

Town of Moncks Corner

118 Carolina Avenue
Moncks Corner, SC 29461

Comprehensive Plan For the Strategic Growth of Moncks Corner

November 20, 2012
Ordinance Number 2012-_____



Town of Moncks Corner

Moncks Corner Town Council

William W. Peagler III, Mayor
David Kizer Mayor Pro-Tem
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Johna Bilton
Michael Locklear
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Moncks Corner Planning Commission

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Town Building Official

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Town Clerk

Marilyn Baker

Public Works Director

Butch Svagerko

Police Chief

Chad Caldwell

Fire Chief

David Miller

ORDINANCE NO. 2012-_____
TOWN OF MONCK'S CORNER COMPREHENSIVE PLAN
FOR THE STRATEGIC GROWTH OF MONCK'S CORNER

AN ORDINANCE TO ADOPT A NEW COMPREHENSIVE PLAN FOR THE TOWN OF MONCK'S CORNER AND TO REPEAL ORDINANCE NO. 2002-25 AND AMENDMENTS ADOPTED THEREAFTER.

WHEREAS, the Moncks Corner Planning Commission has prepared a revised Comprehensive Plan for the Strategic Growth of Moncks Corner and recommends it be adopted by the Mayor and Town Council to replace the existing Ordinance No. 2002-25 Comprehensive Plan pursuant to S.C. Code 6-29-510 which requires an update at least every ten years; and

WHEREAS, the required public hearing was duly advertised and held on November 20, 2012; and

WHEREAS, The Mayor and Town Council finds adoption of this ordinance to be in the public's best interest for the general purposes of guiding growth and development that impact the quality of life for current and future Moncks Corner residents.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF MONCK'S CORNER, SOUTH CAROLINA:

INTERPRETATION AND VALIDITY

Should any section or provisions of this ordinance or application of a provision under this ordinance be declared by the courts to be unconstitutional or invalid, such declaration shall not affect the validity of the ordinance as a whole or any part thereof, other than the part or application so declared to be unconstitutional or invalid.

REPEAL OF PREVIOUS ZONING ORDINANCE

The provisions of this ordinance shall be effective on November 20, 2012, and all comprehensive plans and amendments adopted prior to that date are hereby repealed as of the effective date hereof.

Adopted and Approved this the 20th day of November, 2012

First Reading By Title Only:

October 16, 2012

William W. Peagler, III, Mayor

Second Reading and Public Hearing:

November 20, 2012

Council:

Attest:

Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

John S. West, Town Attorney

Comprehensive Plan for the Strategic Growth of Moncks Corner

Introduction

Since the passage of Moncks Corner's 2002 Comprehensive Plan, continued growth and development has led to a changing set of issues, goals and needs for the Town. The 2012 Comprehensive Plan is a document intended to both identify the important positive attributes and components which continue to define Moncks Corner, while guiding the growth and development of Moncks Corner for the next fifteen to twenty years. It is essentially a new blueprint for the Town's future.

The Plan is comprehensive in that it relates long-range objectives to a number of interdependent elements and incremental changes, including population trends and characteristics, housing, economic development, transportation networks, community facilities, land use, natural environment, and many other factors that impact the quality of life for current and future Moncks Corner residents.

The Plan was created through a collaborative effort involving the Moncks Corner Planning Commission, interested officials and entities, citizen input, and data research and analysis. An in-depth summary of the public process and input garnered, which serves as the basis for this Plan, is provided.

Purpose

The purpose of this Plan is to lay out a roadmap of the Town's future, developed through a public process that involved stakeholders, community leaders, and the public. Based on a study of existing conditions and a series of public workshops, it includes the Town's vision for the future, key issues and opportunities to be addressed during the planning period, and implementation strategies for achieving this vision. It is intended to generate local pride and enthusiasm about the future of the community, thereby ensuring that citizens are involved with the implementation of the plan.

The Comprehensive Plan establishes a set of guidelines and procedures for use by decision-makers including government agencies, residents, private developers, property owners and private organizations concerned with guiding development and preserving the Town's natural and cultural resources.

The goals in this Plan do not supersede those adopted by Berkeley County or other jurisdictions; however it identifies areas where coordinated planning should be done on inter-jurisdictional issues that affect both the Town and its neighbors.

The result is a concise, user-friendly document intended to operate in conjunction with adopted and amended zoning and land use regulations and to be a mechanism for which future land use and development decisions can be made that will help shape the future of Moncks Corner.

Vision

Throughout the planning process, Planning Commission and citizen input has consistently come back to the same basic ideas or principles of how Moncks Corner is envisioned. This includes concerns over issues such as rapid growth, adequate infrastructure and quality of life; and includes opportunities such as the residential developments at the extreme southern part of Moncks Corner.

Goals

In addition to the Vision and Purpose, the Mayor, after consultations with members of Town Council, has provided the following goals for the Town to strive for:

1. Complete the ball fields, road and walking trail that are funded for the new Moncks Corner Recreation Complex. At present, the US Army Corps of Engineers and the SC Department of Health and Environmental Control, Office of Coastal Resource Management are preparing to issue the 401 Storm Water Certification and Wetlands Fill Permit. Work should begin in the Fall of 2012.
2. The Administrative Law Judge to rule in the matter of Roper and Trident Hospitals. We need a Hospital in Moncks Corner and the sooner the better. This is something our citizens and the surrounding community were promised when the Berkeley Hospital closed. And, if Trident is allowed to build the Berkeley Medical Center in Moncks Corner it will be a tremendous economic boost to Town.
3. Behrman Street, Limetree and Sheffield Courts were resurfaced this year. President Circle, White Street, First Street, Perry Hill Road, Sheridan Court, Whetstone, Aubrey Drive, Cainhoy Circle, Dyson Drive, Hill Court, Huger Street, Lawton Court, Limerick Drive, Linwood Drive, Markley Court and Wando Drive have been programmed for resurfacing. And, the Berkeley County Engineer's Office is acquiring the right of way to pave Arthur Gillins Road and Fennick Drive.
4. Improvements are funded to improve our most congested intersection of Live Oak Drive and Main Street. This project will take at least two years to complete. Our efforts to place overhead electric lines along Main Street underground stop at Live Oak Drive. We will be able to continue the underground project as part of the intersection improvements.
5. Continue our annexation efforts. With the growth we have accomplished, Moncks Corner has successfully weathered the economic stress many communities have experienced.
6. Build Fire Station Number Two. Add at least one more police patrol officer per shift as soon as funds are available.

7. We have added a few sidewalks and the goal is to add more sidewalks in the vicinity of Berkeley High School and along Heatley Street. The Town Planning Commission is preparing a list of priorities to consider recommending to Town Council.
8. Work to keep our Town Property Taxes from increasing
9. Bring more business to Main Street

Introduction

Better planning, more jobs and preservation of natural and cultural resources. Based on the information gathered, the following overall vision evolved:

Moncks Corner is a close-knit community that has achieved a balance between continued growth and preservation of its cultural amenities and small town character. The Town will continue to promote a high level quality of life by implementing the following five guiding principles of the adopted comprehensive plan:

- Moncks Corner will strive to maintain a balance between green and open spaces and a growing population spurring new development;
- Moncks Corner will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population;
- Moncks Corner will maintain an exceptional level of safety and security for its residents as well as the protection and preservation of its natural and cultural resources;
- Moncks Corner will continue to provide planned infrastructure in order to adequately support designated and compact future growth; in cooperation with the Town Water Works Commission and Berkeley County Water and Sanitation.
- Moncks Corner will continue to promote excellence in education through the provision of exceptional public and private schools, enabling the local populace to meet the needs and qualifications of existing and prospective businesses and industries.

This vision will be achieved through a planning process that ensures all development is consistent with the comprehensive plan and does not diminish the quality of life for current and future generations of Moncks Corner residents.

Acknowledgements

Appointed by elected officials, Members of the Moncks Corner Planning Commission are both residents

and stakeholders of the Town. In the summer of 2011, the Moncks Corner Planning Commission began the comprehensive planning process. The planning process constituted a complete replacement of the Town's 2002 Comprehensive Plan to keep the Town in compliance with the requirements of South Carolina Planning Enabling Act of 1994. Over the following several months, the Planning Commission, interested officials, entities, and citizens created the Comprehensive Plan described on the following pages. After adoption by the Commission, the document is forwarded to Town Council for final approval.

Issues and Opportunities

Overview

This section organizes the various issues and needs that were identified during the preparation of this Plan in relationship to the existing conditions, the future envisioned and guiding principles. In addition to a summary of issues related to each Guiding Principle are goals and policies that have been identified for achieving these goals. The issues and goals were assembled during the public participation phase of the comprehensive planning process, which included discussions of existing conditions and future scenarios. The goals are intended to realize an ultimate vision for the Town, one that achieves a balance between managing growth while protecting and preserving the character and quality of life for the residents of Moncks Corner.

At the end of the Guiding Principles in Section 1 is a Priority Investment Area. This essentially identifies additional goals and policies that support the prioritization of public investments in capital facilities, planning initiatives and program coordination with governmental entities and utilities – Berkeley County, other municipalities, fire districts, school district, public utilities, transportation agencies and other public entities – which lay the foundation for implementation actions necessary to meet objectives of the Plan.

Section 2 of this document is the Implementation Program, which consists of tables identifying short and long term strategies to help the Town achieve its goals. Included in the tables are suggested time frames and a list of entities responsible for implementation.

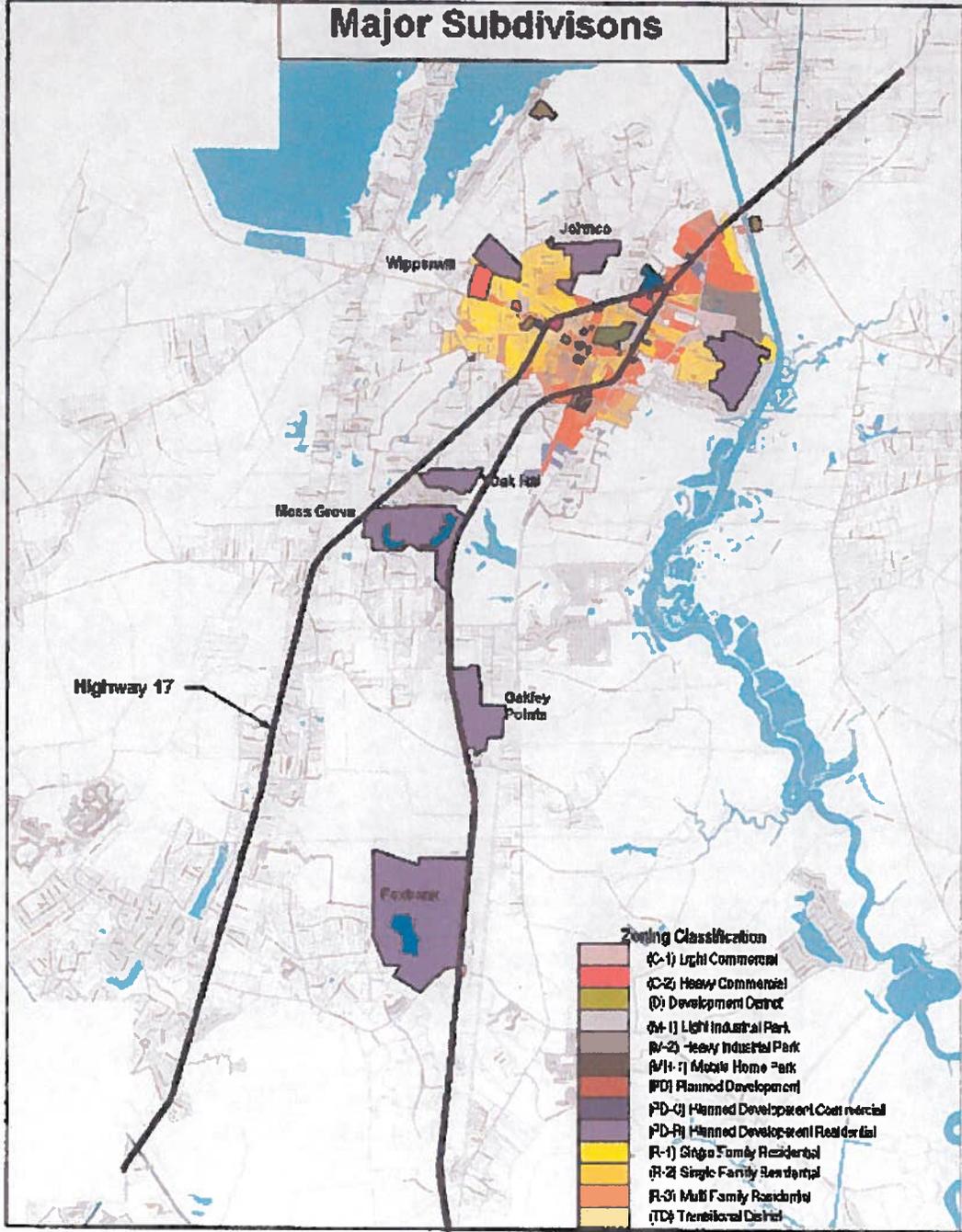
Guiding Principle 1

Moncks Corner will strive to maintain a balance between green and open spaces and a growing population spurring new development. See next two maps.

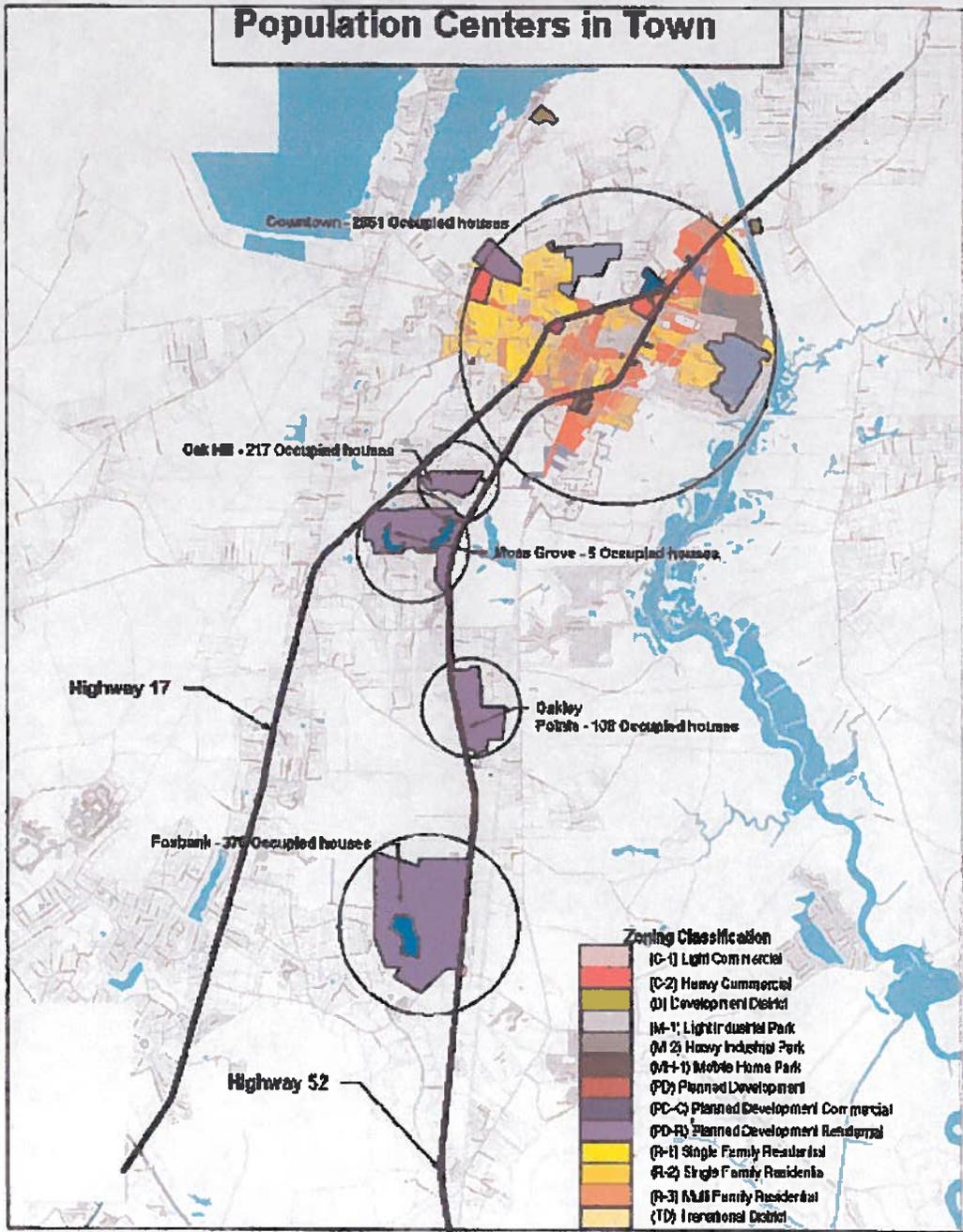
Summary of Issues

As the County Seat in Berkeley County, Moncks Corner has experienced significant population growth over the last 10 years. In 2000, Moncks Corner's resident population was recorded as 5,952 persons. During the 2000s the total population increases to 7508 persons. Between 2000 and 2010 the population increased over twenty five percent (25%) It has been projected that the

Major Subdivisions



Population Centers in Town



population of the Town will exceed 10,000 by the time the 2020 census is taken.

Moncks Corner also has a diverse natural environment that is home to a variety of plants and animals. Natural resources have contributed to the economy and quality of life of the Town since its inception, from the many benefits the wetland areas provide, to the importance of protecting its endangered species.

As the population continues to increase and the Town experiences more development, there is the potential for human encroachment upon the natural environment, resulting in diminishment of these benefits. Moncks Corner must continue to maintain the balance between growth and a high quality of life for its residents, through the protection of existing and the creation of new, green and open spaces.

Issues and Opportunities 2

These issues should be addressed through planning, sufficient preservation, and the implementation of protection mechanisms. Allowing market based compensation to landowners in return for the development rights of that property, Transferable Development Rights (TDR) programs, like other protective measures, are useful for preserving open and green spaces, farmland, historic buildings and housing.

It is important that future development patterns avoid fragmenting existing green spaces and natural habitats, while at the same time providing new, community green and open spaces for parks, walking/biking trails, and other practical recreational uses.

Goals and Policies

- G1.1** Moncks Corner will guide population growth to allow for inevitable expansion without sacrificing the environment or the quality of life which currently characterizes Moncks Corner.
1. The Town will promote growth that is compatible with current conditions and does not harm the environment and quality of life by educating the public about options.
 2. The Town will support public awareness about various programs or policies to protect valuable natural resource areas.
- G1.2** Moncks Corner will support preservation of natural areas and green space and encourage the development of new green space areas.
1. The Town will encourage the preservation of open and green spaces, natural areas, prime farmlands, important wildlife habitat areas, wetlands, and other key natural resources.
 2. The Town will continue beautification planning and environmental protection efforts.
 3. The Town will promote the preservation and replacement of native plant species that support local wildlife.
 4. Construction of a 50+/- acre Moncks Corner Regional Recreation Complex in the center of town
 5. Work with Santee Cooper for public lake access at Thornley Forrest adjacent to the youth fields.

- G1.3** Moncks Corner will promote set asides during land development that is appropriate and dedicated toward expanding neighborhood recreational amenities.
1. The Town will adopt guidelines to facilitate procurement and development of land set aside for recreation.
 2. The Town will implement schedules and timelines for development of existing and future recreational land set asides.
 3. The Town will continue to require developers to set aside land or provide funding to enhance existing recreational amenities.
 4. The Town will work with neighboring jurisdictions to ensure that new development in areas surrounding the Town encourages recreational set asides.

Moncks Corner will continue to develop its sidewalk systems and will explore ways to advance the benefits and uses of the Moncks Corner natural resources.

1. The Town will continue development of a Hiker/Biker Trail Plan that has been introduced in the new recreational complex, including the prioritization of future projects.

Issues and Opportunities 3

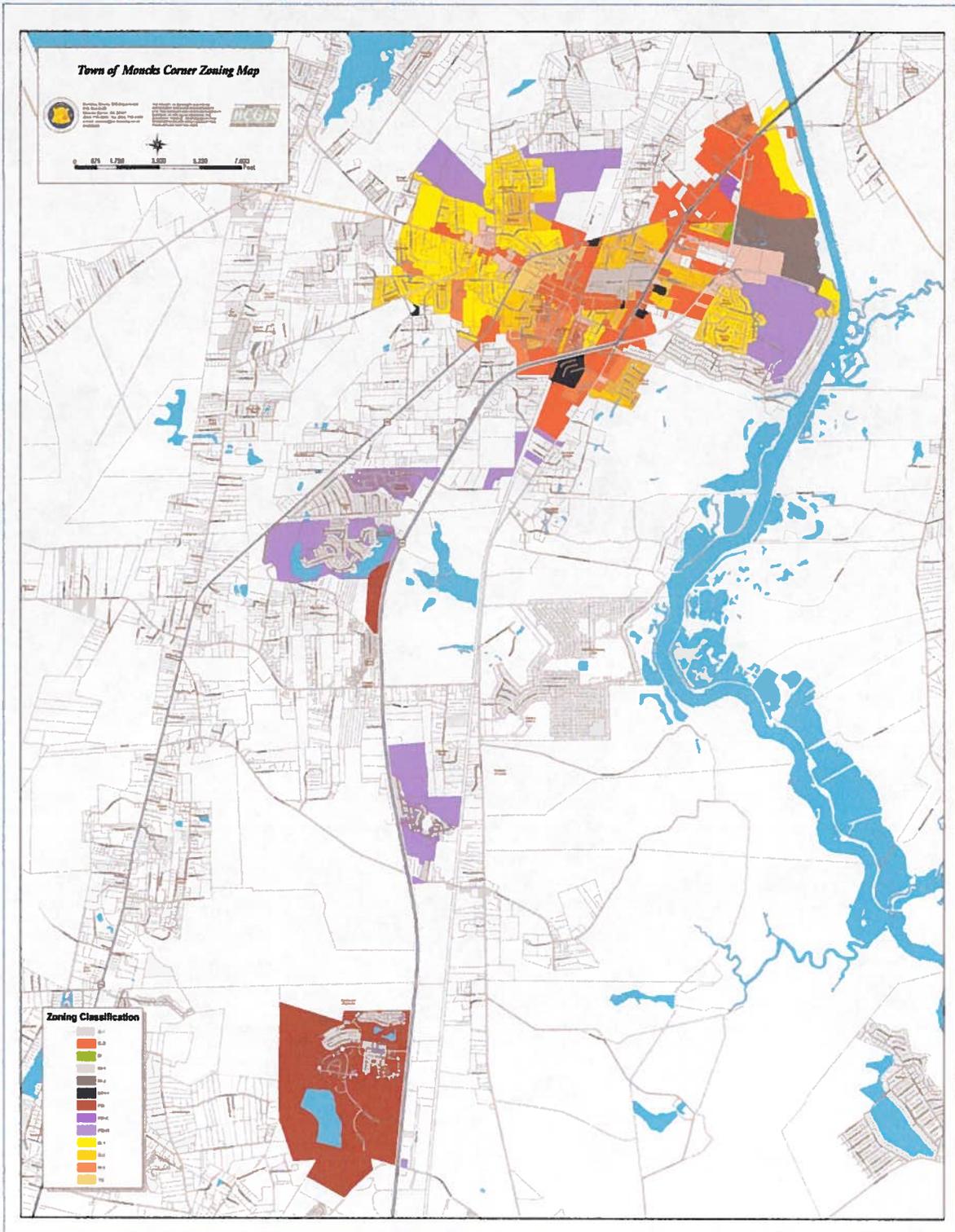
1. The Town will better market the Moncks Corner outdoor sports benefits as a source of recreation, including boating, fishing, and bird watching, The Town will also explore ways to improve accessibility to the natural resources.

