

**COMPREHENSIVE PLAN**  
**MONCKS CORNER, SOUTH CAROLINA**  
**2002**

This document is a comprehensive revision of the 1992 Comprehensive Plan. As required by State law, the Comprehensive Plan must be revised every ten years. This comprehensive revision includes elements prepared with technical assistance from consultants and the Town's planning staff. The Population, Cultural Resources, Natural Resources, Economic, and Housing Elements were assigned to consultants. The Town planning staff prepared the Community Facilities and Land Use Elements. All the work is under the auspices of the Town of Moncks Corner Planning Commission.

This ten-year update of the Comprehensive Plan builds on the 1992 Comprehensive Plan and incorporates much of the data, information goals and strategies of the 1992 plan.

Moncks Corner is the county seat of Berkeley County. The town was incorporated in 1885. It is now an integral part of the Charleston Metropolitan Area composed of Charleston, Berkeley, and Dorchester Counties with a combined population of 549,033 as reported in the 2000 census.

The purpose of this Comprehensive Plan is to provide a framework for the continuing orderly growth and development of the Town of Moncks Corner. The long-range goals from the 1992 Comprehensive Plan are brought forward into this update. These goals are:

1. Insure that the Town of Moncks Corner shares in the social and economic benefits associated with the continuing economic growth of the South Carolina coastal region.

2. Insure that anticipated growth enhances the aesthetically appealing image of the town.
3. Promote industrial and commercial growth, which will contribute to Moncks Corner's self-sufficiency in terms of employment opportunities.
4. Coordinate location and timing of all developments with the provision of public services and facilities.
5. Enhance the Moncks Corner area's image and attractiveness to recreational oriented markets.
6. Preserve the history and quality of life in Moncks Corner.
7. Coordinate mutually beneficial town-county activities.
8. Serve as a guide for plans and investments in infrastructure, which will promote implementation of this Comprehensive Plan.

It is the responsibility of the Town of Moncks Corner Planning Commission to continually re-evaluate and revise this plan as circumstances change. As required by State law, the plan must be re-evaluated at least every five years and undergo a comprehensive revision every ten years.

## POPULATION ELEMENT

The Population Element of this Comprehensive Plan presents information on the people living in the Town of Moncks Corner and Berkeley County. This element includes information on the number of people, population trends, selected characteristics of the population, and population projections.

### Inventory

The population trends for the Town of Moncks Corner are shown in Table P-1.

**TABLE P-1  
TOWN POPULATION**

<b>Year</b>	1940	1980	1990	2000
<b>Population</b>	1,165	3,699	5,607	5,952
Source: United States Census				

As shown in the table above, the population growth slowed between 1990 and 2000 as compared to the growth between 1980 and 1990. There was a net increase of 345 people between 1990 and 2000 as compared to 1,908 between 1980 and 1990. These numbers reflect the population within the town limits. There is substantial urban development near the town, but located outside the town limits.

**TABLE P-2  
TOWN OF MONCKS CORNER - BERKELEY COUNTY POPULATION TRENDS**

Census Year	County Population	Town Population	Town % of County
1980	94,727	3,699	3.9%
1990	128,776	5,607	4.3%
2000	142,651	5,952	4.1%
Source: United States Census			

Table P-2 shows that Berkeley County growth also slowed during the 1990-2000 decade as compared with the 1980-1990 decade.

The population of the town decreased slightly as a percent of the county population between 1990 and 2000. The southern part of the county along the I-26 corridor continued to be the most rapidly developing sector of the county.

**TABLE P-3**  
**RACIAL CHARACTERISTICS OF POPULATION**

	<b>1990</b>	<b>Percent of Total</b>	<b>2000</b>	<b>Percent of Total</b>	<b>Change 1990-2000</b>
<b><u>Town</u></b>					
White	3,793	68%	3,412	57%	-381
Black	1,772	32%	2,178	37%	406
Other	42	-	362	6%	320
<b>Total</b>	<b>5,607</b>	<b>100%</b>	<b>5,952</b>	<b>100%</b>	<b>345</b>
<b><u>County</u></b>					
White	93,931	73%	99,997	70%	6,066
Black	31,033	24%	37,985	27%	6,952
Other	3,812	3%	4,669	3%	857
<b>Total</b>	<b>128,776</b>	<b>100%</b>	<b>142,651</b>	<b>100%</b>	<b>13,875</b>
Source: United States Census					

Table P-3 shows the changes in racial characteristics of the population between 1990 and 2000. The town lost white population and increased in black and other categories. The “other” category is predominately Hispanic.

In the county as a whole, the greatest population increase during the decade was in the black population. The dominant groups in the “other” category are Asian and Hispanic.

**TABLE P-4  
AGE DISTRIBUTION**

<b>Age In Years</b>	<b>1990</b>	<b>Percent of Total</b>	<b>2000</b>	<b>Percent of Total</b>	<b>Change 1990-2000</b>
<b><u>Town</u></b>					
Under 5	614	11%	509	8%	-105
5 - 14	904	16%	961	16%	57
15 - 59	3,323	59%	3,562	60%	239
60 - 64	206	4%	176	3%	- 30
65+	560	10%	744	13%	184
<b>Total</b>	<b>5,607</b>	<b>100%</b>	<b>5,952</b>	<b>100%</b>	<b>345</b>
<b><u>County</u></b>					
Under 5	12,622	10%	10,242	7%	- 2,380
5 - 14	23,053	18%	22,884	16%	- 169
15 - 59	77,936	60%	93,245	65%	15,309
60 - 64	7,712	6%	5,019	4%	- 2,693
65+	7,453	6%	11,261	8%	3,808
<b>Total</b>	<b>128,776</b>	<b>100%</b>	<b>142,651</b>	<b>100%</b>	<b>13,875</b>
Source: United States Census					

As shown in Table P-4, during the 1990 - 2000 decade the town lost population in the Under 5 and 60 - 64 age groups. The largest percentage increase during the decade was the over 65 group which increased by 3%.

It shows a total loss in county population in the Under 5, 5 - 14, and 60 - 64 age groups. The most significant change in the total county was the 5% increase in the 15 - 59 group.

## Needs and Goals

The population of Berkeley County did not increase as rapidly during the 1990 - 2000 decade as had been projected. Early projections during the 1990's anticipated the county population to approach 180,000 by 2000. The Office of Research and Statistics of the S. C. Budget and Control Board estimated the population of Berkeley County as of July 1, 2001 to be 144,078. The Berkeley County Comprehensive Plan projects an increase of between 50% and 75% from 1990 to 2015. To reach this projection the county would have to increase 50,000 to 75,000 people during the next 15 years. The economic slowdown of 2000 compounded by the aftermath of September 11, 2001 may mean that the rapid growth anticipated in the late 1990's will not occur. Given the geographic location of the town and county, it is reasonable to expect that population growth will continue in the area. The rate of growth is in unknown at this time.

The population of the Town of Moncks Corner will be driven more by any expansion of the town limits than by the total growth in the county. There are now almost an as many people just outside the town limits as there are inside the town.

The primary question affecting population growth in the town is whether or not it will adopt a policy of actively seeking to expand the town limits or adopt a passive policy of leaving the question up to the people outside the town. The town has already received the cooperation of the Commission of Public Works to require annexation of contiguous property as a prerequisite for new water and sewer service. This is one element of a strategy to implement an active annexation policy. However, for those areas adjacent to the town limits that already have utility service, a policy or requiring annexation for continued service could be considered.

## NATURAL RESOURCES ELEMENT

Natural Resources may be defined as “materials supplied by nature that are necessary for life.” Minerals, timber, land, climate, and water are natural resources.

The topography of the land with the prevalence of wetlands is a major factor influencing the growth and development of Moncks Corner.

Chapter Four of the 1992 Comprehensive Plan for Berkeley County includes in-depth information on the Natural Resources of the entire county. That chapter is incorporated into the Moncks Corner Comprehensive Plan by reference. This chapter will focus on those factors that have particular significance to the town.

### **Inventory**

The climate of the area is conducive to year round outdoor recreation activities. Fishing, hunting, water related sports, tennis, golf, and gardening are virtual year round possibilities in the Moncks Corner area. The climate makes the area attractive for retirement communities with golf courses and tennis facilities.

The prevalence of wetlands and areas with poor drainage will impact on the shape and character of new land developments in the area. With careful land development plans, these characteristics can become assets to new development by producing open space and wildlife habitat in the midst of urban development.

## **Needs and Goals**

As new subdivisions and other land developments take place, the Planning Commission will need to be diligent in their review and approval of proposed plans to insure areas of wetlands and poor drainage are utilized to become assets instead of liabilities.

The Moncks Corner Zoning Ordinance should promote the creation of Planned Development Districts. This tool can be particularly useful in large land areas with difficult site problems.

## CULTURAL RESOURCES ELEMENT

Moncks Corner is the county seat of Berkeley County. The Town started as a crossroads where the road from Charleston to St. Stephen and Murray's Ferry crossed the road from Stony Landing to the Cooper River to the Congarees.

The Town is named for Thomas Monck. He was an Englishman who purchased Mitton Plantation in 1735. The Town was settled on his land. Monck was a merchant in Charleston and died in 1747.

It is believed that a trading post existed in the Town as early as 1738. A post office was established in 1816.

When the Northeastern Railroad was built a mile away, the Town moved near the station. Moncks Corner became a scheduled stop on the Northeastern Railroad in 1856.

