

TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 16, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation Delivered By:** Tommy Pillow, Pastor of Pointe North Church

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

2. **Recognition:** 2022 Berkeley Varsity Baseball Team - SCHSL AAAAA Baseball State Champions

APPROVAL OF MINUTES

3. **Regular Meeting Minutes:** July 19, 2022

REPORTS

4. **Mayor's Report:** Michael A. Locklear
5. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

6. **Contract Consideration:** Storm water mapping and other services from Thomas & Hutton in the amount of \$105,500.
7. **First Reading:** Consider an application to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District
8. **First Reading:** Consider an application to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions
9. **First Reading:** Consider an application to rezone a 1.0 acre property located on Main Street Extension, a portion of TMS 143-00-00-002, from R-2, Single Family Residential, to C-2, General Commercial
10. **First Reading:** An Ordinance to amend Ordinance No. 2021-08 and the budget attached thereto and to adjust certain revenues and expenditures for the Fiscal Year 2022.
11. **First Reading:** An Ordinance to raise revenue and adopt a budget for the Town of Moncks Corner, South Carolina, for the fiscal year beginning October 1, 2022 and ending September 30, 2023

OLD BUSINESS

- 12. Second Reading and Public Hearing:** Consider an application to rezone property at 306 N. Live Oak, TMS 142-04-01-004, from C-1, Office & Institutional, to R-2, Single-Family Residential
- 13. Second Reading and Public Hearing:** Consider an amendment to Article 6 of the Zoning Ordinance.

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

ADJOURNMENT

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



The Lowcountry's Hometown

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PROCLAMATION

Whereas, the Town of Moncks Corner Town Council is proud to recognize the historical achievements of the 2022 Berkeley High School Varsity Baseball Team; and

Whereas, the 2022 Berkeley Varsity Baseball Team proudly won the SCHSL AAAAA Baseball State Championship defeating Fort Mill 3-1; and

Whereas, the 2022 Berkeley Varsity Baseball Team, under the outstanding leadership of Head Coach Landy Cox, Assistant Coaches Con Salisbury, Owen Brittle, DeWayne Kitts, and Team Manager Wade Mazzell finished their season with a record of 28-5; and

Whereas, the 2022 Berkeley Varsity Baseball Team were led by an outstanding group of players, namely: Connor Barham, Hudson Clark, Gavin Driggers, McCrae Driggers, Gavin Edens, Tristan Gerideau, Cole Greer, Hagan Gregory, Austin Hewette, Dylan Lambert, Rhett Legette, Miller McGuire, Hayden Newbold, Jackson Proctor, Mason Salisbury, Ian Salters, Keith Stevens, Carson Turner, and Bubba Wells.

Now, Therefore, I, Michael A. Locklear, Mayor and Town Councilmembers of the Town of Moncks Corner, do hereby proclaim July 19th, 2022, as

“Berkeley High School Varsity Baseball Team Day”

in Moncks Corner, SC and hereby acknowledge and applaud their historical achievements.

Signed and Sealed this 19th Day of July 2022

Michael A. Locklear, Mayor

David A. Dennis, Jr., Mayor Pro-Tem

James N. Law, Jr.

DeWayne G. Kitts

Latorie S. Lloyd

Chadwick D. Sweatman

James B. Ware, III



TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 19, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of Town Council was called to order by Mayor Michael Locklear at 6:00 p.m.

Present:

Mayor Michael A. Locklear
Mayor Pro-Tem David A. Dennis, Jr.
Councilmember DeWayne G. Kitts
Councilmember James N. Law, Jr.
Councilmember Chadwick D. Sweatman
Councilmember James B. Ware, III

Staff Present:

John S. West, Town Attorney
Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Clerk to Council
Justine H. Lovell, Finance Director
Douglas R. Polen, Community Development Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief

Absent:

Councilmember Latorie S. Lloyd
Rebecca T. Ellison, Recreation Director
Stephen G. Young, Acting Police Chief
Mohamed A. Ibrahim, Technology Manager

INVOCATION

The invocation was delivered by Attorney John S. West.

PLEDGE OF ALLEGIANCE

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

SPECIAL PRESENTATIONS

- 1. Recognition:** Retired Chief Municipal Court Judge Robert E. Watson
Judge Robert E. Watson retired effective May 31, 2022. He was honored by Mayor Locklear and Town Council with a Proclamation for his dedicated years of service to the Town of Moncks Corner. Judge Watson served in multiple positions with the Town between 1984 until his retirement. Chief Municipal Judge Shaheena Bennett was in

attendance and participated in the presentation by reading the Proclamation on behalf of Mayor Locklear and Town Council.

2. **Recognition:** Retired Clerk of Court Helen S. Nelson
Clerk of Court Helen S. Nelson retired effective August 2, 2021. She was honored by Mayor Locklear and Town Council with a Proclamation for a total of 38 ½ years of dedicated service to the Town of Moncks Corner. Chief Municipal Judge Shaheena Bennett was in attendance and participated in the presentation by reading the Proclamation on behalf of Mayor Locklear and Town Council.
3. **Recognition:** 2022 Berkeley Varsity Baseball Team - SCHSL AAAAAA Baseball State Champions

This item was deferred until the August 16, 2022, meeting of Council.

APPROVAL OF MINUTES

4. **Regular Meeting of Council:** June 21, 2022
Motion made by Mayor Pro-Tem Dennis, to approve the regular meeting minutes of June 21, 2022, seconded by Councilmember Law. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

REPORTS

5. **Mayor's Report:** Michael A. Locklear
Mayor Locklear reported that everything went well during the 4th of July festivities. He commended staff for a job well done. He also reported that HBO was here in Moncks Corner filming a series, "Righteous Gemstones". He added that it was exciting to see.
6. **Administrator's Report:** Jeffrey V. Lord
Finance Director Justine Lovell introduced Erica Black. Erica was hired to serve as an Accounts Payable Clerk for the Town. She comes to the Town from Lowcountry Eye Care. She graduated from Trident Technical College with an Associate Degree in Applied Science (HIM).

Chief Municipal Judge Shaheena Bennett introduced Kali Bravo. She was hired as an Administrative Assistant in the Court Department. Kali comes to the Town from Blazer Law Firm. She graduated from Trident Technical College with an Associate Degree in Paralegal. She also served active duty in the United States Navy from 2001-2008.

Mayor Locklear and Town Council welcomed them both to the Town of Moncks Corner.

Administrator Lord added that the Miracle League Field construction is coming along quite well. We are currently at 50% completion. We are very happy with the progress. He also added that he plans to schedule a FY 2023 Budget Workshop prior to the next Council meeting.

NEW BUSINESS

- 7. Appointments:** Consider appointments to the American Rescue Plan Act Grant Committee - Doug Polen
Town Council appropriated approximately \$850,000 of ARPA funds for a business development grant. This grant has been designed to help small businesses in Moncks Corner with items such as façade improvements, landscaping, branding & signage, and digital marketing. The Town received approximately 65 grant applications at this point.

The following were recommended by staff to serve on the American Rescue Plan Act Grant Committee:

- Charlotte Cruppenink
- Teresa McLaughlin
- Connor Salisbury
- Carolyn Haynes Smith
- Dannielle Dixon Thomas

Director Polen added that this committee is not envisioned to be a long-term committee, so at this time no term ending date is recommended. Should modifications be required to membership or terms, staff will come back to Council for clarification or for new appointments.

Motion was made by Councilmember Law, to approve the appointments as recommended, motion seconded by Councilmember Kitts. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

- 8. First Reading:** Consider an application to rezone property at 306 N. Live Oak, TMS 142-04-01-004, from C-1, Office & Institutional, to R-2, Single-Family Residential.

Motion made by Councilmember Law, to approve the above referenced application for re-zoning for First Reading. Motion seconded by Councilmember Sweatman and approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

- 9. First Reading:** Consider an amendment to Article 6 of the Zoning Ordinance.

Motion made by Councilmember Law, to approve the amendment to Article 6 of the Zoning Ordinance for First Reading. Motion seconded by Councilmember Sweatman and approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

OLD BUSINESS

10. Old Business: There was no old business brought before Council.

PUBLIC INPUT

There were no comments from the public.

EXECUTIVE SESSION:

11. **Contractual Matter:** Court Department

Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss a contractual matter pertaining to the Court Department. Motion was seconded by Councilmember Law and unanimously approved as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

Motion was made by Mayor Pro-Tem Dennis to go out of executive session and to reconvene to the regular meeting of Council. Motion was seconded by Councilmember Law and unanimously approved as follows:

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

Mayor Locklear had nothing to report out of executive session.

ADJOURNMENT

Motion was made by Councilmember Sweatman, seconded by Mayor Pro-Tem Dennis to adjourn the regular meeting of Council. Meeting was adjourned at 6:42 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Sweatman, Councilmember Ware.

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

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

August 16, 2022
DATE



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Charleston, SC 29403

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Charleston, SC 29413

PHONE: 843-724-6760
FAX: 843-724-6787

www.palmettocap.org

BOARD OF DIRECTORS

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Michael A. Brown
Vice-Chairman

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Hank L. Tisdale (Proxy)

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Debra Stewart

Leon Green

Gail C. Wallace Tolbert

STAFF

Casdeil Singleton
Executive Director

Reba Hough-Martin
Deputy Director

MISSION

The mission of Palmetto Community Action Partnership is to serve the economically underserved residents of Berkeley, Charleston and Dorchester Counties by promoting economic independence through programs and partnerships.

July 15, 2022

The Honorable Michael A. Locklear
Town of Moncks Corner
PO Box 700
Moncks Corner, SC 29461

Dear Mayor Locklear,

On behalf of the Palmetto Community Action Partnership team, I would like to express my appreciation for the town's participation in our Protect Berkeley County Youth Sports Extravaganza. The event was a great success and would not have been possible without the support of you and the town staff.

I appreciate you, Jeff Lord and Representative Jefferson making time in your busy schedules to meet with me and support our efforts in Berkeley County. When we reached out to Becky Ellison about the event, she was on-board from the beginning and didn't hesitate to coordinate our effort with Chief Gass, Captain Young, Mr. Faulkner and many of the recreation department team members. The whole team was supportive of the event and turned out in full force to support the Sports Extravaganza.

Our experience working with the Town of Moncks Corner has been exceptional. We look forward to continuing to work with the town in the future to eradicate poverty and Protect Berkeley County.

With gratitude,


Casdeil E. Singleton
Chief Executive Officer

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Staff Report

Contract

DATE: August 16, 2022

TO: Moncks Corner Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Stormwater Study Contract

ACTION REQUESTED: Consider approving a contract to study stormwater

Background:

Staff has been working with the engineering firm Thomas & Hutton for the past two years on stormwater facility mapping. This is the Year 2 contract, with a proposed price of \$105,500.

In the Fall of 2020 Council voted to approve the Year 1 contract, which was priced at \$88,500. This project mapped a significant portion of Town, researched stormwater easements, and proposed capital projects for the Town to pursue. The Year 2 contract will allow this project to continue, with the plan of mapping the entire Town by the end of Year 4.

Staff Findings and Recommendations:

Staff recommends **APPROVAL** of this contract.



682 JOHNNIE DODDS BOULEVARD, SUITE 100 | POST OFFICE BOX 1522
MT. PLEASANT, SC 29464 | 843.849.0200
THOMASANDHUTTON.COM

July 26, 2022

Mr. Jeffrey V. Lord, ICMA-CM
Town Administrator
Town of Moncks Corner
P.O. Box 700
118 Carolina Avenue
Moncks Corner, SC 29461

Re: Stormwater Program Assistance
Town of Moncks Corner, South Carolina
Letter of Agreement for Services
T&H Project No. 28078.0000
Additional Services – Comprehensive Stormwater
Management Program – Year 2

Dear Mr. Lord:

Thank you for requesting additional consulting services related to the existing Stormwater Program Assistance Letter of Agreement for Services dated September 24, 2019 between the Town of Moncks Corner (Town) and Thomas & Hutton Engineering Co. (T&H). We understand that the Town wishes to establish a Comprehensive Stormwater Management Program (Program) within the limits of the Town to be able to proactively address stormwater management, drainage, and flooding issues within the Town.

As we understand it, the major goals of this Program are the following:

- Delineate the watershed, basins, sub-basins, and drainage systems within and around the Town.
- Conduct a field inventory and conditions assessment of the stormwater management infrastructure.
- Develop a Geographical Information System (GIS) database of the stormwater management infrastructure.
- Document existing drainage easements.
- Assess the Level of Service (LOS, i.e. storm event function) of the stormwater management infrastructure.
- Identify stormwater management infrastructure deficiencies.
- Study, assess, and propose Capital Improvement Projects (CIPs) to address the identified deficiencies.
- Develop a CIP implementation program (in cooperation with other agencies).
- Develop an inspection and Operations and Maintenance (O&M) program (in cooperation with other agencies).

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Given municipal budget constraints and the amount of time and effort involved in developing the Program to accomplish the goals above, it is recognized that the development of such a Program cannot be accomplished in a single fiscal year. The Town has adopted a four (4) year development period for the program. This proposal for additional services addresses year 2 of this program.

