



# TOWN OF MONCKS CORNER MONTHLY COUNCIL MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 19, 2025 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### INVOCATION

1. **Invocation:** Pastor Jeff Moss, Area Representative with Fellowship of Christian Athletes

### PLEDGE OF ALLEGIANCE

### SPECIAL PRESENTATIONS

2. **Proclamation:** Berkeley High School Baseball State Champions - Coach Landy Cox
3. **Proclamation:** Jean's Angel's Day - September 13th
4. **Special Recognition:** 2025 William R. McMahon Award Recipient - Mo Ibrahim

### PRESENTATIONS

5. **FY 2024 Audit Presentation:** Bayi Pogonon with The Baird Audit Group, LLC

### APPROVAL OF MINUTES

6. **Regular Meeting Minutes:** July 22, 2025

### REPORTS

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

### NEW BUSINESS

9. **Discussion:** Fire Fighter Fitness Program
10. **Discussion:** Main Street Parking Study
11. **First Reading:** An Ordinance to amend Ordinance No. 2024-09 and the Budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2025.
12. **First Reading** An Ordinance to raise revenue and adopt a Budget for the Town of Moncks Corner, South Carolina, for the Fiscal Year Beginning October 1, 2025, and ending September 30, 2026
13. **First Reading:** Consider an Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

- 14. First Reading and Public Hearing:** An ordinance of the Town Council of the Town of Moncks Corner, South Carolina providing for the establishment of the Town Square Redevelopment Project area, the approval of the Town Square Redevelopment Plan, the financing of redevelopment projects, and other matters related thereto.

#### **OLD BUSINESS**

- 15. Second Reading and Public Hearing:** An ordinance to authorize and regulate operation of Golf Carts within the Town Limits pursuant to Section 56-2-90 of the South Carolina Code.
- 16. Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

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

**EXECUTIVE SESSION** - Council may take action regarding matters discussed

- 17. Discussion:** Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.

**Discussion:** Contractual Matters pertaining to Municipal Court.

#### **ADJOURNMENT**

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





# TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JULY 22, 2025 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### Present:

Mayor Thomas J. Hamilton, Jr.  
Mayor Pro-Tem David A. Dennis, Jr.  
Council Member DeWayne G. Kitts  
Council Member James N. Law, Jr.  
Council Member Latorie S. Lloyd  
Council Member Chadwick D. Sweatman  
Council Member James B. Ware, III

#### Staff Present:

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

Absent: Lee W. Mixon, Jr., Police Chief

### INVOCATION

Invocation was delivered by Billy Hardwick, Transitional Pastor of Jedburg Baptist Church of Summerville.

### PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Latorie Lloyd

## APPROVAL OF MINUTES

### 1. **Regular Meeting Minutes:** June 17, 2025

Motion was made by Council Member Law to approve the regular meeting minutes of June 17, 2025. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

## REPORTS

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

Mayor Hamilton reported the following:

JUNE 20<sup>th</sup> -22: Traveled to Dillon in support of the Town's girls' recreation softball teams during the state tournament. He proudly noted that every age group advanced to the tournament and extended congratulations to the teams.

JUNE 25: Met with a group of community leaders to share updates on current Town initiatives and gather valuable feedback.

JUNE 26: Spoke at Leadership Berkeley, an event hosted by the Berkeley Chamber of Commerce. He presented an overview of ongoing Town projects and participated in a Q&A session with attendees.

June 28: We celebrated the grand opening and ribbon-cutting ceremony for Harmony Park, the Town's new all-inclusive playground. He expressed heartfelt gratitude to Town Council, dignitaries, and the community for their support and enthusiastic turnout.

June 28: Despite a brief rain shower, the Town's Fourth of July Celebration was a tremendous success, concluding with a spectacular fireworks display. He thanked Town staff for their dedication and the community for making the event memorable.

July 2: Joined seniors for lunch at the Berkeley Seniors Center, catered by Linda and Randy Vinson. He thanked MCPD officers for their meaningful engagement with attendees, which was warmly appreciated.

July 5: Attended the Kitfield Communities Fourth of July Celebration, enjoying food, fellowship, and fireworks. He expressed appreciation to the organizers for their hospitality.

July 12: Participated in the memorial service for Chief Don Wilkins, who faithfully served the Moncks Corner Fire Department for 34 years. He thanked Councilman Dennis for attending and joined in honoring Chief Wilkins' legacy.

July 16-20: Attended the Municipal Association of South Carolina's annual meeting in Hilton Head, along with several Town Council Members. The conference provided legislative updates and opportunities to connect with municipal leaders across the state.

Mayor Hamilton shared that he officially graduated from the Municipal Elected Officials Institute, offered through the Municipal Association of South Carolina (MASC). He also announced that the Town of Moncks Corner was named to the prestigious 2025 MASC Honor Roll—one of only fourteen municipalities statewide to receive this recognition. This honor reflects the Town's commitment to leadership and continuing education, with every sitting Council Member having completed the MEO Institute.

July 25<sup>th</sup>: The Town will host a retirement celebration in honor of Chief Robert Gass, who will be concluding 25 years of dedicated service. Chief Gass's final day with the Town is scheduled for July 31, 2025.

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

Administrator Lord reported the following:

**Budget Workshop:** Council will be contacted sometime next week to schedule a budget workshop for FY 2026.

**NRCS Grant:** He provided Council with an update on the NRCS Grant – California Branch Study. We have received final approval. This is a 10-million-dollar program, and the grant will be 8.5 million dollars. This includes the property buyouts and improvements to the branch. Council Member Sweatman asked when letters will go out to property owners. Administrator Lord responded, once we get through the agreement process, letters should go out by the end of the year.

## NEW BUSINESS

### 4. **First Reading:** An ordinance to authorize and regulate operation of Golf Carts within the Town Limits pursuant to Section 56-2-90 of the South Carolina Code.

Administrator Lord informed Council that the State recently enacted legislation granting municipalities the authority to regulate golf cart operations within their jurisdictions. He worked together with Police Chief Mixon to develop a more restrictive ordinance that remains in compliance with state law. Administrator Lord also highlighted key sections of the ordinance for Council's awareness and consideration.

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

#### **Discussion:**

Mayor Hamilton expressed concerns regarding the nighttime operation of golf carts and recommended that Council consider implementing time restrictions for nighttime use prior to the ordinance's second reading.

Council Member Law resounded the Mayor's concern but noted that many residents use golf carts to attend evening Town events. He encouraged Council to remain open-minded and consider community needs when discussing potential time limitations.

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

5. **First Reading:** Consider an Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

Community Development Director Westbrook provided a staff report outlining the applicant's request for a zoning change for 3.85 acres (TMS# 143-00-00-047) located on Fairground Road. Staff and the Planning Commission recommended approval, noting that the request met all applicable requirements. Staff's recommendation was based on the commercial character of the surrounding corridor, consistent with the 2024 Comprehensive Plan—particularly the Future Land Use Map—and alignment with the goals and strategies of the Highway Commercial Overlay.

Council Member Law asked if the developer was planning to use Edward Drive for access. Director Westbrook responded that it is not the intention of the applicant to use Edward Drive, they plan to use Fairground Road.

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

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

6. **Discussion:** Regarding the creation and implementation of a traffic calming program.

Community Development Director Westbrook explained the process to implement the program. Councilman Sweatman asked if the program only affects new development or could it be used for existing neighborhoods. Director Westbrook responded that it could be used for existing neighborhoods.

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

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

## OLD BUSINESS

7. **Old Business:** There was no old business to be brought before Council.

## PUBLIC INPUT :

Business owner Chris Biering of 103 Broughton Road, Moncks Corner expressed concerns regarding ongoing public safety related to a shared residence located at 105 Broughton Road. He cited frequent incidents involving theft and suspected drug use at the location, he also noted that law enforcement has made regular visits to the property. He expressed frustration with the safety issues and continued disturbances. He urged Council to take action to address the situation.

He also questioned why the shared residence was not subject to a business license, greater oversight, or regulation, given its impact on the surrounding neighborhood.

Mayor Hamilton acknowledged the Town's concern regarding the shared residence and expressed interest in meeting with Mr. Biering, Administrator Lord, and Attorney

Brogdon to explore possible resolutions. Council Member Sweatman shared similar concerns, noting he had received a phone call about the issue and emphasized the potential impact on other residents and businesses.

Administrator Lord stated that the Town has been actively engaged in addressing the situation. Both Code Enforcement and the Police Department have been involved, and the Police Chief has contacted the property owner to raise awareness of the ongoing concerns. He noted that the home is registered as a non-profit organization and, under that designation, is not required to obtain a business license. The Town will continue to evaluate the matter to determine appropriate next steps.

Council Member Law inquired whether a police report could be obtained to identify how many times the Police Department has responded to this location. Administrator Lord confirmed that a report could be provided.

Mayor Hamilton concluded the discussion by stating that a meeting would be scheduled to further address the issue.

#### **EXECUTIVE SESSION:**

8. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:
  - Matters relating to the proposed location, expansion, or the provision of services encouraging location of businesses.
  - Contractual Matters pertaining to a lease agreement.

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

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

#### **Out of Executive Session and Reconvene to the Regular Meeting:**

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

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

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

9. **Lease Agreement:** Motion was made by Council Member Law to enter into a Lease Agreement with Margaret Casler for properties located at 122 Jolly Lane (TMS#142-06-05-008) and 124. Jolly Lane (TMS#142-06-05-034). Both properties are owned by the Town of Moncks Corner. Mrs. Casler owns the property adjacent to these two parcels.

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

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

## ADJOURNMENT

*Motion was made by Mayor Pro-Tem Dennis, seconded by Council Member Lloyd to adjourn the regular meeting of Council. Motion was approved unanimously as follows.*

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

*The meeting was adjourned at 7:57 p.m.*

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

*Minutes Approved and Adopted:*

\_\_\_\_\_  
Marilyn M. Baker/Clerk to Council

August 19, 2025

DATE

**TOWN OF MONCKS CORNER REGULAR MEETING**  
**Tuesday, August 19, 2025**

**Title:** Consider Purchasing Fireground Physical Ability Test (FPAT) system.

**Background:**

Currently, the Town of Moncks Corner Fire Department does not have an implemented physical fitness assessment for new hires or current employees.

Physical fitness is a pertinent part of being a firefighter. This career is physically demanding; the lack of sleep, stress, strenuous activity, change in heart rate, and fast-paced environment all take a toll on the body and overall physical/mental well-being of each employee. We must assess the physical fitness of both new and current employees.

Currently, six departments in SC are using the FPAT: Mt. Pleasant, Charleston, North Charleston, St. Andrews, St. Johns, and Isle of Palms. The City of Greenville is in the process of purchasing. The Charlotte Fire Department has been using the system, along with two other NC departments that did not conduct the validation. This investment supports our Fire Department, our personnel, and the citizens of Moncks Corner.

The FPAT is a program designed to test a firefighter's physical ability. It incorporates basic firefighter skills, while increasing the individual's heart rate, and testing cardiovascular endurance. The test consists of carrying firefighter equipment, breaching and pulling a ceiling, advancing and feeding a charged hose line, performing forcible entry with both left- and right-handed techniques, crawling (using a search technique), and a victim drag. The fire sled gives consistency to evaluation. It can be done rain or shine, regardless of the weather, with the setup inside in an open bay area.

Without having a physical fitness assessment for new hires, we have no way of knowing that a new hire is physically capable of performing basic firefighter skills. We are solely relying on the individual's preparedness and readiness to perform, based on the information gathered during the interview. As stated before, firefighting is a physically demanding job, and our community expects us to be capable of performing it when they call us for an emergency. We should understand their physical ability before hiring them, as this will help prevent potential issues related to physical fitness incapability.

As current employees, we are responsible for maintaining our physical fitness. Currently, the Town of Moncks Corner Fire Department has an SOG in place that requires employees to do one hour of physical fitness per day while on duty. This assessment would ensure that employees are following this SOG and

can identify any physical fitness issues. Maintaining physical fitness can help decrease on-the-job injuries and overall health problems. The FPAT would be used for a semiannual physical fitness assessment. All FPAT components can be incorporated into our training schedule to enhance proficiency in the necessary tasks.

**Implementation:**

- Current employees will all complete the FPAT
- Average of times, plus an additional allotted time for new hires (TBD)
- Current employees complete the assessment within average time
- Work up to completing assessment in full firefighter PPE

The quote is \$52,445 for the complete FPAT system. If we can implement the whole system, it will ensure compliance with the other departments in the area and provide a system that is unbiased and fair to all.

**Exhibits:** FPAT Quote

**Funding:** This is an unbudgeted item that will be included in the budget adjustment ordinance. There is enough unobligated but budgeted funds in the Fire Department to cover this cost. Therefore, it will not increase the total budget for the Department.

**City Council action requested:** Authorized the purchase of the FPAT system.



## Firesled Fitness and Training

4630 Lake Industrial Blvd.  
Tavares, FL 32778

# QUOTATION

Item 9.

Quote Number: m508

Quote Date: Jul 21, 2025

Page: 1

Voice: 321 231 3975  
Fax: 352 735 5910

### Quoted To:

Moncks Corner Fire Department  
203 Foxbank Plantation Blvd  
Moncks Corner, SC 29461

Customer ID	Good Thru	Payment Terms	Sales Rep
Moncks Corner FD	8/20/25	Net 20 Days	

Quantity	Item	Description	Unit Price	Amount
1.00	FS1	FPAT Training System Firesled Multi Purpose Trainer- Hose pull, ceiling breach, victim drag, ladder carry	7,975.00	7,975.00
1.00	PR1	The Punisher door breach trainer. Includes adjustable resistance and dead blow hammer- Includes stainless steel top	4,875.00	4,875.00
1.00	LM1	Firesled Edition Laddermill. Includes mobility package, custom backdrop and firefighter adjustable climbing angle	15,500.00	15,500.00
1.00	TP	Firesled testing equipment package. Includes 20,25,and 45 lb. kettlebells, 2 Firesled 45 lb. weight plates, crawl mat with storage bag, 24" and 36" stands Firesled Jr with 3 sections of simulated filled hose, 2 pairs each of sm, med, large, xl and xxl gloves, 2 helmets, marker cones, delineator tubes and bases. Two SCTA training packs (30 lbs) and additional weight packs to make it up to 50 lbs.	13,820.00	13,820.00
1.00		Training, 2 days. Day 1- afternoon- proper use and maintenance of equipment- Day 2- morning- FPAT Set up and training	5,500.00	5,500.00
1.00	DB10	Firesled Fitness and Training 9 lb. Dead	125.00	125.00
Subtotal				Continued
Sales Tax				Continued
Freight				Continued
TOTAL				Continued

**Firesled Fitness and Training**

4630 Lake Industrial Blvd.  
Tavares, FL 32778

Voice: 321 231 3975  
Fax: 352 735 5910

Item 9.

QUOTATION

Quote Number: m508  
Quote Date: Jul 21, 2025  
Page: 2

Quoted To:

Moncks Corner Fire Department  
203 Foxbank Plantation Blvd  
Moncks Corner, SC 29461

Customer ID	Good Thru	Payment Terms	Sales Rep
Moncks Corner FD	8/20/25	Net 20 Days	

Quantity	Item	Description	Unit Price	Amount
1.00		Blow Hammer Punisher strike box top	350.00	350.00
			Subtotal	48,145.00
			Sales Tax	
			Freight	4,300.00
			TOTAL	52,445.00

**TOWN OF MONCK'S CORNER REGULAR MEETING**  
**Tuesday, August 19, 2025**

**Title:** Consider Proposal for a Main Street Parking Review

**Background:**

Over the years the parking markings on Mainstreet have been lost due to curb repairs and repaving. For us to reapply the markings the Town will need an encroachment permit from SCDOT, and that will require a plan showing where the marking will be had how they conform to SCDOT regulations.

This study will review Mainstreet, from 17A to 52, for where the curbing should be painted yellow to prevent parking in the various site triangles. It will also review the area between the railroad tracks and Newell Street to identify how it may be stiped for designated parking spaces.

**Exhibits:** Stantec Proposal

**Funding:** General Fund.

**City Council action requested:** Approve the engineering services proposal for Main Street Parking Review from Stantec Consulting Services, Inc. for \$13,500.



Stantec Consulting Services Inc.  
4969 Centre Pointe Drive, Suite 200  
North Charleston SC 29418-6952

August 8, 2025

Project/File: 171082023

**Town of Moncks Corner**

Mr. Jeff Lord, Town Administrator  
118 Carolina Avenue  
Moncks Corner, South Carolina 29461

Dear Mr. Jeff Lord,

**Reference: Main Street Parking Review – Letter Proposal**

Stantec Consulting Services Inc. (Stantec) is pleased to submit this letter proposal to the Town of Moncks Corner (client) for traffic engineering services for the section of Main Street between US 52 and US 17A in the Town of Moncks Corner, South Carolina. It is our understanding that the Town desires review and assessment of the existing on-street parking availability (and restrictions) with comparison to what would be allowable (or restricted) by the South Carolina Department of Transportation (SCDOT) design standards if marked as individual spaces.

This letter has been formatted to describe the scope of services offered, schedule and fee for the above reference project.

## **Scope of Services**

### **Basemap**

Stantec will develop a basemap for the Main Street corridor between US 52 and US 17A using aerial imagery and with available GIS data (edge of pavement, property boundary / right-of-way information, building outlines). Existing intersections, curb cuts (driveways), pavement markings (including painted curbs), parking-related signage, and relevant appurtenances (i.e., fire hydrants) will be included with the base mapping. Right-of-way verification is excluded from this scope of services as it is assumed all work will be within the existing right-of-way. Stantec staff will conduct a field review to ensure accuracy of the basemap versus aerial imagery.

### **Parking Restrictions**

Stantec will research applicable state and local laws along with SCDOT standards and engineering best practices to develop recommended restrictions for on-street parking. A concept plan will be prepared detailing the recommended parking restriction locations. An opinion of probable construction cost will be prepared for the removal of existing markings, application of new yellow curb markings, and modification of existing parking-related signage (as necessary).

Reference: Main Street Parking Review – Letter Proposal

## Parking Availability

Stantec will review the section of Main Street between Newell Street and the railroad tracks to assess the amount of available parking (linear footage and approximate number of spaces) with both the existing and recommended parking restrictions. A concept plan will be prepared detailing the locations and number of designated parking spaces (using pavement markings and signage as appropriate) in conformance with SCDOT design standards and engineering best practices. An opinion of probable construction cost will be prepared for the addition of designated parking spaces, modification of existing pavement markings, and modification of parking-related signage.

### DELIVERABLES

- Concept plan showing recommended areas to restrict parking (“yellow curb”).
- Concept plan showing maximum amount of marked parking following SCDOT design standards.
- OPC for implementing changes to parking restrictions (removal/addition of pavement markings and signs).
- OPC for designating on-street parking (to include the recommended parking restrictions and any other pavement marking and signage adjustments as necessary).
- Transmittal letter detailing the review process, concept development, summary of on-street parking availability (existing, with recommended restrictions, and with recommended restrictions and designated parking spaces).

## Proposed Schedule

Based upon our current workload projections and the scope of services as stated herein, we anticipate work can commence upon notice to proceed.

The draft concept plans and OPC will be submitted to the Client within four (4) weeks after notice to proceed. If any comments are received, revisions to the plans will be completed within one (1) week.

## Proposal Fee

Stantec will perform the services described in the scope of services for a lump sum fee of **\$13,500.00**. This amount will not be exceeded without written authorization from the client.

Invoices will be sent each month based upon estimated percentage completion of work for lump sum fees. Invoices are due 30 days following the date of the invoice.

Terms will be per the attached Stantec Standard Professional Services Terms and Conditions.


Reference: Main Street Parking Review – Letter Proposal

## Closing

Thank you for this opportunity to assist the Town of Moncks Corner. If the aforementioned scope and fee are acceptable to you, please sign below and return to my attention. Please do not hesitate to contact me if you need additional information, have questions, or have any desired revisions to this proposal.

Regards,

**Stantec Consulting Services Inc.**

 Digitally signed by Egan, Andy  
DN: CN="Egan, Andy",  
OU=Internal, OU=users,  
OU=stantec, DC=corp,  
DC=ads  
Date: 2025.08.08  
12:51:17-04'00'

**Andy Egan** PE, PTOE  
Associate | Traffic Engineer  
Phone: (843) 740-6349  
Mobile: (843) 819-6337  
andy.egan@stantec.com

Attachment: Stantec Standard Professional Services Terms and Conditions

**Reference:** Main Street Parking Review

By signing this proposal, \_\_\_\_\_ authorizes Stantec to proceed  
Client Company Name  
with the services herein described and the Client acknowledges that it has read and agrees to be bound by  
the attached Professional Services Terms and Conditions.

This proposal is accepted and agreed on the \_\_\_\_\_ of \_\_\_\_\_, \_\_\_\_\_.  
Day Month Year

Per: \_\_\_\_\_  
Client Company Name

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Signature



The following Terms and Conditions are attached to and form part of a proposal for services to be performed by Consultant and together, when the Client authorizes Consultant to proceed with the services, constitute the Agreement. Consultant means the Stantec entity issuing the Proposal.

**Description of Work:** Consultant shall render the services described in the Proposal (hereinafter called the "Services") to the Client.

**Terms and Conditions:** No terms, conditions, understandings, or agreements purporting to modify or vary these Terms and Conditions shall be binding unless hereafter made in writing and signed by the Client and Consultant. In the event of any conflict between the Proposal and these Terms and Conditions, these Terms and Conditions shall take precedence. This Agreement supercedes all previous agreements, arrangements or understandings between the parties whether written or oral in connection with or incidental to the Project.

**Compensation:** Payment is due to Consultant within 28 days of receipt of invoice. Failure to make any payment when due is a material breach of this Agreement and will entitle Consultant, at its option, to suspend or terminate this Agreement and the provision of the Services. Interest will accrue on accounts overdue at the lesser of 1.5 percent per month (18 percent per annum) or the maximum legal rate of interest. Unless otherwise noted, the fees in this agreement do not include any value added, sales, or other taxes that may be applied by Government on fees for services. Such taxes will be added to all invoices as required. The Client will make electronic payment of the invoices, the details of which can be obtained or verified by contacting [ar@stantec.com](mailto:ar@stantec.com). Consultant provides no guarantee or warranty that the Client's Project requirements can be achieved within its proposed Project budget or schedule. Any services to redesign, value-engineer or make changes to the Client's Project requirements, whether for cost-saving, schedule efficiency, or otherwise, constitute additional services.

**Notices:** Each party shall designate a representative who is authorized to act on behalf of that party. All notices, consents, and approvals required to be given hereunder shall be in writing and shall be given to the representatives of each party.

**Termination:** Either party may terminate the Agreement without cause upon thirty (30) days notice in writing. If either party breaches the Agreement and fails to remedy such breach within seven (7) days of notice to do so by the non-defaulting party, the non-defaulting party may immediately terminate the Agreement. Non-payment by the Client of Consultant's invoices within 30 days of Consultant rendering same is agreed to constitute a material breach and, upon written notice as prescribed above, the duties, obligations and responsibilities of Consultant are terminated. On termination by either party, the Client shall forthwith pay Consultant all fees and charges for the Services provided to the effective date of termination.

**Environmental:** Except as specifically described in this Agreement, Consultant's field investigation, laboratory testing and engineering recommendations will not address or evaluate pollution of soil or pollution of groundwater. Consultant is entitled to rely upon information provided by the Client, its consultants, and third-party sources provided such third party is, in Consultant's opinion, a reasonable source for such information, relating to subterranean structures or utilities. The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses and/or expenses, direct and indirect, or consequential damages relating to subterranean structures or utilities which are not correctly identified in such information.

**Professional Responsibility:** In performing the Services, Consultant will provide and exercise the standard of care, skill and diligence required by customarily accepted professional practices normally provided in the performance of the Services at the time and the location in which the Services were performed.

**Indemnity:** The Client releases Consultant from any liability and agrees to defend, indemnify and hold Consultant harmless from any and all claims, damages, losses, and/or expenses, direct and indirect, or consequential damages, including but not limited to attorney's fees and charges and court and arbitration costs, arising out of, or claimed to arise out of, the performance of the Services, excepting liability arising from the sole negligence of Consultant.

**Limitation of Liability:** It is agreed that, to the fullest extent possible under the applicable law, the total amount of all claims the Client may have against Consultant under this Agreement, including but not limited to claims for negligence, negligent misrepresentation and/or breach of contract, shall be strictly limited to the lesser of professional fees paid to Consultant for the Services or \$100,000.00. No claim may be brought against Consultant more than two (2) years after the cause of action arose. As the Client's sole and exclusive remedy under this Agreement any claim, demand or suit shall be directed and/or asserted only against Consultant and not against any of Consultant's employees, officers or directors.

Consultant's liability with respect to any claims arising out of this Agreement shall be absolutely limited to direct damages arising out of the Services and Consultant shall bear no liability whatsoever for any consequential loss, injury or damage incurred by the Client, including but not limited to claims for loss of use, loss of profits and/or loss of markets.

In no event shall Consultant's obligation to pay damages of any kind exceed its proportionate share of liability for causing such damages.

**Documents:** All of the documents prepared by or on behalf of Consultant in connection with the Project are instruments of service for the execution of the Project. Consultant retains the property and copyright in these documents, whether the Project is executed or not. These documents may not be used for any other purpose without the prior written consent of Consultant. In the event Consultant's documents are subsequently reused or modified in any material respect without the prior consent of Consultant, the Client agrees to defend, hold harmless and indemnify Consultant from any claims advanced on account of said reuse or modification.

Any document produced by Consultant in relation to the Services is intended for the sole use of Client. The documents may not be relied upon by any other party without the express written consent of Consultant, which may be withheld at Consultant's discretion. Any such consent will provide no greater rights to the third party than those held by the Client under the contract and will only be authorized pursuant to the conditions of Consultant's standard form reliance letter.

Consultant cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). Client shall release, indemnify and hold Consultant, its officers, employees, Consultant's and agents harmless from any claims or damages arising from the use of Electronic Files. Electronic files will not contain stamps or seals, remain the property of Consultant, are not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to a third party without Consultant's written consent.





**Field Services:** Consultant shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with work on the Project and shall not be responsible for any contractor's failure to carry out the work in accordance with the contract documents. Consultant shall not be responsible for the acts or omissions of any contractor, subcontractor, any of their agents or employees, or any other persons performing any of the work in connection with the Project. Consultant shall not be the prime contractor or similar under any occupational health and safety legislation.

**Governing Law/Compliance with Laws:** The Agreement shall be governed, construed and enforced in accordance with the laws of the jurisdiction in which the majority of the Services are performed. Consultant shall observe and comply with all applicable laws, continue to provide equal employment opportunity to all qualified persons, and to recruit, hire, train, promote and compensate persons in all jobs without regard to race, color, religion, sex, age, disability or national origin or any other basis prohibited by applicable laws.

**Dispute Resolution:** If requested in writing by either the Client or Consultant, the Client and Consultant shall attempt to resolve any dispute between them arising out of or in connection with this Agreement by entering into structured non-binding negotiations with the assistance of a mediator on a without prejudice basis. The mediator shall be appointed by agreement of the parties. The Parties agree that any actions under this Agreement will be brought in the appropriate court in the jurisdiction of the Governing Law, or elsewhere by mutual agreement. Nothing herein however prevents Consultant from any exercising statutory lien rights or remedies in accordance with legislation where the project site is located.

**Assignment:** The Client shall not, without the prior written consent of Consultant, assign the benefit or in any way transfer the obligations under these Terms and Conditions or any part hereof.

**Severability:** If any term, condition or covenant of the Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remaining provisions of the Agreement shall be binding on the Client and Consultant.

**Force Majeure:** Any default in the performance of this Agreement caused by any of the following events and without fault or negligence on the part of the defaulting party shall not constitute a breach of contract, labor strikes, riots, war, acts of governmental authorities, unusually severe weather conditions or other natural catastrophe, disease, epidemic or pandemic, or any other cause beyond the reasonable control or contemplation of either party. Nothing herein relieves the Client of its obligation to pay Consultant for services rendered.

**Contra Proferentem:** The parties agree that in the event this Agreement is subject to interpretation or construction by a third party, such third party shall not construe this Agreement or any part of it against either party as the drafter of this Agreement.

**Business Practices:** Each Party shall comply with all applicable laws, contractual requirements and mandatory or best practice guidance regarding improper or illegal payments, gifts, or gratuities, and will not pay, promise to pay or authorize the payment of any money or anything of value, directly or indirectly, to any person (whether a government official or private individual) or entity for the purpose or illegally or improperly inducing a decision or obtaining or retaining business in connection with this Agreement or the Services.

**FLORIDA CONTRACTS: PURSUANT TO FLORIDA STATUTES CHAPTER 558.0035 AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR DAMAGES RESULTING FROM NEGLIGENCE.**

**AN ORDINANCE TO AMEND ORDINANCE NO. 2024-08 AND THE BUDGET ATTACHED THERETO AND TO ADJUST CERTAIN REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2025.**

**NOW, THEREFORE, BE IT ORDAINED AND ENACTED** by the Governing Body of the Town of Moncks Corner, County of Berkeley, State of South Carolina, as follows:

**SECTION 1.** Ordinance No. 2024-08 and the prepared budget attached thereto is amended to increase General Fund revenues in the amount of three hundred forty-nine thousand four hundred seventy-five dollars (\$349,475) and increase General Fund expenditures in the amount of three hundred forty-five thousand four hundred and fifty-two dollars (\$345,452). The Abatement and Improvement Fund will be amended to increase expenditures of eighty thousand dollars (\$80,000). The Capital Improvement Fund will be amended to decrease revenue of one million one hundred eighty-six thousand five hundred and eighty dollars (\$1,186,580) and decrease expenditures of three million five hundred sixty thousand dollars (\$3,560,000).

The following line-item accounts will be adjusted accordingly:

**FY 2025 BUDGET AMENDMENT**

**GENERAL FUND REVENUES**

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
10.3000.0101	Business License	4,019,624	4,325,000	305,376
10.3000.0103	Building Permits	677,750	650,000	(27,750)
10.3000.0106	Inspection Fee Receipts	8,000	135,000	127,000
10.3000.0203	Interest Earned	175,000	275,000	100,000
10.3000.0306	Roll Cart Fees	30,000	60,000	30,000
10.3000.0307	Recreation	155,600	190,000	34,400
10.3000.0309	Concession Receipts	125,000	140,000	15,000
10.3000.0310	Class/ Camp Receipts	25,000	36,000	11,000
10.3000.0318	LPR Grant BCSD	-	49,625	49,625
10.3000.0324	Miracle League/Sponsr/Don	25,000	20,000	(5,000)
10.3000.0325	Special Event Receipts	20,000	2,000	(18,000)
10.3000.0399	Lost Revenue	1,700,000	1,500,000	(200,000)
10.3000.0402	Current Taxes	5,776,797	5,875,000	98,203
10.3000.0404	Prior Year Taxes	65,500	83,000	17,500
10.3000.0406	Federal Housing in Lieu of	-	10,600	10,600
10.3000.0501	Criminal & Traffic Fines	75,000	90,000	15,000
10.3000.0604	Berk Cable Tele Franchise	60,000	1,000	(59,000)
10.3000.0804	Berkeley Co Schools SRO Grant	407,481	339,720	(67,761)
10.3000.0806	PD Athletic Events / BC Schools	45,000	73,000	28,000
10.3000.0808	FEMA Grant Revenues	-	14,050	14,050
10.3000.0810	MASC Grant Revenues	22,500	-	(22,500)
10.3000.0811	JAG Grant Revenues	255,561	77,889	(177,672)
10.3000.0822	A-Tax Grant Award Funds	18,680	25,000	6,320
10.3000.0824	SCRED Grant	10,000	2,561	(7,439)
10.3000.0825	Foxbank Development - Bond	121,900	194,423	72,523
<b>Total Revenues</b>				<b>\$ 349,475</b>

**ORDINANCE NO. 2025 - \_\_\_\_ CONTINUED**

Item 11.

