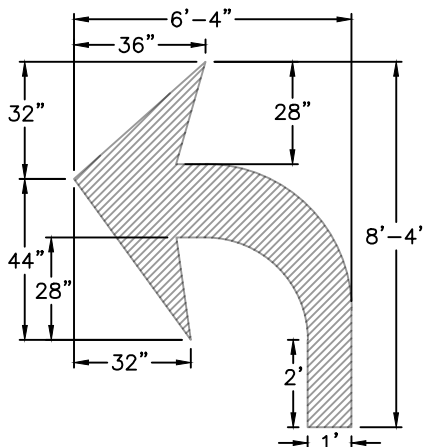
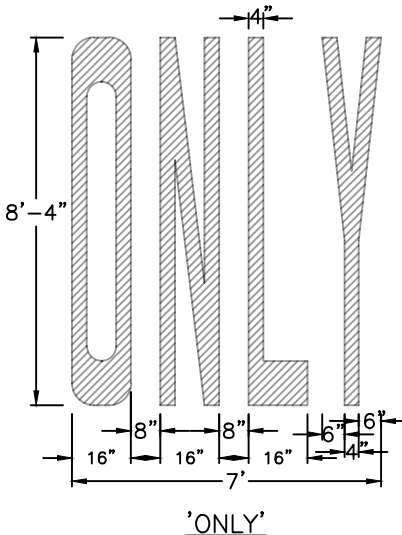
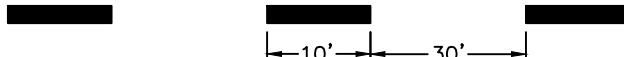
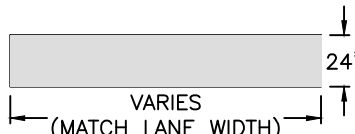


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ITEM	MATERIAL	SCDOT SPECIFICATION SECTION
	2" (220#/SY) SURFACE COURSE 8" (150#/SY) BASE COURSE 24" COMPACTED OR PROOFROLLED SUBGRADE	HMA Surface Type C SECTION 403 HMA Base Type B SECTION 305 PREPARED IN-SITU SUBSOIL OR STRUCTURAL FILL (95% MODIFIED PROCTOR) SECTION 208
NOTES: 1. SEE REFERENCED SCDOT STANDARD SPECIFICATION SECTIONS FOR MATERIAL, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS.		
BERKELEY COUNTY LAND DEVELOPMENT STANDARDS	STANDARD PAVEMENT SECTION	STD. NO. REV. D10

 1/2" RADIUS 6" 2'-0" 3" RADIUS 12" 6" 1/8" 2'-6" STANDARD 2'-6" CURB AND GUTTER	 1/2" RADIUS 6" 1'-0" 3" RADIUS 12" 6" 1/8" 1'-6" 1'-6" STANDARD CURB AND GUTTER	
 6" 1'-6" 3" RADIUS 12" 6" 2'-0" 2'-0" STANDARD CURB & GUTTER	 25" RADIUS 18" RADIUS 12" 6" 2'-0" 2'-0" VALLEY GUTTER	
BERKELEY COUNTY LAND DEVELOPMENT STANDARDS	STANDARD CURB & GUTTER	STD. NO. REV. D01

 4'-0" MIN. WIDTH COVERED WITH DETECTABLE WARNING MAT (MATCH WIDTH OF RAMP)	 0.65' 1.6' to 2.4' 1.6' to 2.4' TRUNCATED DOME SPACING					
NOTES: 1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE COUNTY ENGINEER. 2. RAMP AND DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET IN WIDTH, BUT NOT LESS THAN THE WIDTH OF SIDEWALK LEADING TO BACK OF RAMP. 3. DETECTABLE WARNING SURFACES SHALL EXTEND 2 FEET MINIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. 4. DETECTABLE WARNING AREA CAN BE PLACED SQUARE WHEN USED IN A CURB RADIUS. 5. THE ROWS OF TRUNCATED DOMES IN DETECTABLE WARNING SURFACES SHOULD BE ALIGNED PERPENDICULAR TO THE GRADE BREAK BETWEEN THE RAMP RUN AND THE STREET. 6. DETECTABLE WARNING AREA SHALL VISUALLY CONTRAST WITH ADJACENT GUTTER, STREET OR HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE. 7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE MINIMUM 8,000 PSI CONCRETE WITH A 2-INCH MINIMUM THICKNESS, SET ON A THIN-SET MORTAR ON TOP OF 4" THICK 3,600 PSI CONCRETE BASE. 8. MATS ARE TO BE RIGID WITH TURNED-DOWN EDGES EMBEDDED IN CONCRETE TO REDUCE TRIP HAZARD.		 50%-65% OF BASE DIAMETER 0.2" 0.9"-1.4" TRUNCATED DOME SECTION				
BERKELEY COUNTY LAND DEVELOPMENT STANDARDS		TRUNCATED DOMES PLAN & CROSS-SECTION				
		<table><tr><td>STD. NO.</td><td>REV.</td></tr><tr><td>D04</td><td></td></tr></table>	STD. NO.	REV.	D04	
STD. NO.	REV.					
D04						

 TURN ARROW		 'ONLY'	
NOTES: 1. ALL MARKINGS SHALL BE THERMOPLASTIC. 2. ALL MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH SCDOT STANDARD SPECIFICATIONS AND SOUTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.		 WHITE DASHED LINES  STOP BAR	
BERKELEY COUNTY LAND DEVELOPMENT STANDARDS		PAVEMENT MARKINGS	
		REV. T06	