Guiding Principle 2

Moncks Corner will promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population.

Summary of Issues

The Moncks Corner Planning Area has a healthy mix of different land uses comprising it's nearly 4730 acres. Even with the differing land uses, there are still very large tracts of vacant land within the Town. This large quantity of vacant land presents considerable opportunities for growth within the Town boundaries in the form of infill and redevelopment opportunities where appropriate infrastructure exists. Infill development would encourage new homes/businesses to be built on unused and underutilized lands within the existing urban areas. Redevelopment opportunities exist in blighted areas of the Town. The following map is the current zoning map for the entire Town.



In order to ensure that future infill development is in character with the surrounding existing conditions, the Town will revise zoning regulations, to include performance standards. While traditional zoning separates uses, these set standards do not take into account conditions which vary from site to

site and may be particularly difficult to apply in infill situations. In contrast, performance zoning/standards would focus on directly controlling the impacts of a development. If adverse impacts on adjacent development are adequately addressed, the development is permitted and dissimilar uses can be made compatible neighbors.

Because reinvestment in town centers and business districts is vital to the local economy, the Town should focus efforts on its future downtown redevelopment strategy to help create a community focal point and to ensure the long-term occupancy of businesses in this area.

Infill and redevelopment are great opportunities for the provision of more varied housing options. Monck Corner's housing is not significantly diverse, as the 2010 US Census showed fifty seven percent (57%) of the Town's housing stock was comprised of attached single family homes.

Encouraging infill development and redevelopment keeps resources where people already live and allows rebuilding to occur, making it the most logical tool to accommodating growth and redesigning the Town to be more environmentally, socially, and fiscally sustainable.

Issues and Opportunities 4 Goals and Policies

Moncks Corner will pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure.

1. The Town will encourage new growth in areas where public services already exist and are adequate to handle the increased needs so the Town can continue to provide the highest quality of essential services.
2. The Town will encourage the development of vacant and/or underutilized land within the Town limits.
3. The Town will review plans for new development to ensure its consistency in character and scale with existing development.
4. The Town will support the provision of adequate public infrastructure and services throughout the Town to serve existing residents.
5. With the contrition of the new park facility, the Town expects that there will be great opportunit

Moncks Corner will create more opportunities for the development and provision of diverse housing types.

1. The Town will encourage new growth that provides diverse housing options within a range of

prices accessible to current and future residents.

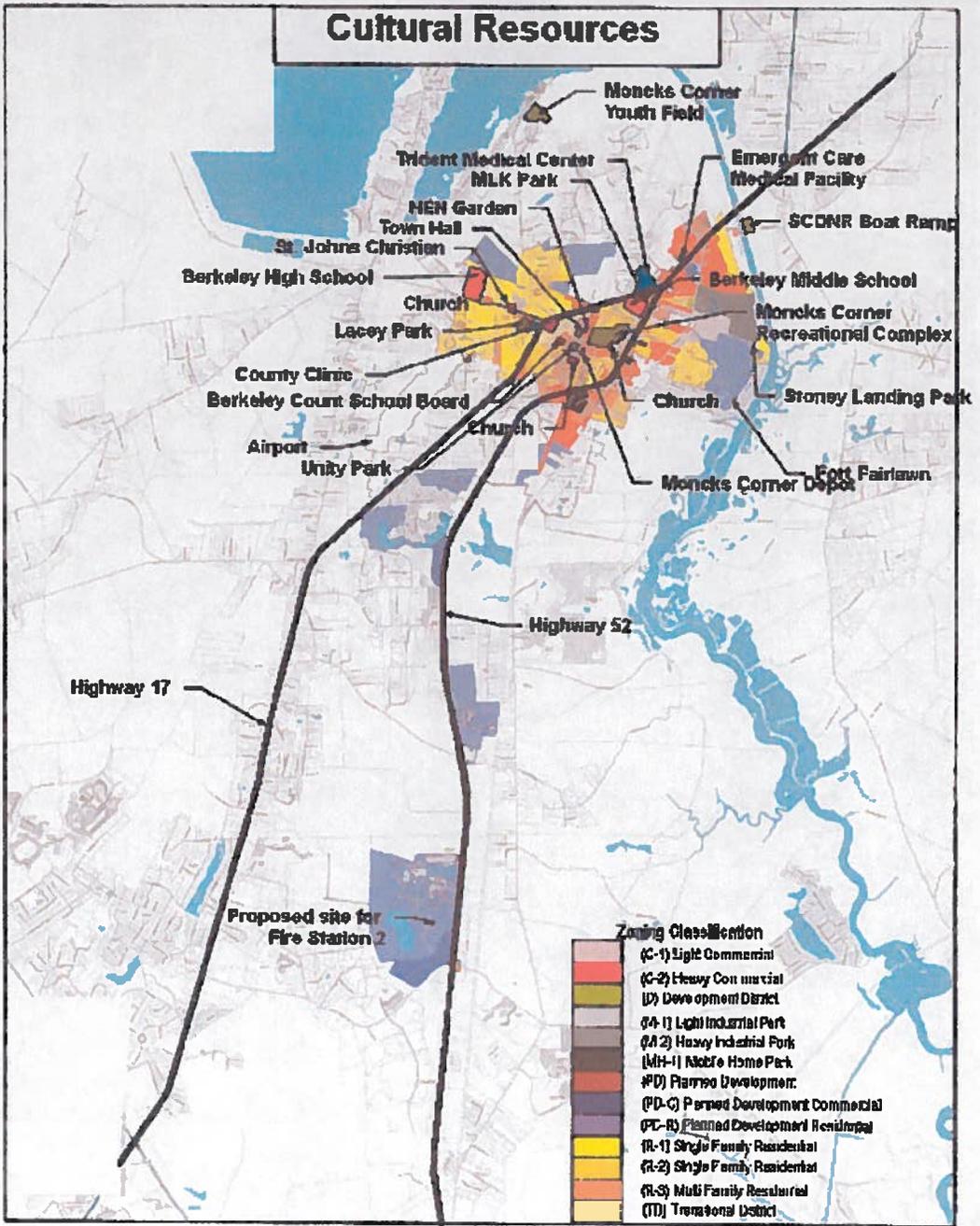
2. The Town will provide incentives for creative housing developments that provide workforce housing in close proximity to existing and future employment centers.
- 2.3 Moncks Corner will continue to invest in its Downtown Redevelopment Strategy
1. The Town will continue beautification projects as part of its Downtown Redevelopment Strategy and explore new funding sources for further beautification planning.
 2. The Town will encourage new businesses and restaurants to locate in the commercial areas within the designated Downtown Mixed Use (PUD), as identified on the Future Land Use Map (Attached), in an effort to redevelop the downtown.
- 2.4 Moncks Corner will promote development that is appropriate and compatible with neighboring uses.
1. The Town has adopted alternatives to conventional zoning, such as performance zoning/standards, to guide new and infill development.
 2. The Town will implement setback, landscaping and buffering requirements to ensure that incompatible uses are separated from one another.
 3. The Town will encourage infill and redevelopment opportunities to fill existing commercial and light industrial space where appropriate.
 4. The Town will work with neighboring jurisdictions to ensure that new development in areas surrounding the Town is consistent with the land uses within the Town.
- 2.5 The Town will continue to find and improve areas for public parking

Guiding Principle 3

Issues and Opportunities 5

Moncks Corner will maintain the exceptional level of safety and security of its residents as well as the protection and preservation of its natural and cultural resources. The following maps shows the cultural resources of the Town.

Cultural Resources



Summary of Issues

Moncks Corner has a rich history, including historical sites and structures.

Moncks Corner also offers its residents diverse cultural resources with its places of worship, and scenic resources like Lake Moultrie and the Cooper River, and various wetlands and endangered species habitats throughout the planning area.

While all of these serve to represent the Town's culture and history and many are protected, it is important that the Town continue to protect and preserve these resources and work to provide new ones to a growing and diverse population. This includes ensuring historical landmarks are protected, in addition to ensuring surface and ground water systems will be of safe and healthy quality for drinking purposes, wildlife proliferation, and recreational activities.

Another important way to maintain the safety and security of Moncks Corner residents is to ensure all current and future residents of Moncks Corner will have the opportunity to live in sound, healthy and safe housing.

The Town will continue to preserve and protect neighborhoods from physical deterioration resulting from substandard construction practices, lack of maintenance, and encroachment of incompatible development. This includes strict enforcement of existing building codes related to housing maintenance and construction, and revising codes as needed. The Town should also develop incentives and other positive measures to maintain and enhance residential properties, such as education, repair fairs with local hardware stores, and neighborhood clean-up programs. Such efforts would help to promote a sense of community and encourage safe and sound neighborhoods for Moncks Corner residents.

Goals and Policies

- 3.1 Moncks Corner will increase efforts to safeguard physical and environmental resources through the addition and enhancement of community facilities and services.
1. The Town will implement curbside recycling for its residents in October of 2012.
 2. The Town will explore mechanisms to protect and preserve critical watersheds, wetlands and other water bodies.
 3. The Town will continue to maintain high quality surface and ground water through the reduction of nonpoint source pollution.
 4. The Town will continue ongoing efforts to improve drainage conditions.
 5. The Town will partner with Berkeley County for storm water management when the Town is designated as an MS.4 to finance improvements to its storm water system.

Issues and Opportunities 6

6. The Town will explore the feasibility of alternative storm water systems, including rain gardens, bio swales, and other such systems. The map on the following page indicates the current storm water flow.

- 3.2 Moncks Corner will protect and enhance the quality of existing housing stock within the Town.
 1. The Town will continue to support Home Owners Associations to prevent the deterioration of neighborhoods.
 2. The Town will encourage property owners to maintain their property in good condition through enforcement of building codes, Town ordinances, and other measures.
 3. The Town will encourage the repair, removal, or replacement of blighted or abandoned structures, both residential and commercial, via enforcement of existing ordinances and the implementation of new ones.
 4. The Town will work with the Berkeley, Charleston, Dorchester Council of Governments and other appropriate entities regarding the identification of housing assistance programs utilized for housing maintenance, rehabilitation, and preservation and locating and applying for grants to pay for renovation projects.
 5. The Town will develop regulations to encourage densities and designs of new structures that improve and enhance existing conditions.

- 3.3 Moncks Corner will continue to preserve and protect its historic and cultural resources for future generations.
 1. The Town will pursue federal, state and local protective measures for its historic and culturally significant resources.
 2. The Town will promote the maintenance, renovation and repair of identified historic structures.
 3. The Town will promote public awareness of its historical nature and the need to protect significant historic structures.
 4. The Town will support local institutions that preserve and promote cultural resources.



5. The Town will explore funding sources to repair the Berkeley County at Santee Canal Park Museum.

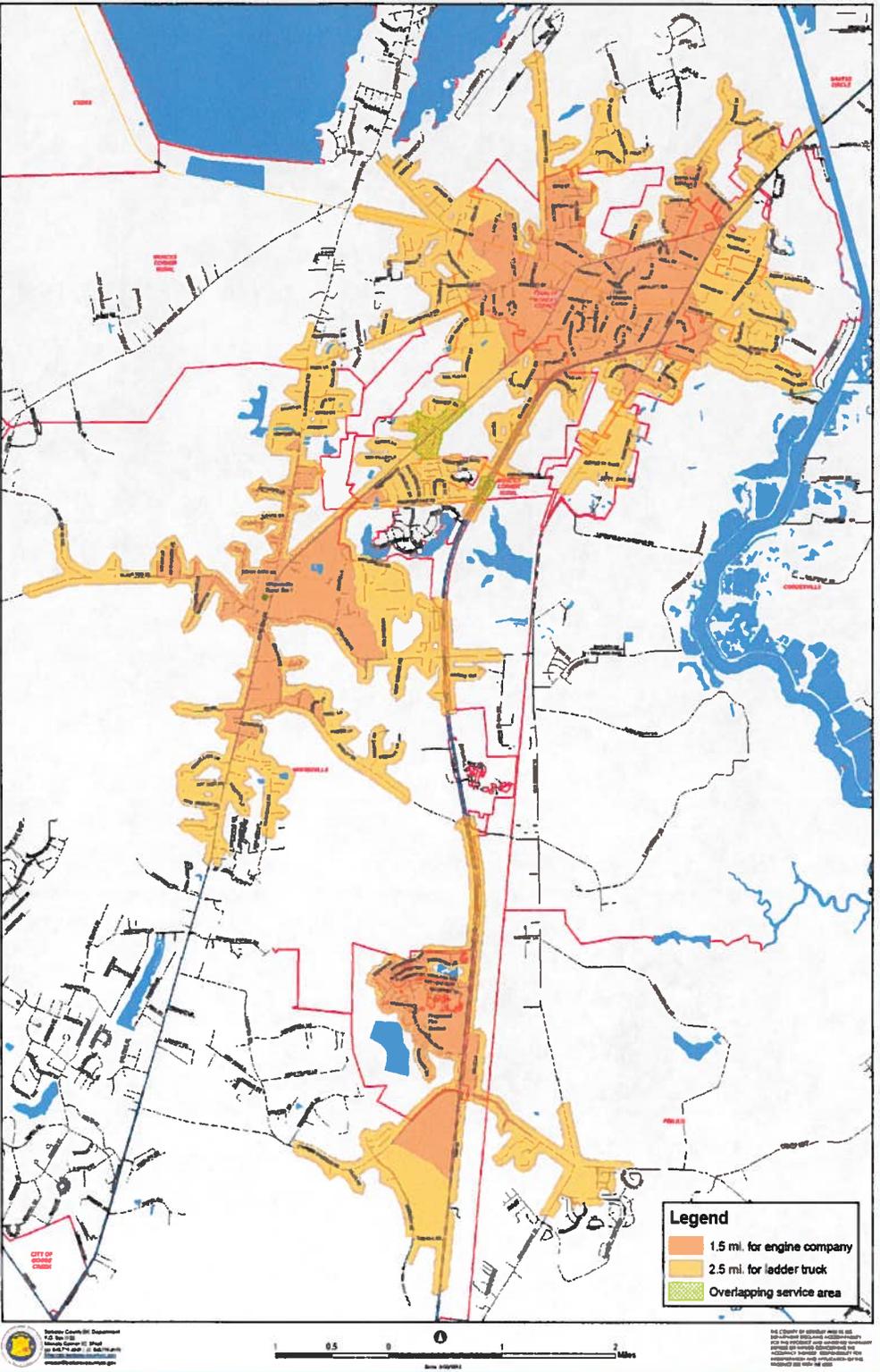
6. The Town will consider the impact of new land development on identified and designated historic and archaeological resources in an effort to prevent damage or destruction.
- 3.4 Moncks Corner will promote a sense of community among its residents and neighborhoods.
 1. The Town will continue to promote and expand community activities and events that reflect pride in the community, including festivals, cleanup and beautification efforts, educational programs, and historic preservation.
 2. The Town will continue to encourage well-planned, inclusive “community-oriented” neighborhoods that provide residents with a sense of identity and promotes the small-town character for which Moncks Corner desires to be known.
 3. The Town will encourage and facilitate neighborhood pride and resident involvement in neighborhood improvement projects in order to foster a “sense of community” among its citizens.
 4. The Town will continue to support the provision of community services, including quality housing, daycare and elderly care for its diverse and growing population.

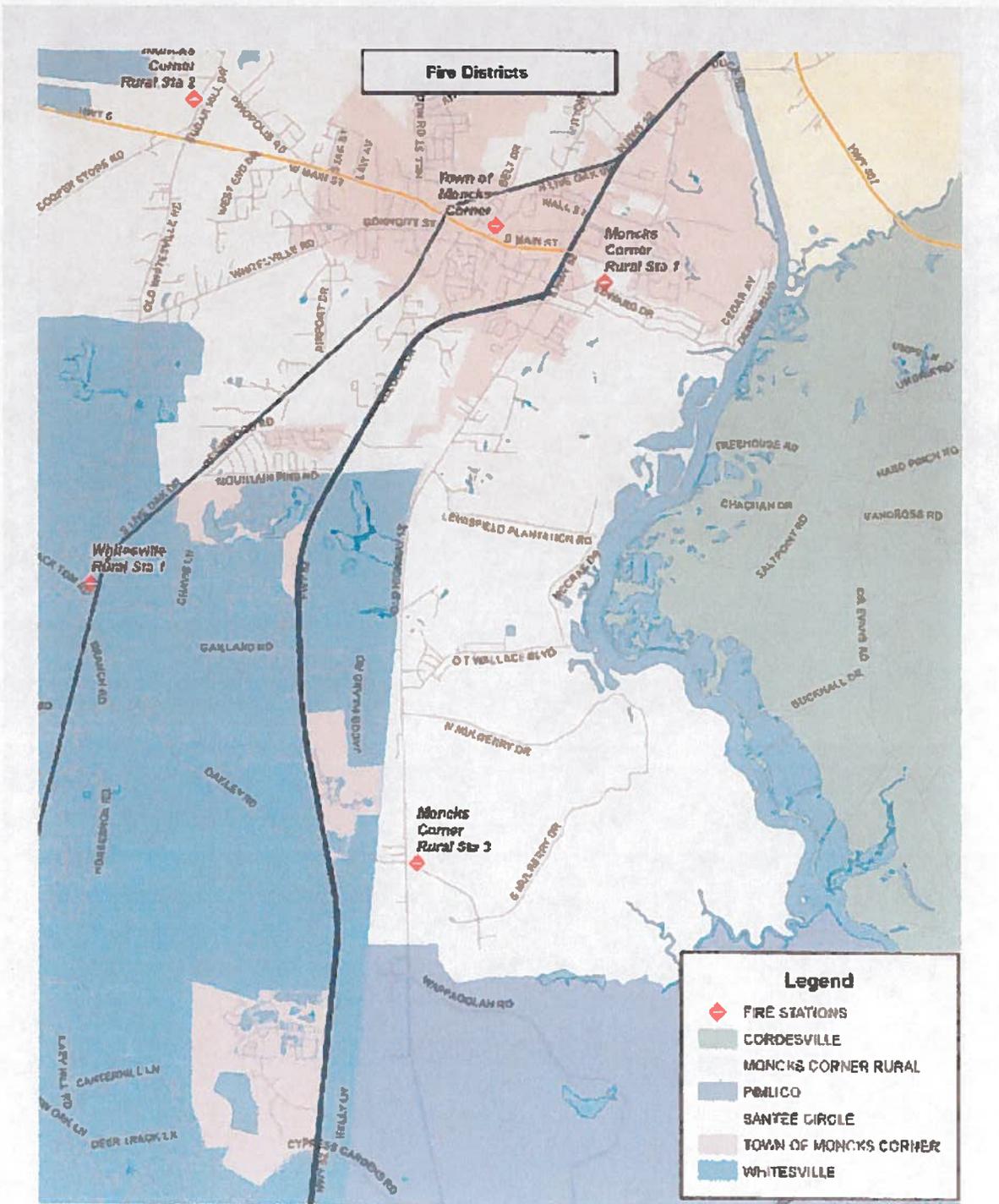
Guiding Principle 4

Issues and Opportunities 7

Moncks Corner will continue to provide planned infrastructure in order to adequately support designated and compact future growth. The following maps shows current fire services areas and fire districts.