To assist the Town in the development of your Comprehensive Stormwater Management Program, we have identified the following consulting phases for the year 2 period:

- Program management and coordination
- Data collection and assessment
- Stormwater infrastructure inventory
- Study and modeling
- Capital Improvement Program and Stormwater System O&M

Individual tasks have been proposed under each consulting phase. These tasks may be contained within a single (fiscal) year of the four-year development period, or the tasks may be broken up and conducted over multiple Program development years. Due to various uncertainties (initial findings, Town preferences, and capabilities, etc.), the exact extent (and thus fees) of tasks in Program years two (2) through four (4) cannot be fully established at this time. Therefore, we have provided a detailed Scope of Work and consulting fees for the tasks to be accomplished in year one (1) in the Program development and provide a general outline of tasks (and consulting fee range) to be accomplished in years two (2) through four (4).

This proposed Additional Services agreement only includes the services included in the attached Scope of Services for year one (1).

We understand that you will furnish us with full information as to your requirements, including any special or extraordinary considerations for the Program and will make pertinent existing data available to us.

Payment for our services will be as described in General Provisions. You will be billed monthly for our services rendered and for Reimbursable Expenses.

We propose that payment for our services will be as follows:

Phase	Fee Structure	Fee or Time & Expense Budget
Program Management:	Time & Expense – Budget	\$ 7,000.00
Data Collection:	Lump Sum	\$ 10,000.00
Delineations:	Lump Sum	\$ n/a
Inventory:	Lump Sum	\$ 35,000.00
Study and Modeling:	Lump Sum	\$ 45,000.00
CIP / O&M Program:	Lump Sum	\$ 5,000.00
Reimbursable Expenses:	Time & Expense – Budget	\$ 3,500.00
Additional Services:	Time & Expense	\$ See Rate Sheet
TOTAL (Year 1)		\$ 105,500.00

The above fee arrangements are based on prompt payment of our invoices and the orderly and continuous progress of the Project through construction.

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It is necessary that you advise us in writing at an early date if you have budgetary limitations for the overall Project Cost or Construction Cost. We will endeavor to work within those limitations. At appropriate times during the Design Phase, we can submit to you our opinions as to the probable construction cost of the Project. We do not guarantee that our opinions will not differ materially from bids or negotiated prices.

If acceptable, please indicate your authorization to proceed with these Additional Services by signing and initialing where designated below and returning a copy to us for our files. This Proposal will be open for acceptance until October 31, 2022, unless changed by us in writing. Please note that no work will be performed without prior written authorization to proceed. These Additional Services are subject to the terms and conditions of the contract executed for this Project dated September 24, 2019.

This Proposal between the Town of Moncks Corner (Owner) and Thomas & Hutton Engineering Co. (Consultant), consisting of the attached Scope of Services, Consulting Services on a Time & Expense Basis Rate Sheet, and this letter represent the entire understanding between you and us with respect to the Additional Services to be provided. This agreement may only be modified in writing if signed by both of us.

It is our understanding that no work will commence until written authorization is provided to the Consultant by the Owner for the Additional Services. We appreciate the opportunity to prepare this Proposal and look forward to working with you on the Project.

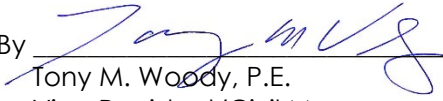
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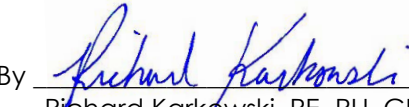
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The parties agree and acknowledge that any of the parties hereto may execute this agreement by electronic signature, and the other party may rely upon such electronic signature as an original record of signature.

Very truly yours,

THOMAS & HUTTON ENGINEERING CO.

By 
Tony M. Woody, P.E.
Vice President/Civil Manager

By 
Richard Karkowski, PE, PH, CPSWQ, D.WRE
Principal/Water Resources Manager

RPK/ala

Enclosures: Scope of Services (Year 2)
Consulting Services Rate Sheet - 2022

TOWN OF MONCK'S CORNER

ACCEPTED: _____, 2022

By _____

TITLE

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SCOPE OF SERVICES

The Scope of Services shall be as follows:

1. SCOPE OF SERVICES

A. Program Management and Coordination Phase

1. Meetings and Communications

The Consultant will schedule a kickoff meeting upon a Notice to Proceed (NTP) and conduct monthly progress meetings (at a minimum) through the duration of the Project to solicit input from the Town, collect relevant data and information, and provide the Town with updates to the progress and findings of the progress of the Project. These meetings may be held in person or via on-line conferencing, as necessary. The Consultant will also provide other communication (emails, telephone conversations, etc.) at appropriate times to coordinate with the Town (or other stakeholders) as necessary to provide for the progress of the Project.

2. Project Management

Project management services will include developing, managing, and updating the Project schedule; track and update budgets; coordinate with Town and others stakeholder; and develop miscellaneous exhibits and other information, as requested by the Town.

Due to the uncertainty for the need of various meetings and communications, this phase will be conducted on a Time & Expenses basis. Deliverables will include Coordination and attendance at scheduled meeting(s), meeting agendas (if needed), and meeting minutes.

B. Data Collection and Assessment Phase

1. General Data Collection

None.

2. SCDOT Plan Research

None.

3. Drainage Easement Research

The Consultant will conduct research through the Berkeley County Register of Deeds (and other departments as necessary) to identify and document drainage (or other similar easements) in targeted areas. Identified easements will be added (geographical extents) to the GIS database being developed for the Town. The information will potentially show existing easements (and possible maintenance responsibility for infrastructure within the easement) and demonstrate the need for easement acquisitions for existing and potential future and stormwater management infrastructure.

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Deliverables will include a summary of collected information, electronic copies (PDF or other format) of the collected data, and a GIS database of identified drainage easements in the targeted areas.

Approximately 40 to 50 parcels will be researched as part of this work. The Consultant will coordinate with the Town of targeted parcels to research.

C. Watershed, Basin and System Delineations

1. Desktop System Mapping

None.

2. Watershed Delineations

None.

D. Stormwater Infrastructure Inventory

1. Stormwater Management System Inventory

The Consultant (in coordination with the Town) will prepare a phased Stormwater Management System inventory plan. We will meet with Town staff to review the plan and incorporate the Town's input. The inventory will consist of trained field personnel mobilized to the infrastructure (guided by the "desktop map" - see above), to collect location (horizontal only) and other data, inspect the infrastructure, and conduct a condition assessment to document the system.

In the future (if necessary), survey personnel can be mobilized to survey elevation data for all (or critical portions) of the infrastructure. No survey is included under this Scope. Survey can be completed for detailed modeling or Project designs at a future date.

Each structure (or asset location – such as a pipe end) will be visited and a map grade location established. At the location an asset inventory, inspection, and condition assessment will be made, collecting information such as pipe diameter, material, and material condition; pipe directions; structure condition; maintenance needs; etc. Data will be collected into a pre-formatted data field with established allowable entries. Generally, two (2) photographs will be collected and associated with the asset location - including an "inside" photograph showing the inside of the structure or pipe and an "outside" photograph showing the asset from an appropriate distance as it is situated in the landscape. In addition, "measure downs" will be taken at each structure (if appropriate). The "measure down" approach allows for survey personnel (in the future) to only have to establish the elevation of one point on the structure (without having to re-open the structure to get pipe inverts).

The stormwater inventory, inspection, and condition assessment of existing stormwater structures will be conducted for the target area(s) and all data will be stored in the GIS database format developed for the Project (as indicted, the database format will be based on that used by Berkeley County).

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The data collection effort will be streamlined with the aid of mobile GIS devices, which will write directly to the Town's stormwater inventory database. Locations of existing stormwater structures will be collected. We will utilize the organized work plan approach created based upon known/suspected locations of existing stormwater structures within the Town. We will employ a data collection methodology where we will efficiently write to the geo-database via synchronization through a web mapping service. The data collected will be available for QA/QC review immediately.

This task generally assumes that all structures are readily accessible. We understand that Town personnel will be made available to help locate and access (i.e. clean out) structures as needed. Thomas & Hutton will make every effort to identify and inventory target structures; however, should conditions arise that make access to certain structures unsafe or infeasible, we reserve the right to omit inventory of dangerous or inaccessible structures.

For this phase of the Program (Year 2), approximately 30 days of inventory crew time has been budgeted for the field inventory. We anticipate that approximately 500 structures/locations will be inventoried. The Consultant will coordinate with the Town for areas and infrastructure to concentrate on for this phase of the program.

2. GIS Database / Integration

Consultant will utilize the information gathered from the stormwater system inventory to augment the Town's overall stormwater inventory (from Year 1). The inventory database will be consistent with the previous schema (consistent with the Berkeley County GIS database). The easement databases will also be updated.

Deliverables under this phase will include draft and final inventory plan and updated GIS databases (stormwater inventory and easements).

E. Study and Modeling

1. Data Assessment

None.

2. Existing Conditions System Modeling

Using the collected data, including the stormwater inventory, the Consultant will use ICPR Ver 4 to analyze the existing hydrology, storm drainage infrastructure, topography, drainage, and flooding conditions within targeted watershed(s). The larger, main systems (where detention and hydrograph timing may be important) will be analyzed using the dynamic model (ICPR4) applying SCS runoff methodologies.

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Other models or calculation may be used to address smaller systems withing the targeted watershed(s). This will include the assessment of minor collection systems (closed pipe/inlet systems or open swale/driveway culvert) with a simpler rational method runoff and hydraulic grade line (HGL) calculation approach.

The existing condition stormwater model/calculations will be used to determine the existing Level-of-Service (LOS) within the targeted watershed(s). This LOS will be established by comparing the various runoff events (1-, 2-, 5-, 10-, 25- 50- and 100-yr) to the hydraulic capacity of the system. The LOS and model results will be assessed to confirm the results are consist with known drainage or flooding issues.

Working with the Town, appropriate design targets will be identified. A summary of the LOS and conditions of the drainage system within the targeted basin(s) will be developed.

The targeted basin(s) for this phase (Year 2) will be selected in consultation with the Town. The selected targeted basin(s) will be partly guided and/or limited by the availability of this phase funding (Year 2).

3. **Alternatives Analysis and Recommended Improvement**

After completing the existing conditions hydrologic and hydraulic stormwater modeling and/or calculations, parts of the stormwater system with sub-standard LOS or other hydraulic deficiencies will be identified.

Additionally, any specific areas known to have problems by the Town or other stakeholders will be a focus for potential projects. Based on the findings of the existing conditions modeling, the location(s) to which the proposed projects could be applied will be identified and reviewed with the Town (and possibly and other stakeholders). We will also incorporate in the analysis any potential projects or project sites identified by the Town or other stakeholders in the analysis.

During a meeting or other format, each potential project or mitigation measure will be discussed in a workshop-type setting with the Town (and potentially other stakeholders). Based on the Town's input and other factors, preferred alternative projects will be selected for further assessment. The proposed improvement alternatives will be developed considering the following (and possibly other factors):

- Feasibility
- Effectiveness
- Community acceptance
- Right-of-way and easement requirements
- Operations and maintenance
- Constructability
- Environmental impact/Permit-ability
- Cost
- Intangibles

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4. **Post-Project Condition System Modeling**

Once the list of potential projects has been finalized, the alternative project(s) will be incorporated in the model and their effects simulated. The alternative project(s) will be eliminated, augmented, or refined as necessary to attain the design criteria identified. Using the developed model(s), The Consultant will create a post-project conditions model to evaluate the flood reduction and improved drainage benefits for the final list of potential projects. The model will be completed to assess the cumulative impact of all the recommended improvements, if necessary. There is the potential that some upstream drainage improvements may have an unintended consequence on downstream systems. These potential unintended consequences, as well as the overall improved conditions, will be assessed. Appropriate refinements to the potential projects may be made based on the results of this modeling.

5. **Recommended Improvements and Cost Estimates**

Based on the findings of the modeling and other factors, the Consultant will develop the recommended project(s) for the targeted basin(s). The projects will be further assessed for cost, project feasibility, environmental impacts, permitting, and design constraints. Based on the recommended project(s), conceptual implementation cost estimates will be developed. The implementation cost estimates will include costs for planning, management, design, and permitting; property and/or easement costs; and construction costs. The construction costs will be based on recent bids and contracts for similar work in the area. Other costs (such as additional maintenance costs, if any) will also be incorporated in the implementation costs of the project.

F. **Capital Improvement Program / Stormwater System Operations and Maintenance**

1. **Identify Low Cost / High Value Projects**

None.

2. **Deferred Maintenance Projects**

None.

3. **Capital Improvement plan**

A capital improvement plan including the projects developed (as described above for the targeted basin(s)), will be established (it is anticipated that the plan would be updated and refined in Year 3 based on additional modeling and information). The capital improvement program will include a description of each project (including a conceptual exhibit, if appropriate), the proposed phasing of the identified project(s), documentation as to the projects costs and other information (property requirements, permitting, etc.). The capital improvement program will also identify potential teaming partners (County,

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SCDOT, etc.) and potential funding sources (FEMA, State of South Carolina, SCDOT, stormwater utility, etc.).

G. Exclusions

Items not included in the Scope of Services are as follows:

- GIS database schema development
- Access to sealed, clogged, or otherwise inaccessible structures
- Confined space entry
- Traffic control
- Property research beyond forty (40) years
- Archaeological survey and report
- Wetland delineation, surveys, or permits
- Geotechnical investigation or report
- Phase One or Phase Two environmental assessments
- Endangered species survey and report
- Interior courtyard design
- Off-site work unless specifically covered in the Scope of Services
- Approvals or permits other than those related to the Scope of Work covered by this contract
- Act as an expert witness for legal activities
- SC Department of Transportation permits or approvals
- Telephones, cable television, gas, and power distribution systems

These items can be coordinated or provided, if requested by the Owner in writing.