The Town was incorporated in 1885 with limits one-half mile in each direction from the depot of the Northeastern Railroad. During these early years the town revolved around the railroad. The first town hall was built about 1900.

In 1944 the principal offices of the South Carolina Public Service Authority were moved from Columbia to Moncks Corner. Since then Santee Cooper has been the major economic force within the community.

## Inventory

### Historic Sites

The 1979 Berkeley County Historic Preservation Inventory published by the Berkeley-Charleston-Dorchester Council of governments lists 18 historic sites or building in and near Moncks Corner. These historic sites and buildings are:

Battle of Biggin Bridge	Halodin Hill Plantation
Old Santee Canal Historic District	Battle of Keithfield Plantation
Fort Fairlawn	South Mulberry Plantation
Gippy Plantation	Old Moncks Corner, Site of Epson Plantation
Lewisfield Plantation	Moncks Corner Railroad Station
Broughton, Thomas, Plantation, Mulberry	Berkeley County Courthouse
Dean Hall Plantation	Stoney. Lawrence, Law Office
Dean Hall Plantation Office	Moncks Corner Historic District

The report has a capsule presentation on each of the above.

As the Charleston Metropolitan Area has grown and transportation routes have been improved, Moncks Corner residents have ready access to the full range of arts and cultural activities in the metropolitan area. Greater publicity on the state park and historic resources in the Moncks Corner area could attract more visitors to the area.

### Sources:

"Names in South Carolina", Volumes I-XII, 1954-65, Edited by Claude Henry Neuffer

"Moncks Corner - Berkeley County, South Carolina", Maxwell Clayton Orvin, May, 1950

## Scenic and Recreational Areas

The Moncks Corner area has a variety of scenic and recreation areas.

### Cypress Gardens

Cypress Gardens has numerous areas of interest. These include a unique butterfly house, an aquarium, and reptile house.

Boat rides through Cypress Swamp provide opportunities to view many species of plants, trees, and wildlife as well as ornamental plants in the garden.

### Old Santee Canal Park

Located within the town limits there is a history interpretive center, four miles of boardwalks, trails and canoe rides. The Berkeley Museum is also on the property and contains many historic exhibits.

### Lake Moultrie

Lake Moultrie provides opportunities for boating, fishing, hunting, and skiing. The tailrace canal is home to some of the largest catfish in the world.

### Annual Festivals

The Fourth of July Festival at the Santee Canal Park and the Million Dollar Duck Race held in July provide opportunities for family fun.

## Sources:

"Names in South Carolina", Volumes I-XII, 1954-65, Edited by Claude Henry Neuffer

"Moncks Corner - Berkeley County, South Carolina", Maxwell Clayton Orvin, May, 1950

## **Needs and Goals**

Moncks Corner is fortunate to have the diverse historic and cultural resources in and near the town. In addition, residents of the town have access to the many cultural amenities present in the metropolitan area.

It will be important that the attractions available in the town be included in the metropolitan area promotional materials distributed by the Charleston Tourism Bureau and the State Department of Parks, Recreation and Tourism.

The proposed Lake Moultrie Recreation Park would be an asset to the people in the community.

## HOUSING ELEMENT

The Housing Element of the Comprehensive Plan will provide information about the types and characteristics of housing in the Town of Moncks Corner and indicate changes since 1990. Housing characteristics are closely related to the economy of the area. Housing values reflect income characteristics of the population.

### Inventory

The 2000 census reported a total of 2,408 housing units in the Town of Moncks Corner and a total of 54,717 housing units in Berkeley County. These numbers reflect a net increase of 238 housing units in the town and 9,020 housing units in the county during the prior decade. This represents an increase of about 20 units per year in the town and 902 units per year in the county. The Town of Moncks Corner is not yet one of the rapidly growing sectors of the county.

Table H-1 shows a comparison of the types of housing units in Moncks Corner in 1990 and 2000.

**TABLE H-1**  
**HOUSING UNITS BY TYPE**

<b>Housing Type</b>	<b>1990</b>	<b>2000</b>	<b>Change</b>
1 Unit Detached	1251	1443	192
1 Unit Attached	94	61	- 33
2 - 4 Units	255	234	- 21
5 - 9 Units	189	245	56
100 or More Units	75	210	135
Mobile Home	306	215	- 91
<b>Total</b>	<b>2,170</b>	<b>2,408</b>	<b>238</b>
Source: United States Census			

Table H-1 indicates that during the decade between 1990 and 2000 the increase in housing units was equally divided between multi-family and single family units.

Table H-2 shows the change in owner occupied housing values between 1990 and 2000.

**TABLE H-2**  
**OWNER OCCUPIED HOUSING VALUES**

<b>Value in dollars</b>	<b>Units in1990</b>	<b>Units in 2000</b>	<b>Change</b>
Less than 50,000	215	175	- 40
50,000 - 99,000	570	585	15
100,000 - 149,999	108	216	108
150,000 - 299,000	33	78	45
300,000 or more	1	0	- 1
<b>Total</b>	<b>927</b>	<b>1,054</b>	<b>127</b>
Median Value	64,000	84,300	24,300
Source: United States Census			

As shown in Table H-2, the Town of Moncks Corner participated in the increase in housing values during the 1990 - 2000 decade.

Table H-3 shows the changes in rents in the town between 1990 and 2000.

**TABLE H-3**  
**RENTS**

<b>Monthly Rental Range</b>	<b>Units in 1990</b>	<b>Units in 2000</b>	<b>Change</b>
Less than \$200	251	93	- 158
200 - 299	233	135	98
300 - 499	240	265	25
500 - 749	6	303	297
750 - 999	0	25	25
No cash rent	-	70	-
<b>Total</b>	<b>730</b>	<b>891</b>	<b>161</b>
Median Rent	\$240	\$436	\$196
Source: United States Census			

The Town of Moncks Corner saw a substantial increase in rents during the 1990 - 2000 decade. The town attracted higher end rental units during this period.

Table H-4 shows the changes in the size and types of households between 1990 and 2000.

**TABLE H-4**  
**TOWN OF MONCKS CORNER**  
**SIZE AND TYPE OF HOUSEHOLDS**

	<b>1990</b>	<b>2000</b>	<b>Change</b>
Total Households	2,017	2,103	86
One-Person Households	471	538	67
Male Households	177	192	15
Female Households	294	346	52
Family Households	1,473	1,492	19
Married Couple Households	1,012	917	-95
Single Headed Households	461	575	114
Male, No Wife	71	90	19
Female, No Husband	390	485	95
Non-family Households	544	73	-471
Persons Age 65+ Living Alone	172	202	30
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Average Household Size	2.69	2.61	- .08
Average Family Size	3.20	3.09	- .11
Source: United States Census			

The table above indicates that the number of one-person households increased, married couple family households decreased, and single headed family households increased in the 1990 - 2000 decade. The number of persons over 65 years of age living alone also increased.

## **Housing Inventory Summary**

Single family detached housing is still the dominant housing type in both the Town of Moncks Corner and the county as a whole. This type of housing accounted for about 60% of the total units in the town and the county as a whole. Mobile homes accounted for about 9% of total housing units in the town, and almost 25% of the total units in the county.

The median value of owner occupied housing in the town was \$84,300. The median value was \$91,500 for the county as a whole. The median monthly mortgage payment for owner occupied housing was \$794 in town, and \$866 in the total county. Median gross rent for renter occupied units was \$436 in town, and \$562 in the total county. The median value of owner occupied housing increased during the 1990's by \$24,300 in the town. Median monthly rent for renter occupied units increased by \$196 during the decade.

The age of housing units reflects the fact that both the town and county have experienced significant construction in the past 20 years. In the town, 51% of the housing units were built since 1980. In the total county, 42.5% of the housing units were built since 1980.

The condition of housing units in the town is very good. The 2000 census reported only 21 units lacking complete plumbing facilities. The entire county had only 203 units without complete plumbing facilities.

## **Needs and Goals**

A study of the existing housing situation in the Town of Moncks Corner indicates that the town has a fairly wide range of housing types and housing values.

As the number of people in the over 65 age category increases, there will be a need for retirement homes which provide progressive care from independent living to full nursing home facilities.

The increase in the number of young professionals and elderly residents will likely increase the demand for up-scale condominium projects and apartment complexes.

The continuing population growth in the county will require housing developments in a wide range of prices. Moncks Corner should seek to attract development in all price ranges.

## ECONOMIC ELEMENT

Moncks Corner is located in the Charleston – North Charleston metropolitan area that includes Berkeley, Charleston, and Dorchester Counties. The health of the economy in the metropolitan area has a direct impact on the health of the economy in Moncks Corner. This impact will grow as development in Berkeley County expands to encompass the Moncks Corner area.

Moncks Corner is in the central part of Berkeley County. It serves as the county seat and is served by U. S. Highways 17A and 52. State Highway 6 and State Route 16 also serve the area. U. S. 52, U. S. 17A, and State Route 16 provide access to Interstate Highway 26.

The Charleston International Airport provides commercial air service and general aviation services are provided at the Berkeley County Airport located adjacent to the town.

The Port of Charleston is an economic asset to the town.

The County Industrial Parks in the vicinity of Moncks Corner and other available industrial sites insure that the town is well positioned to participate in the future economic growth of the county.

