TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 17, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Invocation:** Pastor Jeff Roper of Pinopolis Community Church

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** October 20, 2026

REPORTS

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

NEW BUSINESS - There is no new business to be brought before Council.

OLD BUSINESS

5. **Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-26-07) request for a parcel (142-07-02-040) totaling ~0.058 acres, addressed as 100 Newell Street. The parcel is requesting to be zoned Transitional District (TD)
6. **Second Reading and Public Hearing:** Consider an Zoning Map Amendment (ZA-26-08) request for one (1) parcel (142-03-01-009) totaling ~17.21 acres, addressed as 209-221 N. Live Oak Drive. This parcel are requesting to be zoned General Commercial (C-2).

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

EXECUTIVE SESSION - Council may take action regarding matters discussed

7. **Discussion:** Contractual matter related to the Downtown Redevelopment Project.

ADJOURNMENT

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

TOWN COUNCIL REGULAR MEETING

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 20, 2026 at 6:00 PM

MINUTES

CALL TO ORDER

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

Present:
Mayor Thomas J. Hamilton, Jr.
Mayor Pro-Tem David A. Dennis, Jr.
Council Member Leroy S. Dingle, Jr.
Council Member James N. Law, Jr.
Council Member Chadwick D. Sweatman

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

Absent: Council Member Latorie S. Lloyd
Council Member James B. Ware, III

INVOCATION

Invocation was delivered by Pastor Tory J. Liferidge of Grace R.E. Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Mayor Pro-Tem David Dennis.

APPROVAL OF MINUTES

1. **Regular Meeting Minutes:** September 15, 2026

   Motion was made by Mayor Pro-Tem Dennis to approve the regular meeting minutes of September 15, 2026. Motion was seconded by Council Member Sweatman and approved unanimously as follows:

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

REPORTS

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

   September 17, 2026
   He attended a networking event for the State Ports Authority Ambassador Program.

   September 18, 2026

   - He visited the State Ports Authority terminal in Mount Pleasant to learn about port operations and their vital role in our economy. One highlight was ascending 155 feet in a crane with glass floors. The Ambassador Program continues through April 2027, with only 30 participants selected each year. He added that he was appreciative that State Senator Larry Grooms nominated him and provided him with this opportunity.
   - He also attended Youth Sports Night at Berkeley High School. Our youth football players and cheerleaders joined the high school players and cheerleaders on the field. The Berkeley High Booster Club cooked hot dogs, and our Recreation staff distributed them along with chips and drinks. He expressed his appreciation to the Recreation Department, Chief Jackson and the firefighters who assisted in the event.

   September 24, 2026
   He performed the coin toss for our Recreation tackle football game.

   September 25, 2026
   He visited Berkeley Elementary School and read *The Silly Mayor* Book to two second-grade classes.

   September 26, 2026

   - He attended Ms. Evelyn Marie McClung's 100th birthday celebration and, on behalf of himself and Town Council, presented her with a proclamation honoring this extraordinary milestone.
   - He was invited to attend a young man's black belt testing. He congratulated the young man on earning his black belt.

   September 27, 2026
   He attended the ribbon cutting for Heritage Jiu Jitsu. Mayor Pro-Tem David Dennis was also in attendance.

   September 28, 2026
   He attended the inaugural Rocking for Recovery event at Unity Park, celebrating individuals in recovery from addiction. Council Member's Sweatman, Ware, and Dingle were also in attendance.

October 1, 2026
He participated in the Berkeley High School Homecoming Parade, driving candidates for Homecoming Queen and King in his personal vehicle.

October 3, 2026

- He attended the Airing of the Quilts at Old Santee Canal Park, including the presentation of Quilts of Valor to eight deserving individuals.
- He was invited to attend a reunion for graduates of the women's and men's substance abuse programs. He had the opportunity to meet women currently participating in the program as well. He added that it was a meaningful afternoon celebrating recovery, perseverance, and hope.

October 6, 2026

- He spoke to the Alpha Chapter of South Carolina Kappa Kappa Lota at the Methodist church, sharing updates on activities and projects in the Town of Moncks Corner and answering questions.
- He attended the Moncks Corner Police Department's National Night Out at the Farmers Market Pavilion. The event drew a large turnout. He expressed his appreciation to Police Chief Richardson, the Officers and staff of the Police Department, as well as Fire Chief Jackson, the firefighters and staff who participated, for helping to make this community event such a success.

October 8, 2026
He attended the MCPD swearing-in ceremony for SRO PFC Jamey Allen Meekins.

October 10, 2026

- He spoke at This, That and Everything's community event. They are raising funds to support our Toys for Tots program.
- He attended the Wassamasaw Indian Pow Wow at Old Santee Canal Park,

October 13, 2026
He visited Cross Elementary School and spoke with third-grade students about local government. The students were studying the Constitution; he dressed as Uncle Sam and presented each student with a 250th anniversary commemorative coin.

October 14, 2026
He attended training at the Municipal Association advanced institute in Columbia. The focus was on economic development.

October 16, 2026
He attended the Berkeley High School football game and, on behalf of himself and Town Council, presented Billy Ott with a proclamation recognizing his attendance at his 700th game and his longstanding dedication to Berkeley football.

October 18, 2026

- He attended Red Ribbon Day at Old Santee Canal Park.
- He attended a celebration at Moncks Corner Baptist Church and presented Pastor Leon Brown with a proclamation on behalf of Town Council and himself recognizing his 45 years in the ministry.

October 19, 2026
He was invited to read to the Head Start Class at Cross Elementary School. At just three years old, these were the youngest students he had the pleasure of reading to, making this a particularly special visit.

COMING EVENTS:

WEDNESDAY – OCTOBER 28TH – The Town will sponsor our 15th Annual Halloween Festival.

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

Economic Development Introduction:

Administrator Lord introduced Ronald Hanna as the Town's new Economic Development Director. Mr. Hanna joins the Town from Berkeley County, bringing extensive experience in economic development and municipal government. He holds a master's degree in public administration.

Administrator Lord reported the following:

NRCS Update: To date, 11 properties have been approved for the program. Environmental site visits are underway for the first 8 approved properties. Of the 41 properties originally identified, owners of 26 have elected to participate.

Fire Station 3: The Town received 18 submissions in response to its request for architectural qualifications on Friday. Staff will review the submissions and recommend a design firm at a future Council meeting. Fire Station 3 will provide critical fire, law enforcement, and EMS support along Highway 52.

Heatley/Gulledge Public Parking Lot: Administrator Lord reported that the project is progressing well. The Town secured the necessary stormwater easement from Wells Fargo, allowing design work to continue and construction to move forward. The project remains on a tight schedule, with closeout required by June 2027.

Storm Water USDOT Grant: The Town partnered with the Berkeley-Charleston-Dorchester Council of Governments on an application for a USDOT PROTECT grant addressing stormwater impacts on major roadways. The Town's portion of the application proposes a study of flooding along Highway 52 and potential measures to mitigate associated hazards.

SC Office of Resilience Grant Funding: New grant funding opportunities were announced last week. Staff is evaluating potential projects for the Town's next application.

Lacey Memorial Park: Construction continues to progress. The foundation for the tennis court pavilion has been poured, and the plumbing rough-in work is underway.

New Town Hall: Design work continues on the new Town Hall. The Town plans to submit an application this week for a $500,000 grant through the South Carolina Department of Commerce's Rural Development Initiative.

Additional Introductions:

Police Chief Richardson Introduced the following new employees:

Molly Rourke joins the Town as the Police Department's new Crime Analyst. She holds a bachelor's degree in political science and is currently pursuing a master's degree in criminal justice.

Jonathan Ayer joins the Town with 10 years of law enforcement experience. He will be assigned to the position of Investigator and will work with our CID Unit.

Jamey Meekins joins the Town with 30 years of law enforcement experience and will be assigned to the School Resource Officer (SRO) Unit.

Dawn Powell comes to the Town from North Charleston Police Department and will be assigned to the patrol division.

Spencer Shoudy comes to the Town from Hanahan Police Department. He holds a bachelor's degree in criminal justice and will be assigned to patrol.

Tiffany Vanhunnik recently completed the Police Academy and FTO Program. She is being assigned to the patrol division.

Chief Richardson presented the following police awards:

Officer Tracy Steen was named Officer of the Third Quarter at the recommendation of his peers. He successfully led the juvenile tobacco program and alcohol enforcement team, overseeing compliance checks at businesses throughout Town to ensure tobacco and alcohol products were not sold to minors. This award recognizes his leadership, dedication, and commitment to protecting the Town's youth.

Officer Timoth Dugger was named Officer of the Second Quarter at the recommendation of his peers. While overseeing the Town's DUI Grant, he made more than 55 DUI arrests year to date, demonstrating his commitment to keeping our roadways safe. He will be transitioning to the Drug Enforcement Unit.

Fire Chief James Jackson introduced the following:

Kevin Chestnutt joins the Town as Battalion Chief, bringing 17 years of fire service experience. He comes to the Town from the Mount Hope community in North Carolina.

William Koons was promoted from the position of Captain to Battalion Chief on B Shift. He has 12 years in the fire service.

Brett Willis was promoted from Captain to Battalion Chief on C Shift. He has 12 years of experience in the fire service.

Firefighter Nathan Brooks is a 2026 Berkeley High School Graduate. He received his certification through the Berkeley High School Fire Fighter Program and recently joined the Town of Moncks Corner Fire Department.

Firefighter Darius Melton is a 2026 Summeville High School Graduate. He received his certification through the SC Fire Academy and graduated at the top of his class. He recently joined the Town of Moncks Corner Fire Department.

Firefighter Carter Smith is a 2026 Berkeley High School Graduate. He received his certification through the Berkeley High School Fire Fighter Program and recently joined the Town of Moncks Corner Fire Department.

NEW BUSINESS

4. **First Reading:** Consider an Zoning Map Amendment (ZA-26-07) request for a parcel (142-07-02-040) totaling ~0.058 acres, addressed as 100 Newell Street. The parcel is requesting to be zoned Transitional District (TD)

   Community Development Director Westbrook provided Council with a brief overview of the request. Staff and the Planning Commission recommend approval.

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

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

5. **First Reading:** Consider an Zoning Map Amendment (ZA-26-08) request for one (1) parcel (142-03-01-009) totaling ~17.21 acres, addressed as 209-221 N. Live Oak Drive. This parcel is requesting to be zoned General Commercial (C-2).

   Community Development Director Westbrook provided an overview of the request and reported that staff and the Planning Commission recommended approval. The site is intended for Berkeley County's future administrative and judicial center.

   Motion was made by Council Member Law to approve; motion was seconded by Council Member Sweatman.

   During discussion, Council Member Law and Sweatman expressed concerns about the building size, setbacks, and potential lighting impacts on neighboring residential properties. Director Westbrook stated that a 25 to 50 foot buffer would separate the site from adjacent residences.

   Motion to approve was unanimous as follows:

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

OLD BUSINESS

6. **Second Reading & Public Hearing: Ordinance No. 2026-13**

   Consider an Zoning Map Amendment (ZA-26-06) request for a parcel (143-05-00-015) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

   Community Development Director Westbrook provided Council with an overview of the request and addressed concerns regarding access to and from neighboring residential streets. He assured Council that buffers would be provided and that the development would not impact the adjacent neighborhoods. He added that there are no development plans for this property at this time, however, should a more intensive use establish on the property staff reserve the right to require a TIA and buffers.