2. SCHEDULE

Thomas & Hutton will complete the proposed work as described in this Scope within twelve (12) months from the Notice to Proceed (NTP).

CLIENT'S INITIALS

_____
CONSULTANT'S INITIALS

Thomas & Hutton provides services on a time and expense basis as follows:

1. This basis includes allowance for direct salary expenses and for direct non-salary expenses. It also provides for services we may subcontract to others.
2. Direct salary expenses are generally based upon our payroll costs. The payroll costs include the cost of salaries and wages (including sick leave, vacation, and holiday pay) for time directly chargeable to the project; plus, unemployment, excise, payroll taxes, and contributions for social security, employment compensation insurance, retirement benefits, and medical and insurance benefits.

The current hourly rate charges for each skill position for 2022 are as follows:

Hourly Rate	Engineer	Survey	Landscape	GIS	Quality Control	Business/ Administrative
\$ 265.00	Consultant	Consultant	Consultant	Consultant	Consultant	
\$ 240.00	Senior Manager	Senior Manager Survey Party (3-Men)	Senior Manager	Senior Manager	Senior Manager	Senior Manager
\$ 215.00	Project Manager V Project Engineer V	Survey Manager V Project Surveyor V	Landscape Architect V LA Project Manager V	GIS Manager V		Senior Application Developer IV, Software/Computer Consultant IV
\$ 200.00	Project Manager IV Project Engineer IV	Survey Manager IV Project Surveyor IV	Landscape Architect IV LA Project Manager IV	GIS Manager IV		Senior Application Developer III, Software/Computer Consultant III
\$ 185.00	Project Manager III Project Engineer III	Survey Manager III Project Surveyor III	Landscape Architect III LA Project Manager III	GIS Manager III		Senior Application Developer II, Software/Computer Consultant II
\$ 175.00	Project Manager II Project Engineer II	Survey Manager II Project Surveyor II Survey Party (2-Men)	Landscape Architect II LA Project Manager II	GIS Manager II	Construction Administrator II	Grant Administrator, Senior Application Developer I, Software/Computer Consultant I
\$ 160.00	Project Manager I Project Engineer I	Survey Manager I Staff Surveyor V Project Surveyor I	Landscape Architect I LA Project Manager I	GIS Manager I	Construction Administrator I	Application Developer IV
\$ 150.00	Designer IV Engineering Technician IV	Survey Field Supervisor	Landscape Designer IV	GIS Analyst IV	Field Representative V	Application Developer IV
\$ 140.00	Designer III Engineering Technician III	Staff Surveyor IV	Landscape Designer III	GIS Analyst III	Field Representative IV	Application Developer III
\$ 125.00	Designer II Engineering Technician II	Staff Surveyor III Survey Party (1-Man)	Landscape Designer II	GIS Analyst II		Permit Coordinator III Application Developer II
\$ 115.00	Designer I Engineering Technician I	Staff Surveyor II	Landscape Designer I	GIS Analyst I	Field Representative III	Application Developer I, Permit Coordinator II, Admin IV
\$ 105.00	CADD Technician III	Staff Surveyor I Survey Technician III	Landscape Technician III	GIS Technician III	Field Representative II	Permit Coordinator I
\$ 95.00	CADD Technician II	Survey Technician II	Landscape Technician II	GIS Technician II		
\$ 90.00	CADD Technician I	Survey Technician I	Landscape Technician I	GIS Technician I	Field Representative I	Admin III
\$ 85.00						Admin II
\$ 80.00						Admin I
\$ 420.00	Expert Witness					

3. When warranted, overtime will be charged for any non-salary employees. Overtime hours will be billed at 1.5 times the individual's charge rate.
4. Direct non-salary (reimbursable) expenses, including printing, reproduction, air travel, lodging, and meals are billed at cost. Travel in company or private vehicles will be billed at the 2022 IRS Standard Mileage Rate and may be revised based on fuel pricing. Outside consultant fees will be billed at 1.5 times the cost.
5. All rates and charges are effective through January 1, 2023, including printing, reproductions, materials, and travel and are subject to change at that time. New rates and costs will become immediately effective to contracts in effect at the time of rate changes.



The Lowcountry's Hometown

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Staff Report

Amendment to the Official Zoning Map

DATE: Planning Commission: July 26, 2022
Town Council:
First Reading: August 16, 2022
Second Reading & Public Hearing: September 20, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Annexation Request

SUBJECT PROPERTY: A 25' wide strip on both sides of Highway 52 north of the Tail Race Canal Bridge, as well as both sides of Highway 402 near 1105 N. Hwy 52

ACTION REQUESTED: Consider an ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property D-1, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Santee Cooper, is seeking to annex property into the Town of Moncks Corner, which will allow the Town to patrol and respond to incidents in the right-of-way north of the Tail Race Canal Bridge up to and including the Highway 402 intersection.

The Town has sought to annex this area for some time, as traffic incidents in this area can back up traffic for miles and hours. Currently, traffic incidents are addressed by S.C. State Highway Patrol, but this annexation would place jurisdiction into the Town.

Current Zoning - Definition and Uses:

Flex1 - Agricultural District, Berkeley County Sec. 6.4

6.4.1. Intent. A significant portion of the county's land area is used for agricultural, forestry, and agricultural/residential purposes. These areas

represent the county's rural landscape and historic character of Berkeley County. The viability of agricultural operations and production is contingent upon their protection from incompatible land uses and development. Additionally, premature conversion of these lands to accommodate urban and suburban development increases the demand for costly public infrastructure.

Permitted uses:

- A. Agricultural uses.
 - 1. Agriculture, crop.
 - 2. Agriculture, home animal production.
 - 3. Agriculture, home horses.
 - 4. Forestry.
- B. Recreation and amusement uses.
 - 1. Ecotourism.
 - 2. Golf course.
 - 3. Indoor recreation.
 - 4. Outdoor recreation, active.
 - 5. Outdoor recreation, passive.
- C. Institutional uses.
 - 1. 1.Assembly and worship.
 - 2. College and professional schools.
 - 3. School, neighborhood and community.
 - 4. Government office, public services, and local utilities.
- D. Residential uses.
 - 1. Single-family detached.
 - 2. Duplex (residential, two-family).
 - 3. Manufactured home.

Proposed Zoning - Definition and Uses:

D-1, Development District, Sec. 6-2

This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominately residential, agricultural, or similar development, with scattered related uses. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto. It is further recognized that future demand for developable land will generate requests for amendments to remove land from D-1 classification and place it into other more intensely developed classifications as natural consequences of urban expansion.

Permitted Uses:

1. One-family detached dwellings
2. Agricultural uses, including but not limited to:
 - a. Production crops
 - b. Horticultural specialties.
 - c. Ornamental floriculture, shrub, tree and nursery products.
 - d. General farms, primarily crop.
 - e. Agricultural production – livestock
 - f. Landscape and horticultural services.
 - g. Forestry
3. Landscape counseling and planning.
4. Lawn and garden services.
5. Fishing
6. Commercial fishing.
7. Fish Hatcheries and preserves.
8. Game propagation
9. Logging camps and logging contractors.
10. Water-supply
11. Retail nurseries, lawn and garden supply stores.
12. Fruit stores and vegetable markets.
13. Public golf courses.
14. Residential and nursing care.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	Flex 1	Vacant
East	GC	Parker's Kitchen
South	Flex 1	Vacant
West	Flex 1	Vacant

Moncks Corner Comprehensive Plan

The Moncks Corner Comprehensive Plan lays out goals and policies which help in decision making for subjects such as land use.

- o *Goal: The Town will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.*
 - *P1 The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.*

- *S1 Plan and provide infrastructure in accord with land use areas depicted on the Future Land Use map to ensure adequate and efficient support of anticipated growth*
- *P2 The Town will continue efforts to guide the growth of land adjacent to existing boundaries*
 - *S1 Develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map to achieve a cohesive approach towards infrastructure concurrency*
 - *S2 Encourage future development and expansion of the town in areas contiguous to developed areas in concert with a utility extension policy/plan that is sequential and phased*
 - *S3 Collaborate with Berkeley County planning to ensure new development in areas surrounding the town are consistent with abutting land uses within the Town Commission Draft Recommended 2/27/17 Land Use_8*
 - *S4 Collaborate with Berkeley County on zoning issues that have direct impact on the Town Consider adoption of shared “extra territorial jurisdiction” within a one mile radius of the Town limits*
- *Goal: The Town will continue to develop with well-planned, inclusive communities and neighborhoods that provide residents with a sense of identity and promote the small-town character for which Moncks Corner desires to be known*
 - *P1 The Town will promote development that is appropriate and compatible with neighboring uses*
 - *S1 Review plans for new development to ensure its consistency in character and scale with the future land use map and neighboring developments*

Staff Findings:

This annexation would allow Town Police, Fire, and EMS to respond to incidents at the corner of Hwy 52 and Hwy 402, increasing response times dramatically. Moreover, it would allow possible annexation of additional properties north of the bridge. For these reasons, Staff recommends

APPROVAL of the annexation.

Planning Commission Recommendation:

At their July 26th meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the annexation.

Santee Cooper Annexation

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022

The area outlined in orange should give the Town of Moncks Corner jurisdiction to assist in the event of an emergency at the Hwy 52/17-A and Hwy 402 intersection.

25' Strip on both sides of Street

SCPSA

Parker's

SCPSA

Areas will be Zoned as D-1, Development District.



Santee Cooper Annexation

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



Pamela J. Williams
Chief Public Affairs Officer and
General Counsel
(843) 761-7043
Cell: (843) 708-1760
pamela.williams@santeecooper.com

July 1, 2022

Mr. Jeff Lord
Town Administrator
Town of Moncks Corner
P.O. Box 700
Moncks Corner, SC 29461

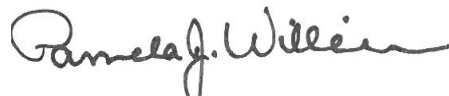
Dear Jeff,

In response to the Town of Moncks Corner's proposal, Santee Cooper is requesting annexation of property that we understand will provide the Town jurisdiction to conduct traffic operations at the intersection of Highways 52 and 402 Extension.

We identified the areas outlined in orange on the attached map - a 25ft. wide strip along both sides Hwy 52/17-A from the Tail Race Canal bridge to the Hwy 402 intersection; the south side of the Hwy 402 Extension; and two parcels on the north side of the Hwy 402 Extension adjacent to Parker's Kitchen. We understand annexing this property will give the Town the areas it needs to provide jurisdiction. A completed annexation form is also enclosed.

We look forward to working with your staff to support the annexation request and appreciate your efforts to improve traffic and public safety in this area. Please let us know of any further steps required to move the annexation process forward.

Sincerely,



Pamela J. Williams

cc: Jimmy Staton
Dan Camp

AN ORDINANCE TO ANNEX REAL PROPERTY LOCATED ALONG U.S. HIGHWAY 52 AND S.C. STATE HIGHWAY 402 INTO THE CORPORATE LIMITS OF THE TOWN OF MONCKS CORNER, TO RE-CLASSIFY SAID PROPERTY FROM FLEX1, AGRICULTURAL DISTRICT (BERKELEY COUNTY) TO D-1, DEVELOPMENT DISTRICT (MONCKS CORNER), AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

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

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

WHEREAS, a request has been presented to the Moncks Corner Town Council by the owner of the property designated on the Tax Map Records of Berkeley County, South Carolina and described as a twenty-five foot strip on either side of U.S. Highway 52 from the Cooper River to the edge of TMS 123-00-03-044 on the northwest side of Highway 52 and to S.C. Highway 402 on the southeast side of Highway 52, a twenty-five foot strip on the south side of Highway 402 to the edge of TMS 123-00-01-008, and the two SCPSA-designated areas on the north side of S.C. Highway 402 adjacent to TMS 123-00-01-003, and to subsequently re-classify the property from Flex1, Agricultural District (Berkeley County) to D-1, Development District (Moncks Corner); and

WHEREAS, it is necessary and desirable to reclassify said property from Flex1, Agricultural District (Berkeley County) to D-1, Development District (Moncks Corner); and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on July 26, 2022, recommended to the Moncks Corner Town Council to annex said property and classify that property to the appropriate zoning classification of D-1, Development District;

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 19th day of October, 2021, that the property herein described is hereby annexed to and becomes a part of the Town of Moncks Corner effective immediately; and

BE IT FURTHER ORDAINED that the property herein described shall be zoned D-1, Development District; and

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

ORDINANCE NO. 2022-__ CONTINUED:

Item 7.

DONE IN COUNCIL ASSEMBLED this 20th day of September, 2022.

First Reading: August 16, 2022

Second Reading/Public Hearing: September 20, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney



100 Percent Petition Form

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

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

The territory to be annexed is described as follows:

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

The property is designated as follows on the County tax maps: SCPSA property outlined in orange on attached map.

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

It is requested that the property be zoned as follows: D-1 Development District

Ramona J. Wilkins 1 Riverwood Dr., Moncks Corner 6/29/2022
Signature Street Address, City Date

FOR MUNICIPAL USE:

Petition received by _____, Date _____

Description and Ownership verified by _____, Date _____

Recommendation: _____

By: _____, Date _____

*The Lowcountry's Hometown*

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

Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: July 26, 2022
Town Council:
First Reading: August 16, 2022
Second Reading & Public Hearing: September 20, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 10.38 acres along Hwy 52 at Shine Lane, TMS 142-00-01-021

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-2, General Commercial, to a R-3, Single Family Attached Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone +/- 10.38 acres of property located at the intersection of Highway 52 and Shine Lane from C-2, General Commercial to R-3, Single Family Attached Residential with Conditions. When developed, these properties will combine with approximately 125 units to the north across Highway 52 to form one townhouse community. Those 125 units were rezoned to their current status by Council on December 15, 2020.