### **Inventory**

An important ingredient in the present and future economic health of a community is the quality of the labor force. The better educated the work force, the higher the earnings, and this impacts the type of housing that is affordable.

Table E-1 shows school years completed by town and county residents 25 years of age and older in 1990 and 2000.

**TABLE E-1**  
**YEARS OF SCHOOL COMPLETED FOR PERSONS**  
**25 YEARS OF AGE AND OVER**

	MONCKS CORNER				BERKELEY COUNTY			
	1990		2000		1990		2000	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 9 <sup>th</sup> grade	325	10	341	9.3	6,633	9.1	5,384	8.3
High School								
No Diploma	579	17.8	531	14.5	11,344	15.5	11,653	13.5
Graduate	927	28.5	1,153	31.6	25,822	35.3	29,521	34.3
College								
No Degree	571	17.6	806	22.1	15,422	21.1	20,796	24.2
Associate Degree	N/A	N/A	199	5.4	N/A	N/A	6,269	7.3
Bachelors Degree	850	26.1	427	11.7	13,833	18.9	8,675	10.1
Graduate or Prof. Degree	N/A	N/A	195	5.3	N/A	N/A	3,717	4.3
Source: United States Census								

Table E-1 shows improvement in the educational level of the population in the town and county during the 10-year period. The most disappointing figure in the table is the rise in the number of people in the town with less than a 9<sup>th</sup> grade education. School dropout is obviously a problem in the county that needs to be addressed.

On the other end of the educational spectrum, the percentage of adults with at least some college attendance increased from 43.7 to 44.5 in town and from 40 to 45.9 in the entire county.

Table E-2 shows the areas of employment for persons 16 years of age and older in 1990 and 2000.

**TABLE E-2**  
**EMPLOYMENT INDUSTRY OF PERSONS 16 YEARS OF AGE AND OLDER**

	MONCK'S CORNER				BERKELEY COUNTY			
	1990		2000		1990		2000	
	Numb	Percen	Numb	Percent	Numbe	Percen	Numb	Percen
Agriculture	22	0.9	32	1.3	754	1.5	410	.07
Construction	218	9.3	204	8.0	5,460	10.5	6,668	10.9
Manufacturing	390	16.7	303	12.1	10,856	20.8	9,448	15.4
Wholesale Trade	36	1.5	128	4.9	1,498	2.9	1,905	3.1
Retail Trade	401	17.2	417	16.3	9,957	19.1	7,616	12.4
Transportation	326	14	241	9.4	4,510	8.6	4,778	7.8
Information	-	-	31	1.2	-	-	1,132	1.8
Finance, Insurance, Real Estate	122	5.2	106	4.1	2,104	4.0	3,061	5.0
Professional, Scientific	532	22.8	139	5.4	8,978	17.2	4,305	7.0
Education, Health, Social Services	407	17.4	450	17.6	6,567	12.5	10,451	17.1
Entertainment, Rec., Food Service	309	13.2	171	6.7	3,305	6.5	4,526	7.4
Other Services	125	5.4	98	3.8	2,411	4.6	2,965	4.8
Public	185	7.9	232	9.1	4,283	8.2	3,985	6.5
<b>Total</b>	<b>1,726</b>	<b>100</b>	<b>2,555</b>	<b>100</b>	<b>52,228</b>	<b>100</b>	<b>61,248</b>	<b>100</b>

Source: United States Census

Due to changes in the classifications between the 1990 and 2000 census, it is not possible to compare employed persons in all sectors. The only comparison possible would be employment in the manufacturing sector, which decreased in both the town and the county. This sector also declined statewide. The employment opportunities in the town and county appear to be well diversified.

Table E-3 shows the employment status of the population 16 years of age and older as reported in the 2000 census.

**TABLE E-3  
EMPLOYMENT STATUS**

	<b>MONCKS CORNER</b>		<b>BERKELEY COUNTY</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Population 16 years and	4,326	100	107,155	100
In Labor Force	2,714	62.7	70,410	65.7
Civilian Labor Force	2,714	62.7	64,457	60.2
Employed	2,555	59.1	61,248	57.2
Unemployed	159	3.7	3,209	3.0
Armed Forces	-	-	5,953	5.6
Not in Labor Force	1,612	37.3	36,745	34.3
Source: United States 2000 Census				

The above table shows the percentage of person's 16 years of age and older in the labor force was 62.7% in town, and 65.7% in the county as a whole.

Table E-4 shows the estimates of the civilian labor force for each of the three counties in the metropolitan areas for the years 1995 through 2001. This table shows the labor force by "place of residence."

**TABLE E-4  
CIVILIAN LABOR FORCE ESTIMATES BY PLACE OF RESIDENCE**

Year	BERKELEY COUNTY				CHARLESTON COUNTY				DORCHESTER COUNTY			
	Labor Force	Employed	Un-employed	%	Labor Force	Employed	Un-employed	%	Labor Force	Employed	Un-employed	%
1995	61,15	58,690	2,460	4.	142,79	135,120	7,670	5.	42,01	39,740	2,270	5.
1996	59,07	56,290	2,780	4.	141,62	133,160	8,460	6.	42,58	40,420	2,160	5.
1997	60,15	57,670	2,480	4.	155,44	149,140	6,300	4.	41,57	39,940	1,630	3.
1998	62,45	60,680	1,770	2.	160,47	155,750	4,720	2.	43,44	42,080	1,360	3.
1999	63,51	61,120	2,390	3.	162,23	156,880	5,350	3.	43,90	42,380	1,520	3.
2000	67,13	65,120	2,010	3.	167,18	162,100	5,070	3.	45,90	44,530	1,370	3.
2001	69,25	66,910	2,340	3.	171,75	166,570	5,180	3.	47,39	45,750	1,640	3.

Source: S. C. Employment Security Commission

Table E-5 shows employment by place of work for the same time period as shown in Table E-4.

**TABLE E-5  
EMPLOYMENT BY PLACE OF WORK**

YEAR	BERKELEY COUNTY	CHARLESTON	DORCHESTER
1995	25,400	162,100	21,500
1996	26,800	162,900	22,500
1997	28,300	170,000	23,500
1998	30,800	178,500	24,900
1999	31,800	185,400	25,800
2000	32,525	183,290	25,975
2001	32,530	190,050	26,210

Source: S. C. Employment Security Commission

A comparison of Tables E-4 and E-5 shows the economic interdependence of the three counties. In 2001, Berkeley County had 66,910 residents employed, but only 32,530 jobs in the county. Charleston County, on the other hand, had 166,750 residents employed, and 190,050 jobs in the county.

Even though there is substantial cross commuting to jobs between counties in the area, the 2000 Census reported the mean travel time to jobs was 26.5 minutes in the county and 23.6 minutes in the town. Based on the 1994 Commuting Patterns Study by the Employment Security Commission, of the 56,932 workers coming into Charleston County each day to work, 29,538 came from Berkeley County and 18,619 came from Dorchester County. This study showed 10,814 people came into Berkeley County to work and 34,975 out-commuted from Berkeley County to other counties. Charleston and Dorchester Counties accounted for 93% of out-commutes.

The importance of the highway network to the economic wellbeing of the area is borne out by the fact that the 2000 Census reported that in the town 76% of people traveling to work each day drove alone. In the county, this figure was 78.6%.

Household and family income as reported in the 2000 Census is shown in Table E-6.

**TABLE E-6**  
**HOUSEHOLD AND FAMILY INCOME**

	<b>MONCK'S CORNER</b>		<b>BERKELEY COUNTY</b>	
<b>1999</b>	<b>Number</b>	<b>Amount</b>	<b>Number</b>	<b>Amount</b>
Median Household Income	2,125	31,711	49,868	39,908
Median Family Income	1,575	37,335	37,892	44,242
Source: U. S. Census				

Both Household and Family Income in Moncks Corner were considerably lower than for the county as a whole. This is not surprising since most of the high- income developments in the county are still concentrated in the southeast part of the county.

### **Needs and Goals**

The economy drives most of the elements of the Comprehensive Plan. The growth of jobs fuels population, housing, and land use. The economy of Berkeley County and the Charleston-North Charleston metropolitan area held up very well through 2001. As of August 2002 the economic indicators for South Carolina are mixed but the overall outlook for the state's economy remains positive.

Barring a double dip recession in the latter part of 2002, the economy should be on the upswing. This will fuel new jobs, new land developments, and increase population in Berkeley County and Moncks Corner.

It will be important to the future economy of the area that the high school dropout rate be reduced.

Unless the city limits of Moncks Corner are extended to include the growing fringe areas, it is difficult to predict what impact there will be on the economy of the town itself. The town will undoubtedly continue to benefit from the growth of the county as a whole. It will be important for Moncks Corner to continue to support the economic development efforts of the county and other agencies in the metropolitan area.

## COMMUNITY FACILITIES ELEMENT

The legal basis for planning and zoning has been justified by providing for health, safety and general welfare. Community facilities are specific in addressing these types of issues. Community facilities can include: transportation (roads, sidewalks), public utilities, fire protection, plans for public facility expansion or development (Town Hall, Courthouse), and educational facilities. Detailed analysis of existing community facilities and their location respective to growth patterns is extremely important in predicting future demand of community facilities. In South Carolina, this element must be completed before establishing “other land development regulations” such as subdivision regulations.

