



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 24, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the April 22, 2025 meeting.

NEW BUSINESS

2. Consider a Tree Removal request for three (3) grand tree(s), located at 1111 Quenby Lane (143-09-04-021).
3. Consider a Tree Removal request for one (1) grand tree, located at 1233 Sheridan Court (142-16-02-018).
4. 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).
5. 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.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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



PLANNING COMMISSION

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

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Proscocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the March 25, 2025, meeting.

Motion made by Commissioner Pipkin to approve, Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-02) request for one (1) parcel (142-04-01-068) totaling approximately 0.49 acres, located at 306 N. Live Oak Drive. The parcel is currently zoned Single Family Residential (R-2) and the applicant is seeking Office & Institutional (C-1)

Mr. Westbrook presented the agenda item.

Jillian Weatherford, of 514 Delquin Court in Summerville, spoke in favor of her client's request.

Commissioner McGhee-Frazier asked if access would be to N. Live Oak. Mrs. Weatherford stated that was the intent.

Commissioner Pipkin asked what businesses her client was interested in placing at this location. Mrs. Weatherford responded that her client was selling the property, but the anticipation was permitted uses within the C-1 zoning district, such as a real estate office or surveyor.

Commissioner Pipkin asked Staff about the metal-sided building on the property, should it go to commercial zoning, would the new property owners be required to remove it. Mr. Westbrook stated that the property would have to come into compliance with most standards of the Zoning Ordinance, such as parking, however the building was conforming at construction, and would be treated as nonconforming for any commercial use, meaning it could remain and be used, but not expanded or replaced with a metal-siding structure.

Motion made by Commissioner Phillips to recommend approval. Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook announced the Town has hired a new Planner, Mr. Carter France. Mr. Westbrook provided updates regarding previously heard agenda items along with future projects that may become agenda items before the Planning Commission.

Chairwoman Cruppenink expressed concerns about code enforcement and nuisances. Mr. Westbrook explained his department's goals and framework, along with some updates on recent cases.

Chairwoman Cruppenink inquired about short term rentals, and if the Town had any ordinances or regulations on them. Commissioner Phillips commented there was a recently discovered short term rental in a local neighborhood, and this may be an issue as tourism in the area has increased. Additional conversation was had about issues from short term rentals and potential enforcement challenges.

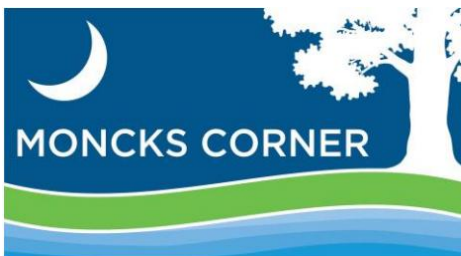
MOVE TO ADJOURN

Motion made by Commissioner Phillips to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Meeting was adjourned at 6:43 p.m.

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



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Tree Removal Request (TR-25-01) – 1111 Quenby
DATE: June 24, 2025

Background: The applicant, Elvis Black, has applied for a Tree Removal Request (TR-25-01) for three (3) **Grand Trees** located at 1111 Quenby Ln. A **Grand Tree** is defined as,

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

Staff has visited the property to find a single trunk which splits into three (3) large trees; two (2) Live Oak trees in excess of twenty-seven inches (27”) and a Live Oak tree in excess of thirty-one inches (31”). The applicant reached out to Staff to express their desire to seek a permit to remove all three (3) trees. According to the application, the Live Oak trees are approximately eight feet (8’) from the existing home, with one protruding over the home. The applicant has stated multiple tree services recommend having the Live Oak trees removed before any damage is caused to the house.

One certified Arborist prepared a letter stating that the three Live Oaks were “hazardous” and “high-risk”. These trees also were identified as “threatening the residence as well as its inhabitants”. The applicant provided pictures of what appears to be the Live Oak tree closest to the structure jutting upon the applicant’s home, with proximity and potential damage to the home as their greatest concern. The Arborist’s Letter identifies the tree’s significant age, weakened outer bark, and appearance of rot and decay. The Arborist saw evidence of damage to the home “incurred by the aggressive and expanding anchor roots” and recommended the tree as a “potential candidate for removal” with an “inevitable demise”, well beyond the International Society of Arboriculture (ISA) standard for maximum canopy reduction recommended.

The applicant has expressed no desire to mitigate the three (3) Live Oak trees, and is seeking to remove without mitigation due to imminent safety hazard to the nearby home.

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

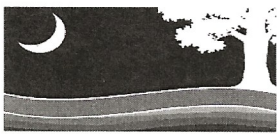
- A. Tree(s) is/are dead.

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

Staff Analysis: Staff was able to attempt a visual inspection of the trees, and believe the Live Oak tree closest to the applicant's house does poses an imminent safety hazard to the existing structure. The applicant has provided several pictures to support this claim, and the Arborist's letter expound upon these claims. The certified Arborist does note that the trees utilize one stump at the base, which further weakens the other two, indicating the removal of the tree closes to the house may make the other two (2) more unstable, specifically as all three (3) suffer from the same health. Staff does not believe the trees are in the footprint of a proposed structure, part of a commercial timber operation, interfered with development of other trees, or on the non-native plant species list.

Staff Recommendation: Staff requests the Planning Commission consider the application to remove the three (3) Live Oak trees, supported by the Arborist's Letter with compelling evidence for "imminent safety hazard". Coupled with Staff's site visit, we are in agreement with the Arborist's Letter and recommend the Planning Commission approve the request to remove without mitigation for the three (3) large Live Oak trees.

Attachments: *Application (20250502)*
 Staff Pictures (20250502)
 Arborist's Letter (20250509)
 Applicant's Request (20250502)
 Applicant's Pictures (20250502)



TREE REMOVAL APPLICATION Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed: 1111 Quenby Ln. Moncks Corner

Applicant Information

Name: Elvis Black Address: 1111 Quenby Ln.
Phone: 843-259-1039 E-Mail: elvis.pblack17@gmail.com

Property Owner Information (If Different)

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

Contractor Name: Riverland Services Phone: 843-509-1943
Contractor must be properly licensed with the Town of Moncks Corner

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

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

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

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

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

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

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

We have a large live oak in the front yard approx. 8' from the house. The base of the tree is approx. 18' around and branches into 3

separate trunks - one of which is hanging over the house. We have had recommendations from several tree services to have it taken down before it damages the house.

Property Owner's Signature: Elvis Black Date: 5/1/25

Town of Moncks Corner
Community Development Department





James Critikos
ISA Certified Arborist SO-6572A
29 Parkwood Avenue
Charleston, SC 29403
843-693-3184

Berkley County
Planning and zoning

05/09/2025

Re: Oak, 80" DBH

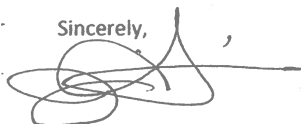
At the request of Mr. Elvis Black residing at 1111 Quenby Lane, Moncks Corner, SC 29461, I examined a hazardous, high-risk, tri-dominant hybrid Oak, threatening the residence as well as its inhabitants. The tree is positioned within 10 feet away from the home's foundation.

This massive Oak, 80" DBH, has three poorly attached leads stemming near the base of this raised anchor root surface. Each lead has included bark with weak branching causing the tree to lean precariously over the homeowner's residence. The weakened outer bark was detachable making the tree susceptible to water retention and insect infestation. The loose bark demonstrates an aging specimen with progressive areas of rot and further decay at the lowest juncture of this hazardous tree. Large upper branches have fallen onto the homeowner's roof as well as his vehicle's skylight. The innermost lead leans precariously and directly over his daughter's bedroom above the garage. Rotting hollows where squirrels nest illustrate additional decomposition.

Canopy reduction of a defective Oak is never recommended for a failing tree. Much more than 25% subordination would be needed in an attempt to reduce the threat this tree represents. This percentage far exceeds the ISA standards. Further, cabling of rotting limbs would never be accepted as a means to salvage a tree already in an advanced state of decline.

Mr. Black allowed me to enter his home to show the damage incurred by the aggressive and expanding anchor roots. Sheet rock above his first story living room has split twice and been repaired. Below this archway, his floor separated and needed modification. The structural integrity of the building has been permanently altered and the excessive expansion of the anchor roots has jeopardized his entire residence. This high-risk tree is a potential candidate for removal. Prior to its inevitable demise, I strongly encourage Mr. Black to apply for a tree removal permit through the auspices of Berkley County.