**GENERAL FUND EXPENDITURES**

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
10.4120.0201	Legal Services	66,000	75,000	9,000
10.4120.0204	Professional Services	55,000	45,000	(10,000)
10.4120.0706	Liability Insurance	735,000	675,000	(60,000)
10.4120.0756	Debt Services - South State	216,000	285,069	69,069
10.4120.1004	Personnel Increases	100,406	-	(100,406)
10.4122.0701	Dues/Subscriptions	124,920	112,920	(12,000)
10.4122.0712	Computer Expense	426,131	448,131	22,000
10.4125.0204	Professional Services	360,000	390,000	30,000
10.4125.2001	Professional Deve - Mian St	10,000	-	(10,000)
10.4310.0110	Emergency Pay	-	21,000	21,000
10.4310.0602	Equipment and Maintenance	501,982	473,185	(28,797)
10.4310.0705	Capital Outlay	974,646	1,003,443	28,797
10.4310.0713	Vehicle	80,000	120,000	40,000
10.4310.0718	DJJ	-	6,900	6,900
10.4310.0725	PD Summer Camp	7,500	12,500	5,000
10.4310.0750	Insurance Claims	5,000	-	(5,000)
10.4310.0755	Risk Management Impact	-	8,800	8,800
10.4310.1001	Miscellaneous	-	7,200	7,200
10.4315.0104	Overtime Wages - Police	2,000	17,000	15,000
10.4315.0110	Emergency Pay	-	6,300	6,300
10.4315.0705	Capital Outlay	-	87,600	87,600
10.4317.0101	Salaries & Wages	135,414	110,000	(25,414)
10.4317.0103	Law Enforcement Retirement	28,198	18,000	(10,198)
10.4317.0104	Overtime Wages	-	4,400	4,400
10.4317.0105	Health Insurance	42,507	30,000	(12,507)
10.4317.0107	Workers Compensation	6,638	-	(6,638)
10.4317.0701	Other	22,200	17,000	(5,200)
10.4317.0708	Supplies	-	1,500	1,500
10.4340.0601	Building Maintenance	6,000	12,000	6,000
10.4340.0713	Vehicle	40,000	104,000	64,000
10.4340.0725	FEMA Grant Fire Department	22,751	-	(22,751)
10.4340.0760	Contractual Agreements	203,000	245,000	42,000
10.4450.0111	Deferred Comp Emplr Match	8,112	10,500	2,388
10.4450.0401	Professional Development	1,500	6,300	4,800
10.4450.0601	Facilities Maintenance	49,000	113,000	64,000
10.4450.0707	Leased Equipment	52,000	40,000	(12,000)
10.4450.0760	Contract Labor	70,554	55,000	(15,554)
10.4452.0760	Contract Labor	20,000	-	(20,000)
10.4454.0101	Public Service Sanitation - Salaries	521,746	421,746	(100,000)
10.4454.0103	Regular State Retirement	96,428	82,428	(14,000)
10.4454.0105	Health Insurance	111,368	81,368	(30,000)
10.4454.0713	Vehicle	40,600	62,000	21,400
10.4454.0755	Risk Management Impact	-	3,700	3,700
10.4454.0760	Contract Labor - Sanitation	-	60,000	60,000
10.4500.0103	Regular State Retirement	69,697	82,000	12,303
10.4500.0105	Health Insurance	100,660	90,000	(10,660)
10.4500.0739	Officials	65,000	95,000	30,000
10.4500.0738	Concessions	70,000	92,000	22,000
10.4500.0761	Contract Labor	50,000	70,000	20,000
10.4700.1301	Transfer out Capital Improvement	4,998,702	5,060,122	61,420
10.4700.1306	Transfer out Abatement	1,791,400	1,871,400	80,000
<b>Total Expenditures</b>				<b>\$ 345,452</b>

**ABATEMENT & IMPROVEMENTS FUND**

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
82.3000.1200	Transfer - In General Fund	1,791,400	1,871,400	80,000

**Capital Improvement Fund**

Account No.	Description	FY 25 ADOPTED	FY 25 REVISED	FY 25 Budget Adjustment
84.3000.0311	Grant RC Dennis Sidewalk	1,248,000	-	(1,248,000)
84.3000.1205	Transfer - in General Fund	4,998,702	5,060,122	61,420
84.4454.1415	RC Dennis Sidewalk	1,560,000	-	(1,560,000)
84.4454.1417	Lacey Park Renovations	2,000,000	-	(2,000,000)

TOWN OF MONCK'S CORNER

**SECTION 2.** All ordinances or parts of ordinances in conflict with the provisions of this amendment and ordinance are hereby repealed.

**AND IT IS SO ORDAINED.**

**DONE IN COUNCIL, ASSEMBLED THIS 16<sup>th</sup> DAY OF SEPTEMBER 2025.**

**FIRST READING:**

**August 19, 2025**

\_\_\_\_\_  
**Thomas J. Hamilton, Jr Mayor**

**Council:**

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\_\_\_\_\_  
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**SECOND READING:**

**September 16, 2025**

**ATTEST:**

\_\_\_\_\_  
**Marilyn M. Baker, Clerk to Council**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**Jim Brogdon, Town Attorney**

STATE OF SOUTH CAROLINA     )  
COUNTY OF BERKELEY             )             ORDINANCE 2025 –  
TOWN OF MONCK'S CORNER     )

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026

**WHEREAS**, Sub-section 3 of Section 5-7-260, and Section 5-21-110 of the Code of Laws of South Carolina, 1976, as amended, provide that municipalities have the authority to adopt budgets and levy taxes.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Moncks Corner in Council duly assembled and by the authority of the same as follows:

**SECTION 1.** That the prepared budget and estimated revenue for payment of the same is hereby adopted and is made a part hereof as fully as if incorporated herein and a copy thereof is hereto attached.

**SECTION 2.** That a tax to cover the period from the first day of October 2025, to the last day of September 2026, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the Town of Moncks Corner for the use and services thereof; i.e., a tax of seven and 38/100 (\$7.38) Dollars (73.8 Mills) on every One Hundred and No/100 (\$100.00) Dollars in assessed value of real estate and personal property of every description owned and used in the Town of Moncks Corner except such as exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied and paid into the Town treasury for the credit of the Town of Moncks Corner for the corporate purposes, permanent improvements, current expenses and the payment of interest and retirement of outstanding bonds and debts of said municipality. The total tax levy of seventy-three point eight (73.8) mills is apportioned as follows: Seventy point eight (70.8) mills for general operation of the Town and three (3) mills for outstanding bonds and debt service.

**SECTION 3.** Local Option Sales Tax anticipated collections in the amount of three million three hundred sixty-nine thousand and six hundred dollars (\$3,369,600) derived from the Local Option Sales Tax (LOST) Fund shall be distributed as follows: one million five hundred and thirty-three thousand six hundred dollars (\$1,533,600) plus eighty-four thousand fifty-four dollars (\$84,054) from prior year collections for a total of one million, six hundred seventeen thousand, six hundred fifty-four dollars (\$1,617,654) of Local Option Sales Tax will be used for property tax relief. Tax Credits are based on 0.000672 (ratio) as applied to the total appraised values of two billion four hundred eight million nine hundred twenty-seven thousand four hundred

seventy dollars (\$2,408,927,470). One million eight hundred thirty-six thousand dollars (\$1,836,000) of Local Option Sales Tax Revenues will be used for general operating purposes.

**SECTION 4.** The Administrative Services Director - Clerk to Council shall be responsible for the collection of delinquent taxes from Berkeley County.

**SECTION 5.** Annual Residential Sanitation Fees will be set at \$175 on the property tax bills. Sanitation fees for commercial customers will be \$19.61 per month.

**SECTION 6.** Annual Residential Stormwater Fees will be set at \$66.00 for all single-family residential units and all annual non-residential property fees will be set at \$66.00 per ERU for all other properties on the property tax bills.

**SECTION 7.** Administration fees on all Christmas Parade entry fees will be set at \$50 beginning FY 2026.

**SECTION 8.** Administration fees on all Summer Camp entry fees will be set at \$150 per week.

**SECTION 9.** Train Depot Rental fees for Monday through Thursday rental will change to the following beginning FY 2025 as follows:

	Current	Fees Effective October 1, 2025
Town Residents		
Full Day	\$300	\$400
Out-of-Town Residents		
Full Day	\$500	\$400

**SECTION 10.** Train Depot Rental fees for Friday through Sunday rental will change to the following beginning FY 2025 as follows:

	Current	Fees Effective October 1, 2025
Town Residents		
Full Day	\$600	\$800
Out-of-Town Residents		
Full Day	\$1000	\$800

**SECTION 11.** Market Pavilion Rental fees for full day rental will change to the following beginning FY 2025 as follows:

	Current	Fees Effective October 1, 2025
Full Day	\$250	\$300

**SECTION 12.** The Train Depot and Market Pavilion deposit will increase from \$100 to \$200.00

**SECTION 13.** Recreation registration fees will increase beginning October 1, 2025, as follows:

	Current	Fees Effective October 1, 2025
Town Residents	\$35	\$35
Out of Town Residents	\$85	\$100

**SECTION 14.** Land Development Applications are as follows:

Administration fees on all Site Plans will be as follows:

Acreage	Fees Effective October 1, 2025
Less than 1 acre	\$100
1 to 5 acres	\$200
Greater than 5 acres	\$300

Administration fees on all Preliminary Plats will be as follows:

Plats	Fees Effective October 1, 2025
Less than 4 lots	\$100
Greater than 4 lots	\$200 (plus \$10/lot over 4 lots)

Administration fees on all Final Plats will be \$50.

Administration fees on all Exempt Plats will be \$25.

Administration fees on all zoning requests for Conditional Zoning will be \$300 and for Planned Development requests will be \$700.

Administration fees on all Development Agreement reviews will be \$500.

**SECTION 15.** The Mayor shall administer the budget and may authorize the transfer of appropriate funds within and between departments as may be necessary to achieve the goals of the budget.

**SECTION 16.** If for any reason any sentence, clause or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

**SECTION 17.** This Ordinance shall take effect upon final reading and approval of Town Council.

**Adopted and Approved**, this 16th day of September 2025.

\_\_\_\_\_  
Thomas J Hamilton, Jr., Mayor

First Reading: August 19, 2025

Second Reading and Public Hearing: September 16, 2025

Council:

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Attest:

\_\_\_\_\_  
Marilyn Baker, Clerk to Council

*Viewed by Town Attorney and approved as to form.*

\_\_\_\_\_  
*James Brodgon, Town Attorney*



*The Lowcountry's Hometown*

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

## STAFF REPORT

**TO:** Town Council

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

**SUBJECT:** Zoning Map Amendment (ZA-25-04) – STYO Development

**DATE:** July 22, 2025

**Background:** The applicant, STYO Development, has applied for a Zoning Map Amendment (ZA-25-04) for a parcel (TMS #162-00-01-017). The property is currently zoned **Planned Development – Commercial (PD-C)**, with the applicant seeking the parcel to be zoned **Planned Development (PD)**. The PD-C district designation was a leftover when Moss Grove Plantation was approved, first through the County, then annexed and developed within the Town's corporate limits. There is limited information regarding the subject parcel and why **PD-C** was designated for the parcel, however Staff's long standing interpretation is that the subject parcel was designated commercial as part of the overall Moss Grove Plantation development.

**Existing Zoning:** The subject parcel currently carries a **Planned Development – Commercial (PD-C)** district designation. The Zoning Ordinance does specifically call out or differentiate Commercial or Residential segments of a **Planned Development (PD)** zoning, however the **PD** District is intended to:

*"To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District)."*

The zoning district is primarily mixed use in nature, specifically designed for two different use types.

Adjacent Zoning		Adjacent Land Use
North	Planned Development (PD-R)	Single-family Residential
	Flex-1 (Berkeley County)	
South	Residential (R-1) (Berkeley County)	Industrial Use & Cell Tower
East	General Commercial (C-2)	Berkeley Electric Co-op
	Light Industrial (M-1)	UNDEVELOPED
West	Flex-1 (Berkeley County)	UNDEVELOPED

**Existing Site Conditions:** The subject parcel comprises approximately 31.3 acres, which is currently undeveloped. Per the National Wetlands Inventory map there does appear to be a significant amount of

wetlands shown, spread throughout the parcel. However, per the applicant's PD Document, the wetland to be only approximately 1.33 acres and limited to the northern edge of the parcel, adjacent to the Moss Grove Plantation stormwater pond. The subject parcel does appear to have some designated floodway on the parcel, with the applicant providing this documentation within their PD Document, in the form of the National Flood Hazard Layer. The subject parcel is currently accessible by US Hwy 52, and benefits from approximately 0.58 miles (3,068-feet) of road frontage.

**Proposed Zoning Request:** The applicant has requested to rezone the subject parcel to an overall **Planned Development (PD)** zoning district. Per the Town's Zoning Ordinance, the **PD District** is intended to:

*"...encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District)."*

The proposed PD Document divides the 31.3 acre parcel into three (3) "districts". The applicant has proposed the "Cottage District", "Market Village" and "Civic Park", with each area having separate dimensional standards (setbacks, buffers lot coverage, etc.) as well as delineated allocation of residential units, allowable use types and dedicated parking.

The "Cottage District" will be situated on the southern end of the subject parcel and will consist of approximately 8.65 acres. Serving exclusively as a residential area of the project, the project aims to have approximately fifty-two (52) single-family detached units. Per the PD Document, these units will use a minimum lot size of 3,000 ft<sup>2</sup>, with a minimum lot width of 40-feet. The setbacks are significantly reduced compared to other projects approved within the Town, and the density for this district appears to be significant. The maximum lot coverage is set for 80%, which is significant compared to existing Zoning Ordinance standards. As the applicant has set aside small pocket parks and stormwater indicated for each phase, the lot coverage is less of a concern as it is typically with development due to the overall design with environmental sensitivity offsetting lot coverage.

The "Market Village" district will be situated in the center of the subject parcel and be approximately 9.56 acres. This district will blend the residential and commercial aspects of the development, and in Staff's opinion, serve as a transitional district between the solely residential "Cottage District" and the "Civic Park" district that will be dedicated to the Town for public and recreation use. This district will see a limited number of residential single-family detached homes, expected to be approximately twenty-eight (28) units. These lots are expected to be smaller than what is proposed in the "Cottage District", although the PD Document does not prescribe dimensional standards for this use type, which is a cause for concern by Staff. The remaining section of the "Market Village" will be commercial use types using a minimum lot size of 2,000 square feet. It is expected there will be up to 60,000 square feet of commercial area, serving a variety of use types, including hotel, restaurant, bar, financial offices, and other service and office use types. Prohibited use types the applicant is proposing for this district are tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations and storage units. It is Staff's interpretation that those uses not specifically called out within the PD Document will be prohibited, however the applicant was forward thinking to specifically call out use types that did not fit the development vision.

The “Civic Park” district of the project will comprise of the northern end of the subject parcel approximately 13.09 acres in size. This district will serve as another use type for the **Planned Development (PD) District**, utilizing three (3) individual uses when most **PD Districts** only utilize two (2). This specific district is intended to serve as a regional, not just community, park and open space, with final dedication and maintenance to be provided by the Town of Moncks Corner. Amenities for this district include a basketball court, two (2) ball fields, walking trails, and at least one (1) pavilion to be used by the citizens and potentially rentable as the Recreation Department’s facilities generally are.

**Density:** The subject parcels consist of approximately 30.3 acres. With eighty (80) units, this results in a 2.64 dwelling unit/acre for the entire project. While some of the residential units are smaller than what is typically seen, this is offset by a significant number of commercial space and civic space to be dedicated to the Town of Moncks Corner.

For context, the nearby Riverstone community consists of approximately 31.3 acres with entitlements for one-hundred nine (109) dwelling units. This equates to 3.48 dwelling units per acre. Further south on US-52 is the Oakley Point subdivision of single-family dwelling units. This project was constructed on approximately one-hundred thirty-four (134) acres with up to three-hundred seven (307) dwelling units. This equates to a density of 2.28 dwelling units per acre. It is important to note that both developments utilize a traditional single-family detached use and not a single-family attached townhome product.

**Transportation & Parking:** Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat approval for any portion of the project. All TIA recommendations will be funded and installed by the developer prior to Final Plat approval for each phase. This can ensure the Town is achieving the best connectivity as prescribed by a licensed traffic engineer prior to the development of the subject parcel.

Parking appears to be met for all uses, with no shared parking proposed. This is vital as each unit, commercial use and the civic space has dedicated parking within the standards of the current Zoning Ordinance. Staff does have questions regarding the phase lines and dedication of the “Civic Park” district, as the parking for this use does appear to be within the “Market Village” district. As the civic area will eventually be owned by the Town, the required parking for such a use will remain in HOA or private hands. Absent an easement or parking agreement, filed with Berkeley County Register of Deeds, Staff cannot guarantee the parking for the civic space will be protected, and therefore the civic space could become useless without proper access and parking facilities.

**Environmental:** The parcel appears to be approximately 30.3 acres. Per the National Wetlands Inventory, the parcel appears to have significant amount of wetlands, covering the majority of the parcel. The applicant’s PD Document shows considerably less amount of wetlands, and appear to only be along the northern property line of the subject parcel. There also appears to be floodway delineated on the property which adds to the environmental sensitivity of the development. When a Preliminary Plat for each “district” is applied for, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

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

*"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."*

The requested zoning designation *may* be congruent with this designation of the Future Land Use Map as the request includes commercial, as well as residential and civic space. The subject parcel also appears to be within the aforementioned "Highway Commercial Overlay", which the Plan defines 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."*

The requested parcel, is entirely within the "Highway Commercial Overlay", does include a significant commercial element, and appears to comply with all aspects of the Future Land Use Map.

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

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
6. Provide high quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents.
9. Enhance the quality and range of parks and recreational opportunities while adequately maintaining existing facilities.

**Procedural Issues:** As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size. The Zoning Ordinance does call for any development over twenty-five (25) acres to have an executed Development Agreement, which Staff will work with the applicant and the Town Attorney to ensure this requirement is met.

**Staff Analysis:** Staff believe the PD Document is generally complete and covers most concerns raised by Staff during this application process. The applicant has showed a good-faith effort to find solutions to challenges a complex project such as this has raised. While Staff still has concerns, this application leaves little open ended

questions that Staff believe could damage or harm the Town, this development, and more important current residents in the area. Staff appreciates the delineation of the three (3) “districts” and the standards set up in the PD Documents for each. The lots do appear to be smaller than other similarly set up or approved developments in recent history, which may be a cause for concern or pause by the Planning Commission or Town Council. The density, when taking into account the project as a whole, appears to be on-par with surrounding developments, and actually is less than those neighborhoods that are recently complete or under construction. The amenities for the development, not just serving the immediate residential areas but also the Town as a whole, really incorporates a true mixed-use development, and does answer at least partly, Staff’s initial question we pose to every developer who approaches us; how will this benefit the Town. The “Civic Park” does add needed field space for the Town’s Recreation Department and will include lighting and other amenities that can be cost prohibited for the Town to seek out and develop on our own. Parking for this park is a concern and does need to ensure the Town and public have access and use of the needed parking for such a civic park, and Staff expects the applicant to address this moving forward. The need for commercial space along US-52 is bolstered by the applicant’s connections to commercial real estate brokers, and Staff feels confident with the applicant’s plan to make the “Market Village” portion of the development “pad-ready” and not another set-aside that has plagued past mixed use developments in the Town.

**Staff Recommendation:** At this time, Staff generally recommends approval for the requested **Planned Development (PD)** zoning district designation for the subject parcel. Staff has reached this recommendation due to the PD Document being thoughtful and complete. While there are some questions that need to be address, such as parking and the public’s will to allow 3,000 square foot homes, Staff believes that this application and the submitted documentation will serve the Town as a satisfactory base to move forward with this long undeveloped parcel. Staff believes the compliance with the application and the 2024 Comprehensive Plan with a mix of housing types, commercial opportunities and civic space, meets the spirit and intent of our long range planning documents and vision for the US-52 corridor.

**Planning Commission Recommendation:** The Planning Commission heard the request at their June 24th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested zoning of **Planned Development (PD)** designation for the subject parcel. The applicant spoke in favor of the request, however no other attendees spoke regarding the application.

*Attachments:*            *DRAFT - Ordinance (20250820)*  
                                   *Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*  
                                   *SIGNED - Application (STYO Development) (20240520)*  
                                   *PD Document v4 (20250616)*



# Rezoning Application

Home / Government / Community Development / Zoning Map Amendment (Rezoning) Application

## Navigate Further

- Building, Permitting, & Inspections
- Code Enforcement
- Planning & Zoning
  - Annexation
  - Annexation Form
  - Comprehensive Planning
  - Tree Protection
- Stormwater Management
  - Stormwater Fee Appeals
- Business and Residential Development Incentives
- Planning Commission
- Board of Zoning Appeals
  - Special Exceptions
  - Variances
- Forms

## Zoning Map Amendment (Rezoning) Application

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

### Applicant Information

First Name

Todd

Last Name

Richardson

Street Address \*

69 Morris Street

Apartment, suite, etc

Suite 101

City

Charleston

State/Province

South Carolina

ZIP / Postal Code

29403

Phone \*

+1 843 203 4766

## Staff

- Tim Shiner

Chief Building Official/Fire Marshal

843-259-0369
- Jamie Baker

Deputy Building Official

854-206-7181
- Bobbi Jo Seabrook

Permitting Clerk

843-719-7914
- Justin Westbrook

Community Development Director

843-719-7913

## Forms

- Zoning Map Amendment (Rezoning) Application

online form
- Special Event Application

online form
- Tree Removal Application

online form
- Variance Application

online form
- Zoning Verification Letter

online form
- Administrative Review (Appeal) Application

Download
- Demolition Assistance Application

Download
- Public Office Application

online form
- 100% Acquisition Application

online form



Email Address \*

todd@synchronicity.design

- 100% Annexation Application online form
- Variance Application online form
- Special Exception Application online form

Property Owner Information

If different than the applicant.

Name

Chris Young - STYO Development LLC

Phone

+1 843 367 6755

Email Address

cyoung0479@outlook.com

Street Address

2001 Helm Avenue

Apartment, suite, etc

City

North Charleston

State/Province

South Carolina

ZIP / Postal Code

29405

Subject Parcel

TMS Number \*

162-00-01-017



Current Zoning \*

PD Planned Development

Requested Zoning \*

PD Planned Development

Current Use of Property \*

Undeveloped

Proposed Use of Property \*

Mixed-Use Planned Development


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

No


Consent \*

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

Signature \*



Date \*



05/20/2025

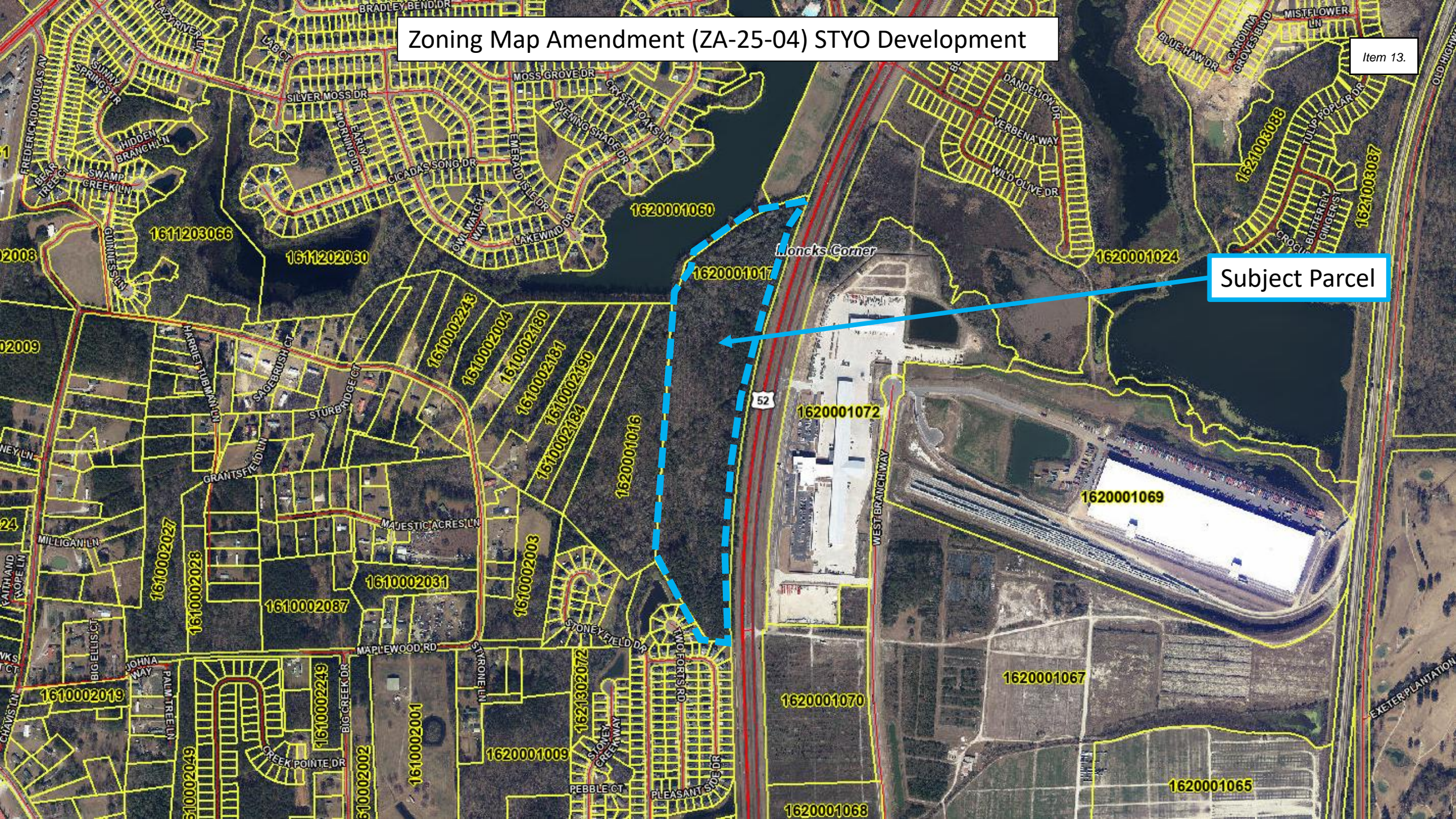
Submit Application





# Zoning Map Amendment (ZA-25-04) STYO Development

Item 13.

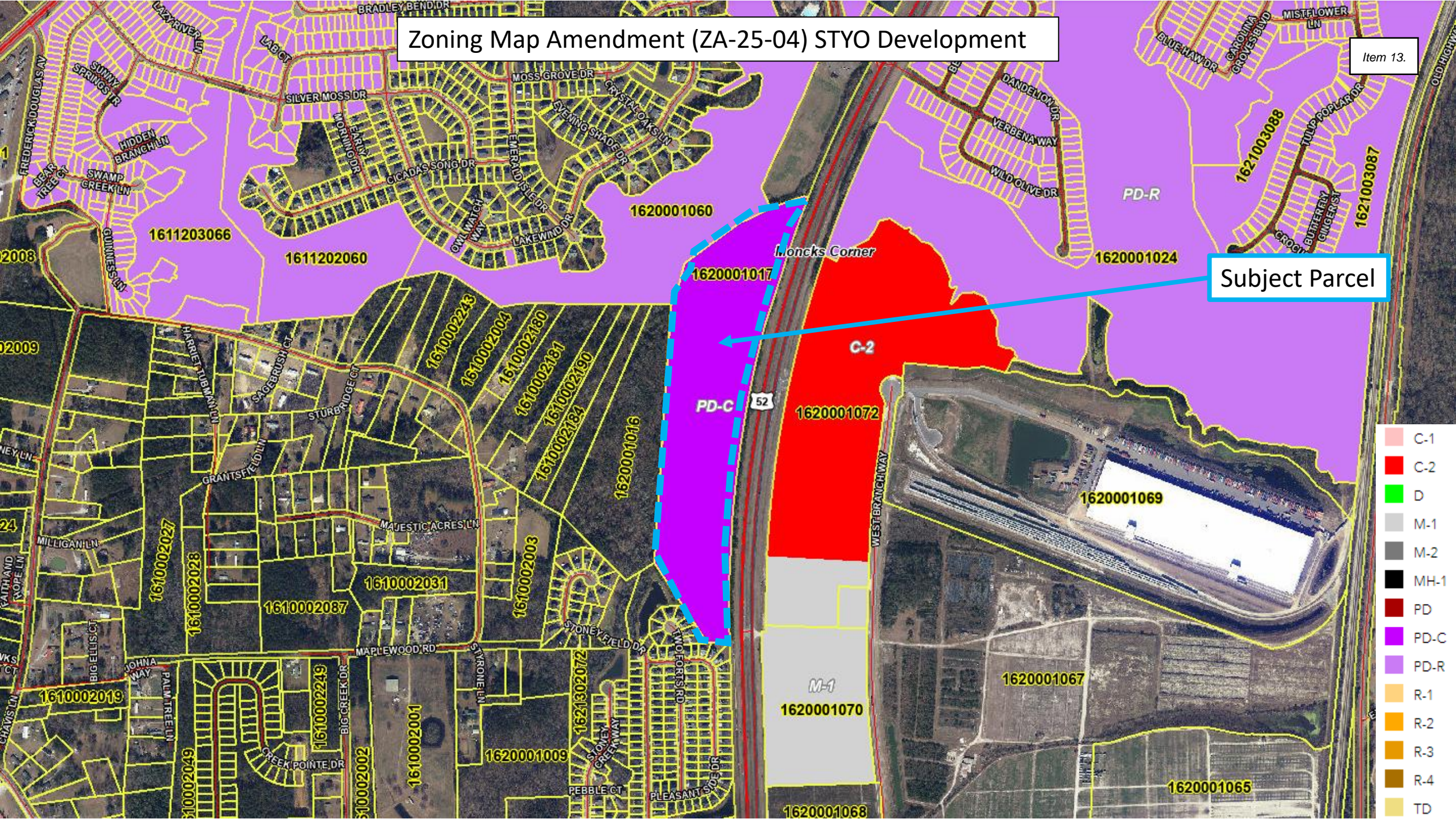


Subject Parcel



# Zoning Map Amendment (ZA-25-04) STYO Development

Item 13.