<u>GENERAL NOTES:</u> 1. SIDEWALKS SHALL BE REQUIRED TO EXTEND TO AND ALONG ADJOINING PUBLIC STREETS WHERE NEEDED TO ACCOMMODATE PEDESTRIAN TRAFFIC TO SCHOOLS, RECREATION SITES, COMMERCIAL AREAS, AND ADJOINING NEIGHBORHOODS. 2. SIDEWALKS SHALL BE AT LEAST FIVE FEET IN WIDTH AND SHALL BE CONSTRUCTED OF ASPHALT OR CONCRETE. 3. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS. 4. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT INTERVALS OF NOT MORE THAN 45' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.		
BERKELEY COUNTY LAND DEVELOPMENT STANDARDS	TYPICAL CONCRETE SIDEWALK	REV. T09

EQUATIONS:

$$S = W / \sin \theta$$

$$R = W / \tan \theta$$

$$D = (L + R) \sin \theta$$

$$(ONE \ DIRECTION) \ A = B \sin \theta \ (MIN. \ 12')$$

$$(TWO \ DIRECTIONS) \ A = B \sin \theta \ (MIN. \ 22')$$

NOTES:

- 30°, 45°, AND 60° LOTS ARE ONE WAY OPERATION ONLY

STALL DIMENSIONS:

STANDARD:

$$W = 9' \quad L = 18'6" \quad B = 26'$$

MINIMUM:

$$W = 8'6" \quad L = 18' \quad B = 23'$$

STANDARD

θ	S	R	D	A (1 DIR.)	A (2 DIR.)
30°	22	0	8.5	14	22
45°	18	15.6	17	13	N/A
60°	12.7	9	19.4	18.4	N/A
90°	10.4	5.2	20.5	22.5	N/A

MINIMUM

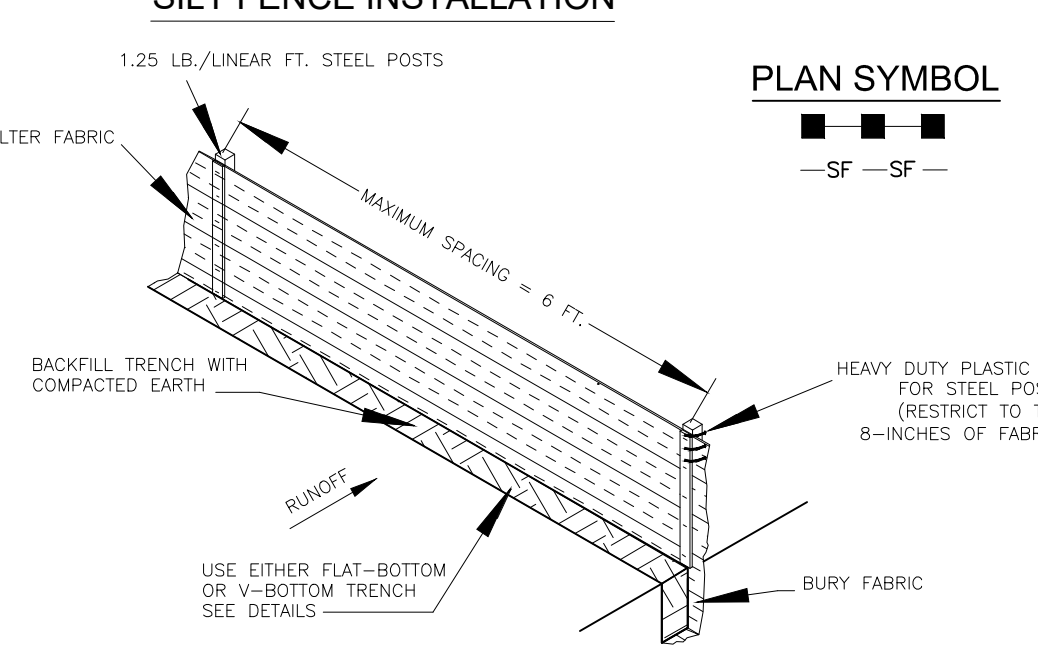
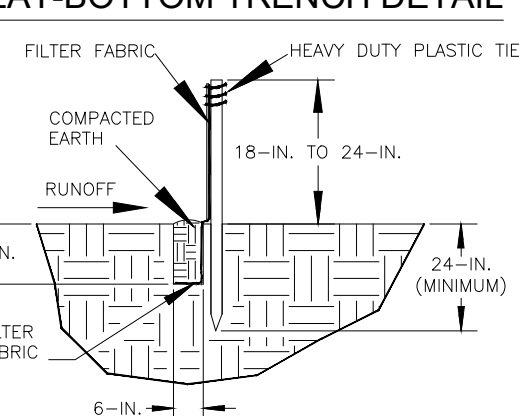
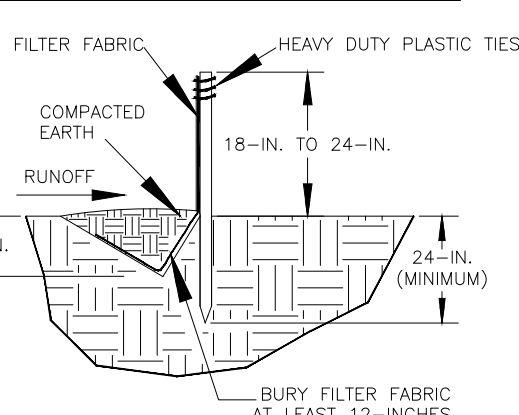
θ	S	R	D	A (1 DIR.)	A (2 DIR.)
30°	21	0	7	13	22
45°	17	14.7	16.4	12	N/A
60°	12	8.5	18.7	16.3	N/A
90°	9.8	4.9	19.8	19.9	N/A

BERKELEY COUNTY

PARKING LOT STANDARDS

T09

REV.