Fire Service Areas





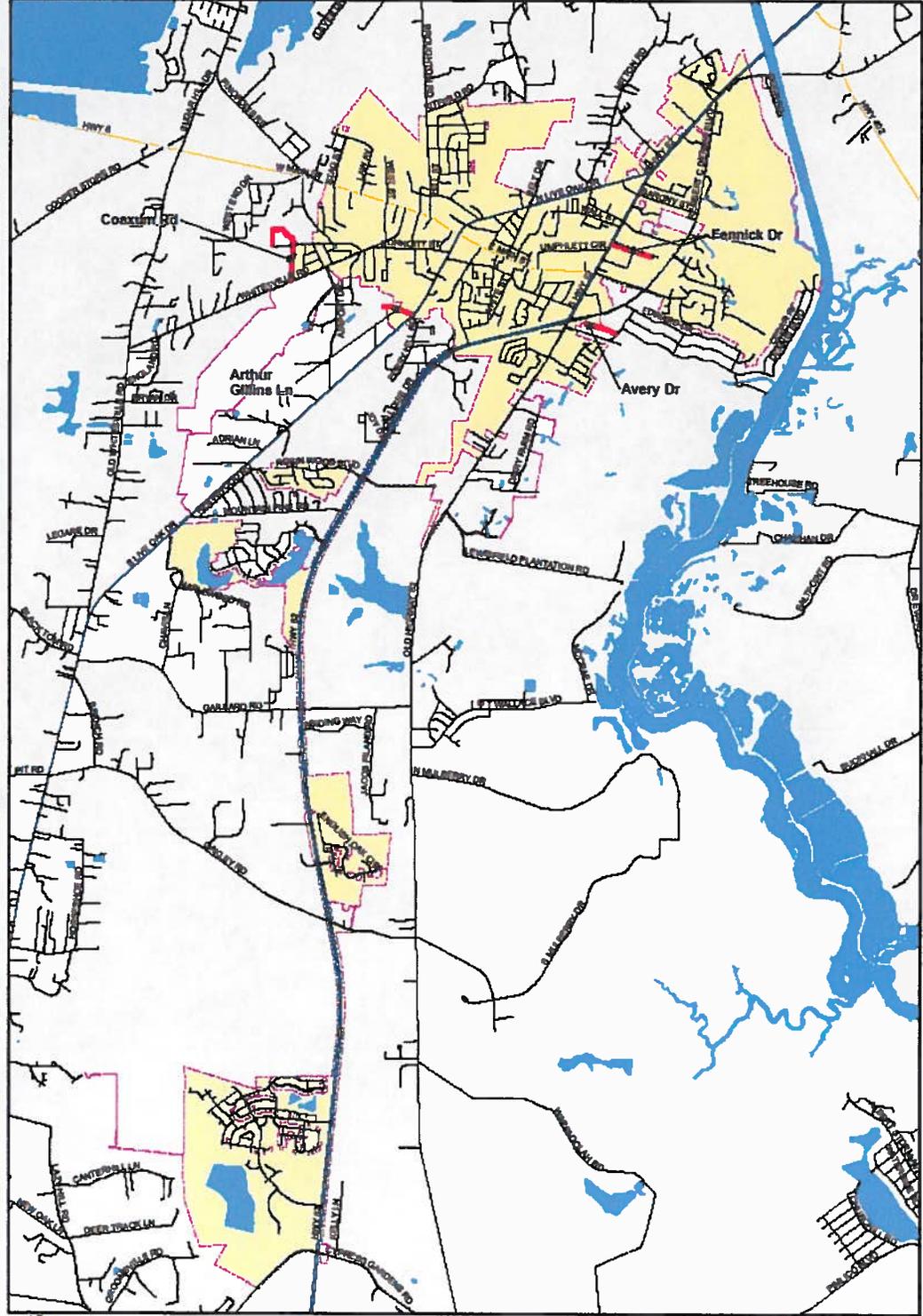
service delivery. One such method for financing new infrastructure is to employ Residential Improvement Districts (RID's). RID's would allow the Town, with the approval of all real property owners situated within a proposed district, to impose an assessment in order to finance new public improvements, which could include parks, and water and sewer lines.

With increased population comes more pressure on the transportation networks currently serving Moncks Corner residents. These transportation networks include the road network (including state and county highway facilities, collector roads, and the local street system), pedestrian and bicycle facilities, railroads, and transit and ridesharing opportunities. The Town has made pedestrian and bicycle facilities a priority through the development of its hiker/biker trails and its connectivity to parks, recreational facilities, and public transportation opportunities.

Moncks Corner currently has a number of planned road improvement projects, both funded and unfunded, either planned for or underway. As growth continues, the Town will continue to plan for greater demand on existing roadways by focusing on all transportation modes. This includes planning for all new roads/streets to include accommodations to extend the existing hiker/biker trail system. As the Town has experienced rapid growth, new developments have not always been consistent with available infrastructure and services. In response to this, the Town will strive for better infrastructure "concurrency," and availability of roads, sewer and water lines, schools, and the ability to keep pace with demand for service. As development continues, the Town will focus on development that will reduce sprawl, make the most of infrastructure already in place, and avoid leapfrog development across undeveloped areas. The following pages show the traffic counts for the Town, planned paving projects, and a proposed 'northern by-pass.

Road Improvement (Paving) Projects for the One Cent Sales and Use Tax for the Town of Moncks Corner

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 Date: 5/24/2012 10:58:52 AM

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 Moncks Corner, SC 29401
 Tel: 803.779.4069 | Fax: 803.779.4170
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Goals and Policies

4.1 Moncks Corner will continue to provide high levels of service provision through needed improvements and expansion in order to meet the needs of the growing community.

1. The Town will coordinate possible Capital Improvements Program (CIP) with the Comprehensive Land Use Plan.

Issues and Opportunities 8

2. The Town will continuously update a Facilities Plan for future growth, including planning for additional fire protection.

3. The Town will follow the recommendations of the 2010 Recreation Needs Assessment.

4. The Town will plan for Town -wide oversight of community amenities.

5. The Town will explore funding sources such as impact fees for expansion of community facilities and services.

4.2 Moncks Corner will plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations.

1. The Town will guide land use patterns that achieve more efficient use of the existing infrastructure.

2. The Town will maintain zoning and land use regulations to support the Comprehensive Plan and ensure that new growth reflects the density and quality of development addressed in the Comprehensive Plan.

3. The Town will develop and implement an annexation strategy that is supported by the Comprehensive Plan and Future Land Use Map, to achieve a cohesive approach towards infrastructure "concurrency."

4.3 Moncks Corner will support improved transportation roadways for commuters traveling to and/or from commercial, residential and employment centers within the greater planning area and region.

1. The Town will focus efforts towards transportation improvements that support desired development patterns, better serve residents and employers, and promote connectivity while accommodating multiple functions.

2. The Town will coordinate with other agencies for road plans/improvements and

alternatives.

3. The Town will work to improve existing traffic and circulation conditions as well as various beautification projects to aesthetically improve its corridors.
- 4.4 Moncks Corner will encourage a multimodal transportation system that promotes community and economic development and provides a sustainable balance between pedestrian, bicycle and automobile traffic.
1. The Town will support the development of a Mass Transportation Plan that encourages alternative transportation options such as park and ride, commuter rail, and promotes potential partnerships with CARTA and TriCounty Link.
2. The Town will continue to develop and expand its Hiker/Biker Trail System, including prioritizing future projects.
3. The Town will identify priority areas in older neighborhoods that need sidewalks, improved access ways, or other improvements necessary to ensure all areas are accessible to residents, and plan for funding of said projects.

Guiding Principle 5

Issues and Opportunities 9

Moncks Corner will continue to promote excellence in education through the provision of exceptional public and private schools, enabling the local populace to meet the needs and qualifications of existing and prospective businesses and industries.

Summary of Issues

Residents of Moncks Corner are fortunate in that they have access to multiple public and private schools that serve the Moncks Corner area, most all of these are located within the Town limits. The schools provide a variety of courses and quality education to students. These schools include: Trident Tech Berkeley Campus, Berkeley High School, Berkeley Middle College, Adult Education, and the International Bachelorette program at Berkeley High.

For Berkeley High School and the Berkeley Middle College offer evening events as an alternative learning environment. In addition to Trident Tech, there are other higher education opportunities just minutes away at Charleston Southern University, and Virginia College. A quality education is the driver of economic success. Numerous studies and researchers have found that when people are better educated, either in terms of higher test scores or in the sense of higher educational attainment, there is a much higher likelihood of employment and, once employed, higher wages.

The Town of Moncks Corner has a diverse economic base – from Santee Cooper, to Google, to a variety of science, manufacturing, and consulting firms. As the county seat, Moncks Corner also has a great many governmental jobs. Nonetheless, many of Moncks Corner residents commute outside of Berkeley County to work.

Because a sound education, business retention, expansion and recruitment efforts are vital in maintaining a successful economy, it is important for the Town of Moncks Corner to continually address the needs of its educational system, local businesses, and to expand and recruit additional businesses.

Goals and Policies

- 5.1 Moncks Corner will actively support the enhancement of its educational system and access to continuing education and recreation facilities.
1. The Town will work with Berkeley County School Board to discuss methods to maintain and improve the quality of the public education system and to further identify and pursue job training programs and opportunities.
 2. The Town will encourage and support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses throughout the region.
 3. With continued growth and demand for continuing educational opportunities, the Town will support the recruitment of satellite facilities within the Greater Moncks Corner Area to better serve the needs of residents.
 4. Will work with school district for the placement of new schools in the Moncks Corner area.
 5. Will support Trident Tech Berkeley County Campus, The Berkeley Middle College at Trident Tech and the International Bachelorette program at Berkeley High School.

Issues and Opportunities 10

6. The Town will support a quality educational and job training environment where all levels of the educational system coordinate activities and programs and develop new programs to address varied and future needs.
 7. The Town will support the active involvement in the school of parents and citizens of Moncks Corner through mentoring programs, volunteering, and attending meetings concerning school activities.
- 5.2 Moncks Corner will encourage the expansion of existing local businesses and provide

opportunities for their expansion.

1. The Town will explore ways to assist local business owners in improving their commercial areas, such as making available information regarding storefront revitalization grants and loans.
2. The Town will use resources available to assist local entrepreneurs who wish to start or expand a business.
3. The Town will explore establishing Business Incubators or other methods of business support resources and services, to accelerate the successful development of entrepreneurial businesses.
4. The Town will encourage the location of businesses that may afford additional opportunities to employ local residents or serve the needs of local residents.
5. The Town will utilize its website to demonstrate an “easy to do business” atmosphere to potential entrepreneurs and businesses considering locating to or expanding in Moncks Corner. This includes business educational information, business application processes, business training materials, and other relevant licensing and permitting information.
6. The Town will encourage existing businesses to participate and work with the Mayor and the Berkeley Chamber in developing materials, publications, and increasing website interaction to better promote their services.
7. The Town will improve public parking in the central business district.

Priority Investment

The Priority Investment Act Legislation was passed in 2008 to require a ninth comprehensive planning element. This element instructs local governments to identify the likely federal, state, and local funds available for public infrastructure and facilities improvements during the next ten years.

The Act also encourages the prioritization of funds for these improvements, which might include water, sewer, roads, and schools. Coordination is recommended between local governments and neighboring jurisdictions, in addition to relevant agencies such as public and private utilities, school districts, transportation agencies and other public entities affected by or that have planning authority over said projects.

The purpose of this element is to enhance coordination of local governments and public service agencies in the Town of Moncks Corner Planning Area to coordinate public and private investment in land and infrastructure and to conserve natural, cultural and economic resources. Successful implementation of the Comprehensive Plan requires identification of priority investments in activities and further planning that align with its goals and policies.

Goals and Policies

Issues and Opportunities 11

- 1.1 Moncks corner will encourage and facilitate coordination with other jurisdictions, agencies and public service authorities in an effort to promote and sustain the quality of life enjoyed and shared by the residents of the planning area.
 1. The Town will continue to interface with Berkeley County Planning and Engineering.
 2. The Town will continue communications with State and County Governments and school districts.
 3. The Town will encourage collaboration and support between rural and municipal fire departments, and EMS.
- 1.2 Moncks Corner will continue communication with its citizens for continuous updates.
 1. The Town will continue to update its website, making it user-friendly and an effective tool for communicating with and involving its citizens. The Town will explore other methods of social media (Facebook, Twitter, etc.) to improve interaction with the public.
 2. The Town has established a list of key communicators to make the lines of communication more efficient and will expand upon its efforts for citizen involvement to help keep citizens informed and involved in the Town's decision-making processes.
 3. The Town will continue to attend yearly meetings of homeowner associations.
- 1.3 Moncks Corner will coordinate public facilities and services with land use planning to promote more compact development, and encourage infill and redevelopment opportunities when possible.
 1. The Town will use planned infrastructure to support ideas identified in the Comprehensive Plan as suitable for development.
 2. The Town will protect existing infrastructure investments by encouraging infill and redevelopment of vacant and/or blighted properties.
 3. The Town will encourage a pattern of future development expansion in areas contiguous to developed areas with a utility extension policy that is sequential and phased.
- 1.4 Moncks Corner will create new opportunities for cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community.

1. The Town will explore the creation of cultural related support groups, committees or commissions to better meet its cultural needs.
 2. The Town will explore location and funding sources for the development of new cultural and recreational centers for its residents.
 3. The Town will create more recreational and social opportunities for its youth, particularly the teen populace.
- I.5 Moncks Corner will encourage diversification of the local economic base by attracting more professional offices and higher paying jobs to the community.
1. The Town will seek to attract regional professional offices to locate in the Town limits.
 2. The Town will market itself and utilize incentives to attract new businesses and corporations.
 3. The Town will make investments in community facilities and infrastructure in coordination with Town and County economic development strategies, to ensure that adequate public services are available for new development.

Issues and Opportunities 12

4. The Town will encourage new development that is located in suitable areas, in an effort to minimize damage to natural or cultural resources.
- I.6 Moncks Corner will establish a downtown area that serves as a community focal point providing a mix of uses for the local citizens.
1. The Town will focus efforts on strengthening a “town center” that will serve as a focal point for the community. The Town center should be a place where Moncks Corner residents can walk, eat, shop at local businesses, and gather for community events.
 2. The Town will establish land use regulations that encourage uses in the town center to those that serve Town residents and visitors, including retail, professional office, service uses, and residential where appropriate.
 3. The Town will encourage location of new businesses and restaurants within Town limits in existing commercial areas.

Plan Implementation 1 Implementation Program

The Comprehensive Plan is a living document, and a critical part of its evolution is the Implementation Program. As such, the Implementation Program serves as the overall strategy for Moncks Corner to

achieve its vision for the future. In addition, the Implementation Program encourages compliance with both the Future Land Use Plan and Future Land Use Map. It also aids the Town as it seeks to address the Identified issues and concerns.

By identifying specific policies, programs and tasks to be undertaken by the Town in order to implement the future land use plan, the Implementation Program is in the form of a table organized according to the Five Guiding Principles identified in Section 1. The table consists of short-term implementation projects, which are to be completed in one to five years, and long term projects, which are to be completed in five to ten years. Ongoing projects are either already occurring or should be occurring on a regular basis. A proposed schedule with responsible parties is also outlined within this program. Develop a Facilities/Infrastructure Plan for future growth.

Encourage and foster continuing education opportunities through collaboration among schools, senior centers, and nearby institutions of higher learning. (Ongoing Activity)

Support efforts to develop curricula and provide courses that allow students opportunities to match their skills to those demanded by existing and prospective businesses. (Ongoing Activity)

Support the recruitment of satellite educational facilities within the Town. Identify workforce training resources to match the need of the local workforce. This may be from formal educational programs, private providers, specialized workforce training, or other sources. Support active involvement of parents and citizens of the Town schools through mentoring programs, volunteering, and attending meetings concerning school-related activities. (Ongoing Activity)

Support the development of the High School International Baccalaureate.

Improve the existing commercial areas by researching and making available information about storefront revitalization grants and loans available to local business owners. (Ongoing Activity)

Long-Term Activities

This section of the Implementation Program outlines long-term action items developed for use by local government officials, community organizations and leaders, boards and authorities, and other entities responsible for shaping the future of Moncks Corner. Long-term activities are specific implementation strategies that are either on-going or last beyond the initial five-year time frame of the Comprehensive Planning period.

Similar to the short-term implementation items, Moncks Corner has identified the following activities and entities responsible for implementing the action items.

Project or Activity Long-Term (5-10 years) Responsible Party Collaborators

Future Land Use

Developing a vision for future growth and development direction is one of the most important aspects of a comprehensive plan. In its simplest form, it is the process of looking at the historical development of a community and the natural resource restraints of the land and developing a vision to effectively accommodate future growth and development in desirable locations in a Town. The following map shows the growth boundary plan for the Town.

A future land use plan will allow our Town to grow intelligently and predictably. Development will be encouraged where the existing infrastructure can best accommodate growth. Through this process, the Town will be able to maintain its special character while economic development will be fostered through predictable patterns of growth.

Our community future development is outlined below addressing a balance of diverse future land use districts to guide future expansion and land development in and around the Town of Moncks Corner. Recommendations are prescribed for each individual land use district to achieve long term planning goals and objectives of the Town, while preserving quality of life and promoting community prosperity for existing and future residents.

As is true in any community, a multitude of factors including demographics and the regional economy will affect future land use in Moncks Corner. We have before us a wonderful opportunity to implement a vision of the type of community we want Moncks Corner to become.

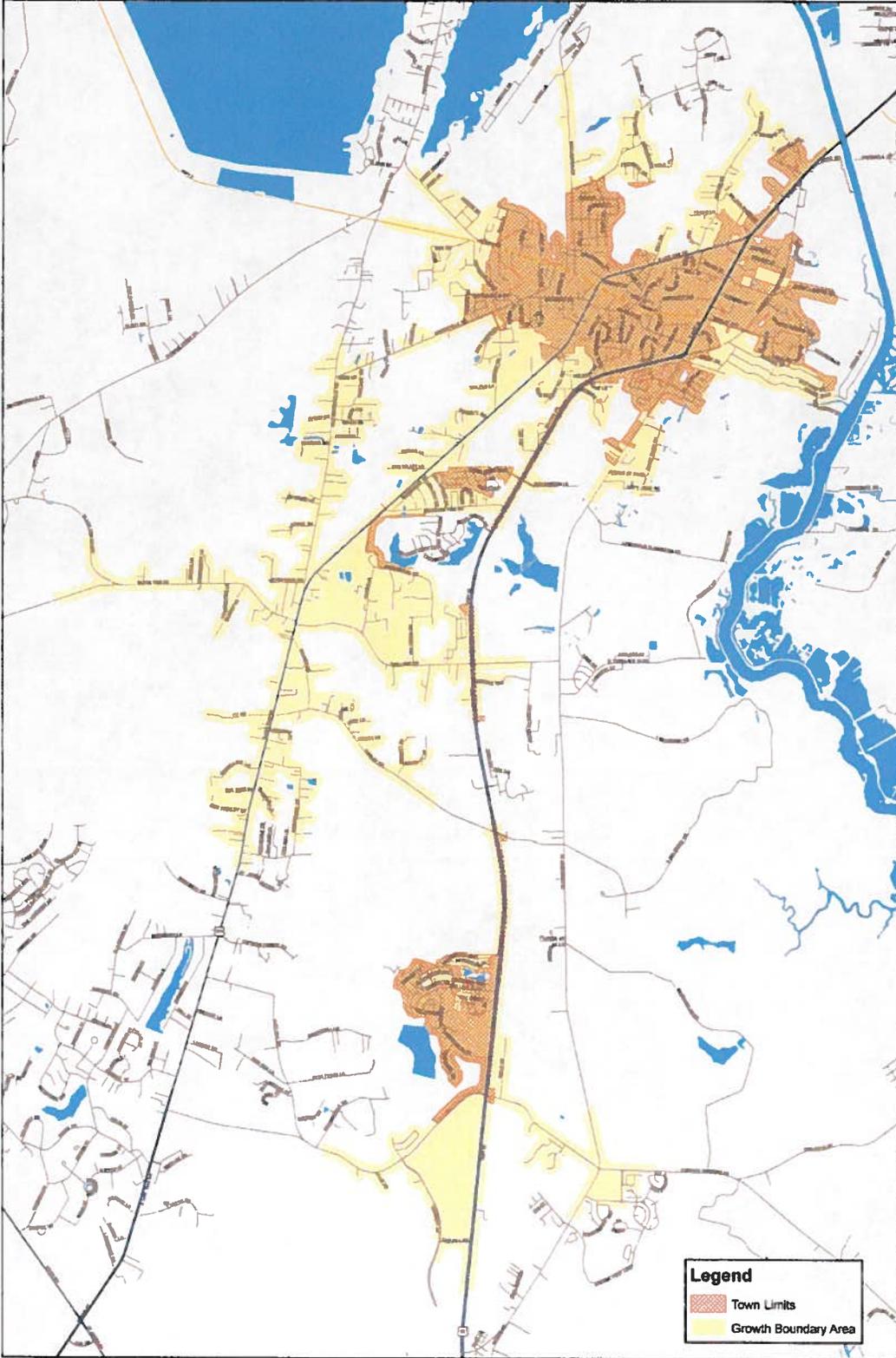
Employment District

The Commercial Districts are effectively located along or within close proximity to major transportation corridors and existing freight rail lines in the Planning Area. The Employment District is an ideal location for professional office or business parks. Industrial operations providing employment opportunities for area residents should be encouraged.

Clustering of buildings within these centers is preferred to preserve open space within the development site. Site plans, building design and landscaping will be sensitive to the natural features of the site, including views.

Growth Boundary Area

BE-GIS



Legend

- Town Limits
- Growth Boundary Area

MapInfo, Corbis, GIS, ArcView
P.O. Box 212
Cary, NC 27513
919.487.9999 | www.be-gis.com



BE-GIS
MapInfo, Corbis, GIS, ArcView
P.O. Box 212
Cary, NC 27513
919.487.9999 | www.be-gis.com

Recommended uses are office, construction, manufacturing, transportation, communication, utilities, warehousing, welding, and wholesale trade. Residential land uses are not recommended in the Employment District. The Town should consider State and Federal Economic Development programs to promote tax incentives for these desirable land uses.

Commercial District

The Commercial District classifies commercial land uses providing a variety of general commercial goods and retail services within the Planning Area.

Traditional suburban style shopping centers and other commercial sites located in these Commercial Districts should be redeveloped considering the proximity to existing infrastructure and surrounding services.

High density residential and mixed use is recommended and should be planned in redevelopment projects. Shopping centers with large oversized parking lots should consider out-parceling to facilitate redevelopment. Out-parceling is a lot separated from a commercial development which may be sold or developed.

Enhance and expand the center of the Town by promoting a combination of light commercial and residential land uses. The intersection of Highway 52 and Highway 17 is the primary focal point and main transportation intersection for the Town.

This District promotes a mixture of commercial and residential land uses with varying forms of structural intensity and residential density. High density residential housing types such as townhomes, rowhouses, condominiums and residential above retail space should be encouraged in this district to create a vibrant walkable downtown area.

Minimum lot size requirements should be reduced in the Downtown, with less emphasis on land use and more importance on structural building form and how it's assimilated to the surrounding environment. Building performance standards should be implemented for all new construction and rehabilitation of older buildings.

Front and side yard building setbacks should be reduced to the greatest possible extent, road widths and curb radii should be designed to accommodate all modes of transportation including bicycle, pedestrian, and transit in addition to automobile traffic.