Public Hearing:

Walter Brown, of 114 Fennick Drive, thanked Director Westbrook for posting public hearing signage on the property. He stated that he had also spoken with County representatives about his concerns regarding access to and from neighboring residential streets and was assured that no through access would be permitted. Mr. Brown indicated that the signage and the County's assurances had alleviated his concerns.

Sherile McMillan of 133 George Street expressed concerns of traffic and children safety if approved.

Mayor Hamilton emphasized that Council takes residents' concerns very seriously and expressed confidence in Town staff to ensure that no through access to neighboring residential streets would be permitted.

Motion was made by Mayor Pro-Tem Dennis to approve, motion was seconded by Council Member Law. Motion to approve was unanimous as follows:

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

PUBLIC INPUT: There were no comments from the public.

EXECUTIVE SESSION:

7. Motion was made by Mayor Pro-Tem Dennis to go into executive session to discuss the following:

- Contractual Matters Regarding the Commission of Public Works.

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

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

Out of Executive Session and Reconvene to the Regular Meeting:

Motion was made by Council Member Law to come out of executive session and reconvene to the regular meeting. Motion was seconded by Council Member Dingle and approved unanimously as follows.

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

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

ADJOURNMENT

Motion was made by Council Member Law and seconded Mayor Pro-Tem Dennis to adjourn the regular meeting of Council. Motion was approved unanimously as follows:

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

The meeting was adjourned at 7:01 p.m.

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

Minutes Approved and Adopted:

_____ November 17, 2026

Marilyn M. Baker/Clerk to Council DATE

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY APPROXIMATELY 0.06 ACRES OF REAL PROPERTY ADDRESSED AS 100 NEWELL STREET, IDENTIFIED AS TMS # 142-07-02-040, FROM C-2, GENERAL COMMERCIAL TO TD, TRANSITIONAL DISTRICT, 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 owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-07-02-040 to subsequently re-classify portions of the property from C-2, General Commercial to TD, Transitional District; and

WHEREAS, it is necessary and desirable to reclassify said property to TD, Transitional District 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 17th day of November, 2026, that the property herein described is hereby zoned Transitional District (TD); 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 17th day of November, 2026.

FIRST READING: October 20, 2026
SECOND READING & PUBLIC HEARING: November 17, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

MONCKS CORNER
The Lowcountry's Hometown
PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-07) – Lee

DATE: November 17, 2026

Background: The applicant, Ken Lee, has applied for a Zoning Map Amendment (ZA-26-07) for one (1) parcel (TMS # 142-07-02-040). The applicant is seeking the parcel to be zoned from **General Commercial (C-2)** to **Transitional District (TD)**.

Existing Zoning: The subject parcel is currently in the **General Commercial (C-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended as:

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

	Adjacent Zoning	Adjacent Land Use
North	TD	Single-Family Detached Dwelling
South	TD	Single-Family Detached Dwelling
East	C-2	Retail Sales
West	C-2	Undeveloped

Existing Site Conditions: The subject parcel is approximately 0.058 acres (~2535.83 square feet), which appears to be occupied by a single-story building. The subject parcel fronts Newell Street, with approximately 32-feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, the **Transitional District (TD)** Zoning District is intended to:

"…accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area's existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use as detailed below.

Vacant lots in the TD District may be developed as either residential or commercial. Residential lots will be developed according to the requirements of R-1, Single Family Residential, while commercial lots will be developed according to the requirements of C-1, Office & Institutional."

Staff is generally not in support of decreasing existing commercially zoned land, however most parcels that front Newell Street are either undeveloped or currently occupied by residential use types. It is evident to Staff that the existing character of the Newell Street corridor is predominantly residential in nature, bolstering this request as the applicant is seeking **Transitional District (TD)**, which has a by-right residential use aspect per the Zoning Ordinance.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town's Zoning Ordinance, by-right use types include Single-Family Detached Dwellings and Guest Cottages / Garage Apartments. In addition, the requested zoning district would allow all commercial uses permitted by-right in the **Office & Institutional (C-1)** district via a Special Exception with the Board of Zoning Appeals.

Density: The subject parcel consists of approximately 2,535 square-feet. Per the Zoning Ordinance, the maximum lot coverage for **Transitional District (TD)** zoning district is either 30% or 50% depending on the existing / proposed use of the property. Staff understands the subject parcel is currently developed.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **Transitional District (TD)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. However, the National Wetlands Inventory Map does not appear to indicate the presence of wetlands on the subject-parcel. Any increase in impervious area would be required to meet the standards of the Town's Stormwater Design Standards Manual.

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

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

The requested zoning district appears to be congruent with this designation of the Future Land Use Map as the **Transitional District (TD)** zoning district would permit at least one residential use type by-right which the "Town Character Residential" promotes as seen in the definition above.

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

2. Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.
4. Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial, and recreational uses.

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

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contagious to existing commercial. In this case, the subject parcel is adjacent to the **Transitional District (TD)** zoning designation allowing the sought **Transitional District (TD)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is consistent with the requested zoning district, as the "Town Character Residential" designation exclusively promotes residential use types. In addition, the existing residential nature of parcels fronting Newell Street supports the request. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

Staff Recommendation: After analysis of the materials provided, Staff **recommends approval** to the Town Council in considering the requested Transitional District (TD) zoning district designation for the subject parcel.

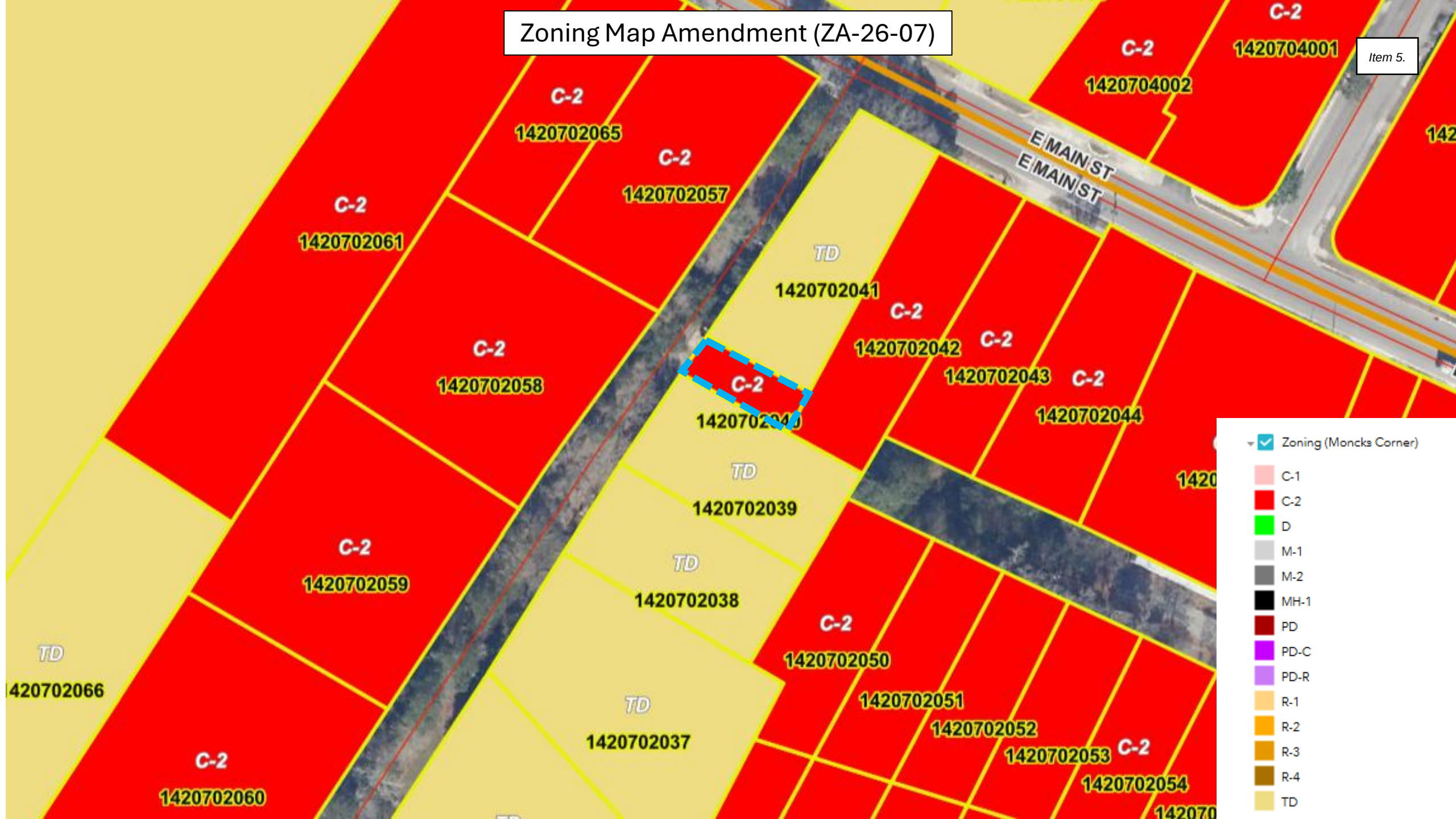
Planning Commission Recommendation: The Planning Commission heard the request at their September 22nd meeting. The Planning Commission voted to **recommend approval** for the request.

Attachments: *Location Maps (Aerial, Zoning, Future Land Use Map)*
SIGNED - Application (Lee)(20260522)
Email (Ken Lee)(20260811)

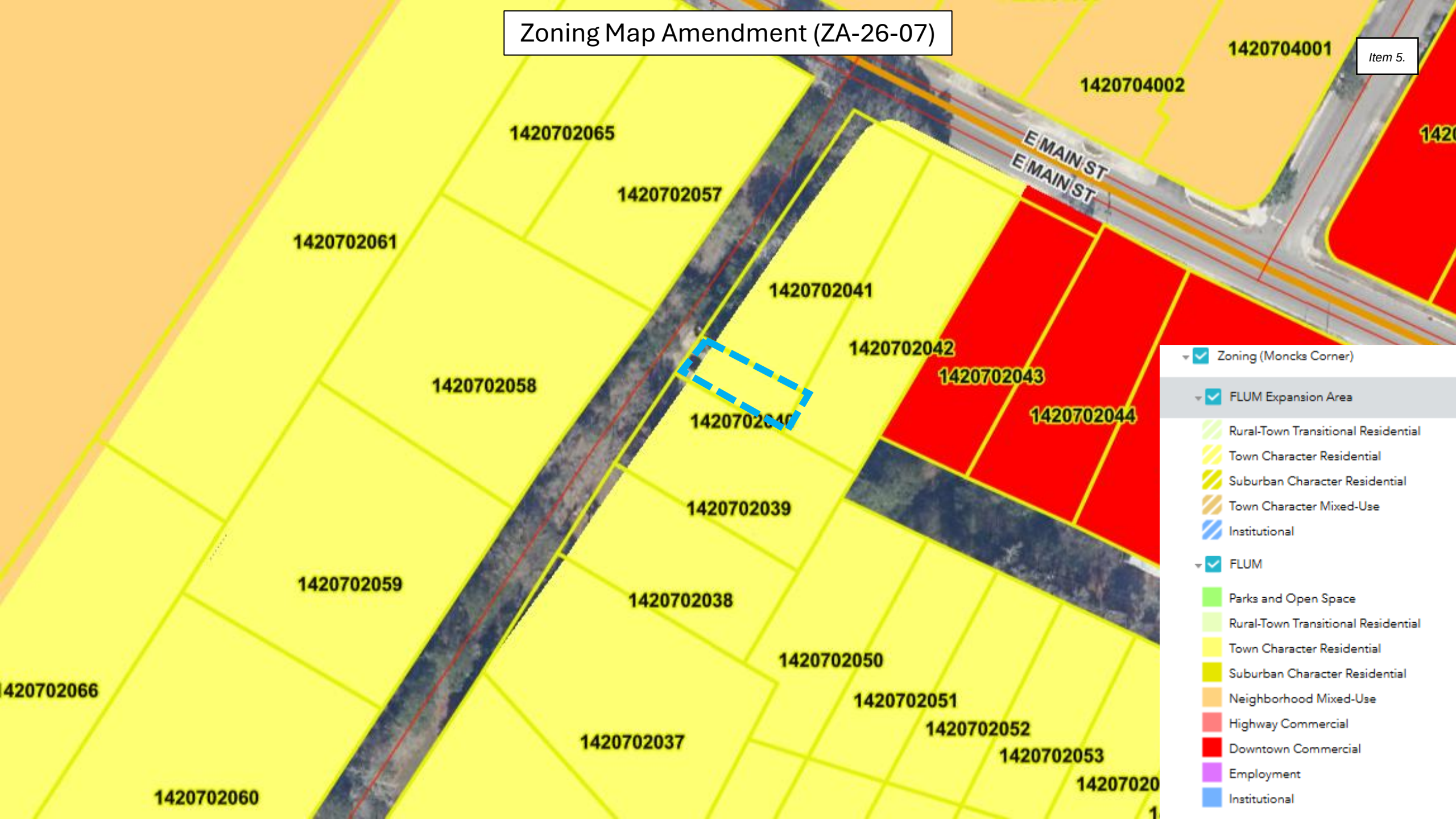
Zoning Map Amendment (ZA-26-07)