Subject Parcel

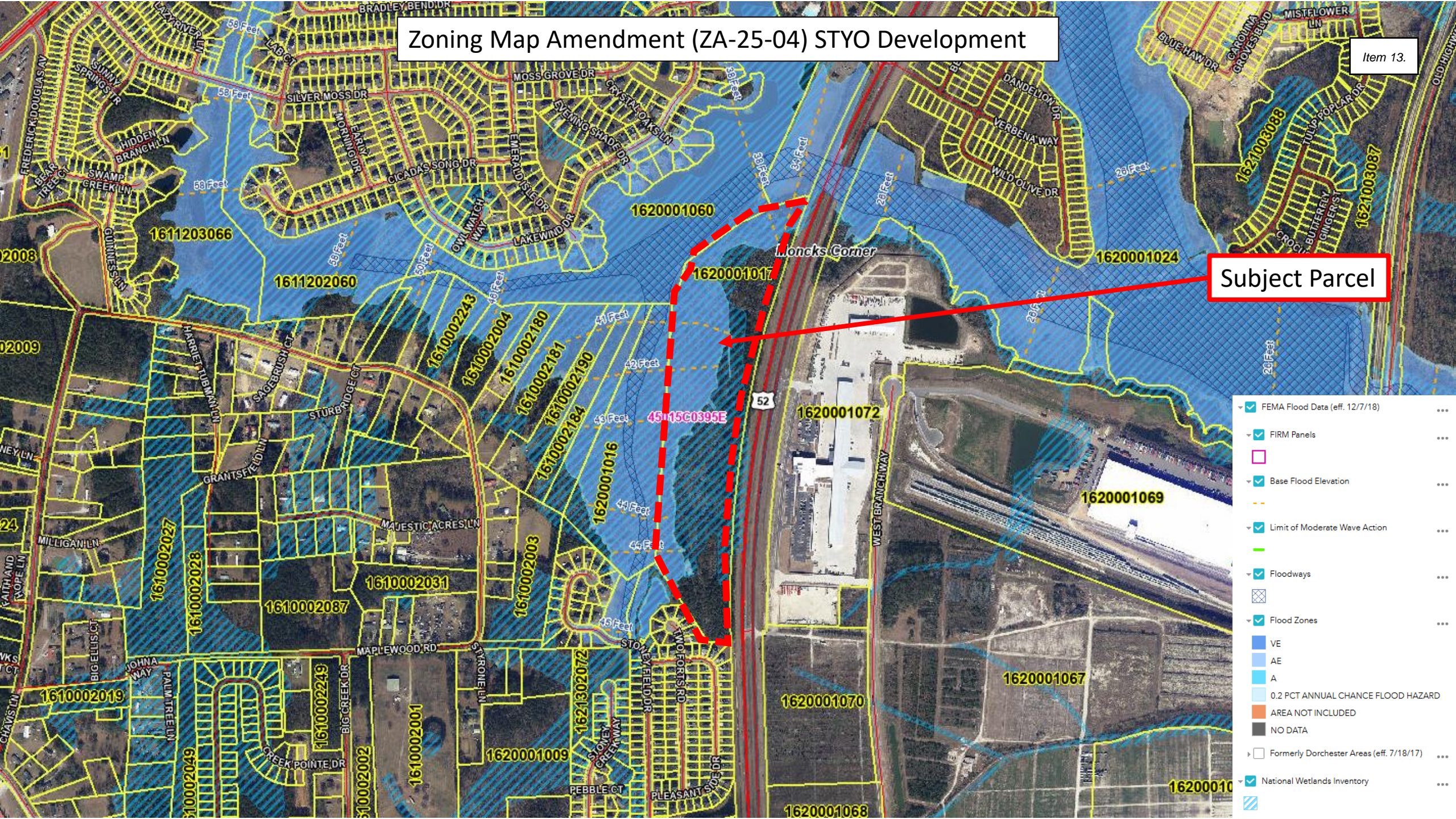
- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



# Zoning Map Amendment (ZA-25-04) STYO Development

Item 13.

## Subject Parcel

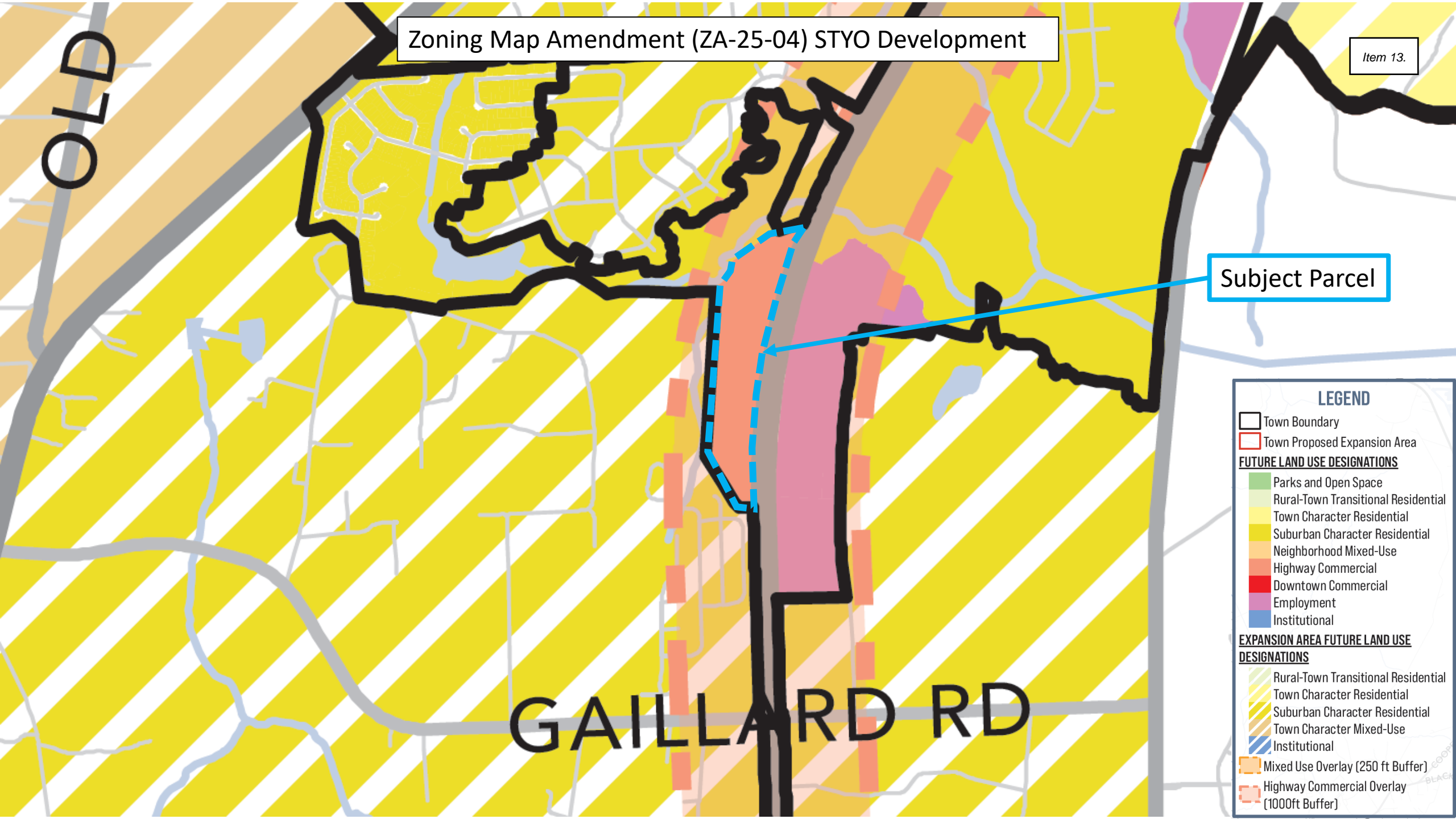




Zoning Map Amendment (ZA-25-04) STYO Development

Item 13.

Subject Parcel



LEGEND

- Town Boundary
- Town Proposed Expansion Area
- 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
- EXPANSION AREA FUTURE LAND USE DESIGNATIONS**
  - Rural-Town Transitional Residential
  - Town Character Residential
  - Suburban Character Residential
  - Town Character Mixed-Use
  - Institutional
  - Mixed Use Overlay (250 ft Buffer)
  - Highway Commercial Overlay (1000ft Buffer)

## SITE DEVELOPMENT REGULATIONS

# VILLAGE SQUARE

THE TOWN OF MONCK'S CORNER  
STATE OF SOUTH CAROLINA

A PLANNED DEVELOPMENT



**DEVELOPER**  
STYO

JUNE 24, 2025



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## EXECUTIVE SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project consists of one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

The subject parcel is located along the Hwy 52 corridor. The current zoning designation of the parcel is as follows:

- TMS # 162-00-01-017 (Moss Grove Plantation): Moncks Corner, PD-C – Planned Development

Currently, the site is comprised of undeveloped and unimproved natural spaces. There is a mix of trees with varying levels of size, health & significance. There are wetlands on site.

The concept for Village Square is an innovative Planned Development (PD) incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. This will be achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes. The single-family detached homes will be accessed via streets and alleyways. Rights-of-way will be Private in the legal aspect but will be built to Public Standards from an Engineering standpoint. The single-family detached homes will be sold as fee-simple.

The Village Square PD will have three distinct Districts:

1. “The Market Village” – Mixed-Use: Commercial & Residential
2. “The Civic Park” – Civic Recreational
3. “The Cottage District” – Residential

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community parks & recreational spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

The design team will strive to incorporate Low Impact Development (L.I.D.) stormwater management practices such as pervious pavement systems, rain gardens, bio-swales, and large passive open spaces capable of processing stormwater runoff and general site drainage.



Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village that will serve the needs of Moncks Corner with residential housing, retail, service, and recreational opportunities.

The genesis of the entire development gravitates around human-centered design principles yielding a beautiful, naturally situated, safe & sociable environment.

## COMPREHENSIVE PLAN ALIGNMENT

The Village Square Planned Development is aligned with the Town of Moncks Corner's vision for future land use utilizing redevelopment and infill opportunities.

The intent of a Planned Development (PD) is to:

- Reduce or eliminate potential inflexibility that may result from strict zoning standards.
- Allow greater freedom in achieving designs which provide access, light, open space, and community amenities.
- Promote quality design and environmentally sensitive development by allowing developers to take advantage of special site characteristics, locations, and land use arrangements.

Redevelopment and infill opportunities of underutilized sites are one of Moncks Corner's greatest physical assets because their development or redevelopment can help enhance or complete existing neighborhoods and districts. These sites can reduce the need to travel great distances to shop or work, thus preserving lands further out. These reductions reduce infrastructure burden, saving taxpayers future tax cost increases.

The PD will implement the "All Corners of the Community" strategies, which maintain and enhance the core values of the community, stated in the Town's Vision, Mission, and Values Statements:

### VISION STATEMENT:

"The Town of Moncks Corner is an attractive, thriving community which provides opportunity for its citizens and businesses while remaining safe and fiscally sound."

### MISSION STATEMENT:

"The Town's mission is to provide reliable, quality services, protect, our citizens and property, improve the quality of life and promote development through managed growth."

### VALUES STATEMENT:

"The purpose of the Town is to provide safe, quality services, therefore customer service, and professionalism are the highest priorities. For everyone we meet, we are the Town of Moncks Corner, in everything we do, we will look the part, act the part, and do the part."

By following the Comprehensive Plan's Overall Guiding Principles, the Village Square Planned Development will prioritize the community and its productive growth, both by maintaining the existing characteristics that make Moncks Corner a unique place and by further enhancing its commercial and recreational opportunities in a meaningful and respectful manner:

- Maintain a family-oriented, small town feel with a high quality of life that appeals to existing and future residents of all ages.
- Enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.
- Support economic development that provides daily services and employment for residents.
- Reinvest in existing residential and mixed-use neighborhoods to diversify population and economic opportunities.
- Provide a diverse, accessible and high-quality range of public recreational facilities and services for residents and visitors.
- Manage the strategic location and density of future residential developments to be consistent with the best management practices and the town's character.

Through contextually sensitive design, innovative shared open space planning, and a traditional architectural vernacular, the goal of the Village Square Planned Development is to most appropriately comply with the Town of Moncks Corner's 2024 Comprehensive Plan Goals and Strategies to fulfill the visions of the community:

## COMMUNITY CHARACTER

### **Element Goal:**

Preserving the community character, which refers to the unique impression a town, neighborhood, or community makes on residents and visitors, whether that be through one visit or a lifetime or residency. Community characteristics people commonly identify with are shared societal values and shared aesthetic values, a mixture of which cultivates a unique character or identity.

### **Implementation Strategies:**

- Cohesive building design.
- Well-maintained streetscapes and neighborhood patterns.
- Provided amenities.

- High walkability within communities.
- Integrate community facilities.
- Implement walking paths.
- Connect with the natural environment.
- Use signage to create a sense of identity within the community.

## QUALITY OF LIFE AND COMMUNITY ASSETS

### **Element Goal:**

Maintain the high quality of life the Town has cultivated, which has been created by community assets such as efficient public services, clean and safe community facilities, diverse community events, quality education, and accessible historic, cultural and natural resources.

### **Implementation Strategies:**

- Expand park and recreation services.
- Increase accessibility to facilities and amenities.
- Incorporate walking or running paths.
- Create multi-modal connections.
- Provide active and passive activities and educational opportunities.
- Protect core forested areas withing and adjacent to town limits.
- Design buffers along the edges of developments to protect natural habitats, provide privacy to residents, and assist in stormwater mitigation.

## PUBLIC SERVICE AND INFRASTRUCTURE

### **Element Goal:**

Maintain the quality and efficiency of public services and infrastructure as the Town continues to grow.

### **Implementation Strategies:**

- Create sidewalk and crosswalk connections.
- Provide multi-modal trails.
- Create new planned communities that can offset costs of additional public services and create a need for an increased assessment of additional personnel, equipment, and facilities.

## ECONOMIC DEVELOPMENT AND AFFORDABILITY

### **Element Goal:**

Expand the local economy using community assets, and strive to become a haven for small, local businesses that provide daily services to consumers without the pressures of the city competitiveness.

### **Implementation Strategies:**

- Encourage a “Live, Work, Play” lifestyle within the community.
- Provide space for local restaurants and new storefront shops.
- Add various amenities to commercial areas, including public parking lots and outdoor seating along sidewalks.
- Provide walkability within commercial areas.

## QUALITY OF GROWTH

### **Element Goal:**

Balance the preservation of community character with market demands and an increasing desirability for the small-town lifestyle, while also preserving and enhancing the downtown area.

### **Implementation Strategies:**



- Avoid “cookie cutter” homes, with repetitive façade designs and Euclidean single-family neighborhoods.
- Combat the “build now, plan later” mentality.
- Implement targeted design guidelines that ensure quality growth and preserve community character.
- Limit the range of commercial uses in neighborhood nodes.

Attention to the Town’s needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of the Town of Moncks Corner receive an imaginative planned development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

This new community will integrate seamlessly within the Town's urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature planned development, transforming underutilized natural resources into a beautiful neighborhood village. Village Square will create new living, working, leisure, dining, social, recreational and cultural opportunities for The Town of Moncks Corner's citizens and visitors alike.

## DEVELOPMENT PLAN

<b>Property Address</b>	US Hwy 52, Moncks Corner, South Carolina Tax Map # 162-00-01-017
<b>Site Area</b>	31.30 AC Total (29.97 +/- AC Highland, 1.33 +/- AC Wetland)
<b>Existing Zoning</b>	Moncks Corner: PD-C – Planned Development
<b>Existing Conditions</b>	An undeveloped site with unimproved natural spaces.
<b>Proposed Uses</b>	An innovative Planned Unit Development process incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community; achieved by incorporating “Light Imprint” New Urbanist principles of considerate infrastructure design in combining appropriately scaled neighborhood commercial services, recreational civic spaces, and thoughtfully crafted single-family detached homes.
<b>Proposed Density</b>	2.67 DU/AC
<b>Parcels</b>	1
<b>Development Districts</b>	“The Market Village”: 9.56 +/- “The Civic Park”: 13.09 +/- “The Cottage District”: 8.65 +/-
<b>Site Development</b>	<p><u>Maximum Residential Units:</u> 80</p> <p><u>Perimeter Buffers:</u> Total Parcel Perimeter Buffer: 10 feet</p> <p><u>The Market Village Residential Building Setbacks:</u>  Front: 0 feet   Front Corner: 3 feet  Side: 3 feet  Rear: 5 feet  Min. Parcel/Lot Size: 2,000 SF  Min. Lot Width: 35 feet  Max. Residential Parcel/Lot Coverage: 80% </p>

The Cottage District Residential Building Setbacks:

Front: 5 feet

Front Corner: 3 feet

Side: 3 feet

Rear: 5 feet

Min. Parcel/Lot Size: 3,000 SF

Min. Lot Width: 40 feet

Max. Residential Parcel/Lot Coverage: 80%

This is the highest I have ever seen for residential.

Commercial Building Setbacks:

Front: 10 feet

Front Corner: 5 feet

Side: 5 feet

Side Attached: 0 feet

Rear: 10 feet

Max. Commercial Parcel/Lot Coverage: 80%

Maximum Commercial & Commercial Accommodations Space: 60,000 GSF

**Max. Structure Height** Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Market Village and The Cottage District. Commercial structure heights within The Market Village are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. The Civic Park structure heights are permitted to a maximum of twenty-five feet (25'), measured to the eave, at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front Parcel/Lot Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

**Open Space** A minimum of 20% (6.26 AC) of the property will be provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

**Parking** Parking will be provided throughout the development via on-street, garage, and surface lot spaces. Base parking requirements are being proposed as the following:

- Commercial: 1:250 GSF
- Residential: 2.0 / Unit

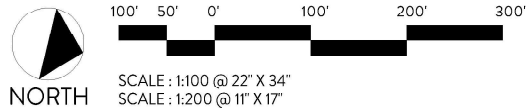
Please refer to the parking section of the General Guidelines for further details.

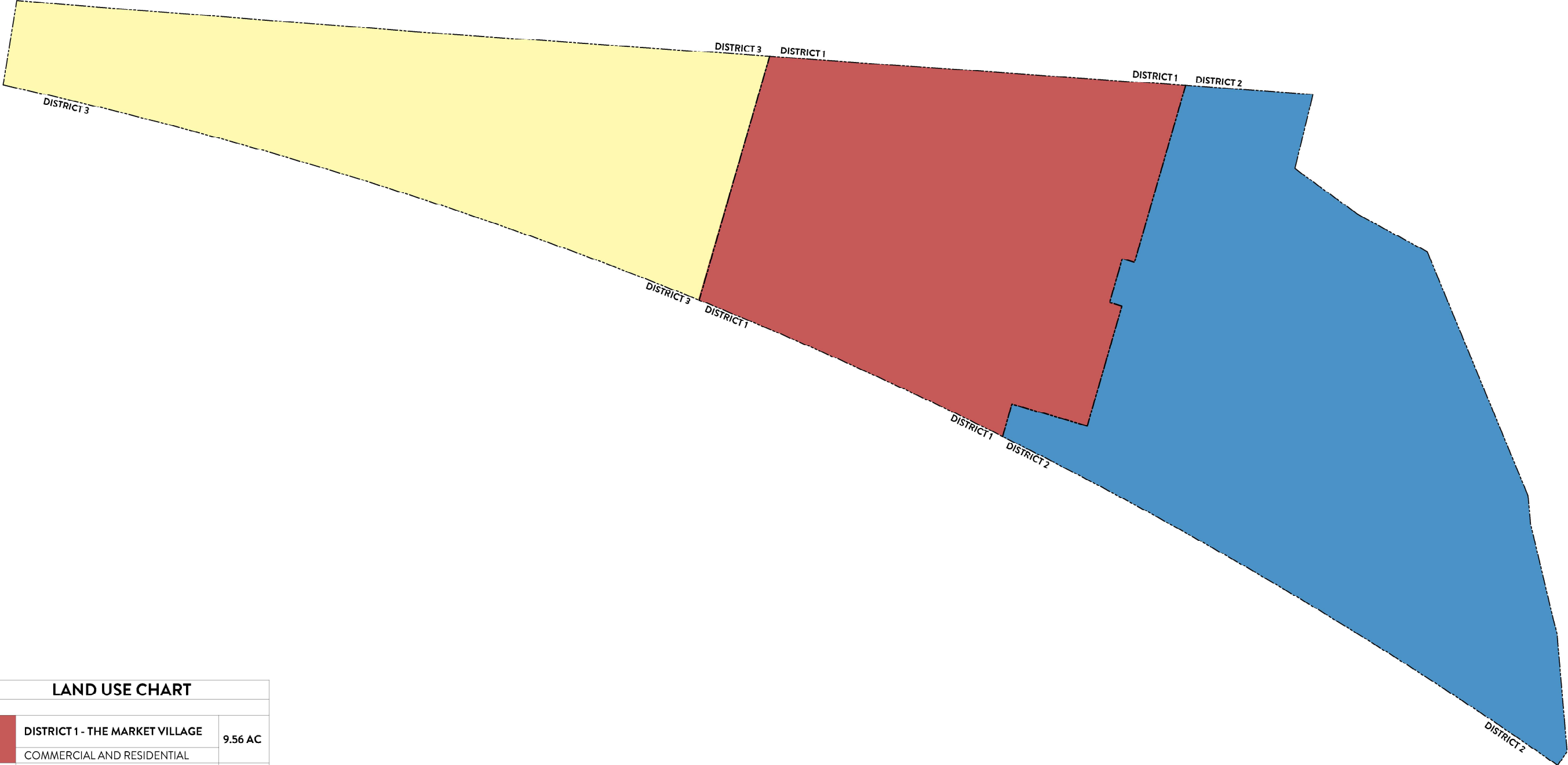
This is the highest I have ever seen for residential.





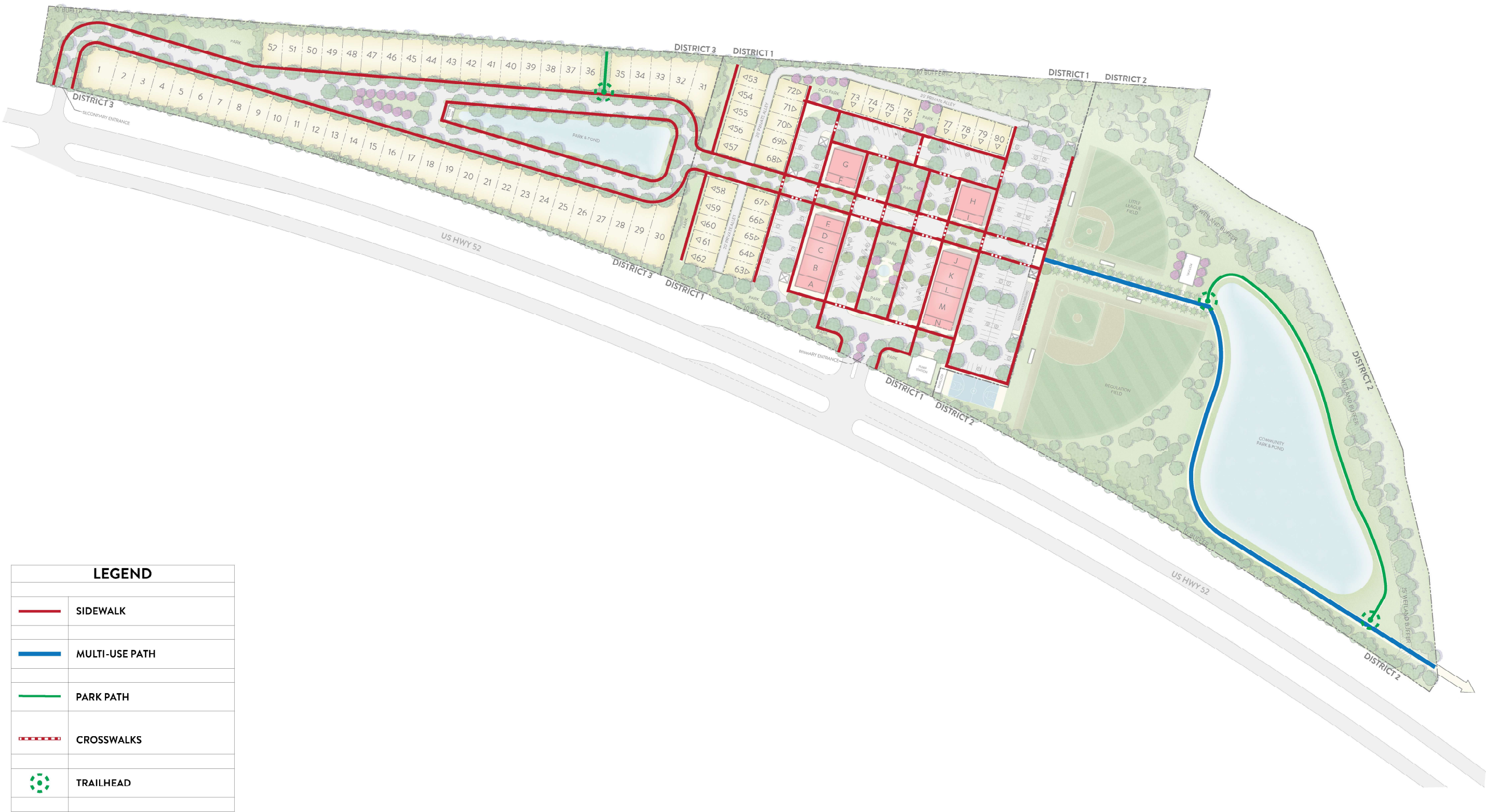
DEVELOPMENT SUMMARY	
TMS#	162-00-01-017
PD	PROPOSED ZONING
31.30 AC +/-	TOTAL SITE AREA
29.97	HIGHLAND
1.33	WETLAND
9.56	DISTRICT 1 - MARKET VILLAGE
13.09	DISTRICT 2 - CIVIC PARK
8.65	DISTRICT 3 - COTTAGE DISTRICT
16.45 (52.6%)	TOTAL OPEN SPACE (SITE)
9.77 AC (59.4%)	ACTIVE OPEN SPACE
	• PARKS
	• SPORTS FIELDS
	• AMENITIES
2.05 AC (12.5%)	BUFFERS
1.33 AC (8.1%)	WETLANDS
3.30 AC (20.0%)	PONDS
26,000	TOTAL COMMERCIAL SPACE (GSF)
80	TOTAL RESIDENTIAL UNITS
80	SINGLE-FAMILY LOTS
2.67	PROPOSED DENSITY (DU/AC)
455	PROPOSED PARKING
190	COMMERCIAL
63	RECREATIONAL
160	SINGLE-FAMILY DETACHED LOTS
42	ON-STREET GUEST










LAND USE CHART		
	DISTRICT 1 - THE MARKET VILLAGE	9.56 AC
	COMMERCIAL AND RESIDENTIAL	
	DISTRICT 2 - THE CIVIC PARK	13.09 AC
	RECREATIONAL	
	DISTRICT 3 - THE COTTAGE DISTRICT	8.65 AC
	RESIDENTIAL	
	TOTAL	31.30 AC





LEGEND	
	SIDEWALK
	MULTI-USE PATH
	PARK PATH
	CROSSWALKS
	TRAILHEAD























## GENERAL GUIDELINES

### A. Parking

Due to Village Square's unique project composition, base parking is being proposed as follows: Two (2) parking spaces per single-family detached residential unit and one (1) parking space per 250 GSF of indoor commercial use space will be located throughout the development via on-street, driveway, garage and surface lot spaces. Outdoor dining patron use space will not have parking requirements. Designated recreational, guest, food truck, and overflow parking spaces will be provided throughout the development.

#### Parking Dimensions and Standards

Surface Lots:

1. Standard Parking Space Size shall be 9' x 18'
2. Handicapped parking space size and quantity shall be determined by the Building Code and Federal regulations.
3. Parallel parking space size shall be 8' wide by 22' long.
4. Aisle widths shall be of a sufficient width to provide safe access for the type and number of vehicles in the parking lot. The following dimensions shall be used as a guide for typical situations:
  - a. 24 feet for 90-degree parking
  - b. 24 feet for two-way 60-degree angled parking
  - c. 20 feet for one-way 60-degree angled parking
  - d. 24 feet for two-way parallel parking
5. A maximum of twelve (12) parking spaces in a row will be permitted without a landscaped parking tree island separating them.

### B. District 1: "The Market Village"

The Market Village is a Mixed-Use district intended to provide for a limited variety of residential, commercial, and service uses associated within the neighborhood commercial context. Permitted uses include residential, hotel, restaurant, bar, retail, financial, fitness, service, and office activities. Commercial uses that are not permitted include tobacco and vape stores, adult stores, convenience stores, pawn shops, gas stations, and storage units. Any residential or commercial use that is not specifically listed in this PD is strictly prohibited.

Addressing for residential and commercial units will be clearly visible along either the Highway 52 Public Right-of-Way or the internal Village Square Public/Private Rights-of-Way or Public/Private Access Easements.

For commercial buildings in The Market Village, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be ten feet (10'). Rear setbacks shall be ten feet (10'). Side non-attached setbacks of five feet (5') shall apply to free standing units and the end units of attached units. Attached commercial units shall exist with zero-foot (0') side setbacks along their adjoining side property line (demising wall). Side corner setbacks of five feet (5') will apply to the allowed placement of all commercial buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of ten feet (10') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of five feet (5') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the street front corner commercial units in providing an atmosphere of a quaint commercial village.

For residential buildings, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be zero feet (0'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all residential buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of zero feet (0') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village.

The minimum commercial lot width is twenty feet (20') with a minimum lot size of one thousand (1,000) square feet. The minimum residential lot width is thirty-five feet (35') with a minimum lot size of two thousand (2,000) square feet.

Food and beverage use, specifically fine dining, family restaurants, bars, and rooftop bars shall be permitted. Food and beverage establishments are restricted to operating only between 6:00 a.m. and 11:00 p.m.

Commercial Buildings and their associated site landscapes & hardscapes shall conform to the Landscape Guidelines found in the Village Square PD. Related signage within the Commercial District shall conform to Article 13 of the Moncks Corner Zoning Ordinance.

### **C. District 2 Civic Recreational: "The Civic Park"**

The Civic Park will become an asset to the community of Moncks Corner. The Park will provide accessibility to residents of Village Square and local Town citizens alike. The Park is programmed for primarily active play with passive recreational areas interspersed throughout. A multi-use path leads into the Park, splitting into two separate experiences; a multimodal path wide enough for two ways of golf cart travel, and a serene nature walk along the Park's pond feature. The multimodal path will provide internal access to the adjacent Moss Grove parcel to the North. One basketball court and

two baseball fields will be included: a youth-sized field as well as a regulation-sized field for teenagers and adults, with abundant space on all sides for both programmed and passive seating. Various nodes will occur throughout the Park, offering opportunities for passive recreation and relaxation, or additional active play.

One to two pavilions will be provided within The Civic Park, offering protection for all users of the park. Pavilions shall be open, unconditioned structures that offer picnic-style seating. Separate restroom buildings will also be provided. Pavilions and restrooms are permitted to a maximum height of twenty-five feet (25') at two stories.

Parking for The Civic Park will be shared spaces within The Market Village.

Upon substantial completion (i.e. certificate of occupation and operation), The Civic Park will be dedicated to The Town of Moncks Corner's Recreation Department, whereby the Town and/or Recreation Department will be responsible for all management, maintenance, and operational expenses from that day forth.

#### **D. District 3: "The Cottage District"**

The residential Cottage District will consist of single-family detached fee-simple residential dwelling units balanced with open spaces. The blend of built and natural environment will create a strong sense of community within the development and connect residents with both nature and their neighbors. Residential units will have frontage along the interior Village Square Public/Private Rights-of-Way. Detached single-family residential units will have the ability to be sold as fee-simple homes.

Addressing for all residential units will be clearly visible along the interior Village Square Public/Private Rights-of-Way and Public/Private Access Easements.

For parcels and lots, front setbacks along Public/Private Rights-of-Way and Public/Private Access Easements shall be five feet (5'). Rear setbacks shall be five feet (5'). Side non-attached setbacks of three feet (3') shall apply to free standing units. Side corner setbacks of three feet (3') will apply to the allowed placement of all buildings on corner lots (those having frontage on two or more Public/Private Rights-of-Way or Public/Private Access Easements) and shall observe the required minimum front setback of five feet (5') for the declared "front" from the primary Public/Private Right-of-Way and the side corner setback of three feet (3') from the secondary Public/Private Right-of-Way. This provision will, for example, apply to the corner alley-load residential units in providing an atmosphere of a quaint residential village. The minimum lot width for detached single-family units in The Cottage District is forty feet (40'). The minimum lot size is three thousand (3,000) square feet.

