All Corners of the Community:

MONCKS CORNER 2024 COMPREHENSIVE PLAN

Volume I: Implementation Strategies

CYPRESS GARDENS, MONCKS CORNER



BCDCOG

BERKELEY-CHARLESTON-DORCHESTER COUNCIL OF GOVERNMENTS

FINAL DRAFT
ADOPTED MAY 2024

ORDINANCE NO. 2024-07

AN ORIDNANCE TO ADOPT THE 2024 TOWN OF MONCKS CORNER COMPREHENSIVE PLAN

WHEREAS, the Town of Moncks Corner Planning Commission has been duly appointed by the Moncks Corner Town Council as a governing authority of the Town of Moncks Corner pursuant to the provisions of Title 6, Chapter 29 of the South Carolina Code of Laws; the 1994 South Carolina Local Government Comprehensive Planning Enabling Act; and

WHEREAS, the Town of Moncks Corner Planning Commission has the powers and duties to assess the existing conditions of Moncks Corner's population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, priority investment, and resiliency; and

WHEREAS, the Town of Moncks Corner Planning Commission has prepared and recommend by Resolution (PC-2024-01) to Town Council the 2024 Town of Moncks Corner Comprehensive Plan for adoption per Title 6, Chapter 29, Article 3; and

WHEREAS, the Town of Moncks Corner Town Council currently operates under the 2017 Town of Moncks Corner Comprehensive Plan; and

WHEREAS, the Town of Moncks Corner Town Council seeks to continue the local comprehensive planning process as required under S.C. Code § 6-29-510(E) and address within it the ten (10) elements of the comprehensive plan specified under S.C. Code § 6-29-510(D).

NOW, THEREFORE BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, Southern Carolina, in Council duly assembled, that the 2024 Town of Moncks Corner Comprehensive Plan shall take affect and be in full force immediately this 21st day of May of the year 2024.

DONE IN COUNCIL ASSEMBLED THIS 21st DAY OF May, 2024.

First Reading: February 20, 2024
Second Reading/Public Hearing: May 21, 2024

Thomas J. Hamilton Jr., Mayor

Attest:

Marilyn M. Baker, Clerk to Council

ORDINANCE NO. 2024- 07

Approved As To Form:

James E. Brogdon, Jr., Town Attorney

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ADDITIONAL ACKNOWLEDGEMENTS

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Plan prepared with assistance by the Berkeley-Charleston-Dorchester Council of Governments

INTRODUCTION



The Lowcountry is experiencing a re-emergence of the small-town community character atmosphere, with Moncks Corner being at the forefront of this movement. This has led to an increase in residential and commercial desirability in the greater Moncks Corner area. Small-town communities, like Moncks Corner, are often challenged with balancing the sways of the market with the will and perception of the community. **All Corners of the Community** serves as the roadmap to guide local officials and policymakers towards achieving this balance and creating a community that epitomizes the Lowcountry Hometown identity.

The content and ideas within this Plan and throughout the planning process were driven by two main concepts: preserving community character and supporting growth. Striking a balance between these two concepts is no easy feat but is key to creating a highly desired and sustainable community for current and future residents. Despite the political and physical limitations surrounding much of Moncks Corner, demands of the market and the desirability of the community bestow the opportunity for the Town to continue to grow. However, it will be through responsible, quality, and form-based growth that will allow Moncks Corner to continue to expand in a sustainable manner.

WHAT IS A COMPREHENSIVE PLAN?

A comprehensive plan, or simply a comp plan, is a long-range planning document that carries no legal weight but is very influential in policy and zoning decisions made by councils and commissions. In accordance with the 1994 State Comprehensive Planning Act (S.C. Code §6-29-310 - §6-29-380), the state requires local municipalities to form a Planning Commission and facilitate a comprehensive planning process every ten years with updates recommended every five years. The Town's previous comp plan, adopted in 2017, served as the 10-year revision, as required by state law. However, local public officials, the Planning Commission, and Town staff desired an entirely new 10-year plan and facilitated the detailed planning process despite not being required to by law. This decision was inspired by the recent growth in Moncks Corner since 2017 and the commitment of these public servants to achieving the vision of the community.

WHAT IS INCLUDED IN THIS COMP PLAN?

Throughout the planning process, key components are required that provide insight, direction and guidance for those involved to maximize the potential for/usefulness of this plan. All Corners of the Community assessed the historical and current trends that Moncks Corner faces and provides modern, proactive and targeted strategies to guide the community in their desired direction.

A comprehensive plan should include the following components:

- A vision statement that is created by the people, for the people.
- A list of goals and strategies to help guide the Town Council and Planning Commission toward fulfilling the vision of the community.
- An inventory of existing conditions that will help identify the strengths, weaknesses and areas of opportunity of the community. The 10 required existing condition elements are:
    1. Community Facilities
    2. Economic Development
    3. Historic and Cultural Resources
    4. Housing

5. Land Use
6. Natural Resources
7. Population
8. Priority Investments
9. Resiliency
10. Transportation

- An implementation strategy or action plan that will outline a list of strategies and the relevant stakeholders and timeframe.
- A future land use map with accompanying designations and descriptions that are created using existing land uses, public input, council and commission feedback, and modern planning practices.

WHY DOES A COMMUNITY NEED A COMP PLAN?

A comprehensive plan does more than simply fulfill state requirements; a comprehensive plan is the embodiment of the public's vision for the future of their community. However, the future can be ambiguous due to many different people with many different paths leading to many different destinations. **All Corners of the Community** compiles these paths into a cohesive vision that the community can follow. It is through the planning process that the strengths, weaknesses, areas of opportunity, and common community concerns are revealed. Current and future decision-makers will use these findings to inform and guide them on matters regarding new development proposals, annexations, infrastructure, public services, land use/zoning and economic development. With input from residents, property owners, business owners, community leaders and other stakeholders, this plan was formulated by the people, for the people, therefore, **All Corners of the Community** will serve as a tool and advocate for the people of Moncks Corner.

TOWN VISION, MISSION, AND VALUES STATEMENTS

All Corners of the Community will work towards achieving the Town's vision and mission while maintaining and enhancing the core values of the community.

VISION STATEMENT:

The Town of Moncks Corner is an attractive, thriving community which provides opportunity for its citizens and businesses while remaining safe and fiscally sound.

MISSION STATEMENT:

The Town's mission is to provide reliable, quality services, protect our citizens and property, improve the quality of life and promote development through managed growth.

VALUES STATEMENT:

The purpose of the Town is to provide safe, quality services, therefore customer service, and professionalism are the highest priorities. For everyone we meet, we are the Town of Moncks Corner. In everything we do, we will look the part, act the part, and do our part.

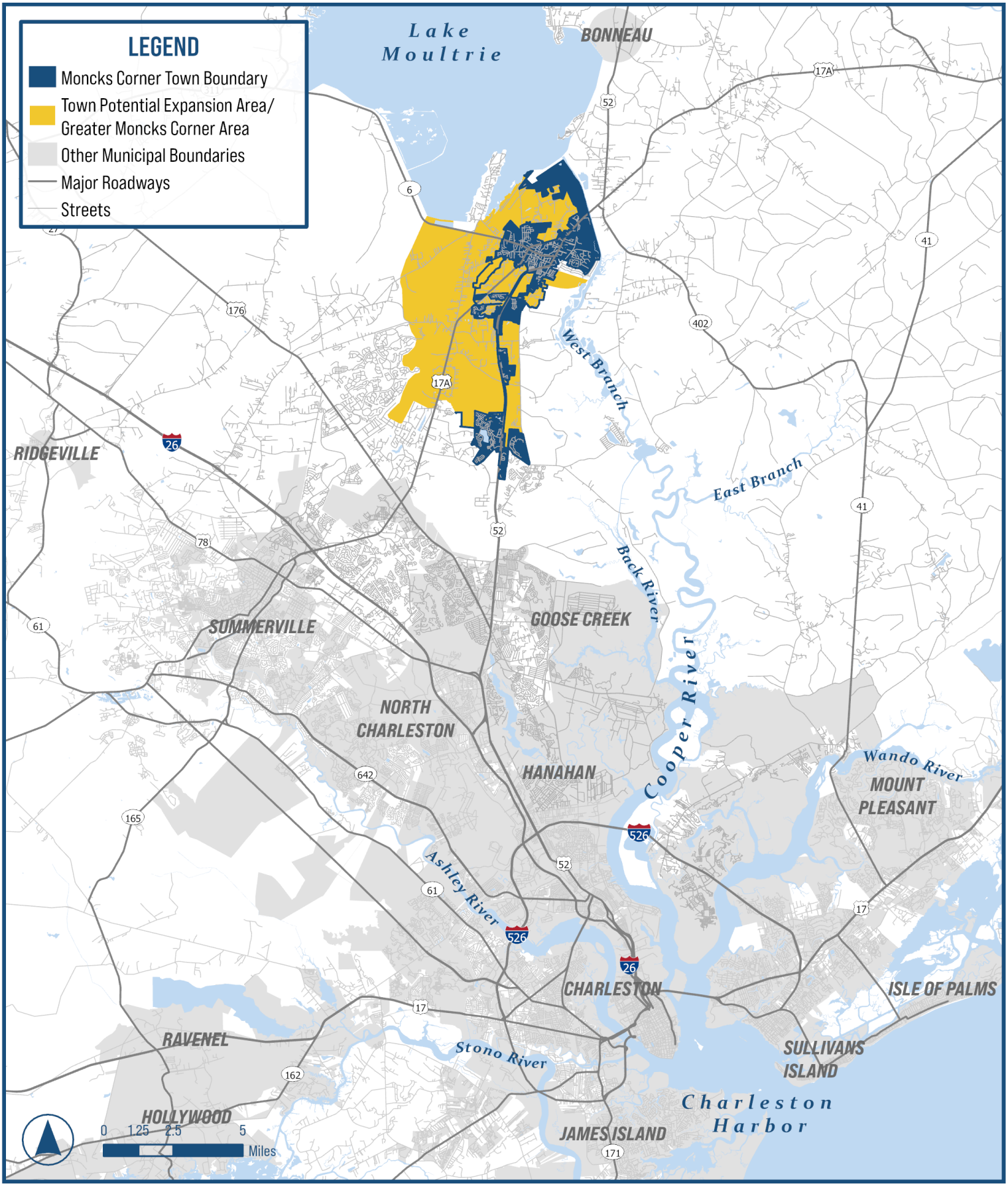
LOCATION OF MONCKS CORNER

The Town of Moncks Corner is located within and the County Seat of Berkeley County, South Carolina. This has led to several County administrative, judicial, and other governmental agencies being located within the greater Moncks Corner area. The closest municipalities are Bonneau (approx. 8 miles northeast), Goose Creek (approx. 2 miles south), and Summerville (approx. 15 miles southwest). These municipalities, along with Moncks Corner and others, are all a part of the US Census-designated Charleston-North Charleston Metropolitan Statistical Area. This metro area comprises the Berkeley-Charleston-Dorchester tri-county region (BCD Region).