All Department Heads were interviewed and asked to give responses to questions pertaining to personnel, vehicles, equipment, and a few general topics. Their responses are summarized in the sections to follow.

### **Transportation Network**

The Moncks Corner area highway network provides excellent access to neighboring cities and Interstate 26. Interstate 26 gives motorists direct access to Charleston and Interstate 95. However, peak traffic flow for local travel can make getting around Town difficult in certain areas.

The 1992 plan called for a Northern Connector that would extend from Reid Hill Road at the base of the Tail Race bridge to Broughton Road and eventually to SC6 just outside of Town before Pinopolis. This is still a very realistic plan that may become more of a priority with the construction of a County Park in the projected area of the connector. Realignment of Reid Hill Road and US 52 Bypass, an approved and budgeted SCDOT project, will serve to make the connector more of a reality as well.

Main Street saw over a 100% increase in traffic since 1990. At this point, there is not enough right of way for expansion. The current configuration of one lane each way with an open center lane divider poses some serious traffic concerns for the future. Many motorists attempt to utilize the center turn lane in order to advance through traffic and reach a turn lane that can be up to a quarter of a mile away. If widening does not become feasible, it may be necessary to designate the center lane for one-way traffic during peak times. This would involve extensive study and cooperation with the SCDOT. It may become costly as well with the signalization of the route.

As a result of Main Street congestion, it's parallel neighbor Altman Street, has seen growth of 157% over the last ten years. Motorists have used the Altman/ Heatley connector to get from 17A to 52 and to access 52 to Goose Creek from Gullede Street. While the traffic count has stepped up commercial growth along this stretch, the roads are still secondary in nature with narrow and steep shoulders, and virtually no sidewalks. Improvements to this stretch will become necessary to sustain the growth of vehicular and pedestrian traffic.

Following is a list of traffic counts for some select routes that receive the highest volume of traffic. The maps display the location of the traffic count stations and their respective counts in and around Moncks Corner.

**AVERAGE DAILY TRAFFIC COUNTS**

Station	Route No.	Local Road Name	Location	1990	2000	1990-2000	1990-2000
						Change	% Change
105	US 17	US 17A	Whitesville Rd. to SC 6	5,960	9,400	<b>3,440</b>	<b>57.7%</b>
107	US 17	US 17A	SC 6 to US 52	10,476	15,400	<b>4,924</b>	<b>47.0%</b>
109	US 17	US 17A	US 52 to US 52	13,347	23,500	<b>10,153</b>	<b>76.1%</b>
125	US 52	US 52	Gaillard Rd. to Old Highway 52	11,805	16,100	<b>4,295</b>	<b>36.4%</b>
127	US 52	US 52	US 52 to US 17A	12,019	17,700	<b>5,681</b>	<b>47.3%</b>
145	SC 6	SC 6	Pinopolis Rd. to US 17A	5,732	11,900	<b>6,168</b>	<b>107.6%</b>
147	SC 6	SC 6	US 17A to US 52	7,192	10,200	<b>3,008</b>	<b>41.8%</b>
171	S-1094	US 52	US 52/Old US 52 to US 17A/US 52	4,383	8,700	<b>4,317</b>	<b>98.5%</b>
179	S-16	Cooper Store Road	US 176 to SC 6	1,264	2,800	<b>1,536</b>	<b>121.5%</b>
181	S-16	Sugar Hill Drive	SC 6 to Pinopolis Road	573	1,050	<b>477</b>	<b>83.2%</b>
199	S-34	Whitesville Road	US 17A to Highway 315	1,772	3,800	<b>1,028</b>	<b>37.1%</b>
201	S-34	Whitesville Rd.	Highway 315 to SC 6	2,198	2,200	<b>2</b>	<b>0.1%</b>
203	S-791	Old Highway 52	US 52 to Moncks Corner city limits	3,182	3,400	<b>218</b>	<b>6.9%</b>
205	S-791	Old Highway 52	Moncks Corner city limits to Dennis Blvd.	6,045	7,400	<b>1,355</b>	<b>22.4%</b>
217	S-21	Broughton Rd.	Levee Dr. to SC 6	3,308	3,400	<b>92</b>	<b>2.8%</b>
221	S-43	Altman St.	US 52 to White St.	2,450	6,300	<b>3,850</b>	<b>157.1%</b>
223	S-315	Old Whitesville Rd.	Sugar Hill Dr. to Whitesville Rd.	1,540	2,800	<b>1,260</b>	<b>81.8%</b>
225	S-458	Perry Hill Rd.	US 17A to Annie Williams St.	1,661	2,700	<b>1,039</b>	<b>62.6%</b>
251	S-77	Wall St.	US 52 to Cooper St.	1,069	900	<b>-169</b>	<b>-15.8%</b>
300	S-268	Kitfield Rd.	Sandy Dr. to Broughton Rd.	N/A	950		
329	S-791	Old Highway 52	Dennis Blvd. to US 52	10,063	10,100	<b>37</b>	<b>0.4%</b>

## **Public Service**

**Personnel** The Public Service Department currently employs 5 people. There are three laborers, one foreman and the department head. In order to handle the current workload it would be beneficial to have one more laborer on staff. That way the foreman can split the crews into teams of two and cover the work more efficiently. One of the laborers hired recently was hired primarily on his mechanical skills. The department can now handle minor repairs and preventive maintenance without contracting the work.

**Vehicles** There are currently three trucks in the Public Service fleet. There are two tractors and one five-foot wide riding mower. A golf cart was also purchased in the past year to transport water and plant materials to portions of Main Street quickly and efficiently. At this point the only piece of equipment that would assist the department would be a dump bed trailer or truck to haul in new materials or dispose of waste. As of now, trailers are unloaded by hand, which takes a relatively considerable amount of time.

**Equipment** Ancillary equipment such as weed eaters, push mowers, water tanks are at a sufficient operating level. Although it may be necessary, if the Town wishes to institute a formal Capital Improvements Program, to earmark money for replacement of these types of equipment. The department has several push mowers and three riding mowers that are not in the operational fleet. One piece of equipment that can be included in the CIP is a hand driven street sweeper for Main Street. Debris is presently removed manually.

**General** For a department its size, Public Service handles a pretty diverse set of responsibilities and special demands. Beyond daily maintenance of the Town, some of the notable program efforts include placing flags on Main Street during holidays and elections, holiday decorations at the various parks, Depot and Town Hall, and cleanup of the various festivals that take place in Town. The department also offers community service work hours for people convicted in Municipal Court.

As mentioned before, the department is operating at a sufficient level for the existing workload. If Town ever decides to expand its services there will need to be increases in not only equipment, but also personnel responsible for operation.

**Fire Departments** Under the leadership of Chief David Miller, the Fire Department conducted a thorough analysis of existing conditions and delivered a comprehensive report outlining how the Department suggests addressing their needs over the next ten years. The report includes a survey of existing conditions, mission statement, short and long term goals, and a detailed capital improvements program for the next ten years.

#### **MISSION STATEMENT:**

THE MONCKS CORNER FIRE DEPARTMENTS MISSION IS TO MINIMIZE LIFE LOSS, SUFFERING AND DAMAGE DUE TO FIRE, MEDICAL AND ENVIROMENTAL EMERGENCIES IN THE CORPORATE LIMITS OF THE TOWN THROUGH PUBLIC EDUCATION, CODE MANAGEMENT AND INCIDENT MANAGEMENT.

#### **GOALS**

1. DEVELOP AND IMPLEMENT FIREFIGHTER PHYSICAL FITNESS PROGRAM
2. DEVELOP AND IMPLEMENT COMPREHENSIVE CRITICAL INCIDENT RESPONSE PLAN
3. DEVELOP AND IMPLEMENT A "TECHNICAL SERVICES" BRANCH OF FIRE DEPARTMENT (FOR CODE ENFORCEMENT OF FIRE & BUILDING CODES)
4. DEVELOP AND IMPLEMENT VOLUNTEER RECRUITMENT PROGRAM
5. LOWER ISO RATING FROM "5" TO "4"
6. COMPLETE PREFIRE SURVEYS ON ALL BUSINESSES, CHURCHES, COUNTY AND STATE FACILITIES.
7. COMPLETE FIRE INSPECTIONS OF ALL BUSINESSES, CHURCHES, COUNTY AND STATE FACILITIES ANNUALLY.
8. COMPUTERIZE PREFIRE SURVEY INFORMATION FOR PLACEMENT ON FIRE APPARATUS
9. UPGRADE FIRE DEPARTMENT COMMUNICATIONS SYSTEM

10. TO DEVELOP/IMPLIMENT AUTOMATIC MUTUAL AID AGREEMENTS WITH LOCAL DEPARTMENTS FOR RESPONSE TO SPECIFIC TARGET HAZARDS WITHIN THE TOWN OF MONCK'S CORNER.

11. FIRST UNIT RESPONSE TIME - 4 MINUTES OR LESS 90 % OF THE TIME AND WITH INITIAL FULL ASSIGNMENT (THREE FIRE TRUCKS) RESPONSE TIME OF 10 MINUTES OR LESS 90 % OF THE TIME.

**NOTE:** THERE IS A 60 SECOND TURNOUT TIME THAT ADDS ONE MINUTE TO THE FOUR-MINUTE AND TEN MINUTE RESPONSE TIME PROVISIONS.