Accessory buildings will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square

feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

All site and building construction within the Village Square Planned Development shall comply with the architectural guidelines found in Section 6-12 of the Moncks Corner Zoning Code.

#### **E. Building Heights & Massing**

Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Cottage District and The Market Village. Commercial structure heights within The Market Village District are permitted to a maximum of fifty feet (50'), measured to the eave, at three stories. Civic structure heights within The Civic Park are permitted to a maximum of twenty-five feet (25') at two stories. Heights will be measured from the average adjacent R.O.W./Easement Front *Parcel/Lot* Line back-of-curb elevation to the eave, with an additional allowable 5' to the top of parapet. Heights will be distributed appropriately according to adjacent land uses and contextually appropriate massing.

Accessory buildings within The Cottage District will be allowed and shall have a maximum of two (2) stories at a height of twenty-five (25') feet, measured to the eave, and a maximum area of one thousand (1,000) gross square feet, which includes a maximum of five hundred (500) square feet of conditioned living space. Accessory buildings can include heated living or residential office space and must maintain a similar exterior finish and architectural appearance to that of the primary residence, as being subordinate in height, scale, and massing.

#### **F. Property Owners Association**

The Developer will establish a Property Owners Association (POA) for the development. The POA will be managed by the Developer (or their appointed representative) until all units are sold and duties will be transferred to the POA.

The POA will be responsible for funding and maintaining interior private access easement/drive/street/parking repairs & replacement, entry signage and landscaping & lighting, and any other Developer/POA installed amenities on Private property and/or Open Spaces outside of the Village Square Public/Private Rights-of-Way or Public/Private Access Easements. These areas and associated drainage systems will be privately maintained by the Developer until the ongoing maintenance is assumed by the Property Owners Association.

The POA will own and maintain all Open Spaces outside of the Public R.O.W. that are not held by individual or corporate entities. These Open Spaces, while being privately held by the POA, will be publicly accessible, functioning as public spaces, and will be subject to future private rules & regulations, to be established by the POA.

The Town of Moncks Corner and its Recreation Department will be responsible for all management, maintenance, and operational expenses related to The Civic Park. Upon dedication the POA will neither be responsible for The Civic Park nor its expenses, from that day forward.

#### **G. Utilities**

Berkeley County Water and Sanitation will provide water service and Berkeley County Water & Sewer Authority will provide sewer service, via existing adjacent infrastructure. Power and Natural Gas will be provided by Berkeley Electric Coop. Carolina Waste will provide garbage collection for residential dwellings and commercial garbage collection.

#### **H. Signage**

Monument signage for The Market Village, The Civic Park, and The Cottage District along Highway 52 shall comply with Article 13 of the Town of Moncks Corner Zoning Code.

Signage monuments, supporting decorative landscape, and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. The monuments will be illuminated with decorative lighting for wayfinding purposes. All signage monuments are subject to approval by the Village Square ARB.

#### **I. Landscape**

Decorative and supplemental landscaping may be provided throughout the development, adjacent to the Highway 52 Public Right-of-Way, and within the internal Village Square Public/Private Rights-of-Way & Access Easements. Decorative landscape and infrastructure (such as landscape lighting & irrigation) shall occur *outside* of the Highway 52 and the internal Village Square Public/Private Rights-of-Way & Access Easements, and therefore will be exempt from City & State encroachment requirements. Dead or dying trees shall be removed and replaced as needed.

#### **J. Lighting**

The Developer will prepare a lighting plan for streetlights (in conjunction with Berkeley Electric Coop) and may also provide decorative building, landscape, site & tree lighting throughout the development, adjacent to the Highway 52 Public Right-of-Way, and adjacent to and/or within the newly proposed internal Village Square Public/Private Rights-of-Way & Access Easements. Buildings, landscape, and signage may be illuminated for the purposes of safety and wayfinding. Lighting proposals shall meet or exceed the American National Standard Practice for Roadway Lighting, Illuminating Engineering Society of North America, as amended. The developer is responsible for all installation and maintenance costs related to lighting, along with any ongoing fees that may occur.

## K. Streets & Sidewalks

The Developer will construct the two-way Village Square Public/Private Rights-of-Way from the Public Highway 52 Right-of-Way at a minimum fifty feet (50') wide. Internal primary Public/Private Rights-of-Way will be provided at a minimum of fifty feet (50'). Secondary Public/Private Alley Rights-of-Way will also be provided at a minimum of twenty feet (20') to service the alley-load single family detached homes. Future sidewalks and crosswalks along the project's frontage on Highway 52 within the SCDOT Right-of-Way are subject to SCDOT purview and approval. Future wetland crossings for pedestrian connectivity shall be under purview of SCDHEC / OCRM.

The minimum typical street pavement width will be twenty feet (20') of paved surface bound by a minimum one and one-half feet (1.5') rollback or standing curb & gutter. The minimum typical alley pavement width will be eighteen feet (18') with one foot (1') ribbon curb on both sides.

A standard minimum five-foot (5') sidewalk will be provided throughout the neighborhood. A sixteen foot (16') wide multi-modal golf-cart path will provide interconnectivity to the adjacent Moss Grove parcel to the North (see exhibits). This connection is intended to be a paved asphalt or concrete path with two-way access across parcels. Additionally, a minimum eight foot (8') wide pedestrian & bicycle trail will connect to the adjacent multi-modal network at specific points, along with access to the large wetland & pond feature park. The intended material for the multi-use path around the pond is "plantation mix".

The intention is for the Village Square Private Public/Private Rights-of-Way to operate and function as would a Public Street via the presence and use of pedestrians, bicyclists, motorists, and all the Town of Moncks Corner and Berkeley County Emergency Service and Public Service providers (such as Police, Fire, EMS, Street Sweeping, Trash Collection, etc.). All Pavers will exceed the weight bearing capacity required by the Town of Moncks Corner Fire Department.

These streets will be built to public standards, meeting the weight bearing capacity and clearance requirements of City/County Engineering & Fire Standards. The majority of the Public/Private R.O.W. will be paved. Asphalt or concrete may be utilized in the majority of paved Public/Private R.O.W. areas.

The majority of "on-street" parking spaces will be paved. The intended material is a road-worthy paver system with pervious joints for stormwater retention & detention and water quality purposes, utilizing Low-Impact Development (LID) sustainability practices. Standard paving materials such as asphalt or concrete may be utilized if this is not achievable.

Road sections and materials will be certified by Civil and Materials Engineers, as necessary. This information will be provided during the permitting processes. Fire truck staging (min. 20' wide) will

be provided throughout the internal vehicular/pedestrian circulation lanes per posted signage and monitoring.

“No Parking”, “Stop” and other street signage will be provided within or adjacent to the Public/Private R.O.W. (which may be expanded to include them). Access to commercial, residential, and guest on-street and off-street parking spaces will be provided to service the neighborhood & development.

Coordination for the encroachment of the Village Square Public/Private Rights-of-Way intersections with the Highway 52 (and future) Public Right-of-Way connections will be conducted with the Town of Moncks Corner, Berkeley County and SC DOT. Sight distance visibility at the ingress/egress intersection will be maintained in accordance with the Town of Moncks Corner, Berkeley County and SC DOT standards.

The intent for accessibility throughout the project is to ensure that the Public/Private Rights-of-Way/Easements and access to all amenities be ADA compliant.

The Developer shall submit plans and specifications for each road to the Zoning Administrator and the City Engineer. In addition to the fees set forth in the Zoning Procedures, the Developer shall also pay for the out-of-pocket expenses incurred by the City in retaining an engineering inspection service to review the Developer's road plans and to periodically test the construction of such roads.

The Developer shall submit a list of qualified engineers which shall be approved by the City. The Developer shall have the right to contract with any of the City approved engineers for inspection services. The Developer may submit an amended list of qualified engineers from time to time for the City's approval.

#### **L. Street Trees**

Street trees will be planted within or adjacent to (predicated upon utility layouts) the newly proposed Public/Private Rights-of-Way and Public/Private Access Easements. Shade and decorative trees will be planted throughout the neighborhood with the goal of positively contributing towards the Town's overall tree canopy. The site should have an average of 2 trees per 100 linear feet of street frontage. Dead or dying trees shall be removed and replaced as needed. UB 48-2 36" DeepRoot Tree Root Barriers are required for all street trees and amenity center tree islands. See Appendix for manufacturer specification sheet.

#### **M. Public Benefit**

Attention to the City's needs and desires, along with careful attention to design details with innovative land planning practices will ensure that the Citizenry of Moncks Corner receive an imaginative urban Planned Development incorporating traditional neighborhood development (TND) practices into a vibrant, human-scaled, pedestrian friendly community.

Throughout the development, publicly accessible open space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit. Connections will be made to existing roads, access easements and neighborhoods, thus expanding the vehicular and pedestrian grid along the Highway 52 corridor.

This new community will integrate seamlessly within Moncks Corner's unique urban fabric; greatly contributing to the evolving Highway 52 corridor. The efforts of the Developer of Village Square will positively impact Moncks Corner's progression, yielding a beautiful, naturally situated, and sociable environment.

Village Square will set the example as a signature Planned Development, transforming underutilized natural resources into a beautiful village destination. The Village Square Planned Development will create new living, working, leisure, recreational, dining, social, and cultural opportunities for Moncks Corner's citizens and visitors alike.



## OPEN SPACE SUMMARY

Throughout the development, publicly accessible Open Space will serve as the linking element of community, providing an array of outdoor experiences of preserved wetlands, water features, community park spaces, and protected woodlands. Open Spaces will be linked with sidewalks and multi-use pathways, complimenting the street network with safe and accessible means of multi-modal transit.

A minimum of 20% (6.26 AC) of the property is provided as Open Space, with a minimum of 25% (1.57 AC) of Open Space to be reserved as Active Open Space.

Per the current Open Space Plan, 52.6% (16.45 AC) of the property is scheduled to be preserved as Open Space. Of the total Open Space, 59.4% (9.77 AC) is reserved as Active Open Space.

### Pertinent Definitions:

**Open Space:** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, areas within residential lots, and areas that are located or shaped in a way that provides no substantial aesthetic or recreational value.

**Wetland:** Land that falls under the jurisdiction of one or more of the following agencies: OCRM or the United States Army Corps of Engineers.

**Active Open Space:** Areas that have been designated for outdoor activity, exercise, and active play.

Please refer to the below Open Space Chart and attached corresponding Open Space Plan for detailed information:

OPEN SPACE CHART		
	TOTAL SITE AREA	31.30 AC +/-
	TOTAL OPEN SPACE (SITE)	16.45 (52.6%)
	ACTIVE OPEN SPACE	9.77 AC (59.4%)
	• PARKS	
	• SPORTS FIELDS	
	• AMENITIES	
	BUFFERS	2.05 AC (12.5%)
	WETLANDS	1.33 AC (8.1%)
	PONDS	3.30 AC (20.0%)

## LANDSCAPE BUFFER SUMMARY

Total Parcel: Perimeter Buffer

- 10' Type A
- Per 100 linear feet:
  - Canopy / Understory / Evergreen Trees: 3
  - Evergreen Shrubs: 25

Canopy trees, understory tree, and upright evergreen trees must be selected from the approved plants list found in Section 7-9 of the Moncks Corner Zoning Ordinance.

In an effort to preserve quality existing vegetation, any existing plant material that satisfies the requirements of this section may be counted toward satisfying the buffer requirements.

Village Square Protective Wetland Buffer: To be determined via SCDHEC/USACE.

## EXISTING CONDITIONS SUMMARY

Village Square is a Planned Development located on US Hwy 52 (SC DOT Public Right-of-Way), within the jurisdictions of either Moncks Corner or Berkeley County, South Carolina. The project includes one parcel, totaling approximately 31.30 acres. The parcel is identified as Tax Map # 162-00-01-017.

Please refer to the following Existing Conditions Survey & Tree Survey for more detailed Grand Tree information.

NOTES:

- 1) THIS IS NOT A VALID, TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE, SIGNATURE DATE, AND THE RAISED EMBOSSED SEAL OF THE SURVEYOR NOTED HEREON.
- 2) THIS PLAT HAS BEEN PREPARED FOR STYO, IN ACCORDANCE WITH THEIR PLANNED USE. THIS SURVEY WAS PREPARED USING PUBLIC DOCUMENTS AS NOTED ON THIS PLAT. THE PUBLIC RECORDS SHOWN ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE SUBJECT PARCELS SHOWN HEREON. THE LINES DELINEATING THE CONTIGUOUS PARCELS SHOWN HEREON DO NOT CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
- 3) THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS (I.e. POWER, TELEPHONE, SANITARY &/or STORM SEWER, etc.) THAT WERE NOT NOTED EITHER IN THE REFERENCE DEED, OR THE REFERENCE PLATS ASSOCIATED WITH THIS PROPERTY. THE UTILITIES SHOWN HEREON ARE BASED ON FIELD SURFACE LOCATIONS, AND WERE NOT VERIFIED AS TO SIZE, DEPTH, MATERIAL, &/or CONDITION. THIS PLAT DOES NOT ADDRESS ANY SUBTERRANEAN CONDITIONS OF ANY NATURE UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4) SUBJECT PROPERTY DEED / PLAT REFERENCES: VARIES - SEE EACH PARCEL.
- 5) HORIZONTAL CONTROL ESTABLISHED WITH GPS USING THE SCGS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE COORDINATE SYSTEM (NAD83/2011) ALL DISTANCES ARE GROUND.
- 6) THE PROPERTY IS ZONED PD-C PER THE BERKELEY COUNTY GIS ONLINE MAPPING SYSTEM AND HAS NOT BEEN VERIFIED.
- 7) NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTIES ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTIES WERE OBSERVED AT THE TIME OF THIS SURVEY OTHER THAN SHOWN HEREON.
- 8) THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE X, X SHADED, AND AE PER MAP NUMBER 4501SC0395E, REVISED DECEMBER 7, 2018.
- 9) AREA COMPUTED BY COORDINATE METHOD.

IMPORTANT NOTE:

THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS TIED TO THE SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 1900, UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.99983620), DERIVED AT CONTROL POINT #1 AS SHOWN HEREON (N:483,252.96, E:2,295,966.88).

ABBREVIATION LEGEND

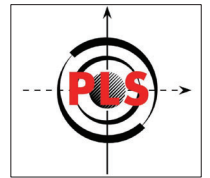
DB - DEED BOOK  
PB - PLAT BOOK OR PLAT CABINET  
PG - PAGE  
NAD - NORTH AMERICAN DATUM  
NAVD - NORTH AMERICAN VERTICAL DATUM  
GIS - GEOGRAPHICAL INFORMATION SYSTEM  
R-W or ROW - RIGHT-OF-WAY  
IPF - IRON PIPE FOUND  
OT - OPEN TOP  
PT - PINCH TOP  
IRF - IRON ROD or REBAR FOUND  
IRS - IRON ROD or REBAR SET  
RR - REBAR  
CMP - CONCRETE MONUMENT FOUND  
CMP - CORRUGATED METAL PIPE  
CPI - CORRUGATED PLASTIC PIPE  
(T) - TOTAL  
B-W - BARBED WIRE FENCE  
H-W - HOG WIRE FENCE  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
N/A - NOT FOUND  
FC - FENCE CORNER  
PP - POWER POLE  
FO - FIBER OPTIC HANDHOLE  
GUY - DOWN GUY  
RR SPIKE - RAIL ROAD SPIKE  
CALC INT - CALCULATED INTERSECTION

SYMBOL LEGEND

- - BOUNDARY CORNER SET (6 REBAR)  
● - BOUNDARY CORNER FOUND  
△ - CALCULATED POINT (CALC PT - CP)  
⊕ - CONTROL POINT  
▲ - WETLAND FLAG LOCATION (N/A)

LINE LEGEND

— P/L — P/L — SUBJECT PROPERTY LINE SURVEYED  
— P/L — P/L — TOP OF CANAL/DITCH LINE/SWALE LINE  
— P/L — P/L — ADJOINING PROPERTY LINE  
— ROW — ROW — EXISTING SCOOT R/W LINE  
— — — — — EDGE OF ASPHALT PAVEMENT (EOP)  
— — — — — APPROXIMATE CENTER OF R/W OR R/W REFERENCE LINE  
— OHP — OHP — OVERHEAD ELECTRIC/POWER LINE  
— EASE — EASE — EXISTING EASEMENT  
— WET — WET — WETLAND LINE (NOT PROVIDED BY CLIENT)  
— — — — — MUNICIPAL LIMITS LINE APPROXIMATE



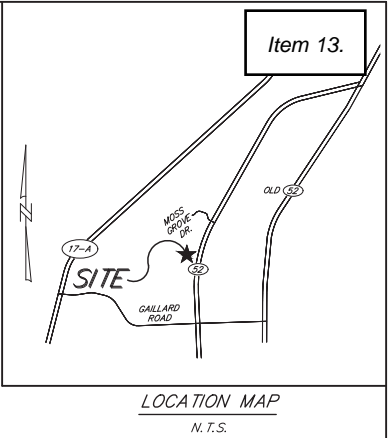
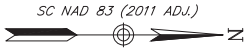
Parker Land Surveying, LLC  
5910 Griffin Street  
Hanahan, SC 29410  
Phone: (843) 554-7777  
Fax: (843) 554-7779

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

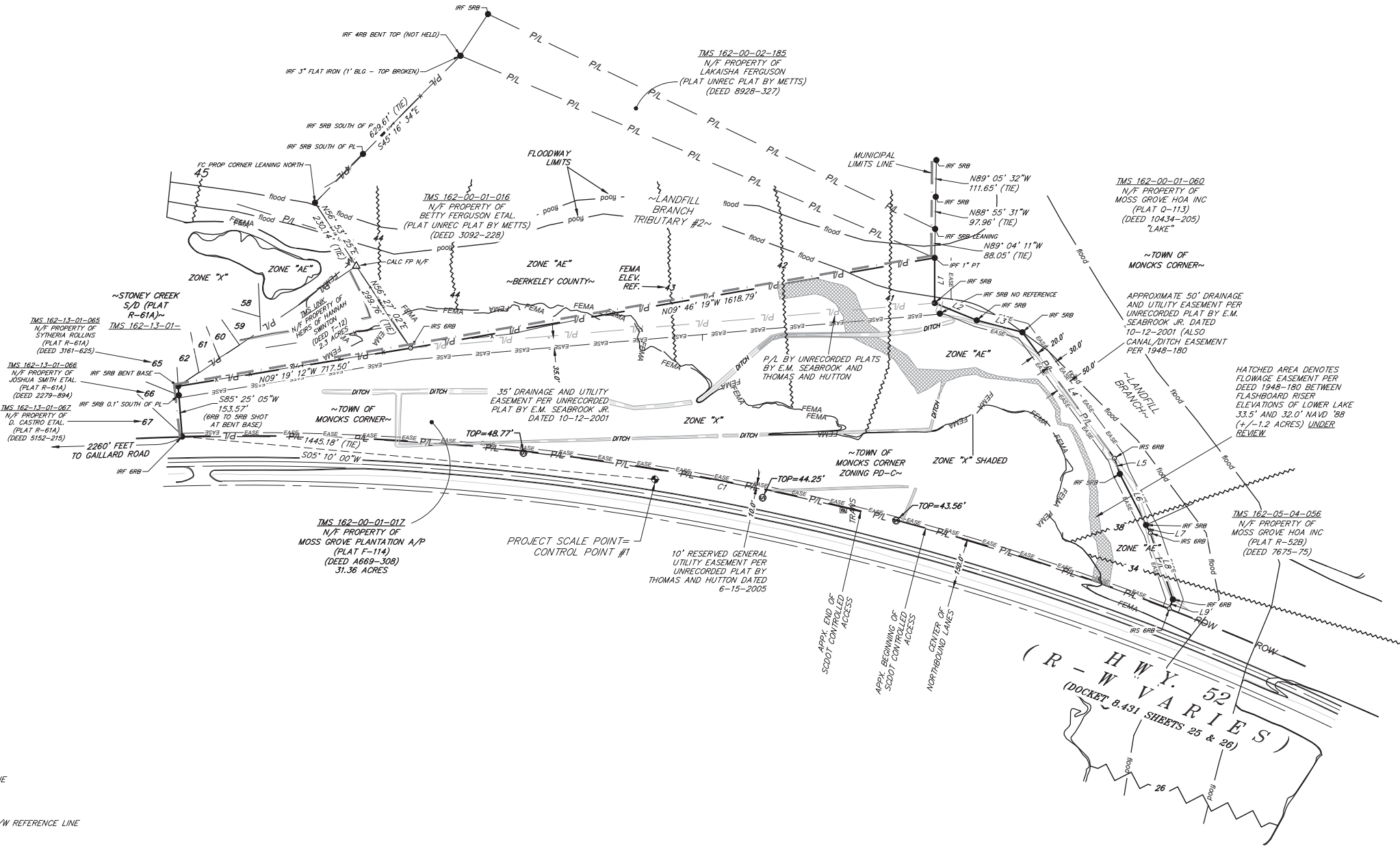
REVIEW ONLY

AARON TODD TAYLOR

P.L.S. 19887



LOCATION MAP  
N.T.S.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'39"E	137.49'
L2	N22°19'43"E	138.39'
L3	N14°39'54"E	143.61'
L4	N53°48'27"E	474.74'
L5	N71°10'18"E	50.80'
L6	N62°51'05"E	174.61'
L7	N61°25'49"E	27.51'
L8	N71°18'48"E	213.81'
L9	S69°03'44"E	30.17'

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	3070.46	7789.50	022°35'05"	S09° 53' 16"W	3050.62

200 0 100 200 400 800  
( IN FEET )  
1 inch = 200 ft.

PLANNING AND R.O.D. USE ONLY

BOUNDARY PLAT

OF TMS NO. 162-00-01-017, LOCATED IN THE TOWN OF MONCK'S CORNER, CURRENTLY OWNED BY MOSS GROVE PLANTATION A/P BERKELEY COUNTY, SOUTH CAROLINA

DATE: MAY 15, 2025

SCALE: 1" = 200'

## **TREE PROTECTION STANDARDS**

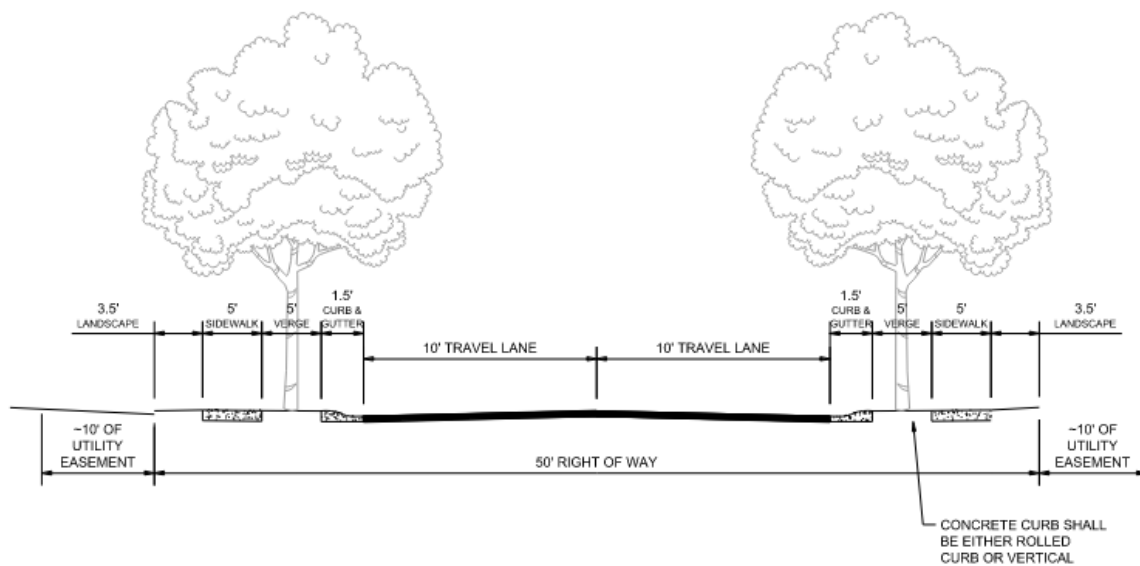
Tree Protection Standards will be followed in accordance with the Town of Moncks Corner's Tree Ordinance.

## RIGHT-OF-WAY SUMMARY

Rights-of-Way will be private in the legal aspect yet will be built to public standards from an engineering standpoint, utilizing requirements set forth by Moncks Corner, Berkeley County, and SCDOT. Throughout the site, utilization of streets and alleys will allow for access to the various single-family homes, commercial areas, and community park areas. These Rights-of-Way associated with the roads and alleys are described in depth below.

### Typical 50' Right-of-Way for Streets (No Parking):

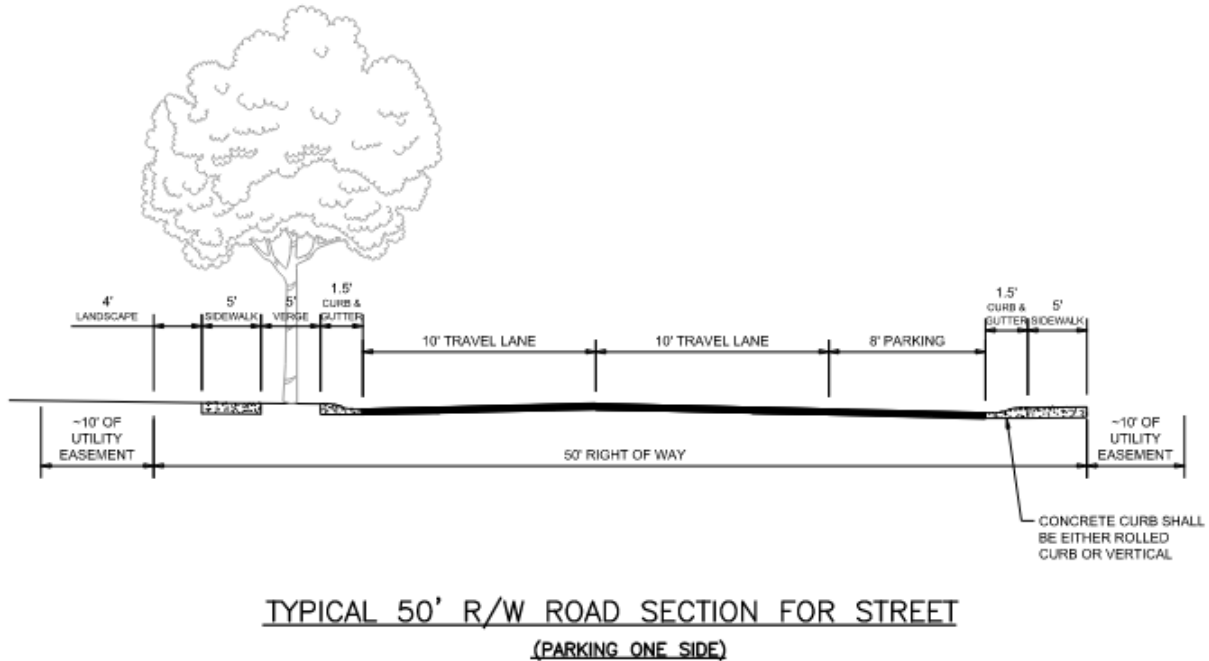
The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. This Right-of-Way will also include five foot (5') wide sidewalks and five foot (5') verge along both sides of the Right-of-Way throughout the development.



**TYPICAL 50' R/W ROAD SECTION FOR STREET  
(NO PARKING)**

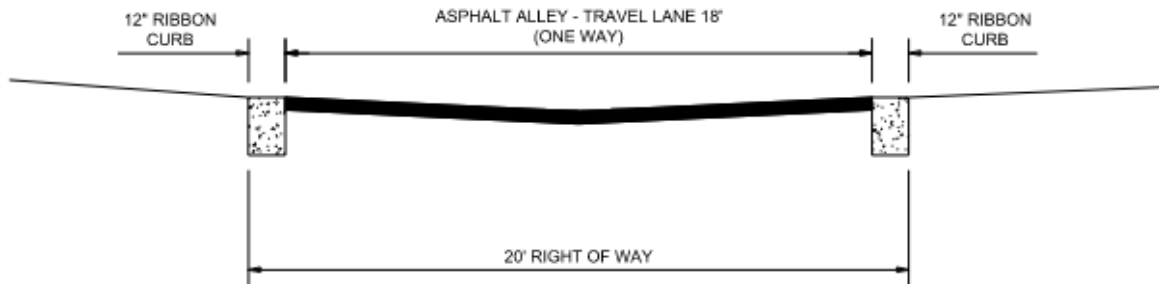
### Typical 50' Right-of-Way for Streets (Parking One-Side):

The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. One side of the Right-of-Way will include eight foot (8') parallel parking. This Right-of-Way will also include five foot (5') wide sidewalks along both sides of the Right-of-Way with a variable verge width.



### Typical 20' Right-of-Way for Alleys:

The minimum typical alley Right-of-Way for this development shall be twenty feet (20') in width. This 20' Right-of-Way includes eighteen feet (18') of pavement (one way travel lane), with one foot (1') ribbon curb on both sides.



TYPICAL 20' R/W ROAD SECTION FOR ALLEY



The streets and alleys will be built to Public Standards, meeting the weight bearing capacity and clearance requirements set forth by Moncks Corner and the Fire Standards required. The majority of the Rights-of-Way will be paved asphalt on the streets and alleys and concrete for the sidewalks.

Coordination of the encroachment of the Rights-of-Way at the entrance of the development and the intersection with HWY 52 will occur with Moncks Corner and SCDOT. Sight distance viability at this intersection shall be maintained in accordance with Moncks Corner and SCDOT.

Throughout the development, street signage will be located within the Rights-of-Way and on-street parking will be utilized for guests.

These Rights-of-Way are to function for pedestrians, motorists, and the Moncks Corner/Berkeley County's Emergency Services and Public Service providers (including but not limited to: Police, Fire, EMS, street sweeping, trash collection, etc.). ADA and FHA compliance shall be incorporated into the design of these Rights-of-Way.

## DRAINAGE ANALYSIS

### Flood Zone:

Most of the site lies within flood zone “X” as per FEMA Map Number 45015C0395E, dated 11/7/2018. A portion of the site falls within flood zone “AE”. The existing wetlands located onsite are within this flood zone.

A map of the FEMA Flood Zone has been included as an Appendix within the PD for reference.

### Topography:

The site currently drains towards the existing wetlands located along the northwestern property line. The current topography ranges from a max elevation of approximately 45’ to the lowest elevation of 34’. This lowest elevation occurs within the wetland limits.

A map of the existing topography has been included as an Appendix within the PD for reference.

### Wetland Verification:

An approximate wetland delineation was prepared by Ecological Associates, Inc. The approximate wetland map for the parcel includes a Jurisdictional Wetland 1 approximately 1.33 acres and another jurisdictional WOUS approximately 1,277 LF.

A map of the approximate wetland onsite has been included as an Appendix within the PD for reference.