As seen on Map 1 (next page), Moncks Corner is located just south of Lake Moultrie and adjacent to the Tailrace Canal and Cooper River. The original location of Town was located at the crossroads of two major colonial routes connecting Charleston to the Santee River and inland South Carolina. The proximity to the Cooper River and later the Santee Canal (replaced by the Tailrace Canal) is what led to Moncks Corner developing into a small-town rural community. This area surrounding the original location and historical center of Town is frequently referred to as Old Moncks Corner throughout this Plan.

Modern-day roadways such as US Highways 52 and 17A and State Route 6 parallel these historical routes providing similar connections and continue to be an important asset for Moncks Corner. These connections provide residents direct access to major employment centers such as North Charleston, Goose Creek and Summerville. It is because of these connections that has led to Moncks Corner becoming a desirable hometown. According to the 2022 ACS, the population of Moncks Corner was estimated at about 13,500 residents which was an 80% increase since 2010 and a 140% increase since 2000. Despite this population increase, Moncks Corner remains a rural community on the urban fringe of the Charleston-North Charleston urban area. The small-town community character is an important asset that the Town capitalizes on, coining the slogan "Lowcountry's Hometown."

The location of Moncks Corner was an important factor throughout the development of this plan. The historically rural atmosphere of Moncks Corner has led to a highly desirable small-town character. As this desirability continues to grow, this plan will aim to protect the integrity of the rural- and town-like neighborhoods and preserve the small-town community character while encouraging the expansion of infrastructure, development and services to areas already within Town and to new areas annexed in the future. While the location of the Town has had a mostly positive impact on the Town thus far, the areas north, south, and east of the Town have been increasingly constrained by political, environmental, infrastructural, and physical limitations.

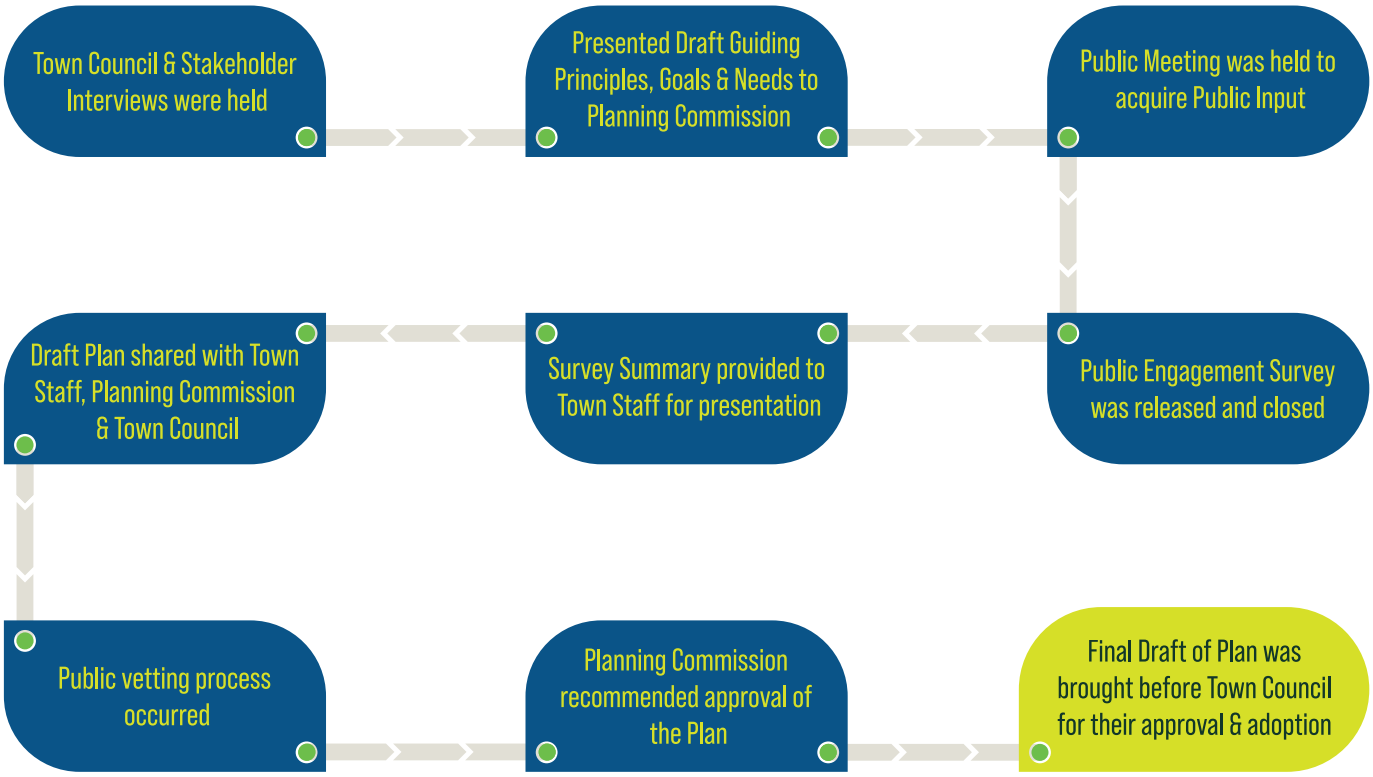

LEGEND
Moncks Corner Town Boundary
Town Potential Expansion Area/ Greater Moncks Corner Area
Other Municipal Boundaries
Major Roadways
Streets
Lake Moultrie
BONNEAU
RIDGEVILLE
SUMMERVILLE
GOOSE CREEK
NORTH CHARLESTON
HANAHAN
MOUNT PLEASANT
CHARLESTON
ISLE OF PALMS
SULLIVANS ISLAND
RAVENEL
HOLLYWOOD
JAMES ISLAND
West Branch
East Branch
Back River
Cooper River
Wando River
Ashley River
Stono River
Charleston Harbor
0 1.25 2.5 5
Miles

DEVELOPMENT OF ALL CORNERS OF THE COMMUNITY

The process to create **All Corners of the Community** was divided into four tasks that spanned the course of a year and a half. The state requires certain actions be taken as part of the planning process, however, the way in which the process is conducted is different for each community. Figure 1, below, shows the timeline of the planning process.

Figure 1:

PLANNING PROCESS FOR CREATING ALL CORNERS OF THE COMMUNITY



PUBLIC OUTREACH SUMMARY

The foundation of a comprehensive plan is built around public participation. All of the public participation opportunities occurred during the middle of the planning process. This allowed for information and statistics to be gathered beforehand and presented to the public, noting their feedback and reactions. The public meeting and public survey were very closely related in that the survey was the online version of the meeting; using the same graphics and asking similar questions. A summary of each public participation method is outlined below.

TOWN COUNCIL INTERVIEWS

Before the assessment of the existing condition elements and the formulation of guiding principles, internal interviews were conducted to get an idea of where and how Town Council sees this plan taking Moncks Corner. Throughout these interviews, there were several reoccurring topics and concerns: preservation of community character, traffic congestion, suburbanization/overdevelopment and economic opportunity. These interviews set the framework for the remaining public participation questions and topics.

PUBLIC MEETING SUMMARY

The first public outreach effort was a public meeting workshop in which several informational boards were on display for the public to read, ask questions and interact with. Between the ten boards, topics ranging from population growth to traffic patterns to public facilities were highlighted. Most of the boards asked questions about topics of concern or areas of opportunity that Moncks Corner currently faces, allowing participants to interact with the information and think critically about the vision of their community. There were about 25 people in total that participated in this workshop, expressing the following concerns:

- Increased traffic and traffic safety concerns
- Overdevelopment and sustainable development
- Expanding economic opportunity
- Additional parks and recreation facilities/improving existing facilities

PUBLIC PARTICIPATION SURVEY SUMMARY

The Public Participation Survey (Public Survey) was released shortly after the in-person public meeting workshop. The questions on this survey were directly related to the ten info boards used during the workshop. Open from the middle of September to the end of October, there were over 520 respondents, of these, 260 were either residents, property owners, and/or business owners in Moncks Corner. Specific questions were included to better understand the demographic makeup of the respondents and to identify any underrepresented groups of people such as minorities, lower-income families, renters, the elderly, etc. Those questions revealed several noteworthy demographic trends:

- Six out of ten respondents were women
- Over 90% were White or Caucasian
- Age of respondents was well diverse
- A majority of respondents had some level of college experience
- 92% were homeowners
- Two-thirds of respondents had a combined household income of at least $75,000

These demographic trends are important as it demonstrates the gaps in public outreach efforts, the level of commitment between the different groups of people, and the difference in participation and representation. Despite the demographics of the respondents not 100% reflecting the demographics of the Town, the number of responses was greater than expected which is always a plus. The responses varied between the different groups of people, but overall, the conclusions and key takeaways were similar to the responses from the in-person workshop. Some of the reoccurring responses throughout the survey include:

- Concerns over the increase in traffic and traffic safety
- Overdevelopment and characterless development
- Expanding economic opportunity
- Additional parks and recreation facilities/improving existing facilities
- Protecting and enhancing the small-town character

A summary of the results was presented to Town Staff and Planning Commission during the November Planning Commission Meeting. These key takeaways and demographic trends were very influential when conducting the Needs Assessment Matrix.

Note: This Plan will also use and reference survey results from the Moncks Corner Parks and Recreation Master Plan (P&R Survey)

NEEDS ASSESSMENT



Conducting a needs assessment is a vital step in the planning process and is often the preliminary draft of the Action Plan. A needs assessment outlines the potential needs of a community that should be addressed in the Plan. This analysis can act as a reality check of sorts for communities, identifying the strengths, weaknesses, challenges and areas of opportunity. In addition to the Public Survey results, the inventory of the existing conditions was also very influential when conducting this needs assessment. The existing conditions outlined historical trends in population, housing, employment, and affordability as well as take an inventory of the assets that Moncks Corner has to offer such as the current community facilities, natural resources and transportation infrastructure. The takeaways from the needs assessment and existing conditions were influential not only when formulating the Action Plan but also in the Future Land Use Map, designations and descriptions.