On-street and off-street parking is essential for streets within the Downtown District and should be encouraged. A walkable and interconnected street network and grid pattern for all modes of transportation should be promoted in the Downtown District while considering natural and environmental topographic barriers and constraints all while finding additional off street parking.

Landscaping techniques including the planting of canopy and shade trees along roads, where possible, the design of sidewalks should be encouraged with new construction and development proposals in this District. New development should preserve the Town's aesthetic landscape by preserving roadside trees, creating well designed driveways and parking facilities.

A well designed and carefully crafted mixture of residential and commercial development in a pedestrian friendly setting within the Downtown will contribute to the economic vitality of the Town and restore a sense of proportion to central downtown area. Medium to High residential densities are recommended for the Downtown Mixed Use District.

The Town of Moncks Corner should coordinate the vision, goals and objectives of this plan with property owners in the Commercial to create a credible inventory of properties and marketing materials to encourage restaurants, family-oriented businesses and specialty shops in the region to relocate to the Town.

Moderate Density Residential Districts (R-2 and R-3)

Moderate Density Suburban areas are designated in locations where such development can provide a transition from low-density suburban to already developed residential and commercial areas. These areas are already proposed for development with various new communities that should strive to include walkable neighborhood units within the community. To the extent possible, future communities should be co-located with neighborhood centers of nonresidential development. New neighborhoods/neighborhood units should each include a system of interconnected trails or sidewalks that will provide access to parks, recreation, and open space areas focused near and in between residential communities.

Single Family Residential District

Single Family Residential District (R-1) areas will be developed with diverse housing choices, in neighborhoods that promote a sense of community. Development will be concentrated in densities and locations where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any cultural and/or natural resources.

This district is primarily single-family residential detached housing, including a continuation of existing neighborhoods. Open space, civic and recreation, and mixed-uses are also acceptable, where appropriate.

Land uses appropriate for this area include active recreation, passive recreation, eco-tourism establishments, wildlife refuges, water-oriented commercial, community and neighborhood parks.

The Neighborhood Transitional District is intended to encourage the integration of commercial and residential land uses.

This District promotes neighborhood service-oriented businesses and residential land uses. Services should include low intensity commercial land uses such as sales of consumer goods, health and personal care, financial services, senior housing and religious institutions. Residential land uses such as, townhomes, rowhouses, duplexes, single-family housing and accessory dwelling units. Medium to high residential densities are recommended for the PUD District.

Through carefully planned curb cuts, well designed driveways, parking areas and an interconnected transportation network providing access to surrounding residential communities, appropriate commercial development can blend harmoniously into the size, scale and character of adjoining future land use districts.

Land uses similar in size, scale, intensity and character are encouraged along the edge of established residential neighborhoods and communities providing a smooth transition. Landscape features and buffers may be used to transition dissimilar land uses with differing levels of size, scale, intensity and character.

Residential density bonuses and flexible shared parking allocation standards should be encouraged neighborhood retail centers and mixed use developments in these areas. Building footprints should be limited to a small percentage of the lot with a maximum limit on the size of a footprint to regulate structural intensity. Large commercial ventures are discouraged in this district.

R-1, R-2 SINGLE FAMILY RESIDENTIAL DISTRICTS

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

R-3, GENERAL RESIDENTIAL DISTRICT

This district is intended as medium and high-density residential areas permitting progressively higher population densities, characterized by single-family detached, two-family detached, multiple family structures, and garden type apartments. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the districts.

MH-1, MOBILE HOME PARK

This district is intended to provide for mobile home parks to provide a sound and healthy residential environment and to encourage mobile homes to be located in these areas that provide the necessary amenities.

MH-2, MOBILE HOME SUBDIVISION

This district is intended to provide for subdivisions where the predominate housing will be mobile homes or manufactured housing placed on individually owned lots.

AG AGRICULTURAL DISTRICT

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

C-1 OFFICE AND INSTITUTIONAL DISTRICT

This district is intended to accommodate a variety of general light commercial uses characterized primarily by professional 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 as permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.

C-2, GENERAL COMMERCIAL DISTRICT

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

M-1, LIGHT INDUSTRIAL DISTRICT

This district is intended to accommodate wholesaling, distribution, storage, processing, light manufacturing and general commercial uses. Certain related structures and uses required to serve the needs of such uses are permitted outright or are permissible as special exceptions subject to restrictions and requirement is intended to best fulfill the intent of this chapter.

M-2, INDUSTRIAL PARK

This district is intended to accommodate areas planned and developed as industrial parks which provide an area conducive to the development and protection of modern administrative facilities, research and development centers, specialized manufacturing facilities, and similar enterprises characterized by landscaped campus-like settings.

General commercial uses are allowed but are considered incidental to the predominately industrial nature of the district. Certain related structures and uses required to serve the needs of the primary use are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this ordinance.

PLANNED DEVELOPMENT

The intent of planned development is to derive the benefits of efficiency, economy, and flexibility by encouraging unified development of large sites, while also obtaining the advantage of creative site design, improved appearance, compatibility of uses, optimum service by community facilities, and better functioning of vehicular access and circulation. A planned unit development is established by rezoning prior to development and is characterized by a unified site design for a mixed- use development. The "development plan" as adopted in the rezoning process becomes the zoning district map for the planned development district.

The types of residential dwelling units and the types of non-residential uses allowed to be established in such districts increase with increasing site size of such districts, based upon the premise that increased site size will allow proper design including functional interrelations, buffer treatments separating uses with potentially incompatible characteristics of use, design of access patterns, and relationships of uses within such planned unit developments with uses in adjacent districts. It is the intent of this ordinance that such design and planning features be incorporated properly into any PD district hereafter created, and that the Planning Commission and Town Council shall consider the existence and appropriateness of such features before any amendment to the zoning map is adopted to create such district.

TD TRANSITIONAL DISTRICT

This 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.

Natural Resources

Natural resources include any elements that naturally occur in the environment such as water features, soil types, vegetation, wildlife, and more. Evaluation of a community's natural resources is an important part of the Comprehensive Plan for several reasons. Most importantly, because natural resources are relied upon by a community and they improve the quality of life for residents. The community should identify and preserve natural resources that are vital to their survival and enjoyment. Some elements of the natural environment may inhibit development while others aid in growth. These elements must therefore be explored in order to determine the appropriateness for future development.

Climate

One of the best natural features of the Moncks Corner area is the climate. Winters are generally mild. Spring, summer, and fall are all usually well suited to outdoor activities and outdoor plant growth. The average annual temperature is 65.2 degrees Fahrenheit. The average temperature during January is 47 degrees Fahrenheit, while the average temperature in July is 82 degrees Fahrenheit. Precipitation averages approximately 50.6 inches per year. There are approximately 101 clear days, 151 cloudy days, and 113 partly cloudy days. The average date for the first frost is November 20th, with the average date for the last frost being March 11th.

There is a peak of rainfall in the summer months with the occurrence of afternoon thunderstorms. The greatest amount of rainfall usually occurs in August with an average of 7.3 inches for that month. Rainfall is usually at its minimum in November with an average for the month of 2.5 inches. One of the most serious weather concerns to Moncks Corner is the occurrence of tropical storms and hurricanes. The height of hurricane season lasts from late summer to early fall. Hurricanes bring threats of high winds, flooding, and strong wave action. The last major hurricane to affect the tri-county area was Hugo, which made landfall in September 1989. Building codes and ordinances to improve building quality help mitigate storm damage from hurricanes and tropical storms.

Wetlands

Wetlands are areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support vegetation typically adapted for life in saturated soil conditions. Swamps, and non-tidal marshes are the two predominant types of wetlands located throughout Moncks Corner

Non-tidal marshes are dominated by grassy plants and occur in poorly drained depressions, floodplains, and shallow water areas along the edges of lakes and rivers. Swamps are fed by surface water and are dominated by trees and shrubs. They are characterized by very wet soils during the growing season and standing water other times of the year.

Wetland areas in Moncks Corner provide many benefits and continue to thrive. However, as development and population growth persist, benefits will begin to dwindle. These issues should be addressed through planning. Due to the tremendous ecological benefit of wetlands listed below, extreme care must be taken to insure their continued existence.

Flood Protection: Wetlands slow down and help absorb excess water during and after storms, reducing peak flows downstream and therefore, also reducing the chance of flooding.

Erosion Control: Vegetation of wetlands located between streams or lakes and land reduce the strength of waves that hit the shoreline, reducing erosion while binding soil in place.

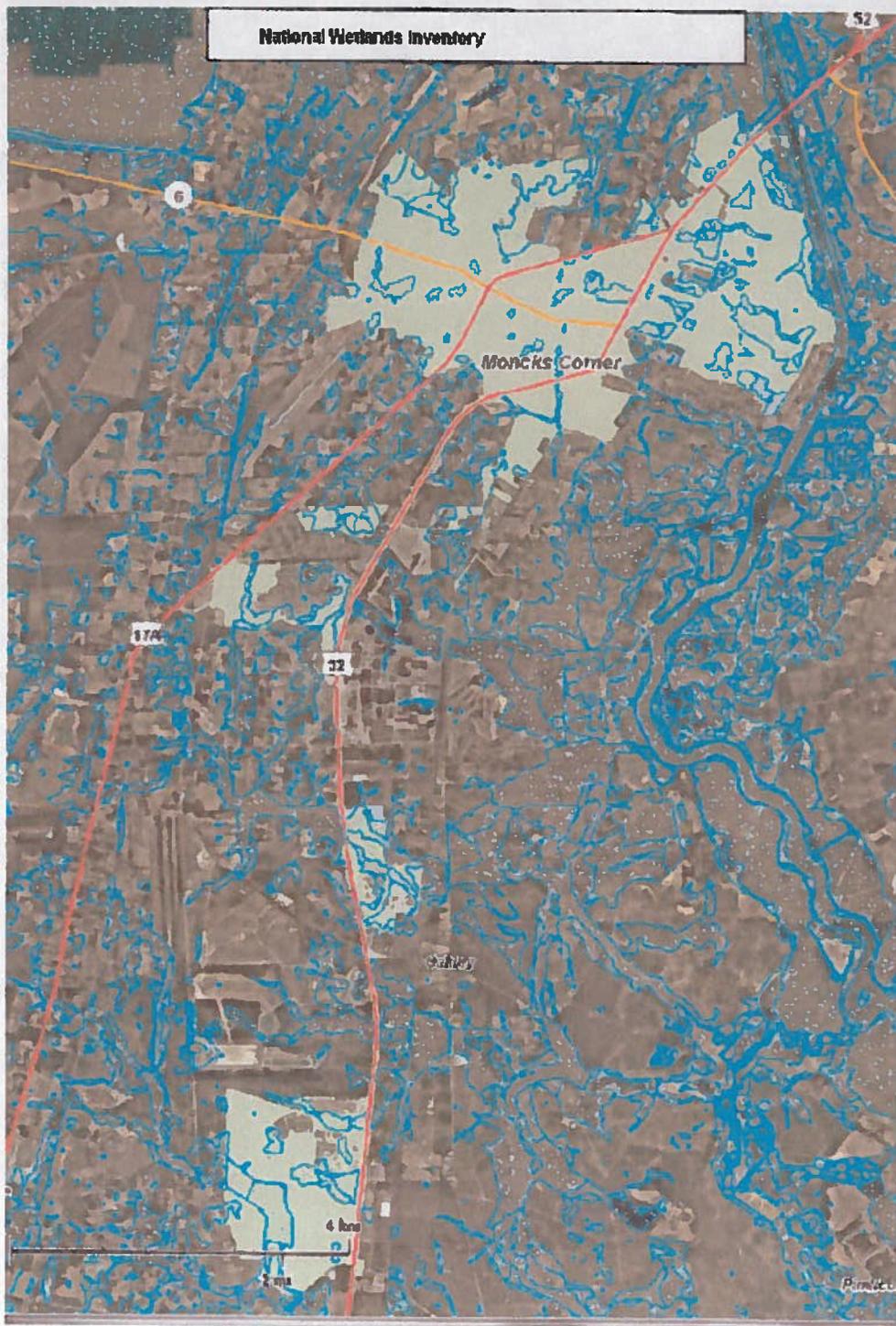
Water Quality Maintenance: Wetlands located between land and bodies of water intercept runoff and naturally filter out pollutants to purify water before it enters streams, lakes or oceans.

Natural Habitat: Wetlands provide protection, breeding grounds, and food for fish and aquatic wildlife and nesting areas for migratory birds.

Natural Products: Wetlands are the natural producers of a wealth of products, such as rice and cranberries, enjoyed by humans. Forested wetlands produce resilient tree species such as cypress that is a superior yet rapidly diminishing building material

Recreation: Wetlands provide a wealth of recreational opportunities such as nature observation, fishing and boating. They also provide areas where they are located an unparalleled beauty that often attracts homebuyers as well as visitors.

Since the enactment of the Federal Clean Water Act and because of their environmental significance, permits from the US Army Corps of Engineers must be obtained prior to commencement of any activities such as filling, dredging, draining, mining, as well as dock or boat ramp building that may affect these wetlands. Most agricultural and forestry related activities are exempt. As Moncks Corner continues to develop, there will be pressure to build as close as possible to wetlands because of the recreational and aesthetic benefits. Due to their environmental significance, sufficient preservation and protection mechanisms should be implemented for any development in close proximity to wetlands. The following map shows the national wetlands inventory for the Town.



Endangered Species

The Federal Endangered Species Act of 1973 is designed to protect critically imperiled species from extinction due to the consequences of economic growth and development. The wide-ranging act was developed to protect these species and their habitats. The act prohibits any takings, molestation, or destruction of Wood Stork

A habitat of a listed species on both public and private lands. The US Fish and Wildlife Service and the National Marine Fisheries Service are authorized to designate specific areas as protected "critical habitat" zones.

These zones are established because habitat loss is the primary threat to most imperiled species.
US Fish and Wildlife Endangered Species List: South Carolina - October, 2009

Approximately six (6) endangered species habitat sites are located within the Moncks Corner planning area. The species most notably listed as endangered either at the Federal and/or state level are the Bald Eagle and Red-cockaded Woodpecker. The Least Tern is listed as "threatened" by the state.

Floodplains

A floodplain is a natural extension of a body of water (e.g. stream or river) that is inherently susceptible to flooding. By storing floodwaters, floodplains effectively reduce the potential of flooding. They also function to replenish groundwater, increase water quality, and support diverse populations of plants and animals. When structures are built within a floodplain, its ability to store floodwaters is reduced, leading to more intense and farther reaching floods. Flood Hazard Areas are delineated by the Federal Emergency Management Agency (FEMA) and categorized by the levels of flooding that is expected to occur within a certain period of time.

The US Army Corps of Engineers provides maps as guides for the location of flood plains. Any building development within flood plain areas must be accompanied by a flood plain certificate indicating the structure's position in relation to the base flood elevation. Flood zone designations determine the type of construction that a jurisdiction should permit without jeopardizing the Community's rating for flood insurance through the National Flood Insurance Program. The Moncks Corner Planning Area Flood Zone map represents major flood hazard areas within the Town of Moncks Corner and surrounding areas.

Since Moncks Corner is located inland from the coast, most of its buildable land allows residents to build without flood insurance. However, Moncks Corner is still prone to the effects of hurricanes that could bring expansive flooding outside those zones. Residents should be encouraged to consider using flood insurance and consider the possibility of flooding prior to construction in close proximity to streams and rivers.

Watersheds and Surface Water

A watershed is an area of land in which all of the water existing under it or draining off of it goes to the same place, that being the lowest point within the watershed. The protection of watersheds is vital to storm water and water quality management. The removal of natural vegetation and covering land with impervious surfaces accelerate and increase runoff, resulting in contamination of surface water and water supply.

Moncks Corner is situated in the Cooper River Basin Watershed and within the California Branch Basin. The Cooper River Basin encompasses eight (8) watersheds and covers 843 square miles.

Moncks Corner Planning Area

Locally, Moncks Corner is positioned in the Cooper River Basin Watershed, which covers 38,766 acres of the Lower Coastal Plain region of South Carolina.

Surface water is water that flows on the earth's surface and is categorized by rivers, lakes, oceans, reservoirs, streams, and canals. Lakes are water ecosystems that are non-flowing, naturally enclosed bodies of water, including regulated natural lakes, but not reservoirs. Reservoirs are water ecosystems that are artificial impoundments of water used for irrigation, flood control, municipal water supplies, recreation, hydroelectric power generation, and so forth. Rivers, streams, creeks and canals are flowing bodies of water confined within a bed or bank.

The largest flowing water system in Moncks Corner, the Cooper River forms from Lake Moultrie in which the flow is controlled by the Pinopolis Dam. The river provides a habitat for an abundant number of plants and animals to make up a unique ecosystem. Fish such as the shad, herring, striped bass, sturgeon, and eel are the predominant fish found in the Cooper River. The river is also utilized for many other purposes. The Cooper River is relied upon for its deep water access by numerous container ships that travel up stream to the North Charleston Port location.

Surface Water

Surface water is one of the most valuable natural resources. It provides fresh water to communities for everyday use and for many it serves as the primary source of drinking water. According to the USGS Surface-Water-Level Annual Statistics for the Nation, Moncks Corner is located on the Santee Limestone/Black Mingo aquifer system within the larger Middendorf aquifer. Historically this aquifer system has experienced a decrease in water levels due to an expanding population. In 2001 the South Carolina Department of Health & Environmental Control (SCDHEC) measured a 180 foot drop in water levels for the Middendorf aquifer. Typically, as ground water decreases, the system is prone to increased water pollution. However, Moncks Corner is not totally dependent on surface water.

Geology and Soils

Soil is the interface between the earth's atmosphere and bedrock or ground water. It is important to recognize the impact we have on soil and its influence on our lives. Soil can be divided into numerous associations and types based on its formation and characteristics.

2012 Comprehensive Plan

In fact there are more than 22,000 different soils identified and mapped in the United States and some States recognize more than 1,000 different kinds of soil. The soil type is determined by the parent material, climate, living organisms, relief, and time. Characteristics include depth, texture, permeability, plasticity, available water capacity, shrink-swell potential, and erodibility.

Knowing the soil properties to specific uses allows engineers and contractors to design projects that will be cost effective, durable, and reduce the impact on surrounding ecosystems. The list below is comprised of the predominant soil types found in Moncks Corner.

Meggett Clay Loam: The Meggett series consist of poorly drained soil with consistent clayey subsoil. These soils support native trees and shrubs such as live oaks, laurel oaks, and pines. They can be used for crops if the land is adequately drained.

Goldsboro Loamy Sand: The Goldsboro series consists of moderately well drained, nearly level and gently sloping soils. Permeability is moderate, and shrink-swell potential is low. These soils are well suited for agriculture, forest, and housing developments.

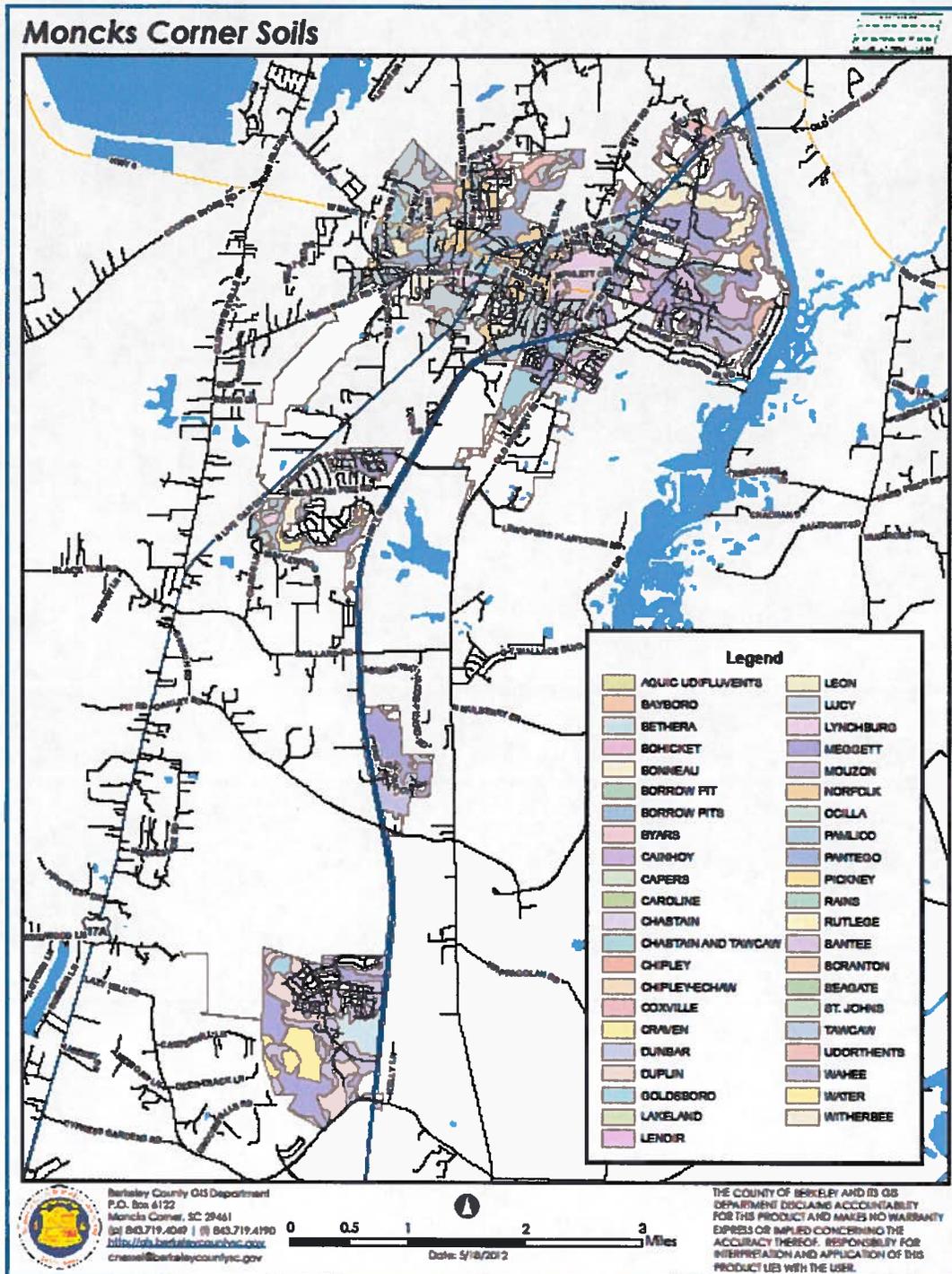
Lynchburg Fine Sandy Loam: The Lynchburg series consists of somewhat poorly drained soils on smooth flats and in slight depressions. These soils typically have low organic matter content and fertility with moderate available water capacity. These soils are well suited for agriculture, forest, and housing developments.