 SILT FENCE INSTALLATION	 FLAT-BOTTOM TRENCH DETAIL
 V-SHAPED TRENCH DETAIL	NOTES: 1. Do not place silt fence across channels or in other areas subject to concentrated flows. Silt fence should not be used as a velocity control BMP. Concentrated flows are any flows greater than 0.5 cfs. 2. Maximum sheet or overland flow path length to the silt fence shall be 100-feet. 3. Maximum slope steepness (normal [perpendicular] to the fence line) shall be 2:1. 4. Silt fence joints, when necessary, shall be completed by one of the following options: - Wrap each fabric section at a support post with both ends fastened to the post, with a 1-foot minimum overlap; - Overlap silt fence by installing 3-feet passed the support post to which the new silt fence roll is attached. Attach old roll to new roll with heavy-duty plastic ties or; - Overlap entire width of each silt fence roll from one support post to the next support post. 5. Attach filter fabric to the steel posts using heavy-duty plastic ties that are evenly spaced within the top 8-inches of the fabric. 6. Install the silt fence perpendicular to the direction of the stormwater flow and place the silt fence the proper distance from the toe of steep slopes to provide sediment storage and access for maintenance and cleanup. 7. Install Silt Fence Checks (Tie-Backs) every 50-100 feet, dependent on slope, along silt fence that is installed with slope and where concentrated flows are expected or are documented along the proposed/installed silt fence.
South Carolina Department of Health and Environmental Control SILT FENCE STANDARD DRAWING NO. SC-03 PAGE 1 of 2 NOT TO SCALE FEBRUARY 2014 DATE	

SILT FENCE — POST REQUIREMENTS - Silt Fence posts must be 48-inch long steel posts that meet, at a minimum, the following physical characteristics: - Composed of a high strength steel with a minimum yield strength of 50,000 psi. - Include a standard "T" section with a nominal face width of 1.38-inches and a nominal "T" length of 1.48-inches. - Weigh 1.25 pounds per foot (± 8%). - Posts shall be equipped with projections to aid in fastening of filter fabric. - Steel posts may need to have a metal soil stabilization plate welded near the bottom when installed along steep slopes or installed in loose soils. The plate should have a minimum cross section of 17-square inches and be composed of 15 gauge steel, at a minimum. The metal soil stabilization plate should be completely buried. - Install posts to a minimum of 24-inches. A minimum height of 1- to 2-inches above the fabric shall be maintained, and a maximum height of 3 feet shall be maintained above the ground. - Post spacing shall be at a maximum of 6-feet on center.	SILT FENCE — INSPECTION & MAINTENANCE - The key to functional silt fence is weekly inspections, routine maintenance, and regular sediment removal. - Regular inspections of silt fence shall be conducted once every calendar week and, as recommended, within 24-hours after each rainfall event that produces 1/2-inch or more of precipitation. - Attention to sediment accumulations along the silt fence is extremely important. Accumulated sediment should be continually monitored and removed when necessary. - Remove accumulated sediment when it reaches 1/3 the height of the silt fence. - Removed sediment shall be placed in stockpile storage areas or spread thinly across disturbed area. Stabilize the removed sediment after it is relocated. - Check for areas where stormwater runoff has eroded a channel beneath the silt fence, or where the fence has sagged or collapsed due to runoff overtopping the silt fence. Install checks/tie-backs and/or reinstall silt fence, as necessary. - Check for tears within the silt fence, areas where silt fence has begun to decompose, and for any other circumstance that may render the silt fence ineffective. Removed damaged silt fence and reinstall new silt fence immediately. - Silt fence should be removed within 30 days after final stabilization is achieved and once it is removed, the resulting disturbed area shall be permanently stabilized.
SILT FENCE — FABRIC REQUIREMENTS - Silt fence must be composed of woven geotextile filter fabric that consists of the following requirements: - Composed of fibers consisting of long chain synthetic polymers of at least 85% by weight of polyolefins, polyesters, or polyamides that are formed into a network such that the filaments or yarns retain dimensional stability relative to each other; - Free of any treatment or coating which might adversely alter its physical properties after installation; - Free of any defects or flaws that significantly affect its physical and/or filtering properties; and, - Have a minimum width of 36-inches. - Use only fabric appearing on SC DOT's Qualified Products Listing (QPL), Approval Sheet #34, meeting the requirements of the most current edition of the SC DOT Standard Specifications for Highway Construction. 12-inches of the fabric should be placed within excavated trench and toes in when the trench is backfilled. - Filter Fabric shall be purchased in continuous rolls and cut to the length of the barrier to avoid joints. - Filter Fabric shall be installed at a minimum of 24-inches above the ground.	South Carolina Department of Health and Environmental Control SILT FENCE STANDARD DRAWING NO. SC-03 PAGE 2 of 2 GENERAL NOTES FEBRUARY 2014 DATE

Diagram illustrating the cross-section of a rock sediment dike. Key dimensions and components include:

- Upstream Face:** 1' THICK LAYER #5 WASHED STONE ON UPSTREAM FACE OF DIKE.
- Downstream Side:** MIN 9" D50 RIPRAP.
- Non-Woven Geotextile Fabric:** Located between the riprap and the sediment storage area.
- Sediment Storage:** 2' MIN SEDIMENT STORAGE.
- Flow Direction:** Indicated by an arrow pointing left (FLOW).
- Clean Out Stake:** A vertical stake used for maintenance.
- Bo:** The width of the dike base.
- L:** The total length of the dike.
- 5:1 SLOPE:** The downstream slope of the dike.