OVERALL GUIDING PRINCIPLES

GUIDING PRINCIPLE 1:
Maintain a family-oriented, small-town feel with a high quality of life that appeals to existing and future residents of all ages.

GUIDING PRINCIPLE 2:
Enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.

GUIDING PRINCIPLE 3:
Support economic development that provides daily services and employment for residents.

GUIDING PRINCIPLE 4:
Reinvest in existing residential and mixed-use neighborhoods to diversify population and economic opportunities.

GUIDING PRINCIPLE 5:
Provide a diverse, accessible and high-quality range of public recreational facilities and services for residents and visitors.

GUIDING PRINCIPLE 6:
Manage the strategic location and density of future residential developments to be consistent with best management practices and the town's character.

COMMUNITY CHARACTER



Throughout the planning process, it became evident that the preservation of community character would be one of two main concepts of this comprehensive plan. Although not required through the Planning Act of 1994, the influence that community character will have on all other aspects of this Plan warranted this addition.

Community character refers to the unique impression a town, neighborhood, or community makes on residents and visitors, whether that be through one visit or a lifetime of residency. People often choose the places they live, invest, and spend time based – in part – on their perceptions of the community. Several factors can influence these perceptions, such as historic, cultural and natural resources, demographics, building design, land use patterns, and community facilities. Many of these factors have been sewn into the fabric of the community throughout the history of Moncks Corner.

COMMUNITY CHARACTER IMPRESSIONS AND ASSESSMENT

Typically, there are two types of community character impressions with which people can identify; shared societal values and shared aesthetic values. A community is not limited to one type or another, but rather a mixture that, over time, cultivates a unique character or identity. As seen in Table 1, societal values are based heavily on social interactions between residents, whereas, aesthetic values are based partially on the physical and natural environments, economics, neighborhood design, and infrastructure that contribute to the quality of life. Aesthetic values, such as community facilities and the natural environment, are commonly used to enhance or facilitate societal values.

Table 1:

LIST OF COMMON CONTRIBUTING COMMUNITY CHARACTER IMPRESSIONS

SHARED SOCIETAL VALUES	SHARED AESTHETIC VALUES
Family Structure	Building Design
Education	Neighborhood Street Patterns
Religious Institutions	City Beautification
Social Networks	Historic and Cultural Resources
Demographic Makeup	Natural Environment
Financial Stability	Economic Vitality
Political Ideology	Community Facilities
Community Vision	Walkability

The community character in Moncks Corner has been described in several different ways by several different groups of people through stakeholder meetings, Council interviews, interactions with the public, planning commission meetings, and most importantly, through the online Public Survey. However, based on these exchanges, it was observed that there are essentially two separate sections of town, Old Moncks Corner and the US 52 Corridor, each with its own set of impressions and values. The character of Old Moncks Corner has slowly formed over decades while the neighborhoods along US 52 have more of a planned suburban impression. Any future master-planned communities would likely have similar impressions.

OLD MONCKS CORNER

Old Moncks Corner has many of the shared societal values, such as family structure, education, religious institutions, social networks, demographic makeup, and some shared aesthetic values such as historic and cultural resources, the natural environment, and community facilities. However, Old Moncks Corner lacks some of the other complimentary aesthetic values and impressions to fully capitalize on the shared societal values, such as building design, neighborhood street patterns, quality streetscaping, and walkability. These missing features, coupled with strong societal values, can create a unique and cohesive sense of place which can be highly influential in establishing a vibrant downtown.

To preserve the current values within Old Moncks Corner, protection measures need to be in place that requires new smaller infill developments to have quality design over quantity. Although there are a few likely unchanging contributors, community character is never static. Incompatible development and land uses pose a threat to this desirable community identity and the overall quality of life of residents.

US 52 NEIGHBORHOODS

Neighborhoods along US 52 lack the historical aspect due to the recentness of the development. However, because of this recentness and the fact that most were master-planned communities, these neighborhoods have many of the shared aesthetic values, such as a cohesive building design, neighborhood street patterns, well-maintained streetscaping, community facilities/amenities, and high walkability.

Even with a perfectly planned community, having shared societal values are almost solely dependent on the people and social interactions that they create. Values such as the natural environment, community facilities, and/or economic vitality can enhance societal values but ultimately, they are created by the people of the community.

FUTURE IMPACTS ON COMMUNITY CHARACTER

As indicated through the Public Survey, 63% of respondents were either concerned or very concerned about the diminishing community character. Despite this strong community consensus, the future impacts on community character will vary depending on the different sections of town. However, strategic development that allows Moncks Corner to expand while also protecting or enhancing one or more of the shared values listed in Table 1 should be encouraged for all current and future projects. While societal values are not something one can as easily forge, the town can facilitate community/social events, promote financial stability, and develop an agreed-upon vision for the future of the community, to strengthen the shared societal values in both sections of town. Furthermore, encouraging high-quality new and infill development and a rigorous amendment to the existing design guidelines would be additional potential first steps that would apply town-wide.

OLD MONCKS CORNER

In order to protect the small-town atmosphere in Old Moncks Corner, compromises will need to be made that will expand upon and strengthen the impressions portrayed by this section of town. Encouraging sidewalks, paved walkways, and other non-motorized paths in new or infill developments will enhance walkability and connectivity while also providing gathering spaces for residents. Allowing for a mixture of single-family detached and attached residential in mixed-use neighborhoods and/or corridors can provide more affordable housing options to a wider range of demographic and income-level groups while also providing more clientele to support businesses within the Downtown. Requiring new construction to be consistent in bulk and height is important in preserving the integrity of the neighborhood and enhancing the shared aesthetic value of Old Moncks Corner.

CURRENT AND FUTURE PLANNED NEIGHBORHOODS

The recent suburban development along US 52 has created a self-sustaining neighborhood node that is essentially independent of Old Moncks Corner. This node serves as the local town center for the residents in this section of town, offering public services, commercial services, and other amenities. Creating these nodes are important when determining the desirability and marketability of the neighborhood, however, they are often auto-reliant and lack any intention of enhancing shared societal values. Therefore, encouraging any future developments to better integrate community facilities, the natural environment, walking paths, religious institutions, education facilities, and affordable housing will imbue the community with the assets it needs to cultivate shared societal values.

RECENT COUNCIL AND COMMISSION EFFORTS

Based on direction from Town Council and Planning Commission, this Plan includes recommended policies, strategies and programs that would define compatible and quality design solutions for new residential and commercial development. These recommendations hope to address recent concerns over higher-density townhomes and the quality of the architectural and site planning, among other concerns. They would also be highly influential on infill or redevelopment projects within already established neighborhoods.

COMMUNITY GATEWAYS

A challenge for Moncks Corner in portraying the community character is the town's irregular shape. This results in the continuous question and misconception of "Do I actually live in Moncks Corner?" or "Am I in Moncks Corner yet?" Consolidating the Town boundary to fill in some of the gaps between the different parts of the Town would help with this misconception, improve the distribution and efficiency of public services, and enhance the community character of the Town. Implementing gateway signs would also be an effective tool to indicate to residents and visitors they have entered Moncks Corner. As seen on Map 1, Moncks Corner currently has two gateway signs, located along US 52 west and SC 6 east but has the potential for other locations such as US 52 east and along S Live Oak Drive (US 17A).

Gateway signs can also be utilized when entering specific areas of Town, such as the Downtown or an Arts/Cultural District. These gateways provide a sense of prestige or status change for properties within this area and can help establish a sense of place. Currently, Moncks Corner has one downtown sign at the intersection of E Main Street (SC 6) and US 52. However, there are several other corridors that would benefit from having gateways signifying the beginning of the Downtown area. These gateways would help re-establish the downtown as the emotional "heart" of the community.



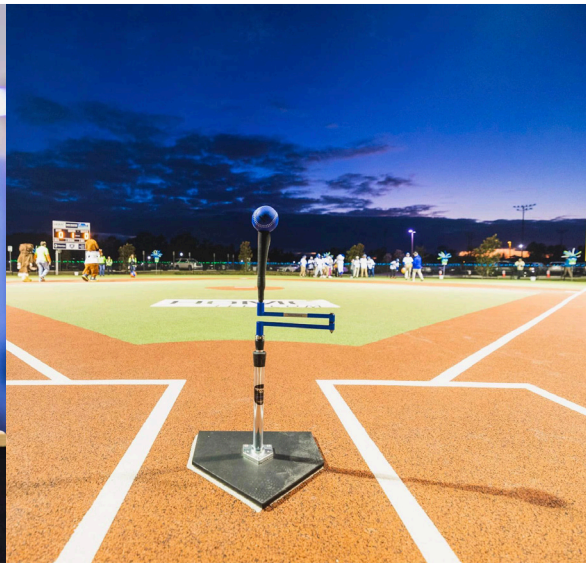
QUALITY OF LIFE AND COMMUNITY ASSETS

Moncks Corner takes pride in the high quality of life that the Town has cultivated over the years. A high quality of life can be created by numerous community assets such as efficient public services, clean and safe community facilities, diverse community events, quality education, and accessible historic, cultural and natural resources, to name a few. These assets oftentimes directly contribute to the impression portrayed by the community or can indirectly enhance its shared values. As mentioned previously, the community character of Old Moncks Corner is centered around shared societal values while the newer US 52 Neighborhoods have more of the shared aesthetic values. Moncks Corner relies upon the impressions of all sections of town to retain existing residents and attract new residents and visitors.

One of Moncks Corner's greatest opportunities is for the expansion of its parks and recreation services; to add additional facilities and amenities and to be more accessible and inclusive. Recent Town efforts, such as the opening of the Regional Recreation Complex in 2015 and the Miracle League field in 2022, has led to Moncks Corner establishing itself as a recreation destination, particularly for inclusive recreation through the Miracle League field. In response to this growing demand, the Town recently conducted a Parks and Recreation Master Plan (PRMP) that will take inventory, assess, and provide recommendations on existing parks and recreation facilities and programs. While the PRMP focuses on existing facilities and programs, this Plan will expand upon the PRMP recommendations to provide short- and long-term action items that would enhance the existing infrastructure and invest in future infrastructure.