Bethera Loam: The Bethera series consists of very deep, poorly drained, clayey soils that formed in marine or fluvial sediments with slopes ranging from 0 to 2 percent. The water table usually persists near the surface for several months of the year. These soils support a wide range of trees and undergrowth and can be used for agriculture or development if adequate drainage is used.

Lenoir Fine Sandy Loam: Soils of the Lenoir series are somewhat poorly drained and are nearly level or gently sloping. They are found on stream terraces, where they formed in alluvial sediment. In these soils available water capacity is high with low permeability rates. A wide range of trees and shrubs inhabit these soils and they can be used for agriculture or development where cleared.

The Moncks Corner Planning Area Soil Type map above depicts soil composition for the greater Moncks Corner area. Most soils best suited for farm operations are also best suited to development. This fact accounts for massive conversions of farmland to urban and suburban use across the County. Poor soils or soils with constraints to agricultural use generally present problems in regards to development as

well. As a result, there is a pressing need for planning to help resolve these conflicts, and to better address development constraints posed by poor soil conditions. The following map shows the various soils in the Town.



Seismic Activity

An unusual feature of Berkley County's geology is its high level of seismic activity. The National Building Code has designated Charleston County as a zone of high susceptibility to earthquakes. South Carolina is laced with large and small faults, most of which are relatively a seismic, resulting in small damage. These small faults are hard to map and unlike other regions, earthquakes in South Carolina occur on unnamed or unknown faults.

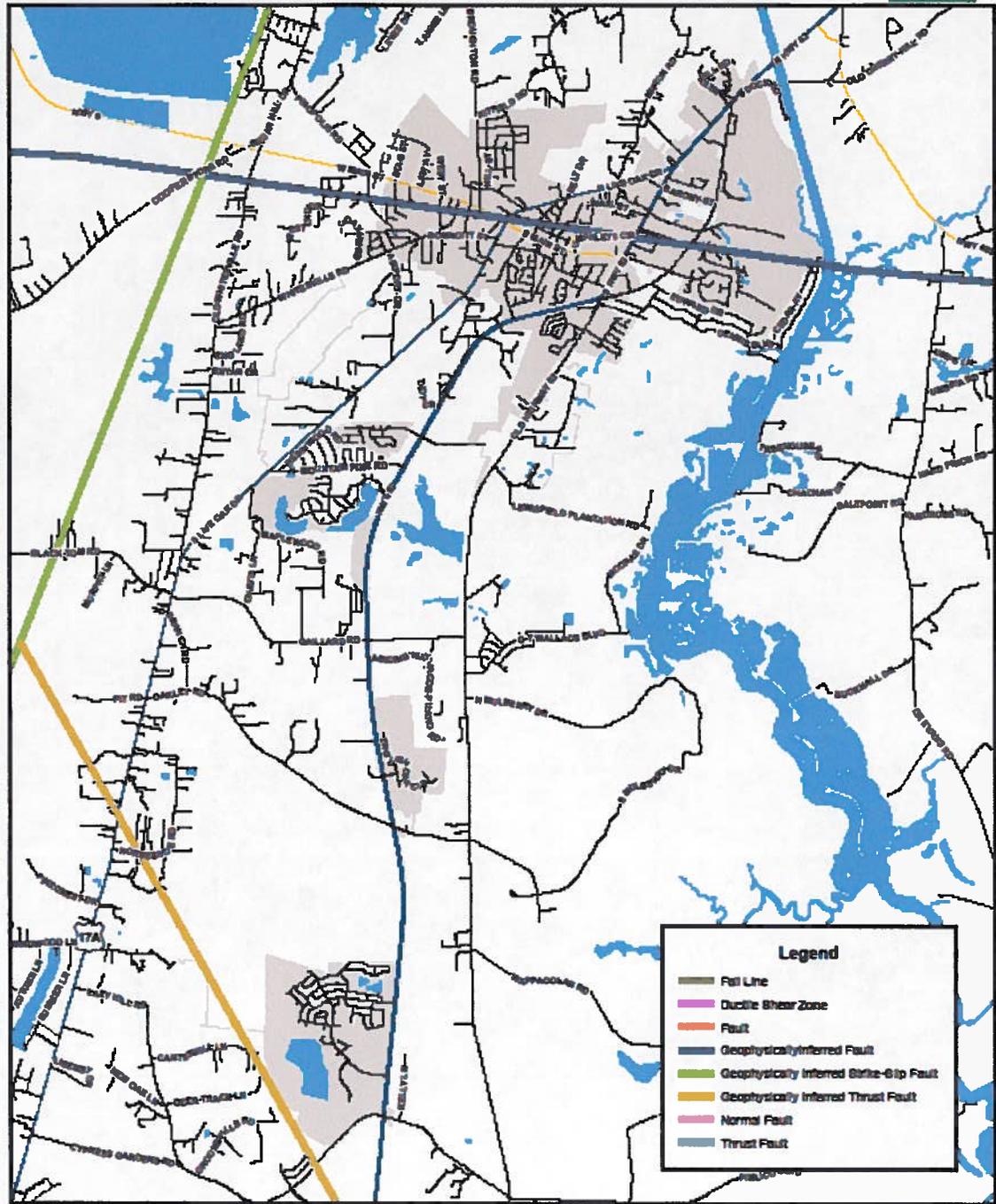
The last major earthquake occurred August 31st, 1886 at a magnitude of 7.3. This earthquake, centered at Middleton Place, is estimated to have been at a higher intensity than any other recorded quake east of the Mississippi River.

Experts suggest that an earthquake of this magnitude is likely to occur every 500-550 years. They also suggest that an earthquake of a magnitude of 5.0 is likely to occur in the next 100 years. Recently, on August 29, 2009 residents were again reminded of this susceptibility as a 3.2 magnitude struck just 8 miles away from the center of Moncks Corner. While no immediate damage has been reported it is important to be aware of the situation. Citizens are urged to have a plan to deal with a future earthquake.

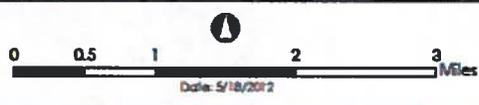
South Carolina has prepared a disaster plan and it is located at their SC Emergency Management Department website: http://www.scemd.org/Plans/eq_plan.html

An important factor to consider in an active seismic area is soil liquefaction. Liquefaction is a phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or other rapid loading. Liquefaction begins when water pressure from the earthquake builds and saturates the soil. When this occurs, the soil takes on a liquid form and can damage building foundations. Liquefaction is most likely to occur in loose to moderately saturated granular soils with poor drainage, such as silty sands or sands and gravels capped or containing seams of impermeable sediments. In addition, past recorded earthquakes are noted by green dots. Proper planning and design can reduce the destruction caused by liquefaction. The following map shows the faults lines in and around the Town.

Moncks Corner Fault Lines



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<http://gis.berkeleycountysc.gov>
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Environmental Hazards

The map on the next two pages depicts the possible environmental hazards located in and near the Moncks Corner Planning area. The radiological waste icon represents locations where radiological waste is created and/or stored. The hazmat, small quantity hazardous waste, and waste storage/treatment/disposal sites are locations for hazardous material being treated or disposed. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by congress to provide cleanup of closed and abandoned hazardous waste sites. The CERCLA sites indicated on the map are sites identified for cleanup under the CERCLA regulations. The CERCLA program is intended to identify sites from which releases of hazardous substances into the environment might occur or have occurred, to ensure cleanup by the responsible parties or the government, and to evaluate damages to natural resources. The toxic release inventory identified on the map illustrates the EPA's database on toxic chemical releases and other waste management activities that are reported annually by certain industry groups as well as Federal facilities. This inventory was established under the Emergency Planning and Community Right-to-Know Act of 1986.

The EPA industrial facilities listed on the attached map indicate facilities located in the Moncks Corner area that are registered and identified by the EPA. The map also portrays locations of major industrial facilities operating in and near the Moncks Corner planning area.

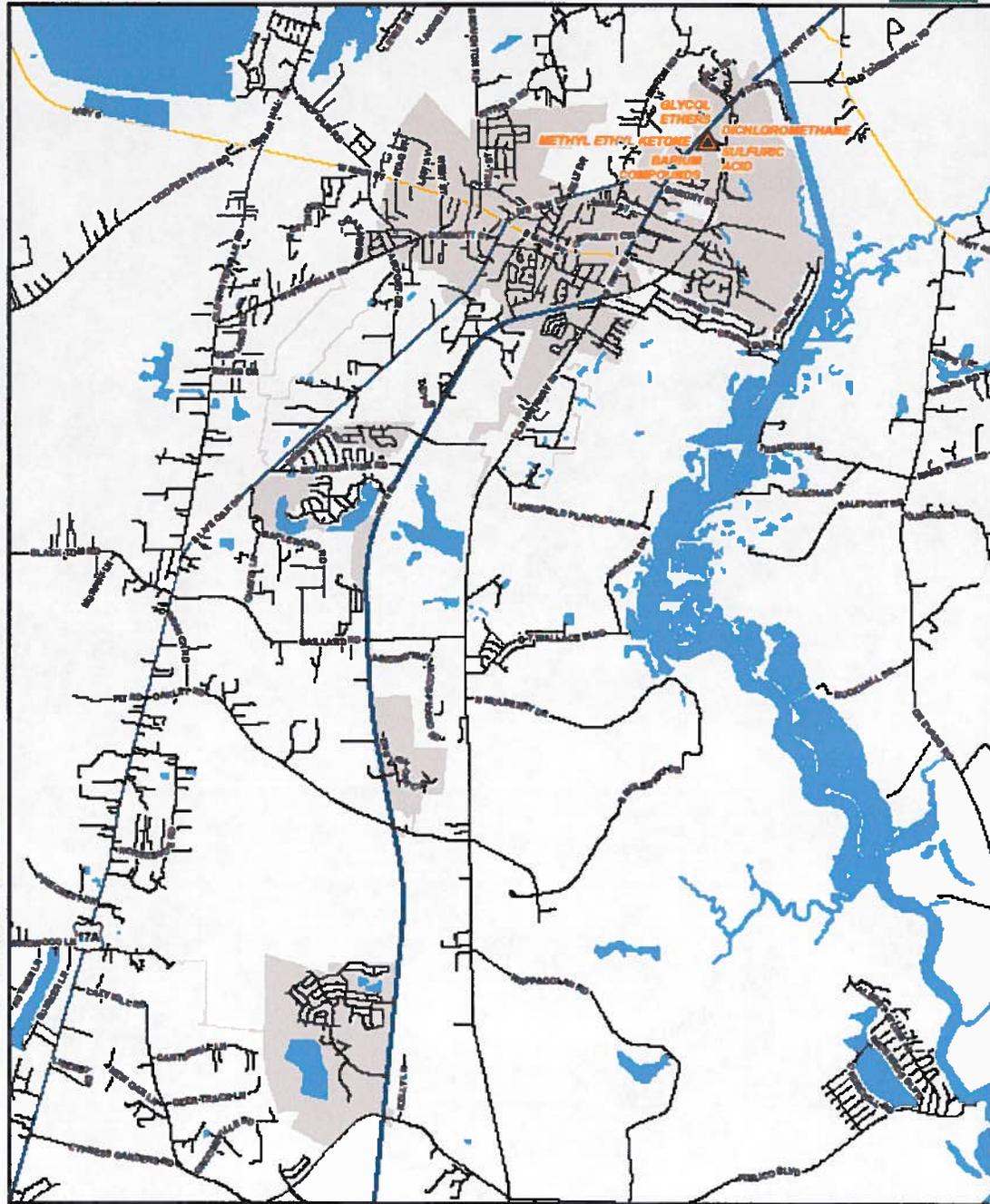
Cultural Resources

Cultural resources may include entire communities, areas of a particular community, singular structures or objects or sites that are either historically, architecturally, archaeologically, socially or culturally significant. These resources provide several benefits to the community in which they are located. Preserving historical resources provides citizens of the community with a link to the past through which they can understand their heritage.

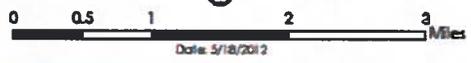
Cultural resources can distinguish a particular community as unique from another and help to foster civic pride. If properly retained, these unique characteristics can also contribute an economic benefit by helping attract new residents, businesses and visitors.

Unplanned or haphazard development patterns often have devastating effects on historic and cultural resources. In order to preserve these unique qualities for future generations, those worthy of preservation should be identified and a plan for protection must be created and implemented. Through the planning process, the community should be involved as much as possible in order to create public awareness and appreciation. The historic and cultural elements discussed here must then be considered when deciding matters of land use, zoning, and development.

Moncks Corner Hazardous Materials

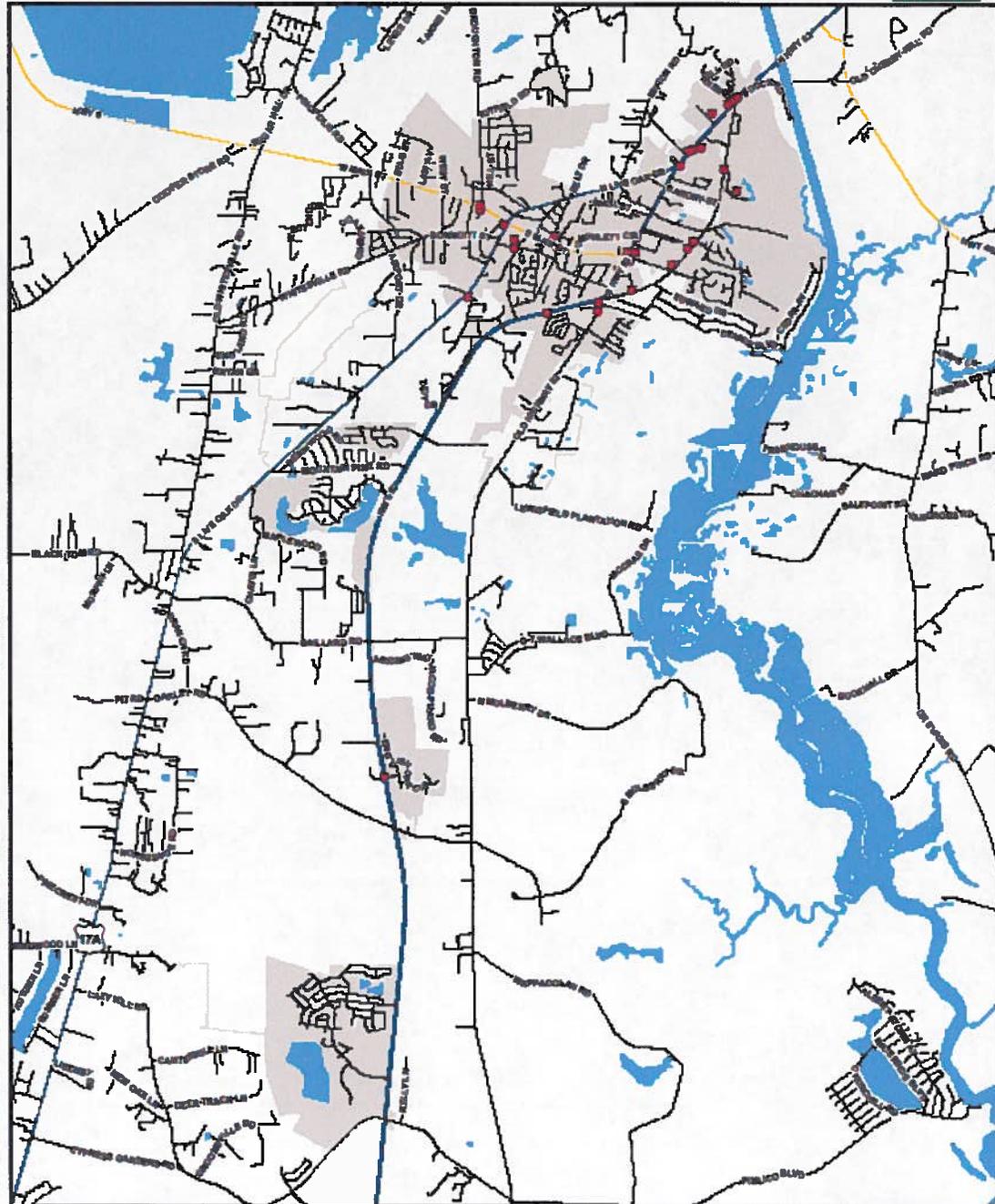


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Moncks Corner Underground Storage Tanks



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Date: 5/18/2012

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Area History

Berkeley County was named for two of the Lords Proprietors of Carolina, Lord John Berkeley (d. 1678) and Sir William Berkeley (d. 1677). Originally named in 1682, at one time the County included the parishes of St. John Berkeley, St. James Moncks Corner, St. James Santee, St. Stephen, and St. Thomas and St. Dennis. In 1769 this area became part of the Charleston District, and it did not become a separate county again until 1882. Mount Pleasant was the county seat from 1882 until 1895, when it was moved to Moncks Corner.

Long before Berkeley County was settled by the English, the low country was inhabited by Native American tribes, namely the Etiwan and Sewee. The natives made invaluable contributions to settlement of the area by teaching the English how to adapt food, housing, and travel methods to survive harsh conditions of the new land. They were particularly helpful to white Europeans from Barbados who settled along Moncks Corner as early as 1672-73. These early pioneers struggled as they faced hunger and disease building new lives in the frontier outside the orderly settlement the Lord Proprietors developed.

The planters from Barbados had brought with them a social order based on slave labor and landed gentry. Although there was initial cooperation between Native Americans and European settlers, the two groups often trading goods, native tribes eventually grew unhappy with white settlers and rebelled. Raids and other forms of conflict increased through the early 1700's as Native Americans suffered abusive treatment at the hands of traders and settlers. By 1715, Moncks Corner settlers were in danger of annihilation at the hands of the Yemassee Indians as they advanced through the low country killing over 400 people. Moncks Corner settlers' anger at the lack of support from the Lord Proprietor during this conflict became a major inspiration for protesting the Lord Proprietors and appealing to the British government to make South Carolina a Royal Colony. As South Carolina was placed under the protection of England, the frontier period of Moncks Corner's history came to an end.

With the hardships of pioneer days behind them, Moncks Corner settlers began to enjoy business, as well as social, opportunities on numerous plantations in the area.

Successful development of the area relied on rice, indigo and other crops grown on these large plantations, which in turn relied on slavery. As a result, blacks quickly outnumbered whites in Moncks Corner and in South Carolina.

Despite the constant fear of rebellion, Moncks Corner planters became economically dependent on the slave labor. Economic changes following the Revolutionary War caused many early Moncks Corner inhabitants to relocate and planters began spending summers in Charleston to avoid health issues associated with living in swamplands. However, even more of an impact was experienced by Moncks Corner's economy, particularly the plantations, as slavery came to an end with the Civil War. By the late 19th century, most plantations were abandoned and the black to white ratio of the population had dropped significantly.

Black communities of small farms formed around country churches and the area's identity was most closely associated with the rail stop at Moncks Corner. During the early 20th century, Moncks Corner would have been described as a rural, undeveloped area with small black settlements, along with occasional general stores, mills and churches. That landscaped changed after World War II. The military bases in Charleston had a significant influence on the development of Moncks Corner.

Moncks Corner was, during colonial time, a major settlement area of French Protestant Huguenots who came to South Carolina as a result of persecution in Europe. Many Berkeley and adjacent county surnames today evidence this French influence.

Revolutionary War hero Francis Marion was born near Moncks Corner, and is now honored by the naming of Francis Marion National Forest nearby. As defined by the U.S. Census Bureau, Moncks Corner is included within the Charleston–North Charleston–Summerville Metropolitan Statistical Area.

The Town of Moncks Corner, named for landowner Thomas Monck, dates back to 1728. It began as a trading post with a few taverns and stores. The Northeastern Railroad laid its tracks in 1856 and the train depot became the center of a new Town of Moncks Corner.

It is recorded by the South Carolina Secretary of State's office that the municipality of the Town of Moncks Corner was chartered on December 26, 1885 and incorporated December 15, 1909.

The Town of Moncks Corner was granted the trade mark "Capital of Santee Cooper Country" by the South Carolina Secretary of State September 9, 1999 and again October 21, 2004. The trade mark is a symbol of the abundant outdoor activities such as horseback riding, hiking, water sports, boating and the best freshwater fishing in the South. Town of Moncks Corner is also the home of Santee Cooper's Corporate office complex.

Historic Structures & Sites

In 1989, a countywide historical and architectural survey was conducted by the SC Department of Archives and History as part of a national effort to identify the country's significant historic resources. Documentation of properties that were included in the survey plays an important role in ensuring that the integrity of a community's cultural resources is protected from the impacts of growth of development. The 668 properties surveyed in Berkeley County were identified as exhibiting a broad spectrum of historical development.

In many cases, the integrity of historic sites is affected by changes in its surroundings even when the actual structures are protected. If the Town wishes to preserve and celebrate the significant structures and sites within its boundaries, options exist that can be applied to ensure that new development does not have irreversible adverse impacts on these properties in the future.

The Depot

Thought by many to be the most historical building in the history of Moncks Corner, the Depot still stands proudly and prominently in the center of town as it has for so many years. The Moncks Corner Railroad Depot has seen many stages in its historical presence. Initially serving as the center point for local businesses and town government it later gracefully bowed to the advances in transportation and commerce only to be restored to the splendor that we currently view it.

The railroad played an important role in the development of the Moncks Corner area. The North Eastern Rail Road Company began laying tracks for a railway thru Moncks Corner in 1853 and three years later Moncks Corner became an official scheduled stop. In 1884, the North Eastern Rail Road Company constructed the original building that served as Moncks Corner's first depot. The original building was built on the same side of the tracks as it is today; however, it was constructed on the site across the street from where the present one stands. In 1915, fire destroyed that building and the depot was reconstructed at the site it now inhabits to this very day.