Sincerely,



James Critikos

Tim Shiner

From: Elvis Black <elvispblack17@gmail.com>
Sent: Thursday, May 1, 2025 5:29 PM
To: Tim Shiner
Subject: Tree Removal Application - 1111 Quenby Ln
Attachments: Tree Removal Application Moncks Corner.pdf; Tree in Front of House Pictures.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hey Tim. Thanks for talking with us today about the tree removal process. We are submitting the application and some pictures showing the location of the tree in the front yard. We would like to request a hearing at the next Town Planning Commission meeting in May. We are hoping to have the tree removed before we get into hurricane season so we don't have to worry about the potential damage to the house.

Thank you!
Elvis Black
1111 Quenby Ln
843-259-1039

Re: Planning Commission Meeting - tree permit

From Elvis Black <elvispblack17@gmail.com>

Date Thu 5/8/2025 8:31 PM

To Justin Westbrook <J.Westbrook@monckscornersc.gov>

Caution! This message was sent from outside The Town of Moncks Corner Domain, Please verify the sender's email address.

I spoke with the arborist and he said there is no way he'll be finished with the letter by tomorrow. Thank you so much for trying to squeeze us in to the May meeting, but I guess we will have to wait until the June meeting. I will get you the letter as soon as I have it.

On Wed, May 7, 2025 at 3:05 PM Elvis Black <elvispblack17@gmail.com> wrote:

I apologize - I didn't realize there was a submission deadline, and I should have included our address on my email. It's 1111 Quenby Ln, Moncks Corner. Thank you for even trying to get us on the schedule for May! I would really love to have this done as soon as possible. I don't have the letter from the arborist yet though. I told him I just needed it by the meeting at the end of the month. I will speak with him and let you know tomorrow if he thinks he can have it done by Friday so I can get it to you. Thank you very much for your help.

Elvis

On Wed, May 7, 2025 at 2:21 PM Justin Westbrook <J.Westbrook@monckscornersc.gov> wrote:

Sir,

We require an email from the property owner to get on the agenda. What is the address of the tree so that I can look into this further for you?

Unfortunately, the deadline for the May 27th meeting was April 22nd. I can try to get you on the May 27th meeting, but will need all support information (pictures, including the arborist letter) no later than this Friday, May 9th. This is due to analysis required by Staff and the drafting of a Staff Report and the Agenda Packet being sent out to the Planning Commission a week in advance (May 20th).

If this is not possible to get by Friday, May 9th, I'm afraid we are looking at the June 24th meeting for Planning Commission to hear the removal request. Please let me know how you would like to proceed.



Justin Westbrook

Community Development Director

Town of Moncks Corner

Direct 843-719-7913

118 Carolina Ave, Moncks Corner, SC 29461

From: Elvis Black <elvispblack17@gmail.com>

Sent: Wednesday, May 7, 2025 1:43 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

Subject: Planning Commission Meeting - tree permit

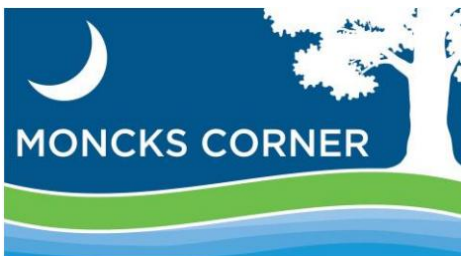
Hi Justin,

We submitted an application to the Town to remove a grand tree in our front yard, and Tim Shiner said we needed to contact you about attending the Planning Commission meeting. He said the next one is Tuesday, May 27. Tim has already been out to measure and take pictures. We have had an arborist come out to evaluate and they recommended removal and are drafting a letter. The tree is rotten at the base and has a very large limb hanging directly over the house. We would like to have it removed as soon as possible since it is almost hurricane season and the tree poses a significant safety risk to the house and occupants.

Thank you for your assistance.

Elvis Black

843-259-1039



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Tree Removal Request (TR-25-02) – 1233 Sheridan
DATE: June 24, 2025

Background: The applicant, Charlyn Hamann, has applied for a Tree Removal Request (TR-25-02) for one **Grand Tree** located at 1233 Sheridan Ct. A **Grand Tree** are defined as,

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

The applicant reached out to Staff to express their desire to seek a permit to remove approximately thirteen (13) trees on the subject property. Of the thirteen (13) trees seeking to be removed by the applicant, twelve (12) of them will be mitigated by the applicant with palm trees, up to forty-three (43) inches in total. Staff visited the property and examined each tree to be removed. Staff found one (1) large tree, a Magnolia, in excess of twenty-six and a half (26.5) inches. The applicant has expressed desire to remove without mitigation due to concerns over the tree's health as it has been “damaged” and is within close proximity to their house. The applicant has provided a Tree Risk Assessment, prepared by a licensed Arborist, which states that after inspection, the arborist believes the Magnolia has a “likely” probability of “failing and striking a potential target”. The assessment further explains that the consequences of falling are “significant to “severe” to pedestrians, vehicles parked on the property and the roof and windows of the applicant's estate. The Tree Risk Assessment states the recommendation to reduce this risk is a “complete removal of the tree”. The applicant has expressed their desire to seek the Planning Commission's permission to remove without mitigation.

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

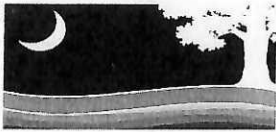
- A. Tree(s) is/are dead.
- B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
- C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.

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

Staff Analysis: Staff was able to attempt a visual inspection of the tree, which appears that the Magnolia tree is in good health. The applicant's provided a Tree Risk Assessment does indicate a "likely" probability of striking a target but does not indicate why. Staff does not believe the tree is subject to any additional circumstances that would warrant removal without mitigation.

Staff Recommendation: Staff requests the Planning Commission consider the applicant's application with additional context to the provided for the Tree Risk Assessment. Staff has studied this assessment and feels that it could indicate that any tree within a fall radius to a home, sidewalk, street, or a "target would return similar results and worded letter. Therefore, Staff believes while the assessment provides some educated insight, it does not warrant removal without mitigation as it provides none of the circumstances required by the Planning Commission to remove without mitigation. It is for these reasons that Staff recommends the Planning Commission deny the request to remove without mitigation for the large Magnolia.

Attachments: *Application (20250423)*
 Staff Pictures (20250424)
 Mitigation Agreement (20250424)
 Arborist's Tree Risk Assessment (20250515)
 Arborist's Invoice (20250501)



TREE REMOVAL APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed: 1233 Sheridan CT

Applicant Information

Name: Timothy Buckhalter Address: 124 Irby Drive Summerville SC 29486
Phone: 843-300-9812 E-Mail: Bnbtreasures@gmail.com

Property Owner Information (If Different)

Name: Charlyn Hamann Address: 1233 Sheridan CT
Phone: 843-530-9946 E-Mail: _____

Contractor Name: B & B Tree Service Phone: 843-300-9812
Contractor must be properly licensed with the Town of Moncks Corner

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

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

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

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

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

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

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

Damaged magnolia close to the House

Property Owner's Signature: _____ Date: _____





Tim Shiner

From: Tim Shiner
Sent: Thursday, April 24, 2025 10:51 AM
To: Char Hamann
Subject: RE: tree replant

I am including the inventory of trees measured this morning, circled in red is the total mitigation (replanted) required.

#	Type	TOT inches	Mitigation %	Mitigation inch
1			0.25	0.0
2	cedar	21	0.25	5.3
3	cedar	12.5	0.25	3.1
4	cedar	21.5	0.25	5.4
5	cedar	16.25	0.25	4.1
6	Magnolia	9.5	0.25	2.4
7	gum	15.5	0.25	3.9
8	Hakenberry	9.5	0.25	2.4
9	cedar	15	0.25	3.8
10	cedar	15	0.25	3.8
11	cedar	12	0.25	3.0
12	cedar	21	0.25	5.3
13			0.25	0.0
14			0.25	0.0
15			0.25	0.0
16			0.25	0.0
17			0.25	0.0
18			0.25	0.0
19			0.25	0.0
20			0.25	0.0
21			0.25	0.0
22			0.25	0.0
23			0.25	0.0
24			0.25	0.0
25			0.25	0.0
TOTAL		168.75	0.25	42.2

Your mitigation is approved for the 12 trees at 43'' of Palm trees.
You may have the 12 trees on the above list removed.

The **Magnolia measuring 26.5'' is a Grand tree and may not be cut down** until a Planning Commission date and hearing has been approved by the Planning Commission.