At the time of the prior rezoning, conditions were placed on the rezoning. The conditions from 2020 have been modified to match the new property, and are as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.
2. Density will be capped at 7.5 units per acre, with no more than 55 units.

3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks.
9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
- b. Three Years: Land clearing and infrastructure underway
- c. Four years: Residential construction begins

13. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

Furthermore, any changes to the Zoning Ordinance since the December 2020 rezoning will be in effect. For example, all negotiated zoning districts are required to permanently maintain street trees, sidewalks, stormwater facilities outside of the right-of-way, crosswalks, etc. Furthermore, new design guidelines have been put into place.

This property is zoned C-2, General Commercial. In general, the Town does not like to convert commercial space to residential. However, the Town recognizes that this particular lot has no sewer capability at present and, due to the topography, is not a particularly well-suited to commercial use.

Current Zoning – Definition and Uses:

C-2, General Commercial

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*
- 2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops and limited wholesale activity.*
- 3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*
- 4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.*
- 5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.*
- 6. Hotels and motels*

7. *Nursing, assisted living, and group care facilities*
8. *Campgrounds and overnight trailer courts*
9. *Wholesale, warehouse and storage facilities including building materials and lumber yards.*
10. *Automotive services and carwashes*
11. *New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.*
12. *Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers*
13. *Mobile home dealers*
14. *Research, development, and commercial testing laboratories*
15. *Transportation facilities including bus depots, trucking facilities and services without storage.*
16. *Outdoor advertising agency*
17. *Communication services, radio and television broadcasting*
18. *Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

Proposed Zoning – Definition and Uses:

R-3, Single Family Attached Residential with Conditions

This district is intended to support medium density residential uses, characterized by two family detached (i.e. duplex) and single-family attached (i.e. townhouse) units. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district.

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

1. *Single family attached (i.e. townhouses) and two-family residential dwellings (duplexes).*
2. *Daycare, residential, nursing, and assisted living facilities.*
3. *Library and information centers*
4. *Fire stations*
5. *Electric substations*
6. *Public golf course*
7. *Coin operated laundries and dry cleaning*

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	R-3	Townhomes (Under Construction)
East	MH-1	Shannonwood Mobile Home Park
South	Flex 1	Single Family Residential & Vacant
West	Flex 1	Vacant

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Commercial.

Staff Findings & Recommendation:

The applicant is currently developing the new Hunter-Quinn townhome development across Highway 52, and will be using the same architecture in this proposed development.

Staff finds that this use makes sense in this area, and that the design and nature of the neighborhood will be a benefit to the area. As such, Staff recommends **APPROVAL** of the rezoning.

Planning Commission Recommendation:

At their July 26th meeting, the Planning Commission voted 5-1 to recommend **APPROVAL** of the rezoning.

Shine Lane Rezoning TMS 142-00-01-021

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0" @ 24"X36" OR 1/16" = 1'-0" @ 12"X18"

Proposed Homes:
the same architecture as the units under construction on the north side of Hwy 52

AN ORDINANCE TO RE-CLASSIFY REAL PROPERTY LOCATED AT THE SOUTHEAST CORNER OF U.S. HIGHWAY 52 AND SHINE LANE, TMS 142-00-01-021, FROM C-2, GENERAL COMMERCIAL, TO R-3, SINGLE FAMILY ATTACHED RESIDENTIAL WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at the southeast corner of U.S. Highway 52 and Shine Lane, TMS # 142-00-01-021, to re-classify the property from C-2, General Commercial, to R-3, Single Family Attached Residential with conditions; and

WHEREAS, it is necessary and desirable to reclassify said properties to R-3, Single Family Attached Residential with conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on July 26, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-3, Single Family Attached Residential with conditions; and

WHEREAS, the conditions to be placed upon these three parcels are described as follows:

1. Only townhomes shall be permitted on the property. No apartments or other multi-family construction shall be permitted.
2. Density will be capped at 5.3 units per acre, or 55 units.
3. Additional parking beyond the required two spaces per unit shall be provided at approximately one space for each three units.
4. Provide median plantings along Highway 52 between Shine Lane and the Railroad overpass.
5. Units shall feature a variety of exterior colors from a palette approved by the Zoning Administrator. No color will be repeated in any single multi-unit structure without permission of the Zoning Administrator.
6. Units shall feature a variety of exterior materials and/or material orientations. At least one unit in each three- and four-unit structure shall feature different materials or orientations than the rest of the units, while at least two units of each five- or six-unit structure shall likewise feature different materials or orientations.
7. Primary exterior material shall be cementitious in nature, such as hardiplank. Vinyl may be used for exterior trim and architectural pieces.
8. A fifty-foot buffer will remain between Highway 52 and the residential lots. Likewise, a twenty-foot buffer will be placed along the railroad tracks.

9. A Homeowner's Association will be established, which will maintain in perpetuity all private roadways, streetlights, sidewalks, and stormwater facilities.
10. The State standard for residential stormwater provision meets the effects of a 10-year storm. The Developer agrees to construct this system to a 25-year storm, increasing drainage capacity.
11. Trees in the interior of the development shall be placed between multi-unit structures.
12. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
 - b. Three Years: Land clearing and infrastructure underway
 - c. Four years: Residential construction begins
13. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 20th day of September, 2022, that the Zoning Classification pertaining to TMS # 142-00-01-021 be hereby re-classified from its current zoning of C-2, General Commercial to R-3, Single Family Attached Residential with conditions; and

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

ORDINANCE NO. 2022-__ CONTINUED:

Item 8.

DONE IN COUNCIL ASSEMBLED this 20th day of September, 2022.

First Reading: August 16, 2022

Second Reading/Public Hearing: September 20, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

John S. West, Town Attorney



Town of Moncks Corner Planning Department Re-zoning Application

Date: June 20, 2022

Property Owner: STYO Development, LLC
 Owner Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Owner Phone Number: 843-367-6755
 Applicant: Chris Young
 Applicant Address: 1 Cool Blow St. Suite #122 Charleston, SC 29403

Applicant Phone Number: 843-367-6755
 Property Interest: Shine Lane
 Property Location: (a plat must accompany this application)

Tax Map Number: 142-00-01-021 Lot Area: 10.38 acres
 Present Zoning: C-2 Requested Zoning: R-3 Townhome

Property Characteristics:
Vacant wooded property.

Frontage on Public Road: Yes Water Available? Yes Sewer Available? No (Will Bring Sewer to Site)
 Current Use of Property: Vacant land
 Proposed Use of Property: Townhome development with architectural standards to match the development across HWY 52

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

Reasons for request and any supporting information:
To develop the site for townhomes.

Property Owners Signature:  Date: June 20, 2022

Do Not Write in This Space:

Advertised: _____ Public Hearing: _____ Property Posted: _____
 Application Taken By: _____



The Lowcountry's Hometown

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

Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: July 26, 2022
Town Council:
First Reading: August 16, 2022
Second Reading & Public Hearing: September 20, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 1.0 acre along Main Street Extension, a portion of TMS 143-00-00-002

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-2, Single Family Residential, to C-2, General Commercial, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Ricky Parler, is seeking to subdivide a 1 acre tract off of the greater 6.44 acre tract located behind Marvin's on Main Street Extension. He is proposing to rezone this property from R-2, single-family residential, to C-2, General Commercial, with the intent of placing a repair shop on the property. The shop would service motors of all sorts, from lawnmowers and four wheelers to boats, RV's, and cars.

Mr. Parler is proposing a largely metal building, in the style of a warehouse, with a brick knee wall across the front and going approximately one third of the way down the sides. Per the Moncks Corner Zoning Ordinance,

Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning

Administrator. Metal warehouse-type architecture shall not be permitted except in the Industrial Zones.

Mr. Parler began working on this building and the lot subdivision in the middle of February, 2022. In late February the ordinance that outlawed metal buildings in commercial zones went before the Planning Commission for the first time. For this reason, Staff allowed Mr. Parler to go to the Board of Zoning Appeals to seek a variance from the exterior materials requirement. After considerable discussion, the Board granted a variance to allow the building as proposed by Mr. Parler. As such, if Council rezones this property without conditions, the building is allowed to be metal.

Current Zoning – Definition and Uses:

R-1 & R-2 Single Family Residential Districts, Sec. 6-3

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

Permitted Uses:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Proposed Zoning – Definition and Uses:

C-2, General Commercial, Sec. 6-9

This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*
- 2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling*

stations and repair garages, personal service shops and limited wholesale activity.

- 3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.*
- 4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.*
- 5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.*
- 6. Hotels and motels*
- 7. Nursing, assisted living, and group care facilities*
- 8. Campgrounds and overnight trailer courts*
- 9. Wholesale, warehouse and storage facilities including building materials and lumber yards.*
- 10. Automotive services and carwashes*
- 11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.*
- 12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers*
- 13. Mobile home dealers*
- 14. Research, development, and commercial testing laboratories*
- 15. Transportation facilities including bus depots, trucking facilities and services without storage.*
- 16. Outdoor advertising agency*
- 17. Communication services, radio and television broadcasting*
- 18. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.*

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	R-2	Vacant
East	C-2	Marvin's
South	C-2 & GC	Fastenal, Carolina Tint & Wrap
West	R-2	Vacant

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Medium Density Residential.

Staff Findings & Recommendation:

Staff would like to see this area be zoned for commercial use, so in some ways this rezoning makes sense. However, rezoning only one acre of the total 6.44 acres makes little sense. The remainder of the property is zoned for 8,500 sq. ft. single family residential, which no longer is an appropriate use for the area. Moreover, by rezoning only the southeast corner of the overall parcel, the remainder is an awkward “S” shape that makes future development more difficult. The owner can subdivide the property any way that they see fit within the boundaries of the land development regulations, but Staff need not support it.

Moreover, there is the question of the metal building. While it is understood that the applicant began working on this project before the law came into effect, and there are metal buildings across the street to the south, the Planning Commission and Council did outlaw such architecture in the commercial areas.

For these reasons, Staff recommends **DENIAL** of the rezoning.

Planning Commission Recommendation

At their July 26th meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of the rezoning.