#5 WASHED STONE
ON UPSTREAM
FACE OF DIKE

Diagram illustrating the plan view of a rock sediment dike. Key dimensions and components include:

- Bo:** The width of the dike base.
- W:** The width of the dike.
- L:** The length of the dike.
- Flow Direction:** Indicated by an arrow pointing right (FLOW).

TYPICAL ROCK DIKE DIMENSIONS

W	L	Bo	MAX. DRAINAGE (ACRES)	TOTAL STORAGE VOL. (CU. FT.)	SEDIMENT STORAGE VOLUME (CU. FT.)
15'	17.5'	3.5'	0.5	1259	283
20'	20.0'	6.0'	1.0	1946	529
25'	22.5'	8.5'	1.5	2790	855
30'	25.0'	11.0'	2.0	3790	1257

MAXIMUM 2-ACRE DRAINAGE AREA TO DIKE

PLAN SYMBOL

Diagram illustrating the plan symbol for a rock sediment dike, showing a cross-section of the dike structure.

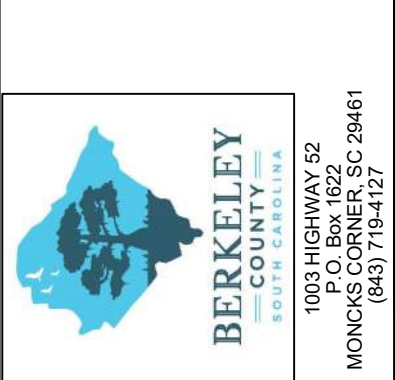
South Carolina Department of
Health and Environmental Control

ROCK SEDIMENT DIKE

STANDARD DRAWING NO. SC-12 PAGE 1 of 2

NOT TO SCALE

FEBRUARY 2014
DATE



Project No.: 052894-2026

BERKELEY COUNTY ADMINISTRATION
BUILDING PARKING EXPANSION
SITE AND EROSION CONTROL DETAILS

103 S. HIGHWAY 52, MONCK, SC
CORNER, BERKELEY COUNTY, SC

TMS: 142-12-02-013

DRAWN BY: DEW
CHECKED BY: MD
APPROVED BY:

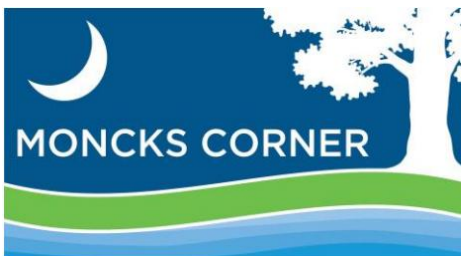
DATE: 07/29/2026

NO.	DATE	REVISION NOTES

Scale: NO SCALE

C-08

SHEET



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-26-05) – Town of Moncks Corner – 432 E Main Street

DATE: August 4, 2026

Background: The applicant, Jeff Lord on behalf of the Town of Moncks Corner, has applied for a **Special Exception** (SE-26-05) to establish a “government facilities” use for two (2) parcels (TMS # 142-08-02-044 & -046) located in the **General Commercial (C-2)** district, addressed as 432 E Main Street. The Town’s current Zoning Ordinance requires “government facilities” uses to only be permitted in the **General Commercial (C-2)** district via the Board of Zoning Appeals granting a **Special Exception**.

Existing Zoning: The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the General Commercial 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. 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	M-1	Government Facilities, Public parks, playgrounds
South	C-2	Automotive Services
		Personal Service Shops
East	C-2	Pharmacy
West	C-2	Church

Existing Site Conditions: The subject parcel comprises approximately 1.12 acres which is currently vacant. The parcel is currently accessible by E Main Street, with approximately 281-feet of frontage, and also accessible along Delta Pharmacy Way and Miracle Park Drive, both Town-owned private streets.

Proposed Request: The applicant has applied for a **Special Exception** seeking approval from the Board of Zoning Appeals to establish a “government facilities” use on the subject-parcel. The Town has outgrown the facilities addressed as 118 Carolina Avenue due to rapid population growth and the need to provide essential municipal services to our expanding number of residents. While the current Town Hall will remain and continue to be occupied by the Police Department and serve as the Town Court, along with it’s support staff, other departments in need of growth beyond the existing building are planned to relocate to a proposed 14,500 square foot, 1-story facility, located on existing Town-owned property adjacent to the Town’s Recreation Complex. Still located downtown, close to our local businesses and centrally located, this new facility would allow for in-fill development adjacent to the Town’s recreation and Public Services facilities, while still establishing a more accessible presence on Main Street. The new facility was designed with accessibility to the public, serving as a centrally located hub for Town services, while also blending into the immediate area of our central business district and established recreational buildings. The plan allows for ample parking for the new facility for both Town employees and guests, as well as a building pad for a future building, to allow for the Town to expand our services and outreach when the time comes. The campus also blends access from Main Street to the new Town Hall, with rear access to Miracle Park Drive, serving as a “front door” for our residents for either Town-business and Town-recreation. The new Town Hall is expected to have a new Town Council Chambers for all future Council, Planning Commission and Board of Zoning Appeals meetings, separate from the Town Court, which will remain at the existing facility on Carolina Avenue. This new facility will allow the Town and it’s departments to expand in an attempt to better serve the residents in both customer service and efficiency.