If you wish to take this to Planning Commission, please email me of that intention and I will request a date on your behalf.

Thank you.

Tim Shiner CBO CFM
Town of Moncks Corner
843-259-0369



From: Char Hamann <mwp993@yahoo.com>
Sent: Thursday, April 24, 2025 10:02 AM
To: Tim Shiner <Tim.Shiner@monckscornersc.gov>
Subject: tree replant

43 inches will be replanted with Palm trees within a year from this date.

Kind regards,

Charlyn Hamann
1233 Sheridan Ct
Moncks Corner SC 29461

May 12, 2025

Char Hamann
1233 Sheridan Ct
Moncks Corner
29461

RE: Tree risk assessment of 26.5" Southern magnolia

In May of 2025, you contacted us with a concern about potential risk posed by a 26.5" Southern magnolia at 1233 Sheridan Ct. You retained us to perform a tree risk assessment on the subject tree to provide you with recommendations on tree risk, tree risk mitigation, and residual risk following mitigation.

We assessed the tree on May 9, 2025. We performed an American National Standards Institute (ANSI) A300 Basic (Level 2) Tree Risk Assessment. This included a 360-degree ground-based visual observation of the tree and above ground tree parts. We measured the tree with a diameter tape at a height of 4.5 feet above ground and utilized a mallet and probe to sound or probe for decay.

. The potential targets include: the house, cars in the driveway, and people. The risk assessment was performed with the naked eye from ground level. This assessment is only for the tree specified and only for the level of assessment specified.

The tree risk assessment formula is: Probability x Consequences = Risk. That is, the probability of a tree or tree part failing and striking a potential target, and the consequences of that occurrence equals the risk rating. The risk assessment matrix is shown below.

	Consequences			
Probability	<i>Negligible</i>	<i>Minor</i>	<i>Significant</i>	<i>Severe</i>
<i>Very likely</i>	Low	Moderate	High	Extreme
<i>Likely</i>	Low	Moderate	High	High
<i>Somewhat likely</i>	Low	Low	Moderate	Moderate
<i>Unlikely</i>	Low	Low	Low	Low

The probability of your tree striking a target is: Likely. The consequences of a tree or part striking the noted target would be: significant to severe. The tree risk rating is consequently considered to be: High. The timeframe for this risk assessment is within 1 year of the date of the assessment and is valid under normal (non-extreme) weather conditions.

Tree risk may be reduced by treating or removing the tree or the targets. Our recommendation for risk mitigation in this situation is complete removal of the tree as moving the targets is not an option.

Trees can be managed but they cannot be controlled. Not all risk associated with standing trees can be eliminated. Even intact trees can be expected to fail all or in part under extreme weather conditions.

The tree owner is responsible for selecting and implementing mitigation, scheduling of repeat assessments, and scheduling future monitoring and maintenance.

Aron Landsaw

Aron Landsaw

T# (843) 647-3612

alandsaw@savatree.com

ISA Certified Arborist #IL-9434A

Tree Risk Assessment Qualified (TRAQ)

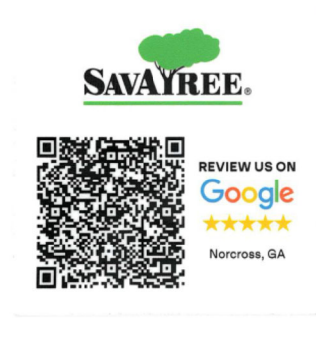




Figure 1 - Location of tree to house.



Figure 2 - Included bark a junction.

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownership to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. The consultant shall not be required to give testimony or attend court or any other meeting, public or private, by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the original or subsequent proposal.
4. Loss or alteration of any part of this report invalidates the entire report.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior expressed written or verbal consent of the consultant.
6. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in his qualification.
7. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
8. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
9. Unless expressed otherwise: (1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



SavATree Charleston Office

2851 Maybank Hwy
Johns Island SC 29455
(843) 952-8300
Charleston@savatree.com

Proposal

Prepared For	Prepared By	Proposal Details
Char Hamann	David San Fratello	Date: 05/01/2025
Service Address:	Arborist	Proposal #: 1388413
1233 Sheridan Ct Moncks Corner SC 29461	dsanfratello@savatree.com	Account Key: 9219321

Approved Programs

General Tree Care	\$200.00
<p>Professional Consultation</p> <p>Location of plant material is from the perspective of main entry point and targets (trees and shrubs) are oriented in a clockwise direction.</p> <p>Assess Southern magnolia for defects that may pose a danger to the home.</p> <p>Make written recommendations for removal if necessary.</p> <p>Non Hazard Dependent Service</p> <p>Hazard: Pedestrians Obstacle: Car Obstacle: Driveway Obstacle: Roof Obstacle: Windows</p>	\$200.00

	Total Amount
General Tree Care :	\$200.00
Included in this proposal is 1 service for a total of	\$200.00

*Sales tax, if applicable, will be added to the amounts of this proposal per your local and state tax jurisdiction. Fuel surcharges may apply.

This proposal has been provided to you on a confidential basis. We kindly request that neither this proposal nor any of its contents be reproduced or shared with any competitor without the prior written consent of SavATree.

[Terms & Condition](#)

Evergreen Clause:

To help maintain a vibrant and healthy landscape, your program is considered CONTINUOUS. This means that your program will remain in our calendar and automatically renew each year, ensuring ongoing professional care for your property. You can, of course, CANCEL AT ANY TIME by contacting us.

OUR BRAND PROMISE:

We are committed to your complete satisfaction. Should anything not be to your liking please let us know right away so we can make it right.

Fully Licensed & Insured

Tree Care Industry Accredited



[Testimonials](#) | www.SavATree.com



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

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

DATE: June 24, 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, but 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”.

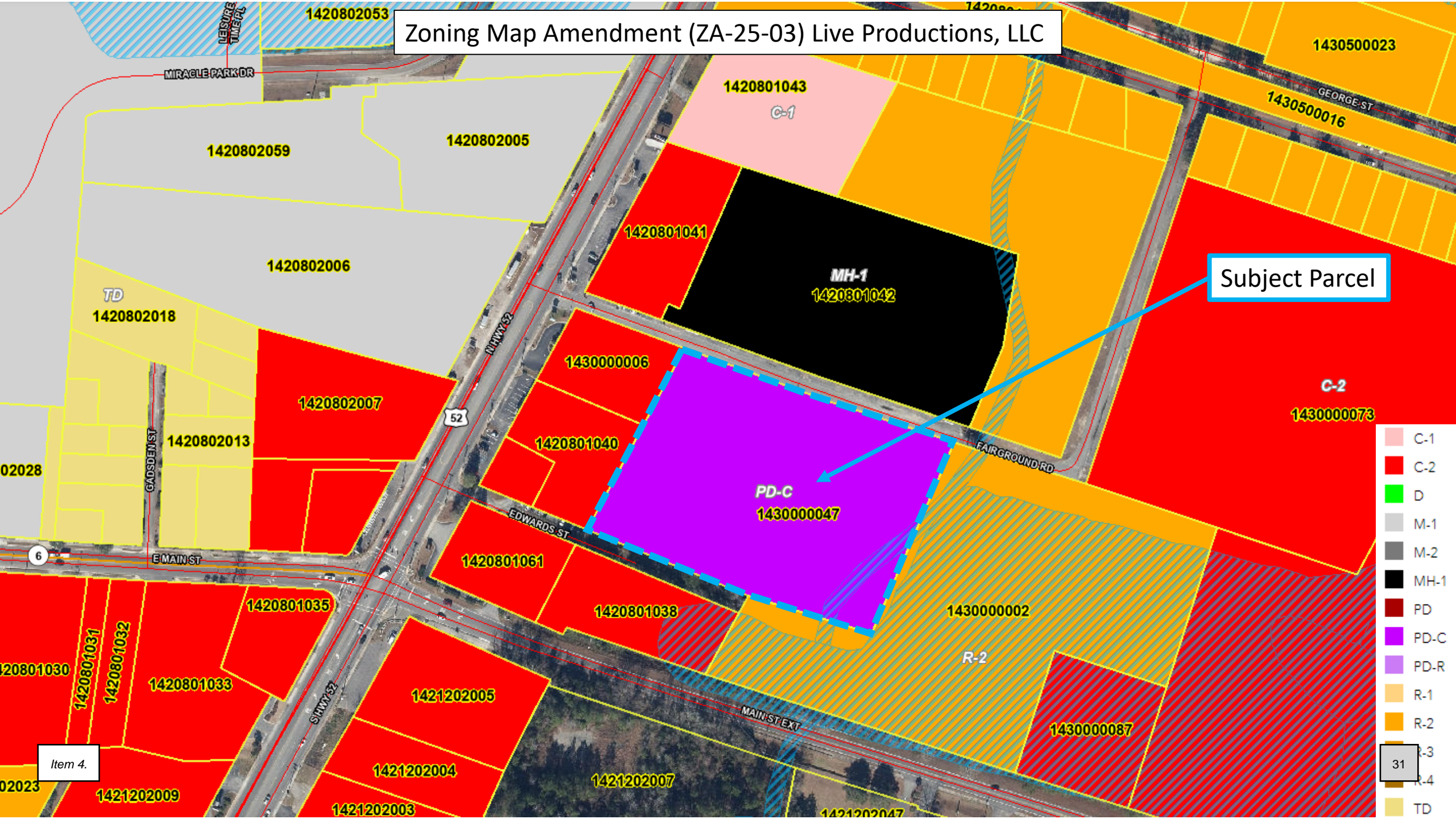
*Attachments: Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)
 SIGNED - Application (J. Ryan Neal, Live Productions, LLC)(20250502)*