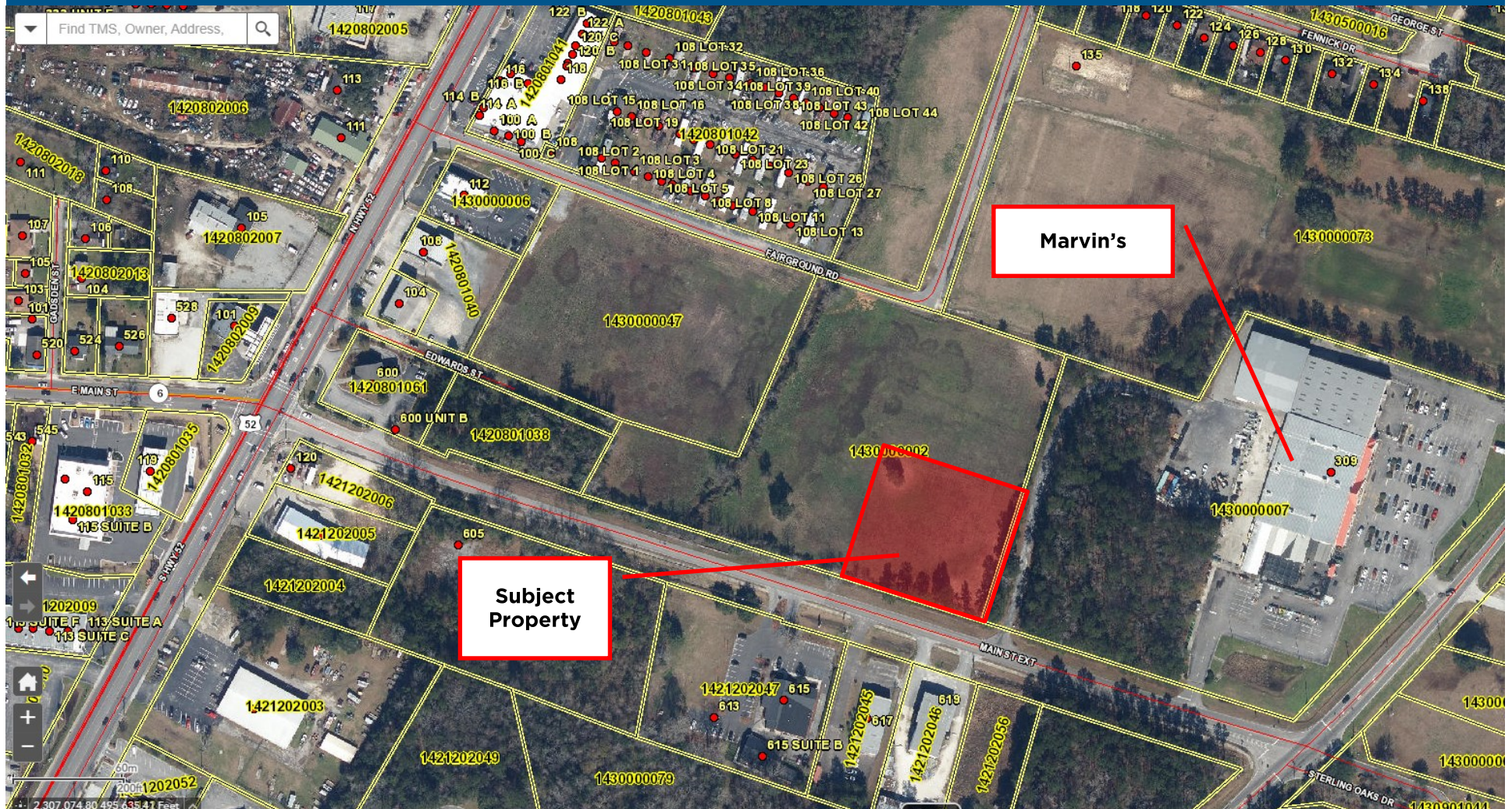
Parler Rezoning

Main Street Extension, TMS 143-00-00-002

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022



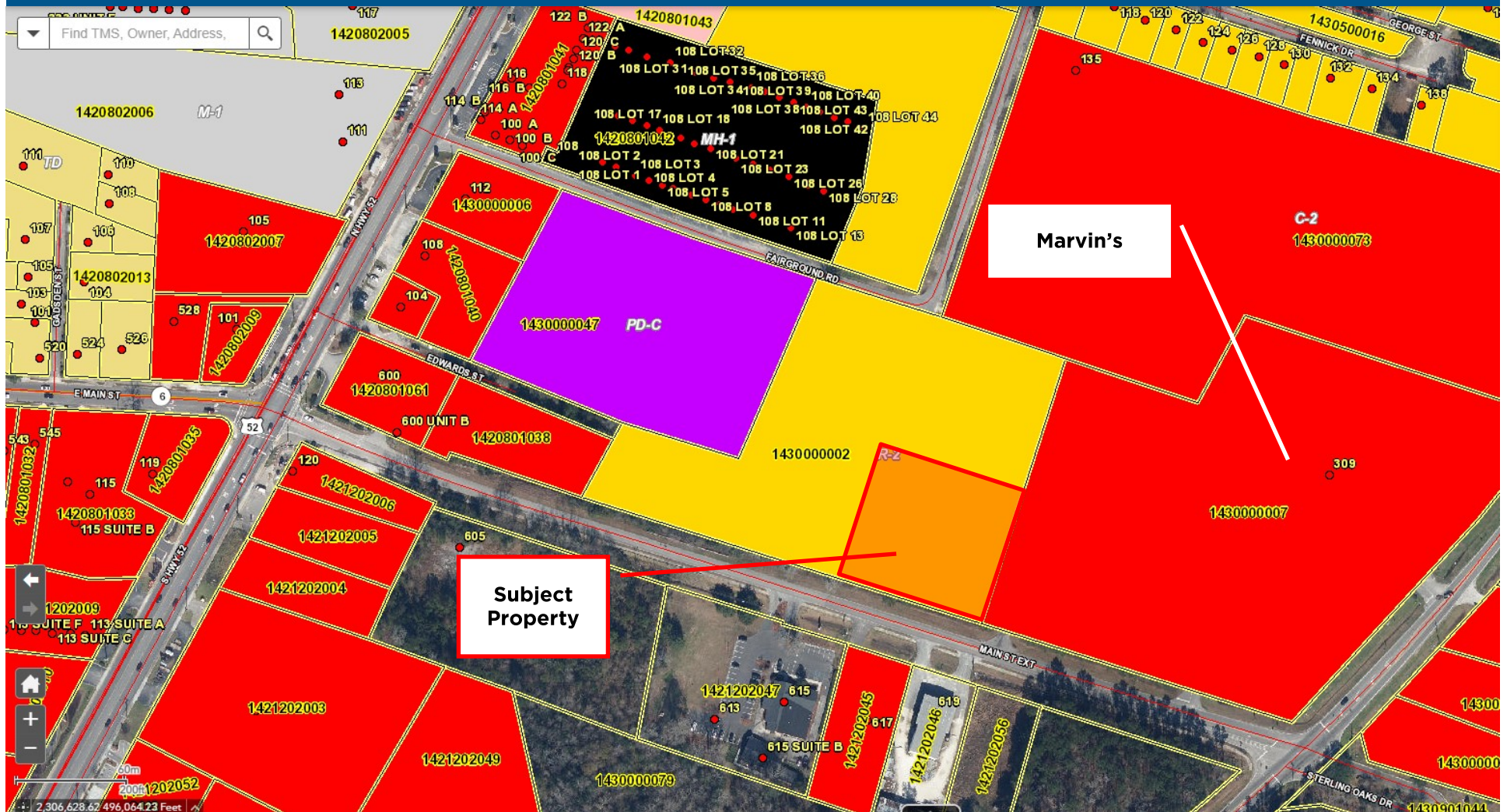
Parler Rezoning

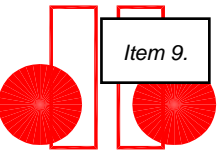
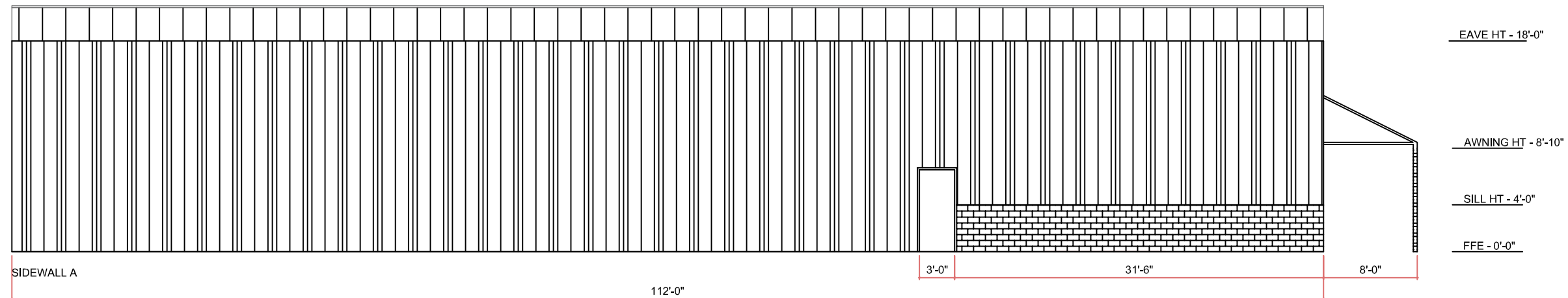
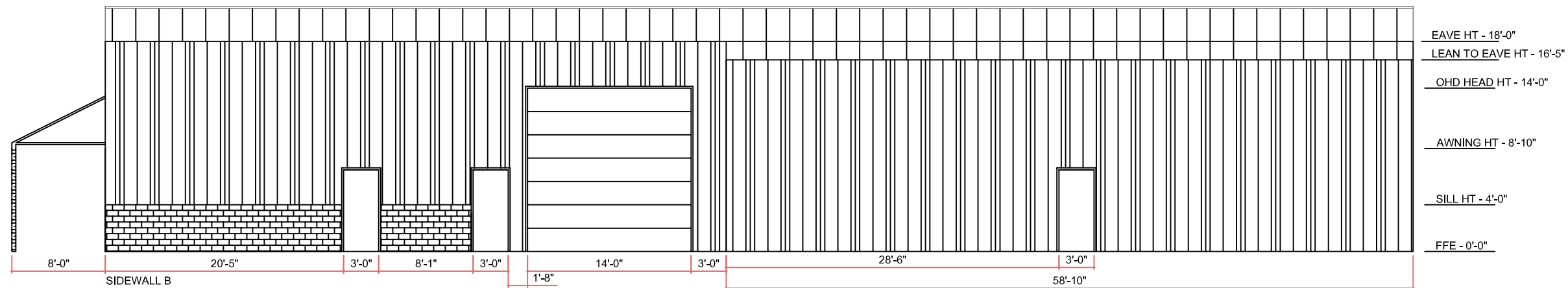
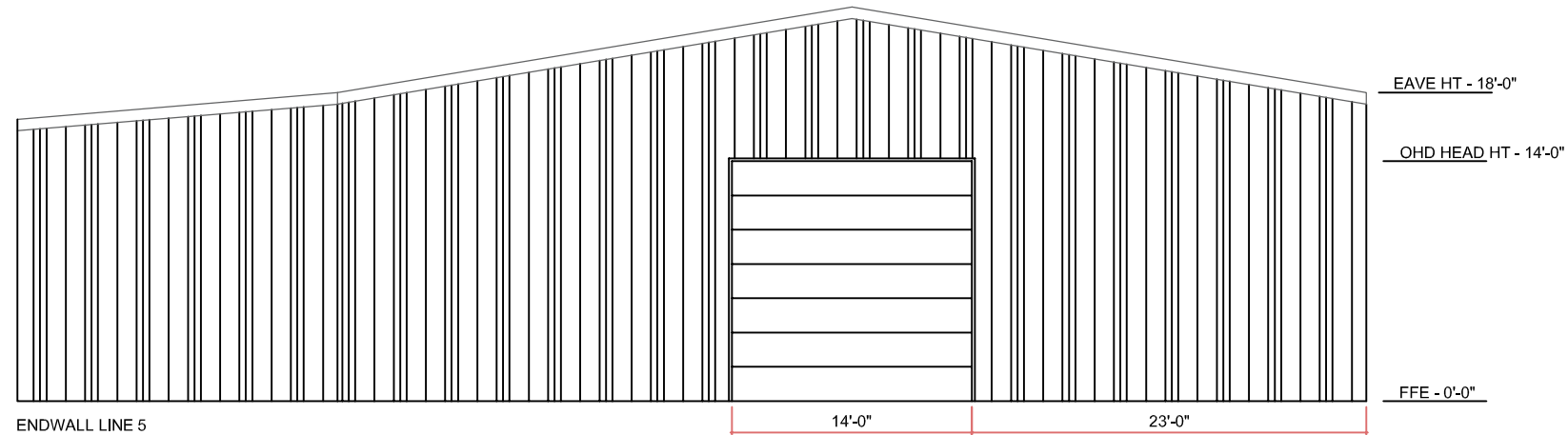
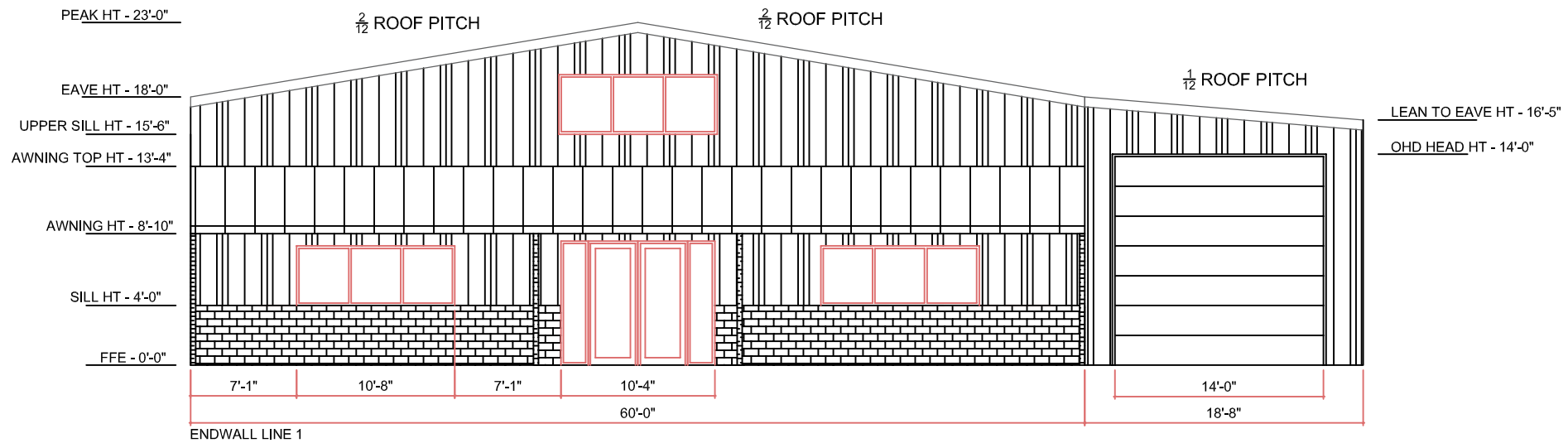
Main Street Extension, TMS 143-00-00-002

Planning Commission | July 26, 2022

Town Council First Reading | August 16, 2022

Town Council Second Reading & Public Hearing | September 20, 2022





Item 9.

design-build
construction

9561 HAMBERG ROAD
LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:
MOCO GENERAL LLC.
TMS 143-00-00-002

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

ELEVATIONS - METAL

05/17/2022

PLOT DATE

3/32" = 1'-0"