## **FIRE DEPARTMENT STAFF**

### **CURRENT CAREER STAFF: 10**

- ONE FIRE CHIEF- 8 HRS. PER DAY (M-F), ON CALL AFTER 5 PM 7 DAYS PER WEEK
- THREE SHIFTS CONSISTING OF ONE CAPTAIN, ONE ENGINEER, ONE FIREFIGHTER EACH. SHIFT PERSONNEL WORK ROTATING 24-HOUR SHIFTS.

### **CURRENT VOLUNTEER STAFF: 9**

- ONE CAPTAIN - SAFETY OFFICER - AGE 72 -AGE AND MEDICAL CONDITIONS PREVENT ASSISTING IN ACTUAL FIREFIGHTING OPS.
- TWO LTS. - STATE CERTIFIED INTERIOR STRUCTURAL FIREFIGHTERS - NO PHYSICAL IMPAIRMENTS
- TWO ENGINEERS - MEDICALLY CLEARED TO DRIVE ANDF OPERATE FIRE APPARATUS - NOT MEDICALLY QUALIFIED TO FIGHT FIRE.
- THREE FIREFIGHTERS-STATE CERTIFIED INTERIOR STRUCTURAL FIRE FIGHTERS - NO MEDICAL IMPAIRMENTS
- ONE REHAB OFFICER - FOUR WAY HEART BI PASS - NO STATE CERTIFICATIONS

**CURRENT MINIMUM PERSONNEL OPERATING LEVEL PER SHIFT: 2**

**RECOMMENDED MINIMUM PERSONNEL OPERATING LEVEL PER SHIFT: 4**

**OPTIMUM PERSONNEL OPERATING LEVEL PER SHIFT: 6**

**NOTE: RECOMMEND ONE FULL TIME FIRE INSPECTOR TO WORK 0800-1700 M-F.**  
THIS INDIVIDUAL WOULD ALSO BE AVAILABLE TO RESPOND TO STRUCTURE FIRES  
AND OTHER EMERGENCIES. MAIN JOB WOULD BE TO INSPECT 400 PLUS  
BUSINESSES TWICE A YEAR, COMPLETE PREFIRE SURVEYS, CONDUCT PUBLIC FIRE  
EDUCATION AND INTERFACE WITH BUILDING INSPECTOR.

**NOTE: ANNEXATION OF PROPERTIES OUT SIDE OF THE CURRENT TOWN LIMITS  
WILL REQUIRE AT LEAST 6 FIREFIGHTERS PER SHIFT.**

## **VEHICLES**

### **CURRENT FIREFIGHTING VEHICLES**

- ONE 1985 FMC/FORD CAB OVER 1250 GPM PUMPER
- ONE 1995 SPARTAN 1250 GPM PUMPER
- ONE 1968 PIERCE 85' SNORKLE TRUCK (CERTIFIED 2001)
- ONE 1997 FORD PICK-UP TRUCK- CHIEFS TRUCK - COMMAND VEHICLE

**NOTE: ONE SPARTAN 1250 GPM PUMPER DUE DELIVERY IN 4 MONTHS**

### **CURRENT SUPPORT VEHICLES**

- ONE 1986 JEEP CHEROKEE - INSPECTORS TRUCK- NEEDS TO BE REPLACED
- ONE 1984 CHEVY BLAZER 4X4 - BRUSH FIRE TRUCK (STATE OWNED)
- ONE 1986 CHEVY STEP VAN - SERVICE TRUCK- (STATE OWNED)
- ONE 1966 6X6 ARMY TRUCK-FLOOD CONTROL / WATER TANKER- (STATE OWNED)

**NOTE:** IT SHOULD BE NOTED THAT THE FOLLOWING VEHICLE REQUIREMENTS ARE BASED ON OUR CURRENT NEEDS AND WOULD CHANGE BASED ON ANY ANNEXATION. FOR INSTANCE ANNEXATION OF PERRY HILL OR MITTON LANE WOULD REQUIRE AS A MINIMUM 2 TANKERS AND RELATED EQUIPMENT.

### **TEN-YEAR VEHICLE REQUIREMENTS**

- ONE EXTENDED CAB 4X4 PICK UP - TO REPLACE 1997 CHIEFS TRUCK-1997 CHIEFS TRUCK WILL IN TURN REPLACE THE CURRENT 16 YEAR OLD INSPECTORS TRUCK
  - COST - \$23,000
  
- ONE LARGE SQUAD TRUCK- TO REPLACE 16-YEAR-OLD STEP VAN. THIS VAN IS GROSSLY OVER LOADED WITH EQUIPMENT AND NO LONGER MEETS OUR NEEDS
  - COST - \$130,000
  
- ONE 1250 GPM PUMPER - TO REPLACE -1985 FMC PUMPER
  - COST - \$230,000
  
- ONE EXTENDED CAB 4X4 PICKUP - TO REPLACE 1997 PICKUP
  - COST - \$25,000
  
- ONE REFURBISHED AERIAL APPARATUS - TO REPLACE 1968 SNORKLE TRUCK
  - COST - \$175,000 - \$ 350,000

**NOTE:** ADD TWO WATER TANKERS IF ANY ANNEXATION OUTSIDE OF THE CURRENT TOWN LIMITS IS ANTICIPATED

COST - \$160,000

## EQUIPMENT

### FIREFIGHTING

THE FOLLOWING ITEMS REPRESENT BASIC EQUIPMENT ITEMS THAT ARE NORMALLY REPLACED ANNUALLY DO TO FAIR WEAR AND TEAR OR OBSOLESCENCE. BY REPLACING THESE ITEMS ON A REOCCURRING BASIS IT ELIMINATES THE NEED TO SPEND LARGE SUMS OF MONEY AT ONE TIME.

COMMUNICATIONS EQUIPMENT- 5 HAND HELD RADIOS @ \$ 350 EACH	\$1,750
FIRE HOSE -8- 50' X 1 3/4' HANDLINE @ \$ 185 EACH	\$1,480
FIRE HOSE- 4-100' X 5" SUPPLY LINE @ \$ 550 EACH	\$2,200
BUNKER GEAR-4 COMPLETE SETS @ \$ 1600 EACH	\$6,400
SCBA CYLINDERS- 3- @ \$1000 EACH	\$3,000
SCBA FACE MASKS- 2- EACH, REPAIR PARTS	\$3,000
4 PORTABLE RADIOS	\$1,200
OTHER MISC. EQUIPMENT	\$3,500
TOTAL	<b>\$22,530</b>

**THIS EQUIPMENT REPRESENTS "BIG TICKET" ITEMS THAT MUST BE REPLACED WITHIN THE NEXT TEN YEARS.**

SELF CONTAINED BREATHING APPARATUS AIR COMPRESSOR (REPLACEMENT FOR 32-YEAR-OLD COMPRESSOR)	\$7,000
JAWS OF LIFE UNIT (REPLACEMENT FOR 30-YEAR-OLD TOOL)	\$25,000
4500-WATT HONDA TRUCK GENERATOR WITH PORTABLE LIGHTS	\$6,200
UP GRADE COMMUNICATIONS SYSTEM	\$90,000
22 SELF CONTAINED BREATHING APPARATUS UNITS	\$50,000
LADDERS	\$6,000
THERMAL IMAGING CAMERA	\$25,000
TOTAL	<b>\$209,200</b>

## **FIRE STATION**

THIS DEPARTMENT IS RAPIDLY OUT GROWING ITS ABILITY TO HOUSE ITS FIRE APPARATUS. IN ORDER TO MEET CURRENT AND FUTURE NEEDS IT IS RECOMMEND THAT AT LEAST ONE ADDITIONAL DRIVE THRU BAY WITH ADDITIONAL STORAGE AND A LARGE MULTI-PURPOSE ROOM BE ADDED. THIS WILL OF COURSE REQUIRE PURCHASING ADJOINING PROPERTY. COST?

### **FIRE STATION - OFFICE EQUIPMENT -FURNISHINGS**

ONE COMMERCIAL FLOOR BUFFER	\$1,000
THREE COMPUTERS	\$2,200
THREE LAP TOP COMPUTERS	\$7,000
REPLACE ONE COMMERCIAL ICE MAKER	\$2,000
REPLACE CARPET IN HALL WAY WITH VINYL TILE	\$700
REPLACE CARPET IN BUNK ROOMS	\$1,200
REPLACE TABLE AND CHAIRS	\$1,000
REPLACE STOVE AND REFRIGERATOR	\$2,000
REPLACE BUNK ROOM LOCKERS	\$5,000
REPLACE LOUNGE FURNITURE	\$3,000
REPLACE WASHING MACHINE AND DRYER	\$800
TWO FILE CABINETS, ONE DESK, FIVE OFFICE CHAIRS	\$1,700
REPLACE FOUR COMPLETE BEDS	\$2,000
ONE SMALL STORAGE SHED	\$1,500
REPLACE ALL OFFICE FURNITURE	\$6,000
TOTAL	<b>\$37,100</b>

## FIRE STATION - MAINTENANCE AND REPAIRS

REPLACE CARPET IN HALLWAYS WITH VINYL TILE	\$800
REPLACE CARPET IN BUNKROOMS AND OFFICE	\$1,200
REPAIR ROOF (HAS STILL NOT BEEN SUCCESSFULLY REPAIRED)	????
REPLACE COUNTER TOPS IN KITCHEN, BATHROOMS & COMMUNICATIONS ROOM	\$2,000
TOTAL	\$4,000

## Police Department

**Personnel** There are currently 24 employees on staff at the police department. The breakdown of positions is displayed below. It is anticipated that over the next ten years the department will grow to a staff of 31. The anticipated breakdown is listed as well. Without a substantial increase in the budget, these positions will probably be created through outside funding sources.