Transportation: Any proposed site changes will be analyzed by Staff at the appropriate time of permitting.

Environmental: Per the National Wetlands Inventory, the parcel does not appear to be subject to wetlands or any additional environmental concerns.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Neighborhood Mixed-Use”, which is described as,

“Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.”

The parcel is also within the “Mixed Use Overlay”, which is described 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.”

Procedural Issues: As part of any **Special Exception**, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the **Special Exception**, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;
2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;
3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Staff Analysis:

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district.

*Staff believes that the proposed use **is consistent** with the purpose and intent of both the Neighborhood Mix-Use land use designation and Mixed-Use Overlay of the 2024 Comprehensive Plan. The new Town Hall will serve as a neighborhood service hub, as the Town Hall will enhance civic accessibility with the location on Main Street, economic benefits to our local businesses with increased foot and vehicle traffic as residents will have a more approachable government experience, as well as setting a development standard using high quality materials and thoughtful design to blend our unique downtown feel and pay homage to the Town’s past.*

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

*Staff believes the proposed use **is compatible** with all existing uses in the vicinity of the subject-parcel. While a governmental building is not strictly a retail and shopping use, nor a recreational feature, the Town Hall will serve as a link between these two separate uses by enhancing the feel and accessibility to both; a Town Hall is traditionally in a town’s picturesque Main Street, while a prominent town facility such as a Town Hall is synonymous with town provided services, such as Public Services and*

Recreational facilities. The new facility and grounds will serve only as an enhancement to the current built environment, and bring together two separate uses by serving as the link to both, increasing the walkability of the Main Street corridor and being in close proximity with the Town's renowned and most public-facing service in recreation.

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;

*Staff believe the proposed use-type **has adequate provisions** for adverse influence. With the influence of a traditional downtown district with buildings near the Main Street, the new Town Hall will look to mimic this walkable built environment, while also allowing for rear and side buffering to blend the new facility into the fabric that is the Town's Regional Recreational Complex, seamlessly spanning a iconic downtown streetscape with manicured recreational and sports activities, to bring two proud Town features together with this in-fill centerpiece.*

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate important natural features;

*Staff believes that the submitted Concept Plan will **generally preserve and incorporate important natural features**. The existing property is vacant, however limited vegetation will only be enhance by the required **Site Plan** and subsequent required buffers and vegetation.*

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;

*Staff believes that the proposed use **will not destroy**, create a loss or cause damage to natural, scenic, or historic features of significant importance, namely the streetscape of the Main Street corridor.*

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

*Staff believe the proposed use **will not hinder** vehicular traffic or pedestrian movement on adjacent roads. By adding in additional ingress and egress to the Regional Recreational Complex, this new facility will actually enhance the traffic movement. By serving as the central hub for Town activities, merged with the athletic complex, the pedestrian movement will actually increase, bridging a gap between local small retail and regional recreational activities.*

7. The proposed use complies with all applicable regulations and development standards of the Town.

*Staff will ensure the **required Site Plan** permit complies with all applicable regulations and development standards.*

Staff Recommendation: Staff supports this request based on the adjacent uses types that is Downtown and the Regional Recreational Complex, while enhancing the Town’s ability to serve our growing residential population and serve as the proverbial heart of the community.

Attachments: *Location Map*
 Application (20260730)
 Concept Plan

Special Exception (SE-26-05) 432 E Main St



Special Exception (SE-26-05) 432 E Main St



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

Special Exception (SE-26-05) 432 E Main St





SPECIAL EXCEPTION APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Town of Moncks Corner Address: 118 Carolina Avenue

Phone: 843-719-7900 E-Mail: _____

Property Owner Information (If Different)

Name: _____ Address: _____

Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): 432 E Main Street

Describe the special exception request, reason for request, and any supporting information:

Establishment of a Government Use for the purpose construction and deveopment of a new
Town Hall facility.

Has the Board of Zoning Appeals taken action on this property previously' YES ☒ NO

If Yes, Please Describe: _____

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 application.