SCALE

A-2.0

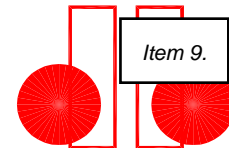
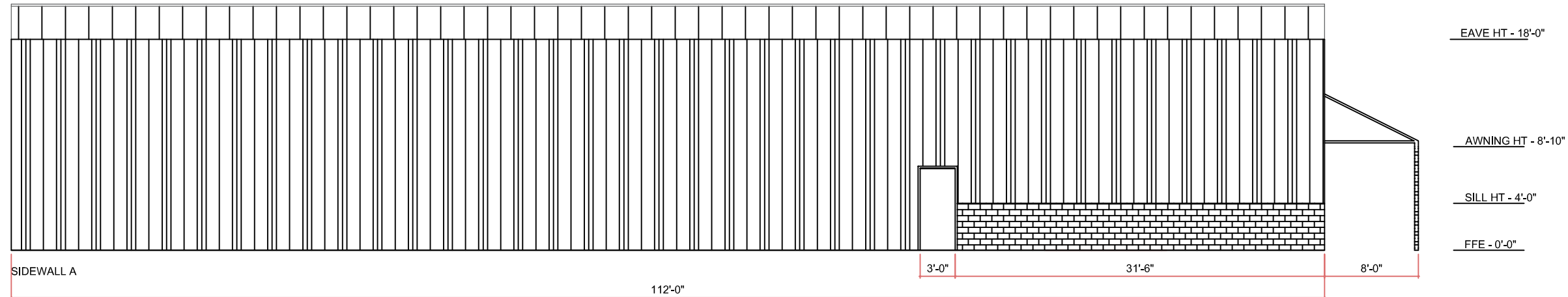
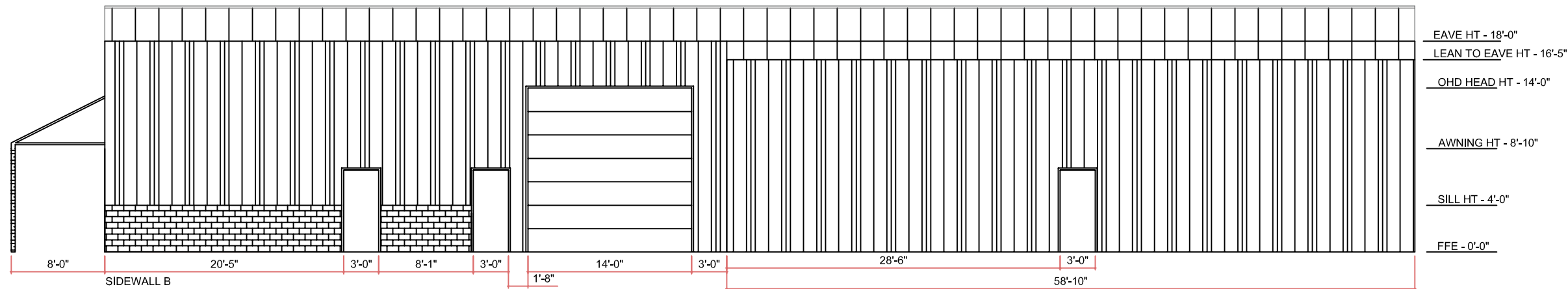
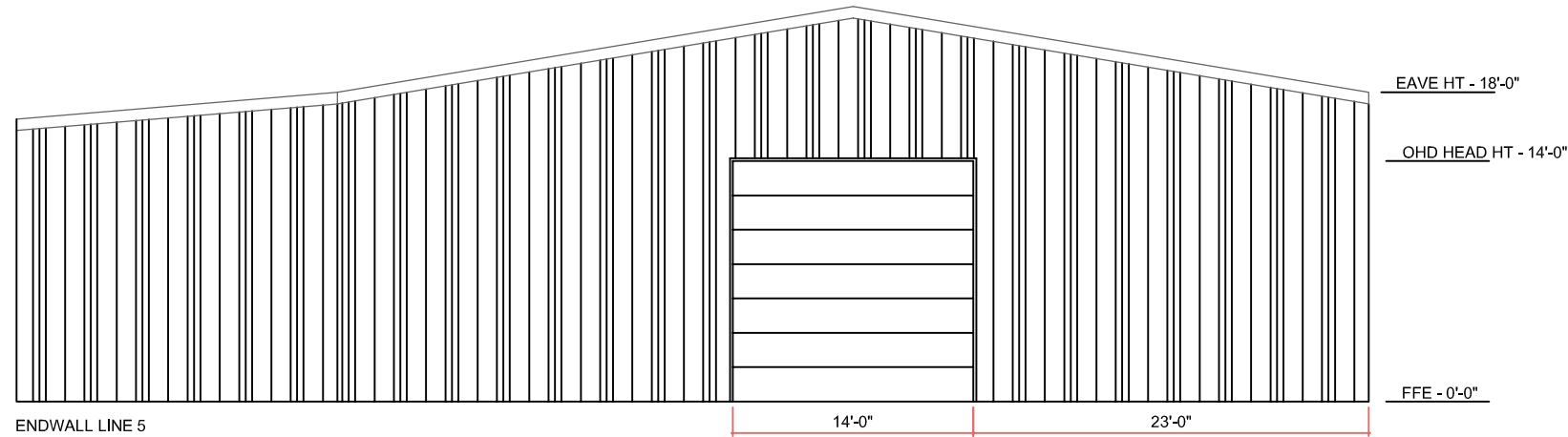
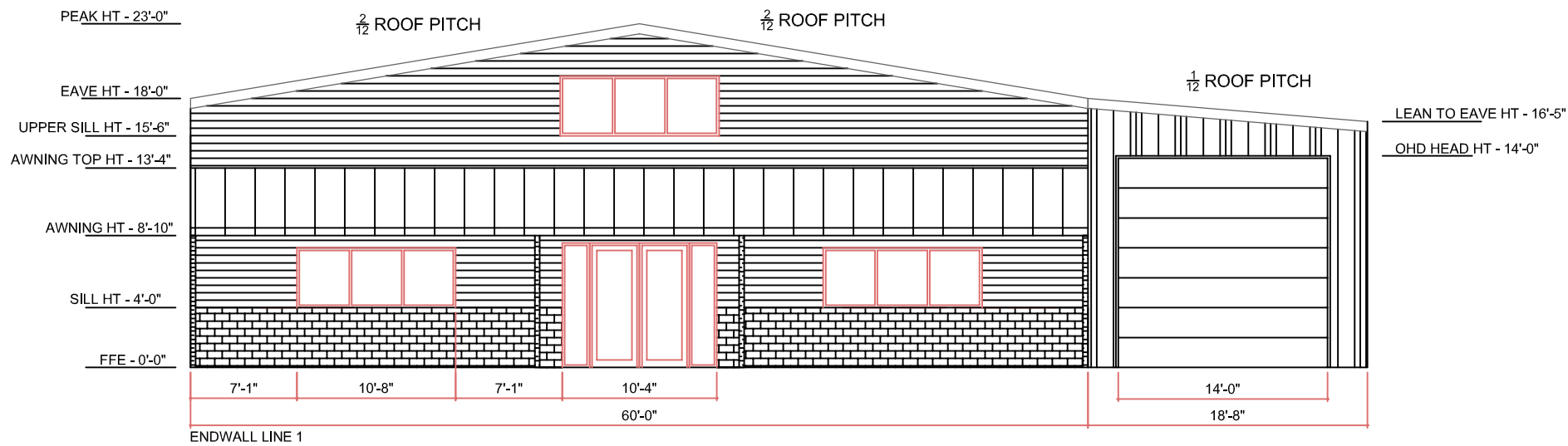
SHT. NO.

1

TOTAL



REVISION



design-build
construction

9561 HAMBERG ROAD
LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:
MOCO GENERAL LLC.
TMS 143-00-00-002

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

ELEVATIONS - HARDIE

05/17/2022

PLOT DATE

3/32" = 1'-0"

SCALE

A-2.1

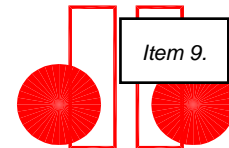
SHT. NO.

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TOTAL



REVISION



Item 9.

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construction

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LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:

MOCO GENERAL, LLC.

TMS 143-00-00-002

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

SITE SETBACKS

05/17/2022

PLOT DATE

1/32 = 1'-0"

SCALE

C-1

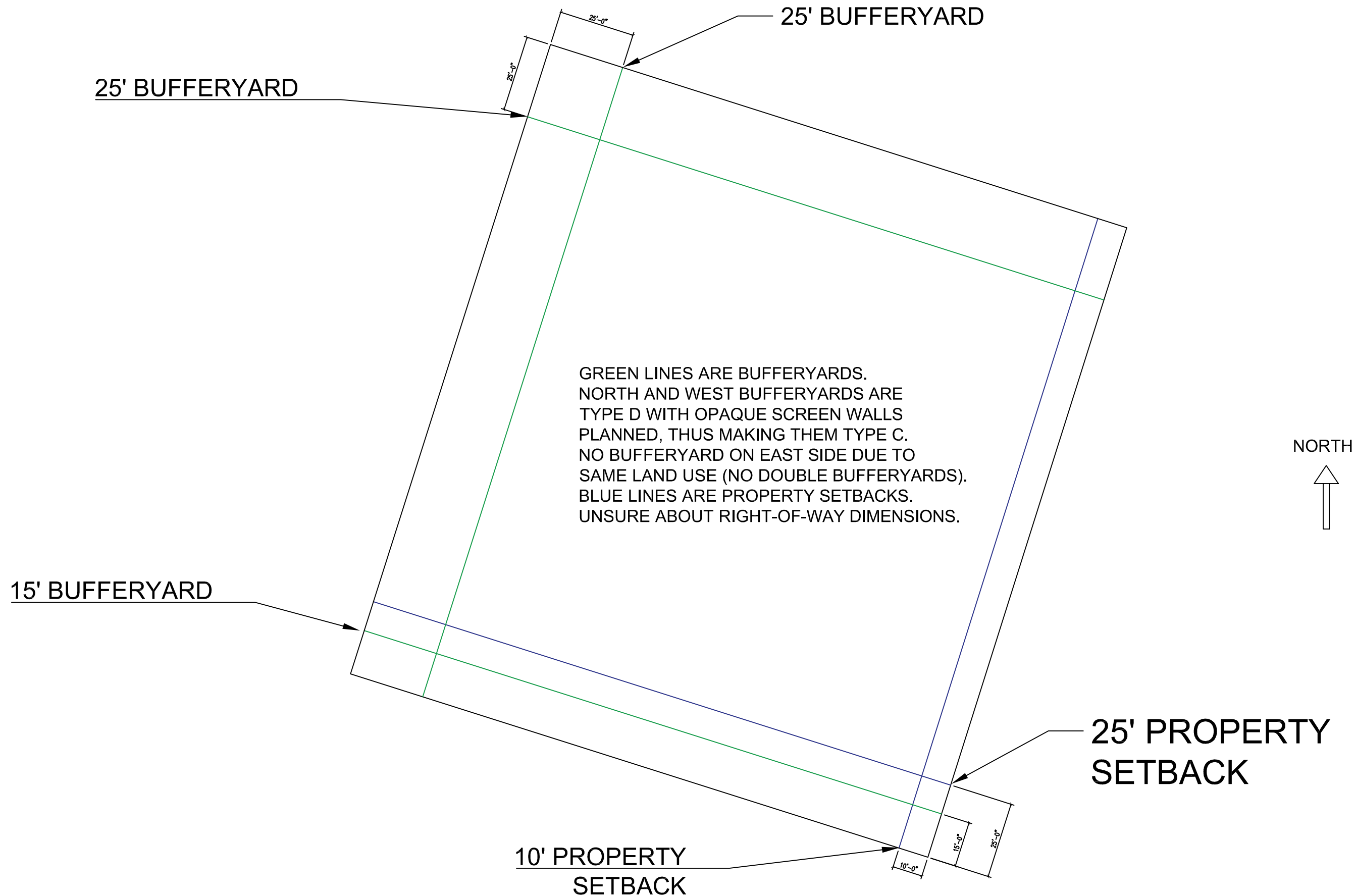
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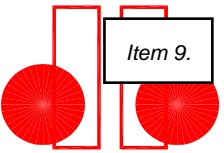
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TOTAL



REVISION





Item 9.

design-build
construction

9561 HAMBERG ROAD
LADSON, SC 29456-4322
PHONE: (843) 851-1449
FAX: (843) 851-2712

New Facility:
MOCO GENERAL LLC
TMS 143-00-00-002

REVISIONS

#	DATE	DESCRIPTION

DRAWING INFORMATION

SITE LAYOUT

06/14/2022
PLOT DATE

1/32 = 1'-0"
SCALE

C-2.0

SHT. NO.

1

TOTAL



REVISION

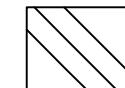
LAYOUT B

25' BUFFERYARD

LEGEND



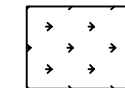
GRAVEL



BUFFERYARD PLANTINGS



CONCRETE



GRASS

NORTH



MAIN STREET

15' BUFFERYARD

10' BUILDING SETBACK

25' BUILDING
SETBACK

25' BUFFERYARD



VICINITY MAP (N.T.S.)

- THESE DATA WENT TO THE HEART OF AN IMPROFESSORAL, INTELLECTUAL, PERSONALIZED AND BILATERAL, THE DIALOGUE FROM PERSON WAS MADE IN ACCORDANCE WITH THE RECOGNITION OF THE STANDARDS OF PRACTICE MANUAL FOR SERVING IN SOUTH CAROLINA, AND MEET OR EXCEEDS THE REQUIREMENTS FOR A CLASS A LICENSE TO PRACTICE THEREIN. ALSO THERE ARE NO VERBAL INDICATORS OF PROJECTIONS OTHER THAN SPEAKING.