Zoning Map Amendment (ZA-26-07)



Zoning Map Amendment (ZA-26-07)



REZONING APPLICATION

Moncks Corner Community Development

MONCKS CORNER
The Lowcountry's Hometown

Applicant Information

Name: Cecil K. & Margaret H. Lee Address: ~~160 Bay~~ 100 Newell St.

Phone: 843-509-6404 E-Mail: _____

Property Owner Information (If Different)

Name: same Address: 160 Bay Tree Rd, M.C

Phone: same E-Mail: same

TMS #: 142-07-02-040 Address: 100 Newell St, M.C.

Current Zoning: ~~Residence~~ C2 Requested Zoning: Residential

Current Use of Property: Residential Since 2007

Proposed Use of Property: Residential

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. Yes, Previous owner was granted residential zoning 2007.

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: Cecil & Margaret Lee Date: 5-22-26

Applicant's Signature: Cecil & Margaret Lee Date: 5-22-26

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

Item 5.

Outlook

Re: Zoning Map Amendment - 100 Newell

From Ken Lee
Date Tue 8/11/2026 6:53 AM
To Justin Westbrook
Cc Jeff Lord

This sender is trusted.

Residential via TD zoning will work. Thank you.

On Fri, Jun 12, 2026 at 4:13 PM Justin Westbrook wrote:

> Sir,
>
> Staff is needing direction regarding your Zoning Map Amendment application. As I previously mentioned, you indicated "Residential" as the desired zoning district on the application. As that is not an official district and the Town has multiple different types of zoning districts that allow for residential uses, an applicant needs to clearly indicate the exact district desired.
>
> You may remember, my recommendation to you was to seek **Transitional District (TD)** zoning for your property. This would allow the property to be used residentially by-right, while keeping the option open for future commercial uses, as well as preserving the ability to transition back to residential.
>
> Staff is unable to amend your application without your permission, therefore I need direction before we can process and schedule your request to be heard by the Planning Commission. Please let me know how you would like to proceed. Thank you.
>
> Moncks Corner UNIFIED DEVELOPMENT ORDINANCE
>
> **Justin Westbrook**
> Community Development Director
> Town of Moncks Corner
> **Direct** 843-719-7913
> 118 Carolina Ave, Moncks Corner, SC 29461

ORDINANCE NO. 2026-__

AN ORDINANCE TO RE-CLASSIFY APPROXIMATELY 17.21 ACRES OF REAL PROPERTY ADDRESSED AS 209-221 N LIVE OAK DRIVE, IDENTIFIED AS TMS # 142-03-01-009, FROM R-1, SINGLE-FAMILY RESIDENTIAL AND TD, TRANSITIONAL DISTRICT 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 owner of the property designated on the Tax Map Records of Berkeley County, South Carolina as TMS # 142-03-01-009 to subsequently re-classify portions of the property from R-1, Single-Family Residential and TD, Transitional District to C-2, General Commercial; and

WHEREAS, it is necessary and desirable to reclassify said property to 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 17th day of November, 2026, that the property herein described is hereby zoned 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 17th day of November, 2026.

FIRST READING: October 20, 2026
SECOND READING & PUBLIC HEARING: November 17, 2026

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

MONCKS CORNER
The Lowcountry's Hometown
PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

STAFF REPORT

TO: Town Council

FROM: Justin Westbrook, Community Development Director

SUBJECT: Zoning Map Amendment (ZA-26-08) – Berkeley County

DATE: November 17, 2026

Background: The applicant, Berkeley County, has applied for a Zoning Map Amendment (ZA-26-08) for originally seven (7) parcels (TMS# 142-03-01-002, -003, -004, 006, -007, -008 & -009). Since the application was submitted, the property owner has combined all seven (7) parcels into one (1) parcel. At the time of this writing, Staff is unsure of which TMS number will remain; however, the recombination plat was recorded (Instrument #2026033449) with Berkeley County – Register of Deeds on September 11, 2026. The applicant is seeking the new parcel to be zoned from **Single-family Residential (R-1)** and **Transitional District (TD)** to **General Commercial (C-2)**.

Existing Zoning: The subject parcels are currently in the **Single-family Residential (R-1)** and **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, the **Single-family Residential (R-1)** zoning district is intended as:

> *"…single-family residential areas with detached units with low to medium population densities."*

Per the Town's Zoning Ordinance, the **Transitional District (TD)** zoning district is intended to:

> *"…accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area's existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right."*

	Adjacent Zoning	Adjacent Land Use
North	R-2	Open Space – Single-Family Detached Dwelling
	C-2	Berkeley County Facilities
South	TD	Various
East	C-2	Berkeley County Facilities
West	R-1	Single-Family Detached Dwelling

Existing Site Conditions: The subject parcel is approximately 0.058 acres (~2535.83 square feet), which appears to be occupied by a single-story building. The subject parcel fronts Newell Street, with approximately 32-feet of road frontage.

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

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

Although the proposed County Courthouse will not introduce traditional retail or commercial uses, Staff recommends rezoning the newly consolidated parcel for two primary reasons. First, the original seven tracts were a mix of zoning districts—six were **Single-Family Residential (R-1),** and one was **Transitional District (TD)**. Leaving a newly combined parcel with split zoning goes against standard planning practices, and establishing a single zoning designation corrects this issue. Second, the new Courthouse will sit directly adjacent to existing County support services and buildings that are already zoned **General Commercial (C-2)**. Rezoning this newly combined parcel to **General Commercial (C-2)** ensures consistency with the surrounding County campus and proactively prevents future split-zoning complications should the County choose to combine all its adjacent properties down the road.

Density: The subject parcel consists of approximately 17.21 acres. Per the Zoning Ordinance, the maximum lot coverage for **General Commercial (C-2)** zoning district is 60%. While most of the original seven (7) parcels have been developed as single-family residential detached dwellings, the proposed plan is for the new parcel to be redeveloped as the County's new Courthouse, which is currently seeking a Special Exception through the Board of Zoning Appeals for a "government facility" use.

Transportation: Staff, in partnership with the County, is currently seeking a Traffic Impact Analysis (TIA) for the subject parcel. All recommendations from the Traffic Engineer will be considered and vetted prior to the approval of all required permits.

Environmental: Staff will ensure all environmental concerns are addressed by the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. Any increase in impervious area would be required to meet the standards of the Town's Stormwater Design Standards Manual.

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

> *"Intended to protect the rural character of the neighborhoods while also recognizing the proximity to commercial and transportation services. Generally, streets do not follow the common grid-like pattern although some sections do follow common suburban street patterns."*

While the requested zoning district does not appear to be congruent with this designation of the Future Land Use Map, Staff believes the zoning change request is for future development but with continued County use and development. It is important to note, the development of the property is not subject to the rezoning request, the County could develop the Courthouse and future facilities without rezoning the subject parcel, however, good housekeeping practices within the Town's Zoning Map allow for future recombination of parcels and potentially adding facilities and County services, the zoning designation is inconsequential due to the high unlikelihood the property ever is sold by the County and commercial is developed.

The subject parcel appears to be within the aforementioned "Mixed Use Overlay", which the Plan defines as:

> *"A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents."*

The primary intent behind the above-mentioned overlay is to expand service opportunities within the Town's corporate limits. By rezoning the subject parcels **General Commercial (C-2)**, the Town's service opportunities are expanded by the development of the land for the future Courthouse and potential additional County facilities to serve our residents along a major thoroughfare.

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

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
6. Provide high-quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents

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

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contagious to existing commercial. In this

case, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the request to be permissible.

Additional Information: At the First Reading of Town Council, questions were raised regarding bufferyard considerations, lighting and building placement, in relation to the adjacent residential uses to the west of the project. The applicant provided a narrative to help shed additional light on the situation and thoughtfulness of the design and layout of the project.

Within this narrative, the applicant addressed the concern for bufferyards by explaining how the project will meet a Type C (25-foot) bufferyard to the west in addition to an existing strip of land containing a undisturbed drainage swale. Additionally, the western and northern edges of the project provide further buffering with the existence of wetlands, where existing vegetation will remain and be undisturbed.

The provided narrative also address lighting concerns by providing details of the proposed fixtures, which are to be LED and installed to help prevent light trespass on the adjacent neighbors to the west. The poles appear to be only 14-feet in height within the parking areas, ensure while concentrated, the light provided from these fixtures appear to be hyper focused downward and not outward. The photometric plan (Exhibit 4) provided in the narrative also appears to conform to the Town standards for lighting, which provide 0.0 foot/candles at the western property lines. The alternative photometric plan (Exhibit 5) does appear to have some lighting along the western property line, still within the Town's maximum level of 0.5 foot/candles.

Staff Analysis: Staff believes that the designated future land use, while not consistent with the requested zoning district, should be considered. The future of the property has a path forward without the rezoning request, that is conducive to the Mixed-Use Overlay and two (2) goals and implementation strategies from the Comprehensive Plan. This lends credibility to the requested zoning district, that while unnecessarily, the County being the end user essentially nullifies any future commercial development the Comprehensive Plan may have conflict with.

Staff Recommendation: After analysis of the materials provided, Staff **recommends approval** to the Town Council in considering the requested General Commercial (C-2) zoning district designation for the subject parcel.