Owner's Signature: [Signature] Date: 7/30/25

Applicant's Signature: _____ Date: _____

For Official Use Only

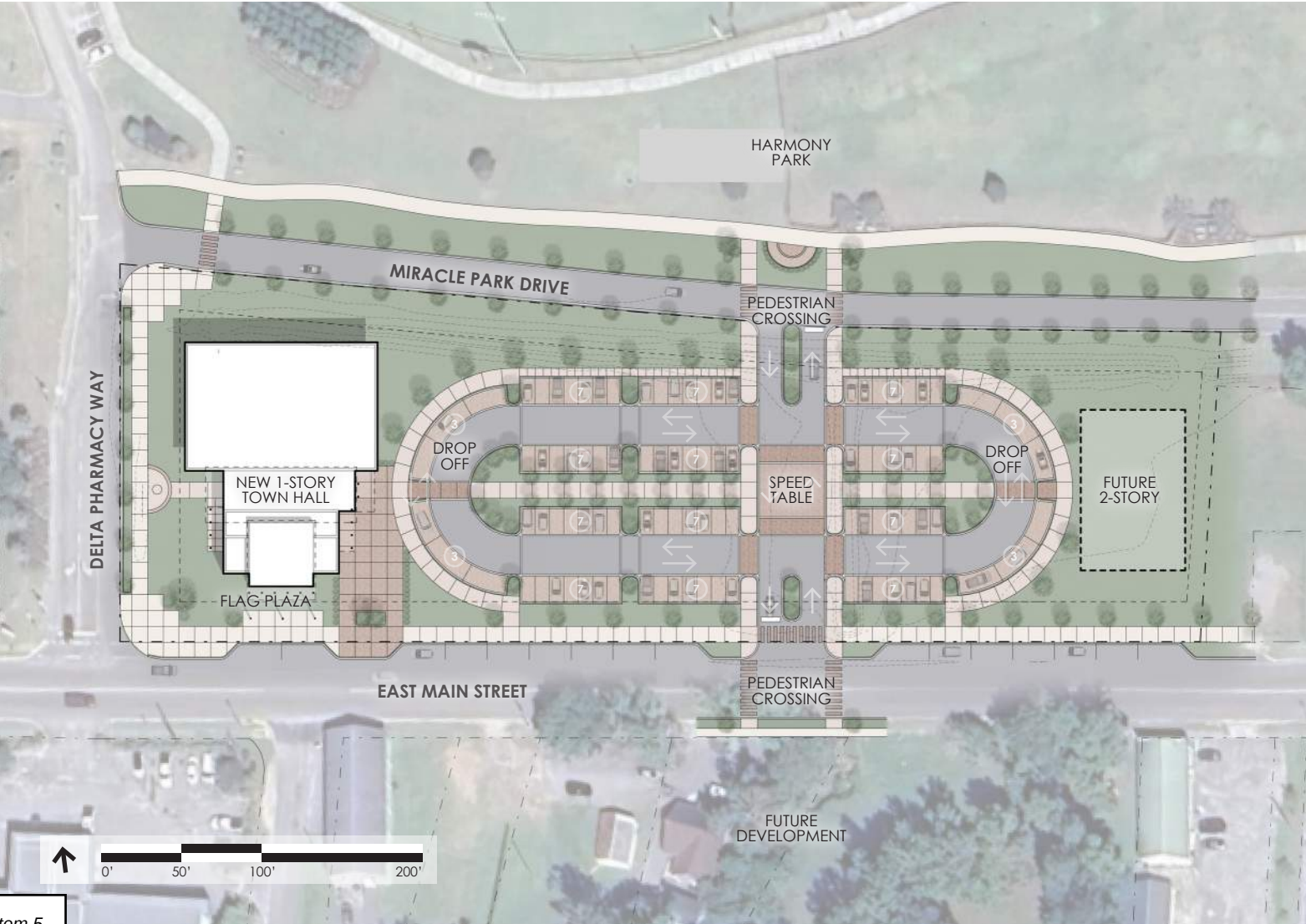
Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Town of Moncks Corner
Community Development Department

PROPOSED MASTER PLAN



Item 5.

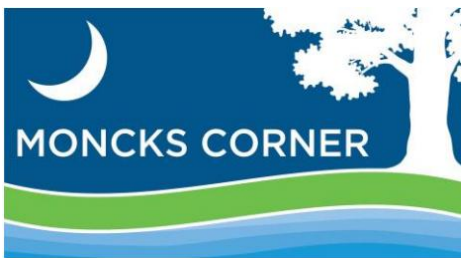
LEGEND	PROPOSED	SHOWN
--------	----------	-------

BUILDING SUMMARY

- | | | |
|----------------------------|------------|-------------------|
| ■ New Town Hall | 15,200 GSF | 14,500 GSF |
| 1st floor @ 14,500 GSF | | |
| ■ Future Building | | 13,000 GSF |
| 2 floors @ 6,500 GSF/floor | | |

SITE ANALYSIS

- | | | | |
|------------------------|--|------------------|------------------|
| ■ Parking Metric | | 92 Spaces | 96 Spaces |
| 1/300 GSF @ 14,500 GSF | | 48 Spaces | |
| 1/300 GSF @ 13,000 GSF | | 44 Spaces | |
| ■ Max Lot Coverage | | 60% | 20.4% |



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-26-04) – Town of Moncks Corner – 315 E Main Street

DATE: August 4, 2026

Background: The applicant, Jeff Lord on behalf of the Town of Moncks Corner, has applied for a **Special Exception** (SE-26-04) to establish a “government facilities” use for one (1) parcel (TMS # 142-07-02-020) located in the **General Commercial (C-2)** district, addressed as 315 E Main Street. The Town’s current Zoning Ordinance requires “government facilities” uses to only be permitted in the **General Commercial (C-2)** district via the Board of Zoning Appeals granting a **Special Exception**.

Existing Zoning: The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the General Commercial 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. 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	C-2	Real Estate Firm
South	C-2	Vacant, Public Park
East	C-2	Public Park
West	C-2	Vacant, Parking Lot

Existing Site Conditions: The subject parcel comprises approximately 8,006 square feet which comprises entirely of a building that is formerly retail. The parcel is currently accessible by E Main Street, with approximately 58-feet of frontage.

Proposed Request: The applicant has applied for a **Special Exception** seeking approval from the Board of Zoning Appeals to establish a “government facilities” use on the subject-parcel. The Town has outgrown the facilities addressed as 118 Carolina Avenue due to rapid population growth and the need to provide essential municipal

services to our expanding number of residents. The Town continues to work towards the revitalization of Unity Park, and as the subject parcel was the keystone for the surrounding Town-owned parcels comprising the Downtown Revitalization Project, the Town purchased the former Citi Trends building in anticipation of making the redevelopment project easier to navigate. While the revitalization and redevelopment project continues to move forward, the ownership of the building by the Town occurred sooner than expected. With the current Town Hall at capacity for employees, and the Citi Trends Building now available, the Town is seeking to relocate on a temporary basis, a department consisting of seven (7) employees. The end goal is to have this department move into a new Town Hall located on E Main Street, rejoining other departments once ample space is created in the near future.