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

Subject Parcel

Item 4.

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



Subject Parcel

PD-C

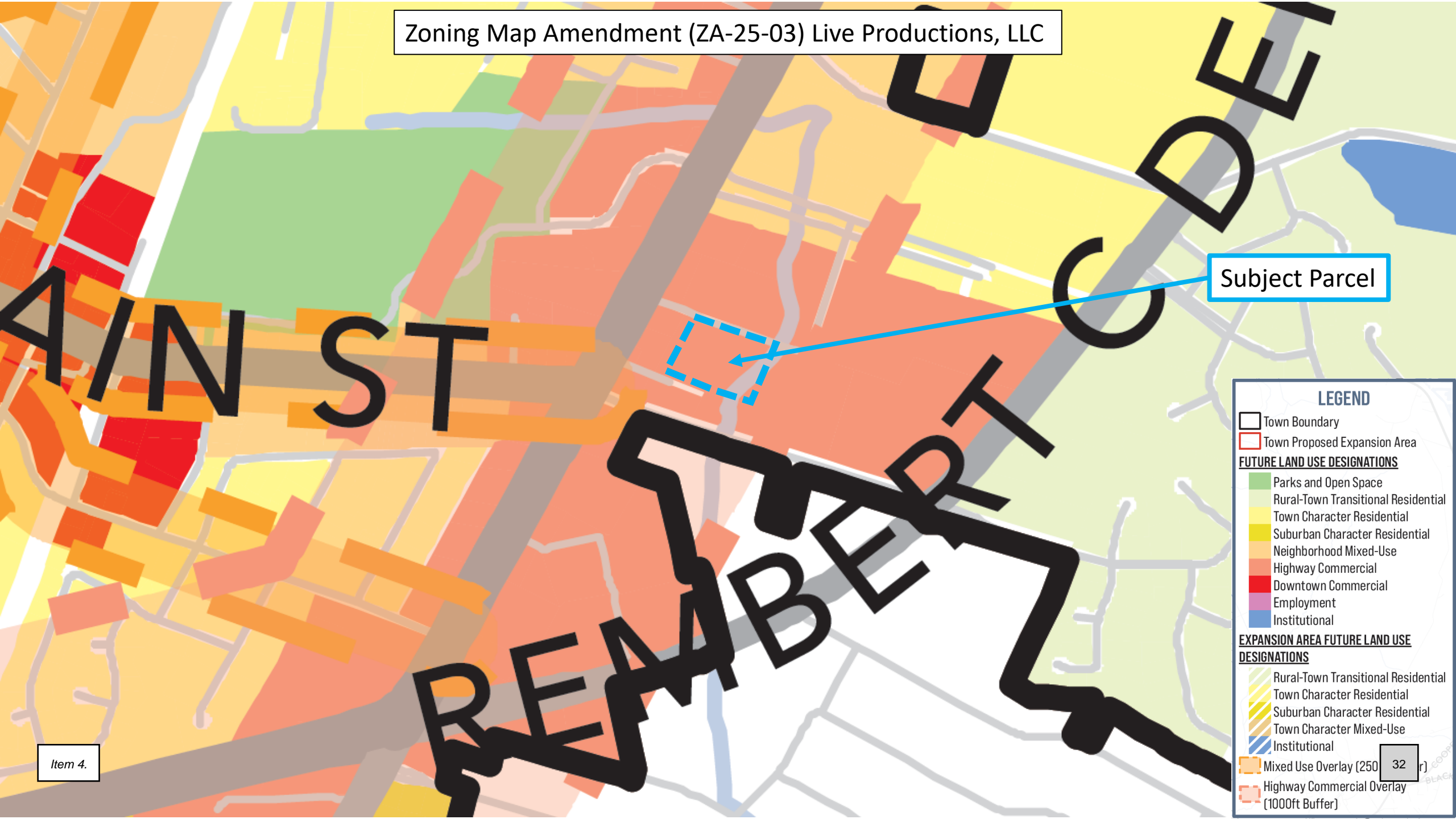
1430000047

- 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

Item 4.

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



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' Buffer)
Highway Commercial Overlay (1000ft Buffer)



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: _____



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

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

DATE: June 24, 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 wetlands seem 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 ft², 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 and be 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 importantly the 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.

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

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

Subject Parcel

Item 5.

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

Subject Parcel

Item 5.

 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

40

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

Subject Parcel

Item 5.

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

Subject Parcel

Item 5.

GAILLARD RD

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' Buffer)
- Highway Commercial Overlay (1000ft Buffer)

42

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

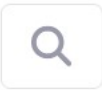
online form
- Administrative Review (Appeal) Application

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

13 / 13

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

SITE DEVELOPMENT REGULATIONS

VILLAGE SQUARE

THE TOWN OF MONCK'S CORNER

STATE OF SOUTH CAROLINA

A PLANNED DEVELOPMENT



DEVELOPER

STYO

JUNE 24, 2025

DRAWINGS AND SPECIFICATIONS ARE PROPRIETARY AND PROPERTY OF SYNCHRONICITY, LLC. NO USAGE ON ANY OTHER PROJECT OR DESIGN PERMITTED. VIOLATIONS SUBJECT TO FULL PROSECUTION UNDER LAW. USAGE FOR ANY REASON OUTSIDE OF THIS SPECIFIC PROJECT MUST HAVE WRITTEN PERMISSION FROM SYNCHRONICITY, LLC.

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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

Property Address	US Hwy 52, Moncks Corner, South Carolina Tax Map # 162-00-01-017
Site Area	31.30 AC Total (29.97 +/- AC Highland, 1.33 +/- AC Wetland)
Existing Zoning	Moncks Corner: PD-C – Planned Development
Existing Conditions	An undeveloped site with unimproved natural spaces.
Proposed Uses	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.
Proposed Density	2.67 DU/AC
Parcels	1
Development Districts	“The Market Village”: 9.56 +/- “The Civic Park”: 13.09 +/- “The Cottage District”: 8.65 +/-
Site Development	<u>Maximum Residential Units:</u> 80 <u>Perimeter Buffers:</u> Total Parcel Perimeter Buffer: 10 feet <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%