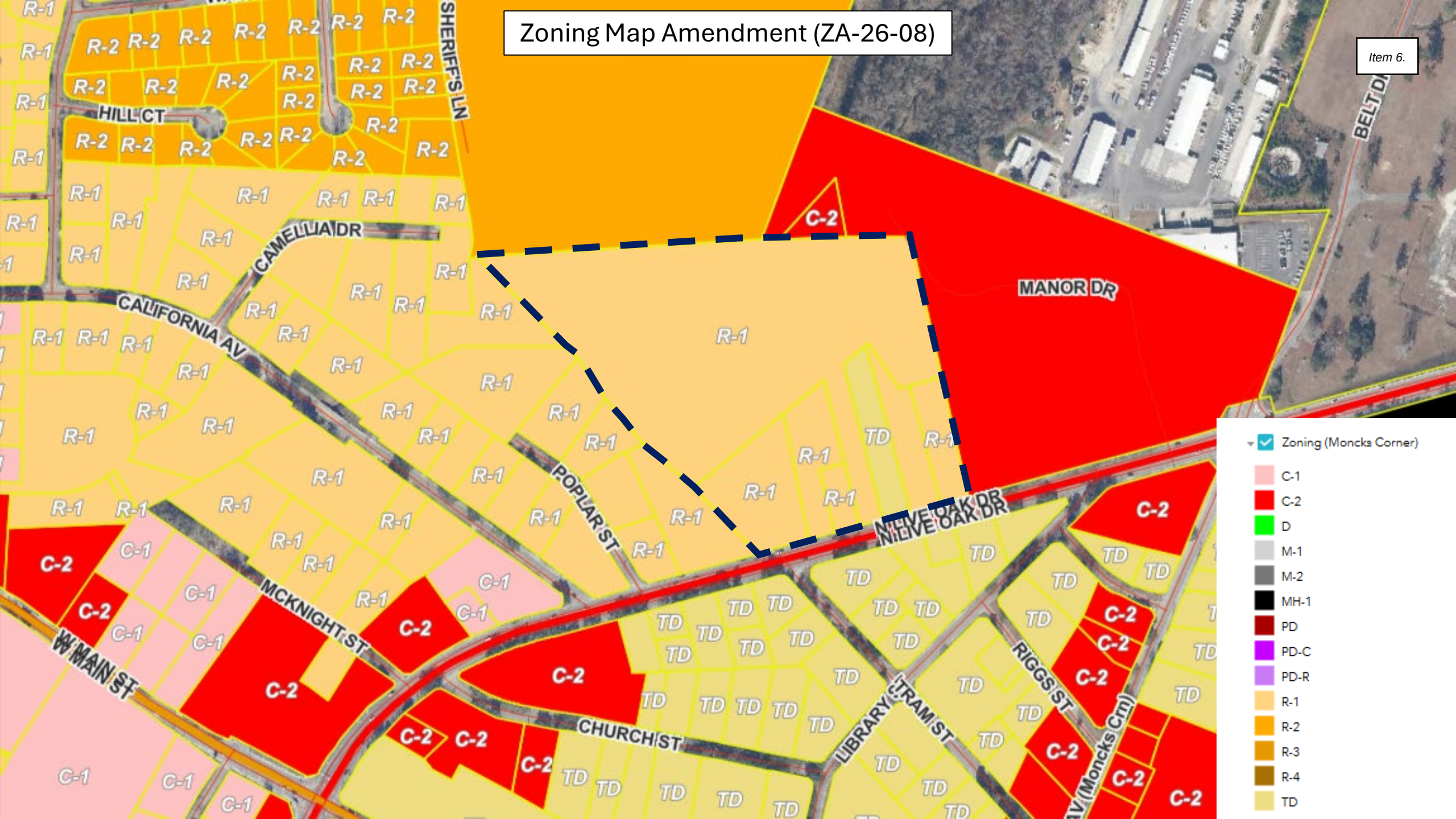
Planning Commission Recommendation: The Planning Commission heard the request at their September 22nd meeting. The Planning Commission voted to **recommend approval** for the request.

Attachments: *Location Maps (Aerial, Zoning, Future Land Use Map)*
SIGNED - Application (Berkeley County - 1)(20260811)
SIGNED - Application (Berkeley County - 2)(20260811)
RECORDED – Recombination Plat (#2026033449)
DRAFT – Recombination Plat (20260901)

Zoning Map Amendment (ZA-26-08)



Zoning Map Amendment (ZA-26-08)



Zoning Map Amendment (ZA-26-08)



BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

August 14, 2026

Charlotte Cruppenink
Chair
Planning Commission
Town of Moncks Corner

Dear Ms. Cruppenink and members of the Town of Moncks Corner Planning Commission:

To address existing and emergent demands, boost operational efficiency and accessibility, and enhance the delivery of essential public services, we are excited to share that the Berkeley County Administrative + Judicial Complex is underway!

Designed to meet needs through the next century, the intended Administrative + Judicial Complex will house judicial and administrative functions typical of a county seat. The facility is intended to be multi-story with a building footprint of +/- 60,500 square feet and a combined building square footage of +/- 207,500.

Neoclassical in architectural design, the intended building features a striking entrance portico supported by a row of prominent columns and a perfectly balanced facade. This stately building will greet motorists/pedestrians as they enter Moncks Corner's prized central business district.

Thoughtfully designed, the site is intended to be integrated with the County's Live Oak Campus located next door. Landscaping will be installed in accordance with applicable requirements, and existing trees will be preserved to the extent practical. No occupiable structures are intended to be placed within FEMA flood designations.

Not only will this project stimulate our local economy in the form of direct, indirect, and induced spending, but it will also result in a vibrant governmental services activity center that will likely catalyze additional private investment within the designated *Town Square Redevelopment Area* and beyond.

To advance this project, we have applied to rezone seven (7) parcels, amounting to approximately 18.05 acres, from their current zoning to the General Commercial (C-2) District. A parcel summary table follows:

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

TMS:	Acreage (Est.)	Existing Zoning	Requested Zoning
1420301009	+/- 12.76	R-1	C-2
1420301008	+/- 1.62	R-1	
1420301007	+/- 0.96	R-1	
1420301006	+/- 0.32	R-1	
1420301004	+/- 0.86	TD	
1420301003	+/- 0.82	R-1	
1420301002	+/- 0.71	R-1	
TOTAL:	+/- 18.05		

The subject parcels are positioned along N. Live Oak Drive (Highway 17A) at a gateway to Downtown, adjacent/proximate to properties zoned C-2 that contain governmental and commercial services, and contained in the *Mixed-Use Overlay* designation of the Comprehensive Plan, which supports "*professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents*" (page 23). In addition, this project complements the *Town Square Redevelopment Plan*. As such, we find that this request is not only compatible in the context of the area concerned, but it also advances our shared growth objectives!

Upon rezoning approval, we will pursue a Special Exception for the intended *governmental facility* in accordance with §11-2 of the Zoning Ordinance and any subsequent applicable authorizations.

We are proud that Moncks Corner is our County Seat and excited to partner with the Town to transform the area in question into a vibrant governmental services hub. Together as "One Berkeley", we will place a lasting imprint on the future of our community and cultivate a legacy of collaborative, unified, and responsive local governance.

We appreciate your consideration of our request.

Sincerely,

Alison R. Simmons, AICP
Alison.Simmons@BerkeleyCountySC.Gov
843.719.4164

CC: Danny Thrower, Berkeley County Chief Infrastructure Officer
Justin Westbrook, Community Development Director
Carter France, Town Planner

Encl: Concept Plan/Rendering; Relevant Maps

561 WANDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6900, 701 EASLEY BRIDGE RD, SUITE 6060, GREENVILLE, SC 29611 | 230 PETERSON DR., CHARLOTTE, NC 28217 | 172 N. CEDAR STREET, SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306 | 223 S. WEST ST. #900, RALEIGH, NC 27603
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843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
WWW.SEAMONWHITESIDE.COM

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SOUTH CAROLINA
SEAMON, WHITESIDE & ASSOCIATES, INC.
No. C00472
CERTIFICATE OF AUTHORIZATION

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1362
ELIZABETH A. ELLINGSON
NOT FOR CONSTRUCTION

BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER

BERKELEY COUNTY
NORTH LIVE OAK DRIVE, MONCKS CORNER, SC

SW+ PROJECT:	11648
DATE:	06/12/2025
DRAWN BY:	BAE
CHECKED BY:	JRP

REVISION HISTORY

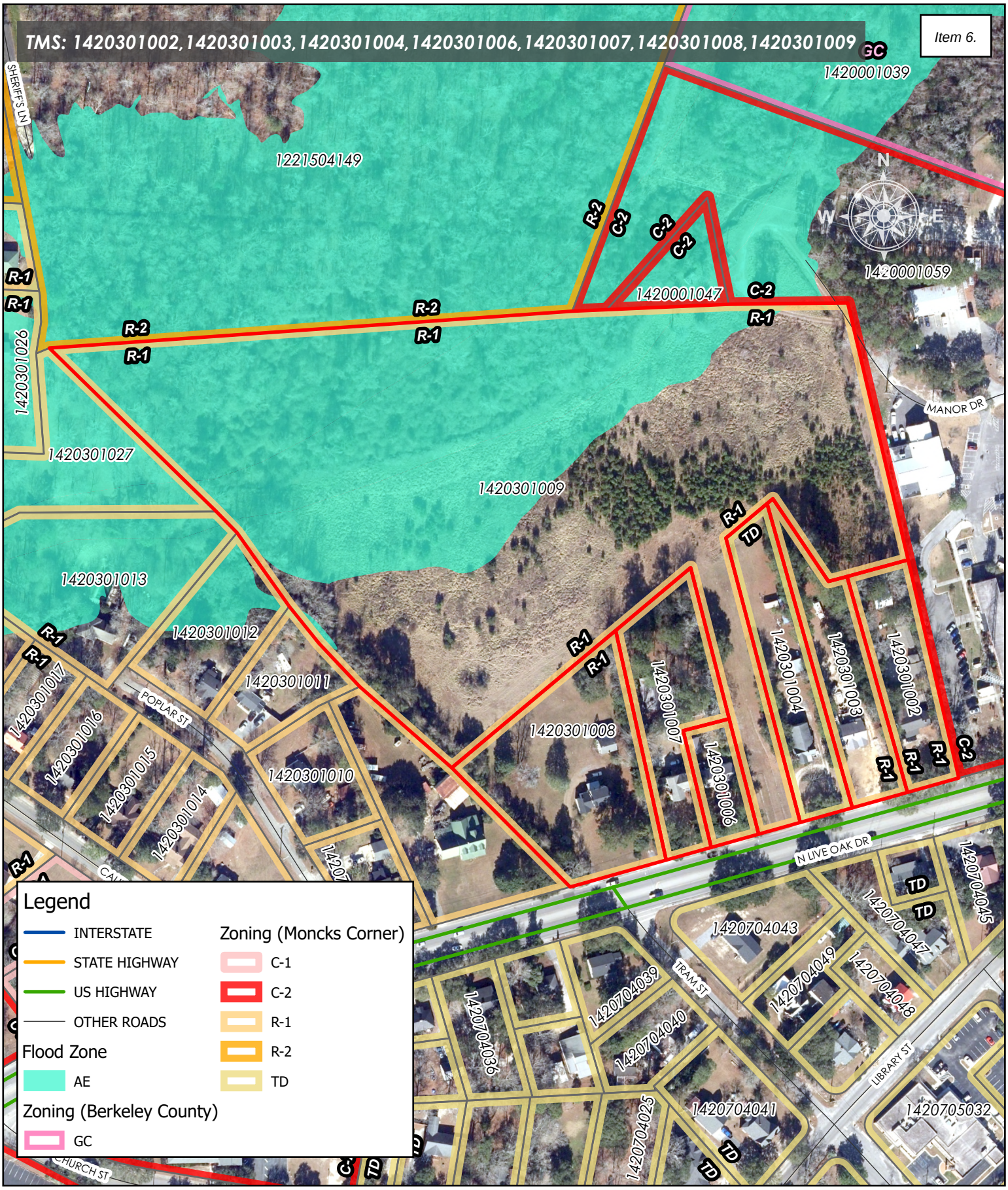
CONCEPTUAL SITE PLAN

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DWG FILE: SC-29611 | 230-PETERSON DR. - CHARLOTTE, NC 28217 | 172 N. CEDAR STREET - SUMMERVILLE, SC 29483 | 104 N. DANIEL MORGAN AVENUE, SUITE 300 - SPARTANBURG, SC 29306 | 223 S. WEST ST. #900 - RALEIGH, NC 27603 | 561 WANDO PARK BOULEVARD, SUITE 200 - MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 6900, 701 EASLEY BRIDGE RD, SUITE 6060 - GREENVILLE, SC 29611
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Entrance Rendering