Transportation: Any proposed site changes will be analyzed by Staff at the appropriate time of permitting.

Environmental: Per the National Wetlands Inventory, the parcel does not appear to be subject to wetlands or any additional environmental concerns.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Downtown Commercial”, which is described as,

“Intended to protect and promote the historic and economic interests of the downtown. Similar to the Neighborhood Mixed Use, higher intensity commercial-residential mixed uses are encouraged. Unique, walkable and family-oriented businesses should be the focus of this designation.”

The parcel is also within the “Mixed Use Overlay”, which is described 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.”

Procedural Issues: As part of any **Special Exception**, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the **Special Exception**, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. The proposed use is consistent with the purpose and intent of the Town’s Comprehensive Plan as well as the character and intent of the underlying zoning district;
2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Staff Analysis:

1. The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district.

*Staff believes that the proposed use **is consistent** with the purpose and intent of both the Downtown Commercial land use designation and Mixed-Use Overlay of the 2024 Comprehensive Plan. The new temporary office space will allow a vital Town department to stay in close proximity to their facilities and other Town departments they work so closely with, who will remain at the Carolina Avenue facility. The department that is intended to occupy the former Citi Trends building is one of the most visited departments by the public, serving as one of the most forward facing and community enhancing departments to the general citizenry of the Town, which occupying the Citi Trends building will only help to foster, enhance and improve upon the Town's accessibility and customer service.*

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

*Staff believes the proposed use **is compatible** with all existing uses in the vicinity of the subject-parcel. While a governmental building is not strictly a retail and shopping use, nor a recreational feature, the use of a former retail building on a temporary basis will serve the Town's customer service mission by enhancing accessibility, and being utilized by such a public facing arm of the Town's governmental services will only bring more compatibility to the pedestrian friendly nature that is Main Street.*

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;

*Staff believe the proposed use-type **has adequate provisions** for adverse influence as no additional improvements are to be made outside interior conversion of the space from retail to office.*

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate important natural features;

*Staff believes that the new governmental use will **generally have not impact on important natural features**, as the parcel is completely built upon, with little to no vegetation or natural features.*

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;

*Staff believes that the proposed use **will not destroy**, create a loss or cause damage to natural, scenic, or historic features of significant importance, namely the streetscape of the Main Street corridor.*

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.

*Staff believe the proposed use **will not hinder** vehicular traffic or pedestrian movement on adjacent roads. The impact of the requested change from retail, with a high number of vehicular traffic, to office for town offices, will not negatively impact on the traffic or pedestrian movement. As the parcel is already built out, little to no additional impact will be seen.*

7. The proposed use complies with all applicable regulations and development standards of the Town.

*Staff will ensure any **Site Plan** or Building Permits complies with all applicable regulations and development standards.*

Staff Recommendation: Staff supports this request based on the adjacent uses types that is Downtown, while enhancing the Town's ability to serve our growing residential population and serve as the proverbial heart of the community.

*Attachments: Location Map
 Application (20260730)*

Special Exception (SE-26-04) 315 E Main St



Special Exception (SE-26-04) 315 E Main St



Special Exception (SE-26-04) 315 E Main St





SPECIAL EXCEPTION APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Town of Moncks Corner Address: 118 Carolina Avenue

Phone: 843-719-7900 E-Mail: _____

Property Owner Information (If Different)

Name: _____ Address: _____

Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): 315 E Main Street

Describe the special exception request, reason for request, and any supporting information:

Establishment of a Government Use for the purpose of office and storage expansion.

Has the Board of Zoning Appeals taken action on this property previously? YES ☐ NO ☒

If Yes, Please Describe: _____

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 application.

Owner's Signature: [Signature] Date: 7/30/28

Applicant's Signature: [Signature] Date: _____

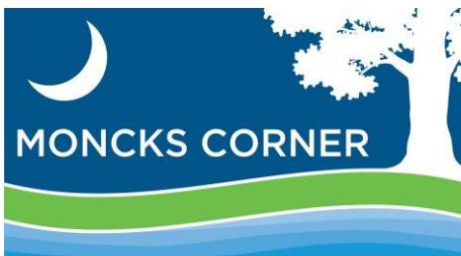
For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Town of Moncks Corner
Community Development Department



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Variance (VR-26-02) – Town of Moncks Corner – 315 E Main Street

DATE: August 4, 2026

Background: The applicant, the Town of Moncks Corner, the owner of the subject parcel has applied for a **Variance (VR-26-02)** to reduce the number of required parking spaces for a parcel located in Downtown, at 315 East Main Street. The Town's current Zoning Ordinance requires the proposed "government facilities" use to occupy the existing structure to have at least twenty-seven (27) compliant parking spaces, as determined by use type and associated square footage. The Zoning Ordinance does not have an exception or provision for required on-site parking within the historic downtown along East Main Street, therefore Ordinance's parking standards significantly hinder business / other use types from operating in this area. The subject parcel (TMS # 142-07-02-020), owned by "315 E Main Street LLC", is within the **General Commercial (C-2)** zoning district.