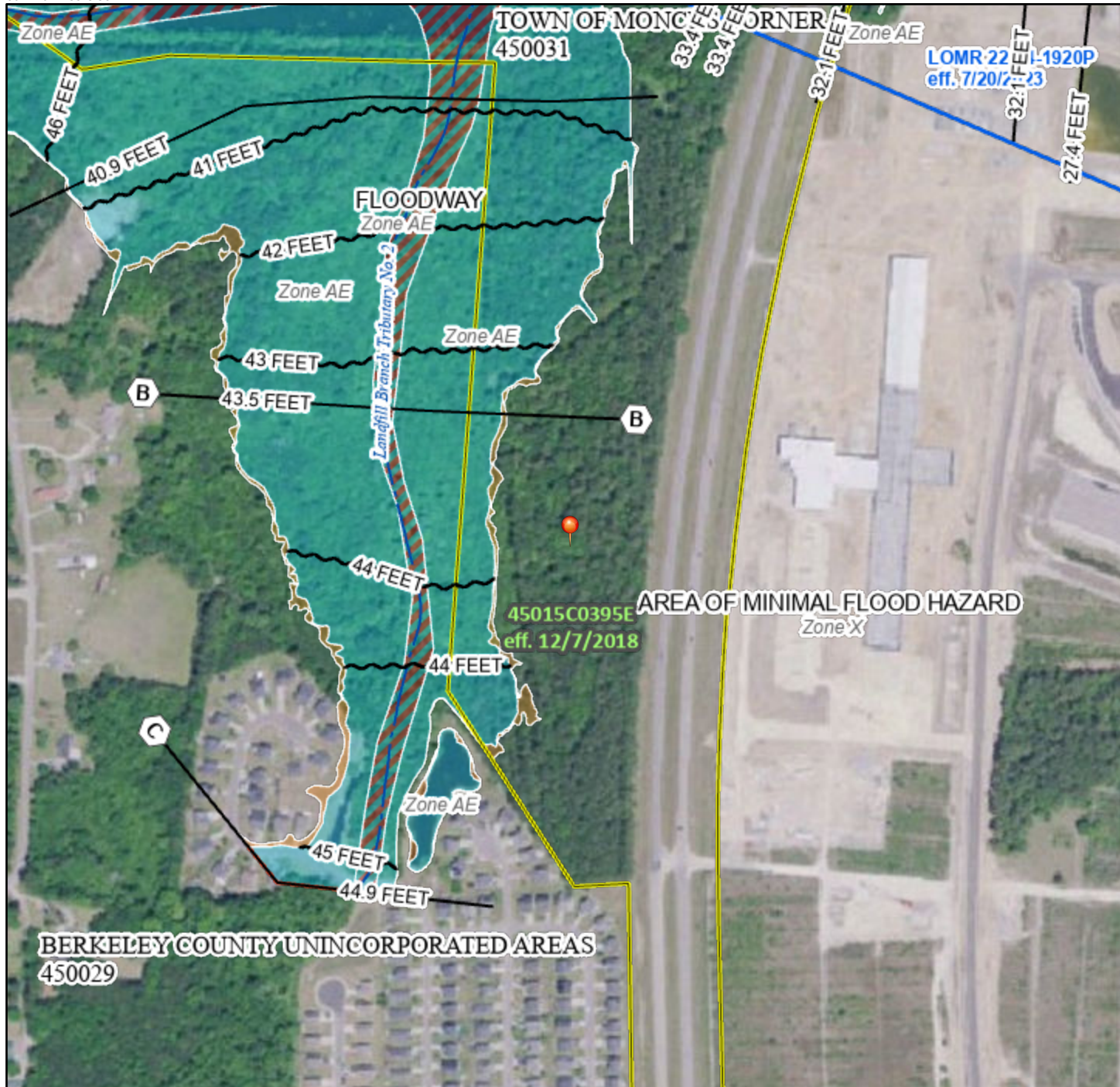
### Preliminary Stormwater Techniques/Drainage Guidelines:

The proposed construction and development of the site will utilize an on-site system of drainage structures, pipes, and detention ponds while coupling best management practices for water quantity and quality control. Stormwater runoff shall be routed through the proposed drainage system to a series of detention ponds, interconnected, with the final outlet control structure discharging to the existing wetlands on the northwestern corner of the parcel. Pre-development versus post-development conditions will be evaluated, and the system shall be designed accordingly, meeting the local jurisdiction’s stormwater design regulations and design criteria. This stormwater design criteria are set forth by the Town of Moncks Corner, Berkeley County, and SCDES. An exhibit showing the proposed site layout with the proposed detention ponds can be found within the PD.

# National Flood Hazard Layer FIRMMette



80°2'20"W 33°9'38"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°1'43"W 33°9'8"N

Basemap Imagery Source: USGS National Map 2023

## Legend

Item 13.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR

### SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)  
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

### OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

### OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

### GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

### OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

### MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards






The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/1/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

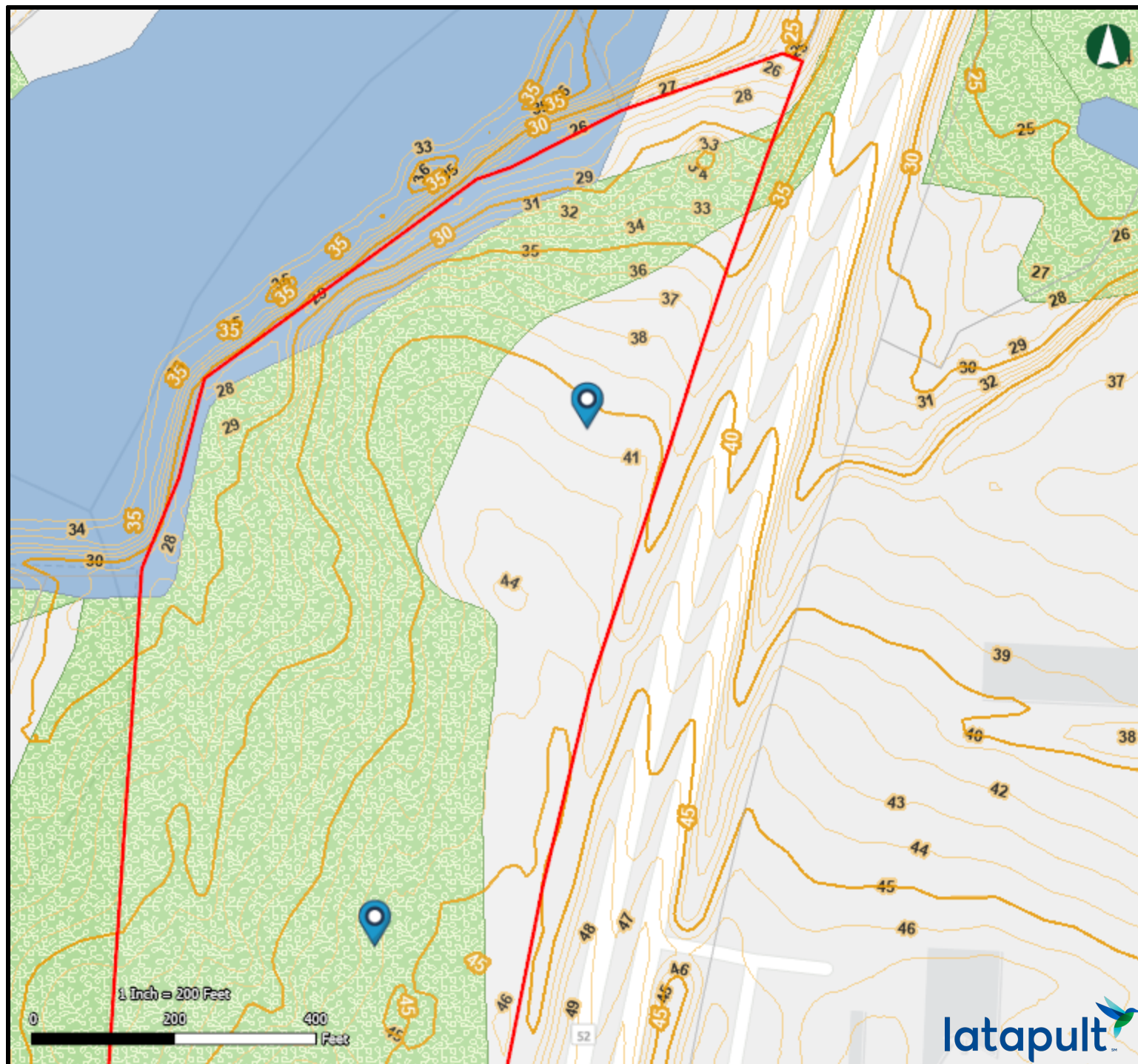
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



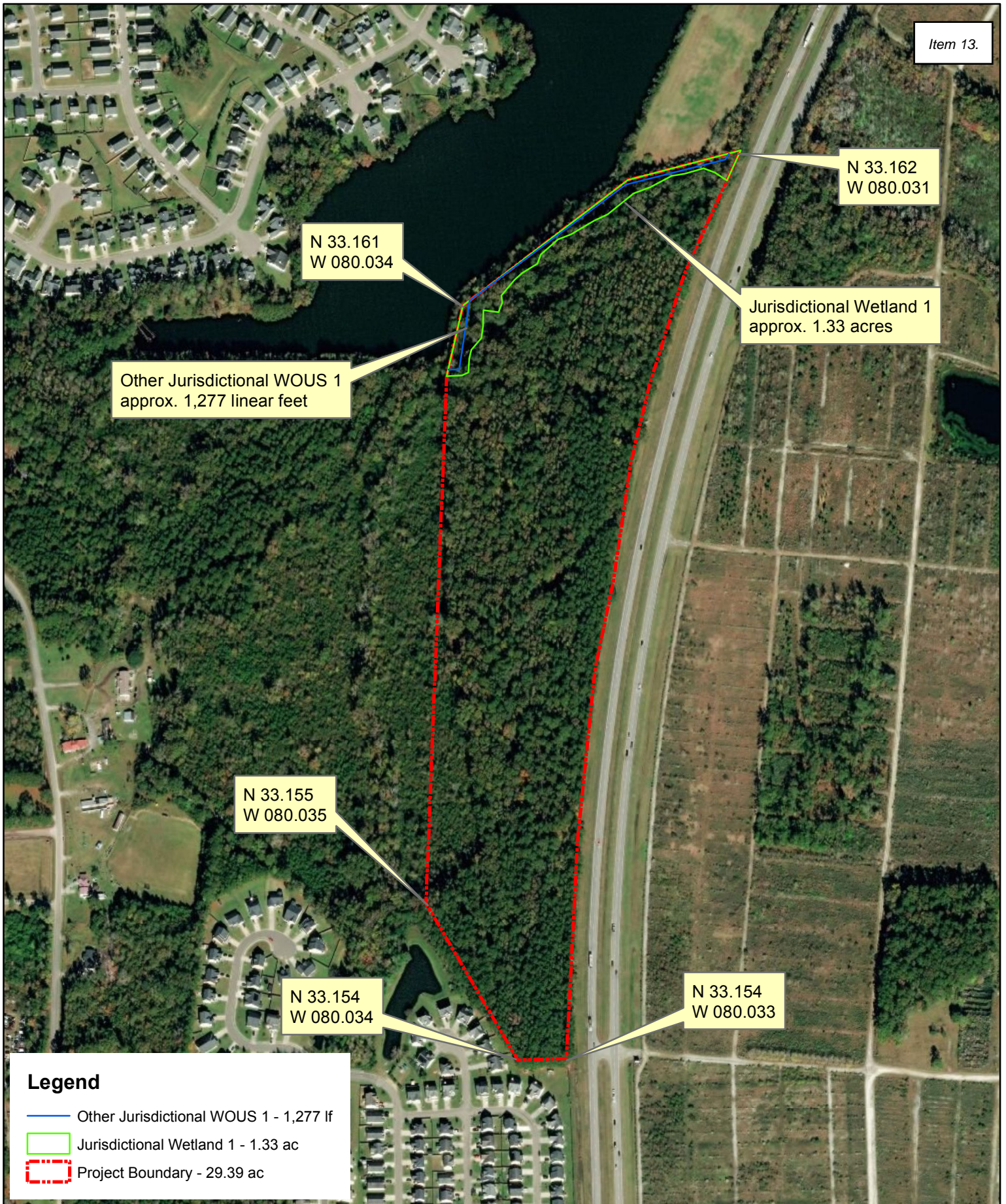
## Village Square - PUD : Topography

04/01/2025

-  Forested Wetland
-  Non-Forested Wetland
-  Salt Marsh
-  Water
-  Parcels









# UB 36-2/UB 48-2 Specifications

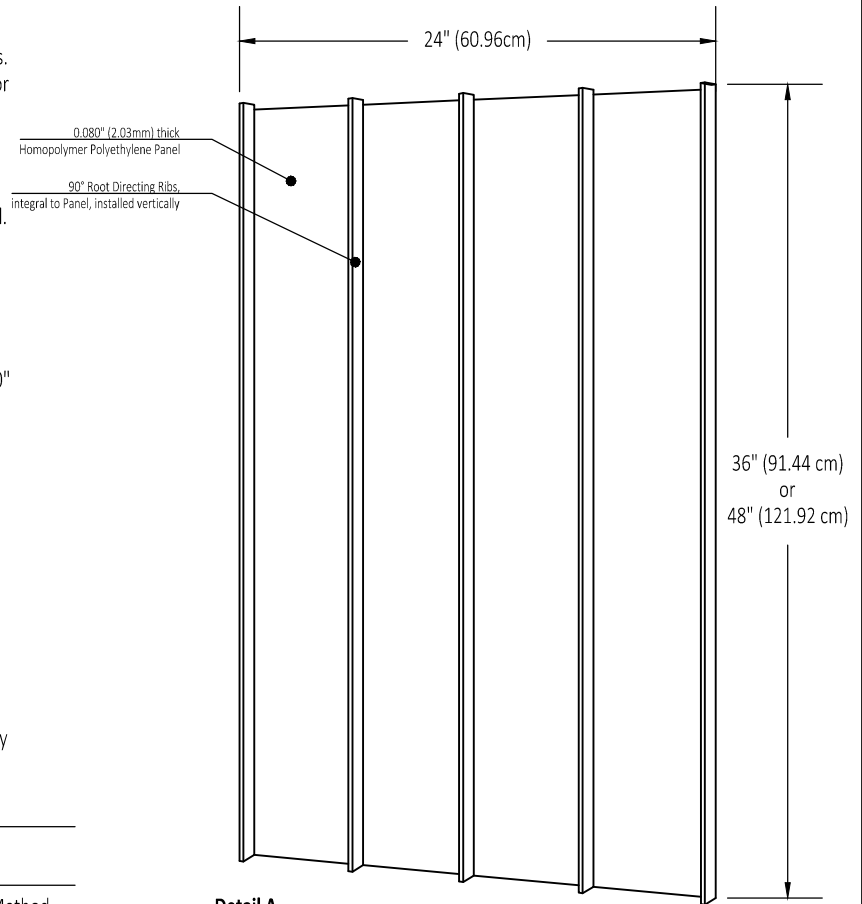
## 36" and 48" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications at minimum 8' (243cm) diameter.

### A. Materials

- The contractor shall furnish and install tree root barrier as specified. The root barrier shall be either product #UB 36-2 or UB 48-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, [www.deeproot.com](http://www.deeproot.com) (800.458.7668).
- Root barrier shall be recyclable, black, extruded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and either 36" (910 mm) or 48" (1220 mm) deep.
- Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
- Root barrier shall be comprised of 24" (609 mm) modules. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.080" (2.03 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Detail A)
- Root barrier shall have an integrated Joining System for assembly by sliding one panel into another.

Material and Thickness	Homopolymer Polyethylene 0.080 inch Extruded	
Properties	Typical Value	ASTM Test Method
Tensile stress @ yield	3800 PSI	D638
Elongation @ break %	10%	D638
Tensile Modulus	155,000 PSI	D638
Notched Izod Impact	0.4 - 4.0	D256A
Flexural Modulus 73 ± PSI	145,000	D790
Hardness Shore	P66	D2240



**Detail A**  
**TREE ROOT BARRIER PANEL**

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ORDINANCE # \_\_\_\_\_

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF THE TOWN SQUARE REDEVELOPMENT PROJECT AREA, THE APPROVAL OF THE TOWN SQUARE REDEVELOPMENT PLAN, THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO.

---

Enacted [September 16, 2025]

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MONCKS CORNER:

**Section 1 Findings and Determinations.** The Town Council of the Town of Moncks Corner ("**Town Council**"), the governing body of the Town of Moncks Corner, South Carolina (the "**Town**") hereby finds and determines as follows:

(a) The Town is a body politic and corporate and an incorporated municipality located in Berkeley County, South Carolina (the "**County**") and as such possesses all powers granted to municipalities in the State of South Carolina (the "**State**") under the constitution and laws thereof;

(b) Pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the "**TIF Law**"), incorporated municipalities of the State are authorized to finance publicly-owned infrastructure in areas which are, or threaten to become, blighted;

(c) Town Council has determined that there exists within the Town certain areas which are, or threaten to become, blighted and it is believed that development and redevelopment within such areas would be encouraged through the Town's undertaking of certain Redevelopment Projects (as defined herein);

(d) The TIF Law authorizes the Town to establish a redevelopment project area within the Town (as defined in the TIF Law) and to adopt a redevelopment plan (as defined in the TIF Law), to provide for the financing of redevelopment project costs (as such term is defined in the TIF Law), in order to catalyze redevelopment and reduce, prevent, or eliminate blight;

(e) Under the TIF Law, redevelopment projects can be financed through (i) the issuance of Obligations (as defined in the TIF Law) (the "**TIF Bonds**") payable from and secured by the amount of taxes attributable to the increase in the assessed valuation of real property in the redevelopment area following the establishment of such Redevelopment Area (the "**Tax Increment Revenues**"), (ii) pay as you go financing payable from the Tax Increment Revenues, and (iii) other sources and funds available to the Town;

(f) In order to effect such financings, initiate steps to catalyze redevelopment, and reduce, prevent, or eliminate blight, the Town will establish the Town Square Redevelopment Project Area as a redevelopment area under the TIF Law (the "**Redevelopment Area**") and adopt the Town Square Redevelopment Plan, a copy of which is attached as Exhibit A hereto (the "**Redevelopment Plan**") to provide for the financing of certain redevelopment project costs, as more particularly described in Section 5 of the Redevelopment Plan (the "**Redevelopment Projects**");

(g) By notices provided June 30, 2025 (the "**Notices**"), the Town, in accordance with Section 31-6-80(C) of the TIF Law, notified the County and the Berkeley County School District (the "**School District**," and together with the County, the "**Taxing Districts**"), each of which constitute taxing districts (as defined in the TIF Law) located within the Redevelopment Area, that the Town was proposing to adopt the Redevelopment Plan, establish the Redevelopment



Area and provide for the issuance of obligations under the Redevelopment Plan to undertake Redevelopment Projects, all as contemplated by the TIF Law. The Town further requested that the County and the School District submit comments to the Town regarding the Redevelopment Plan and their inclusion within the Redevelopment Area;

(h) If the Taxing Districts do not object to the Redevelopment Plan by Tuesday, August 19, 2025, each Taxing District shall be considered to have consented to the Redevelopment Plan under Section 31-6-80(D) of the TIF Law and the Tax Increment Revenues allocable to the applicable Taxing District shall be retained in the special tax allocation fund (as defined in the TIF Law) maintained by the Town;

(i) The School District, by formal action of the School Board on August 4, 2025, objected to the Redevelopment Plan;

(j) The County by formal action of County Council on August 11, 2025, objected to the Redevelopment Plan;

(k) The Town Council held a public hearing on the Redevelopment Plan on August 19, 2025, pursuant to Section 31-6-80(B) of the TIF Law (the “**Public Hearing**”). All interested persons were given the opportunity to speak at the Public Hearing. The notice of the Public Hearing, a copy of which is attached hereto as Exhibit B, conformed with the requirements of the TIF Law and was duly published in *The Post and Courier* on August 3, 2025, a date with is not less than fifteen, nor more than thirty days prior to the Public Hearing; and

(l) Prior to the enactment of this Ordinance and except as otherwise set forth herein, no changes have been made to the Redevelopment Plan, nor have there been any changes or alterations to the boundaries of the Redevelopment Area since the dates of the aforesaid Notices and Public Hearing.

**Section 2 The Redevelopment Plan.** The Redevelopment Plan is attached as Exhibit A hereto and incorporated herein by reference. The Redevelopment Plan sets forth the factual and economic basis of the Town’s plan to establish the Redevelopment Area and to finance the Redevelopment Projects. The Town Council finds that the Redevelopment Plan accurately reflects the objectives of the Town with regard to the subject matter thereof and hereby approves and adopts the Redevelopment Plan.

### **Section 3 Need for and Use of Proceeds of the TIF Bonds.**

(a) The Redevelopment Plan provides for the issuance of TIF Bonds in one or more series. The proceeds of the TIF Bonds are intended to finance all or a portion of the costs of the Redevelopment Projects. In addition to TIF Bonds, pay as you go financing and other legally available moneys made available by or to the Town may be necessary to fully implement the successful redevelopment of the Redevelopment Area. TIF Bonds are needed in order to provide the public investment required to reduce, prevent, and eliminate blight within the Town and catalyze new development and growth within and around the Redevelopment Area. Town

Council also finds that TIF Bonds are required because Tax Increment Revenues will not be available in adequate amounts and in sufficient time to provide the required public investment to realize the objectives of the Redevelopment Plan.

(b) The Redevelopment Plan sets forth, in Section 3 thereof, the conditions which the Town seeks to alleviate or rectify through the Redevelopment Projects. Section 5 of the Redevelopment Plan lists the Redevelopment Projects which have been determined to promote development and redevelopment. If undertaken, the Redevelopment Projects are targeted to address all or a portion of the redevelopment objectives described in Section 4 of the Redevelopment Plan.

#### **Section 4 Costs Estimates and Sources of Revenue.**

(a) As set forth in Section 7 of the Redevelopment Plan, the total projected costs of the Redevelopment Projects (to include all Redevelopment Project Costs) are approximately \$39,000,000. The amount of the Redevelopment Project costs is an estimate and moneys available to pay certain Redevelopment Projects may be reallocated within such overall amount as necessary to accomplish the Redevelopment Projects determined by Town Council to best accomplish the objectives of the Redevelopment Plan.

(b) It is intended that the Town will finance the Redevelopment Projects through (i) Obligations, including: (i) TIF Bonds; (ii) general obligations bonds; (iii) revenue bonds, including bonds payable from special sources including hospitality or accommodations fees; (ii) installment- or lease-purchase financings or bonds; (iv) pay as you go financing payable from the Tax Increment Revenues; (v) State and federal grants; (vi) private contributions; (vii) hospitality and accommodation fees or taxes; and (viii) other funds available to the Town.

(c) TIF Bonds would be secured by a pledge of the Tax Increment Revenues and may be further secured by such other pledges of revenues as the Town determines to be necessary or appropriate. The total amount of tax increment indebtedness to be incurred will not exceed \$39,000,000 in aggregate principal amount, which amount would provide for the projected costs of all Redevelopment Projects anticipated by the Town. All TIF Bonds must mature no later than 30 years of the date of issuance thereof.

(d) The Town anticipates that private investment will be undertaken within the Redevelopment Area. The Town anticipates approximately \$95,300,000 million in private funding and investment, which will be the responsibility of private developers and other private parties.

(e) The Town estimates that Tax Increment Revenues could be in excess of \$3,579,000 or more annually at expiration of the Redevelopment Plan. In addition to debt service costs on the TIF Bonds and pay as you go projects payable from Tax Increment Revenues, it is expected that long-term maintenance of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the Town approximately \$100,000 per year.

**Section 5 Limitations for Redevelopment Projects.** Due to a number of factors, it is expressly recognized that all aspects of the Redevelopment Projects anticipated and discussed in the Redevelopment Plan may not be feasible. In light of limited availability of financing or related capital, the Town shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, may determine will provide the most likelihood of redevelopment within the Redevelopment Area.

**Section 6 Property Included in the Redevelopment Area.** A list of the tax map numbers of all current parcels of real property in the Redevelopment Area is appended to the Redevelopment Plan as Exhibit A thereto and is incorporated herein by reference. Section 2 of the Redevelopment Plan describes the boundaries of the Redevelopment Area, which are shown on the maps appended as Exhibit B thereto. As required by the TIF Law, the Redevelopment Area is greater than 1.5 acres.

**Section 7 Duration of Redevelopment Plan.** The period of duration of the Redevelopment Plan shall be the earlier of (i) the date all TIF Bonds are retired or (ii) December 31, 2060.

**Section 8 Impact on Taxing Districts.** The estimated impact of the Redevelopment Plan upon the revenues of the Taxing Districts is discussed as set forth in Section 9 of the Redevelopment Plan, which statement and information is incorporated herein by reference.

**Section 9 Findings.** Based on its review of the Redevelopment Plan and its consideration of the matters set forth therein, the Town Council hereby finds that:

- (1) Based on the existence of the factors set forth in Sections 31-6-30(1) and (2) of the TIF Law and as further set forth in Section 3 of the Redevelopment Plan, the Redevelopment Area is a blighted or conservation area and private development, redevelopment, or other initiatives are unlikely to alleviate these conditions without substantial public assistance;
- (2) Property values in the Redevelopment Area would remain static or decline without public intervention; and
- (3) Redevelopment as proposed in the Redevelopment Plan is in the interest of the health, safety, and general welfare of the citizens of the Town.

**Section 10 Notice and Request to Auditor.** Immediately upon enactment of this Ordinance, the Town Administrator of the Town (the “*Town Administrator*”) shall deliver to the Auditor of the County a certified copy of this Ordinance and shall, on behalf of the Town, request that the Auditor of the County determine and certify those matters set forth in paragraphs (A)(1) and (2) of Section 31-6-100 of the TIF Law.

**Section 11 Intergovernmental Agreements.** Any Intergovernmental Agreements between the Town and any of the Taxing Districts, respectively, shall be negotiated, executed,

and delivered by the Town Administrator (including any interim Town Administrator) on behalf of the Town. The terms and manner of each Taxing District's respective participation in the Redevelopment Plan shall be fully set forth in an Intergovernmental Agreement, if necessary. Each Intergovernmental Agreement shall be independently approved by the governing bodies of each respective Taxing District in accordance with the provisions of Section 31-6-85 of the TIF Law and the execution thereof by the proper officials of the Taxing District shall constitute conclusive evidence of the Taxing District's authorization to so act. No further action is required of the Town to authorize an Intergovernmental Agreement with a Taxing District as the Town Administrator is expressly authorized to negotiate the terms of and execute any Intergovernmental Agreement.

**Section 12 Recitals.** The Redevelopment Plan, as proposed, is in the interests of the health, safety, and general welfare of the citizens of the Town. Further, the legislative recitals in Section 31-6-20 of the TIF Law and introductory recitals of this Ordinance are incorporated herein as the findings of the Town Council, as fully as if restated verbatim.

**Section 13 Ratification.** All actions previously undertaken by the Town Administrator, and other staff of the Town regarding the Redevelopment Plan, including any actions or approvals prior to the enactment of this Ordinance are approved and ratified in their entirety. The consummation of the transactions and undertakings described in this Ordinance, and such additional transactions and undertakings as may be determined by the Town Administrator in consultation with the legal counsel to be necessary or advisable in connection therewith, are hereby approved. In connection with the execution and delivery of the Redevelopment Plan, the Town Administrator and any staff designated by the Town Administrator are each additionally authorized to prepare, review, negotiate, execute, deliver, and agree to such additional agreements, certifications, documents, closing proofs, and undertakings as she shall deem necessary or advisable.

**Section 14 Notice of Enactment.** Upon the due enactment of this Ordinance, a notice of enactment, substantially similar to the form attached hereto as Exhibit C, shall be published in *The Post and Courier* or a similar newspaper of general circulation in the County. The notice may be published by the Town or any qualified agent therefor.

**Section 15 Effective Date.** This Ordinance shall take effect immediately upon receiving second reading by the Town Council.

**DONE, RATIFIED AND ENACTED BY THE MAYOR AND TOWN COUNCIL OF THE  
TOWN OF MONCK'S CORNER, SOUTH CAROLINA IN MEETING DULY  
ASSEMBLED ON THIS [16TH] DAY OF [SEPTEMBER] 2025.**

**TOWN OF MONCK'S CORNER,  
SOUTH CAROLINA**

\_\_\_\_\_  
Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Town Clerk

First Reading: August 19, 2025  
Public Hearing: August 19, 2025  
Second Reading: [September 16, 2025]

## **EXHIBIT A**

*Item 14.*

### **REDEVELOPMENT PLAN**



Town of Moncks Corner  
Town Square Redevelopment Plan  
Town Square Tax Increment Financing District

[September 16, 2025]

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Exhibit A - Properties Located within Redevelopment Area

Exhibit B – Map of Redevelopment Area

Exhibit C – Preliminary Equalized Assessed Value Certificate

Appendix I – Tax Increment Financing Law

## 1. Introduction

In accordance with the “Tax Increment Financing Law” as provided in Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended (the “TIF Law”), a copy of which is hereto attached as Appendix I, the Town of Moncks Corner (the “Town” or “Moncks Corner”) through the approval of this Town Square Redevelopment Plan (this “Redevelopment Plan”), will establish the Town Square Redevelopment Project Area (the “Redevelopment Area”) from which incremental real property tax revenues within such Redevelopment Area (the “Tax Increment Revenues”) will be used to finance needed public improvements and implement this Redevelopment Plan. This Redevelopment Plan has been created to: (i) describe conditions within a certain area of the Town constituting blight and designate such area (as further defined below, the “Redevelopment Area”) as a blighted or conservation area; (ii) develop comprehensive plans for the Redevelopment Area; and (iii) identify sources of funding for implementation of selected public improvements within the Redevelopment Area.

Once adopted, the duration of the Redevelopment Plan will be the earlier of (i) the date all obligations (“TIF Bonds”) authorized and issued pursuant to the TIF Law are retired or (ii) December 31, 2060. The TIF Bonds shall be secured by the Tax Increment Revenues and other monies legally pledged by the Town and shall mature not later than 30 years from the date of issuance thereof.

The Redevelopment Area encompasses approximately 410 acres near the center of the Town. Generally, it includes the areas east and west of the intersection of East Main Street and East Railroad Avenue, bounded by South Live Oak Drive to the west, and parcels on both sides of Rembert Dennis Boulevard to the east. All parcels are south of North Live Oak Drive and north of the intersection of Hopkins Drive and Rember C. Dennis Boulevard, all as more particularly described in Section 2 below.

The implementation of this Redevelopment Plan is intended to result in the reduction, prevention, or elimination of blight, the growth of the tax base within the Redevelopment Area; the improvement of the public health, safety, and welfare; and the creation of jobs through the attraction of private investment. Additionally, it is believed that absent the creation of the Redevelopment Area and implementation of the Redevelopment Plan, property values therein would remain static or even decline in value.

## 2. Description of the Redevelopment Area

### A. Redevelopment Area

The boundary of the Redevelopment Area is generally described as follows:

The Redevelopment Area generally comprises the following area:

From the intersection of South Live Oak Drive and East Main Street – the parcels, with a few exceptions, adjacent to East Main Street moving west down East Main Street to the intersection of East Main Street and Highway 52, but also including

- those parcels between First Street to the North and East Main Street to the south between Library Street to the west and the railroad line to the east, plus parcel 1420706026.
- those parcels between Heatley Street and East Main Street between East Railroad Avenue and South Live Oak Drive, plus parcels 140001012, 1420001013, 1421002026, 1420001040, and 140001021,
- those parcels between the northern terminus of Eagleston Drive and Heatley to the north, and bounded by White Street to the west and the railroad line to the east,
- those parcels between Miracle Park Drive and East Main Street, plus parcels 1420802004, 1420804001, 1420804011, 1420804012, and 1420804013

The area bounded by South Highway 52 to the west, Rember C. Dennis Boulevard to the east (including most parcels east of Rember C. Dennis Boulevard from Sterling Oaks to Stoney Landing Road), and Stoney Landing Road to the North, but also including

- parcels 1421202013, 1430500046, 1430000008, 1430000067, 1430000003, 1430500058, 1430500056, 1430500059, 1430500070, 1430000045, and 1430000061

There are currently 239 parcels in the Redevelopment Area; a listing of the parcels is attached hereto as Exhibit A. A map of the Redevelopment Area is provided as Exhibit B.