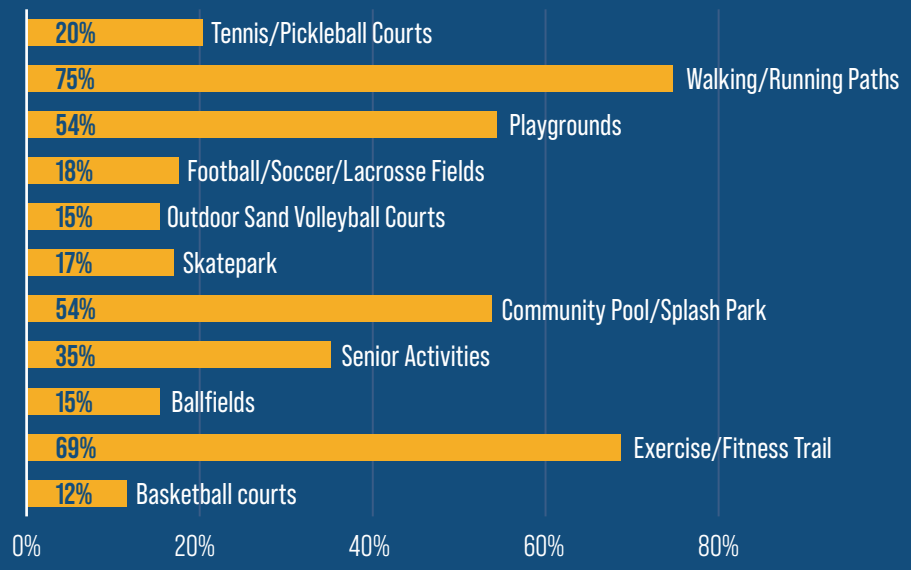


Based on the needs assessment and the PRMP recommendations, opportunity exists for the Town to improve the range, accessibility, inclusivity and equity of its parks and recreation services. According to the Public Survey:

- Over half of respondents were either concerned or very concerned about the accessibility to parks, open spaces, and recreation facilities.
- 72% of respondents want to see more parks and recreation-type uses within Moncks Corner;
- Of the 11 facilities or amenities listed in Figure 2, next page, four of them received overwhelming support (+50%) from respondents

Figure 2:

WHAT WOULD YOU LIKE TO SEE MORE OF IN YOUR COMMUNITY?



Parks and recreation facilities or community amenities have the potential to increase land value, promote healthier lifestyles, provide community gathering spaces, and preserve cultural, historic, and natural resources, all of which, would enhance the quality of life of residents. There are currently seven town-owned facilities that serve the residents and visitors of Moncks Corner; however, a majority of these facilities are located within Old Moncks Corner. Identifying potential locations for additional parks and recreation facilities, particularly along US 52, near Foxbank, and in new areas annexed in the future, should be an ongoing effort. Encouraging new developments to incorporate walking or running paths in the initial site planning would serve as a recreational amenity as well as a multi-modal connection. These facilities are not limited to recreation or active-type activities but should incorporate passive-type activities and educational opportunities as well.

Moncks Corner has an abundance of untapped cultural, historic, and natural resources waiting to be capitalized on. Collaboration with other public and private entities to invest in the preservation, restoration, or acquisition of these resources can have lasting results. As mentioned previously, cultural, historic, and natural resources can be highly influential on the community character of the community which can impact the local economy, retention and attraction of residents, and the quality of life. In close coordination with Berkeley County, a comprehensive inventory of all cultural, historic, and natural resources within the greater Moncks Corner area should be identified with areas that have several overlapping features take top priority in preservation efforts. Creating passive parks with educational and recreational opportunities should be utilized to the fullest, a recent example being the opening of Fort Fairlawn in 2022.

Throughout the planning process, a reoccurring concern from the public was the removal of trees and deforestation in and around Moncks Corner, particularly the act of clear cutting. According to the Public Survey, over two-thirds of respondents were either concerned or very concerned about the preservation of cultural, historic, and natural resources with less than ten percent willing to sacrifice the preservation of natural resources to attract more businesses, services and amenities to Moncks Corner. This overwhelming public support for the preservation of resources, natural resources in particular, is a strength of Moncks Corner and could spark high public involvement in environmental-type community events, such as an Arbor Day Festival or Plant-A-Tree events. Moncks Corner should strive to become a Tree City USA community through policy and action strategies. The Town currently has a strong Tree Ordinance which aims to protect legacy trees and such, however, lacks the resources to enforce these regulations as well as they would like. Furthermore, the Town should cooperate with private developers and Berkeley County in protecting core forested areas within and adjacent to town limits. Adjusting the buffer regulations along the edges of major developments would provide privacy to residents from adjacent development, protect the natural habitats, and assist in stormwater mitigation.

PUBLIC SERVICES AND INFRASTRUCTURE

The quality and efficiency of public services and infrastructure are one of the many community assets that Moncks Corner has capitalized on over the years. Although the Town itself does not provide many services directly to residents, Moncks Corner partners and collaborates with various local and regional entities, most notably Berkeley County, to fulfill the daily needs and services of residents. Some of the services provided include transit (TriCounty Link), education (Berkeley County School District), and road maintenance (SCDOT). However, since the Town has experienced unprecedented growth over the past decade, there is a growing concern among residents and officials that the quality of services (i.e., police, fire protection, education, etc.) will decline as the population and coverage area increases. According to the Public Survey, over half of respondents were either concerned or very concerned about the quality of public services. This is a common misperception, and is in fact quite the opposite, as the revenue that these larger master-planned communities bring in typically offsets the costs of the additional public services. However, to ensure continued efficiency in public services, local service providers, including the Town Administration, should periodically assess the internal need for additional personnel, equipment, and facilities to accommodate for current and future growth. These findings should be appropriately reported, planned for and funded through an annually updated Adequate Public Facilities Ordinance (APFO) and/or a Capital Improvement Plan (CIP). Proactively planning for future resources and expenditures will be important in balancing future growth with available capacity, which will be further discussed in the Quality of Growth Chapter.

Residents typically focus on the tangible projects that the Town implements, such as the construction of the Miracle League Field or the recent streetscape improvements, leaving the intangible efforts, such as policy or ordinance updates, relatively unnoticed. The Town should continue to consistently update the Town website, social media pages, and any other public sources of information to inform residents of past, present, and future projects, policy updates, events, meetings, etc. will help increase public opinion and awareness of Town efforts. Local leadership should continuously attend county, regional, and/or state forums to lobby for the interests of Moncks Corner and participate in discussions that will impact residents directly.

As mentioned previously, some services, such as transportation and transit, are provided entirely by county, regional, or state entities. This presents a challenge for Moncks Corner as oftentimes regional or state priorities do not align with local priorities. However, with over 90% of respondents in the Public Survey either concerned or very concerned about traffic congestion, action must be taken to address or mitigate the issue. Identifying corridors and intersections with the largest traffic safety and congestion concerns and incorporating them into the Town's APFO, CIP, or Comprehensive Plan's opens the door for potential grant and funding opportunities. This also allows for local and regional officials to lobby and negotiate with developers and/or state agencies to address the concerns. Continuous coordination with Berkeley County and SCDOT will then be essential in implementing these traffic mitigation solutions and roadway/intersection improvements. The Town should also take a more active role in regional transportation discussions such as the US 52 Corridor Project.

In partnership with BCSD, identifying, improving, and maintaining the accessibility and safety of paths, sidewalks, and crosswalks heavily used by students should be a top priority. Moncks Corner should also continue to encourage and incentivize multi-modal transportation options, such as carpooling, rideshares, walking/biking, and public transit by providing information to the public about the different modes of transportation offered in the Region, particularly TriCounty Link. Designating areas surrounding transit stops as Transit Oriented Developments (TODs), which encourages higher density residential and commercial development in those areas, could improve transit ridership by reducing the walking time and distance for commuters. Diversifying the means of travel can help mitigate the impacts of current and projected travel demands, therefore improving traffic safety, reducing travel time, and reducing environmental impacts.

ECONOMIC DEVELOPMENT AND AFFORDABILITY

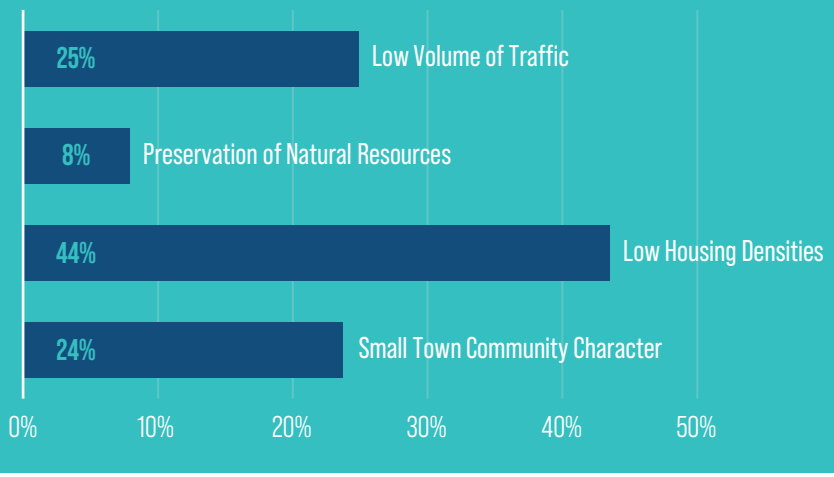
The location of Moncks Corner has played a pivotal role in several unique economic opportunities being presented to the community over the past century. Moncks Corner has capitalized on these and other past opportunities leading to over 580 businesses, including major regional employers such as Santee Cooper, Berkeley Electric, and Berkeley County, to locate within Town. Opportunities still exist to expand the local economy using community assets, such as the high-quality public services, available utility capacity, and abundance of undeveloped or underutilized land, as pull factors for attracting large and small businesses. Through targeted economic and land use policies, Moncks Corner can direct economic development into appropriate commercial areas within Town, thereby balancing the need for large employers with the desire for local employers. These commercial areas, which include the US 52 Corridor, Downtown, and Foxbank/Cypress Gardens, vary in intensity and serve different purposes in the local economy. It is therefore crucial to reevaluate zoning and land use regulations to clearly differentiate the permissible land uses between these three commercial areas.