Existing Zoning: The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town's Zoning Ordinance, the General Commercial 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. 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	C-2	Parking Facility
South	C-2	Civic Park
East	C-2	Real Estate Office
West	C-2	Undeveloped

Existing Site Conditions: The subject parcel is comprised of approximately 9,720 square feet. There appears to be approximately 58 feet of road frontage along East Main Street. The parcel is currently occupied by a one (1)

story building, Currently the existing structure on the subject-parcel is unoccupied. The applicant, intends on utilizing the parcel as a “government facility” use.

The existing building appears to conflict with required setbacks in the **C-2** zoning. This effectively prohibits the applicant from constructing a complaint parking area within the boundaries of the parcel. The previous tenant enjoyed a nonconforming situation and once the use vacated the building had sixty (60) days to reestablish or nonconforming protections would be lost. This essentially made the building limited on use types that can occupy it, as the site does not have any existing parking spaces compliant with the Town’s current standards.

Proposed Request: The applicant has applied for a **Variance** seeking relief of twenty-seven (27) on-site parking spaces. The applicant is suggesting off-site near the subject parcel can meet the required twenty-seven (27) spaces. Off-site parking space relief is intended to come from the two parcels directly adjacent of the subject parcel (TMS # 142-07-02-003 & TMS # 142-07-02-019), as both parcels are owned by the same entity as the applicant. In addition, there is preliminary grant approval & ongoing design of a public parking lot approximately two hundred and sixty (260) feet away from the subject parcel. The proposed parking lot is intended to have one hundred and twenty two (122) complaint parking spaces. The applicant has already demonstrated to Staff in the provided survey that the subject parcel *will not* provide any on-site parking spaces that are fully compliant with the Parking standards presented in Sections 7-3 & 7-4 of the Town’s adopted Zoning Ordinance. Granting this **Variance** request would allow the proposed use on the subject-lot to count off-site parking spaces surrounding the building to achieve the required twenty seven (27) total parking spaces.

Procedural Issues: As part of any Variance request, the Board of Zoning Appeals will hear and decide appeals for variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A **Variance** may be granted in an individual case of unnecessary hardship if the Board feels the applicant can prove their request and situation meets or exceeds the following:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

Staff Analysis:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

Adequate number of on-site parking is not achievable, given the available acreage of the parcel, the existing built environment and building massing. Any nonconforming parking standards from the previous tenant has now been lost; all of which constitutes an extraordinary condition for this parcel.

2. These conditions do not generally apply to other property in the vicinity.

The vast majority of operating businesses along East Main Street sit on small parcels, relative to the existing buildings. The Zoning Ordinance did not take into account the difference between typical general commercial uses along a commercial corridor and a historic, existing urban downtown. This prohibits future businesses from establishing downtown, as the Town's parking standards apply to all C-2 zoning, including a Walmart on N Highway 52 or a market style grocery store on E Main Street. Because these are two vastly different development types, but in the same Town and subject to the same parking standards, Staff believe that these restrictive conditions only apply to downtown parcels and do not apply to any other C-2 zoned districts throughout the Town.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

The size of the existing structure relative to the size of the subject parcel effectively prohibits any commercial use from providing off-street parking in conjunction with Section 7-4 of the Zoning Ordinance. This is due to the site's inability to provide a compliant 22-foot drive aisle reaching the rear of the parcel as required per Section 7-4.5 of the Zoning Ordinance, and the inability to provide paved parking whilst staying within the maximum allotted impervious lot coverage as required per Section 6-16 of the Zoning Ordinance. Staff has determined this after a brief review of the subject parcel on Berkeley County GIS and the applicant-provided survey. Without adequate parking facilities this would effectively prohibit the property from being used by any use, not just the proposed.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

*Granting this request improves the public good and existing character of the district by allowing an additional institutional use to locate downtown. This in turn benefits Town residents, by rejuvenating a once flourishing commercial corridor. Furthermore, it is Staff's belief that adequate off-site parking, as shown by the applicant, sufficiently meets the spirit and intent of the parking standards, just absent on-site location. By granting the **Variance** request, Staff does not believe that any harm will be caused to the public good and the character of the district. Utilizing the on-street parking to allow future commercial tenants to establish in downtown would, in Staff's professional opinion, increase the character of the district by presenting a busy, active and successful downtown by the visualization of vehicular parking and increase places to eat, shop and do business.*

Staff Recommendation: Staff recommends the Board of Zoning Appeal **approves** this request due to the reoccurrence of this request along this corridor and the parcel's identified hardships with entering obligatory compliance with the Town's current Zoning Ordinance.

Attachments: *SIGNED – Application (20260703)*
 Location Maps (20260428)

Variance (VR-26-02) 315 E Main St



Variance (VR-26-02) 315 E Main St



-  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

Variance (VR-26-02) 315 E Main St





VARIANCE APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Town of Moncks Corner Address: 118 Carolina Avenue
Phone: 843-719-7900 E-Mail: _____

Property Owner Information (If Different)

Name: _____ Address: _____
Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): 315 E Main Street

Describe the variance request, reason for request, and any supporting information:

Reduction of required parking spaces for a Government Use, due to property size, building footprint
ample parking on adjacent, Town-owned property, on-street parking and future public parking facilities.

Has any variance been applied for on this property previously? YES ☒ NO

If Yes, Please Describe: _____

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 variance.

Owner's Signature: [Signature] Date: 7/30/24

Applicant's Signature: _____ Date: _____

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Town of Moncks Corner
Community Development Department