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%

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

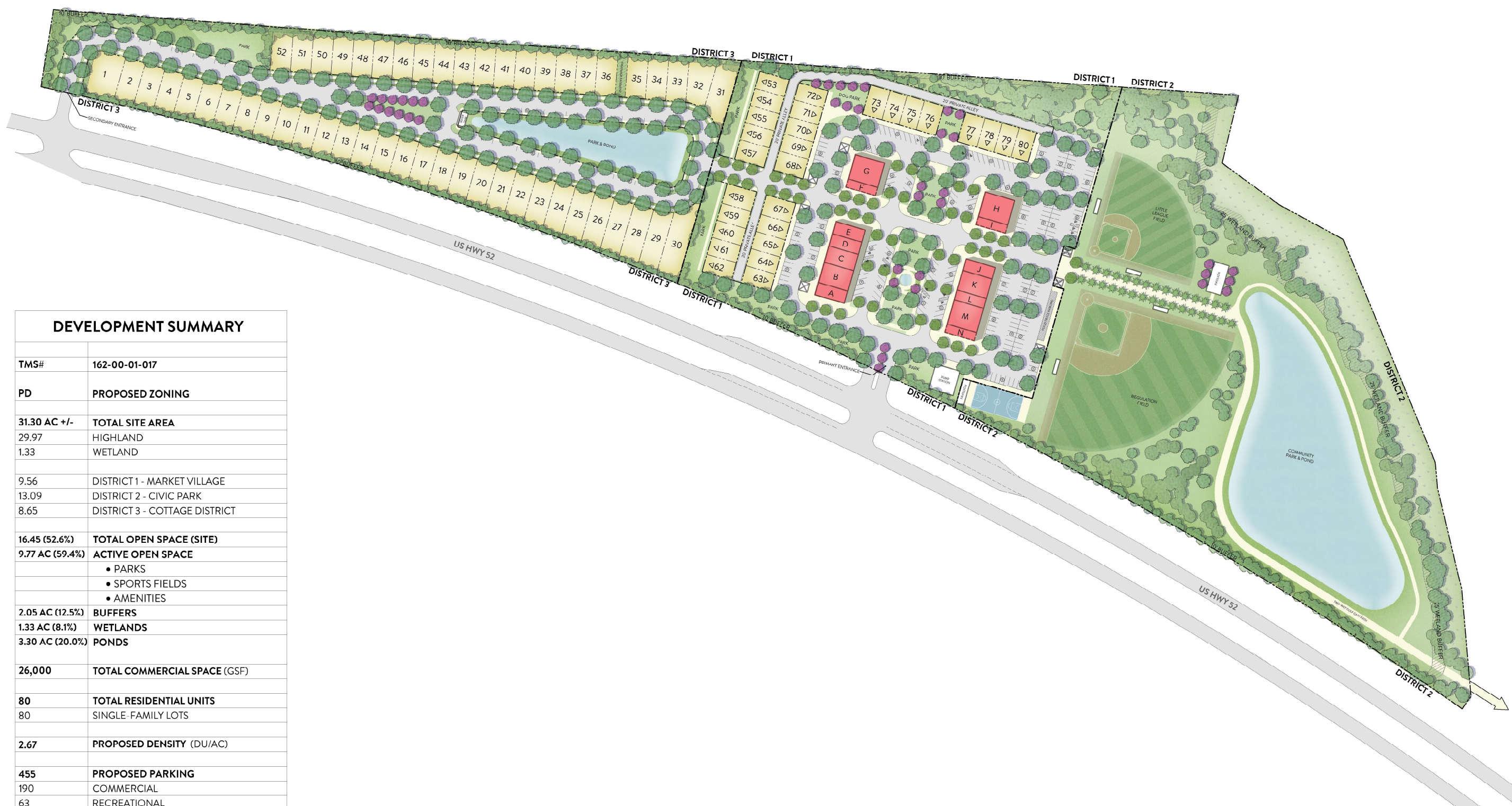
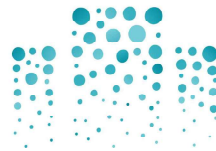
Max. Structure Height Residential structure heights are permitted to a maximum thirty-five feet (35'), measured to the eave, at three stories within The Market Village and The Cottage District. Commercial structure heights within The Market Village are permitted to a maximum of fifty feet (50'), measured 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.



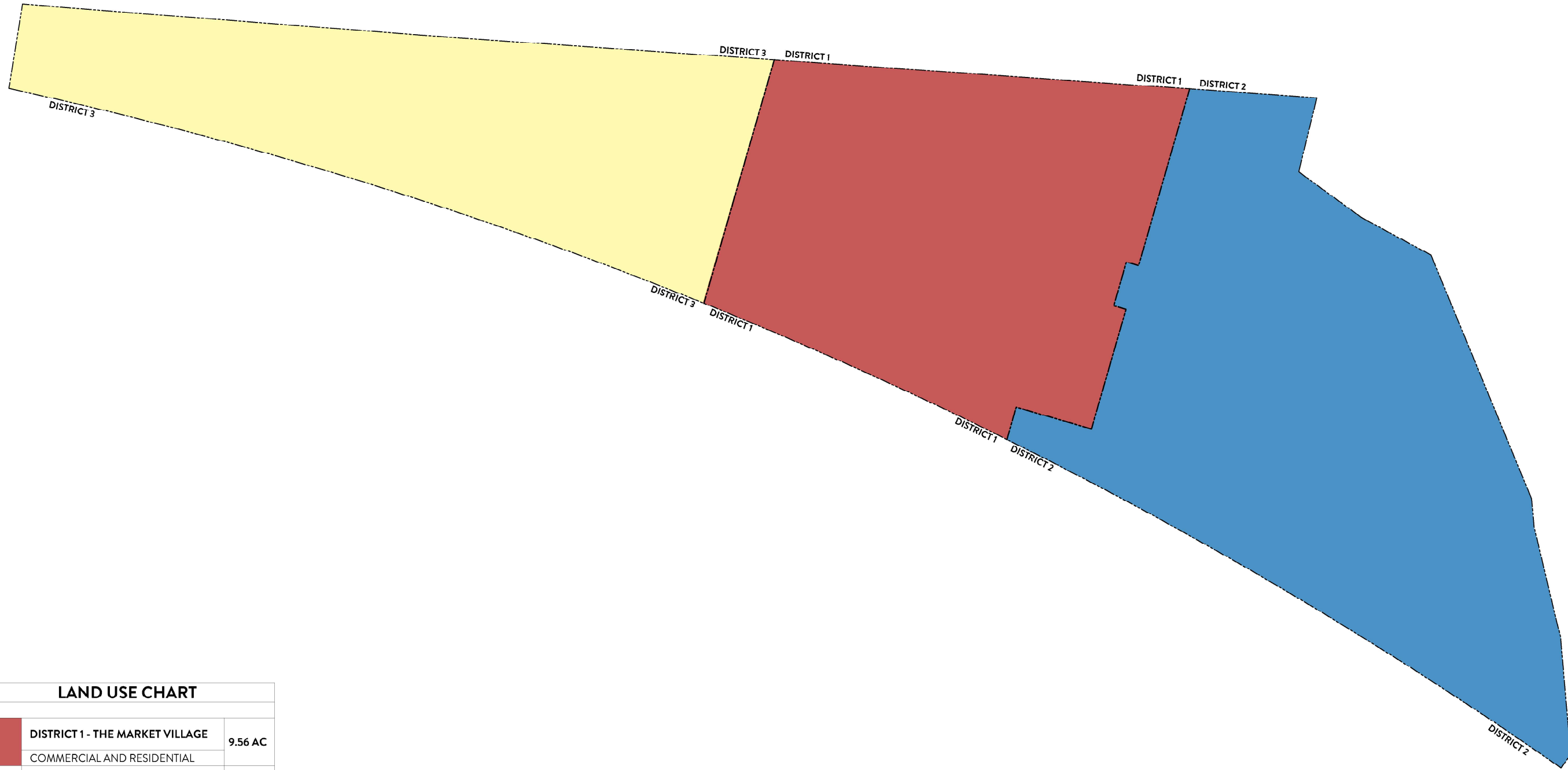
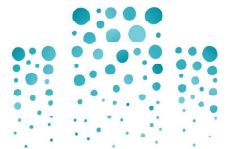
DEVELOPMENT SUMMARY