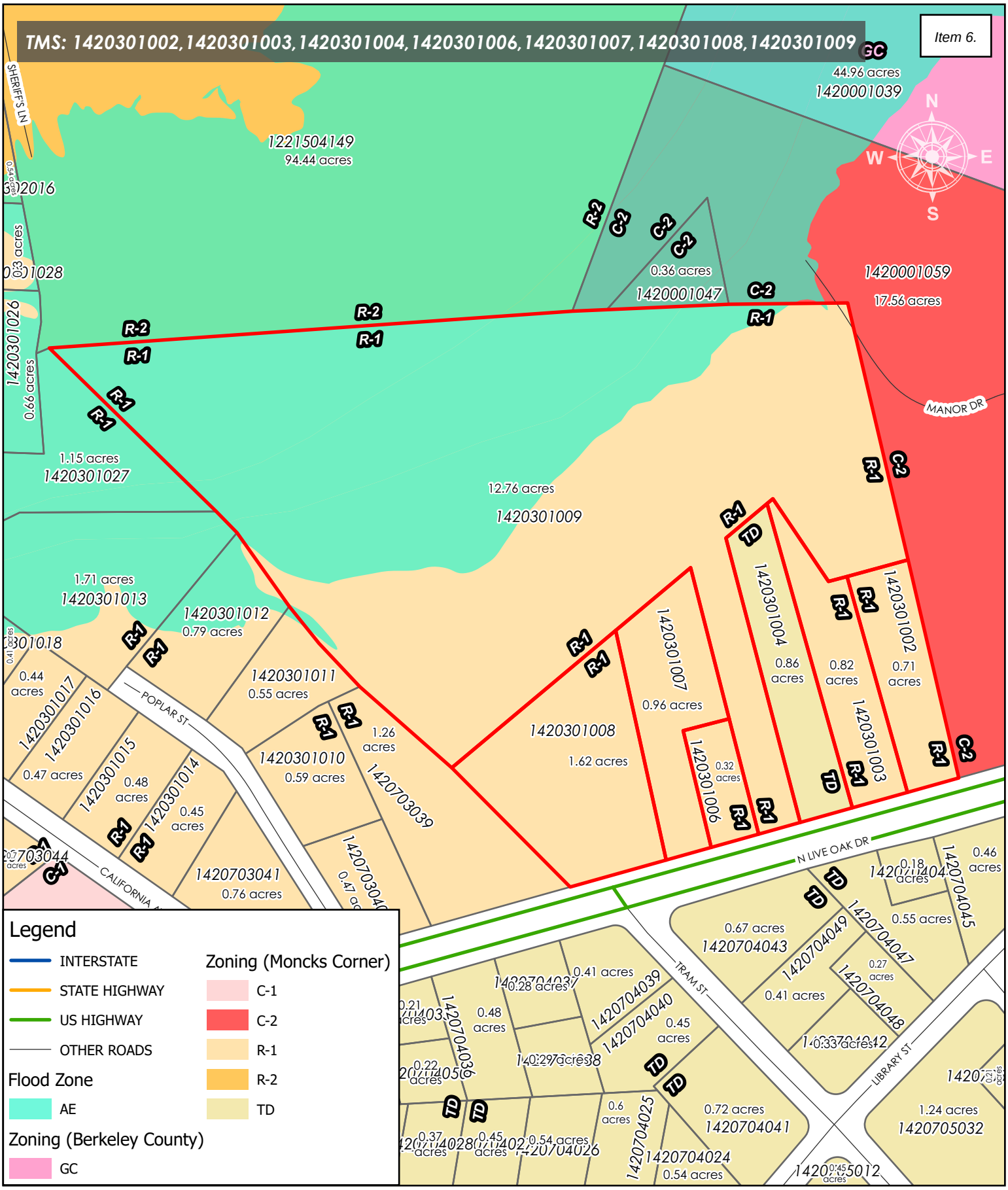
CONCEPTUAL
Subject to Change



Berkeley County GIS Department
P.O. Box 6122
Moncks Corner, SC 29461
(843) 719-4049
http://gis.berkeleycountysc.gov
Date: 8/12/2026

0 30 60 120 180 240 300
Feet

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Applicant Information

NAME

Alison Simmons

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

PHONE

843.719.4164

Property Owner Information

(If different than the applicant)

NAME

Berkeley County Government

PHONE

843-719-4131

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

Subject Parcel(s)

TMS NUMBER

1420301002-4

CURRENT ZONING	REQUESTED ZONING
R-1 Single-Family Residential	C-2 General Commercial

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
Vacant/Residential	Berkeley County Judicial Complex

Certification

CONSENT

checked

SIGNATURE



DATE

08/11/2026

Applicant Information

NAME

Alison Simmons

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

PHONE

843.719.4164

Property Owner Information

(If different than the applicant)

NAME

Berkeley County Government

PHONE

843-719-4131

ADDRESS

1003 US Hwy 52 Moncks Corner SC 29461

Subject Parcel(s)

TMS NUMBER

1420301006-9

CURRENT ZONING	REQUESTED ZONING
R-1 Single-Family Residential	C-2 General Commercial

CURRENT USE OF PROPERTY	PROPOSED USE OF PROPERTY
Vacant/Residential	Berkeley County Judicial Complex

Certification

CONSENT

checked

SIGNATURE



DATE

08/11/2026

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

November 6, 2026

Mr. Justin Westbrook
Community Development Director
Town of Moncks Corner

Hon. Thomas Hamilton, Jr, Mayor, and Members of Council
Town of Moncks Corner

RE: Berkeley County's Rezoning Request to the C-2 Zone for 142-03-01-009

Dear Mr. Westbrook, Hon. Mayor Hamilton, and Members of Council:

Thank you for your consideration of Berkeley County's application to rezone the parcel identified by TMS 142-03-01-009 to the General Commercial (C-2) District. We are requesting this rezoning to eliminate the current split zoning and enable cohesive site planning in support of the intended Administrative + Judicial Center (A+JC).

In response to the thoughtful feedback raised by Town Council at the October 20 Meeting, please accept this narrative as a supplement to our application.

Background:

Designed to meet needs through the next century, the intended Administrative + Judicial Center (A+JC) will house judicial and administrative functions typical of a county seat. The facility is intended to be multi-story with a building footprint of +/- 60,500 square feet and a combined building square footage of +/- 207,500.

Neoclassical in architectural design, the intended building features a striking entrance portico supported by a row of prominent columns and a perfectly balanced facade. This stately building will greet motorists/pedestrians as they enter Moncks Corner's prized central business district.

Pursuant to the process established within Section 11.2 of the Zoning Ordinance, the Board of Zoning Appeals (BZA) evaluated and authorized a Special Exception for the intended Administrative + Judicial Center (A+JC) on October 6, 2026.



Graphic 1: Conceptual Entrance Rendering (may be subject to change)

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PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
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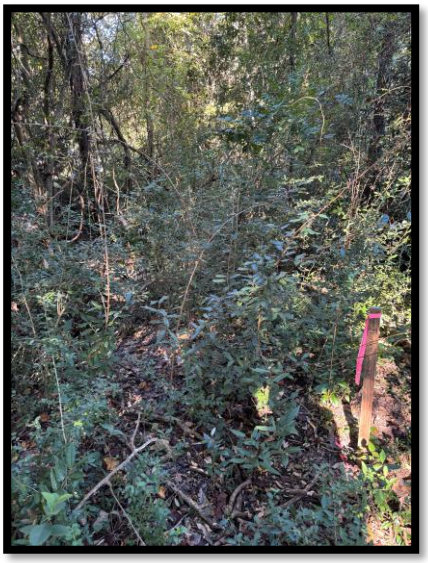
Bufferyard Considerations:

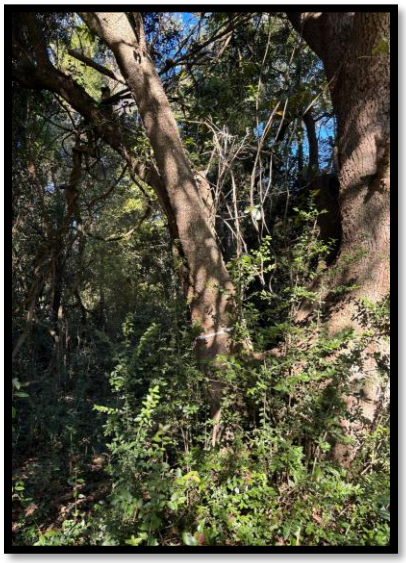
Thoughtfully designed, the site is intended to be integrated with the County's Live Oak Campus located next door and comply with applicable setbacks and bufferyards. Bufferyards along the western and northwestern lot lines are augmented by hydrological features that are intended to remain largely undisturbed, exceeding minimum bufferyard width standards and affording greater separation against residential land uses.



Image 1: A large oak tree situated along the western lot line intended to be retained.

To elaborate, a Type C, 25' bufferyard is applicable along the western lot line; 34 trees and 277 shrubs will be retained or installed in accordance with the applicable requirements. The bufferyard width is augmented by a former variable width rail strip that contains, in part, a significant drainage facility maintained by the Town, which is intended to remain undisturbed with the exception of minor longitudinal improvements necessary for stormwater management.







Images 2 - 4 of the western lot line from L to R. Image 2 depicts the property corner in the foreground and former RR strip + existing drainage facility in the background; Image 3 depicts an oak tree intended to be retained with the development; Image 4 depicts two trees intended to be retained with the development.

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Alison Simmons, AICP, Director
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The northwestern and uppermost western lot lines are augmented by wetlands, FEMA Floodway, and the California Branch, and the limits of disturbance (LOD) are delineated to exclude these areas. As such, existing vegetation within these areas will remain undisturbed. This results in a natural buffer of nearly 580 feet at its widest point! Of the +/- 17.21-acre site, less than +/- 12.00 acres are intended to be disturbed!



Map 1: A conceptualization of the existing vegetation along the northwestern and western lot lines intended to be retained with the development.





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Images 5 -6: From L to R, Image 5 depicts existing trees situated outside of the Limits of Disturbance along the western lot line and within the northwestern portion of the site; Image 6 depicts vegetation situated within the northwestern portion of the subject parcel and outside of the Limits of Disturbance (wetland area in foreground).

Several trees are intended to be retained, and a variety of trees and shrubs are intended to be planted, along the N. Live Oak Drive frontage, which will perfectly complement and enhance the corridor/Gateway to Downtown. A substantial live oak tree is intended to be retained near the building's main entrance, creating shade for pedestrian use areas and a focal point. Other existing trees are intended to be retained as practical. Additional plantings are envisioned along entrance drives, within landscape islands, and at other intentional locations.

Please refer to the *Planting Plan* for additional details and the *Lot Line Spacing Exhibit* for a depiction of the limits of disturbance.