Regardless of the commercial area, Moncks Corner should strive to become a haven for small, local businesses that provide daily services to consumers without the pressures of the city competitiveness. Coordinating with local incubation centers to incentivize new and upcoming entrepreneurial ventures to locate within Moncks Corner would help establish a fresh, vibrant, and desirable economic environment. Frequently traveled roadways, such as Main Street, Live Oak Drive, and Foxbank Boulevard, are ideal for lower intensity service-based businesses that would primarily serve the adjacent neighborhoods and local residents. Allowing for a mixture of these neighborhood commercial uses and higher density housing along these roadways would create a flexible mixed-use corridor; serving as a transition zone between the higher intensity Downtown and Highway commercial-type uses and the low intensity residential neighborhoods.

Creating a unique sense of place in any community can be a challenge when in such a culturally affluent and diverse area such as the Lowcountry. However, Moncks Corner has met this challenge by branding itself as the "Lowcountry's Hometown." This creates a small-town atmosphere which enhances the community character while also offering unique economic opportunities. However, as seen in Figure 3, it appears that residents would be willing to compromise key assets, such as the small-town community character, to achieve a stronger and more serviceable local economy. These are favorable results as it indicates that residents are aware of the challenges that the Town faces and acknowledge the reality behind attracting additional businesses.

Figure 3:

WHAT WOULD YOU BE WILLING TO SACRIFICE FOR MORE BUSINESSES, SERVICES, AND AMENITIES TO BE LOCATED IN MONCKS CORNER

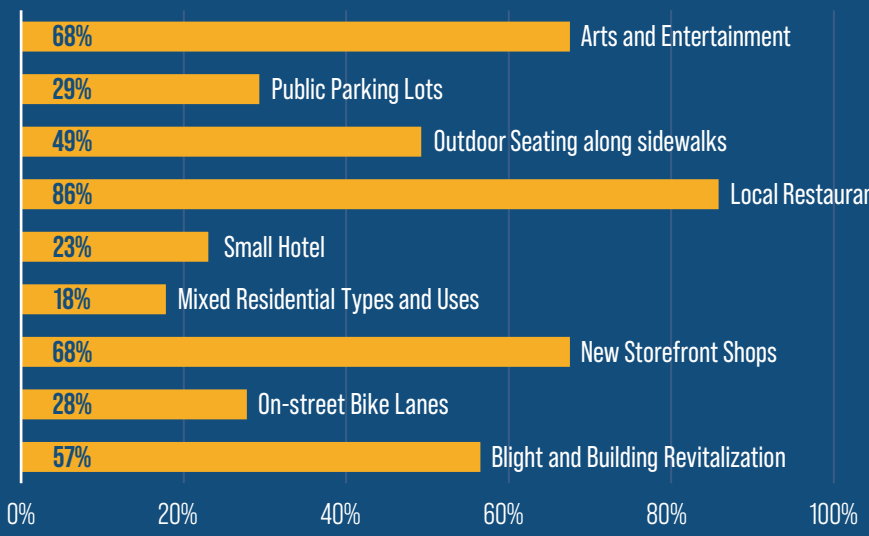


Economic development often relies heavily on the efficiency or abundance of other elements such as housing, land use, transportation, and community facilities. The Regional Recreation Complex, located adjacent to Downtown, has the potential to be a catalyst for economic growth and tourism. This community facility provides a unique service to Moncks Corner that most other municipalities struggle with, that being the proximity to Downtown. The 201X Moncks Corner Downtown Master Plan identified several economic opportunities that would benefit from the events and foot traffic that the regional park generates. Pursuing grants to market and promote the recreation complex to host regional or state tournaments or events would help establish Moncks Corner as an up-and-coming recreational destination. Business retention then becomes key in creating a successful Downtown as these (typically) weekend tournaments or events could present a challenge for Moncks Corner as service-based businesses such as hotels, restaurants, or boutiques require consistent weekday and weekend consumers to be sustainable.

With that being said, the era of the traditional, commercial only, downtown area is becoming less and less sustainable for small towns. Incorporating a mixture of uses has been an effective method for revitalizing local town centers and enhancing the sense of place. Encouraging the 'Live, Work, Play' lifestyle within Moncks Corner's Downtown should be the focal point of all future Town economic development investments and decisions. As seen in Figure 4, respondents of the Public Survey want to see a variety of different commercial uses within the Downtown as well as more amenities such as public parking, outdoor seating, and bike lanes. Promoting these services and amenities in the Downtown will only go so far without the consumers to utilize these investments. Allowing for higher density housing on infill lots within and within walking distance of the Downtown will help provide a more consistent consumer base, improve the community's walkability, and improve the affordability of housing. Encouraging infill development and building revitalization to incorporate mixed-use structures, typically with commercial on the ground floor and residential either above or behind, is a common development strategy to help diversify the Downtown while preserving the small-town character. Implementing strict design guidelines for new, infill, and redevelopment opportunities would ensure compatibility between the new and existing structures and maintain a consistent character and aesthetic.

Figure 4:

WHAT WOULD YOU LIKE TO SEE IN YOUR TOWN CENTER?



Maintaining a high value of land is important in creating a successful and sustainable Downtown. Blight and dilapidated buildings can negatively impact the value of land and quality of life by decreasing desirability, safety, welcomeness, and community character. Blight is not limited to any particular area within a community, however, can have more of an impact on local town centers. With 57% of respondents from the Public Survey wanting to see more blight and building revitalization within the Downtown, Moncks Corner has the public support to start allocating resources and pursuing funding for remediation and revitalization efforts. Conducting a blight assessment to identify all blighted properties within Moncks Corner should be the first step in addressing the issue. Streetscaping and façade improvements, particularly in the Downtown, are other effective methods for improving the desirability and value of land. The Town is currently using American Rescue Plan Act (ARPA) funds to assist qualifying local businesses in improving the aesthetics and quality of local storefronts. However, ARPA funds are finite, therefore, the Town should evaluate the financial feasibility of continuing this façade grant program and search for alternative funding sources. All improvements and investments should preserve any existing cultural, historic, or natural resources and enhance the community character and local identity.



QUALITY OF GROWTH

The Introduction of this Plan discussed the importance of balancing the preservation of community character with market demands and an increasing desirability for the small-town lifestyle. A common debate for growing cities and town is to either grow up or grow out, in other words, increase density or expand outwards. A mixture between the two would be the ideal solution, however, there are numerous factors that should be taken into consideration including housing demand, transportation infrastructure, public utilities, natural resources, the availability of land, and public opinion. The available utility capacity and abundance of undeveloped or underutilized land makes the greater Moncks Corner area highly desirable for outward growth and development, however, the quality, type, and pace of growth is what raises concerns among residents. According to the Public Survey, 75% of respondents were either concerned or very concerned about the overdevelopment and suburbanization of Moncks Corner.



Due to the constantly shifting market demands, municipalities are often playing catch up with the housing market, leading to a build now, plan later mentality. The recent annexations and large-scale developments have left Moncks Corner at a crossroads between quality and quantity. Modern subdivisions, such as Foxbank and Cypress Preserve, favor the latter and embody common suburban characteristic with “cookie cutter” homes, repetitive façade designs, and Euclidean single-family neighborhoods. Over 1,300 housing units, or about 32% of Moncks Corner’s total housing stock, were constructed between 2010 and 2019. This, on top of the approximately 22% (900 units) constructed between 2000 and 2009, has effectively doubled the housing stock of Moncks Corner in about 20 years. The impacts of these large-scale developments are just now being felt as residents are experiencing the cumulative efforts on traffic, school capacity, public safety, and the natural environment.

Despite the public's concerns over overdevelopment and suburbanization, development will continue in and around Moncks Corner until the markets say otherwise. Therefore, to combat the build now, plan later mentality, implementing targeted design guidelines that ensure quality growth will allow for Moncks Corner to continue to expand while preserving community character. Limiting the Planned Development (PD) designation to only properties over fifty (50) acres will prevent developers from taking advantage of the PD's more relaxed design guidelines, especially in Old Moncks Corner. While annexing land into a municipality can be fairly challenging in South Carolina, consolidating the Town boundaries and directing growth towards areas with existing infrastructure would reduce the tension that the recent growth has had on the current services and infrastructure. Collaboration between public service providers, such as BCSD, BCWS, DHEC, etc., to ensure that existing infrastructure has the capacity to accommodate current and future growth is crucial in maintaining quality public services and infrastructure.

Quality development goes beyond residential development, as creating a welcoming, vibrant, sustainable Downtown is another focus of this Plan. However, with high business turnover, incompatible land uses, and inconsistent building designs, creating a sustainable Downtown has been an ongoing challenge for Moncks Corner. Additionally, the creation of these neighborhood commercial nodes several miles outside of the Downtown can pose a threat to any revitalization efforts. Businesses, potentially ideal for a downtown, may be drawn towards the suburbs instead possibly due to lower rents, newer buildings, better sidewalks/façade improvements, more foot traffic, more parking, etc. As Moncks Corner continues to annex land and negotiate with developers, limiting the range of commercial uses in these neighborhood commercial nodes will be key in driving businesses into the downtown area. This, on top of separating highway commercial uses from downtown uses, are the first steps in reestablishing the Downtown as the focal point of the community. Furthermore, allowing for a mixture of housing options and densities in adjacent neighborhoods to the downtown can accommodate future growth, promote walkability, increase base clientele, and expand affordable housing options. Infill development is another method used to accommodate growth while also enhancing the integrity of the neighborhood. Reevaluating Town ordinances, regulations, and guidelines specific to Old Moncks Corner to require more compatible and consistent site planning for infill and new development will help preserve the small-town character and enhance the quality of growth. Identifying transportation nodes and focusing higher density housing within walking distance would ensure access to multi-modal transportation options and encourage ridership.



IMPLEMENTATION

So far, this Plan has identified some of the strengths, weaknesses, and areas of opportunity for Moncks Corner. This chapter combines those discussion points into an implementation strategy consisting of future land use designations and a map, a priority investment summary, and an action plan.