After being completely renovated in 2000, the depot continues to gracefully serve the Town of Moncks Corner. Now serving as a visitor and cultural center, the depot provides a place for local businesses to hold special events and classes, as well as providing for a local gift shop. Individuals can also reserve the building for special occasions such as weddings, receptions, birthday parties, family reunions and meetings that will entertain up to 100 people. Hours of operation are Monday, Wednesday and Friday, 9:00 a.m. to 3:00 p.m.

Places of Worship

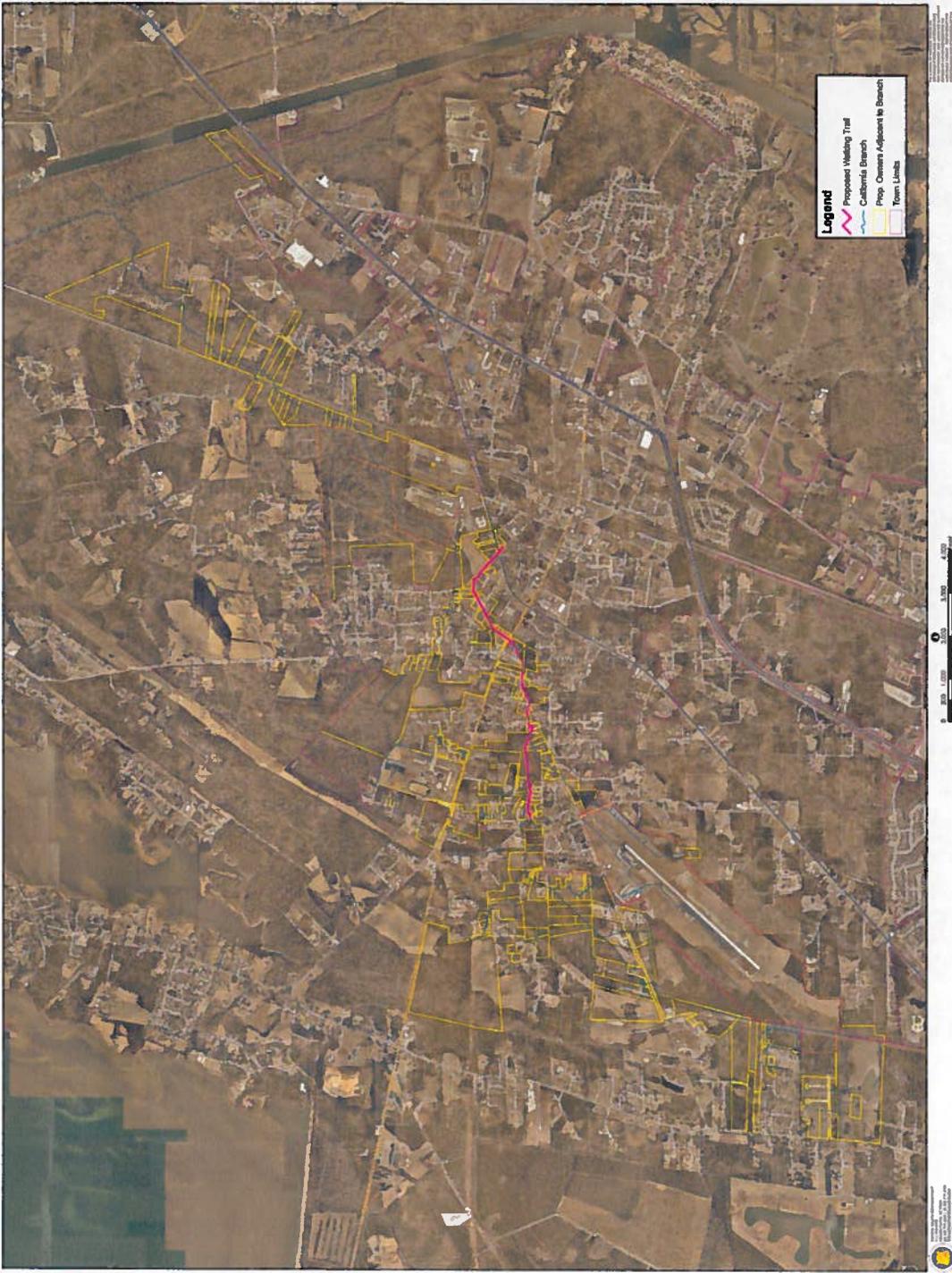
Religious communities are an integral part of the Town's history and culture. Moncks Corner has over 100 places of worship within the greater Moncks Corner area.

Natural & Scenic Resources

Tailrace canal

Sites with Live Oaks, Spanish moss, and Magnolia trees lining its banks. Due to the high flow of nutrients from Lake Moultrie, calm water, and diverse vegetation, the river also provides a suitable habitat for a variety of fish. Unique characteristics allow for fish such as Large Mouth Bass to grow to "trophy size", attracting a large number of outdoorsmen yearly. The river is also widely known for its expansive number of fossils. Many tourists, recreational divers, and hobbyists dive to the bottom of the Cooper River each year in search of Native American arrowheads, spear points, and earthenware pottery. However, their main target are prehistoric shark teeth left behind from the giant megalodon shark that once inhabited this area when it was underneath an ancient sea millions of years ago. The Cooper River Underwater Heritage Trail has been established to provide access for divers to visit these historic sites in the river. They monitor and manage a 2.5 mile strip setting up buoys from Mepkin Abbey to the Rice Hope Plantation. The following map shows a concept plan of a hiker/biker trail along the California Branch.

California Branch Parcels



Annual Community Events

Community events often help to define the people and places in which they are held. So much so, that they often become part of the culture of the community itself. Below is a list of the annual events held in the Town of Moncks Corner:

Christmas Tree Lighting and parade

Many activities associated with fishing, hunting, church, and civic organizations throughout the Year.

The Fourth of July Street Dance and the Veterans Day Parade.

The Emancipation Parade.

Population Estimates

The US Census Bureau Population Estimates Program develops and prepares total resident population estimates and changes in demographic characteristics (births, deaths and migration) each year. It also publishes estimates by age, sex, race, and Hispanic origin for the nation, states and counties.

In 1980, Monck Corner's resident population was recorded as 4,179 persons. The Town's most significant population increase occurred during the 2000s when the total population jumped to 7885 in 2010. This equates to an average population growth of 2.18% per year during the same time period. Based on these estimates, it can be projected that the population of the Town will exceed 10,000 by the time the 2020 census is taken.

As of the census of 2000, there were 5,952 people, 2,103 households, and 1,491 families residing in the town. The population density was 1,333.1 people per square mile. There were 2,334 housing units at an average density of 522.8 per square mile. The racial makeup of the town was 57.33% White, 36.59% African American, 0.64% Native American, 0.55% Asian, 0.05% Pacific Islander, 2.97% from other races, and 1.86% from two or more races. Hispanic or Latino of any race were 4.20% of the population.

There were 2,103 households out of which 40.6% had children under the age of 18 living with them, 43.6% were married couples living together, 23.1% had a female householder with no husband present, and 29.1% were non-families. 25.6% of all households were made up of individuals and 9.6% had someone living alone who was 65 years of age or older. The average household size was 2.61 and the average family size was 3.09.

In the town the population was spread out with 28.9% under the age of 18, 10.5% from 18 to 24, 30.0% from 25 to 44, 18.1% from 45 to 64, and 12.5% who were 65 years of age or older. The median age was 32 years. For every 100 females there were 87.5 males. For every 100 females age 18 and over, there were 81.8 males.

The median income for a household in the town was \$31,711, and the median income for a family was \$37,335. Males had a median income of \$30,634 versus \$21,796 for females. The per capita income for the town was \$15,202. About 16.5% of families and 17.6% of the population were below the poverty line, including 26.6% of those under age 18 and 11.7% of those age 65 or over..

Growth Comparisons

Moncks Corner is the fourth largest municipality in Berkeley County. Moncks Corner's population boom during the 2000s can be attributed to annexations.

Future Projections

Population projections are compiled by the SC Budget and Control Board, Office of Research & Statistics, and are based on past trends. Berkeley County's population is projected to increase to 225,010 residents by the year 2035, at an average rate of 1.65% per year. Likewise, South Carolina's population is projected to increase at an average rate of 1.22% annually. Provided that those projections are accurate, Moncks Corner's current rate of growth will have to subside significantly.

1 The Source of all charts and tables are the U.S Census Bureau unless otherwise noted.

Growth Comparison 2000-2008

Demographic Characteristics

Compared to the rest of Berkeley County and the State, Moncks Corner's population is slightly younger. The State of South Carolina's estimated median age in 2008 was 37.6 years of age, while Berkeley County's was 34.3 years.

2008 U.S. Census Estimates project a median age of 36.1 years for the population totaling 7,508 citizens within the Town of Moncks Corner, an incremental aging from the 2000 U.S. Census report for Moncks Corner's total population of 7558 citizens with a median age of 26 years.

It is more telling to look at the proportion of residents within age groups than the median age. While there is not a significant difference in the proportion of males and females within the total population, the Population by Age chart below indicates population growth has occurred predominately in the middle age and senior populations ranging upwards from 50 years of age. This trend, in general, can have a direct affect on proportions of household types reported in the 2010 census and types of housing needed in the future.

Diversity

Moncks Corner's cultural diversity can be assessed by looking at its racial composition. An estimated 63% majority of residents are reported in the census as white (including Hispanic or Latino), 36% Black, .5% Asian and .5% other (e.g. native Americans, pacific islanders, etc.). The Census Bureau measures the Hispanic or Latino population separately from race, as these individuals may be of any race. According to the 2010 Census, 5.1% of Moncks Corner residents identified themselves as Hispanic or Latino (of any race).

Educational Profile The chart below illustrates educational attainment of Moncks Corner residents, 25 years of age and older, in comparison to those residing in Berkeley County and the Charleston-North Charleston MSA. Ninety two percent (89.5%) of citizens at least 25 years or older had at least completed high school. Twenty three percent (17%) had at least a Bachelor's Degree or higher. School enrollment figures show that these percentages could increase if current residents expected to graduate from high school and/or college decide to stay in Moncks Corner once their education at these levels is complete. Although it cannot be assumed that all residents currently enrolled in high school or college will graduate and/or attain a bachelor's degree in the next few years, it does however indicate that the availability of employment opportunities will need to increase unless an equivalent proportion of the population concurrently retires. Statistics for the proportion of residents enrolled in preschool or elementary schools are more relevant when compared to state levels. While over half of the Town 's population of children 3 years in age and older are enrolled in school, this proportion surpasses that of the state by approximately nine percent

Household Growth

The U.S. Census Bureau defines a "household" as "all the people who occupy a housing unit as their usual place of residence". The number of households in Moncks Corner has been steadily rising as the population increases. The US Census Bureau estimates that number of households in Moncks Corner has is 3,376.

Household Characteristics In order to understand types of housing that can accommodate households within the Town, it is important to look at the make-up or characteristics of households and their inhabitants. A family household includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption.

Moncks Corner Summerville Berkeley County Dorchester County Charleston County

Median Household Income, 2007 - Regional Comparison

Source: U.S. Census Bureau, 2005-2007 American Community Survey Family households 82% Nonfamily households 18% Households by Type Source: U.S. Census Bureau, 2005-2007 American Community Survey

Income Trends & Characteristics

Households within the Town of Moncks Corner have slightly higher incomes than those in Summerville, Berkeley County as a whole, and surrounding counties.

The Median Household Income in Moncks Corner has risen steadily since 2000. The 2010 Census places the Median Household Income for Moncks Corner at \$44,225.

During the same time period (1999-2007) the National Consumer Price Index annual average increase ranged from 1.6 to 3.4 indicating that most households in Moncks Corner are able to keep up with increasing costs of living.

Nonetheless, there are residents of Moncks Corner that live below poverty level. The US Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. The official poverty thresholds do not vary geographically, but they are updated for inflation using Consumer Price Index (CPI-U).

An important component of evaluating the poverty rate of a particular community is the number of children and elderly affected, as they are considered to be our vulnerable population. Children living below the poverty line are at risk for Children & Seniors Living in Poverty
Moncks Corner, 2007

Source: U.S. Census Bureau, 2005-2007 American Community Survey

Health and development problems because of the cost of good nutrition, healthcare, and other necessary items. The US Census Bureau reports that in 2010, slightly more than 14%, or 1,103 residents of Moncks Corner lived below the threshold for poverty.

Housing

Housing availability, diversity, and affordability can define a community and its future. The lack of housing availability drives up the cost of housing, particularly if other attributes of the community are attractive to new economic investment. Diversity determines the range of population groups that choose, or have an option, to live within a community. Affordability is a strong consideration of prospective employers who will be relocating a workforce to the area and the range of salaries demanded.

Housing Availability

Fortunately, the total number of housing units within Moncks Corner has continued to increase each year due to annexation and infill. From 2000 to 2010 the number of housing units has increase on an average of 56.4 units per year. This increase has more than accommodated the population increase of 2.2% for the same years.

Occupancy of Housing Units

According to U.S. Census Bureau 2010 Estimates, Moncks Corner had approximately 3,376 housing units. The fact that the proportion of rental units decreased from the 2000 census while the proportion of vacancies rose and owner occupied units remained constant supports the earlier observation that housing construction outpaced population increases in the early part of this decade. Likewise, neither the average household size nor another measure of overcrowding, persons per room, indicate that housing units in the Town are overcrowded. In general, the average household size of occupied units in Moncks Corner at the time was estimated to be about three (3) persons per unit. The average

household size of “renter-occupied” units was negligibly lower than that of “owner-occupied” units (3.02).

Diversity of Housing Types

Diversity of housing types is not significant in Moncks Corner. Single-family homes, whether detached or attached, comprised 70.1% of Moncks Corner’s housing stock in 2000. Multi-family structures, including duplexes, townhomes, apartments and condominiums, accounted for sixteen percent (16%), while mobile homes totaled (25.6%) of the housing stock.

According to municipal records, compiled by the Berkeley-Charleston-Dorchester Council of Governments, the Town of Moncks Corner building department issued 637 single family residential permits for new home construction between 2000 and 2011.

Moncks Corner has experienced some increasing diversity in its housing stock since the year 2000. Between 2000 and 2011, 32 permits were issued for multi-family construction. While new mobile home permit data was not compiled, the US Census estimates an overall increase in the proportion of multifamily and mobile home housing units during this time period. It is important to consider whether this increase indicates a demand and potential need for more affordable options than the traditional single family units that were constructed in the twentieth century.

Housing Values

The median value of owner-occupied homes in Moncks Corner has risen steadily over the past quarter century to an estimated \$142,100 in 2010. At that time, (67%) of owner occupied homes were valued in the range of \$100,000 to \$299,000

Owner occupied - 57%

Renter occupied - 43%

Vacant housing units - 10.5%

While these values may appear to be affordable to some and expensive to others, a true measure of affordability is often determined by looking at the relative cost of housing for households within a community. The median household income for Moncks Corner in 2010 was \$44,225. According to a recent study, cited in the Post and Courier, an income of \$56,119 is needed in the current market to purchase an \$188,000 home.

Source: U.S. Census Bureau

However, although median priced homes are still affordable to households earning the median household income, consideration must be given to whether the 50% of households earning less than the median can afford housing within the community.

Housing Affordability

According to the U.S. Department of Housing and Urban Development (HUD), a home is considered affordable or within your means, when rent or mortgage expenses do not exceed thirty percent (30%) of the household's combined annual income. The US Census generates reports on the proportion of households within a community spending more than 30% of gross income on either mortgage expenses or rent.

Rough calculations indicate that to afford new construction at this average cost, the annual household income should be approximately \$43,200. Per the US Census Bureau's estimates for 2010, approximately 24% of the Town's households earned less than this amount. Given that these values are averages, there is new construction occurring that should be affordable to a portion of those households below this threshold. In order to conduct a full analysis of the availability of affordable housing, vacancy rates of both single family and multifamily, purchase and rental housing, would need to be assessed further.

Community Facilities

The facilities available to residents of a particular community can have great effects on their quality of life. Included under the broad heading of community facilities are things such as adequate fire and police protection, access to health and emergency medical care, quality schools and recreational facilities. In many cases, it is based on the aforementioned elements that individuals decide whether or not to locate or remain in a particular place. These facilities therefore, are essential to the vitality of a community. To promote the efficient use of infrastructure, annexations and development must be tied to existing utility lines.

The Community Facilities element of this plan will explore the existing conditions of the facilities available to the residents of Moncks Corner. From this documentation, Planning Commissioners and Town Council will be able to make informed decisions regarding the potential impact of proposed development on the Town's facilities.

Utilities

Public Water Systems

Currently, the Berkeley County Water and Sanitation (BCWS), the Town of Moncks Corner Water Works provide public water to the urbanized portions of the Greater Moncks Corner Area.

Furthermore, there is one water treatment facility located near Moncks Corner, which generates potable water for Greater Moncks Corner Area residents.

The Town of Moncks Corner is primarily served by the Water Works of Moncks Corner.

As a member of the Santee Cooper Regional Water System, the Moncks Corner Water Works purchases its water from the Santee Cooper Water Treatment Plant in Moncks Corner. Currently, the total capacity of the water system is 3.45 million gallons per day (MGD), exceeding the peak daily demand of

2.5 million gallons. The Town of Moncks Corner maintains two elevated water storage tanks with a total capacity of 1.25 million gallons. In addition, there are two elevated storage tanks located within the unincorporated area of the Greater Moncks Corner Area.

Furthermore, the Moncks Corner Water Works maintains nearly 450 fire hydrants to ensure the safety of residents. Further acquisition of existing Charleston Water Systems infrastructure into the Moncks Corner Water Division may be necessary upon additional annexation.

The subsequent map, Map, displays the water service providers which serve the Greater Moncks Corner Area.

Greater Moncks Corner Water Service Providers

Public Wastewater Systems

Public sewer service is available for residents within the Town of Moncks Corner through the Berkeley County Water and Sanitation, and the Moncks Corner Water Works. Nearly 54 miles of sewer lines serve Town of Moncks Corner residents. The Town of Moncks Corner contains 14 pump stations that collect and direct sewage to processing stations. There are 6 pump stations privately maintained by individuals, homeowners associations, industrial parks and facilities, commercial facilities, religious establishments, and residential subdivisions.

Private Water/Wastewater Systems

In cases where public water and sewer is not provided to unincorporated properties within the planning area, private wells and septic systems are utilized. South Carolina's Department of Health and Environmental Control regulates and permits private wastewater systems.

2011 Comprehensive Plan

It is imperative that private wastewater systems are installed and operated correctly as well as pumped regularly to avoid underground water contamination. Moreover, wells should be tested regularly as groundwater contamination would pose a health risk to residents.

Map: Greater Moncks Corner Public Wastewater Systems

ElectriTown Providers

ElectriTown is provided to residents of the Greater Moncks Corner Area through both Berkeley Electric Cooperative (BEC) and Santee Cooper.

Green Infrastructure

Berkeley Electric Cooperative (BEC) and Santee Cooper are working together to further a Green Power Program in response to increased member interest in renewable energy and concern for the Environment or ElectriTown. Methane gas from decomposing garbage produces 14.2 megawatts of ElectriTown. This helps to reduce methane emissions from the landfills, an amount comparable to

planting more than 17,800 acres of trees. In fact, the Green Power Program has obtained national Green-e certification through the Center for Resource Solutions (CRS) in California. The Green Power Program is one of the few programs in the nation to receive Green-e certification. Additionally, South Carolina Electric and Gas in conjunction with Duke Energy and Progress Energy formed Palmetto Clean Energy (PaCE), a nonprofit organization devoted to the exploration and development of renewable energy resources. PaCE allocates 75% of money obtained to fund renewable energy premiums to renewable generators that supply 100 kilowatt-hours of renewable energy into the state's power grid. The United States Green Building Council initiated LEED (Leadership in Energy and Environmental Design) to further sustainable building practices by providing universally accepted performance standards for the incorporation of green building and infrastructure. LEED contains rating standards for schools, new buildings, the retrofit of existing buildings, retail and other commercial facilities, medical facilities, residential development, and neighborhood development. Building owners and operators, architects, developers, landscape architects, and local governments can adopt LEED standards to further the construction of green infrastructure and, in turn, promote public health, ameliorate environmental impacts, reduce operating costs, and enhance a site's marketability. LEED for Neighborhood Development (LEED-ND) provides a standardized methodology for the assessment of neighborhood design which integrates the principles of smart growth and green building practices. LEED-ND can provide developers, architects, and planners the methodology to further a holistically sustainable built environment. To obtain LEED-ND accreditation, neighborhoods must incorporate into the neighborhood design such features as: accessibility and proximity to public transit, recreational, and civic opportunities, conservation of ecologically sensitive areas, the incorporation of recycled substances into construction, the possibility of local food production, green building and infrastructural practices, and the utilization of renewable energy.

Solid Waste Disposal

Waste collection is provided to the Town of Moncks Corner from a contracted third party. They provide solid waste disposal to residents of the Town of Moncks Corner. The responsibilities of the waste collection services include curb-side solid waste collection, processing, and disposal. The Town of Moncks Corner does not provide for the collection or disposal of commercial solid waste.

Unincorporated residents of the Greater Moncks Corner Area are responsible for the disposal of their household waste and yard debris, which must be taken to any of the nine convenience centers. Recycling.

Recycling is an important component of solid waste management. Currently, curb-side recycling service is not available to Town of Moncks Corner residents; however, there are eight drop-off recycling facilities located within the Town of Moncks Corner. These facilities provide for the recycling of steel and aluminum cans, plastic, glass, paper, cardboard, used oil, and antifreeze. Advance Auto and Auto Zone provide for the recycling of used oil only convenience center. These facilities do not provide for the recycling of paint, lead-acid and nickel

Fire Protection & Emergency Medical Service

Fire Protection

Three fire departments serve the Greater Moncks Corner Area, one of which is within the Town of Moncks Corner and three within the unincorporated area. The one located within the Town of Moncks Corner, is maintained by the Town of Moncks Corner Fire Department.