<input type="checkbox"/>	ADJACENT PROPERTY LINE
<input type="checkbox"/>	EXISTING BALTIMORE LINE
<input checked="" type="checkbox"/>	WELLSVILLE CRITICAL USE
<input type="checkbox"/>	EXISTING FRONT OF WAY
<input type="checkbox"/>	CONCRETE ARCHWAY
<input type="checkbox"/>	EXISTING HIGH PIN JURY
X	COURT-YARD POINT



EXEMPT SUBDIVISION PLAT
TMS: 143-00-00-002
1ST ST. JOHNS PARISH
TOWN OF MONCK'S CORNER
KELEY COUNTY, SOUTH CAROLINA

MHW CONSULTING, LLC
PO BOX 50154
SUMMERVILLE, SC 29485
843-408-8661
PROFESSIONAL ENGINEER: NC, WI
PROFESSIONAL LAND SURVEYOR: GA, SC, NC, VA, MD, KY, PA



PRELIMINARY
FOR REVIEW ONLY
01/29/2020

**AN ORDINANCE TO RE-CLASSIFY 1.0 ACRE OF REAL PROPERTY LOCATED
ALONG MAIN STREET EXTENSION, THE SOUTHEAST CORNER OF
TMS # 143-00-00-002, FROM R-2, SINGLE FAMILY RESIDENTIAL, TO C-2,
GENERAL COMMERCIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF
THE TOWN OF MONCKS CORNER TO SO REFLECT**

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located along Main Street Extension, the southeast corner of TMS # 143-00-00-002, to re-classify the property from R-2, Single Family Residential, to C-2, General Commercial; and

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

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on July 26, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of C-2, General Commercial; and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 20th day of September, 2022, that the Zoning Classification pertaining to the subject parcel be hereby re-classified from its current zoning of R-2, Single Family Residential to C-2, General Commercial; and

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

DONE IN COUNCIL ASSEMBLED this 20th day of September, 2022.

First Reading: August 16, 2022

Second Reading/Public Hearing: September 20, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney



REZONING APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Jack R Parker JR Address: 109 Almond St
 Phone: 843-810-8951 E-Mail: Licky Parker @ Gmail .com

Property Owner Information (If Different)

Name: Wiggins Address: 1518 Penciple Rd Moncks Corner SC 29449
 Phone: 843-860-4515 E-Mail: _____
 TMS #: (143-00-00-002) ^{original} TMS No ^{new} Avon St Address: Main St Ext.

Current Zoning: _____ Requested Zoning: _____

Current Use of Property: Vacant

Proposed Use of Property: Automotive Repair

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.

 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: Carl G Wiggins Date: 6-8-2022
 Applicant's Signature: [Signature] Date: 6-8-22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

ORDINANCE NO. 2022 - ____

AN ORDINANCE TO AMEND ORDINANCE NO. 2021-08 AND THE BUDGET ATTACHED THERETO AND TO ADJUST CERTAIN REVENUES AND EXPENDITURES FOR THE FISCAL YEAR 2022.

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

SECTION 1. Ordinance No. 2021-08 and the prepared budget attached thereto is amended to increase General Fund revenues in the amount of eight hundred fifty-six thousand three hundred ninety-seven dollars (\$856,397) and increase General Fund expenditures in the amount of two hundred forty-eight thousand two hundred and forty-seven dollars (\$248,247). The Abatement and Improvement Fund will be amended to increase expenditures of three hundred thousand dollars (\$300,000).

The following line-item accounts will be adjusted accordingly:

GENERAL FUND REVENUES

Account No.	Description	FY 22 ADOPTED	FY 22 REVISED	FY 22 Budget Adjustment
10.3000.0101	Business License	2,410,000	3,070,000	660,000
10.3000.0103	Building Permits	400,000	575,000	175,000
10.3000.0105	Plan Review	185,000	270,000	85,000
10.3000.0307	Recreation Fees	68,000	106,000	38,000
10.3000.0308	Sponsorships	22,000	26,000	4,000
10.3000.0313	Facilities Rental	30,000	38,000	8,000
10.3000.0321	Admissions	40,000	35,000	(5,000)
10.3000.0325	Special Event Receipts	50,000	40,000	(10,000)
10.3000.0350	First Response & Rescue Fees	15,000	24,000	9,000
10.3000.0402	Current Taxes	2,844,449	3,060,000	215,551
10.3000.0404	Prior Year Taxes	65,500	50,000	(15,500)
10.3000.0409	Homestead Reimbursement	65,900	72,000	6,100
10.3000.0501	Criminal & Traffic Fines	96,000	80,000	(16,000)
10.3000.0806	PD Athletic Events / BC Schools	45,000	22,000	(23,000)
10.3000.0808	FEMA Grant Revenues	352,299	238,299	(114,000)
10.3000.0817	Hwy Safety Traffic Grant	173,154	62,400	(110,754)
10.3000.0822	A-Tax Grant Award Funds	85,000	10,000	(75,000)
10.3000.0902	Sale of Equipment	10,000	30,000	20,000
10.3000.0905	Insurance Receipts	25,000	35,000	10,000
10.3000.1102	Community Outreach Donations	5,000	-	(5,000)
Total Revenues				\$ 856,397

GENERAL FUND EXPENDITURES

Account No.	Description	FY 22 ADOPTED	FY 22 REVISED	FY 22 Budget Adjustment
10.4120.0101	Salaries & Wages	587,884	545,862	(42,022)
10.4120.0102	Social Security / Medicare	45,187	39,250	(5,937)
10.4120.0104	Overtime	5,500	4,500	(1,000)
10.4120.0105	Health Insurance	147,156	135,042	(12,114)
10.4120.0106	SC Employment Sec Comm	6,000	3,500	(2,500)
10.4120.0107	Workers Compensation	192,620	246,393	53,773
10.4120.0203	Codification	17,100	12,000	(5,100)
10.4120.0401	Professional Development	23,215	18,000	(5,215)
10.4120.0706	Liability Insurance	322,000	390,000	68,000
10.4120.0705	Insurance Claims	5,000	-	(5,000)
10.4120.0751	FEMA Claims	15,000	-	(15,000)
10.4120.1001	Miscellaneous	15,500	20,000	4,500
10.4120.1004	Personnel Increases	73,104	-	(73,104)
10.4122.0101	Salaries & Wages	79,150	83,200	4,050
10.4122.0111	Deferred Comp Emplr Match	-	3,750	3,750
10.4122.0602	Equipment & Maintenance	-	4,000	4,000
10.4122.0701	Dues and Subscriptions	2,000	7,200	5,200
10.4122.0705	Capital Outlay	76,750	68,000	(8,750)
10.4123.0101	Salaries & Wages	172,377	160,268	(12,109)
10.4123.0111	Deferred Comp Emplr Match	3,094	500	(2,594)
10.4123.0204	Professional Services	12,500	6,000	(6,500)
10.4125.0101	Salaries & Wages	324,651	320,651	(4,000)
10.4125.0204	Professional Services	50,000	40,000	(10,000)
10.4125.0401	Professional Development	18,000	12,000	(6,000)
10.4125.0602	Equipment & Maintenance	11,000	7,000	(4,000)
10.4125.2210	Special Events	100,000	125,000	25,000
10.4125.2211	Retail Supplies "Swag"	12,000	14,000	2,000
10.4310.0101	Salaries & Wages	1,719,169	1,335,457	(383,712)
10.4310.0102	Social Security / Medicare	134,658	102,903	(31,755)
10.4310.0103	Law Enforcement Retirement	314,395	255,492	(58,903)
10.4310.0105	Health Insurance	294,050	245,000	(49,050)
10.4310.0108	Physical Exams	4,000	6,000	2,000
10.4310.0401	Professional Development	11,000	15,000	4,000
10.4310.0602	Equipment and Maintenance	55,855	45,000	(10,855)
10.4310.0713	Vehicle	50,000	60,000	10,000
10.4310.0715	Uniform	24,000	19,000	(5,000)
10.4310.0718	DJJ	10,000	6,000	(4,000)
10.4310.0725	PD Summer Camp	7,500	10,000	2,500
10.4310.0728	Community Outreach	5,000	3,000	(2,000)
10.4310.0750	Insurance Claims	-	4,500	4,500
10.4310.110	Discretionary	-	2,000	2,000
10.4315.0101	Salaries & Wages	273,240	286,750	13,510
10.4315.0103	Law Enforcement Retirement	49,227	56,722	7,495
10.4315.0104	Overtime	2,000	5,500	3,500
10.4315.0105	Health Insurance	52,067	42,833	(9,234)
10.4315.0107	Workers Compensation	9,215	6,000	(3,215)
10.4315.0401	Professional Development	-	1,700	1,700
10.4315.0713	Vehicle	3,500	6,000	2,500
10.4315.0719	Fuel	7,000	16,000	9,000
10.4317.0104	Overtime	-	4,000	4,000
10.4317.0111	Deferred Comp Emplr Match	1,583	-	(1,583)
10.4317.0701	Other	7,190	-	(7,190)
10.4340.0101	Salaries & Wages	1,096,558	1,026,558	(70,000)
10.4340.0101	Social Security / Medicare	86,928	82,928	(4,000)

ORDINANCE NO. 2022 - CONTINUED**GENERAL FUND EXPENDITURES CONTINUED**

Account No.	Description	FY 22 ADOPTED	FY 22 REVISED	FY 22 Budget Adjustment
10.4340.0103	Law Enforcement Retirement	205,732	197,380	(8,352)
10.4340.0104	Overtime	60,000	105,000	45,000
10.4340.0105	Health Insurance	212,032	175,530	(36,502)
10.4340.0111	Deferred Comp Emplr Match	23,265	16,184	(7,081)
10.4340.0401	Professional Development	36,650	32,000	(4,650)
10.4340.0707	Leased Equipment	12,000	-	(12,000)
10.4340.0709	Telephone	9,800	12,000	2,200
10.4340.0719	Fuel	15,000	30,000	15,000
10.4340.0808	FEMA Grant Expenditures	114,000	-	(114,000)
10.4340.0815	FEMA Grant Match	6,000	-	(6,000)
10.4341.0101	Salaries & Wages	227,260	217,260	(10,000)
10.4341.0104	Overtime	10,000	15,000	5,000
10.4341.0112	Deferred Comp Emplr Match	6,698	3,000	(3,698)
10.4450.0101	Salaries & Wages	426,791	330,722	(96,069)
10.4450.0102	Social Security / Medicare	33,682	25,755	(7,927)
10.4450.0103	Regular State Retirement	66,673	57,100	(9,573)
10.4450.0105	Health Insurance	88,463	58,607	(29,856)
10.4450.0601	Facilities Maintenance	40,000	60,000	20,000
10.4450.0636	Field Maintenance	30,000	55,000	25,000
10.4450.0705	Capital Outlay	74,500	79,000	4,500
10.4450.0709	Telephone	5,500	7,500	2,000
10.4450.0760	Contract Labor	105,830	77,880	(27,950)
10.4450.0761	Contract Labor - HWY 52	-	27,950	27,950
10.4452.0104	Overtime	5,000	3,000	(2,000)
10.4454.0101	Salaries & Wages	346,952	335,360	(11,592)
10.4454.0105	Health Insurance	67,123	62,935	(4,188)
10.4454.0602	Equipment and Maintance	73,000	75,000	2,000
10.4454.0705	Capital Outlay	-	158,500	158,500
10.4454.0719	Vehicle	25,000	40,000	15,000
10.4454.0750	Insurance Claims	-	12,000	12,000
10.4454.0760	Contract Labor - Sanitation	-	10,000	10,000
10.4500.0101	Salaries & Wages	346,427	382,180	35,753
10.4500.0102	Social Security / Medicare	26,399	31,308	4,909
10.4500.0103	Regular State Retirement	52,171	68,350	16,179
10.4500.0104	Overtime	4,000	12,000	8,000
10.4500.0401	Professional Development	4,000	2,000	(2,000)
10.4500.0501	Utilities	85,000	125,500	40,500
10.4500.0601	Building Maintenance	7,740	28,000	20,260
10.4500.0736	Athletic Uniforms	45,000	50,000	5,000
10.4500.0737	Athletic Equipment	10,000	12,000	2,000
10.4500.0742	Tournaments	30,000	50,000	20,000
10.4500.0761	Contract Labor	88,896	55,000	(33,896)
10.4500.1001	Miscellaneous	4,200	11,000	6,800
10.4700.1306	Transfer to Abatement	250,000	550,000	300,000
Total Expenditures				\$ (248,247)

ABATEMENT & IMPROVEMENTS FUND

Account No.	Description	FY 22 ADOPTED	FY 22 REVISED	FY 22 Budget Adjustment
82.4455.2706	Mast Arms US52 \$ Old 52	-	220,000	220,000
82.4455.2710	Other improvements	-	80,000	80,000
Total Expenditures				\$ 300,000

ORDINANCE NO. 2022 - CONTINUED

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

AND IT IS SO ORDAINED.

DONE IN COUNCIL, ASSEMBLED THIS 20th DAY OF SEPTEMBER 2022.

FIRST READING:

August 16, 2022

Michael A. Locklear, Mayor

Council:

SECOND READING:

September 20, 2022

ATTEST:

Marilyn M. Baker, Clerk to Council

APPROVED AS TO FORM:

John S. West, Town Attorney

STATE OF SOUTH CAROLINA)

COUNTY OF BERKELEY) ORDINANCE 2022 -

TOWN OF MONCK'S CORNER)

An Ordinance To Raise Revenue And Adopt A Budget For The Town Of Moncks Corner, South Carolina, For The Fiscal Year Beginning October 1, 2022 And Ending September 30, 2023.

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

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

SECTION 1.

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

SECTION 2.