Rank/ Position	Existing	Projected
Chief	1	1
Captain	1	1
Lieutenant	2	3
Sergeant	3	4
Corporal	3	4
Officer	11	15
Victim's Advocate	1	1
Shift	(part time)	(full-time)
Administrative Assistant	1	1
Clerk	1	1
Total	24	31

Patrol officers are the only ones that routinely run a 12-hour swinging shift. All other personnel are on an 8-hour daytime shift. As of now there are only two patrol officers on the street at any given time. The Police Department would like to increase that level by at least one officer to include three on a shift.

**Vehicles** The department currently has 26 vehicles in the fleet. There are currently two that are inactive due to maintenance issues. The Department sees a future need for patrol and specialized detective vehicles.

**Equipment** Current deficiencies in the equipment include:

- Camera Systems
- Night Vision
- Metal Detectors
- Radio Equipment

**General** The Police Department has made strides in the following areas to better serve the citizens of Moncks Corner:

- Patrol community outreach through door-to-door contact and crime prevention notices.
- School resource officer funded and assigned at Berkeley Intermediate School.
- Narcotic officer funded and assigned for a specific, focused, aggressive targeting of drug offenders.
- Child and elderly abuse investigator funded and assigned to proactively protect the most vulnerable members of our community.
- Crime prevention participation in children's programs like Family Fest and Red Ribbon, community watch, prevention programs, law enforcement day, etc.

**Long Range Plans** These are some notable ongoing and proposed programming for the department:

- **Training is most in need of attention**
- Continuing drug interdiction
- Continued and expanded child and elderly proactive measures
- Continued and expanded crime prevention measures
- Implementation of community problem solving policing
- Implementation of traffic safety enforcement

## **Recreation**

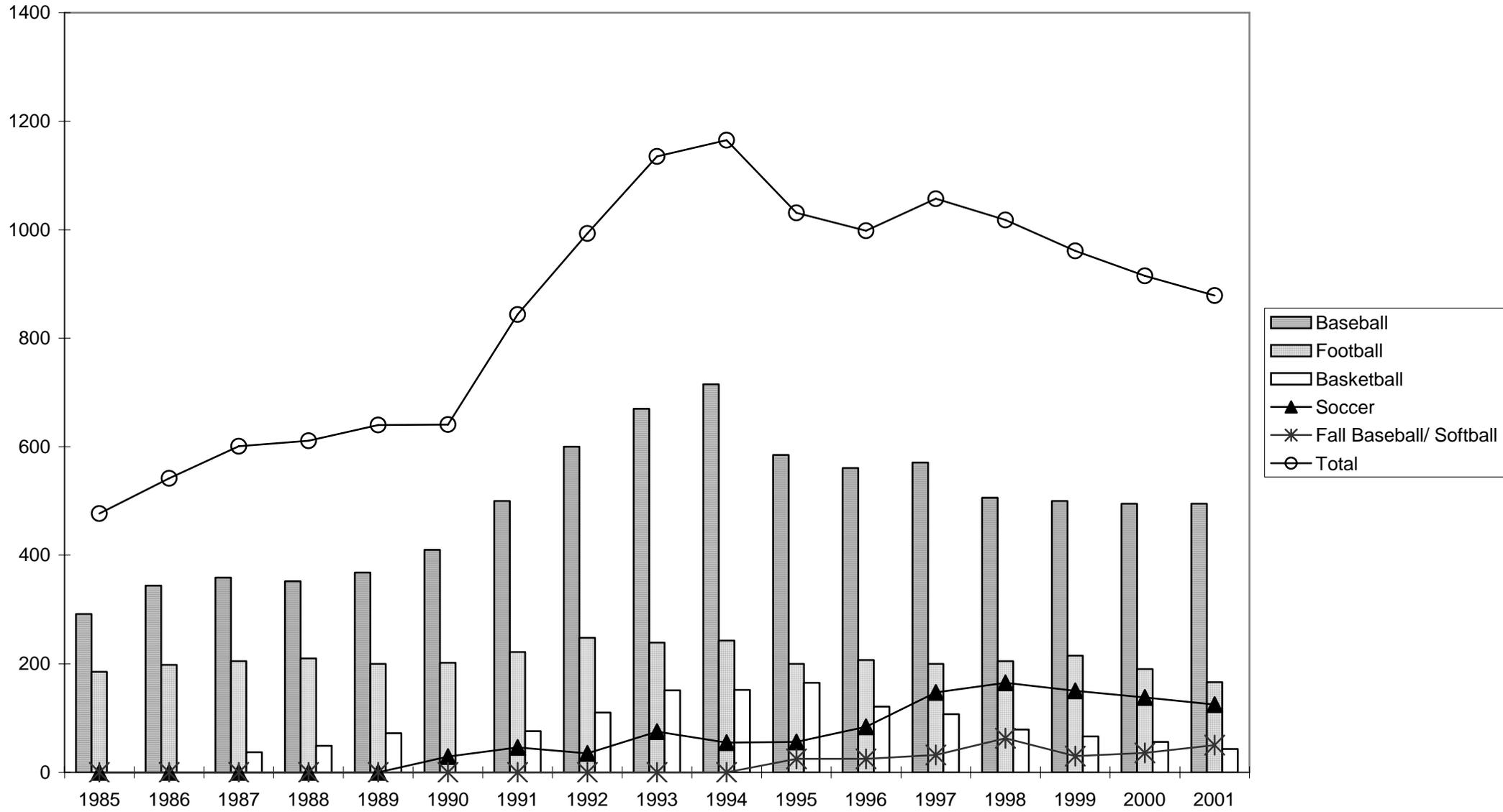
**Personnel** The Recreation Department is staffed with three full time and three part time employees. For the time being the department is running at a sufficient level to provide its services. However, the summer months put a serious strain on the department for maintenance of the 65 acres of recreational space that the department utilizes.

**Vehicles** The department has three vehicles. These vehicles are issued to the Director, the Athletic Director, and maintenance supervisor.

**Equipment** The inventory of equipment has remained at an operable level and there is no serious backup of derelict equipment. The department recently purchased a new infield groomer that has saved on repairs and preventive maintenance loss of time.

**General** At this point the department is primarily geared towards providing youth athletics. The attached chart and table display the participation levels through the years. It is obvious that baseball has been the mainstay of the program, although participation in general has leveled off. This can be partly attributed to the slowdown in population growth and partly on the department's capacity to serve more teams and participants. Installation of a full service recreation center or at the minimum, additional recreation space may bring the number of participants to previous levels and more. Success may also be made in delivering alternative Adult Programs and Senior Programs. The hire of a Programs Director would certainly be needed to aid in those efforts.

# Youth Participation



## Recreation Participation

<b>Year</b>	<b>Baseball</b>	<b>Football</b>	<b>Basketball</b>	<b>Soccer</b>	<b>Fall Baseball/ Softball</b>	<b>Total</b>
1985	292	185	0	0	0	477
1986	344	198	0	0	0	542
1987	359	205	37	0	0	601
1988	352	210	49	0	0	611
1989	368	200	72	0	0	640
1990	410	202	0	29	0	641
1991	500	222	76	46	0	844
1992	600	248	110	35	0	993
1993	670	239	151	75	0	1135
1994	715	243	152	55	0	1165
1995	585	200	165	56	25	1031
1996	561	207	121	84	25	998
1997	571	200	107	147	32	1057
1998	506	205	79	165	63	1018
1999	500	215	66	150	30	961
2000	495	190	56	138	36	915
2001	495	166	43	125	50	879

The following is a list of mixed short and long term issues that are in need of attention in the Recreation Department:

- Size of concession stand
- Long term maintenance solution for tennis courts
  - ◆ Resurfacing, alternative surface materials
- Lighting of back two fields at Lions Beach
- Provide renovations to Lacey Park
  - ◆ Playground Equipment – fix, replace, additional
  - ◆ Barrier on Murray Drive
- Improved handicapped parking facilities at Lacey Park and Lions Beach
- Increased security measures at parks
  - ◆ Cameras
  - ◆ Police Presence
- Exclusive, Town-owned/ leased property in Town for athletics
- Full-Service Recreation Center
- Meeting Facilities
  - ◆ Arts, Crafts, Clubs, etc.
- Landscaping at Lions Beach Youth Fields
- Picnic Shelter at Lions Beach Youth Fields

**Recreation Space** According to Urban Land Use Planning by Chapin and Kaiser, municipalities should provide neighborhood and citywide parks for their residents. Neighborhood parks located throughout the city supply recreation amenities to the immediate surrounding area. A citywide park supplies amenities that are located in only one location.

Chapin and Kaiser suggest between two and five acres of neighborhood parks for every 1,000 residents and between seven and ten acres for every 1,000 residents for a citywide park. The charts below shows how this breaks down for Moncks Corner and its Census Division since many people outside the Town use these facilities as well.