FUTURE LAND USE

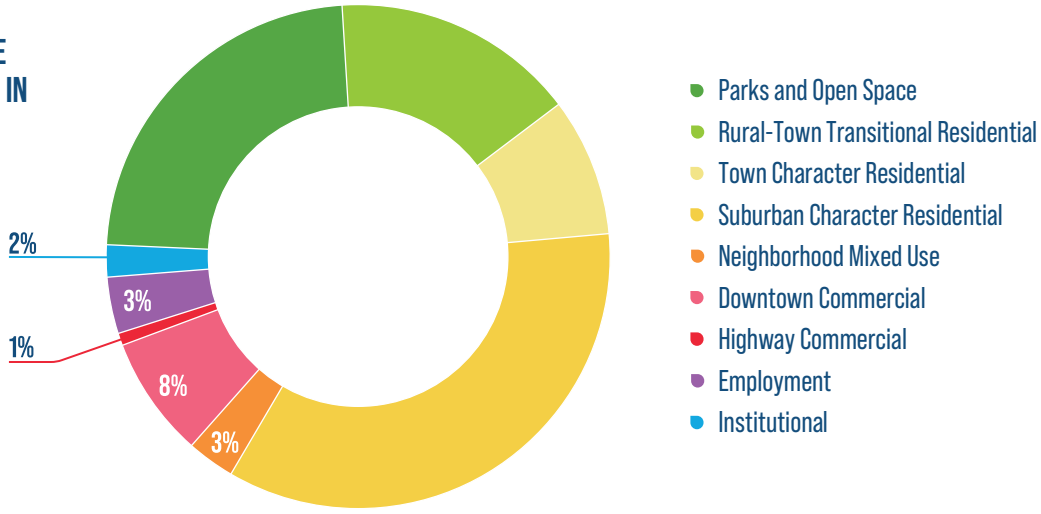
Future land use recommendations compile the policies and strategies laid out throughout this Plan and associate them to an area within Town. This provides visualization for public officials and decisionmakers when implementing or approving projects. As part of the planning process, several additional factors were taken into consideration when formulating these recommendations, such as the existing land uses, public and stakeholder input, and Council and Commissioner comments. However, as has been the case for all other aspects of this Plan, the preservation of community character and ensuring quality growth were the primary factors when identifying, differentiating, and defining these future land use designations.

As mentioned in the Land Use Element in Appendix X, land use designations identify the generic activity of the property, therefore, these future designations identify the recommended land uses that should be encouraged within these areas. It is important that all land use-related goals and recommendations work towards preserving community character and encouraging sustainable growth within Moncks Corner.

The recommended future land use designations can be categorized by the intended uses such as conservation, residential, mixed use, and non-residential. As seen in Figure 5, residential designations (Rural-Town, Town, and Suburban) equate to about 60% of Town with Suburban Character Residential accounting for 35% alone.

Figure 5:

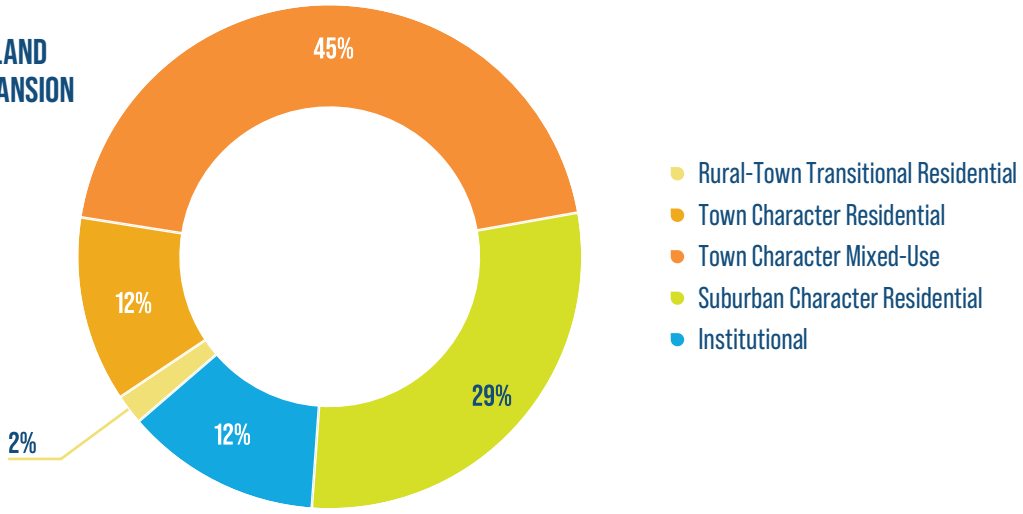
DISTRIBUTION OF FUTURE LAND USE DESIGNATIONS IN MONCKS CORNER



In addition to designating areas within the Town boundary as one land use or another, The Future Land Use Map, on page 24, includes future land use designations for areas adjacent to Moncks Corner. This area, totaling about 31 square miles, is the proposed expansion area that the Town anticipates growth towards in the upcoming future. As detailed on the Future Land Use Map, this expansion area will include a wide range of future land use designations, however, the major one being the Town Character Mixed-Use which encompasses nearly all of the expansion area west of US 17A. Figure 6 breaks down the future land use designations within the expansion area only.

Figure 6:

DISTRIBUTION OF FUTURE LAND USE DESIGNATIONS OF EXPANSION AREA



DESIGNATION DESCRIPTIONS

PARKS AND OPEN SPACE

Areas of Town consisting of permanent park and open space. Smaller neighborhood scale parks are not included in this designation.

RURAL-TOWN TRANSITIONAL RESIDENTIAL

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

TOWN CHARACTER RESIDENTIAL

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

SUBURBAN CHARACTER RESIDENTIAL

Intended for most of the newer suburban character neighborhoods along US 52 that commonly have smaller lot sizes, a mixture of housing types and privately maintained open space. Most areas were once part of a planned development or large-scale subdivision. Common housing densities range from single-family homes to townhomes with large multi-family apartments permitted only within the adjacent Highway Commercial Overlay.

NEIGHBORHOOD MIXED USE

Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher-intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.

TOWN CHARACTER MIXED-USE

Intended to allow for a mixture of residential, commercial, institutional, and parks and open space uses with varying densities throughout the area. Several small- and large-scale commercial nodes along major collector and arterial roadways should be encouraged to provide daily services to local residents. High residential density should be located near these commercial nodes and/or transit stops with residential density decreasing as the developments distance to collector and arterial roads increases. Developments are encouraged to incorporate a mix of residential densities throughout rather than separate single-use neighborhoods; however, adjacent residential densities should be complimentary with one another. Residential and commercial development should incorporate common Town characteristics, such as grid-like street patterns, diversity in commercial building designs, street- and yard-scaping, sidewalks and multi-use paths, and local amenities (i.e., parks, dog parks, and playgrounds). Vegetated buffers around the edges of development, along multi-use paths, between commercial and residential land uses, and adjacent to natural resources and conserved lands should also be encouraged.

DOWNTOWN COMMERCIAL

Intended to protect and promote the historic and economic interests of the downtown. Similar to the Neighborhood Mixed Use, higher intensity commercial-residential mixed uses are encouraged. Unique, walkable and family-oriented businesses should be the focus of this designation.

HIGHWAY COMMERCIAL

Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions.

HIGHWAY COMMERCIAL OVERLAY

A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.

INSTITUTIONAL

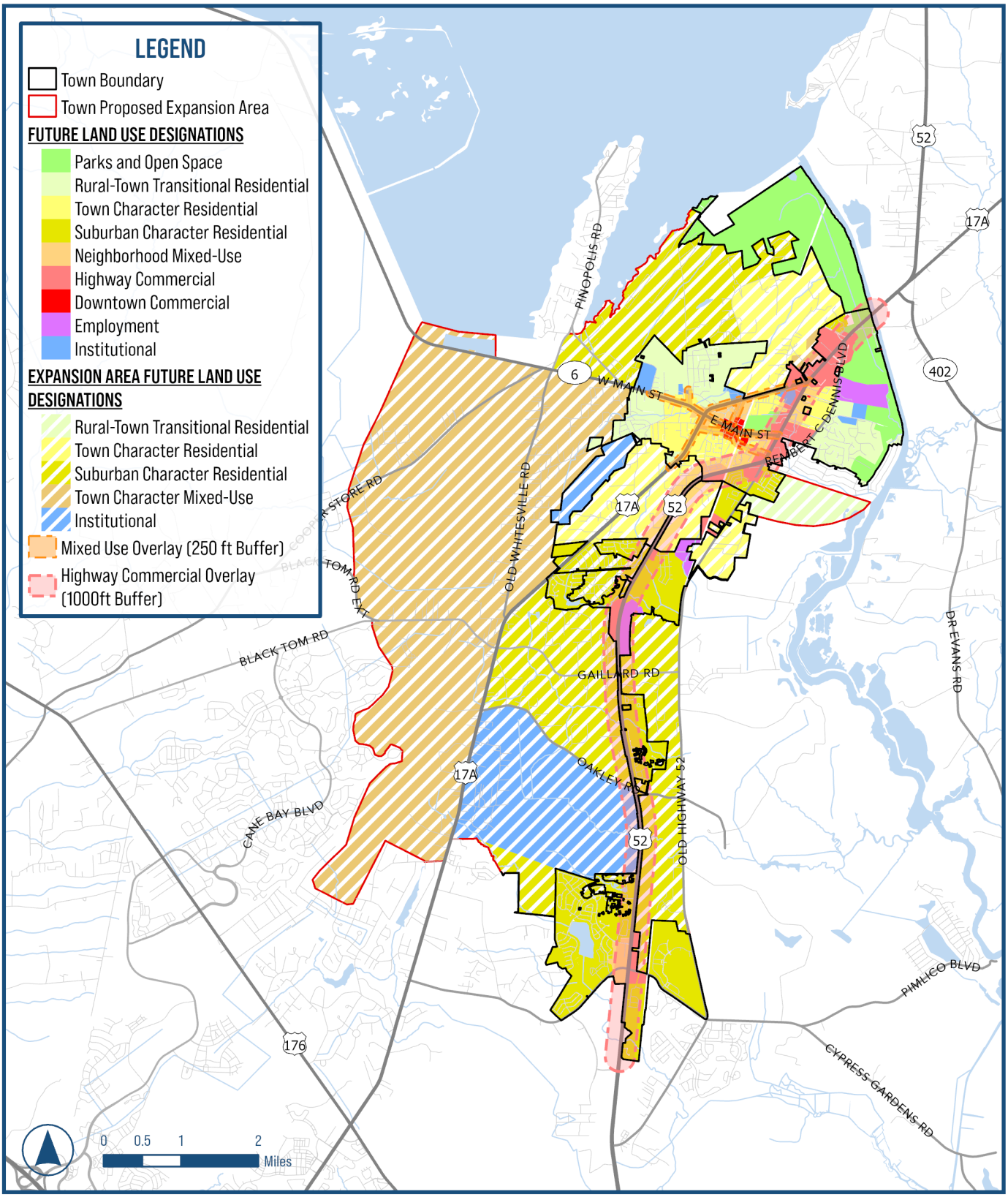
Areas of Town consisting of schools and other local and County Government buildings.