Lighting Considerations:

The facility is intended to be operational during normal business hours (8:00 AM – 5:00 PM) with extended hours for County Council and other evening meetings, extended judicial cases, and/or special events held in the building.

All parking, vehicle, and pedestrian areas will be adequately illuminated with LED fixtures in conformance with the Town's lighting standards. Light poles will be positioned to prevent glare migration onto adjacent residential properties.

To achieve this goal, Berkeley County coordinated with Santee Cooper to develop two photometric surveys for the project's lighting plans. While we have yet to select the final lighting plan, both options comply with the Town's lighting standards and demonstrate that glare will not impact adjacent residences.

Please find enclosed two photometric surveys prepared through coordination with Santee Cooper.

Building Placement:

Due to the hydrological elements of the site as well as considerations for parking, security, functionality, and accessibility, the A+JC building is sited intentionally toward the northeastern corner of the subject parcel, far exceeding typical minimum setback standards. More specifically, the building is sited +/- 373 feet from the front lot line, +/- 496 feet from the western lot line, +/- 191 feet from the northeastern lot line, and +/- 77 feet from the eastern lot line.

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

Please find enclosed *Lot Line Spacing Exhibit* that depicts the building's placement in relation to lot lines.

In Summary:

The A+JC is thoughtfully designed to maintain compatibility with neighboring uses, boost the efficiency and accessibility of essential public services, and complement the Town Square Redevelopment Plan. This project allows us—together as "One Berkeley"—to leave a lasting, positive imprint on the future of our community!

We appreciate your consideration of this request and are excited to bring this project to fruition with you!

Sincerely,

Alison R. Simmons, AICP, Planning and Zoning Director
Alison.Simmons@BerkeleyCountySC.Gov
843.719.4164

Encl: (1) Recorded Plat
(2) Berkeley County Administration and Judicial Center Planting Plans
(3) Lot Line Spacing Exhibit
(4) Berkeley County Court House Photometric - Kingston and 70W LED (1 of 2)
(5) Berkeley County Court House Photometric - Kingston and 210W LED (2 of 2)



VICINITY MAP: NOT TO SCALE

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS: SOUTH CAROLINA STATE PLANE NAD83. ELEVATIONS: NAVD 88.
5. DISTANCES ARE GROUND DISTANCES.
   NGS PID: DE1906
   SCALE FACTOR: 0.99983163
   DESIGNATION: MONCKS RM 3
   SCALE POINT: N: 498556.73 E: 2304323.15
6. PROPERTY IS LOCATED IN FLOOD ZONES X, X-SHADED, AE (EL. 37') AS SCALED FROM F.I.R.M. PANEL 45015C 0385E, EFFECTIVE DECEMBER 7, 2018.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
9. THE PURPOSE OF THIS PLAT IS TO COMBINE TMS # 142-03-01-009, -002, -003, -004, -005, -007 AND -008 TO CREATE LOT "A".

REFERENCES:

PLAT BOOK	PAGE	DATE
M	115-H	10/03/2008
Q	394	06/22/2006
CAB E	225	03/07/1995
CAB G	94-E	08/05/1999
DEED BOOK	PAGE	DATE
4663	752-788	08/18/2023
5148	192	03/27/2025
5543	022	04/15/2025
5543	345	04/18/2025
5660	580	04/30/2025
5699	593	06/03/2025
5640	482	07/08/2026

N
W E
S
SC GRID
NAD 83 (2011)

0 30 60 120
SCALE: 1" = 80'

DRAWING LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- PROPERTY CORNER SET, 5/8" REBAR
- CALCULATED POINT, NO CORNER SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOOD LINE
- EXISTING EASEMENT LINE, AS DESCRIBED
- PROPERTY LINE TO BE ABANDONED
- OTP — OPEN TOP PIPE
- CMF — CONCRETE MONUMENT FOUND

2026033449
PRESENTED & RECORDED:
09-15-2026 04:11:35 PM
CYNTHIA B FORTE
REGISTER OF DEEDS
BERKELEY COUNTY, SC

PLAT APPROVED FOR RECORDING
SEP 23 2026
PLANNING DIRECTOR
TOWN OF MONCKS CORNER

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

09/15/2026
ANDREW J. HUTZLER S.C.P.L.S. No. 42060

PARCEL LINE TABLE

Line #	Bearing	Length
L1	S74°19'25"W	23.90
L2	N86°17'17"E	13.15
L3	S74°49'14"W	34.88
L4	S69°50'40"W	30.27

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SW+ SURVEYING
MOUNT PLEASANT, SC
(843) 884-1667
521 WANDO PARK BLVD
SUITE 200
MOUNT PLEASANT, SC 29464
WWW.SEAMONWHITESIDE.COM

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SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
SW+ SURVEYING, INC.
No. 7672

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
ANDREW J. HUTZLER
No. 42060

A PROPERTY LINE ABANDONMENT PLAT OF
TMS # 142-03-01-009 (12.45 AC), -002 (0.61 AC), -003 (0.82 AC), -004 (0.78 AC), -006 (0.32 AC), -007 (0.91 AC), -008 (1.32 AC)
TO CREATE NEW LOT A (17.21 AC)
OWNED BY BERKELEY COUNTY
LOCATED IN THE TOWN OF MONCKS CORNER
BERKELEY COUNTY, SOUTH CAROLINA

SW+ PROJECT: 11648
DATE: 08/06/26
DRAWN BY: LMM
CHECKED BY: AJH
CC: JB
SHEET: 1 OF 1

REVISION HISTORY

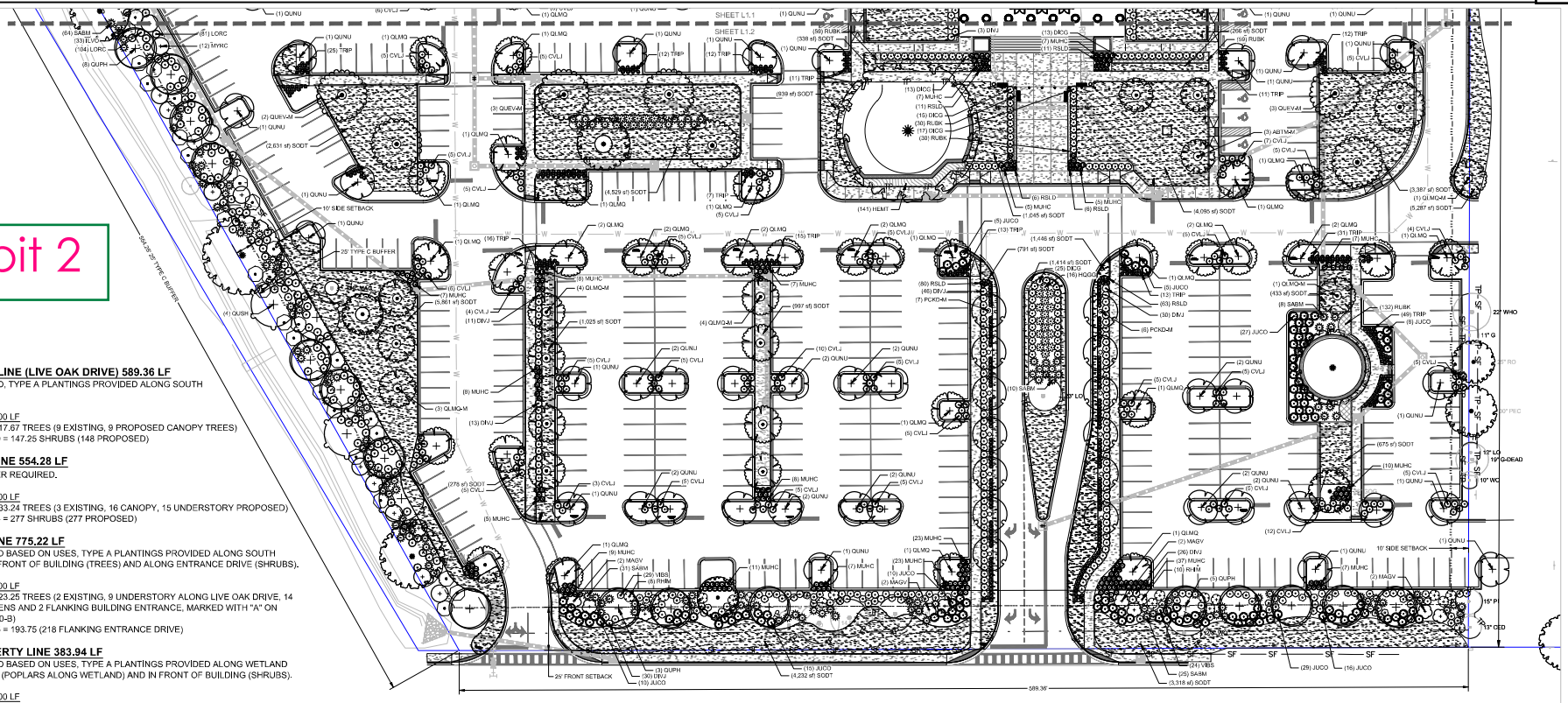
1	09/01/26	BFW

PROPERTY LINE ABANDONMENT

C2.0

Exhibit 1

Exhibit 2



BUFFERYARDS

SOUTH PROPERTY LINE (LIVE OAK DRIVE) 589.36 LF

NO BUFFER REQ'D, TYPE A PLANTINGS PROVIDED ALONG SOUTH BOUNDARY.

REQUIRED PER 100 LF
3 TREES X 5.89 = 17.67 TREES (9 EXISTING, 9 PROPOSED CANOPY TREES)
25 SHRUBS X 5.89 = 147.25 SHRUBS (148 PROPOSED)

WEST PROPERTY LINE 554.28 LF

25' TYPE C BUFFER REQUIRED.

REQUIRED PER 100 LF
6 TREES X 5.54 = 33.24 TREES (3 EXISTING, 16 CANOPY, 15 UNDERSTORY PROPOSED)
50 SHRUBS X 5.54 = 277 SHRUBS (277 PROPOSED)

EAST PROPERTY LINE 775.22 LF

NO BUFFER REQ'D BASED ON USES, TYPE A PLANTINGS PROVIDED ALONG SOUTH BOUNDARY AND FRONT OF BUILDING (TREES) AND ALONG ENTRANCE DRIVE (SHRUBS).

REQUIRED PER 100 LF
3 TREES X 7.75 = 23.25 TREES (2 EXISTING, 9 UNDERSTORY ALONG LIVE OAK DRIVE, 14 EVERGREENS AND 2 FLANKING BUILDING ENTRANCE, MARKED WITH "A" ON SHEET L1.0-B)
25 SHRUBS X 7.75 = 193.75 (218 FLANKING ENTRANCE DRIVE)

NORTHEAST PROPERTY LINE 383.94 LF

NO BUFFER REQ'D BASED ON USES, TYPE A PLANTINGS PROVIDED ALONG WETLAND AT REAR OF SITE (POPLARS ALONG WETLAND) AND IN FRONT OF BUILDING (SHRUBS).

REQUIRED PER 100 LF
3 TREES X 3.84 = 11.52 TREES (12 PROPOSED, MARKED WITH "A" ON SHEET L1.0-B)
25 SHRUBS X 3.84 = 96 (+96 PROPOSED)

NORTHWEST PROPERTY LINE 796.99 LF

IT IS REQUESTED THAT GIVEN THE LOCATION OF THIS AREA WITH LARGE DISTANCES OF WETLANDS BETWEEN THIS USE AND ADJACENT USES/PROPERTY BOUNDARIES, THAT BUFFER REQUIREMENTS BE WAIVED.