The Redevelopment Area is an urban area with a mix of residential, commercial, and civic and institutional uses.

#### **Residential**

The properties in the Redevelopment Area are a mix of commercial, undeveloped, and residential uses. These residential properties include approximately 27 single family homes, 57 mobile homes, 0 townhome units, 2 duplex units, and 0 apartment units.

The structures vary in age, with the majority of the development occurring between the 1950's and 1980's. There has been a limited amount of infill development within the Redevelopment Area. Many of the residential properties suffer from depreciation of physical maintenance or are vacant.

### **Commercial**

Commercial development is concentrated along the East Main Street, Rember C. Dennis Boulevard, and N. Live Oak Drive corridors. Typical uses are gasoline stations, convenience stores, small retail, and personal service establishments. While there are crosswalks and sidewalks along the street, other pedestrian accommodations are limited. The area also has significant commercial vacancies and lacks traditional downtown characteristics that create a welcoming and inclusive environment. The Town has identified an area adjacent to East Main Street to serve as the de facto center of the Redevelopment Area.

### **Civic and Institutional**

There are civic and institutional uses proximate to the Redevelopment Area, including the Berkeley County School Board offices, Berkeley County Administration Building, Moncks Corner Town Hall, the Regional Recreation Complex, the Berkeley-Charleston-Dorchester Tri-County Link depot, and the Moncks Corner Public Service Commission. Additionally, multiple churches are located throughout the Redevelopment Area.

## **B. Existing Land Use**

Of the parcels in the Redevelopment Area, 30 are associated with residential development, none of which are anticipated to be displaced as a direct result of the Redevelopment Plan. Table 1 (below) shows the existing land use in the Redevelopment Area.

*Table 1*

<b>Zoning District</b>	<b>Intended Use</b>
<b>Residential</b>	
R-1	Single-family detached
R-2	Single-family detached
R-3	Single-family attached
MH-1	Mobile Home Park
<b>Non-Residential</b>	
C-1	Office & Institutional
C-2	General Commercial
M-1	Light Industrial
TD	Residential transitioning to Office & Institutional

*Source: Town of Moncks Corner Community Development*

### C. Future Land Use

The goals identified in the “All Corners of the Community: Moncks Corner 2024 Comprehensive Plan” dated May 2024 (the “Comprehensive Plan”) provide specific guidance regarding future land use that the Town hereby incorporates into this Redevelopment Plan for the Redevelopment Area. The general land uses the Town intends to apply or encourage in the Redevelopment Area are informed by the guidance from the Comprehensive Plan; such guidance states as follows:

**The Town will continue to allow for a range of residential uses to support the housing opportunities for residents of all ages and socio-economic statuses.** The Town acknowledges the need to protect current residential land uses within the Development Area, while also adjusting the land uses to allow for age-in-place facilities and protect the affordability of existing residential uses by encouraging compatible and quality building design and construction. The Town will also continue to identify appropriate parcels in the Development Area for residential infill development and explore opportunities for density bonuses to develop higher density housing.

**The Town will continue to enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.** The Town continues to pursue state and federal grant opportunities to enhance and expand the Regional Recreation Complex, within the Redevelopment Area, and will work with economic development agencies to promote the use of vacant commercial land and reuse of vacant sites or structures.

**The Town will re-establish the downtown area as a community focal point providing a mix of retail, service, and residential uses in a pedestrian friendly environment.** The Town seeks to strengthen its Town Center to serve as a focal point for community and commercial activities by continuing to invest in support of the Main Street corridor by encouraging uses in the downtown area that serve residents and attract visitors, including retail, professional office/service, and residential uses. The Redevelopment Plan is intended to cultivate the Town Square as a commercial and recreational focal point to re-establish downtown.

**The Town will invest in streetscaping and blight remediation efforts to enhance the quality and desirability of neighborhoods.** The Town seeks to remediate blight by investing in streetscaping to include manicured plantings, holiday appropriate decorations and additional safety measures to enhance Main Street from a pass through corridor to a destination with improved walkability and slower traffic, enhancing the Main Street corridor quality and desirability for residents, retailers, and visitors.

General land uses applicable to the Redevelopment Area include (1) institutional, (2) governmental, (3) manufacturing/construction, (4) residential, (5) transportation (vehicular and pedestrian), parking, communication, information, and utility infrastructure, (6) recreational, (7) commercial, and (9) religious and nonprofit.



### 3. Quantification of Blight within the Redevelopment Area

The Redevelopment Area includes 410 acres of property, which represents approximately 5.6% of the total acreage within the incorporated limits of the Town. TIF Law governing creation of the Redevelopment Area stipulates that the area must include a minimum of 1.5 acres. The Town's proposed Redevelopment Area is above the required threshold of the TIF Law.

By the terms of TIF Law, to properly implement and create the tax increment financing district (the "TIF District") to implement the Redevelopment Plan within the Redevelopment Area, findings must be made that the Redevelopment Area is a blighted, conservation, or agricultural area. By the terms of the TIF Law, the Redevelopment Area likely does not qualify as an agricultural area, but due to neglect, vacancies, obsolete facilities, deterioration of structures, inadequate public and private investment, and general impairment of property values, the Town finds that the Redevelopment Area specifically qualifies as "blighted areas" and/or "conservation areas" as those terms are defined in the TIF Law.

In accordance with the TIF Law, specifically, Section 31-6-30(1), an improved area is considered a blighted area if five or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare."

In accordance with Section 31-6-30(2) of the TIF Law, an improved area is considered a conservation area (not yet blighted) if three or more of the following factors are present: "age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare." A vacant area is considered a conservation area (not yet blighted and if formerly improved, not yet blighted) if two or more of the following factors are present: "obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy

services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.”

To determine whether the improved parcels in the Redevelopment Area are classified as either blighted areas or conservation areas, the Town surveyed the Redevelopment Area and each of the properties was inspected. With respect to the improved parcels, the following conditions were found:

1. Age - Many of the buildings and structures in the Redevelopment Area are decades-old or older. Due to the age of many of the buildings and structures within the Redevelopment Area and the marginal businesses that they attract, maintenance and upkeep has been deferred (thus leading to dilapidation and deterioration, as further discussed herein below).

2. Dilapidation – Dilapidated structures were found in the Redevelopment Area; examples included both residential and commercial structures. Many of these buildings are beyond repair.



3. Deterioration – Deterioration of the structures was evident throughout the area. Conditions that were observed included damaged roofs, peeling paint, boarded windows, deteriorated parking areas, overgrowth, and general disrepair.



4. Presence of Structures Below Minimum Code Standards – A number of structures in the Redevelopment Area do not meet the Town’s building codes. This applies to both vacant and occupied structures.



5. Excessive Vacancies – Vacant structures exist throughout the Redevelopment Area. The presence of vacancies leads to an impression of decline and neglect. The vacant buildings are often allowed to deteriorate to the point that they are no longer habitable or commercially viable. Some properties, built for a specific use, are now obsolete because of their original design and previous usage.



6. Obsolescence – See discussion regarding certain vacant structures above.



7. Depreciation of Physical Maintenance – The vacant structures as well as many occupied buildings have not been maintained at acceptable levels. Conditions that were observed included fading and peeling paint, overgrowth of plant materials, broken areas of pavement, boarded windows, general disrepair, deteriorated signage and the presence of junk and other debris.



8. Presence of Potential Environmental Hazards – Brownfield properties in the Redevelopment Area have histories of manufacturing, uses known generally to create environmental impacts that limit redevelopment and pose human and environmental health risks.



9. Static or Declining Land Values- Within the Redevelopment Area there are static and declining land values. Table 2 shows the declining assessed values of select parcels in the Redevelopment Area.

Table 2

TMS Number	Property Address	2015 Taxed Value	2024 Taxed Value	% Difference
142-08-02-002		\$36,800.00	\$10,000	-73%
142-11-01-033	102 Michael Mitchum Way	\$11,900.00	\$6,000	-50%
142-07-02-030		\$22,500.00	\$11,615	-48%
143-05-00-058		\$686,200.00	\$382,260	-44%
142-08-01-065		\$153,000.00	\$90,000	-41%
142-07-06-001	336 E MAIN ST	\$185,400.00	\$118,565	-36%
142-07-02-032		\$22,500.00	\$17,135	-24%
142-07-02-031		\$22,500.00	\$17,250	-23%
143-05-00-040	370 REMBERT C DENNIS BLVD	\$695,900.00	\$572,355	-18%
142-12-02-049	110 BILO DR	\$4,343,000.00	\$4,045,010	-7%
142-07-02-051		\$23,800.00	\$22,218	-7%
143-00-00-002		\$272,200.00	\$256,335	-6%
142-08-01-015	423 E MAIN ST	\$52,700.00	\$49,910	-5%
142-08-02-038		\$9,200.00	\$9,000	-2%
142-07-02-020	315 E MAIN ST	\$382,000.00	\$374,095	-2%

Source: Berkeley County Property Tax Records

In summary, the improved portions of the Redevelopment Area are considered blighted areas<sup>1</sup> for the following reasons: (1) Age; (2) Dilapidation; (3) Deterioration; (4) Presence of Structures Below Minimum Code Standards; (5) Excessive Vacancies; (6) Obsolescence; (7) Depreciation of Physical Maintenance; (8) Presence of Potential Environmental Hazards; and (9) Static or Declining Land Values.

<sup>1</sup> The Town finds that the Redevelopment Area, if not blighted, would qualify as conservation areas.

## 4. Redevelopment Objectives

Based on the issues identified in the Redevelopment Area, the Town believes that publicly funded improvements are necessary to upgrade the Redevelopment Area and to stimulate private investment. In so doing, potential redevelopment can promote the health, safety, morals and welfare of the public and alleviate or potentially eradicate the blighted conditions. Redevelopment projects and activities in the Redevelopment Area will focus on the provision of adequate facilities, including, but not limited to, street improvements, hardscape (curbs, gutters, and sidewalks), utility improvements, transportation (bike and pedestrian), recreation (parks and playgrounds), landscaping, site improvements, and other general improvements.

To meet this overall goal, the Town has established the following primary objectives for its Redevelopment Plan:

- Support the development of new residential within the Redevelopment Area;
- Stimulate private investment in the area, expanding the tax base and increasing tax revenue;
- Create additional job opportunities for residents of the Town;
- Provide for general infrastructure improvements;
- Increase public awareness of the Redevelopment Area;
- Provide additional recreational and wellness opportunities in the area in connection with other pedestrian improvements;
- Promote new parking, walking, and public transportation and other pedestrian-friendly opportunities to improve access to the Redevelopment Area; and
- Provide a catalyst for residential and commercial development in the areas within and adjacent to the Redevelopment Area.

## 5. Public Development Activities

The Town plans to undertake a variety of projects (the “Redevelopment Projects”) within the Redevelopment Area. Timing of such projects will depend upon the growth of the Redevelopment Area and the availability of financing alternatives. Some improvements will be implemented in conjunction with other public improvements, public organizations and/or private developers.

Redevelopment Projects include the following:

1. Planning/Implementation - The successful revitalization of the Redevelopment Area requires adequate planning for proper implementation. Planning assistance will be secured from Town staff, and as needed, consultants. In utilizing consultants and other advisors, the Town shall expend money for redevelopment project costs (as defined in the TIF Law).
2. Landscaping, and Streetscaping – The Town anticipates landscaping, streetscaping and hardscaping improvements to promote the welfare of its citizens and in furtherance of the objectives of the Redevelopment Plan.
3. Transportation – the Town anticipates transportation improvements to improve connectivity and access to public and private amenities, including road and sidewalk improvements.
4. General Infrastructure Improvements – The Town expects to make general infrastructure improvements in furtherance of the objectives of the Redevelopment Plan.
5. Recreation Improvements – the Town will develop a wellness center, with many amenities including an indoor pool, and plazas, parks, and greenspaces, and improvements therein, that may be used for concerts, festivals, farmer’s markets, and similar events, as well as other recreational activities.
6. Parking – parking will be acquired or developed as necessary to support the Redevelopment Plan.
7. Property Acquisition and Development – the Town may acquire and develop property in furtherance of any of the objectives of the Redevelopment Plan.

Any of the above Redevelopment Projects may be located or constructed outside of the Redevelopment Area. To the extent any Redevelopment Project is located or constructed outside of the Redevelopment Area, such projects shall be located within the municipal limits of the Town and should be analyzed for the benefits accruing to the Redevelopment Area. Further, any of the Redevelopment Projects shall include all necessary Redevelopment Project Costs as such term is used and defined in the TIF Law. The Redevelopment Project Costs are estimated to total and will not exceed \$39,000,000 and such amount is inclusive of all capitalizable costs of the Redevelopment Projects, including capitalized interest, and the costs of issuance of related to financings. Such amount also includes a 20% contingency. The proceeds of

any Redevelopment Projects by the Town shall be deposited in accordance with the provisions the provisions of the TIF Law.

## 6. Private Investment in the Redevelopment Area

At the time of the writing of the Redevelopment Plan, \$95.3 million private development is anticipated in the Redevelopment Area. The Town has received bids in response to a request for proposals for development within certain portions of the Redevelopment Area that will provide a portion of such anticipated investment. The Town has identified barriers to development in the area that make private investment difficult to secure. Some of the barriers, such as poor pedestrian connectivity and lack of recreational facilities, the Town can address with revenues generated by the TIF District. Other barriers such as deteriorated and obsolete buildings, the Town can address by incentivizing private investors through grant programs and other infrastructure initiatives and inducements. The Redevelopment Projects listed in the next section were identified as catalysts to spark interest in the Redevelopment Area by focusing public investment on key undeveloped or underdeveloped properties and linking the Redevelopment Area to the rest of the community.

## 7. Redevelopment Projects

If growth occurs in the Redevelopment Area and new private investment in such area generated sufficient revenue to fund some or all of the Redevelopment Projects outlined in Section 5 herein, it is anticipated the costs of such improvements would be \$39 million.

Due to several factors, it is expressly recognized that all aspects of the Redevelopment Projects anticipated and discussed herein may be not be feasible. Considering the limited availability of financing or related capital, the Town shall prioritize the Redevelopment Projects in a manner that it, in its sole discretion, will provide the most likelihood of redevelopment within the Redevelopment Area.

In addition to the costs of the Redevelopment Projects (to include any redevelopment project costs) and after the TIF Bonds are issued, it is expected that long term maintenance (including lot clearing, as necessary, code enforcement, law enforcement, fire service, and other Town services) of the Redevelopment Area and improvements proposed by the Redevelopment Projects shall cost the Town approximately \$100,000 per year.



## 8. Redevelopment Financing

The costs for Redevelopment Projects could be paid from several sources. These sources include:

- (1) TIF Bonds;
- (2) General obligations bonds;
- (3) Revenue bonds, including bonds payable from special sources including hospitality or accommodations fees;
- (4) Installment- or lease-purchase financings or bonds;
- (5) Pay-as-you-go financing payable from the Tax Increment Revenues;
- (6) State and federal grants;
- (7) Private contributions;
- (8) Hospitality and accommodation fees or taxes; and
- (9) Other funds available to the Town.

The sources and amounts of the financing from various sources will depend upon the availability of those funding sources. TIF Bonds, in one or more series, will be issued to pay for Redevelopment Projects (when and if financing is available). The TIF Law requires that the initial series of TIF Bonds be issued within 10 years after adoption by the Town of an ordinance approving this Redevelopment Plan. No TIF Bonds will be issued that exceed the term of this Redevelopment Plan (as discussed in the Introduction hereto), and no TIF Bond will have a term exceeding 30 years. The par amount of TIF Bonds shall not exceed \$39 million.

Should the Town so determine, any TIF Bonds may be combined with other sources of financing and financing structures.

## 9. Impact on Affected Taxing Districts

In addition to the Town, two local taxing jurisdictions receive property tax revenue from properties located in the Redevelopment Area: Berkely County (the “County”) and the Berkely County School District (the “School District” together with the County, the “Taxing Districts”). Due to the general decline of the area, property tax revenues generated from the Redevelopment Area have been stagnate or declining over the past 10 years.

## Redevelopment Plan

The redevelopment of the Redevelopment Area is intended to attract new investment that will restore a productive tax base for local governments, eliminate blight and support healthy, sustainable urban growth. The Town estimates a potential for up to \$95.3 million in new, taxable private investment. This new private investment will come from a variety of sources.

As of tax year 2024, the most recently concluded tax year for which assessed values were made available from the County Auditor, properties within the boundaries of the Redevelopment Area had an estimated total assessed value of approximately \$4,200,000 as set forth in Exhibit C. Real property taxes on this assessment are estimated (based on 2024 millage levies which are the most recent available as tax bills have not been issued) to be as follows:

Table 5

<b><u>Taxing District</u></b>	<b><u>2025 Millage Levies</u></b>	<b><u>Tax Revenues</u></b>
School District	196.9	\$ 827,823
County	46.50	195,499
Town	73.8	310,276
Total		\$1,333,597

During the redevelopment process, the Taxing Districts will continue to receive real property tax revenues at the same approximate level as that shown above, even after the adoption of this Redevelopment Plan, the issuance of TIF Bonds, and the initiation of Redevelopment Projects. The Tax Increment Revenues (paid into the Special Tax Allocation Fund (as defined in the TIF Law)), which will be used to pay debt service on the TIF Bonds and fund Redevelopment Projects using the financing tools described in Section 8, constitute new taxes resulting from growth and value increases within the Redevelopment Area. No Taxing District, regardless of their consent to the imposition of the new tax increment, will lose existing tax revenue as a result of the implementation of this Redevelopment Plan.

The creation of the TIF District has no impact on personal property taxes collected within the Redevelopment Area. The Taxing Districts will continue to receive tax income from personal property at the existing level and will benefit from all future increases. Even as the Town collects Tax Increment Revenues to provide for redevelopment, revenue increases should be realized by all Taxing Districts as a result of investments within the Redevelopment Area.

In summary, this Redevelopment Plan and the Redevelopment Projects authorized herein are expected to have a neutral or positive overall impact on the tax revenues of each Taxing District. Each of the local entities will benefit significantly in the short and long terms from the investments made in the Redevelopment Projects. In the short term, the Redevelopment Projects will improve public spaces, streets, intersections, and other infrastructure that are used by all, and provide a Wellness Center for the community. In the long term, the redevelopment projects will help attract high quality investment to the Redevelopment Area that will add to the tax base and financial strength of each entity. Upon completion of the Redevelopment Projects, and absent the amendment of the Redevelopment Plan, the Redevelopment Area will be dissolved and the full financial benefit of all growth that has occurred within the Redevelopment Area will accrue directly to each entity.

In summary, the proposed redevelopment financing will have no effect on current revenues of the entities that have taxing powers in the Redevelopment Area. All Taxing Districts will receive new revenues resulting from property taxes on new personal property investments and from the growth of real estate values outside the Redevelopment Area. All entities will forgo a portion of their future revenue growth for a period of time. In return, all will benefit from a stronger, more diverse tax base and economy, improved infrastructure, and a more attractive community.

## 10. Displacement Impact of Redevelopment Plan

No displacement of residences or businesses is expected to result from the implementation of the Redevelopment Plan. It is anticipated that all work will take place on public rights-of-way or on publicly-owned property.

## 11. Properties within the Redevelopment Area

Attached hereto as Exhibit A is a listing, by tax map number, of each of the current 239 parcels within the Redevelopment Area. Also included within such Exhibit are the names of the property owners, the property address or location, current fair market value as determined by the County, and the current assessed value for each parcel.

## 12. Future Amendments to the Redevelopment Plan

As necessary to achieve the objectives of this Redevelopment Plan, the Town may amend this plan to include adjacent areas which would benefit from redevelopment activities. Any such amendments to this Redevelopment Plan shall be made in compliance with the TIF Law.

## 13. Estimate of Equalized Assessed Value

For tax year 2024 most recent equalized assessed value for the Redevelopment Area is \$4,200,000 and it is estimated that the equalized assessed value after redevelopment (2060) will be \$15,877,313.

**Exhibit A****Properties Located within Redevelopment Area**

Name	TMS #
CJL INVESTMENTS LLC	142-07-01-027
HEART OT HEART INTERNATIONAL MINISTRIES	142-07-02-001
TOWN OF MONCKS CORNER	142-07-02-003
TOWN OF MONCKS CORNER	142-07-02-004
TOWN OF MONCKS CORNER	142-07-02-005
TOWN OF MONCKS CORNER	142-07-02-006
TOWN OF MONCKS CORNER	142-07-02-007
TOWN OF MONCKS CORNER	142-07-02-008
BERKELEY COUNTY	142-07-02-009
JENNIFER B BISHOP	142-07-02-010
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-011
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-012
LAW OFFICE OF MARTIN G MURPHY JR LLC	142-07-02-013
SC NATIONAL BANK	142-07-02-015
SC NATIONAL BANK	142-07-02-016
TOWN OF MONCKS CORNER	142-07-02-017
TOWN OF MONCKS CORNER	142-07-02-018
TOWN OF MONCKS CORNER	142-07-02-019
315 E MAIN STREET LLC	142-07-02-020
SIETE FARMS LLC	142-07-02-023
BERKELEY REALTY LLC	142-07-02-024
MANUEL & ELINOR B COHEN	142-07-02-026
MAIN ST MC LLC	142-07-02-028
BERKELEY COUNTY	142-07-02-029
RANDELL C STONEY JR	142-07-02-030
RANDELL C STONEY JR	142-07-02-031
RANDELL C STONEY JR	142-07-02-032
LBCT TRADE PROPERTY LLC	142-07-02-033
LBCT TRADE PROPERTY LLC	142-07-02-034
THEODORE D STONEY ESTATE	142-07-02-035
ALBERT & KIMBERLY PIEPER SURVIVORSHIP	142-07-02-036
CHESSTNUT LIVING TRUST	142-07-02-037
RODNEY L GROOMS	142-07-02-038
NORVAL N BARNES	142-07-02-039
CECIL K & MARGARET H LEE SURVIVORSHIP	142-07-02-040

## Redevelopment Plan

GEORGE T NEWELL	142-07-02-041
MELISSA B PONCE ETAL	142-07-02-042
THOMAS P STONEY ETAL ETAL	142-07-02-043
JOHN B WILLIAMS	142-07-02-044
211 EMS LLC	142-07-02-045
JAMES R JR & SHERI S TAYLOR	142-07-02-046
FARMERS & MERCHANTS BANK OF SC	142-07-02-047
BERKELEY COUNTY	142-07-02-048
LEVI GREEN	142-07-02-049
RODNEY L & KARYN E GROOMS SURVIVORSHIP	142-07-02-050
LBCT TRADE PROPERTY LLC	142-07-02-051
JANE S STONEY REVOCABLE TRUST ARTICLE 7 TRUST	142-07-02-052
RANDELL C STONEY JR	142-07-02-053
RANDELL C STONEY JR	142-07-02-054
RANDELL C STONEY JR	142-07-02-055
BERKELEY COUNTY	142-07-02-056
ANGEL WINGS FOUNDATION	142-07-02-057
MARIBEL HERRERA	142-07-02-058
MARIBEL HERRERA	142-07-02-059
REAL INSTALLATION SERVICE LLC ETAL	142-07-02-060
AJ RENTALS AND INVESTMENTS LLC	142-07-02-061
LAW OFFICE OF MARTIN G MURPHY JR LLC	142-07-02-063
TOWN OF MONCKS CORNER	142-07-02-064
MARIBEL HERRERA	142-07-02-065
COOPER REIVER HEATING AND AIR	142-07-02-066
REV FEDERAL CREDIT UNION	142-07-04-001
DELORES S STALEY	142-07-04-002
BELINDA LITCHFIELD BAKER	142-07-04-023
ELLIE WALL COTTINGHAM	142-07-05-001
GABRIEL S & JESSICA C NEWPORT SURVIVORSHIP	142-07-05-002
221 FIRST STREET LLC	142-07-05-003
IGDJGD LLC	142-07-05-004
FIRST CITIZENS BANK & TRUST COMPANY OF S	142-07-05-005
FIRST CITIZENS BANK & TRUST COMPANY OF S	142-07-05-006
BERKELEY COUNTY LIBRARY	142-07-05-008
823 PROPERTY MANAGEMENT LLC	142-07-05-023
CHURCH HOUSE OF MINISTRIES WORLD WIDE INC	142-07-05-024
LONG RIFLE INVESTMENTS LLC	142-07-05-025
JUDITH WALL MOUT	142-07-05-026
K&C REAL ESTATE LLC	142-07-05-048

## Redevelopment Plan

DMOF3 LLC	142-07-05-049
CHRISSCOTT INVESTMENTS LLC	142-07-05-051
LARRY T & SHARON D MILLER SURVIVORSHIP	142-07-06-001
JAMD EQUITIES LLC	142-07-06-002
LYNETTE B OLIVER	142-07-06-003
BETTY ANN CRAWFORD REVOCABLE TRUST	142-07-06-004
TREF LLC	142-07-06-005
RICEFIELD INVESTMENT COMPANY LLC	142-07-06-006
FACTORY MAIN LLC	142-07-06-008
MONCKS CORNER PUBLIC WORKS COMMISSION	142-07-06-009
JERRY D & CORINNE D LEDBETTER TRUSTEES	142-07-06-010
TOWN OF MONCKS CORNER	142-07-06-011
108 W RAILROAD LLC	142-07-06-012
ROBICO REAL ESTATE HOLDINGS LLC	142-07-06-014
ROBIN W NICHOLS	142-07-06-015
CORNER VENTURES LLC	142-07-06-016
FRANK E & SHERRY J VILLEPONTEAUX SURVIVORSHIP	142-07-06-017
FRANK E & SHERRY J VILLEPONTEAUX SURVIVORSHIP	142-07-06-018
BLACKLAND304 LLC	142-07-06-019
CAROLINA MAIN LLC	142-07-06-020
WILLIAM H FORD & GEORGE FORD	142-07-06-022
LS MANAGEMENT LLC	142-07-06-023
FACTORY MAIN LLC	142-07-06-025
TOWN OF MONCKS CORNER A BODY POLITIC	142-07-06-026
MARTIN JAMES CLIFFORD	142-07-06-029
MONCKS CORNER PUBLIC WORKS COMMISSION	142-07-06-046
LARRY T & SHARON D MILLER SURVIVORSHIP	142-07-06-052
CMK PROPERTIES LLC	142-08-01-001
CYNTHIA L SHEPHERD	142-08-01-002
HMS HOLDINGS LLC	142-08-01-003
HUTTO PROPERTY HOLDINGS LLC	142-08-01-004
CMK PROPERTIES LLC	142-08-01-006
MONCKS CORNER PUBLIC WORKS	142-08-01-011
TOWN OF MONCKS CORNER	142-08-01-012
TOWN OF MONCKS CORNER	142-08-01-013
520 E MAIN LLC	142-08-01-014
520 E MAIN LLC	142-08-01-015
ANNIE MAE PROPERTIES LLC	142-08-01-016
465 EAST MAIN LLC	142-08-01-017
JIMMY CHAVIS	142-08-01-018

## Redevelopment Plan

CELLTEK INVESTMENTS LLC	142-08-01-019
ROBERT WHITFIELD	142-08-01-020
DCH MANAGEMENT LLC	142-08-01-022
GIBBS REVOCABLE LIVING TRUST	142-08-01-023
FIX IT OR FLIP IT	142-08-01-024
513 E MAIN STREET LLC	142-08-01-025
COOKE PROPERTIES LLC	142-08-01-026
COOKE PROPERTIES LLC	142-08-01-027
525 E MAIN LLC	142-08-01-028
525 E MAIN LLC	142-08-01-029
BOBBY W STRICKLAND TRUSTEES	142-08-01-030
BOBBY W STRICKLAND TRUSTEES	142-08-01-031
DRAYTON-PARKER COMPANIES LLC	142-08-01-032
DRAYTON-PARKER COMPANIES LLC	142-08-01-033
DRAYTON-PARKER COMPANIES LLC	142-08-01-035
CHAY WASHINGTON	142-08-01-037
K & S PROPERTIES LLC	142-08-01-054
ANNA MAE PROPERTIES LLC	142-08-01-055
ALLEN B ASHE JR & MICHELE RENE ASHE SURVIVORSHIP	142-08-01-056
DCH MANAGEMENT LLC	142-08-01-062
JIMMY BOY LOGISTICS LLC	142-08-01-065
COREY DANIELS	142-08-01-066
TOWN OF MONCK'S CORNER	142-08-02-004
KELLY SIDNEY CRAWFORD	142-08-02-006
MMRJ HOLDINGS LLC	142-08-02-007
101 N HWY 52 LLC	142-08-02-009
RPP OF SC LLC	142-08-02-010
520 E MAIN LLC	142-08-02-025
CAROLYN MYERS	142-08-02-026
CAROLYN MYERS	142-08-02-027
CHANGED LIVES MINISTRY INC	142-08-02-028
CHANGED LIVES MINISTRY INC	142-08-02-031
MONCK'S CORNER BAPTIST CHURCH	142-08-02-034
MONCK'S CORNER BAPTIST CHURCH	142-08-02-035
MONCK'S CORNER BAPTIST CHURCH	142-08-02-036
MONCK'S CORNER BAPTIST CHURCH	142-08-02-037
ROBERT BENFORD ETAL	142-08-02-038
WAYNE A MANDERVILLE	142-08-02-040
MONCK'S CORNER BAPTIST CHURCH	142-08-02-041



## Redevelopment Plan

TOWN OF MONCK'S CORNER	142-08-02-042
MADISON COMMERCIAL GROUP LLC	142-08-02-044
RENEE GANT	142-08-02-046
SIRITA J LONG	142-08-02-050
HIGHPHARM1 LLC	142-08-02-051
TOWN OF MONCK'S CORNER	142-08-02-053
TOWN OF MONCK'S CORNER	142-08-02-057
TOWN OF MONCK'S CORNER	142-08-02-058
TOWN OF MONCK'S CORNER	142-08-02-064
BEAU-STEVEN C HOWARD	142-11-01-001
JAMES & LINDA BODIFORD SURVIVORSHIP	142-11-01-002
FRANCES D HASELDEN	142-11-01-005
RPP OF SC LLC	142-11-01-006
LORD BERKELEY CONSERVATION TRUST	142-11-01-008
JPM & EPM PROPERTIES LLC	142-11-01-009
TOWN OF MONCK'S CORNER	142-11-01-010
FRANCES D & ROBERT K HASELDEN	142-11-01-033
LACEY R BODIFORD & DAVID R BRABHAM	142-11-01-034
BERKELEY COUNTY SCHOOL DISTRICT	142-07-02-062
DR HORTON INC	142-00-01-012
BOCO FAMILY LLC	142-00-01-013
ROBERT J AND RUTH P QUINN	142-00-01-014
MERITAGE HOMES OF THE CAROLINAS INC	142-00-01-021
SC PUBLIC SERVICE AUTHORITY	142-00-01-040
CARRERA INVESTMENTS LLC	142-08-01-038
MIDTOWN PARK ESTATES LLC	142-08-01-042
JENNIEL LF DANIELS (DECEASED)	142-08-01-043
BERKELEY COMMUNITY FEDERAL CREDIT UNION	142-08-01-061
WALTER BERNARD BROWN	142-08-02-002
WALTER BERNARD BROWN	142-08-02-003
APIF-SOUTH CAROLINA LLC	142-08-02-005
NAOMI BYRD BACORE (DECEASED)	142-08-02-011
GIBBS REVOCABLE LIVING TRUST	142-08-02-012
JANON B MYERS	142-08-02-013
JANON B MYERS	142-08-02-014
JANON B MYERS	142-08-02-015
JANON B MYERS	142-08-02-016
DELORIS ANDERSON	142-08-02-017
JOSEPH L & SYLVIA M BUTLER	142-08-02-018
JOSEPH L & SYLVIA M BUTLER	142-08-02-019