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

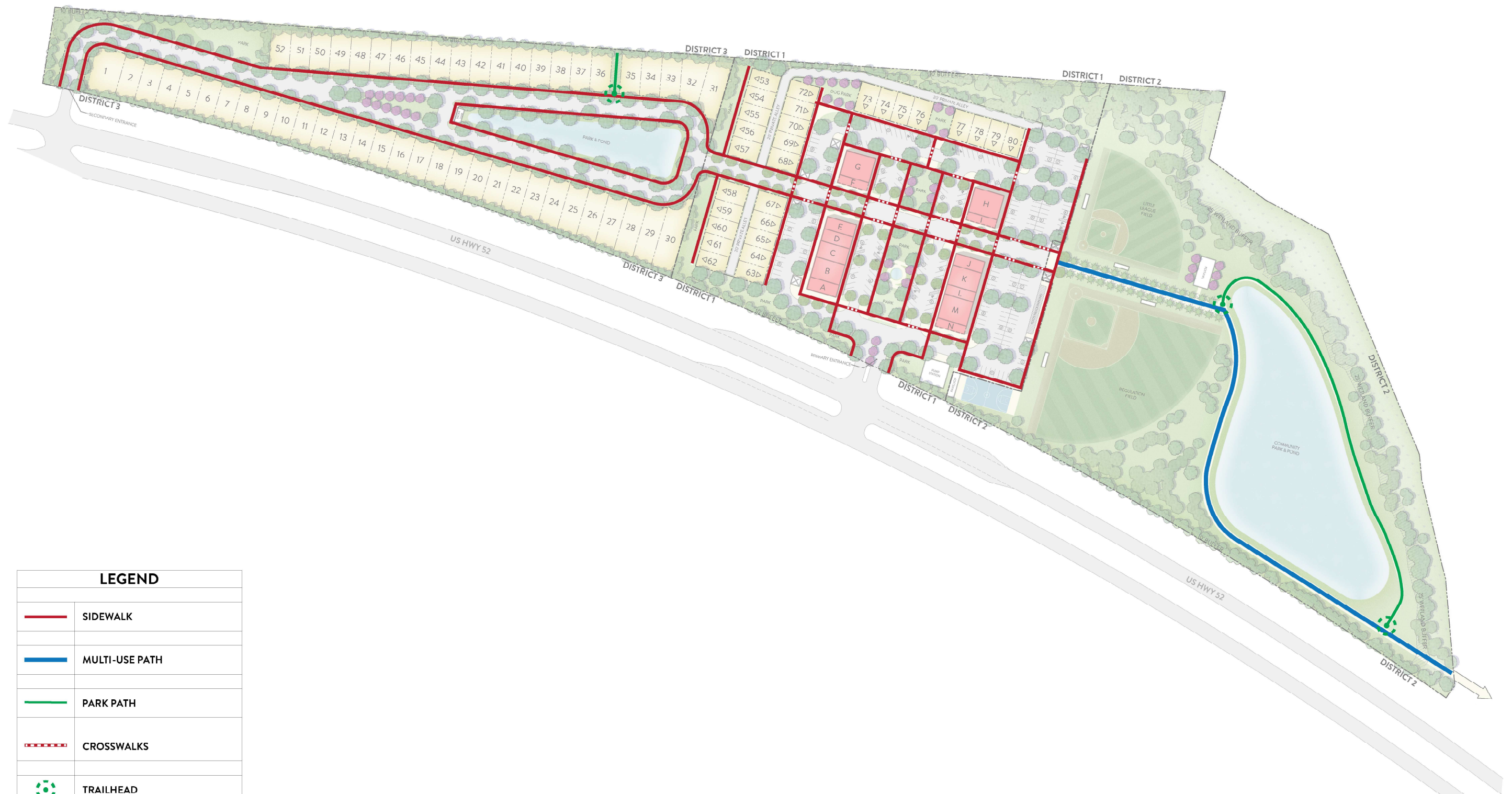
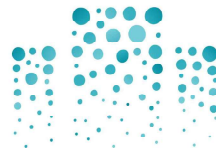


100' 50' 0' 100' 200' 300'

SCALE: 1:100 @ 22" X 34"
SCALE: 1:200 @ 11" X 17"



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.

- 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 WGS 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 ENCOACHMENTS 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 45015C03395E, REVISED DECEMBER 7, 2018.
- 9) AREA COMPUTED BY COORDINATE METHOD.

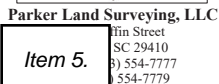
THE COORDINATE/BEARING CONTROL
SYSTEM SHOWN ON THIS PLAT IS
TIED TO THE SOUTH CAROLINA
STATE PLANE NORTH AMERICAN
DATUM OF 1983 (2011
ADJUSTMENT), SOUTH CAROLINA
LAMBERT ZONE 3900, UNITS IN
INTERNATIONAL FEET.

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).

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

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

_____ 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 SCODOT 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



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.

AARON TODD TAYLOR

P.L.S. 19887



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°59'39"E	137.49'
L2	N22°19'43"E	138.39'
L3	N41°39'54"E	143.61'
L4	N53°46'27"E	14.74'
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	213.91'
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



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

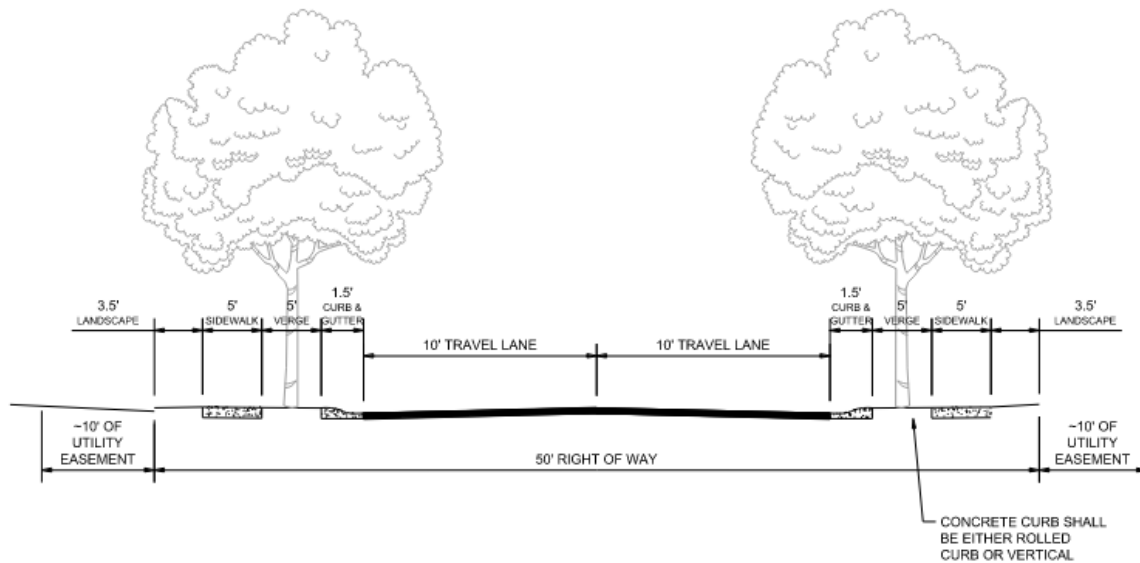
Tree Protection Standards will be followed in accordance with the Town of Moncks Corner's Tree Ordinance.

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):

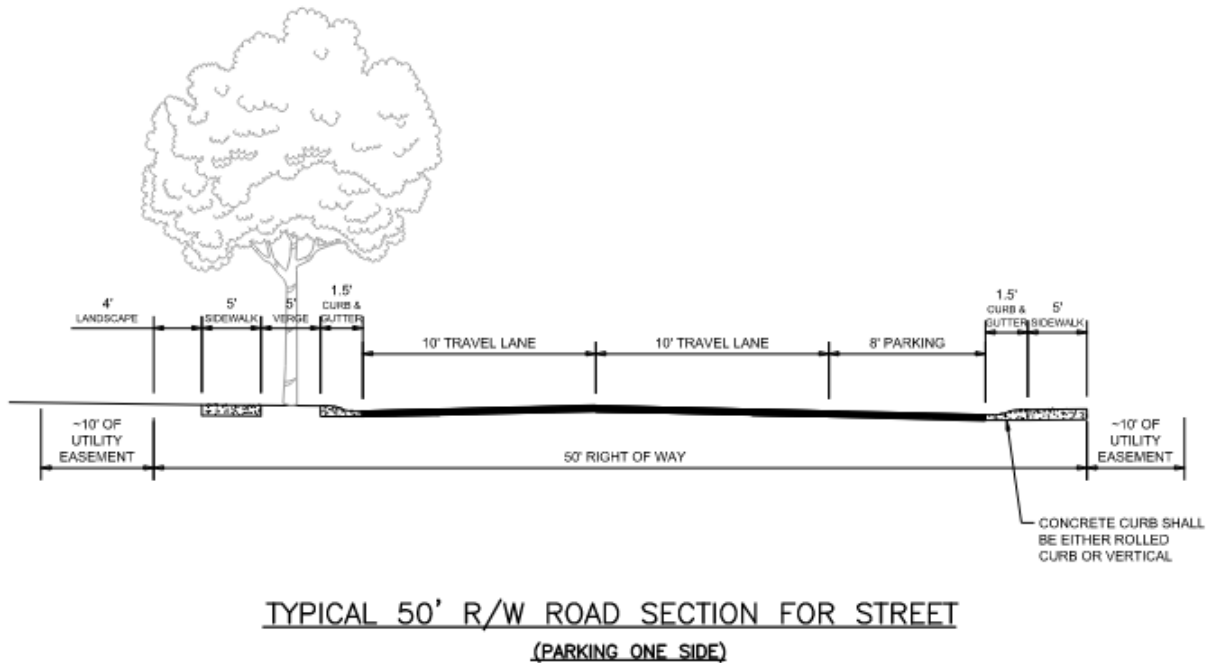
The typical street Right-of-Way for this development shall be fifty feet (50') in width. This 50' Right-of-Way includes twenty feet (20') of pavement (two 10' wide travel lanes), with one and one-half (1.5') wide curb and gutters on both sides. This Right-of-Way will also include five foot (5') wide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