<b>Moncks Corner - Citywide</b>	<b>Acres</b>
Lions Beach	20
Berkeley Coop	3
Santee Cooper State Park	8
Fairgrounds	8
Berkeley Middle School	4
Berkeley Elementary School	2
Berkeley Intermediate School	5
St. John's Christian Academy	4
Berkeley High School	4
First Christian Church	2
Stony Landing Road	1
Nelson Ferry Road	2
West Dike - Pinopolis	2
<b>Total</b>	<b>65</b>

<b>Moncks Corner - Neighborhood</b>	<b>Acres</b>
Lacey Park	3.5
Unity Park	0.3
17A Tennis Courts	0.5
Wall Street/ Roper Circle	4
<b>Total</b>	<b>8.3</b>

<b>MC Division - Neighborhood</b>	<b>Acres</b>
City	8.3
Kitfield Ballfields	3.5
Haynesville Ballfields	3.5
YMCA - Lions Beach	3.5
<b>Total</b>	<b>18.8</b>

<b>MC Division - Citywide</b>	<b>Acres</b>
City	65
Cypress Gardens	250
Santee Canal	250
<b>Total</b>	<b>565</b>

#### Required Acreage for Neighborhood Parks

	<b>2000</b>
<b>Moncks Corner Population</b>	5,952
<b>Moncks Corner Division Population</b>	17,620
<b>Required Acreage - Moncks Corner</b>	30
<b>Actual Acreage - Moncks Corner</b>	8.3
<b>Required Acreage - Division</b>	85
<b>Actual Acreage - Division</b>	18.8

#### Required Acreage for Citywide Parks

	<b>2000</b>
<b>Moncks Corner Population</b>	5,952
<b>Moncks Corner Division Population</b>	17,620
<b>Required Acreage - Moncks Corner</b>	60
<b>Actual Acreage - Moncks Corner</b>	65
<b>Required Acreage - Division</b>	170
<b>Actual Acreage - Division</b>	565

The Moncks Corner citywide parks include all the fields utilized for practices and games. Many of these fields are only utilized for those athletics events on certain times for certain purposes. The Town would be extremely deficient in citywide parks if it did not receive generous cooperation from all these locations. Neighborhood parks face a deficiency as well. All subdivisions in Town were developed in a cookie cutter fashion with no consideration for usable recreation (passive or active) space. The Town took a step towards addressing this issue with open space requirements in new subdivisions. Further action may need to be taken to include specific recreation space in large subdivisions for neighborhood and possibly citywide uses. There are still large undeveloped areas in and around Town that could provide much needed neighborhood parks. The analysis does not include, however, recreational space, fields and basketball courts that the school board leaves open to the public. Church properties were not included in the acreage since most are closed to the general public.

In regards to citywide parks, the situation in the overall census division is in much better shape. Cypress Gardens and Santee Canal Park alone exceed the required acreage. This does not include the National Park area, Lake Moultrie or the Tail Race Canal and its many tributaries. The County is also planning on creating a park adjacent to the YMCA/ Lions Beach complex. Wampee and Somerset were not included in the acreage since it is closed to the general public. Neighborhood parks in the Division are shown as being deficient. Many housing areas in the Division are much like those in the Town limits. These areas are primarily private property with no reservation for common recreation space. One way to connect these various neighborhoods is through the use of greenways.

**Greenways** Greenways are a linear network of pedestrian pathways and adjoining open space, often located along the flood plains of streams. Greenways provide various forms of passive recreation, such as walking, joggers, bicycling, and roller-blading. Because greenways are designed to link neighborhoods, parks, schools, and shopping areas, they also function as viable alternative to the street system, offering safe passage for pedestrians and bicyclist to these activity areas.

Greenway corridors that are left in a natural state can also provide open space and a green buffer between built up areas, a visual amenity that is especially important as a community becomes more developed. Greenways also have been shown to reduce the impact of urban flooding, improve the water quality of streams, and provide a habitat for a variety of wildlife.

A system of greenways should be proposed paralleling sewer lines, where possible. Greenway trails frequently adjoin sewer lines for a number of reasons. Sewer lines are often constructed along the floodplains of streams which are often less valuable for development. Greenway trails are easier to construct within sewer corridors because the vegetation is cleared and the topography has already been graded to accept trail construction.

**Community Facilities Goal:** The Town of Moncks Corner will continue to provide quality services to the community while seeking ways to expand and improve on those services. The Town will also strive to optimize interdepartmental efficiency to provide for the special needs and components of the Town.

***Action Strategies:***

1. *Create a citywide Recreation Master Plan.*
2. *Work with the school district to further develop joint recreational sites and programs.*
3. *Encourage and support the CPW in developing long-range plans for maintenance, upgrades and extension of water and sewer system.*
4. *Work with the CPW to establish effective annexation policies. This includes organizing service extensions and capitalizing on serving customers within the entitlement zone before they are forced to seek service from other sources.*
5. *Continue to coordinate with the County and agencies on all levels to create a drainage master plan for the Moncks Corner area.*
6. *Identify a long-term reuse project for the Depot that will benefit area residents.*
7. *Establish a benefit - cost analysis report to solicit business annexation into Moncks Corner.*
8. *Consolidate all fees incurred by new development into clear reports that can then be distributed to potential residents, developers and business owners.*
9. *Provide an overall Town directory and supplemental signage.*
10. *Explore the feasibility of clustering compatible public uses in order to minimize land acquisition and construction costs and provide for efficient and convenient service delivery.*
11. *Consider impacts on residential areas when locating new public facilities.*
12. *Coordinate community service and facility planning with other public and private organizations.*
13. *Create and Implement a Capital Improvements Program.*
14. *Improve enforcement of Town Ordinances by maintaining adequate staffing and budget requirements.*

## **Land Use Element**

### **1992 Land Use Plan**

With the assistance of Sid Thomas and Associates, the Town of Moncks Corner was the first municipality in South Carolina to have their Comprehensive Plan in compliance with the 1994 planning enabling legislation. Sid Thomas was involved in writing the legislation and positioned Moncks Corner to be in compliance two years before the legislation passed. The legislation mandated that all comprehensive plans be completely reviewed and updated by ordinance every ten years.

The 1992 Land Use Plan, while serving to comply with the State legislation, is severely outdated. There were many unforeseen development issues and growth patterns that the Town must now address. To aid in the planning, three new land use classifications have been added and two new zoning districts have been proposed. The detail of these changes will be discussed in the Future Land Use Section of this chapter.

At the conclusion of the land use element are goals and objectives that provide a framework for implementing the plan.

### **Existing Land Use**

By far, the most significant land use, in terms of land coverage, is residential property. As pointed out in the housing element, single-family dwellings dominate the residential uses. There has not been any new multi-family construction in over a decade. However, there are permits being applied for to develop a 72 Unit complex on Highway 17A as part of the Oaks Executive Park. There has also been permits issued in 2002 to infill four units at the Hidden Cove Development off Reid Hill Road.

Commercial activity is concentrated in three major areas. The most active area is located along Highway 52, which is dominated by automobile oriented commercial

development. The next commercial center is along Main Street, on both the west and east sides of town. This area is considered as the downtown and is marginally oriented to pedestrians. The Downtown Master Plan of 2001 introduces many issues that need to be addressed in order to make the area more pedestrian friendly and develop the area to sustain the downtown character that the Town wishes to maintain. Among the greatest issues to address is the permitted land uses. Currently, the zoning downtown is the same as on the major highways.

The last significant commercial district is the along Highway 52 Bypass. The Bypass has been slow to produce any organized development patterns. However, there are many key anchor locations that will serve to support future development. The Bypass contains some of the most important elements to sustaining future development in and around Moncks Corner.

First of all, the Bypass is home to a number of public and institutional uses, including the headquarters of Santee Cooper, Berkeley Electric Cooperative, and Home Telephone. Adjacent to the Bypass is Santee Canal Park and Roper Berkeley Hospital. Two Commercial Centers have been established and are poised to accept infill development. One center located at the intersection of the Bypass and Highway 17A is retail and general commercial oriented. The site currently has a restaurant and strip commercial center. There are six sites at this location available for future development. The other site is an office park that is part of Stony Landing Subdivision. The park has a professional office, medical office and a day care facility. As far as residential development, there are two developments that are relatively upscale in nature. Sterling Oaks has seen almost full build out, while Stony Landing has stalled on entering the third phase of development. Many factors can contribute to the stall, but lack of community amenities is certainly a major roadblock to the development. The original developer has recently acquired dredge permits to open up the canal on the backside of the development. Further amenities, such as trails and a community/ neighborhood center will be instrumental in sustaining a quality development.

There are no significant industrial areas in the Town limits. However, there are large industrial sites contiguous to the corporate limits of Moncks Corner. Future annexation opportunities might include these industries in the Town of Moncks Corner.

### **Future Land Use**

The Future Land Use Map provides visual representation of the goals and policies included in this plan, as well as recommended future land use patterns gathered from public hearings. Future demands on commercial space, housing acreage and community facilities as well as the protection of cultural and natural resources are considered in producing the future land use map.

The Future Land Use Map is designed to aid in land use decisions such as zoning in order to accomplish desired patterns of development. To further aid in the decision making process, a land use compatibility key accompanies the future land use map. The compatibility key defines the future land use classifications and provides a set of zoning alternatives that achieve desired land use patterns. The key is extremely useful in making difficult zoning decisions in that it provides alternative zoning schemes that produce the same result.

### **Future Land Use Map Classification Definitions**

There were three new future land use classifications added and one removed from the list since 1992. This was in response to the changes experienced since 1992 and desired growth patterns.