That a tax to cover the period from the first day of October 2022, to the last day of September 2023, both inclusive, for the sums and in the manner hereinafter mentioned, is and shall be levied, collected and paid into the treasury of the Town of Moncks Corner for the use and services thereof: i.e., a tax of six and 71/100 (\$6.71) Dollars (67.1 Mills) on every One Hundred and No/100 (\$100.00) Dollars in assessed value of real estate and personal property of every description owned and used in the Town of Moncks Corner except such as exempt from taxation under the Constitution and laws of the State of South Carolina, is and shall be levied and paid into the Town treasury for the credit of the Town of Moncks Corner for the corporate purposes,

permanent improvements, current expenses and the payment of interest and retirement of outstanding bonds and debts of said municipality. The total tax levy of sixty-seven point one (67.1) mills is apportioned as follows: Sixty-four point one (64.1) mills for the general operation of the Town and three (3) mills for outstanding bonds and debt service.

SECTION 3.

Local Option Sales Tax anticipated collections in the amount of two million two hundred and nineteen thousand dollars (\$2,219,000) derived from the Local Option Sales Tax (LOST) Fund shall be distributed as follows: One million one hundred and nineteen thousand dollars (1,119,000) plus one hundred fifty-three thousand, nine hundred thirty-seven dollars (\$153,937) from prior year collections for a total of one million, two hundred seventy-two thousand, nine hundred thirty-seven dollars (\$1,272,937) of Local Option Sales Tax will be used for property tax relief. Tax Credits are based on 0.000900 (ratio) as applied to the total appraised property values of one billion four hundred fourteen million six-hundred twenty-eight thousand five hundred fifteen dollars (\$1,414,628,515). One million one hundred thousand dollars (\$1,100,000) of Local Option Sales Tax Revenues will be used for general operating purposes.

SECTION 4.

The Clerk-Treasurer shall be responsible for the collection of delinquent taxes from Berkeley County.

SECTION 5.

Annual residential sanitation fees will be set at \$166.92 on the property tax bills. Commercial roll cart fees will be set at \$19.61 per month.

SECTION 6.

Annual residential stormwater fees will be set at \$36.00 for all single-family residential units and all annual non-residential property fees will be set at \$36.00 per ERU for all other properties on the property tax bills.

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

APPROVED, this 20th day of September 2022.

First Reading: August 16, 2022

Second Reading and
Public Hearing: September 20, 2022

Michael Locklear, Mayor

Council:

Attest:

Marilyn Baker, Clerk to Council

Viewed by Town Attorney and approved as to form.

John West, Town Attorney



The Lowcountry's Hometown

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

Staff Report

Amendment to the Official Zoning Map

DATES: Planning Commission: June 28, 2022
Town Council:
First Reading: July 19, 2022
Second Reading & Public Hearing: August 16, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 0.49 acres at 306 N. Live Oak Drive, TMS 142-04-01-004

ACTION REQUESTED: Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from C-1, Office & Institutional, to R-2, Single Family Residential, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant wishes to rezone +/- 0.49 acres along N. Live Oak Drive from C-1, Office & Institutional, to R-2, Single Family Residential. The immediate area is largely zoned C-1 but only one nearby structure, 310 N. Live Oak, is used commercially. 310 N. Live Oak is the old location of Pop's BBQ.

The applicant wishes to subdivide the property and build houses off of Roper Circle.

Current Zoning - Definition and Uses:

C-1, Office & Institutional, Sec. 6-8

This district is intended to accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright

or as permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

Permitted Uses: A building or premises in the C-1 district may be used for the following purposes:

1. Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.
2. All non-residential uses allowed in R-1, R-2, R-3 within the requirements of each district.
3. Boutique retail and restaurants less than two-thousand (2,000) sq. ft. in size, not including gasoline filling stations. Restaurant drive throughs are prohibited.
4. Hotels and lodging houses
5. Colleges, universities, business and vocational schools
6. Private clubs, walk-in theaters, museums, and art galleries
7. Engineering, architectural, scientific, and research organization and non-commercial laboratory.
8. Professional, political and religious organizations, labor unions and similar labor organizations.
9. Utility services and stations (excluding communications)
10. Funeral services and crematories
11. Hospitals
12. Automotive repair services, garages, renting and leasing
13. Parks, recreation facilities, and golf courses
14. Railroads
15. Veterinary services
16. Agricultural services
17. Private commercial storage, not including mini-warehouses

Proposed Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

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

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Summary of Adjacent Zoning & Uses

Zone		Present Use
North	Flex 1 & GC	Single Family Residential & Tour Bus Company
East	C-2	Single Family Residential
South	R-2	Single Family Residential
West	C-2	Single Family Residential

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Commercial.

Staff Findings & Recommendation

Staff is of two minds about this rezoning. With Highway 17 being a large arterial roadway it makes planning sense for the area to transition to a commercial use, as shown by the current zoning and future land use. However, almost all lots adjacent to Highway 17 in this area are residential, and many are so small that they would require combination with adjacent plats in order to be viable for commercial construction. As such, staff recommends **APPROVAL** of this rezoning.

Planning Commission Recommendation

At their June 28, 2022 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** for rezoning the property to R-2, Single-Family Residential.

306 N. Live Oak Rezoning TMS 142-04-01-004

Planning Commission | June 28, 2022

Town Council First Reading | July 19, 2022

Town Council Second Reading & Public Hearing | August 16, 2022

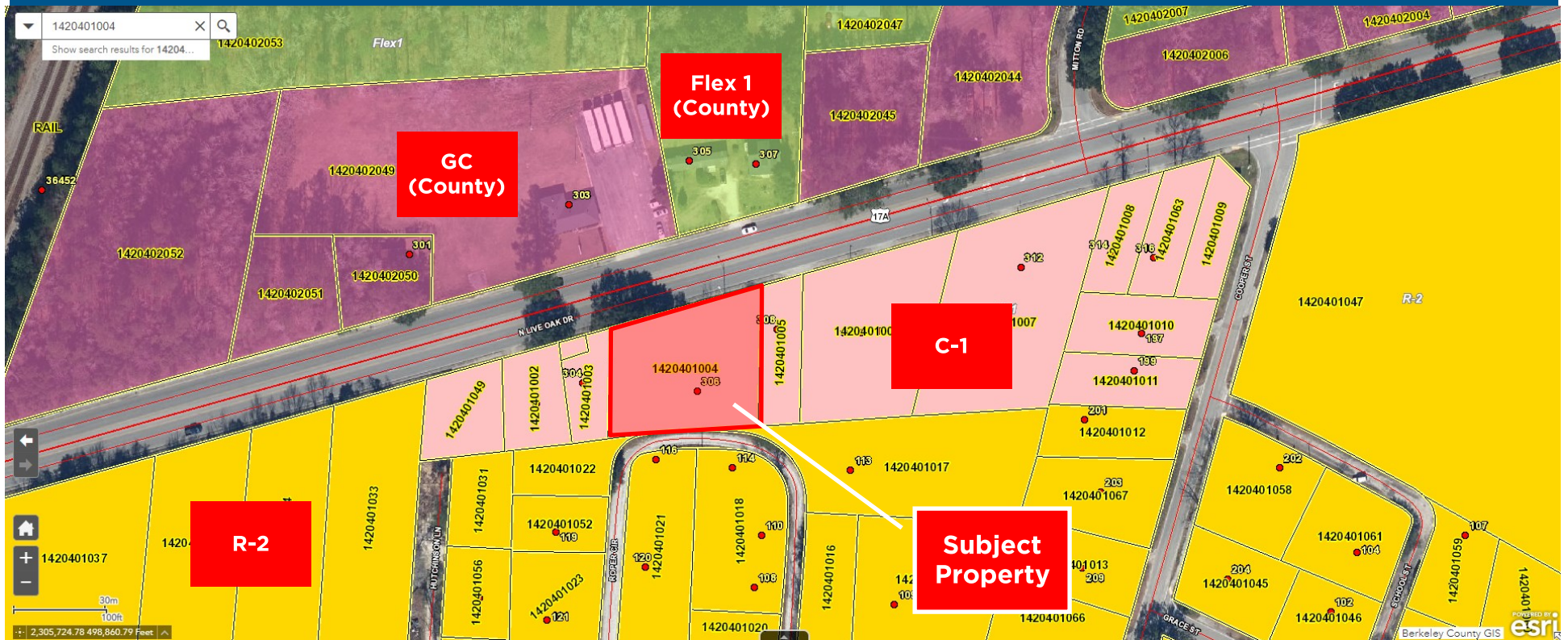


306 N. Live Oak Rezoning TMS 142-04-01-004

Planning Commission | June 28, 2022

Town Council First Reading | July 19, 2022

Town Council Second Reading & Public Hearing | August 16, 2022



306 N. Live Oak Rezoning TMS 142-04-01-004

Planning Commission | June 28, 2022

Town Council First Reading | July 19, 2022

Town Council Second Reading & Public Hearing | August 16, 2022



AN ORDINANCE TO RE-CLASSIFY 0.49 ACRES OF REAL PROPERTY LOCATED AT 306 NORTH LIVE OAK DRIVE, TMS # 142-04-01-004, FROM C-1, OFFICE AND INSTITUTIONAL, TO R-2, SINGLE FAMILY RESIDENTIAL, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at 306 N. Live Oak Drive, Moncks Corner, South Carolina, TMS # 142-04-01-004 to re-classify the property from C-1, Office & Institutional, to R-2, Single Family Residential; and

WHEREAS, it is necessary and desirable to reclassify said properties to R-2, Single Family Residential; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on June 28, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-2, Single Family Residential; and

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 16th day of August, 2022, that the Zoning Classification pertaining to TMS # 142-04-01-004 be hereby re-classified from its current zoning of C-1, Office & Institutional, to R-2, Single Family Residential; and

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

DONE IN COUNCIL ASSEMBLED this 16th day of August, 2022.

First Reading: July 19, 2022

Second Reading/Public Hearing: August 16, 2022

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor



REZONING APPLICATION

Moncks Corner Community Development

**MONCK'S
CORNER**
The Community's Heart

Applicant Information

Name: Pointe North Community Church, Inc. Address: 110 BiLo Drive, Ste. C, Moncks Corner, SC
 Phone: 843-258-1155 E-Mail: jprouse@pointenorth.org

Property Owner Information (If Different)

Name: _____ Address: _____
 Phone: 843-258-1155 E-Mail: jprouse@pointenorth.org
 TMS #: 1420401004 Address: 306 N. Live Oak Drive, Moncks Corner, SC

Current Zoning: Moncks Corner - C-1 Requested Zoning: R1

Current Use of Property: Vacant Lot

Proposed Use of Property: Residential Homesite

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

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: [Signature] Date: June 06, 2022

Applicant's Signature: [Signature] Date: June 06, 2022

For Official Use Only

Received: _____ Property Posted: _____
 Receipt #: _____ Hearing: _____
 Advertised: _____ Approved: _____



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Staff Report

Zoning Ordinance Amendment

DATE: Planning Commission: June 28, 2022
Town Council:
First Reading: July 19, 2022
Second Reading & Public Hearing: August 16, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Amendments to Article 6 of the Zoning Ordinance

ACTION REQUESTED: Consider an Ordinance to amend Article 6 of the Zoning Ordinance

Background:

When changes were made to Section 6-12, Negotiated Zoning Districts, in April 2022, a line was erroneously omitted. The change is as follows in **bold**:

Sec. 6-12; 8. Requirements – All negotiated developments require the following to be maintained by a Home or Property Owner's Association

- a. Sidewalks
- b. Streetlights**
- c. Street Trees
- d. Stormwater facilities outside of the Right of Way
- e. Customized Street Signs
- f. Crosswalks
- g. Amenities
- h. Private streets

Note: Private streets are prohibited in any developments unless by law they cannot be brought into the Berkeley County maintenance program, such as rear access alleys or in a townhome development.

Staff Findings and Recommendations:

Staff recommends **APPROVAL** of this ordinance.

At their June 28, 2022 meeting, the Planning Commission voted 6-0 to recommend **APPROVAL** of this ordinance.

**AN ORDINANCE TO AMEND ARTICLE SIX OF
THE TOWN OF MONCK'S CORNER ZONING ORDINANCE**

WHEREAS, the Mayor and Town Council finds adoption of this ordinance to be in the public's best interest as it will amend the Zoning Ordinance of the Town of Moncks Corner in order to address changing community needs, prevent the inclusion of incompatible land uses, address deficiencies and ambiguities in the Zoning Ordinance, and promote public health, safety, and well-being; and

WHEREAS, the following text amendment to the Town of Moncks Corner Zoning Ordinance has been proposed through collaboration with the Planning Commission; and

WHEREAS, the Planning Commission, at their June 28, 2022 meeting, voted to recommend approval of this amendment, as follows:

Sec. 6-12; 8. Requirements – All negotiated developments require the following to be maintained by a Home or Property Owner's Association

- a. Sidewalks
- b. Streetlights**
- c. Street Trees
- d. Stormwater facilities outside of the Right of Way
- e. Customized Street Signs
- f. Crosswalks
- g. Amenities
- h. Private streets

Note: Private streets are prohibited in any developments unless by law they cannot be brought into the Berkeley County maintenance program, such as rear access alleys or in a townhome development.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 16th day of August, 2022, that the Zoning Ordinance of the Town of Moncks Corner is amended.

First Reading: July 19, 2022

Second Reading/Public Hearing: August 16, 2022

Michael A. Locklear, Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

John S. West, Town Attorney