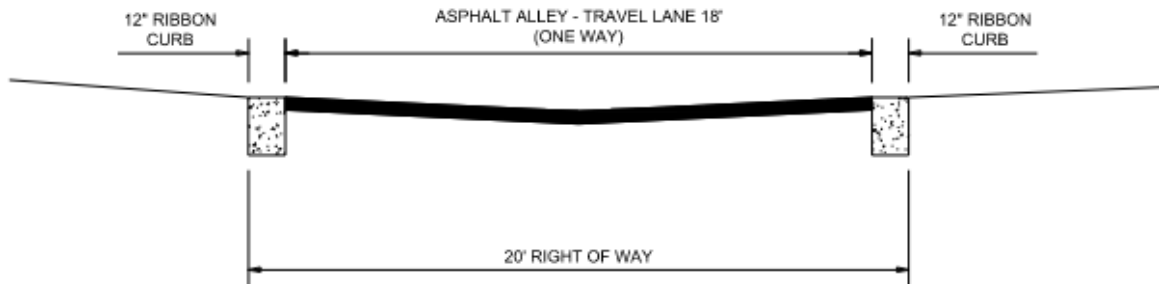
Typical 50' Right-of-Way for Streets (Parking One-Side):

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.

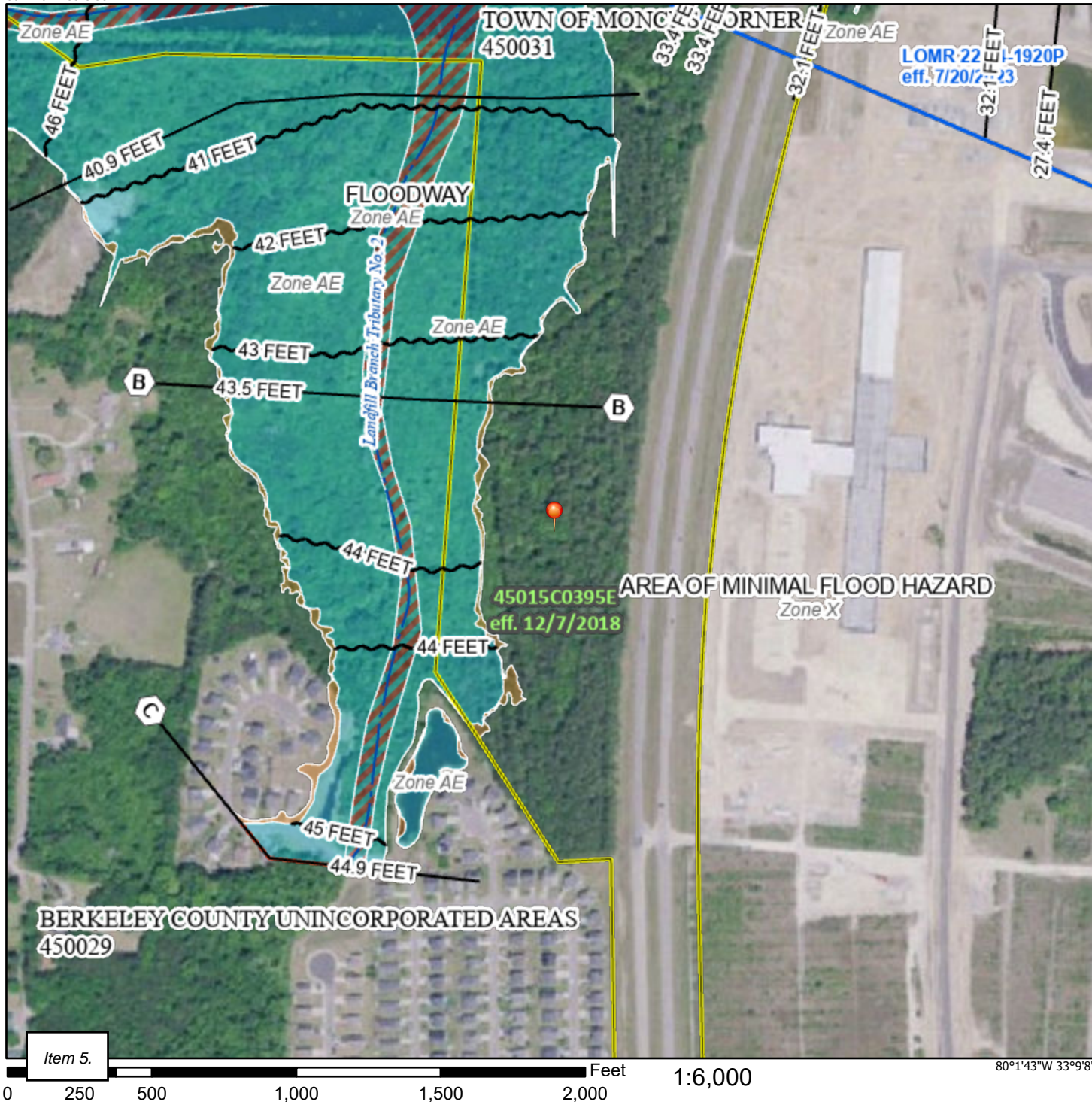
Preliminary Stormwater Techniques/Drainage Guidelines:

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 FIRMeTte



80°2'20"W 33°9'38"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

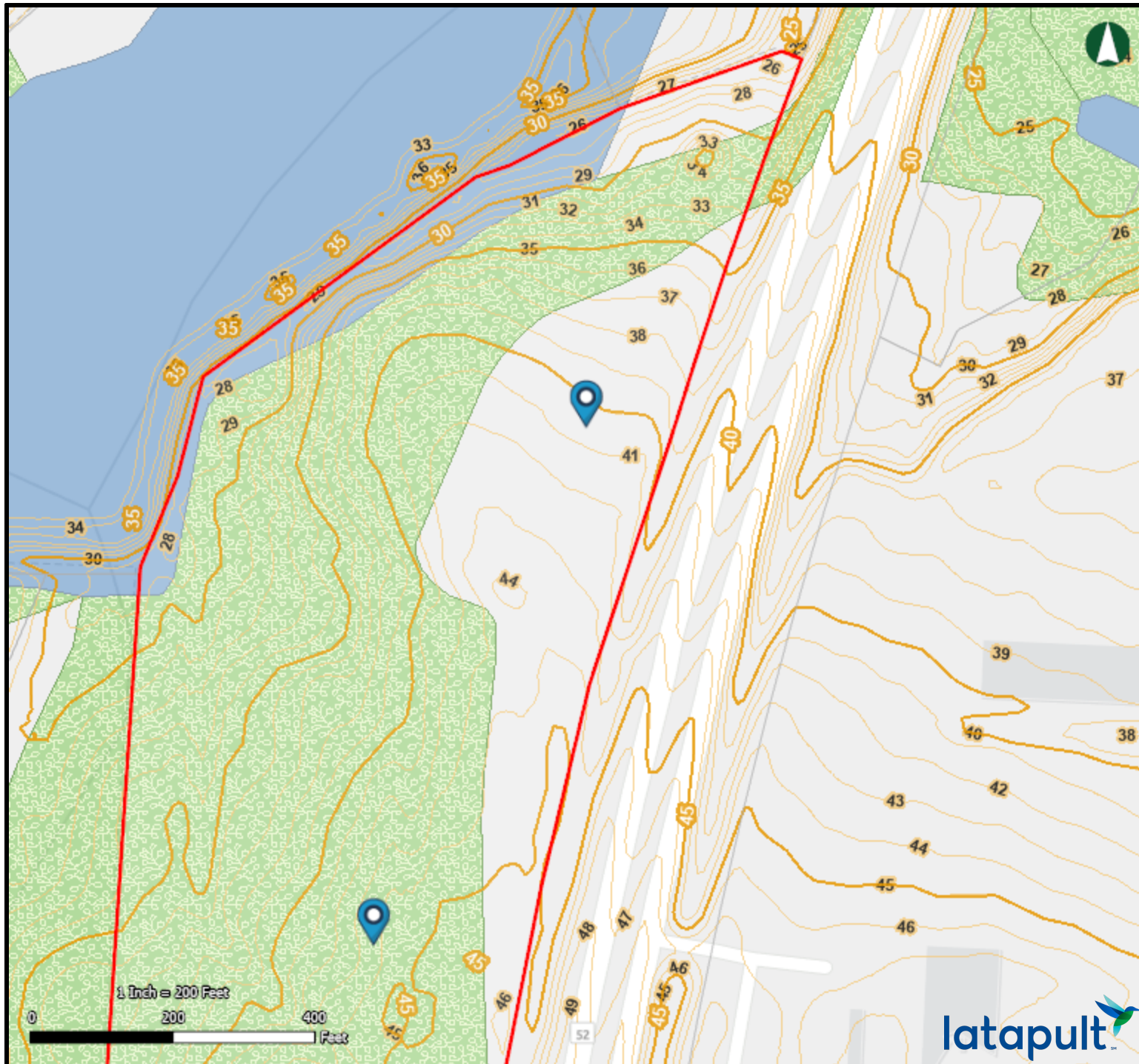
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of 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
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		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
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		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 identifier, FIRM panel number, and FIRM effective date. Map in unmapped and unmodernized areas cannot be used for regulatory purposes.