The first new district is the Core Commercial district. The 1992 plan referenced the downtown area as general commercial. Consequently, the Town has seen growth patterns indicative of highway commercial activity. There is no disparity in the zoning of downtown and the major thoroughfares. This situation will eventually erode the downtown of its sense of place and the intended role as a community center. It is proposed that following the passage of the 2002 Comprehensive Plan, a Core

Commercial district be created and added to the Zoning Ordinance.

The second new district is the Transitional District. The zoning ordinance currently has a transitional classification. The Town has several areas where low impact commercial uses can coexist with certain residential developments. There are also several situations where current zoning classifications invites unwanted land uses. To further protect established neighborhoods, it is proposed to add a Neighborhood Commercial district to the Zoning Ordinance. Details of the Neighborhood Commercial district and what land uses should be permitted and excluded, are listed in the Next Steps chapter of the 2002 Comprehensive Plan.

The last new classification is High Density Residential. The 1992 plan only had two tiers of residential classification; Low and Medium Density. There is a need to separate the planning for higher density developments, including mobile home parks, from the planning of less intense residential. The new classification will serve to further strengthen areas for desired growth and eliminate high density residential where it is not feasible.

The district that was removed was the Office and Institutional District. The district was too narrow in its scope and set up transitional areas to be adversely impacted if high intense office commercial uses were introduced. The transitional district replaced the majority of areas that were previously classified as office and institutional.

One district that will remain on the list but was not represented on the map is industrial. With the current corporate boundary, there are no areas seen as feasible for industrial uses. As annexation efforts and requests increase, it may become necessary to revisit the future land use map to make appropriate changes.

A brief description of the various future land use classifications is as follows:

**Low Density Residential** The intent of this classification is to have property developed and reserved for low density, one family residential purposes.

**Medium Density Residential** The intent of this classification is to have property developed and reserved for medium density, one family residential purposes.

**High Density Residential** The intent of this classification is to have property developed and reserved for high density, multiple family residential purposes, including duplexes, attached townhouses, condominiums, apartment complexes, and mobile home parks.

**Transitional** The intent of this classification is to have property developed and reserved for neighborhood oriented business purposes.

**General Commercial** The intent of this classification is to have property developed and reserved for general business purposes.

**Core Commercial** The intent of this classification is to have property developed and reserved for a centrally located trade, commercial, and community service area. May also be known as Central Business District.

**Industrial** The intent of this classification is to provide areas for limited industrial purposes that are not significantly objectionable in terms of noise, odor, fumes, etc. to surrounding properties. Industrial compatible activities include light manufacturing, predominantly from previously prepared materials, of finished product or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. In addition, other uses may also include warehousing, garage or shop for repair and service of motor vehicle, equipment, or machine parts.

**Public - Semi-Public - Institutional** This classification includes governmental facilities such as fire and police stations, city hall, health facilities, schools, parks, libraries, post office, city owned utilities, as well as churches and their related facilities.

**Future Land Use Map Compatibility Key**

<b><u>Future Land Use Classification</u></b>	<b><u>Compatible Zoning Classification(s)</u></b>
Low Density Residential	R-1, R-2
Medium Density Residential	R-2, R-3
High Density Residential	R-3, MH-1, MH-2
Transitional	R1, R-2, TD, NC, C-1
General Commercial	C-1, C-2
Core Commercial	CC
Industrial	M-1, M-2
Public - Semi-Public - Institutional	Open

*The Future Land Use Map, which provides a visual representation of the goals and policies included in this plan, as well as a recommended future land use pattern, is available for public inspection in the Department of Planning & Development at Moncks Corner Town Hall.*

## **Future Land Use Map Changes**

The last update to the future land use map of Moncks Corner was in 1992. When updating the future land use map, there are several considerations required. Some of the changes to the map are obvious needs, while others may carry more complicated issues that require detailed analysis of the change and its affected area.

There were three types of future land use changes. The first type of change relates to present zoning and the future land use compatibility key. There are several lots within the Town that are zoned high density but are assigned a medium density future land use classification. The lots that were seen as compatible uses within their particular neighborhoods were assigned a future land use classification to reflect their current zoning. The properties that were assigned new future land use classifications are as follows:

1. **Conforming Mobile Home Parks** The future land use map in 1992 displayed mobile home parks with varying classifications. Mobile home parks carry a density that is indicative of high density residential. All mobile home parks that are considered to be viable in their current location were changed to high density residential. Mobile Home parks that were not considered viable in their current location were assigned classifications more indicative of desired growth patterns.
2. **Apartments and Condominiums** This change was made to provide zoning compliance for the multi family developments. According to the future land use compatibility key, these developments should be high density. The future land use classification was changed to high density residential where necessary. There were no multi family areas that were considered out of character for their location.

The second type of Future Land Use Map change deals with land use development patterns. There are five areas where future land use and current land use are not displaying similar patterns. The changes are as follows:

- 1. Intersection of 52 Bypass and 17A** The 1992 plan identified this area as industrial. Santee Cooper is marketing this area for general commercial development. The area is now designated as general commercial.
- 2. Public Facilities** All public facilities were given a classification of Public-Semi-Public to accurately reflect their use.
- 3. South Entrance of Highway 17A** The 1992 plan had this area designated low-density residential and general commercial. The general commercial area was expanded, while the area on the West side of the highway was designated transitional. The East side, with more established residences, maintained a low-density residential classification.
- 4. Intersection of Carolina Avenue and 17A** The 1992 plan designated the areas as general commercial. The new classification is Transitional to better protect the residences established in the area.
- 5. Stony landing Road** The entrance to Stony Landing from this road was initially planned by the developer for multi-family purposes. With the commercial and institutional development of Stony Landing Road, the medium density appeared to better suit the area.

The last type of change to the map was to reflect the addition of the Transitional and Core Commercial district classifications.

The Transitional district replaced most of the office institutional area as designated by the 1992 plan. Most significantly in the area of Altman Street, 52 Bypass near residential development, Main Street on either side of the Core Commercial District, and the area around Berkeley middle school.

The Core Commercial district encompasses Main Street from Library to Just East of Mims Street. It extends North and South one block and also includes Railroad Avenue.

### **Land Use Goals and Objectives**

One issue that was not well defined in the 1992 plan was the goals and objectives. The goals and objectives are an integration of the current conditions and trends, as well as issues raised through public input.

Any plans that might be in place to address strategic issues can be referenced and used as an objective, such as the Downtown Master Plan. Alternative ways of funding projects should be explored and recommended to carry out the proposed actions. It is important in this section to give the community a sense of how to reach their desired goals. The land use plan is not designed to solve all of the problems, but identification of issues, directions and strategies of goal attainment is the first step in planning for continued health, safety and general welfare of the Town.

### **Goals and Objectives**

Goal: The Town of Moncks Corner will establish and implement effective and equitable land use planning tools and criteria to promote a sufficient, reasonable, and compatible distribution of land uses.

### ***Land Use Objectives:***

1. *Add Core Commercial and Neighborhood Commercial zoning districts with appropriate uses and conditions.*
2. *Review and update the existing zoning ordinance to better address issues of property maintenance, temporary and conditional uses, and sign control.*
3. *When considering annexation, conduct a detailed study to determine the need for annexation to promote controlled land development in areas adjacent to the Town limits.*
4. *Comply with the 2002 Comprehensive Plan to direct development in an orderly fashion.*
5. *Provide for a reasonable accommodation of a broad range of land uses within the Town.*
6. *Encourage an appropriate transition between incompatible land uses.*
7. *Where stable single family neighborhoods exist and are viewed as having continued viability, the Town will discourage rezoning activity that could serve as a destabilizing force.*
8. *Provide designated areas for commercial/ office development on major transportation arteries so that they can be accessed without traversing residential neighborhoods.*
9. *Ensure an effective legal basis for land use development regulations and assure that comprehensive plan policies are reflected within regulation.*
10. *Make information readily available to developers, builders, merchants, neighborhood associations and citizens regarding development related regulatory processes and requirements.*
11. *Explore feasibility of adopting and implementing policies and procedures to provide for new development to pay for or provide for infrastructure improvements necessitated by and directly related to individual development projects.*
12. *Within the Core Commercial District, promote a mixed-use climate, quality aesthetics, adequate parking and pedestrian friendly access.*
13. *When considering variances the Board of Zoning Appeals shall comply with the findings of fact as stated in the current South Carolina Planning Enabling Legislation.*
14. *Avoid "spot zoning" as a short-term solution to accommodate housing deficiencies.*
15. *When considering zoning requests, the following criteria and considerations shall apply:*
  - *Existing uses and zoning of nearby property.*
  - *Extent to which the value of the subject property is diminished by present zoning relative to comparable parcels in the same area.*
  - *Extent to which current and proposed zoning affects the health, safety and general welfare of the community.*
  - *Suitability of the property for its current zoning.*
  - *Time that a property has been vacant and actively marketed as currently zoned, relative to its adjacent zoning and land use development patterns.*
  - *If the requested zoning compatible with adjacent uses.*
  - *Whether the zoning request will adversely affect the adjacent property's uses or potential uses.*
  - *Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.*
  - *Whether the zoning proposal will have an excessive burden on the infrastructure.*
  - *Whether the zoning proposal is in conformance with the comprehensive plan.*
  - *Findings of fact as stated in South Carolina Legislation.*