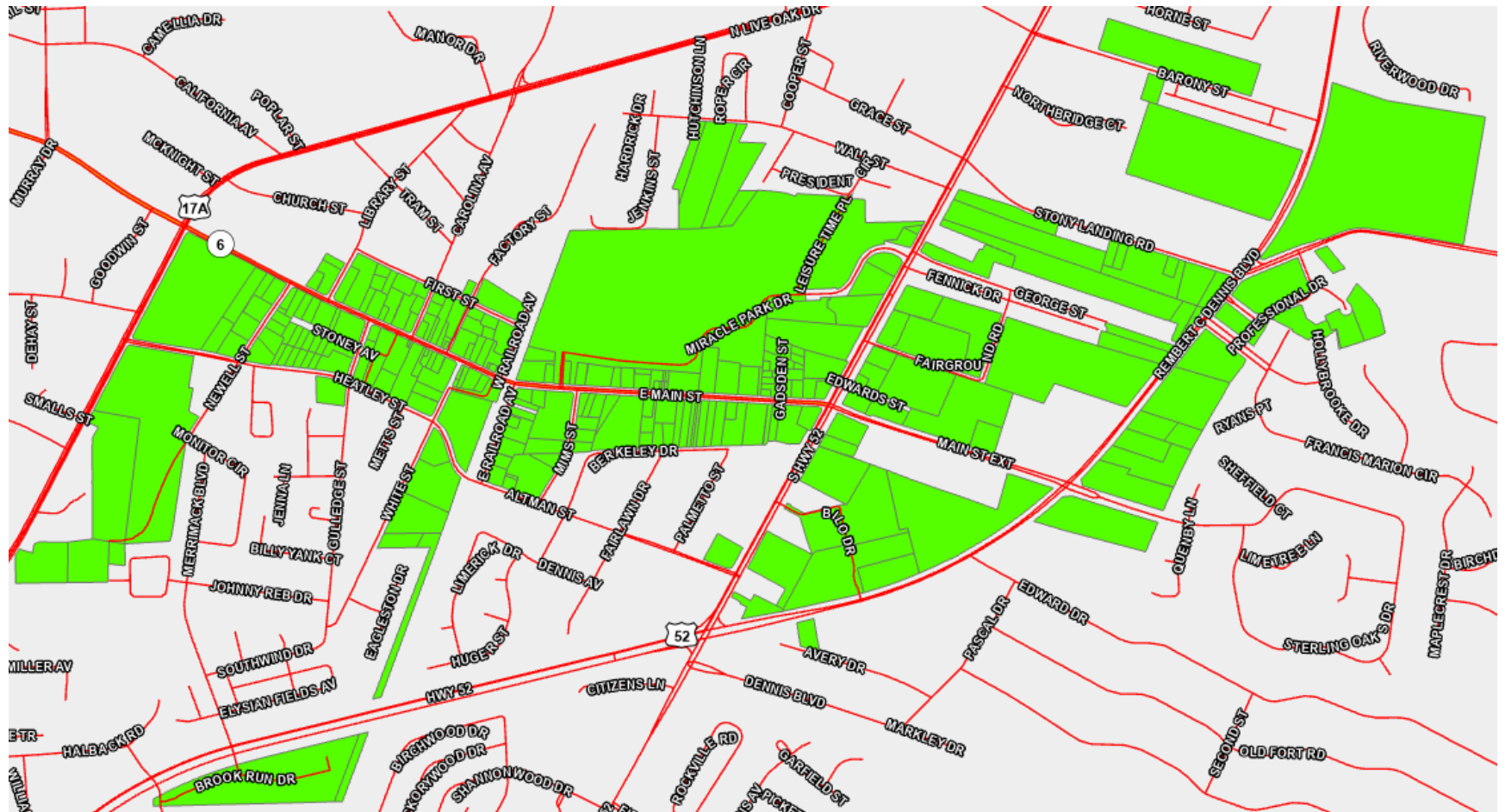
## Redevelopment Plan

SANDRA SMITH WILLIAMS	142-08-02-020
JOSEPH MYERS	142-08-02-021
JOSEPH MYERS	142-08-02-022
CAROLYN MYERS	142-08-02-023
MONCKS CORNER BAPTIST CHURCH	142-08-02-032
MONCKS CORNER BAPTIST CHURCH	142-08-02-033
JOHNCO LP	142-08-02-059
O'REILLY AUTOMOTIVE STORES INC	142-08-02-063
WYNDHAW HAZEL W ETALS	142-08-04-001
O ALLEN GETHERS PROPERTIES LLC	142-08-04-011
FIVE TALENTS LLC	142-08-04-012
HOWARD BROWN	142-08-04-013
JUAN SANCHEZ DE MUNIAIN	142-10-02-026
KRECK KENNETH & ANNETTE SURVIVORSHIP	142-11-01-012
ORVIN FRANCES WATTS	142-11-01-013
MONTE CALVARIO	142-11-01-014
STRICKLAND LIVING TRUST	142-11-01-036
TDMC PROPERTY HOLDINGS LLC	142-12-02-002
SCHOOL FUND II LLC	142-12-02-003
GILL HOLDINGS LLC	142-12-02-005
GILL HOLDINGS LLC	142-12-02-006
W & W ASSOCIATES LLC	142-12-02-013
SAVITABEN R PATEL	142-12-02-044
ROSEN MONCKS CORNER LLC	142-12-02-049
POINTE NORTH COMMUNITY CHURCH	142-12-02-051
POINTE NORTH COMMUNITY CHURCH	142-12-02-064
BMMW INC	143-00-00-002
MMU MONCKS CORNER LLC	143-00-00-003
STORE IT SELF STORAGE LLC	143-00-00-004
700 STONEY LANDING LLC	143-00-00-008
KARL H TROY ENTERPRISES INC	143-00-00-029
SOPACO INC	143-00-00-045
LIVE PRODUCTIONS LLC	143-00-00-047
KETTLEFISH GROUP LLC	143-00-00-061
JWENCO PROPERTIES LLC	143-00-00-067
BERKELEY COUNTY	143-00-00-073
GLD DENNIS LLC	143-00-00-079
GLD DENNIS LLC	143-00-00-080
BMMW INC	143-00-00-087
JOHNCO LP	143-05-00-040

## Redevelopment Plan

MMU MONCKS CORNER LLC	143-05-00-046
BLACK LAKE HOLDINGS LLC	143-05-00-051
JOHNCO LP	143-05-00-058
ROBERT G AND SHELBY J COLLEY	143-09-04-033
BOATS AND TOWS LLC	143-09-04-034

**Exhibit B**  
**Map of Redevelopment Area**



**Exhibit C**  
**Preliminary Equalized Assessed Value Certificate**

## Appendix 1

### “Tax Increment Financing Law”

#### **SECTION 31-6-10.** Short title.

This chapter may be cited as the "Tax Increment Financing Law".

HISTORY: 1984 Act No. 452, Section 1.

#### **SECTION 31-6-20.** Declaration of legislative findings.

(A) The General Assembly finds that:

(1) Section 14 of Article X of the Constitution of South Carolina provides that the General Assembly may authorize by general law that indebtedness for the purpose of redevelopment within incorporated municipalities may be incurred and that the debt service of such indebtedness be provided from the added increments of tax revenues to result from the project.

(2) An increasing demand for public services must be provided from a limited tax base. Incentives must be provided for redevelopment in areas which are, or threaten to become, predominantly slum or blighted.

(3) There exist in many municipalities of this State blighted and conservation areas; the conservation areas are rapidly deteriorating and declining and may soon become blighted areas if their decline is not checked; the stable economic and physical development of the blighted areas and conservation areas is endangered by the presence of blighting factors as manifested by progressive and advanced deterioration of structures, by the overuse of housing and other facilities, by a lack of physical maintenance of existing structures, by obsolete and inadequate community facilities, and a lack of sound community planning, by obsolete platting, diversity of ownership, excessive tax and special assessment delinquencies, or by a combination of these factors; that as a result of the existence of blighted areas and areas requiring conservation, there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment, unmarketability of property, growth in delinquencies and crime, and substandard housing conditions and zoning law violations in such areas together with an abnormal exodus of families and businesses so that the decline of these areas impairs the value of private investments and threatens the sound growth and the tax base of taxing districts in such areas, and threatens the health, safety, morals, and welfare of the public.

(4) In order to promote and protect the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated and conservation measures instituted and redevelopment of such areas undertaken; to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the redevelopment of project areas. The eradication of blighted areas and treatment and improvement of areas by redevelopment projects is declared to be essential to the public interest.

(4.5) There exists in or contiguous to many municipalities in the State large tracts of land which served the people of this State and its economy when originally developed and maintained over the generations as agricultural property, contributing food, fiber, timber, and pulpwood, and which now, in an evolving economy and amidst a much smaller, yet vastly more efficient



agricultural economy, are in need of redevelopment to provide multiple uses utilizing the redevelopment tools provided in this chapter.

(5) The use of incremental tax revenues derived from the tax rates of various taxing districts in redevelopment project areas for the payment of redevelopment project costs is of benefit to the taxing districts because taxing districts located in redevelopment project areas would not derive the benefits of an increased assessment base without the benefits of tax increment financing, all surplus tax revenues are turned over to the taxing districts in redevelopment project areas, and all taxing districts benefit from the removal of blighted conditions, the eradication of conditions requiring conservation measures, and the redevelopment of agricultural areas.

(B) The General Assembly intends to implement the authorization granted in Article X, Section 14, of the Constitution of this State. The authorization in this chapter provides for this State an essential method for financing redevelopment. The governing bodies of the incorporated municipalities are vested with all powers consistent with the Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted and to sufficiently meet all constitutional requirements pertaining to incurring indebtedness for the purpose of redevelopment and funding the debt service of such indebtedness from the added increment of tax revenues to result from such redevelopment as provided in subsection (10) of Section 14 of Article X of the Constitution of this State. The indebtedness incurred pursuant to subsection (10) of Section 14 of Article X of the Constitution is exempt from all debt limitations imposed by Article X. The powers granted in this chapter must be in all respects exercised for the benefit of the inhabitants of the State, for the increase of its commerce, and for the promotion of its welfare and prosperity.

(C) All action taken by any municipality in carrying out the purposes of this chapter will perform essential governmental functions.

(D) Pursuant to the authorization granted in Article VIII, Section 13, of the Constitution of this State, if a redevelopment project area is located in more than one municipality, the powers granted herein may be exercised jointly.

HISTORY: 1984 Act No. 452, Section 1; 2005 Act No. 109, Sections 9.A, 9.B.

Editor's Note

2012 Act No. 267, Section 1, provides as follows:

"The General Assembly finds and determines that the legislative findings contained in Section 31-6-20 of the 1976 Code remain true and correct as of the effective date of this act. The General Assembly further finds and determines that it would further the purposes of the Tax Increment Financing Law, Sections 31-6-10, et seq. of the 1976 Code, and would be in the public interest, to explicitly confirm the ability of municipalities and one or more taxing districts to provide by intergovernmental agreement for partial or modified participation in a redevelopment project. The General Assembly further finds that such intergovernmental agreements are consistent with and permissible under existing law, and accordingly the purpose of this act is to explicitly confirm the validity and enforceability of such intergovernmental agreements, whether entered into prior or subsequent to the effective date of this act. This act may not be construed to create a negative implication that any such intergovernmental agreement entered into prior to the effective date of this act is not valid or enforceable."

**SECTION 31-6-30. Definitions.**

Unless the context clearly indicates otherwise:

(1) "Blighted area" means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:

(a) if improved, industrial, commercial, and residential buildings or improvements, because of a combination of five or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by:

(i) a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; or

(ii) the area immediately prior to becoming vacant qualified as a blighted area.

Any area within a redevelopment plan established by Chapter 10 of Title 31 is deemed to be a blighted area.

(1.5) "Agricultural area" means any unimproved or vacant area formerly developed and used primarily for agricultural purposes within the boundaries of a redevelopment project area located within the territorial limits of the municipality where redevelopment and sound growth is impaired by a combination of three or more of the following factors: obsolete platting of the land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the land; overcrowding of structures and community facilities in neighboring areas adjacent to the land; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater; lack of storm drainage facilities; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of community planning; agricultural foreclosures; and static or declining land values.

(2) "Conservation area" means any improved area or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality that is not yet a blighted area where:

(a) if improved, because of a combination of three or more of the following factors: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious

land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values are detrimental to the public safety, health, morals, or welfare or;

(b) if vacant, the sound growth is impaired by a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

(3) "Municipality" means an incorporated municipality of this State.

(4) "Obligations" means bonds, notes, or other evidence of indebtedness issued by the municipality to carry out a redevelopment project or to refund outstanding obligations.

(5) "Redevelopment plan" means the comprehensive program of the municipality for redevelopment intended by the payment of redevelopment costs to reduce or eliminate those conditions which qualified the redevelopment project area as an agricultural area, blighted area, conservation area or combination thereof, and thereby to enhance the tax bases of the taxing districts which extend into the project redevelopment area. Each redevelopment plan shall set forth in writing the program to be undertaken to accomplish the objectives and shall include, but not be limited to, estimated redevelopment project costs including long-term project maintenance, as applicable, the anticipated sources of funds to pay costs, the nature and term of any obligations to be issued, the most recent equalized assessed valuation of the project area, an estimate as to the equalized assessed valuation after redevelopment, and the general land uses to apply in the redevelopment project area. A redevelopment plan established by Chapter 10 of Title 31 is deemed a redevelopment plan for purposes of this paragraph.

(6) "Redevelopment project" means any buildings, improvements, including street, road, and highway improvements, water, sewer and storm drainage facilities, parking facilities, tourism and recreation-related facilities, energy production or transmission infrastructure, communications technology, and public transportation infrastructure including, but not limited to, rail and airport facilities. Any project or undertaking authorized under Section 6-21-50 also may qualify as a redevelopment project under this chapter. All the projects are to be publicly owned. A redevelopment may be located outside of the redevelopment area provided the municipality makes specific findings of benefit to the redevelopment project area and the project area is located within the municipal limits. A redevelopment project for purposes of this chapter also includes affordable housing projects where all or a part of new property tax revenues generated in the tax increment financing district are used to provide or support publicly and privately owned affordable housing in the district or is used to provide infrastructure projects to support publicly and privately owned affordable housing in the district. The term "affordable housing" as used herein means residential housing for rent or sale that is appropriately priced for rent or sale to a person or family whose income does not exceed eighty percent of the median income for the local area, with adjustments for household size, according to the latest figures available from the United States Department of Housing and Urban Development (HUD).

(7) "Redevelopment project area" means an area within the incorporated area of and designated by the municipality, which is not less in the aggregate than one and one-half acres

and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an agricultural area, a blighted area, or a conservation area, or a combination thereof.

(8) "Redevelopment project costs" means and includes the sum total of all reasonable or necessary costs incurred or estimated to be incurred and any costs incidental to a redevelopment project. The costs include, without limitation:

(a) costs of studies and surveys, plans, and specifications; professional service costs including, but not limited to, architectural, engineering, legal, marketing, financial, planning, or special services.

(b) property assembly costs including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, and the clearing and grading of land.

(c) costs of rehabilitation, reconstruction, repair, or remodeling of a redevelopment project.

(d) costs of the construction and long-term maintenance of a redevelopment project.

(e) financing costs including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued under the provisions of this chapter accruing during the estimated period of construction of any redevelopment project for which the obligations are issued and including reasonable reserves related thereto.

(f) relocation costs, including relocation or removal costs of federal, state, or local government facilities or activities, to the extent that a municipality determines that relocation costs must be paid or required by federal or state law.

(9) "Taxing districts" means counties, incorporated municipalities, schools, special purpose districts, and public and any other municipal corporations or districts with the power to levy taxes. Taxing districts include school districts which have taxes levied on their behalf.

(10) "Vacant land" means any parcel or combination of parcels of real property without industrial, commercial, and residential buildings.

**HISTORY:** 1984 Act No. 452, Section 1; 1996 Act No. 253, Section 1; 1999 Act No. 93, Section 17; 1999 Act No. 109, Section 2; 2002 Act No. 207, Section 1; 2005 Act No. 109, Section 10; 2008 Act No. 358, Section 1, eff June 25, 2008; 2020 Act No. 145 (S.207), Section 3, eff September 28, 2020.

**Code Commissioner's Note**

In 2013, the Code Commissioner removed text which formerly appeared as the second sentence of subsection (1)(b)(ii) and added it as the last undesignated paragraph under subsection (1).

**Effect of Amendment**

The 2008 amendment, in subsection (6), added the fifth and sixth sentences relating to affordable housing projects.

2020 Act No. 145, Section 3, in (6), in the fifth sentence, inserted "and privately" following "or support publicly" and "publicly and" following "projects to support".

**SECTION 31-6-40.** Issuance of obligations for redevelopment costs; security; manner of retirement.

Obligations secured by the special tax allocation fund set forth in Section 31-6-70 for the redevelopment project area may be issued to provide for redevelopment project costs. The

obligations, when so issued, must be retired in the manner provided in the ordinance authorizing the issuance of the obligations by the receipts of taxes levied as specified in Section 31-6-110 against the taxable property included in the area and other revenue as specified in Section 31-6-110 designated by the municipality which source does not involve revenues from any tax or license. In the ordinance the municipality may pledge all or any part of the funds in and to be deposited in the special tax allocation fund created pursuant to Section 31-6-70 to the payment of the redevelopment project costs and obligations. Any pledge of funds in the special tax allocation fund must provide for distribution to the taxing districts of monies not required for payment and securing of the obligations and the excess funds are surplus funds. In the event a municipality only pledges a portion of the monies in the special tax allocation fund for the payment of redevelopment project costs or obligations, any funds remaining in the special tax allocation fund after complying with the requirements of the pledge are also considered surplus funds. All surplus funds must be distributed annually to the taxing districts in the redevelopment project area by being paid by the municipality to the county treasurer of the county in which the municipality is located. The county treasurer shall immediately thereafter make distribution to the respective taxing districts in the same manner and proportion as the most recent distribution by the county treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

In addition to obligations secured by the special tax allocation fund, the municipality may pledge for a period not greater than the term of the obligations toward payment of the obligations any part of the revenues remaining after payment of operation and maintenance, of all or part of any redevelopment project.

The obligations may be issued in one or more series, may bear such date or dates, may mature at such time or times not exceeding thirty years from their respective dates, may bear such rate or rates of interest as the governing body shall determine, may be in such denomination or denominations, may be in such form, either coupon or registered, may carry such registration and conversion privileges, may be executed in such manner, may be payable in such medium of payment, at such place or places, may be subject to such terms of redemption, with or without premium, may be declared or become due before the maturity date thereof, may provide for the replacement of mutilated, destroyed, stolen, or lost bonds, may be authenticated in such manner and upon compliance with such conditions, and may contain such other terms and covenants, as may be provided by the governing body of the municipality. If the governing body determines to sell any obligations the obligations must be sold at public or private sale in such manner and upon such terms as the governing body considers best for the interest of the municipality.

A certified copy of the ordinance authorizing the issuance of the obligations must be filed with the clerk of the governing body of each county and treasurer of each county in which any portion of the municipality is situated and shall constitute the authority for the extension and collection of the taxes to be deposited in the special tax allocation fund.

A municipality also may issue its obligations to refund in whole or in part obligations previously issued by the municipality under the authority of this chapter, whether at or prior to maturity, and all references in this chapter to "obligations" are considered to include these refunding obligations.

The debt incurred by a municipality pursuant to this chapter is exclusive of any statutory limitation upon the indebtedness a taxing district may incur. All obligations issued pursuant to this chapter shall contain a statement on the face of the obligation specifying the sources from

which payment is to be made and shall state that the full faith, credit, and taxing powers are not pledged for the obligations.

The trustee or depositary under any indenture may be such persons or corporations as the governing body designates, or they may be nonresidents of South Carolina or incorporated under the laws of the United States or the laws of other states of the United States.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 1.

**SECTION 31-6-50.** Application of proceeds of obligations.

The proceeds from obligations issued under authority of this chapter must be applied only for the purpose for which they were issued. Any premium and accrued interest received in any such sale must be applied to the payment of the principal of or the interest on the obligations sold. Any portion of the proceeds not needed for redevelopment project costs must be applied to the payment of the principal of or the interest on the obligations.

HISTORY: 1984 Act No. 452, Section 1.

**SECTION 31-6-60.** Exemption of obligations and interest thereon from South Carolina taxes.

The obligations authorized by this chapter and the income from the obligations and all security agreements and indentures executed as security for the obligations made pursuant to the provisions of this chapter and the revenue derived from the obligations are exempt from all taxation in the State of South Carolina except for inheritance, estate, or transfer taxes and all security agreements and indentures made pursuant to the provisions of this chapter are exempt from all state stamp and transfer taxes.

HISTORY: 1984 Act No. 452, Section 1.

**SECTION 31-6-70.** Ordinance pertaining to allocation of taxes; distribution of surplus funds; termination of redevelopment area status and dissolution of tax allocation fund.

A municipality, within ten years after the date of adoption of an ordinance providing for approval of a redevelopment plan pursuant to Section 31-6-80, may issue the initial obligations under this chapter to finance the redevelopment project upon adoption of an ordinance providing that:

- (1) after the issuance of the obligations; and
- (2) after the total equalized assessed valuation of the taxable real property in a redevelopment project area exceeds the certified "total initial equalized assessed value" established in accordance with Section 31-6-100(B) of all taxable real property in the project area, the ad valorem taxes, if any, arising from the levies upon taxable real property in the project area by taxing districts and tax rates determined in the manner provided in Section 31-6-100(B) each year after the obligations have been issued until obligations issued under this chapter have been retired and redevelopment project costs have been paid must be divided as follows:

- (a) that portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the total initial equalized assessed value of all taxable real property in the redevelopment project area must be allocated to and when collected must be paid by the county

treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of the redevelopment plan; and

(b) that portion, if any, of taxes which is attributable to the increase in the current total equalized assessed valuation of all taxable real property in the redevelopment project area over and above the total initial equalized assessed value of taxable real property in the redevelopment project area must be allocated to and when collected must be paid to the municipality which shall deposit the taxes into a special fund called the special tax allocation fund of the municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment of the costs and obligations. The municipality may pledge in the ordinance the funds in and to be deposited in the special tax allocation fund for the payment of the costs and obligations.

Any ordinance adopted based on acts of the municipality occurring before the effective date of this chapter must incorporate by reference and adopt those prior acts undertaken in accordance with the procedures of this chapter as if they had been undertaken pursuant to this chapter.

Obligations may be issued subsequent to the initial ten-year period. When obligations issued under this chapter have been retired and redevelopment project costs incurred under this chapter have been paid or budgeted pursuant to the redevelopment plan, as evidenced by resolution of the governing body of the municipality, all surplus funds then remaining in the special tax allocation fund must be paid by the municipal treasurer to the county treasurer who immediately, after receiving the payment, shall pay the funds to the taxing districts in the redevelopment project area in the same manner and proportion as the most recent distribution by the treasurer to the affected districts of real property taxes from real property in the redevelopment project area.

Upon the payment of all redevelopment project costs, retirement of all obligations of a municipality issued under this chapter, and the distribution of any surplus monies pursuant to this section, the municipality shall adopt an ordinance dissolving the tax allocation fund for the project redevelopment area and terminating the designation of the redevelopment project area as a redevelopment project area for purposes of this chapter. Thereafter, the rates of the taxing districts must be extended and taxes levied, collected, and distributed in the manner applicable in the absence of the adoption of a redevelopment plan and the issuance of obligations under this chapter.

If ten years have passed from the time a redevelopment project area is designated and the municipality has not issued the initial obligations under this chapter to finance the redevelopment project, upon the expiration of the ten-year term, the municipality shall adopt an ordinance terminating the designation of the redevelopment project area.

**HISTORY:** 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 2; 2002 Act No. 207, Section 2.

**SECTION 31-6-80.** Public hearing prior to approval of redevelopment plan; changes in plan; notice to, and objections by taxing districts; adoption of ordinance prior to issuance of obligations; changes to redevelopment plan.

(A) Prior to the issuance of any obligations under this chapter, the municipality shall set forth by way of ordinance the following:

(1) a copy of the redevelopment plan containing a statement of the objectives of a municipality with regard to the plan;



(2) a statement indicating the need for and proposed use of the proceeds of the obligations in relationship to the redevelopment plan;

(3) a statement containing the cost estimates of the redevelopment plan and redevelopment project and the projected sources of revenue to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred;

(4) a list of all real property in the redevelopment project area;

(5) the duration of the redevelopment plan;

(6) a statement of the estimated impact of the redevelopment plan upon the revenues of all taxing districts in which a redevelopment project area is located;

(7) findings that:

(a) the redevelopment project area is an agricultural, blighted, or conservation area and that private initiatives are unlikely to alleviate these conditions without substantial public assistance;

(b) property values in the area would remain static or decline without public intervention; and

(c) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the municipality.

(B) Before approving any redevelopment plan under this chapter, the governing body of the municipality must hold a public hearing on the redevelopment plan after published notice in a newspaper of general circulation in the county in which the municipality and any taxing district affected by the redevelopment plan is located not less than fifteen days and not more than thirty days prior to the hearing. The notice shall include:

(1) the time and place of the public hearing;

(2) the boundaries of the proposed redevelopment project area;

(3) a notification that all interested persons will be given an opportunity to be heard at the public hearing;

(4) a description of the redevelopment plan and redevelopment project; and

(5) the maximum estimated term of obligations to be issued under the redevelopment plan.

(C) Not less than forty-five days prior to the date set for the public hearing, the municipality shall give notice to all taxing districts of which taxable property is included in the redevelopment project area, and in addition to the other requirements of the notice set forth in the section, the notice shall request each taxing district to submit comments to the municipality concerning the subject matter of the hearing prior to the date of the public hearing.

(D) If a taxing district does not file an objection to the redevelopment plan at or prior to the date of the public hearing, the taxing district is considered to have consented to the redevelopment plan and the issuance of obligations under this chapter to finance the redevelopment project, provided that the actual term of obligations issued is equal to or less than the term stated in the notice of public hearing. The municipality may issue obligations to finance the redevelopment project to the extent that each affected taxing district consents to the redevelopment plan. The tax increment for a taxing district that does not consent to the redevelopment plan must not be included in the special tax allocation fund.

(E) Prior to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, changes may be made in the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan or the proposed use of the proceeds of the obligations in

relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, without further hearing or notice, provided that notice of the changes is given by mail to each affected taxing district and by publication in a newspaper or newspapers of general circulation within the taxing districts not less than ten days prior to the adoption of the changes by ordinance. Notice of the adoption of the ordinance must be published by the municipality in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of such adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(F)(1) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that do not add parcels to or expand the exterior boundaries of the redevelopment project area, change general land uses established pursuant to the redevelopment plan, change the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the following procedures:

(a) The municipality must provide notice of the proposed changes by mail to each affected taxing district. The proposed changes shall become effective only with respect to affected taxing districts that consent to the proposed changes by resolution of the governing body of the taxing districts.

(b) The municipality must publish notice of the adoption of the ordinance in a newspaper having general circulation in the affected taxing districts. Any interested party may, within twenty days after the date of publication of the notice of adoption of the redevelopment plan, but not afterwards, challenge the validity of the adoption by action de novo in the court of common pleas in the county in which the redevelopment plan is located.

(2) Subsequent to the adoption of an ordinance approving a redevelopment plan pursuant to Section 31-6-80, the municipality may by ordinance make changes to the redevelopment plan that adds parcels to or expands the exterior boundaries of the redevelopment project area, to general land uses established pursuant to the redevelopment plan, to the proposed use of the proceeds of the obligations in relationship to the redevelopment plan, or to extend the maximum amount or term of obligations to be issued under the redevelopment plan, in accordance with the procedures provided in this chapter for the initial approval of a redevelopment project and designation of a redevelopment project area.

(3) If the redevelopment project or portion of it is to be located outside of the redevelopment project area, the municipality shall by resolution make a specific finding of benefit to the redevelopment project area and provide written notice to the affected taxing district. No further action is required of the municipality.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 3; 1999 Act No. 93, Section 18; 1999 Act No. 109, Section 3; 2002 Act No. 207, Section 3; 2005 Act No. 109, Section 11; 2012 Act No. 267, Section 3, eff June 20, 2012.

Effect of Amendment

The 2012 amendment added the subsection identifiers, rewrote subsection (E), and added subsection (F).

**SECTION 31-6-85.** Intergovernmental agreement for redevelopment project.

The municipality and one or more taxing districts may at any time provide by intergovernmental agreement that such taxing district or taxing districts will participate in a redevelopment project on a partial or modified basis. Such intergovernmental agreement shall become effective, and shall be valid and enforceable for the entire duration thereof, upon its approval by ordinance enacted by the municipality and by ordinance or resolution, whichever is applicable, enacted or approved by the affected taxing district or taxing districts.

HISTORY: 2012 Act No. 267, Section 2, eff June 20, 2012.

**SECTION 31-6-90.** Persons displaced by redevelopment project.

When there are any persons residing in the area covered by the redevelopment plan:

(1) The redevelopment plan shall include:

(a) An assessment of the displacement impact of the redevelopment project and provisions for the relocation of all persons who would be displaced by the project, provided that no residents may be displaced by a redevelopment project unless housing is made available to them pursuant to the terms of this section.

(b) Provisions for the creation of housing opportunities to the extent feasible to enable a substantial number of the displaced persons to relocate within or in close proximity to the area covered by the redevelopment plan.

(2) Prior to authorizing the demolition of any residential units in connection with a tax increment financing plan, the governing body of the municipality must insure that the redevelopment plan complies with the requirements of this section and further that standard housing is made available to all persons to be displaced.

(3) Persons displaced by a redevelopment plan are entitled to the benefits and protections available under Section 28-11-10. The costs of the relocation are proper expenditures for the proceeds of any obligations issued under this chapter.

HISTORY: 1984 Act No. 452, Section 1.

**SECTION 31-6-100.** Assessment of value of real estate in redevelopment project area.

(A) If a municipality by ordinance approves a redevelopment plan pursuant to Section 31-6-80, the auditor of the county in which the municipality is situated, immediately after adoption of the ordinance pursuant to Section 31-6-80, must, upon request of the municipality, determine and certify:

(1) the most recently ascertained equalized assessed value of all taxable real property within the redevelopment project area, as of the date of adoption of the ordinance adopted pursuant to Section 31-6-80, which value is the "initial equalized assessed value" of the property; and

(2) the total equalized assessed value of all taxable real property within the redevelopment project area and certifying the amount as the "total initial equalized assessed value" of the taxable real property within the redevelopment project area.

(B) After the county auditor has certified the total initial equalized assessed value of the taxable real property in the area, then in respect to every taxing district containing a redevelopment project area, the county auditor or any other official required by law to ascertain

the amount of the equalized assessed value of all taxable property within the district for the purpose of computing the rate percent of tax to be extended upon taxable property within such district, shall in every year that obligations are outstanding for redevelopment projects in the redevelopment area ascertain the amount of value of taxable property in a project redevelopment area by including in the amount the certified total initial equalized assessed value of all taxable real property in the area in lieu of the equalized assessed value of all taxable real property in the area. The rate percent of tax determined must be extended to the current equalized assessed value of all property in the redevelopment project area in the same manner as the rate percent of tax is extended to all other taxable property in the taxing district. The method of extending taxes established under this section terminates when the municipality adopts an ordinance dissolving the special tax allocation fund for the redevelopment project.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 4.