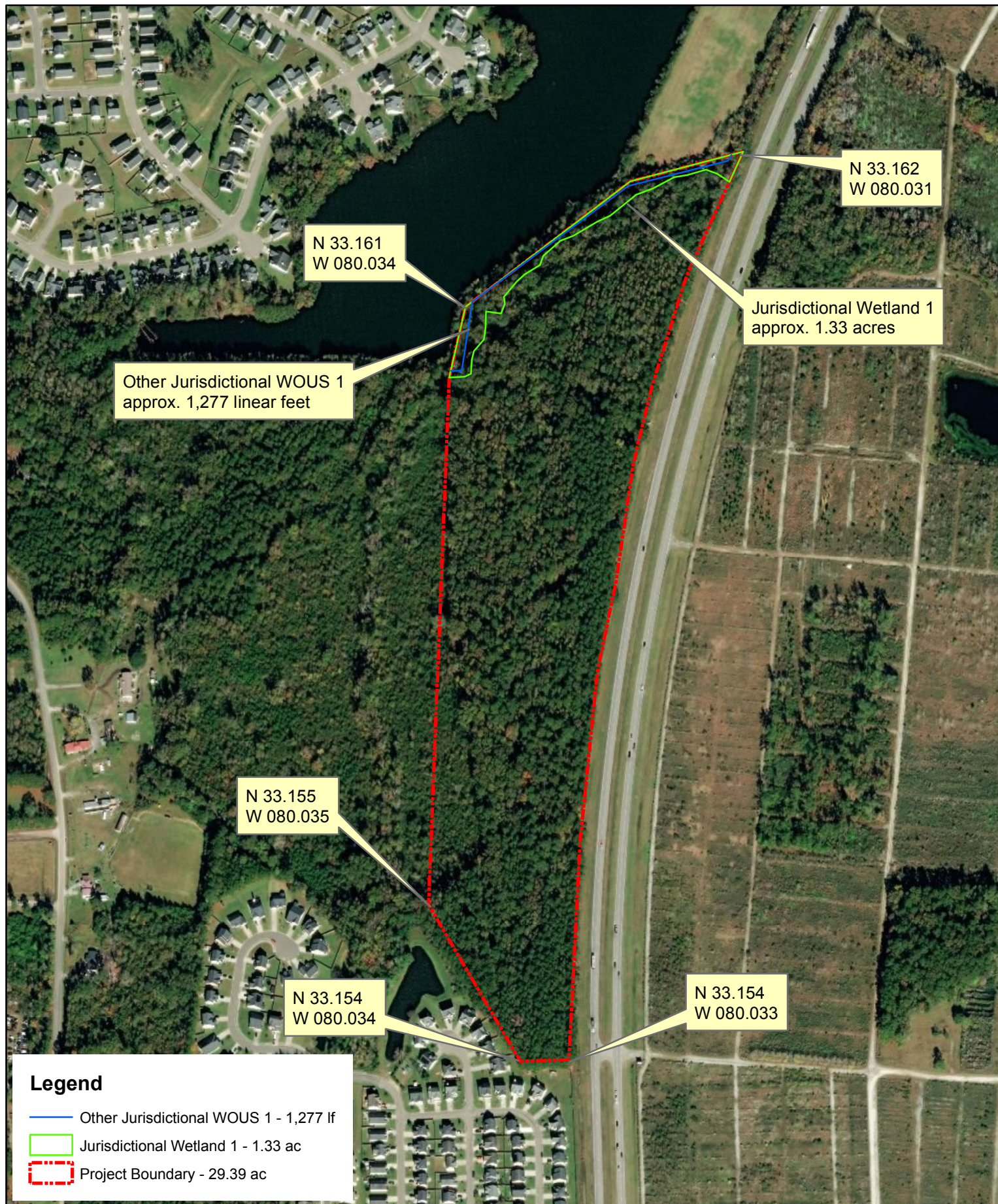


Village Square - PUD : Topography

04/01/2025

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

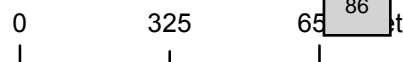
latapult



Moss Grove Site Approximate Wetlands Map

Date: 10/11/2019

Moss Grove Site
Batson Hewitt & Jay Keenan
Berkeley County
South Carolina



UB 36-2/UB 48-2 Specifications

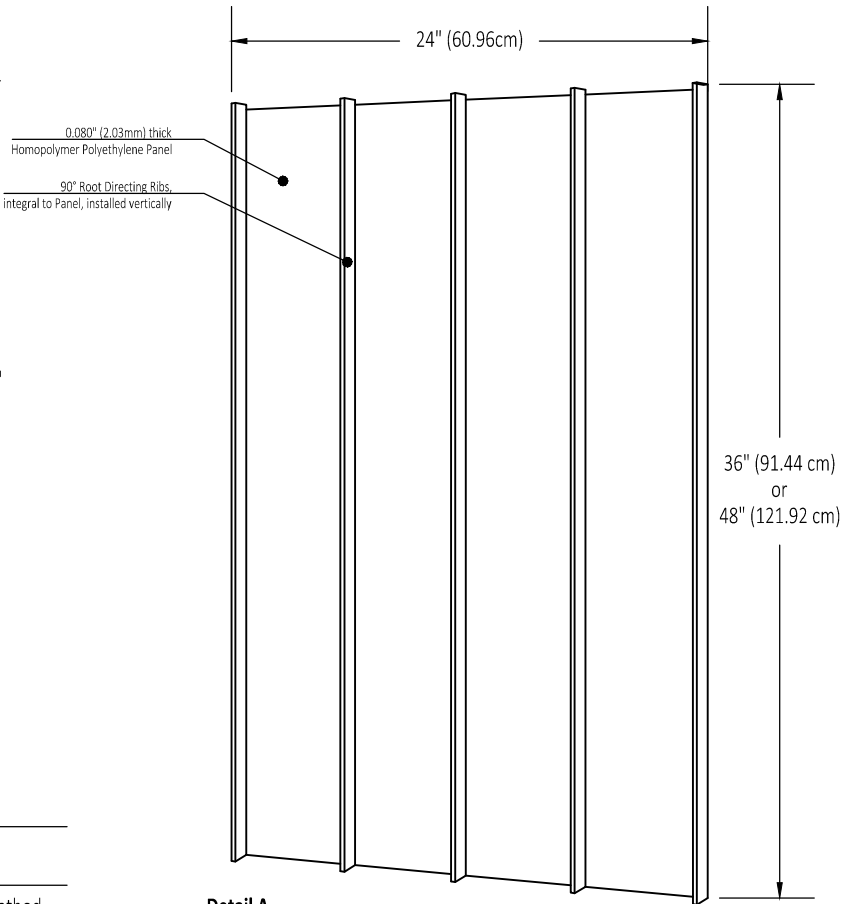
36" and 48" DeepRoot® Tree Root Barrier

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

1. 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 (800.458.7668).
2. 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.
3. Root barrier shall be manufactured with 100% reprocessed homopolymer polyethylene with added ultraviolet inhibitors.
4. 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)
5. 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