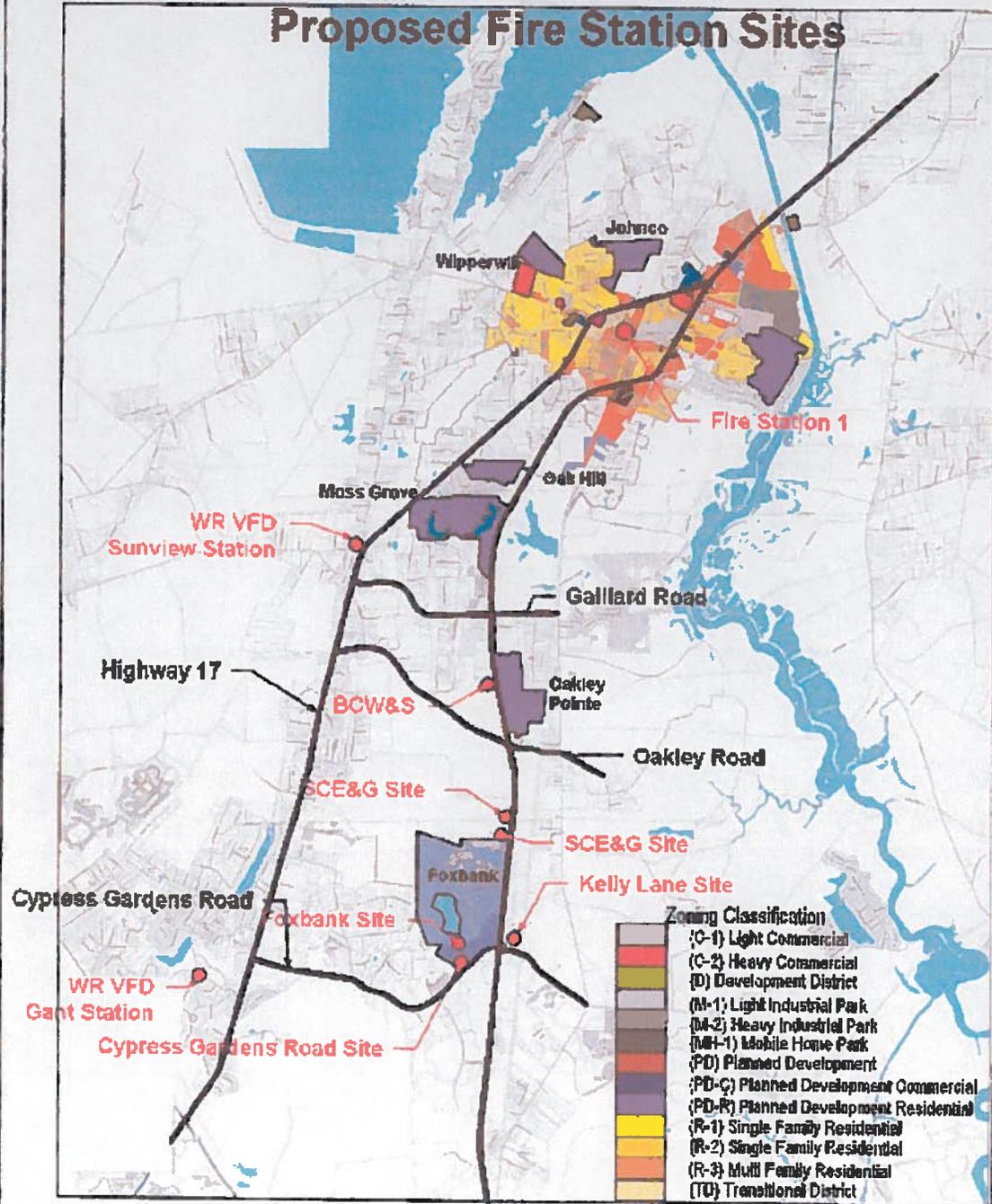
The Town of Moncks Corner Fire Department consists of 23 paid and 3 volunteer personnel that work 24 hour shifts and have exceeded minimum training qualifications. All firefighters are trained Emergency Medical Technicians (EMT) and rotate their assignment on the ambulance. The Town of Moncks Corner Fire Department is comprised of ambulance service as well as three full size fire trucks and one service truck.

Additionally, the Moncks Corner Rural Fire Department consists of 49 volunteers, one rescue unit and tower truck, as well as four engines. Currently, the Moncks Corner Fire Department deploys fire services from one station. Due to increased development and demand of efficient fire services, the addition of another station is necessary to adequately and efficiently serve the Town of Moncks Corner.

Additionally, construction of Station 2 of the Moncks Corner Fire Department within Foxbank is necessary to better serve the demands of citizens.

The ISO (Insurance Services Office, Inc.) is the leading supplier of statistical, actuarial, and underwriting information for and about the property/casualty insurance industry. Based on such factors as water supply, hydrant location and quality of the fire department, the ISO fire insurance ratings for a community are the foundation on which most insurers build their coverage programs. The ISO ratings range from 1 to 10, with 1 being perfect. Since the ISO fire ratings are used by property insurance companies to set insurance premium rates, the lower the ISO fire rating, the lower the insurance premium. The table below displays the ISO rating for Greater Moncks Corner Area fire departments. Greater Moncks Corner Area Fire Departments ISO Rating Fire Department/Station Name Address Planning Area Station 2; Town of Moncks Corner Fire Department. The following map indicates the locations of the various fires stations along with the proposed site in Foxbank.

Proposed Fire Station Sites



Emergency Medical Services

Berkeley County Emergency Medical Services (EMS) provides services to the Town of Moncks Corner to provide emergency care. The trained staff of Berkeley County's Emergency Medical Services responds to approximately 14,000 medical emergencies each year. The Town of Moncks Corner Emergency Medical Services consists of 12 Paramedics and 18 Basic Emergency Medical Technicians (EMT s). Emergency personnel are dispatched through the Town of Moncks Corner Fire Department.

The annual budget of \$3.8 million, a third of which comes from billing procedures, allows Berkeley County EMS to participate in rescue operations, establish routine procedures for children and adults, and plan for future growth. The County employs 120 Certified Medics. Emergency Medical Service Personnel per Berkeley County Citizen is 1 to 1,225. Berkeley County Emergency Medical Service provides support to the Town of Moncks Corner Fire Department when assistance is needed. The Town will provide space for and EMS unit at its Foxbank Fire Station.

Police Protection

In 2007, when compared to Charleston, Hanahan, Mount Pleasant, North Charleston, and Summerville, the Town of Moncks Corner boasts having incredibly low violent and property crime rates. Thanks to the protection provided by the men and women of the Town of Moncks Corner Police Department.

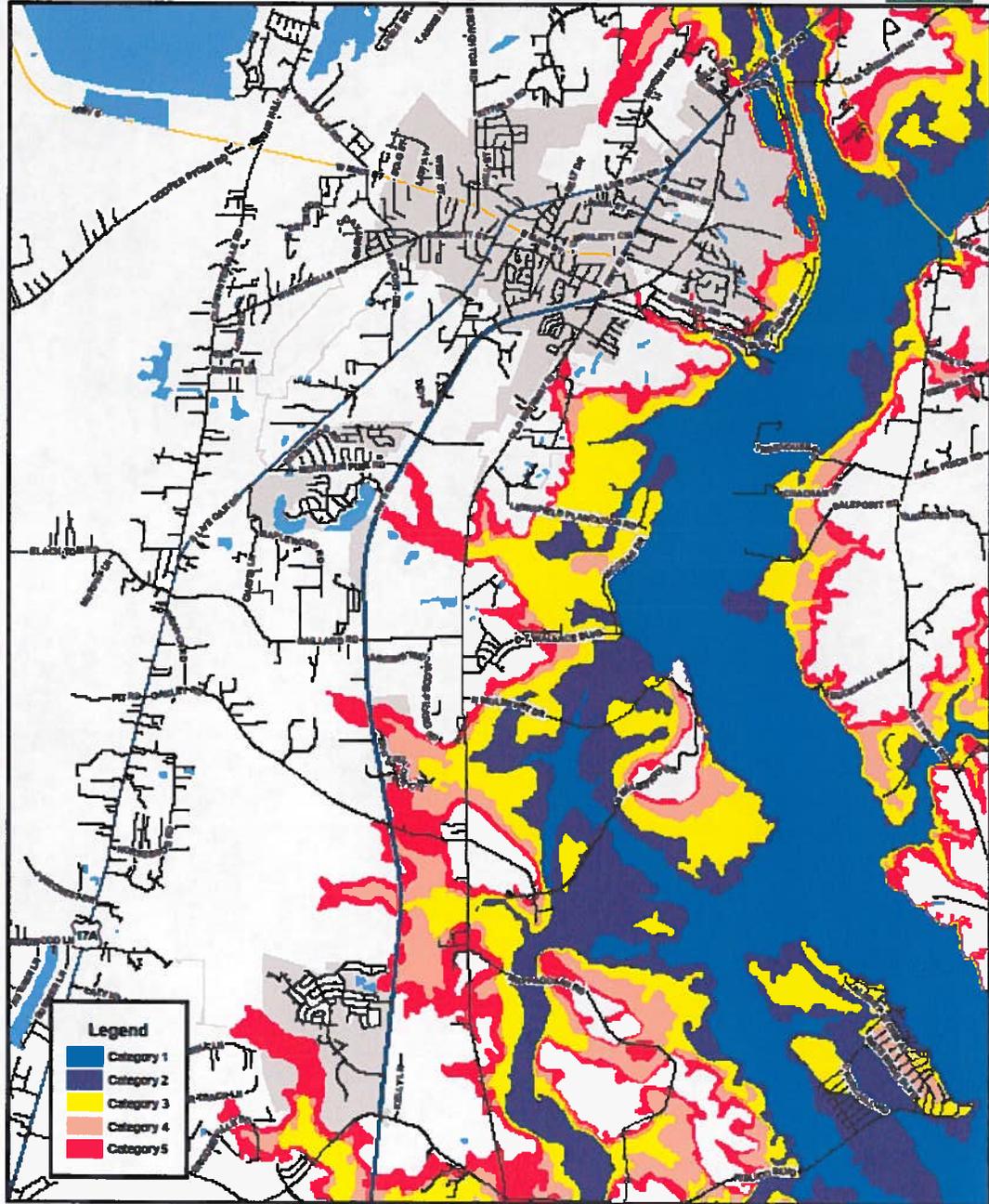
The Town of Moncks Corner Police Department, which consists of 25 sworn officers and 2 civilian employees, is divided into four divisions: Uniformed Patrol, Criminal Investigations, Narcotics, and School Resource Officer Operations. In addition to its standard provisions, the Town of Moncks Corner Police Department provides additional special services which include the following:

- Reserve Officer Program
- Victim Services
- Youth Programs

Emergency Preparedness

Because of its location, Berkeley County is threatened by various natural, technological, societal, and man-made hazards. These hazards endanger the health and safety of Moncks Corner residents, jeopardize the economic vitality, and imperil the quality of the environment. Because of the importance of mitigating the loss of life and property, the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) facilitates a comprehensive planning process for Berkeley and Dorchester counties and local governments located within them. The Berkeley-Dorchester Hazard Mitigation Plan identifies the planning process for local governments as well as South Carolina's Emergency Management Department, which will incorporate the bi-county plan into its statewide hazard mitigation plan. The Town of Moncks Corner was directly involved in this plan-making process by identifying and analyzing hazards, assessing community hazard vulnerability, evaluating mitigation capabilities, establishing goals, and formulating a Mitigation Action Plan. The following map shows an interesting map of potential flooding during a hurricane.

Moncks Corner Hurricane Surge (2011)



Legend

- Category 1
- Category 2
- Category 3
- Category 4
- Category 5



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Greater Moncks Corner Medical Facilities

Future Medical Facilities

Due to increased development and, in turn, demand in health care services, Roper St. Francis Healthcare is planning to construct a new, full service hospital to serve the healthcare needs of Berkeley County and the Greater Moncks Corner Area. This proposed hospital, the Berkeley Hospital, will be located just outside of the Town of Moncks Corner at Carnes Crossroads where Highway 17A and 176 intersect as part of a mixed-use planned community. Its location along Highways 17A and 176 will provide easy access for Moncks Corner Area residents as well as enable Town of Moncks Corner residents with access to comprehensive medical services within a ten minute drive.

In addition to that, the Trident Berkeley Medical Unit intends to build a five hundred bed, full service hospital at the intersection of Highway 17A and Highway 52. This will be right in the center of town.

Government Facilities

The governmental functions of the Town of Moncks Corner take place centrally in the Town Hall.

The Town of Moncks Corner is governed by a strong Mayor and six council members, which serve four year terms. Governmental functions of the Town of Moncks Corner include administrative services, court, permitting, planning, police protection, public works, and recreational services.

Recreational Facilities

The many natural amenities of the Greater Moncks Corner Area afford numerous recreational opportunities. Currently, there are 4 public parks within the Greater Moncks Corner area, accounting for a total area of nearly 100 acres. The Moncks Corner Recreation Complex will provide adult and youth classes in various sports and includes a fitness center complete with cardio deck, weight-training area, basketball, and swimming.

Currently, there are few recreational opportunities outside of the municipal boundaries of Moncks Corner. Increased development, demand for recreational opportunities, and changing preferences in recreation necessitates inclusion of additional recreational areas as well as continued expansion and enhancement of existing recreational facilities and parks.

According to the 2010 Recreation Needs Assessment, the addition of 8 miniparks, 5 neighborhood parks, one civic park, 1 regional recreation facilities, and one special purpose park is recommended to adequately accommodate increases in development and demand for recreational opportunities. Additionally, it is imperative that these parks are easily accessible by all citizens via an interconnected system of pedestrian pathways and public transportation opportunities. Currently, parks and recreational facilities are accessible to residents and visitors per existing and proposed hiker/biker trails

as well as TriCounty Link's and #1 Berkeley County Commuter Routes. The TriCounty Link's Route best serves Greater Moncks Corner Area residents by offering several stop locations within walking distance of recreational facilities. Also, safety is of primary concern, thus visibility from surrounding uses and ample oversight from recreational personnel is crucial.

Fishing and Bird Watching

The Cooper River, the largest flowing river system in the Greater Moncks Corner Area, its many tributaries provide many boating, bird watching, and fishing opportunities for residents and visitors alike. The lake and river provide the habitat and breeding ground of an abundance of fish, such as speckled perch, catfish, and bluegills, alligators, and many migratory birds.

Golf Courses

There is one golf course, Berkeley County Club provide golfing enthusiasts with variety and high quality golfing experiences within the Greater Moncks Corner Area.

Education Facilities

As part of the Berkeley County School District, 4 public schools serve Greater Moncks Corner Area residents. Additionally, one private school, St. Johns Academy serves Greater Moncks Corner Area residents as well. The facilities in the town include: Berkeley Elementary, Berkeley Middle, Berkeley Intermediate, Berkeley Alternative, Berkeley High, Berkeley Middle College, Adult Education, Trident Tech Berkeley Campus.

Educational Facility Address Grades

Greater Moncks Corner Area Educational Facilities

Reflective of population growth, Greater Moncks Corner Area schools have been enduring a steady increase in enrollment over the past decade. Student enrollment for Greater Moncks Corner Area public schools for the 2008-2009 school year was nearly 3,706.

Higher Education

Although there are no facilities for higher educational attainment within the Greater Moncks Corner Area, three facilities are provided just minutes away. Charleston Southern University, Trident Technical College and Virginia College provide continuing educational opportunities in a variety of fields.

Additionally, the College of Charleston, Citadel, and Medical University of South Carolina, Strayer University, Lowcountry Graduate Center and College of Charleston North Campus, provide undergraduate and graduate coursework for Greater Moncks Corner Residents.

With continued growth and demand for continuing educational opportunities, the construction of

satellite facilities within the Greater Moncks Corner Area should be explored to better serve the needs of residents.

Transportation

Transportation is increasingly the most complex issue faced by State and local governments. The movement of people, goods, and services is crucial to the economic and social vitality of any community. The transportation network in and around Moncks Corner provides access for people and products to small local markets, as well as to the surrounding urban areas in Berkeley, Charleston, Dorchester Counties.

Moncks Corner's transportation system affords its residents the opportunity to work in the larger employment centers, while residing in a community that has an established high quality of life. As Moncks Corner and Berkeley County continue to grow, the pressures on the transportation network will continue to increase, and these increasing pressures will need to be addressed by the State, County and local governments.

The Transportation Element is meant to guide future development of the Town's corridors, roads and highways for motorized and non-motorized transportation including public transit systems, bicycle, and pedestrian networks. Because roadway network can influence where growth will occur, proposed land use policies for each planning area should be evaluated in depth when determining whether future transportation improvement proposals should be approved in coordination. Conversely, the adequacy and future maintenance of existing roads and streets, and alternative modes of transportation should be considered in evaluating the impacts of proposed residential development.

Existing Transportation Infrastructure System

The Moncks Corner planning area features a variety of modes of transportation. These include the road network, which encompasses state highway facilities, collector roads, and the local street system; pedestrian and bicycle facilities; railroads; the Charleston International Airport; and transit and ridesharing opportunities. These facilities are intimately connected with the regional transportation network. While Moncks Corner has the ability to directly address issues related to the effectiveness of the transportation system within its boundaries, it also has a voice in regional transportation planning as a member of the Metropolitan Planning Organization, known as Charleston Area Transportation Study or CHATS. CHATS is comprised of committee members, which the Town of Moncks Corner holds a seat in, who oversee transportation planning and programming of improvements for the Berkeley-Charleston-Dorchester urbanized area in coordination with SCDOT and the local cities and counties.

Road Networks/Improvements

A road network is made up of a variety of different types of facilities with independent yet complimentary uses. The Federal Highway Administration (FHWA) has classified roads and highways into groups according to the type of service they are intended to provide based on daily traffic volumes as

well as its purpose, characteristics, and location. As shown in the Road Network Map below, this classification system includes Interstates, Principal Arterials, Minor Arterials, Collectors, and Local Systems.

Roads within Moncks Corner are primarily owned and maintained by the South Carolina Department of Transportation (SCDOT) and Berkeley County . In addition, there are also roads that are owned and maintained by private developers and individuals, but these roads are continuously transferred into control of either Berkeley County or the SCDOT.

All federal funds in the BCD Region are administered through CHATS (Charleston Area Transportation Study), a policy-making body formed of elected officials from all three counties, to prioritize and allocate federal dollars to road projects. The CHATS study area is a subset of the tri-county area, composed only of those areas now urbanized and those expected to be urbanized over the next 20 years.

The Planned Road Improvement Projects map, above, depicts the road improvement projects that are being planned for. These improvements include funded and non-funded projects that are being considered by Berkeley County, SCDOT, and CHATS. Funding sources and the road enhancement projects for which funding has been approved are located in the maps below. Within the 2030 CHATS Long Range Transportation Plan there are several enhancement projects scheduled for the Moncks Corner

The Road Improvement Project Funding Map illustrates the planned funding sources for the different road enhancement projects. Sources include: Sales Tax funds and Federal funds through CHATS. The enhancement projects shown in the map include both approved funds and planned funds. For a list of approved funded projects see the map below.

The Approved Funding For Road Improvements Projects Map depicts the projects in which funding has been earmarked. From the previous maps, it is evident that only a few projects have approved funding. The data in the charts below depict the average daily traffic counts per year for all the stations located within the Moncks Corner Planning area. Multiple stations show a decrease in traffic volume (shown in shaded cells) which could be the result of the changing economy.

The increases in traffic counts underscore the need to plan for greater Town on existing roadways as well as the construction of new roadways in the developing portions of Moncks Corner. Significant infill development, particularly in the downtown area, will likely increase the ADT figures in that region and may warrant Town improvements.

Pedestrian & Bicycling Accessibility

The Town and the Planning Commission has made it a priority to develop a hiker and biker trail system to enhance these modes of transportation as they remain vital to the communities within Moncks Corner. The development of safe, attractive, efficient and accessible bicycle facilities and sidewalks will reduce vehicular use, increase pedestrian use and help to improve air quality as well as the overall

health of Moncks Corner residents and visitors. The development of these types of facilities would also aid in the connectivity of the overall transportation network for pedestrians. Sidewalks are critical transportation routes for communities as they allow pedestrians to travel from one place to another, stimulate business districts by encouraging leisure shopping, and keep communities safe by providing more activity on the street. Therefore, transportation corridors should be more than just roadways for automobiles. Corridors can be designed and classified to reflect a balance between various modes and surrounding land uses. The term "Complete Streets" refers to streets that are designed to enable safe access and mobility for all users.

Public Transit

Public transit is an important component of the Moncks Corner transit system. Public transit helps enhance mobility options, reduce vehicle miles traveled, and encourage transit-oriented development around planned transit station areas. Currently Tri-County Link, which operates rural bus services throughout the tri-county region, provides coverage for most of Moncks Corner.

Ride-Sharing Opportunities

The Berkeley-Charleston-Dorchester Council of Governments (BCDCOG) has developed a free ride-matching service. This program, Trident Rideshare, is a free and convenient web-based service that connects commuters looking to share cars, bicycles, taxi, transit or walking trips in Berkeley, Charleston and Dorchester Counties and has been designed to assist residents and employees with their commute to and from work by offering alternatives to driving alone. Through an online secure computer service, applicants are placed into a database and matched with commuters having the same criteria. Applicants can then see their matches and then exchange emails to set up a carpool together.

The benefits of ridesharing are numerous. Not only does it help alleviate traffic congestion, it translates into both an economical and environmental savings by reducing the accumulation of miles traveled on an individual's car and reducing pollution. Additional incentives are offered through the Trident Rideshare program and many large companies have begun to participate in the service.

Airports

There are two airports, the Charleston International Airport and the Berkeley County Airport, located nearby the Moncks Corner planning area. The Charleston International airport is located in Charleston County and accessible from I-526. Located adjacent to the Charleston Air Force Base, this airport provides commercial and military air service for the region. Close to a million passengers are emplaned on scheduled, commuter and charter airlines each year at the Charleston International Airport. On average, roughly six airlines operate out of this airport and offer over 100 flights daily. Due to the size of the airport and surrounding region, most flights out of Charleston International go to major hubs in Atlanta, GA or Charlotte, NC.

The Berkeley County Airport is located off of US 17A south of Moncks Corner. Berkeley County oversees

and operates this airport which is open 7 days a week. This airport provides a base for individual private flights and planes and offers numerous aeronautical services.