**SECTION 31-6-110.** Disposition of revenues from municipal property within project area; deposit of revenues from sale of property acquired with proceeds of obligations.

Revenues received by the municipality from any property, building, or facility owned by the municipality or any agency or authority established by the municipality in the redevelopment project area may be used to pay redevelopment project costs or reduce outstanding obligations of the municipality incurred under this chapter for redevelopment project costs. If the obligations are used to finance the extension or expansion of a system as defined in Section 6-21-40 in the redevelopment project area, all or a portion of the revenues of the system, whether or not located entirely within the redevelopment project area, including the revenues of the redevelopment project, may be pledged to secure the obligations issued under this chapter. The municipality is fully empowered to use any of the powers granted by either or both of the provisions of Chapter 17 of Title 6 (The Revenue Bond Refinancing Act of 1937) or the provisions of Chapter 21 of Title 6 (Revenue Bond Act for Utilities). In exercising the powers conferred by the provisions, the municipality may make any pledges and covenants authorized by any provision of those chapters. The municipality may place the revenues in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Revenue received by the municipality from the sale or other disposition of real property acquired by the municipality with the proceeds of obligations issued under the provisions of this chapter must be deposited by the municipality in the special tax allocation fund or a separate fund which must be held by the municipality or financial institution designated by the municipality. Proceeds of grants may be pledged by the municipality and deposited in the special tax allocation fund or a separate fund.

HISTORY: 1984 Act No. 452, Section 1; 1987 Act No. 200, Section 5.

**SECTION 31-6-120.** Project located within more than one municipality.

If the redevelopment project area is located within more than one municipality, the municipalities may jointly adopt a redevelopment plan and authorize obligations as provided under the provisions of this chapter.

HISTORY: 1984 Act No. 452, Section 1.

**NOTICE OF PUBLIC HEARING****TOWN OF MONCKS CORNER  
TOWN SQUARE REDEVELOPMENT PLAN**

The Town Council of the Town of Moncks Corner (the “Town Council”), the governing body of the Town of Moncks Corner, South Carolina (the “Town”) will hold a public hearing on Tuesday, August 19, 2025, to receive comments on the Town’s proposed Town Square Redevelopment Plan (the “Redevelopment Plan”) and the construction of public improvements in and around the redevelopment project area (as identified in the Redevelopment Plan) (the “Redevelopment Area”). The public hearing will be held at 6:00 p.m. in the Town Council’s chambers, located in the Moncks Corner Municipal Complex, at 118 Carolina Avenue Moncks Corner, South Carolina 29461. All interested persons will be given an opportunity to be heard at the public hearing.

The Redevelopment Area encompasses approximately 410 acres near the center of the Town. Generally, it includes the areas east and west of the intersection of East Main Street and East Railroad Avenue, bounded by South Live Oak Drive to the west, and parcels on both sides of Rembert Dennis Boulevard to the east. All parcels are south of North Live Oak Drive and north of the intersection of Hopkins Drive and Rember C. Dennis Boulevard.

The boundaries of the Redevelopment Area are described as follows:

From the intersection of South Live Oak Drive and East Main Street – the parcels, with a few exceptions, adjacent to East Main Street moving west down East Main Street to the intersection of East Main Street and Highway 52, but also including:

- those parcels between First Street to the North and East Main Street to the south between Library Street to the west and the railroad line to the east, plus parcel 1420706026.
- those parcels between Heatley Street and East Main Street between East Railroad Avenue and South Live Oak Drive, plus parcels 140001012, 1420001013, 1421002026, 1420001040, and 140001021,
- those parcels between the northern terminus of Eagleston Drive and Heatley to the north, and bounded by White Street to the west and the railroad line to the east,
- those parcels between Miracle Park Drive and East Main Street, plus parcels 1420802004, 1420804001, 1420804011, 1420804012, and 1420804013

The area bounded by South Highway 52 to the west, Rember C. Dennis Boulevard to the east (including most parcels east of Rember C. Dennis Boulevard from Sterling Oaks to Stoney Landing Road), and Stoney Landing Road to the North, but also including:

- parcels 1421202013, 1430500046, 1430000008, 1430000067, 1430000003, 1430500058, 1430500056, 1430500059, 1430500070, 1430000045, and 1430000061

The Redevelopment Plan has been developed by the Town to promote and encourage redevelopment in the Redevelopment Area. Through the undertaking of certain municipal improvements (collectively, the “Redevelopment Projects”), as further described below, within and around the Redevelopment Area, the Town expects to create an environment attractive to private investment and beneficial to its citizens, visitors, and tourists. It is expected that the Redevelopment Projects will substantially increase the tax base and benefit all affected taxing districts. Through the implementation of the Redevelopment Plan, the Town seeks to (i) support the development of new residential within the Redevelopment Area; (ii) stimulate private investment in the area, expanding the tax base and increasing tax revenue; (iii) create additional job opportunities for residents of the Town; (iv) provide for general infrastructure improvements; (v) increase public awareness of the Redevelopment Area; (vi) provide additional recreational and wellness opportunities in the area in connection with other pedestrian improvements; (vii) promote new parking, walking, and public transportation and other pedestrian-friendly opportunities to improve access to the Redevelopment Area; and (viii) provide a catalyst for residential and commercial development in the areas within and adjacent to the Redevelopment Area. In sum, the Town seeks to activate its Town Square by attracting and leveraging new private investment in the Town through strategic public investment.

The Redevelopment Projects include:

- Planning/Implementation – The successful revitalization of the Redevelopment Area requires adequate planning for proper implementation. Planning assistance will be secured from Town staff, and as needed, consultants. In utilizing consultants and other advisors, the Town shall expend money for redevelopment project costs (as defined in the TIF Law).
- Landscaping, and Streetscaping – The Town anticipates landscaping, streetscaping and hardscaping improvements to promote the welfare of its citizens and in furtherance of the objectives of the Redevelopment Plan.
- Transportation – the Town anticipates transportation improvements to improve connectivity and access to public and private amenities, including road and sidewalk improvements.
- General Infrastructure Improvements – The Town expects to make general infrastructure improvements in furtherance of the objectives of the Redevelopment Plan.
- Recreation Improvements – the Town will develop a wellness center, with many amenities including an indoor pool, and plazas, parks, and greenspaces, and improvements therein, that may be used for concerts, festivals, farmer’s markets, and similar events, as well as other recreational activities.
- Parking – parking will be acquired or developed as necessary to support the Redevelopment Plan.

- Property Acquisition and Development – the Town may acquire and develop property in furtherance of any of the objectives of the Redevelopment Plan.

Presently, and depending on all available sources of financing, the cost of the Redevelopment Projects is estimated at \$39,000,000. Due to a number of factors, it is expressly recognized that implementation of all the Redevelopment Projects discussed herein may not be feasible. In light of the limited availability of financing or related capital contributions, the Town intends to prioritize the Redevelopment Projects that it believes will provide the most likelihood of redevelopment within the Redevelopment Area. Tax increment obligations issued from time to time to finance the costs of the Redevelopment Projects will have a maximum term of 30 years.

This notice is delivered in accordance with Section 31-6-80(B) of the Code of Laws of South Carolina 1976, as amended.

TOWN OF MONCKS, CORNER, SOUTH CAROLINA



**NOTICE OF ENACTMENT**

Notice is hereby given that pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina 1976, as amended, the Town Council of the Town of Moncks Corner, the governing body of the Town of Moncks Corner, South Carolina (the “Town Council”) has duly enacted “AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MONCK’S CORNER, SOUTH CAROLINA PROVIDING FOR THE ESTABLISHMENT OF THE TOWN SQUARE REDEVELOPMENT PROJECT AREA, THE APPROVAL OF THE TOWN SQUARE REDEVELOPMENT PLAN, THE FINANCING OF REDEVELOPMENT PROJECTS, AND OTHER MATTERS RELATED THERETO” (the “Ordinance”). The final reading of the Ordinance was given at a meeting of the Town Council held on September 16, 2025. The Ordinance adopts the Town Square Redevelopment Plan, establishes the Town Square Redevelopment Area, and provides for matters related thereto, including the issuance of obligations to finance the costs of the Redevelopment Projects. Capitalized terms used herein have the meanings ascribed thereto in the Ordinance, which is available for inspection at the office of the Town Clerk of the Town of Moncks Corner, South Carolina.

**Ordinance No. [2025-\_\_\_\_]****AN ORDINANCE TO AUTHORIZE AND REGULATE OPERATION OF GOLF CARTS WITHIN THE TOWN LIMITS PURSUANT TO SECTION 56-2-90 OF THE SOUTH CAROLINA CODE,**

**WHEREAS**, the South Carolina General Assembly has enacted Section 56-2-90 of the South Carolina Code of Laws, empowering municipalities to regulate the operation of golf carts within their jurisdictions; and

**WHEREAS**, the Town Council of Moncks Corner desires to permit the operation of golf carts under safe and controlled conditions, consistent with state law;

**NOW, THEREFORE**, be it ordained by the Mayor and Town Council of the Town of Moncks Corner, South Carolina:

**SECTION 1. AUTHORITY AND PURPOSE:**

This ordinance is enacted pursuant to the authority granted in Section 56-2-90(C) of the South Carolina Code to regulate the hours, methods, and locations of golf cart operation, including daytime and nighttime use.

**SECTION 2. DAYTIME OPERATION OF GOLF CARTS**

A. Golf carts may be operated only on secondary highways or streets with a posted speed limit of thirty-five miles per hour (mph) or less. A permitted golf cart may cross a highway or street at an intersection where the highway has a posted speed limit of more than thirty-five miles per hour (mph).

B. All golf cart operators must meet the following conditions as required under Section 56-2-90:

1. Be at least sixteen (16) years of age;
2. Display a valid SCDMV registration sticker on the front windshield;
3. Have in their possession while operating:
  - A valid State of South Carolina golf cart registration certificate;
  - Proof of liability insurance in accordance with Section 38-77-140 of the South Carolina Code;
  - A valid driver's license.
4. Must obey all applicable traffic laws;
5. Remain within 4 miles of the address listed on the registration certificate;
6. May not operate on sidewalks, bike paths, or unpaved trails;
7. May not be operated in inclement weather where visibility is reduced unless equipped with windshield wipers and appropriate weather protection.

**SECTION 3. NIGHTTIME OPERATION OF GOLF CARTS**

A. Golf carts may be operated at night within the Town limits only if equipped with working headlights, taillights, a rear-view mirror or side mirrors, brake lights, and turn signals

B. Golf carts may be operated only on secondary highways or streets with a posted speed limit of thirty-five miles per hour (mph) or less. A permitted golf cart may cross a highway or street at an intersection where the highway has a posted speed limit of more than thirty-five miles per hour (mph).

C. All golf cart operators must meet the following conditions as required under Section 56-2-90:

1. Be at least sixteen (16) years of age;
2. Display a valid SCDMV registration sticker on the front windshield;

3. Have in their possession while operating:
- A valid State of South Carolina golf cart registration certificate;

• Proof of liability insurance in accordance with Section 38-77-140 of the South Carolina Code;

• A valid driver’s license.
4. Must obey all applicable traffic laws;
5. Remain within 2 miles of the address listed on the registration certificate;
6. May not operate on sidewalks, bike paths, or unpaved trails;
7. May not be operated in inclement weather where visibility is reduced unless equipped with windshield wipers and appropriate weather protection.

SECTION 4. PASSENGER SAFETY

All passengers must be seated while the golf cart is in motion. Each golf cart passenger under the age of twelve (12) must wear a fastened seat belt or be properly restrained in a car seat or booster seat attached by a seatbelt.

SECTION 5. ENFORCEMENT AND PENALTIES

Violation of this ordinance shall constitute a misdemeanor and shall be punishable by a fine not exceeding five hundred dollars (\$500), imprisonment for not more than thirty (30) days, or both, at the discretion of the municipal court.

SECTION 6. SEVERABILITY

Should any section, clause, or provision of this ordinance be declared invalid, the remainder shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE

This ordinance shall become effective immediately upon its second reading and approval by the Town Council.

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled, that this Ordinance is approved and ordered.

ENACTED IN REGULAR MEETING, the 19th day of August, 2025.

First reading: July 22, 2025

Second Reading and Public Hearing: August 19, 2025

\_\_\_\_\_  
Thomas J. Hamilton, Jr Mayor

Council:

ATTEST:

\_\_\_\_\_  
Marilyn M. Baker, Clerk to Council

APPROVED AS TO FORM:

\_\_\_\_\_  
Jim Brogdon, Town Attorney

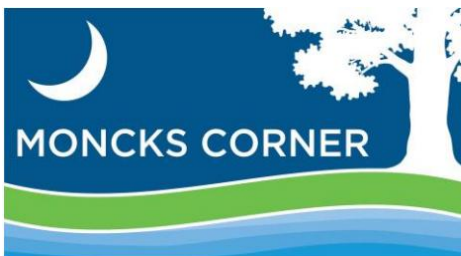
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*The Lowcountry's Hometown*

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

## STAFF REPORT

**TO:** Town Council

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

**SUBJECT:** Zoning Map Amendment (ZA-25-03) – Live Production, LLC

**DATE:** July 22, 2025

**Background:** The applicant, J. Ryan Neal of Live Productions, LLC, has applied for a Zoning Map Amendment (ZA-25-03) for a parcel (TMS # 143-00-00-047). The applicant is seeking the parcel to be zoned **General Commercial (C-2)**.

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

*"...encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District)."*

Adjacent Zoning		Adjacent Land Use
North	MH-1	Mobile Home Park
South	R-2	UNDEVELOPED
	C-2	UNDEVELOPED
East	R-2	UNDEVELOPED
West	C-2	Various Retail Use Types

To date, Staff is unaware of any negotiated district standards required for this parcel's Planned Development district. This makes comparisons between the existing district and proposed district limited, as Staff always attempts to illuminate the potential challenges or benefits when rezoning a parcel.

**Existing Site Conditions:** The subject parcel comprises approximately 3.85 acres, which is currently undeveloped. Per the National Wetlands Inventory map, there does appear to be a very small amount of wetlands delineated on the parcel, which should not pose as a significant challenge for development, but will be appropriately addressed by Staff during the required Site Plan review. The subject parcel currently fronts and takes access from Fairground Road, with approximately 486-feet of road frontage. It is important to note that this parcel is approximately 196-feet from N Highway 52, along Fairgrounds Road, and is separated from this

major highway commercial corridor by only one parcel. The parcel also has frontage along Edwards Street. This right-of-way does not have any improved access and most likely would be costly to provide should the development desire to utilize this as access.

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

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

Staff is generally in support of increasing commercially zoned parcels near a major corridor, such as N. Hwy 52. With the adjacent existing **C-2** zoning and local businesses and offices, the proposed zoning district and associated uses fit in the current character and future intent of the existing surrounding properties.

**Density:** The subject parcels consist of approximately 3.85 acres. Per the Zoning Ordinance, the maximum lot coverage for **General Commercial (C-2)** zoning district is 60%. It is unclear at this time if any proposed structures will exceed that standard, however Staff will appropriately address this during the required Site Plan review. As the property does not currently allow for residential uses, and any future uses with the proposed zoning district would prohibit residential use types, density for the parcel is a moot point.

**Transportation:** Due to the proposed nature of the property, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intense use type, or different plan be prepared for this parcel at a later date, Staff does reserve the right to require a TIA, subject to the standards reserved in the Zoning Ordinance.

**Environmental:** Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

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

*"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"*

The requested zoning designation does appear to be congruent with this designation of the Future Land Use Map. The subject parcel also appears to be within the aforementioned "Highway Commercial Overlay", which the Plan defines 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.”*

As this request seeks **General Commercial (C-2)**, it does appear the request complies with the Town’s Comprehensive Plan.

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

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

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

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

**Staff Analysis:** Staff believes that the designated future land use is consistent with the requested zoning district and is closely aligned with the Future Land Use Map and subsequent overlay. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district. The adjacent parcels also zoned congruently with the request, making the change in zoning districts consistent with the district and uses along the adjacent N. Highway 52 corridor.

**Staff Recommendation:** Currently, Staff recommends approval for the requested **General Commercial (C-2)** zoning district designation for the subject parcel. Staff’s recommendation is due to the commercial nature of the adjacent N. Highway 52 corridor, the 2024 Comprehensive Plan, specifically the Future Land Use Map, as well as the compatibility with the plan’s goals and strategies, specifically the “Highway Commercial Overlay”.

**Planning Commission Recommendation:** The Planning Commission heard the request at their June 24th meeting. The Commission voted 7-0 in favor of recommending APPROVAL of the requested zoning of General Commercial (C-2) designation for the subject parcel. Mr. Walter Brown, of 116 Fennick Drive, spoke against the request, with concerns centering around traffic and special events held at the parcel.

*Attachments:                   DRAFT – Ordinance (20250820)  
   Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)  
   SIGNED - Application (J. Ryan Neal, Live Productions, LLC)(20250502)*



**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA, TO RE-CLASSIFY 3.85 ACRES OF REAL PROPERTY LOCATED FAIRGROUND ROAD, TMS # 143-00-00-047 FROM PD-R, PLANNED DEVELOPMENT - COMMERCIAL TO C-2, GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCK'S CORNER TO SO REFLECT**

**WHEREAS**, the Moncks Corner Planning Commission held a Public Meeting on June 24, 2025, to consider a change in zoning classification from PD-C, Planned Development - Commercial to C-2, General Commercial;

**WHEREAS**, pursuant to said Public Meeting, the Moncks Corner Planning Commission voted to recommended that the zoning classification be changed from PD-C, Planned Development – Commercial to C-2, General Commercial;

**WHEREAS**, the Moncks Corner Town held a Public Hearing on August 20<sup>th</sup>, 2025, to receive public comment and to consider a change in zoning classification from PD-C, Planned Development – Commercial to C-2, General Commercial;

**NOW, THEREFORE, BE IT ORDAINED** and ordered by the Mayor and Town Council, that the Zoning Map of the Town of Moncks Corner, is hereby amended by changing the zoning district classification of the property located on Fairground Road, designated as TMS# 143-00-00-047, from PD-C, Planned Development – Commercial to C-2, General Commercial.

**INTRODUCED:** July 22, 2025

**DONE:** August 20, 2025

\_\_\_\_\_  
Thomas J. Hamilton Jr., Mayor

Attest:

\_\_\_\_\_  
Marilyn M. Baker, Clerk to Council

Approved As To Form:

\_\_\_\_\_  
James E. Brogdon, Jr., Town Attorney



## REZONING APPLICATION

Moncks Corner Community Development

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

### Applicant Information

Name: J. Ryan Neal Address: 640 Legare Dr. Moncks Corner, SC 29461

Phone: 843-532-8165 E-Mail: info@eventsbylive.com

### Property Owner Information (If Different)

Name: Live Productions LLC Address: PO Box 2210 Moncks Corner, SC 29461

Phone: 843-532-8165 E-Mail: info@eventsbylive.com

TMS #: 143-00-00-047 Address: Fairground Road

Current Zoning: PDC Planned Development Requested Zoning: C-2 General Commercial

Current Use of Property: Raw Land

Proposed Use of Property: Headquarters, Office Space, & Workshop for Event Management Company

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

N/A

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

Owner's Signature:  Date: 5-02-2025

Applicant's Signature:  Date: 5-02-2025

### *For Official Use Only*

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

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

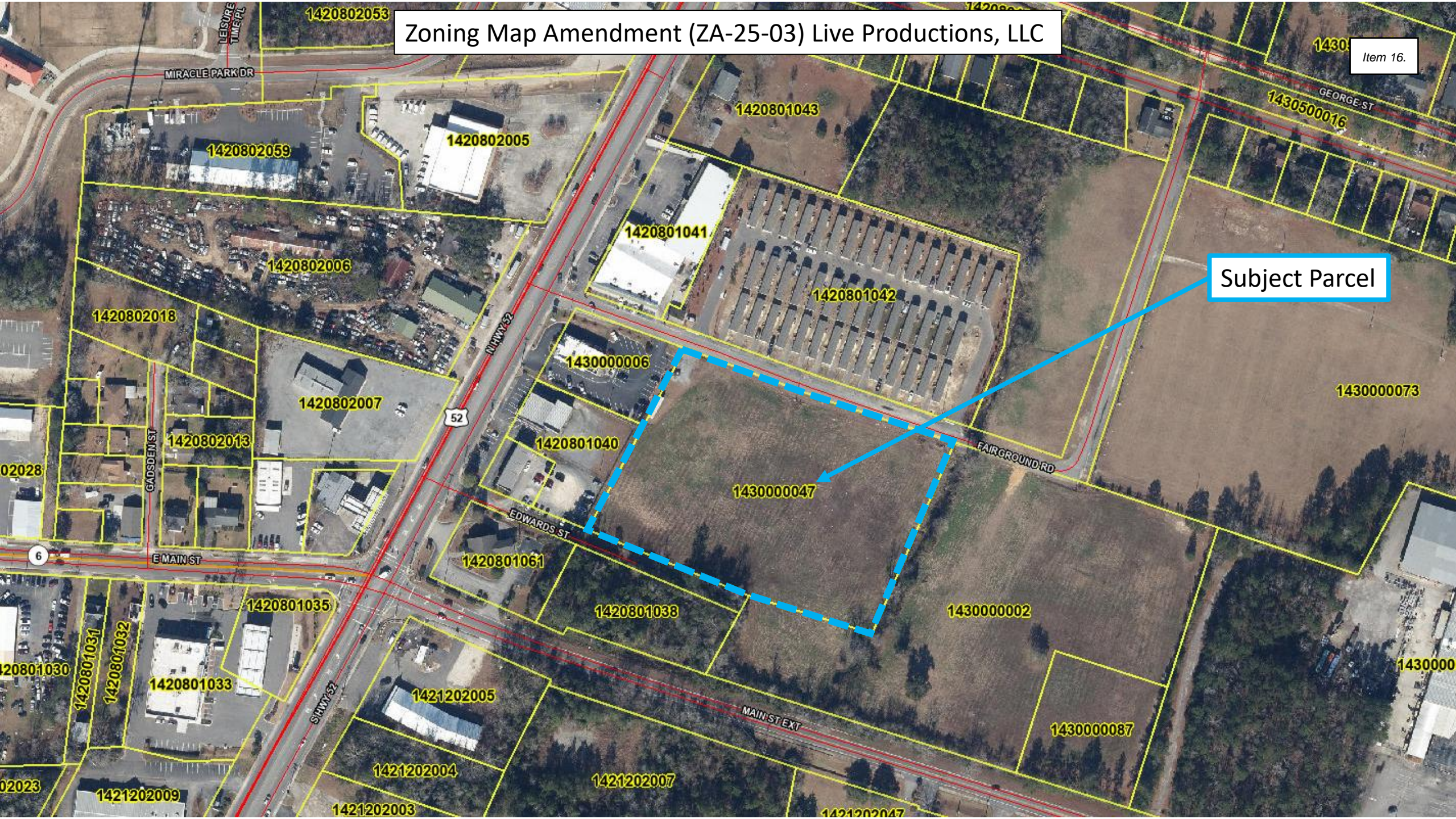
Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_



Zoning Map Amendment (ZA-25-03) Live Productions, LLC

Item 16.

Subject Parcel

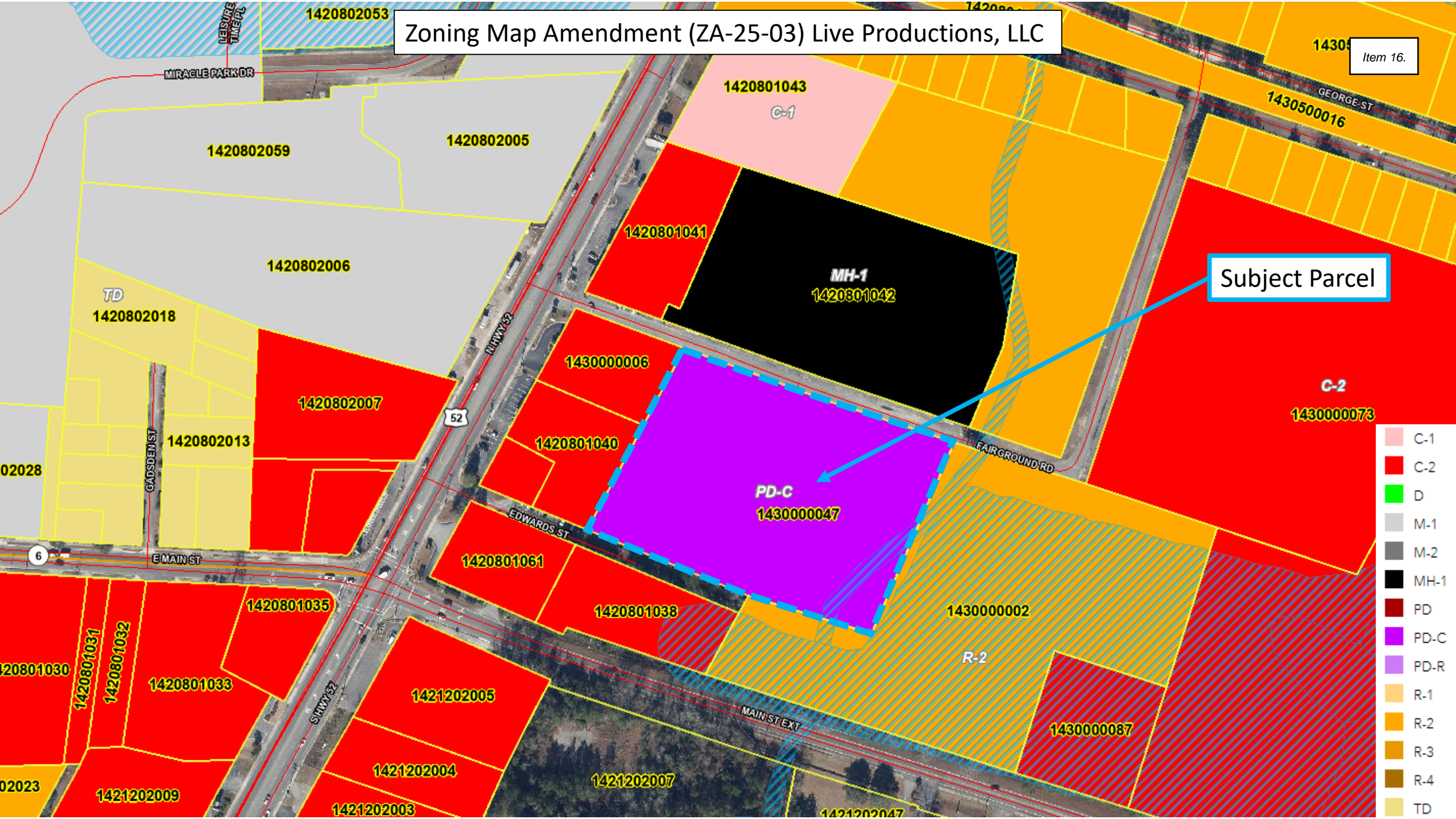




## Zoning Map Amendment (ZA-25-03) Live Productions, LLC

*Item 16.*

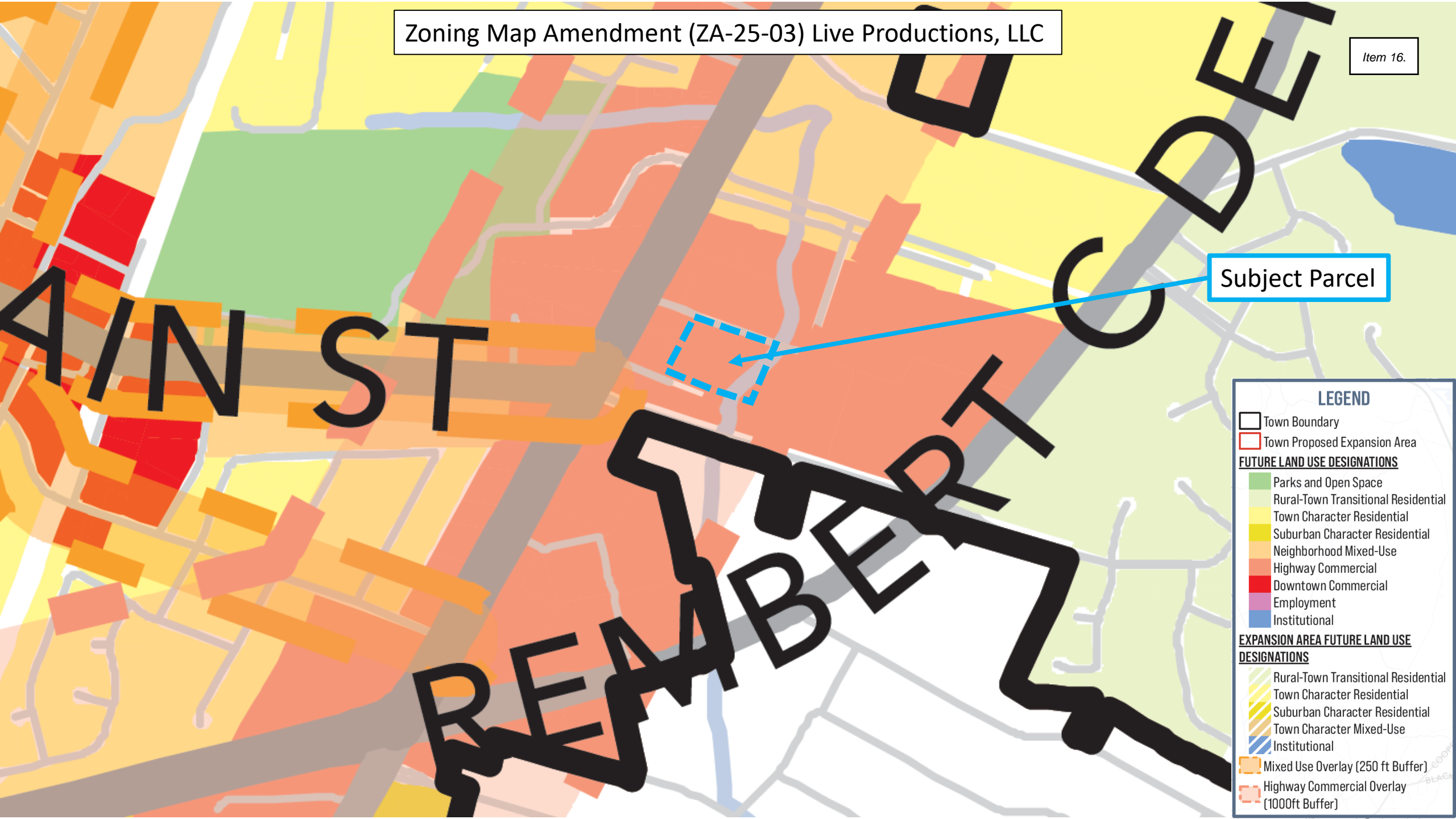
## Subject Parcel



Zoning Map Amendment (ZA-25-03) Live Productions, LLC

Item 16.

Subject Parcel



**LEGEND**

□ Town Boundary  
□ Town Proposed Expansion Area

**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

**EXPANSION AREA FUTURE LAND USE DESIGNATIONS**

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

■ Mixed Use Overlay (250 ft Buffer)  
■ Highway Commercial Overlay (1000ft Buffer)