PLANT LEGEND

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
CANOPY TREES		
	PLAO	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
	QLMQ	QUERCUS LYRATA 'HOPEULIKIT' / MARQUEE® OVERCUP OAK
	QUNU	QUERCUS NUTTALLII / NUTTALL OAK
	QUPH	QUERCUS PHELLOS / WILLOW OAK
	QUSH	QUERCUS SHUMARDII / SHUMARD RED OAK
EVERGREEN TREES		
	JUVM	JUNIPERUS VIRGINIANA 'MINARET' / MINARET EASTERN REDCEDAR
	MABB	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S BEAUTY SOUTHERN MAGNOLIA

MITIGATION TREES

	ABTM-M	ACER BUERGERIANUM 'ABMTF' / AERYN® TRIDENT MAPLE
	PCKD-M	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE
	QLMQ-M	QUERCUS LYRATA 'HOPEULIKIT' / MARQUEE® OVERCUP OAK
	QUEV-M	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
	QUNU-M	QUERCUS NUTTALLII / NUTTALL OAK
	TAXD-M	TAXODIUM DISTICHUM / BALD CYPRESS
UNDERSTORY TREES		
	MAGV	MAGNOLIA VIRGINIANA / SWEET BAY
	MYRC	MYRICA CERIFERA / WAX MYRTLE

SHRUBS

	CVLJ	CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
	DICG	DISTYLIUM X 'PIDIST-V' / FIRST EDITIONS® CINNAMON GIRL® DISTYLIUM
	DIVJ	DISTYLIUM X 'VINTAGE JADE' / FIRST EDITIONS® VINTAGE JADE DISTYLIUM
	HQGG	HYDRANGEA QUERCIFOLIA 'BRENHILL' / GATSBY GAL® OAKLEAF HYDRANGEA
	ILLF	ILLICIUM FLORIDANUM / FLORIDA ANISE/PURPLE ANISE
	ILVO	ILEX VOMITORIA / YAUPON HOLLY
	JUCO	JUNIPERUS CONFERTA / SHORE JUNIPER
	LORC	LOROPETALUM CHINENSE 'BLUSH' / BLUSH FRINGE FLOWER
	MUHC	MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
	RHIM	RHODODENDRON INDICUM 'MRS. G.G. GERBING' / MRS. G.G. GERBING AZALEA
	RSLD	ROSA X SPP. 'LEMON DRIFT ROSE' / DRIFT ROSE
	SABM	SABAL MINOR / DWARF PALMETTO
	TRIP	TRIPSACUM DACTYLOIDES NANA / DWARF FAKAHATCHEE GRASS
	VIBS	VIBURNUM SUSPENSUM / SANDANKWA VIBURNUM
	VIBV	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM
GROUND COVERS		
	HEMT	HEMEROCALLIS X `ORANGE` / ORANGE DAY LILY
	RUBK	RUELLIA SIMPLEX 'KATIE' / KATIE MEXICAN PETUNIA
SODDED		
	SODT	CYNODON DACTYLON 'TIFTUF' / TIFTUF BERMUDA GRASS

GENERAL NOTES:

1. SEE SWPPP PLANS [SHEETS C4.0 - C4.11] FOR SILT FENCE LOCATIONS, TREE PROTECTION ZONES AND BARRICADES, AND ADDITIONAL NOTES AND DETAILS.
2. FOR TREE REMOVALS, PLEASE REFER TO SHEETS C3.4 - C3.5.
3. FOR REQUIRED TREE MITIGATION AND DEVELOPMENT INCHES PER THE TOWN OF MONCKS CORNER ZONING ORDINANCE, PLEASE REFER TO SHEETS L1.0-A, L1.0-B.
4. BUFFER REQUIREMENT CHART SHOWN ON SHEET L1.1.
5. THE OVERALL PLANT QUANTITY FOR THE ENTIRE SITE CAN BE FOUND ON THE MASTER PLAN SCHEDULE, SHEET L2.0.
6. SEE SITE PLAN C5.0 - C5.3 FOR SITE LABELS, INFORMATION AND DETAILS.
7. SEE HARDSCAPE SHEETS L3.0 FOR HARDSCAPE LABELS AND DETAILS.
8. CONTRACTOR TO CONTACT CIVIL ENGINEER OR LANDSCAPE ARCHITECT REGARDING ANY SITEWORK MODIFICATIONS FROM THESE PLANS PRIOR TO CHANGES IN THE FIELD.

CONTACT: 843-884-1667

811 Know what's below. Call before you dig.

N W E S

0 15 30 60
SCALE: 1" = 30'

SEAMONWHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.286.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR.

SOUTH CAROLINA — SEAMON, WHITESIDE & ASSOCIATES, INC — No. C00475 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — REGISTERED LANDSCAPE ARCHITECT — NORTHEATHA A. ELLISON

BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER

TOWN OF MONCKS CORNER

NORTH LIVE OAK DRIVE, MONCKS CORNER, SC

SW+ PROJECT: 11648
DATE: 06/12/2025
DRAWN BY: BAE
CHECKED BY: JRP

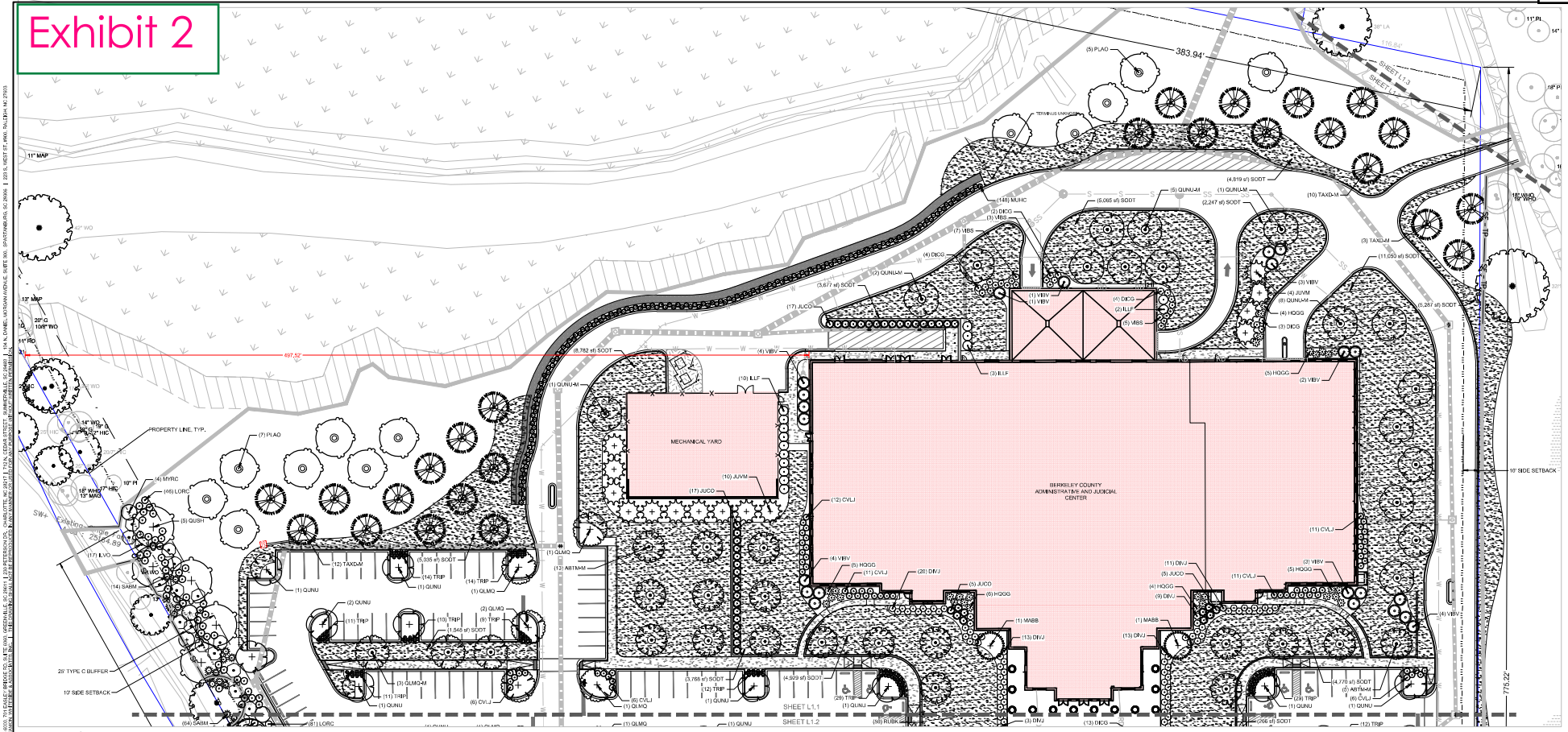
REVISION HISTORY

C	10/15/26

PLANTING PLAN

L1.1

Exhibit 2



PLANT LEGEND

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	VIBV	VIBURNUM AWABUKI 'CHINDO' / CHINDO SWEET VIBURNUM
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SOD/SEED		
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SOUTH CAROLINA SEAMON, WHITESIDE & ASSOCIATES, INC. No. C00473 CERTIFICATE OF AUTHORIZATION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT NEMETHA A. ELLISON

BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER
TOWN OF MONCKS CORNER
NORTH LIVE OAK DRIVE, MONCKS CORNER, SC

SW+ PROJECT: 11648
DATE: 06/12/2025
DRAWN BY: BAE
CHECKED BY: JRP

REVISION HISTORY

C	10/15/26

PLANTING PLAN

L1.2

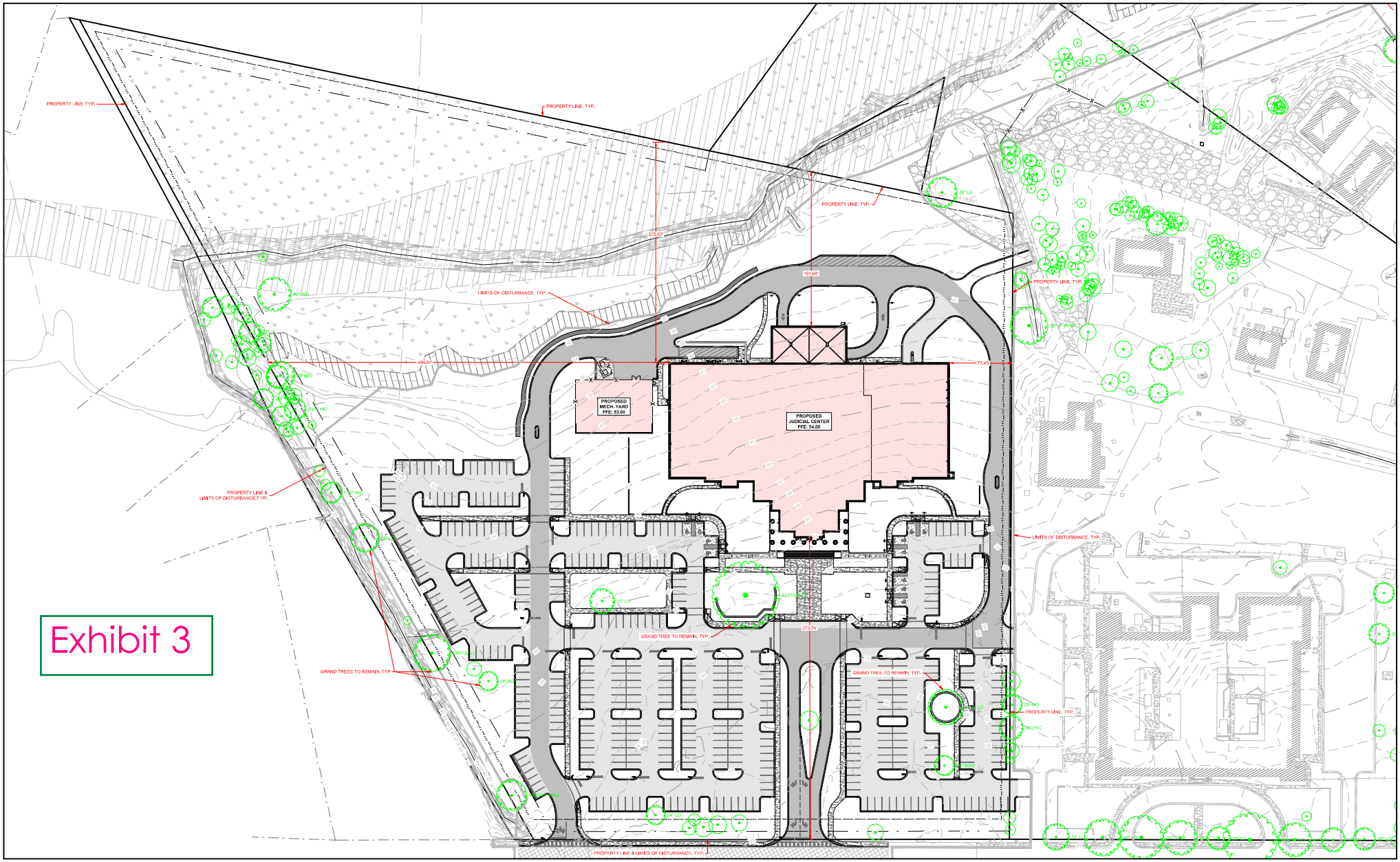


Exhibit 3

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

SCALE: 1" = 50'

TREE LEGEND

SIGNIFICANT TREE TO REMAIN-UNRATED OR ADJACENT PHASE

GRAND TREE TO REMAIN-UNRATED OR ADJACENT PHASE

LEGEND

LIMITS OF DISTURBANCE

PROPERTY LINE

BUFFER

SETBACK

SEAMONWHITESIDE

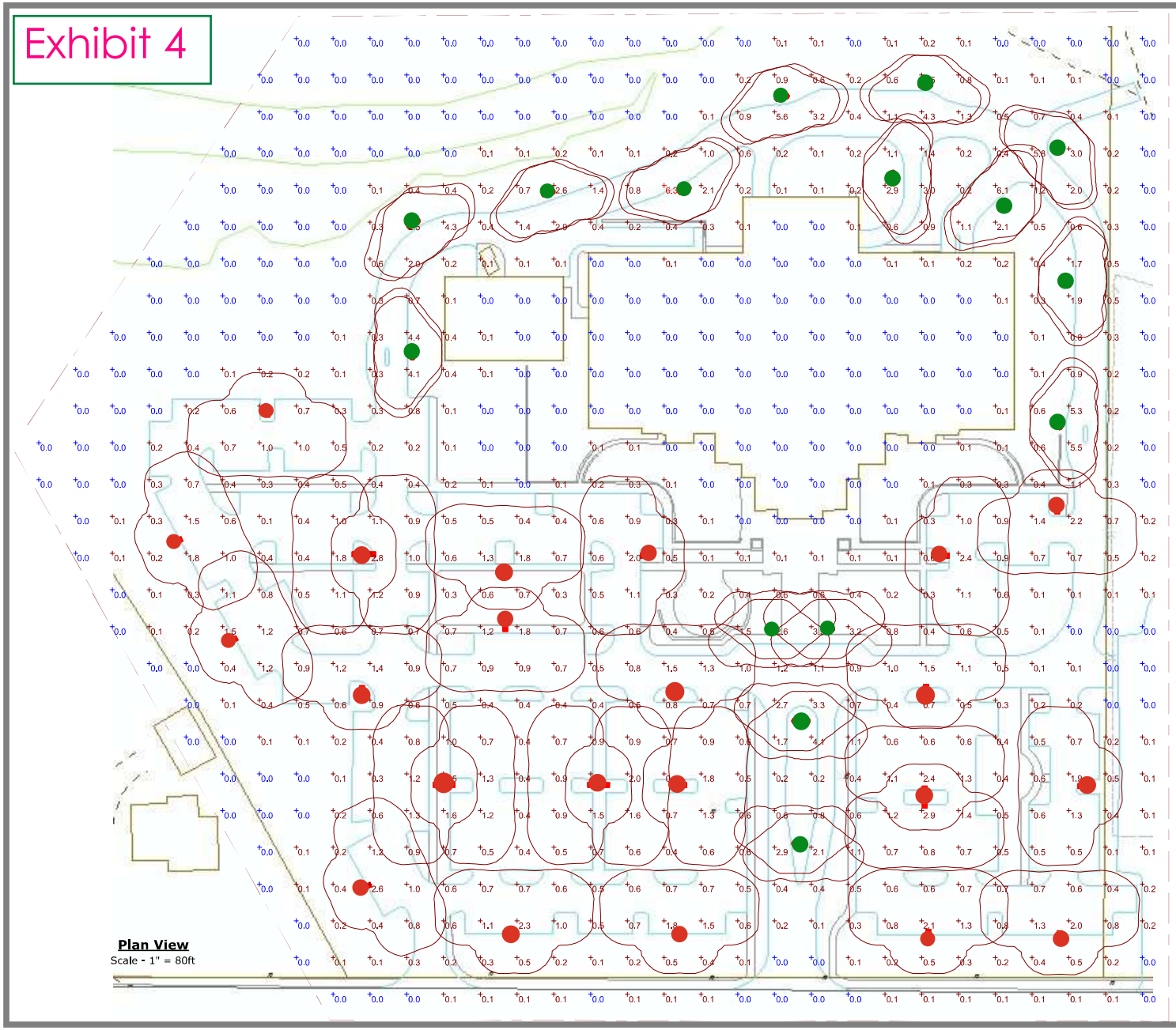
BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER

LOT LINE SPACING EXHIBIT

MONCKS CORNER, BERKELEY COUNTY

10/22/2026

Exhibit 4



Schedule

Symbol	Label	QTY	Number Lamps
	70W LED R3	26 Fixtures 22 Poles	1
	100 W Dray /PrG rg/K ing	30 Fixtures 15 Poles	1

Statistics

Description	Avg	Max	Min	Avg/Min
Calc Zone #1	0.5 fc	6.3 fc	0.0 fc	N/A

100W Kingston Fixtures on 14ft Low County Poles

70W Area Fixtures on 25ft Aluminum Poles

Berkeley County Court House
100W LED Kingston Fixtures on 14ft Low Country Fluted Poles with Classic Ornamental Brackets
70W LED Area Fixtures on 25ft Aluminum Satin Poles

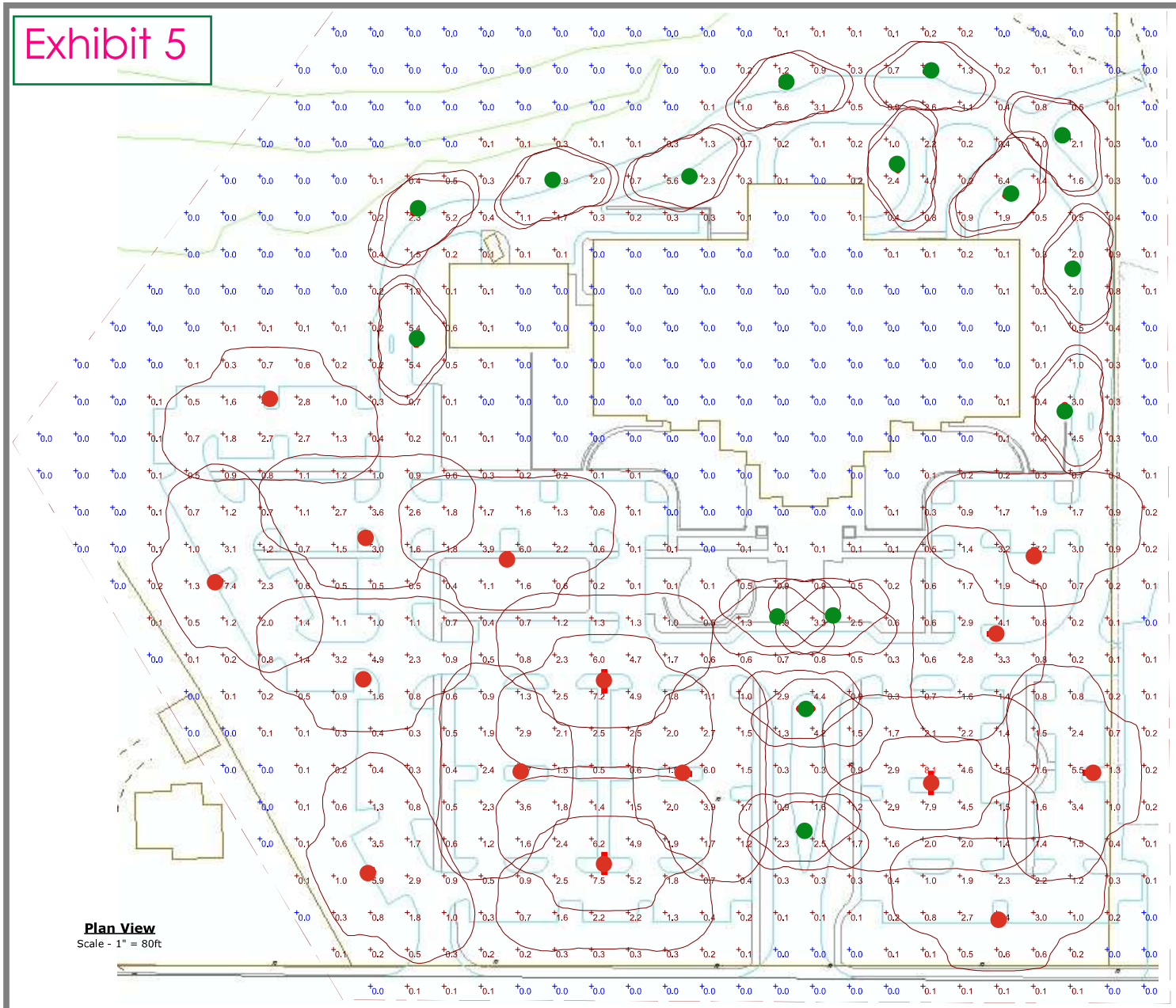
Designer

Date
11/04/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1

Exhibit 5



Plan View
Scale - 1" = 80ft

Schedule

Symbol	Label	QTY	Number Lamps
⊙	100 W Dray /PrG rg/K ing	30 Fixtures 15 Poles	1
▯	210 W LED R3	18 Fixtures 15 Poles	1

Statistics

Description	Avg	Max	Min	Avg/Min
Calc Zone #2	0.9 fc	8.1 fc	0.0 fc	N/A

- 100W Kingston Fixtures on 14ft Low Country Poles
- 210W Area Fixtures on 25ft Aluminum Poles

Berkeley County Court House
100W LED Kingston Fixtures on 14ft Low Country Flutes Poles with Classic Ornamental Brackets
210W LED Area Fixtures on 25ft Aluminum Satin Poles

Designer

Date
11/04/2026
Scale
Not to Scale
Drawing No.

Summary

1 of 1