Rail

Railroads have been and remain an integral part of the transportation network in Moncks Corner. Railroads save time and money by being able to transport large amounts of goods along tracks thus relieving truck traffic and reducing congestion on roads. As depicted in the map below, there are two main railroad lines that traverse across the Moncks Corner planning area. These lines are owned and operated by CSX which transports goods in and out of the Charleston region daily. These rail lines are depended upon heavily by the Charleston area ports to transport goods from container ships. Most rail crossings are equipped with arm gates, but there are a few crossings that motorists must carefully approach to see if a train is coming. Amtrak operates passenger services in and out of Charleston on their Silver Service / Palmetto route. This route runs from New York to Miami with a stop in North Charleston at the Gaynor Avenue station. Amtrak operates on the same rail lines owned by CSX through an agreement between companies. They schedule their trips to avoid any conflicts between trains and to prevent backups.

Economic Development

Traditionally, economic development has been viewed as increasing employment and income within a community. More generally, it involves the economic wellbeing of area residents. A strong, diversified economy in Moncks Corner and the surrounding region is critical to the wellbeing of the residents of the Town and South Carolina.

Economic History

The economic roots for Moncks Corner date back to the early 1700s. During this time the economy centered on agriculture in which plantations served as the economic foundation. Plantations produced rice, indigo, and other crops that were exported all over the world. The success of these plantations brought other social opportunities and aided the growth of the area.

However, following the Revolutionary War in the late 1700s, the economy began to decrease as residents emigrated out of the Moncks Corner area during summer months to avoid health issues associated with living near swamp land. The negative economic growth continued through the Civil War, which brought an end to slavery and dramatically changed the operation of plantations. By the late 1800s most of the plantations were closed and people had moved away. Throughout the early 1900s Moncks Corner consisted of small farms, the occasional lumber mill, a few general stores, and a number of small white-washed churches. Moncks Corner would remain this way up until World War II. Then businesses and investments increased from the military presence that revitalized the area in near by Goose Creek. This strong economic foundation made the Moncks Corner area one of the fastest growing communities in the nation.

The political leaders Town of Moncks Corner created a to seek, a strong interest in creating greater economic development to analyze, and address the needs of the existing business community and promote the recruitment of desirable businesses into the Town of Moncks Corner. The Town is also a member of the Berkeley County Chamber of Commerce. The Chamber works to help attract new industries to our area and is governed by a board of directors, which the Town of Moncks Corner holds a seat.

Household Income

Household income is used to represent total income because it includes the income of the householder and all persons 15 years old and over in the household, whether related to the householder or not. The household income is a measure including not only wages and salaries, but such items as unemployment insurance, disability payments, child support payments, regular rental receipts, as well as any personal business, investment, or other kinds of income received routinely.

In 2010, 23.9 percent of households in Moncks Corner had an income between \$50,000 and \$74,999. Households earning this amount made up the largest percentage group while 15.1 percent of households earned \$35,000 to \$49,999 making up the third largest percentage. These percentages are similar with the household incomes for Berkeley County, but are higher than the South Carolina household income levels. Only 18.8 percent households in South Carolina earned between \$50,000 and \$74,999. Both Berkeley County and Moncks Corner have higher levels of income indicating a stronger economic base in this area of the state.

Source: 2007 American Community Survey 3-Year Estimates

Per Capita Income

Per capita income is the average income per individual within a geographic designation (state, county, census tract, or place). It is derived by dividing the total income of all people 15 years and over in a geographic area by the total population in that area. However, income is not collected for people under 15 years old even though those people are included in the denominator of per capita income. Non-profit institutions, private trust funds, and private health and welfare funds are also classified as individuals. The per capita income for the Town of Moncks Corner was below the state and national average, but similar to Berkeley County. The higher household income and lower per capita income in Moncks Corner indicates an increase in the number of people living in a household. This trend is a result of the current economic situation as more people are living together during economic hardship. Additional trends in household size are addressed in the Population Element.

Poverty Levels

Poverty refers to the condition of not having the means to afford basic human needs such as clean water, nutrition, clothing, and shelter. Poverty status of individuals can greatly affect the income levels and economic status of a Town and therefore needs to be considered.

In 2010, the US Census Bureau reports that roughly 14.2% residents of Moncks Corner lived below the poverty threshold. Moncks Corner has the lowest number of individuals living below the poverty threshold. At 14.2 percent, Moncks Corner is above Berkeley County (11.1 percent) and below South Carolina (16.4 percent). The low poverty rate of Moncks Corner can be contributed to higher income levels in Moncks Corner, level of educational attainment of the residents, and employment opportunities available in the surrounding area. Poverty levels are also addressed in the Population Element in further detail.

Labor Force Characteristics

Education

Education levels are an important component to consider when analyzing the economic status of a community. A high level of educational attainment will relate to the types of jobs and businesses in a community. Additionally, this information about the labor market can be used by the Town or a chamber of commerce to promote Moncks Corner to potential employers.

Source: 2008 American Community Survey 3-Year Estimates

Educational attainment refers to the highest level of schooling a person has achieved in terms of grade levels of elementary or secondary school completed and certificates or diplomas obtained. It also refers to post-secondary institutions attended and certificates, degrees or diplomas granted. An area's level of educational attainment is often used as a proxy for the skill level of the population base and can shed light on factors contributing to income levels.

Both high schools graduate (89.5 percent) Additionally, 17 percent of residents have either an associate's degree or a bachelor's degree. These statistics are also similar to state averages where the majority of workers have some college or a high school degree and about 15% with higher degrees.

Employment

Employment or "place of work" data are the number and type of jobs available in the Town of Moncks Corner and Berkeley County, where a number of Moncks Corner residents are employed. This information provides an important indicator of the level of economic activity for economic development planning and land use planning purposes. This section portrays the employment characteristics and trends for the Town of Moncks Corner; comparing data from the 2000 and 2010 Census estimates. In 2010, the number of people aged 16 and older in the Town of Moncks Corner that were a part of the total labor force reached 5,700; approximately 53.9 percent of the total population. Of the 5,700 members of the labor force, 3,379 are considered part of the civilian population.

The civilian labor force both employed and unemployed also rose sharply while the number of armed forces decreased as a result of missions being completed or terminated.

Unemployment Rates

A key indicator of an area's economic health and prosperity, unemployment data measures only those individuals looking for employment and ignores those persons who have chosen not to work. Unfortunately, annual employment data is limited to county and metropolitan statistical areas. Unless communities conduct independent employment studies, individual community data is only released every 10 years with the census. The unemployment rates for Berkeley County varied between 1999 and 2008, but closely followed both the national and state trends. Throughout the years, Berkeley County remained below the South Carolina average and often below the national average. However, Berkeley County with an unemployment rate of 6.2 percent, slightly above the national unemployment of 5.8 percent rate during the recent economic downturn.

Class of Worker

The data on "class of worker" refers to the same job as the respondent's industry and occupation and categorizes persons according to the type of ownership of the employing organization.

Source: 2008 Source: 2000 US Census American Community Survey 3-Year Estimates indicates the percentages of workers by class in Moncks Corner. The largest class was the private wage salary workers followed by government workers and then the self-employed.

Defined by the US Census Bureau as a set of jobs which involve the performance of a common set of tasks, information regarding types of occupations within a community is useful in portraying employment trends. The primary occupations of Moncks Corner citizens fall within two categories: (1) management, professional and related occupations and (2) sales and office occupations. These two categories represent 60 percent of all occupations. Between 2000 and 2008, both management and professional related occupations and service related occupations grew 2% and 4% respectively. The increase in health care coverage is one of many factors that have contributed to the growth of these industries. However, during this time, occupations in construction, extraction, maintenance, production, transportation, and sales and service occupations decreased. The decrease in these occupational categories can be contributed to the recent economic downturn in which the industries for these occupations were affected more heavily than service related industries. Management, professional, and related occupations

Service occupations

Sales and office occupations

Construction, extraction, maintenance and repair occupations

Production, transportation, and material moving occupations

Employment by Industry

The employment by industry graph below indicates the types of jobs in which residents of Moncks Corner are employed; regardless if the job is located outside Town limits. This information also reflects recent changes in the region's economic base by utilizing employment rates by industry. The two largest industries for Moncks Corner in 2010, for the employed population 16 years and older, sales and office occupation (32.7 percent), and professional, scientific, management, administrative (27.3). This statistic coincides to the employment by occupation where the majority of occupations were in management/professional and sales/office.

While educational services, and health care and social assistance and professional, scientific, management, administrative, and waste management services grew significantly, many other categories fell. As stated before, this data reflects the types of jobs residents of Moncks Corner are employed in regardless if the job is located outside Town limits. Therefore, a reduction in employment by industry does not directly indicate a reduction of businesses in Moncks Corner.

Industries involving educational services and health care and social assistance as well as professional, scientific, and management had the largest increase in employment between 2000 and 2008. However, employment in manufacturing remained at 12.1 percent. The decrease in manufacturing employment correlates with the national trend that decreased between 2000 and 2008 and can also be contributed to automation, overseas competition, and the recent economic downturn. However, the decrease should be a concern to Lowcountry leaders since manufacturing jobs pay more and have benefits not found in retail trade or in other areas of a service economy.

The majority of residents worked in South Carolina, but only about half worked within Berkeley County. The remaining portion of residents commuted out of the county to work. Using the information provided by the US Census Bureau, Employment by Industry, it is evident that a large number of employees are employed by healthcare providers, which are predominately located outside of Berkeley County. The largest healthcare employer, MUSC, is located in downtown Charleston as well as many other hospitals. According to 2010 US Census data, the average commute time was 19 minutes each way for Moncks Corner residents. The national average commute time in 2008 was 25 minutes. A contributing factor to the commute time is that a large portion of the residents commute out of the county to their place of work as described above. Commute times can affect the quality of life in a community since larger commute times contribute to pollution and congestion. A large majority of workers relied on the vehicles for their commute and typically traveled alone and very few used public transportation. Only 9 percent carpooled with at least one or more people. However, close to .7 percent walked to work, which can be contributed to the pedestrian paths described in the transportation element.

Business and Industry

Business and Industry Recruitment Business retention, expansion and recruitment efforts work hand-in-hand in maintaining a successful economy. Business retention and expansion programs address the

issues that might affect decisions by established businesses and industries to remain or expand. Such issues might include availability of public services and facilities, permitting procedures, property taxes and labor-training programs. Recruitment programs largely focus on attracting industrial users as a major economic development strategy. Retaining, expanding and attracting industrial businesses are important because they generally provide higher-paying jobs.

In order to retain, expand, and attract businesses the Town of Moncks Corner has great interest to address the needs of local businesses and recruit additional businesses. In addition, the Town is also a member of the Berkeley Chamber of Commerce, which too assists in the recruitment of small businesses and large regional companies within the county. The following incentives for businesses in Berkeley County can be utilized and marketed by the Economic Development Advisory Committee and the Berkeley Chamber of Commerce to help attract new and expand existing companies in the Moncks Corner planning area.

Job Tax Credits

South Carolina provides companies with a credit against their corporate income tax liability for new jobs created anywhere in the state. Credits range from \$750 to \$8,000 per job, depending on the number of jobs created, the type of business, the location, and the wage rate. New jobs created in Berkeley County receive job tax credits between \$1,500 and \$2,500 per job.

Corporate Headquarters Credits

Companies that meet specific job requirements in establishing a corporate or division headquarters in South Carolina are eligible for a credit equal to 20 percent of their lease cost for five years, OR 20 percent of the building design/construction costs. This credit may be used to eliminate the company's corporate income tax liability for up to ten years.

Investment Tax Credit

Companies locating or expanding in South Carolina counties designated as Economic Impact Zones can receive a credit against their corporate income tax liability of up to 5 percent of their investment in new production equipment. Berkeley County has this designation. This credit can be applied without limits against corporate tax liability and may effectively eliminate it. Unused credits may be carried forward for ten years.

Sales Tax Exemptions

South Carolina levies a six-percent sales tax statewide and its counties may levy an additional one percent to fund infrastructure projects or provide property tax relief. Industries investing more than \$35 million are eligible for an exemption on material handling equipment. Exemptions include equipment used in the production process, electricity and fuels used in the production process, raw materials, repair parts, and packaging materials.

Property Tax Incentives

Companies locating in South Carolina with an investment of \$50,000 or more receive an abatement of the county ordinary portion of their property taxes for a period of five years. In general, this will result in a savings of between 25 and 30 percent on a company's property taxes. Companies investing \$5 million or more in South Carolina within a five-year period may negotiate fee-in-lieu of property taxes with a county to obtain a reduced assessment and a lower than normal millage

Rate for a period of up to 20 years (South Carolina Department of Revenue, Tax Incentives for Economic Development, 2006 Edition).

Child Care Credit

Companies may also claim a credit to South Carolina corporate income tax, bank tax, or premium tax for costs incurred from operating a childcare program, or for providing childcare benefits to employees. The credit can be claimed for payments made directly to licensed or registered independent childcare facilities in the name of, and for the benefit of, an employee. The company may claim a credit equal to 50 percent of the childcare payments incurred by the employer, up to \$3,000 per participating employee. This credit may be "stacked" with other credits. Unused credits have a ten-year carry forward (South Carolina Department of Revenue, Tax Incentives for Economic Development, 2006 Edition).

Downtown Redevelopment

Over time, needs change, standards and technologies progress, and consumer preferences evolve. Without reinvestment to help shopping centers and business districts stay current with these changes, some commercial corridors will suffer the ill effects of obsolescent facilities with corresponding low rents, high vacancies, deteriorating building stock, and general decay. With the constant outward drive of sprawl, it is easy for private retailers to abandon these older commercial districts and move on to modern shopping centers further out from the center Town . Facilities are left behind physically and economically, blighting otherwise healthy adjoining neighborhoods. Longterm economic and environmental sustainability demands re-use and re-invention of the Town 's aging commercial corridors. This is particularly true along gateway corridors, which frame visitors' and residents' image of the Town . The downtown redevelopment strategy will create a community focal point and ensure the long term occupancy of businesses within the nearby shopping centers. The strategy is a crucial component of the community vision for Moncks Corner and will assist in the expansion and recruitment of additional businesses. Comprehensive Plan For the Strategic Growth of Moncks Corner

In 1990 South Carolina passed the Local Option Sales Tax (LOST) to provide relief on property tax while increasing sales tax. A portion of the additional revenue generated by the sales tax would be used to

offset increasing property taxes. Berkeley County adopted the local option sales tax in 1996 and Moncks Corner has designated 71% of the funds to alleviating property taxes. The remaining portions are used as sources of revenue for the Town .

Revenue increased steadily from 2000 to 2008, but experienced a decline between 2008 and 2009 during the global economic downturn. As a result of the municipal revenue decline, the Rebateable tax funds that reduce property tax also decreased between 2008 and 2009. It can be expected that as the economic recovery progresses, the revenue and the Rebateable will increase as well but it may take multiple years.

Location Quotient Analysis

A location quotient analysis is a tool for looking at the economic health and diversity of a local economy. By comparing the percent of local employment within an industry to the state or national percentage for that industry, it is possible to identify which industries are important to local economic activity and those industries that are not satisfying the area's local demand. The following equation is used in the analysis:

Location Quotient =

(% of local employment in industry X)

(% of national or state employment in industry X)

A location quotient of 1.0 indicates that a community produces enough goods to satisfy local demand in an industry. Results above or below that standard indicate the degree to which the community imports or exports a good in an industry. The location quotient range above 0.75 and below 1.24 is often used as a more conservative indicator of economic self-sufficiency. Values that exceed 1.24 will then indicate that a community is likely exporting goods and those below 0.75 imply that a community is importing a good.

Limits of Quotient Analysis

A location quotient that is above 1.24 or below 0.75 does not strictly mean that a community is exporting or importing a good or that levels of local demand are not accommodated. Factors such as excess local demand and local specialization need to be considered.

Location quotients can mask a locality's productivity levels in each industry. Values will express production levels as a function of employment under the assumption that local levels of worker output are equivalent to national or state levels of worker productivity. It is more realistic to assume that worker productivity will range in many different levels of output.

Location quotients can mask the level of simultaneous importing and exporting of goods that occurs between communities.

Results

The results for the Town of Moncks Corner's location quotient analysis indicate that the majority of industries listed satisfy or exceed local demand (location quotient 1.0 or above). In fact, the location quotient analysis shows that Moncks Corner has a much larger share of employment in the transportation, warehousing, and utilities, information, and professional service sectors over the state. This information can be used to help determine what industries are successful in Moncks Corner as well as which industries need additional incentives for growth and expansion. The results are indicated in Source: Data from the 2000 US Census, Analysis by the BCDCOG

Land Use

The land use element is an important guide for future decisions directing public and private development in the community. By combining information from all of the other elements, including population, housing, economy, natural resources, cultural resources, transportation, and community facilities, this element provides an overall picture of Moncks Corner and a vision for the community in the future.

Existing Land Use Divisions

Moncks Corner Planning Area contains a total of nearly 4730 acres. The zoning map shows the existing land uses in Moncks Corner arranged into 13 categories. The Existing Land Use map illustrates the distribution of the existing land use in Moncks Corner. Common land use categories have been summarized. These categories of land use are described below.

Total acreage of Town- 4730 acres

Total parcels/acreage for each zoning designation-

C-1	117 parcels, 164 acres
C-2	389 parcels, 663 acres
D	2 parcels, 6 acres
M-1	12 parcels, 72 acres
M-2	3 parcels, 162 acres
MH-1	6 parcels, 43 acres
PD-C	14 parcels, 162 acres
PD-R	767 parcels, 1485 acres
R-1	1070 parcels, 703 acres
R-2	602 parcels, 310 acres
R-3	421 parcels, 181 acres
TD	106 parcels, 64 acres
Total	*3509 parcels, 4015 acres

Total number of parcels in town – 3465 *higher due to split zoning

Institutional

Institutional lands are used for nonprofit or public uses, such as schools, hospitals, and government owned or operated buildings. Institutional includes religious institutions, educational facilities, and assisted living facilities. Approximately .12 percent (6 acres) of Moncks Corner's land is institutional.

Office/Commercial

Commercial land is used for the provision and purchase of goods and services. This category includes all commercial, warehouse, and office uses. These uses are typically found in town centers, along major highways, in urbanized areas, and at rural crossroads. Approximately 20.91 percent (989 acres) of Moncks Corner's land area is categorized as office or commercial.

Conservation/Open Space

Vital to a community's health, economy and well-being, conservation and open space land is used for active recreation, tourism, and wildlife refuge, among other uses. Comprised of public and private lands, including wilderness and working land, they provide public benefits and ecosystem services such as clean water, wildlife habitat and biodiversity, natural flood control and recreational opportunities.

Parks and Recreation

Parks and recreation lands are used for passive recreation, active non-commercial recreation, such as playing fields, playgrounds, courts and bikeways, active commercial such as golf courses, and water oriented commercial uses. Currently there are 100 acres being used for parks and recreation.

Industrial

Industrial land is for the accommodation of manufacturing uses and other industrial facilities that convert raw materials into finished products, including construction, transportation, communication, utilities, and wholesale trade. Currently, 4.94 percent (234 acres) of land area within the Town of Moncks Corner is utilized for industrial.

Residential

Residential land is used for living purposes. For this plan, existing residential land use is divided into three separate categories:

Single Family Residential consists of a site built home on a single lot, the residential type most commonly found in neighborhoods and the predominant category in Moncks Corner.

Mobile Home consists of a mobile home on a single lot.

Multifamily Residential are those residential uses that maintain more than one housing unit per structure, such as duplexes, triplexes, condos, townhouses, and apartments.

Approximately 56.64 percent (2743 acres) of Moncks Corner's land is categorized as residential. All total, 12,236 housing units were counted. Of these housing units, 66 percent are single family, 29.6 percent are multifamily, and the remaining 4.3 percent are mobile homes.

Vacant

Vacant land is considered land that is undeveloped and unused, but not necessarily restricted from future development.

Priority Investment

This element examines opportunities for the Town of Moncks Corner to expand infrastructure and improve services through effective allocation of funds from various federal, state, and local sources over the next ten years. Ideal targets for funding include public infrastructure and facilities such as water, sewer, roads, schools and community facilities. Local officials are encouraged to coordinate with adjacent and nearby jurisdictions with shared services and facilities as well as regional authorities affected by or that have planning authority over the

Town of Moncks Corner Enabling Legislation

In 2007 the General Assembly passed the Priority Investment Act. The Act includes several amendments to the 1994 Comprehensive Planning Enabling Act, including the addition of a Priority Investment Element. The Act reads as follows:

"A priority investment element that analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools. The recommendation of those projects for public expenditure must be done through coordination with adjacent and relevant jurisdictions and agencies. For the purposes of this item, 'adjacent and relevant jurisdictions and agencies' means those counties, municipalities, public service districts, school districts, public and private utilities, transportation agencies, and other public entities that are affected by or have planning authority over the public project. For the purposes of this item, 'coordination' means written notification by the local planning commission or its staff to adjacent and relevant jurisdictions and agencies of the proposed projects and the opportunity for adjacent and relevant jurisdictions and agencies to provide comment to the planning commission or its staff concerning the proposed projects. Failure of the planning commission or its staff to identify or notify an adjacent or relevant jurisdiction or agency does not invalidate the local comprehensive plan and does not give rise to a civil cause of action."

Priority Investment Areas

Capital Improvement Projects and Scheduled Transportation Projects

Moncks Corner is a member of the Charleston Area Transportation Study (CHATS) and participated in the composition of the CHATS Long-Range Transportation Plan (LRTP) for the Berkeley-Charleston-Dorchester Region. The LRTP identifies road construction and upgrade projects to be undertaken using a variety of funding sources, Sales Tax Funds and Federal Funds through CHATS.

Within the 2030 CHATS Long Range Transportation Plan there are several enhancement projects scheduled for the Moncks Corner Planning area. Projects include: US HWY 52/ US HWY 17 bicycle facility, the hiker / biker phase for the Town of Moncks Corner, and the Municipal Center hiker / biker trail for the Town of Moncks

The Town could decide to utilize the Tax Increment Fund (TIF) for the redevelopment of the Town 's downtown area between Highway 17 and Highway 52. This project must be completed before Other improvement projects include additional fire stations, recreational parks, and the continued efforts to annex area into the Town.