INDUSTRIAL

Areas of Town for higher intensity industrial and employment uses including the Santee Cooper Headquarters and Berkeley Electric.

MIXED USE OVERLAY

A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses.



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PRIORITY INVESTMENTS

Throughout this comprehensive plan, there were several capital improvements projects that were either planned, proposed or recommended related to improving traffic congestion, expanding parks and recreation facilities, attracting economic development, etc. This chapter will identify the priority investment projects along with potential funding sources available through federal, state, and local programs. These investment opportunities were identified based on interactions with Town Staff, Town Council, and the public as well as the conclusions from the Existing Conditions.

It is recommended that Moncks Corner adopt a Capital Improvement Project (CIP) Plan that outlines the current and future expenditures on infrastructure and regular maintenance. This five-year plan will help Town Staff, Town Council, Planning Commissioners, developers, and stakeholders plan in a proactive, timely and fiscally responsible manner for these current and future projects. CIPs also provide transparency to residents on financial expenditures and what is being implemented in between comprehensive plan reports.

Based on other agencies capital improvement (or equivalent) plans, several projects are expected to be implemented in Moncks Corner over the next couple of years.

Berkeley County Community Development Block Grant Consolidated Plan: This Countywide plan has provided funding to construct a Miracle League Ball Field in Moncks Corner. Also identified in this plan is a project to expand and improve public facilities through blight remediation within Moncks Corner. This project will also provide affordable housing opportunities.

SCDOT 10-Year Plan: This statewide plan has identified several rural road safety improvement projects along SC 6. Although these roads are not within the Town, Moncks Corner has the opportunity to piggyback off of these projects to continue improvements along SC 6 through town.

TRANSPORTATION IMPROVEMENTS

In coordination with CHATS and SCDOT, Moncks Corner has the opportunity to secure transportation-related funding for new roads and sidewalks, traffic mitigation infrastructure, traffic studies, alternative transportation, etc. Moncks Corner may be eligible for SCDOT Transportation Alternative Program (TAP) funding for new or improved pedestrian, bicyclist and streetscaping projects. Transportation related grants can also accomplish economic, recreation, environmental and transit related projects as well.

PARKS AND RECREATIONAL OPPORTUNITIES

The SC Parks, Recreation and Tourism (SCPRT) has several funding opportunities that Moncks Corner may be eligible for to aid in funding some of the current and future parks and recreation projects. The Sports Tourism Advertising and Recruitment Grant is one of several targeted grant programs that Moncks Corner may be eligible for that provides assistance in developing, marketing and recruiting sports-related events to use the local facilities, in this case, the Moncks Corner Regional Recreation Complex. This grant hopes to use recreation as a catalyst for economic development. Other SCRPT programs that Moncks Corner may be eligible for include the Recreational Trails Program, the Park and Recreation Development fund and the Land and Water Conservation Fund. These funding opportunities could assist in developing and constructing additional park and recreation facilities, connecting neighborhoods through a trail system and acquiring environmentally sensitive natural areas with the potential for on-site passive or active recreational opportunities.

ECONOMIC DEVELOPMENT AND MARKETING

The Municipal Association of South Carolina (MASC) offers the Hometown Economic Development Grant that Moncks Corner may be eligible for. This grant is intended to support economic development projects that will improve the quality of life for residents. Moncks Corner may also be eligible for the SC Rural Infrastructure Authority Economic Infrastructure Program. This program helps fund local infrastructure that supports economic development such as additional parking, sidewalk improvements, city streetscaping, and the reinvestment in blighted commercial properties. This program is only available if state funds are not fully obligated for SCIIP Projects.

COMMUNITY REINVESTMENT

As mentioned, expanding economic opportunities within Moncks Corner is a forefront topic that residents have expressed concern over. Blight removal and remediation, infill development and structure restoration are several ways to reinvest in the community and increase land value. The Berkeley County Annual Action Plan (AAP) identifies that a top priority for the County is to reduce slum and blight in residential areas. Using the HUD Community Development Block Grant, Moncks Corner may be eligible for local County funding to assist in the cost of removing and remediating blighted properties and incentivizing infill development within neighborhoods with significant vacant and/or blighted properties. These funds may also aid in the repairs or upgrades of water, sewer, stormwater, drainage, and sidewalk/pedestrian facilities.

DETAILED ACTION PLAN

	GOALS AND IMPLEMENTATION STRATEGIES		PARTNERSHIPS	TIMEFRAME	
1	**Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.**				**Growth Management and Overdevelopment**
	A	Assess the capacity of existing infrastructure to determine the need for additional infrastructure to accommodate future growth	Public Works Dept., BCWS	Ongoing	
	B	Ensure current and future infrastructure needs are met before the approval of new development	Planning Commission & Town Council	Ongoing	
	C	Direct new growth towards areas with existing infrastructure and/or planned investment areas to maximize coverage and efficiency of services	Planning Commission & Town Council	Ongoing	
	D	Identify appropriate locations for future high density residential units such as apartments and townhomes with a focus on locations near existing public transportation and along major or minor arterials	Community Development Dept.	Ongoing	
	E	Assess current Zoning and land use regulations to ensure compatibility between districts	Community Development Dept.	1-2 Years	
	F	Review and update Zoning regulations to incorporate recent provisions regarding home based businesses, solar panels, short term rentals, and accessory dwelling units (ADUs)	Planning Commission & Town Council	1-2 Years	
	G	Coordinate with County and other local entities through a Technical Review Committee on the review of new development proposals (such as Berkeley County, BCSD, SCDOT, etc.)	Berkeley County, SCDOT, BCSD, BCWS, DHEC	Ongoing	
	H	Consolidate town boundaries by carefully and strategically consider annexations and adjust land uses to be consistent with adjacent uses	Planning Commission & Town Council	Ongoing	
	I	Consider limiting Planned Developments to larger tracts of land (50+ acres) and promote the development of mixed residential density neighborhoods	Planning Commission & Town Council	Ongoing	

		GOALS AND IMPLEMENTATION STRATEGIES	PARTNERSHIPS	TIMEFRAME	
2		**Allow for a range of residential uses to support housing opportunities for residents of all ages and socio-economic statuses.**			Housing Options and Affordability
	A	Protect the integrity and affordability of existing neighborhoods by encouraging compatible and quality building design and construction.	Planning Commission & Town Council	Ongoing	
	B	Assess the need for age-in-place facilities and associated senior services, evaluate potential locations in Town, and adjust permissible land uses within the Zoning Ordinance to allow for such uses	Planning Commission & Town Council	Ongoing	
	C	Identify appropriate areas for infill development in residential neighborhoods and incentivize affordable housing as an option for infill (incentives could include bulk and density bonuses)	Community Development Dept.	Ongoing	
	D	Use density bonuses as an incentive to develop superior architecturally designed higher density housing	Planning Commission & Town Council	Ongoing	
	E	Develop a Townhouse Design Manual for Developers	Community Development Dept.	1-2 Years	
3		**Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.**			Economic Growth
	A	Pursue state and federal grant opportunities to help promote the Regional Recreation Complex and establish Moncks Corner as an up-and-coming recreation destination	Recreation Dept.	Ongoing	
	B	Incentivize local and/or regional small businesses that provide daily services to residents to locate within the Downtown	Town Council	Ongoing	
	C	Coordinate with SCWorks to promote the availability of workforce development services for local businesses and industries	SCWorks	Ongoing	
	D	Work with regional and county economic development agencies to promote to use of available commercial or industrial zoned land and/or reuse of vacant sites or structures	Berkeley Chamber of Commerce	Ongoing	
	E	Develop a comprehensive list with all Downtown, commercial, industrial and blighted properties to include property address, tenure, lot size, building size, owner information, etc. for reference as redevelopment opportunities	Community Development Dept.	1-2 Years	
	F	Better utilize the small business incubation centers to attract local small businesses and provide relocation assistance or economic incentives specifically in the Downtown area	Local Business Owners	Ongoing	
	G	Use the high quality of services and available utility capacity as a pull factor to attract large employers	Town Administration	Ongoing	

		GOALS AND IMPLEMENTATION STRATEGIES	PARTNERSHIPS	TIMEFRAME	
	H	Designate Opportunity Zones in areas that have the potential for larger scale commercial or industrial development	Berkeley County	2-4 Years	
	I	Encourage/Incentivize non-residential lot consolidation along arterial roadways	Private Landowners	Ongoing	
	J	Identify underutilized parking lots along major and minor arterial roadways and allow for linear commercial shops as a potential redevelopment opportunity	Community Development Dept.	1-2 Years	
4	**Re-establish the downtown as the focal point of the community by promoting a mixture of residential, commercial, and recreational uses.**				**Town Downtown Revitalization**
	A	Differentiate Zoning districts between the Downtown and US 52 commercial corridor, preventing auto-oriented businesses from locating within the Downtown	Planning Commission & Town Council	1-2 Years	
	B	Adjust permissible land use regulations within the Downtown to promote local restaurants, retail, arts, entertainment, office, and other service-based businesses	Planning Commission & Town Council	1-2 Years	
	C	Allow for higher density residential units such as apartments, townhouses, accessory dwelling units, du-, tri- and quadruplexes within the Downtown	Planning Commission & Town Council	Ongoing	
	D	Develop a Downtown Revitalization Plan that captures the community's vision for the Downtown area	Community Development Dept.	2-4 Years	
	E	Identify areas within the Downtown to transform into public outdoor seating and adjust current zoning regulations to allow for private businesses to have outdoor seating	Community Development Dept.	1-2 Years	
	F	Conduct a walkability assessment of the Downtown and adjacent neighborhoods and include pedestrian/sidewalk infrastructure in the annual CIP to improve pedestrian safety and mobility	Community Development Dept.	2-4 Years	
	G	Update the Downtown design guidelines to ensure new, infill and redevelopment plans are consistent and complimentary with the existing character and aesthetic	Planning Commission & Town Council	1-2 Years	
	H	Reevaluate the parking requirements for the Downtown area and consider parking reductions for joint uses on adjacent properties	Planning Commission & Town Council	1-2 Years	

		GOALS AND IMPLEMENTATION STRATEGIES	PARTNERSHIPS	TIMEFRAME	
5	**Invest in streetscaping and blight remediation efforts to enhance the quality and desirability of neighborhoods**				**Blight and City Beautification**
	A	Use streetscaping and complimentary architectural guidelines to improve the aesthetics, land value and desirability of properties	Planning Commission & Town Council	Ongoing	
	B	Allow for unique historical or cultural-themed crosswalk or sidewalk art in the Downtown	Town Council	Ongoing	
	C	Evaluate the financial feasibility of a façade grant program for local businesses to improve the aesthetics and quality of local storefronts	Community Development Dept.	1-2 Years	
	D	Conduct a blight assessment of all properties within the Town	Community Development Dept.	1-2 Years	
	E	Provide tax incentives for redevelopment of blighted properties	Town Council	4+ Years	
	F	Coordinate with private property owners and legal experts on the acquisition of blighted properties	Town Administration	Ongoing	
	G	Pursue county, state, and federal funding for the acquisition, demolition, and site remediation of blighted properties	Town Administration	Ongoing	
	H	Require an redevelopment of property to preserve or restore any existing cultural or natural resources on site (i.e. riparian buffers, walls or fences, signs, landscaping, etc.)	Planning Commission & Town Council	Ongoing	
	I	Assess the need for implementing and funding a program to remove illegal or blighted signs on businesses and evaluate potential rewards for businesses that participate	Community Development Dept.	1-2 Years	
6	**Provide high quality public services, infrastructure, facilities, and programs that meet the needs of current and future residents.**				**Adequate Public Facilities and Services**
	A	Adopt an Adequate Public Facilities Ordinance (APFO) to ensure service level standards for public infrastructure are met for all new development	Planning Commission & Town Council	2-4 Years	
	B	Update the town's existing Capital Improvement Plan (CIP) to prioritize and coordinate location, timing, and financing of long-range capital improvements	Planning Commission & Town Council	2-4 Years	
	C	Maintain and enhance the high quality public services, infrastructure, facilities, and programs that the Town provides to residents	Public Works Dept., BCWS	Ongoing	
	D	Assess the Town's internal need for expanding personnel, equipment and facilities to accommodate future population growth	Town Administration	Ongoing	
	E	Reevaluate the retention and incentives structure for Town Administration and other public service providers (i.e., public works, police, EMS, firefighters, etc.)	Town Administration	Ongoing	

		GOALS AND IMPLEMENTATION STRATEGIES	PARTNERSHIPS	TIMEFRAME	
	F	Support BCSD in updating school enrollment projections and planning for necessary school capacity expansions	BCSD	Ongoing	
	G	Coordinate with the BCSD, Trident Tech, and the BCLS to offer free or low-cost educational resources and tools, such as GED completion and ESL assistance to adult residents seeking to continue education	BCSD, Trident Tech, BCLS	Ongoing	
	H	Keep residents continually updated about city projects, services, and other related information using the Town's website, social media and other possible platforms	Town Administration	Ongoing	
	I	Explore potential incentives that encourage developers to allocate or donate land dedicated for public services such as parks and recreation, educational facilities, emergency response services, and/or stormwater management infrastructure	Town Council	1-2 Years	
	J	Coordinate with Berkeley County and private developers to ensure proper stormwater management infrastructure is in place to adequately process current and future stormwater	Berkeley County, Private Developers	Ongoing	
7	**Encourage a range of multi-modal transportation options to accommodate existing and projected travel demands.**				**Transportation and Traffic Management**
	A	Identify corridors and intersections with the largest traffic safety and congestion concerns and coordinate with Berkeley County and/or SCDOT in developing a plan that addresses these concerns	Berkeley County, SCDOT	1-2 Years	
	B	Require traffic studies for all new developments and if necessary, require mitigation infrastructure to limit the impacts on traffic patterns such as traffic calming infrastructure and/or reducing speed limits	Planning Commission & Town Council	Ongoing	
	C	Continue coordination with the BCDCOG to incentivize and advertise the use of Rideshare programs and public transit services	BCDCOG	Ongoing	
	D	Evaluate the potential to designate specific areas adjacent to transit stops/routes as Transit-Oriented Developments (TOD) that would allow for mixed use and higher density residential development	SCDOT	Ongoing	
	E	Coordinate with Berkeley County and/or SCDOT to continuously maintain adequate quality road and sidewalk infrastructure while also implementing roadway improvements when necessary	Berkeley County, SCDOT	Ongoing	
	F	Identify heavily used paths, streets, sidewalks, and crosswalks used by students and prioritize these safety improvements	Community Development Dept., BCSD	Ongoing	
	G	Improve the interconnectivity of neighborhoods by requiring new developments to have multiple motorized and non-motorized access points	Planning Commission & Town Council	Ongoing	

	GOALS AND IMPLEMENTATION STRATEGIES		PARTNERSHIPS	TIMEFRAME	
8	**Identify and preserve the community assets that contribute to the Town's unique small-town character, quality of life, and cultural identity.**				**Diminishing Community Character**
	A	Enhance the community assets that cultivate the unique Lowcountry Hometown identity that is widely supported by residents	Town Administration	Ongoing	
	B	Expand and diversify annual community events that highlight and celebrate the cultural diversity of residents	Local Organizations	Ongoing	
	C	Conduct outreach events to younger residents to inspire community pride, particularly high school students, through sports, civic lessons, community art competitions, and social media events/contests	Town Administration	Ongoing	
	D	Develop a set of design guidelines that promotes consistent home sizes, heights, setbacks, lot sizes, and street patterns to preserve the town character	Community Development Dept.	1-2 Years	
	E	Encourage land development patterns that protects community character, the integrity of existing neighborhoods, and natural resources from non-compatible land uses	Planning Commission & Town Council	Ongoing	
9	**Enhance the quality and range of parks and recreational opportunities while adequately maintaining existing facilities.**				**Additional Parks and Recreation**
	A	Conduct a survey periodically (≈ 5 years) to determine recreational services and/or facilities that residents desire and preferred locations (i.e. specific neighborhoods or at specific parks)	Recreation Dept.	4+ Years	
	B	Maintain and enhance the quality, safety, and cleanliness of existing parks and ensure all parks are equally maintained throughout the community	Recreation Dept.	Ongoing	
	C	Continue to coordinate with local schools to allow shared access to school sports fields, courts, and related facilities when available (i.e., Cooperative Use Agreement)	BCSD	Ongoing	
	D	Pursue funding opportunities to expand parks, playgrounds, and recreational facilities that are inclusive to seniors, adults, and children of all abilities (e.g. Miracle League field)	SCPRT	Ongoing	
	E	Offer more recreational programs and services for residents of all ages such as senior activities, youth sports, adult leagues, and family events	Recreation Dept.	Ongoing	
	F	Continuously work to improve residents satisfaction of the existing parks and recreation facilities, services and events	Recreation Dept.	Ongoing	
	G	Require new large scale developments incorporate a trail system during the site planning phase and coordinate with developers to try and cohesively connect these systems into a larger multi-modal network	Planning Commission & Town Council	1-2 Years	

		GOALS AND IMPLEMENTATION STRATEGIES	PARTNERSHIPS	TIMEFRAME	
	H	Continuously evaluate potential locations for additional parks and recreation facilities, focusing on neighborhoods with limited access to existing facilities	Community Development Dept.	Ongoing	
	I	Evaluate potential locations and feasibility for a community senior center	Community Development Dept., Recreation Dept.	Ongoing	
	J	Evaluate potential locations and feasibility for a public off road walking/ running/fitness trail	Community Development Dept., Recreation Dept.	Ongoing	
	K	Coordinate with Berkeley County to evaluate potential locations and feasibility for a community pool and/or splash pad	Community Development Dept., Recreation Dept., Berkeley Co.	Ongoing	
10	**Preserve existing historic, cultural and natural resources while encouraging the implementation of green infrastructure.**				**Preserve Historic, Cultural, and Natural Resources**
	A	Collaborate with other public and private entities to preserve cultural, historic and natural resources	Local Historic Organizations	Ongoing	
	B	Encourage the (re-)establishment of cultural or historic organizations, sites, events, traditions, activities, etc. that enhance the cultural footprint of the community	Community Development Dept.	1-2 Years	
	C	Create passive recreation opportunities with informational and interpretive signage about the importance of the site	Recreation Dept.	Ongoing	
	D	Identify potential cultural corridors that can be designated and developed to connect the different resources	Community Development Dept.	2-4 Years	
	E	Restrict the removal of historical or legacy trees and coordinate with Berkeley County to limit deforestation on properties adjacent to established neighborhoods	Planning Commission & Town Council	Ongoing	
	F	Coordinate with Berkeley County in identifying environmentally sensitive areas and restrict the removal or disturbance of these natural resources	Berkeley County	1-2 Years	
	G	Evaluate current land development regulations regarding on site natural resources and enhance the protection and restoration regulations for new or redevelopments	Planning Commission & Town Council	1-2 Years	
	H	Review and update land development regulations to require stormwater best management practices be implemented in all new or redevelopments	Planning Commission & Town Council	1-2 Years	

GOALS AND IMPLEMENTATION STRATEGIES			PARTNERSHIPS	TIMEFRAME	
	I	Impose a building moratorium on any parcel that elects to clear cut harvest the existing trees on site	Town Council	1-2 Years	
	J	Incentivize the planting of trees in excess of the basic requirements to enhance/retain the Town's qualification for being a Tree City USA Community	Planning Commission & Town Council	Ongoing	
	K	Continue to maintain the existing wayfinding signage throughout Town while identifying potential locations for adding additional signage	Recreation Dept.	Ongoing	

All Corners of the Community:

MONCKS CORNER 2024 COMPREHENSIVE PLAN

Volume II: Existing Conditions



BCDCOG
BERKELEY-CHARLESTON-DORCHESTER
COUNCIL OF GOVERNMENTS

FINAL DRAFT
MAY 2024

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PREFACE



Volume II of the *"All Corners of the Community: Moncks Corner 2024 Comprehensive Plan"* is the Existing Conditions of the Town of Moncks Corner. As required by the 1*994 State Comprehensive Planning Act*, the Existing Conditions includes nine elements:

1. Population
2. Housing
3. Cultural Resources
4. Community Facilities
5. Economic Development
6. Transportation
7. Natural Resources
8. Resiliency
9. Land Use

As part of the Existing Conditions, the Town of Moncks Corner will be compared to neighboring, or other similarly sized municipalities, within the region - such as the City of Goose Creek, the City of Hanahan, the City of North Charleston, and the Town of Summerville. For broader comparative purposes Moncks Corner will be compared to Berkeley County and the State of South Carolina as well. Unless otherwise stated, all data reported in any Figures and Tables is from the US Census and/or the American Community Survey 5-Year Estimates.

Due to the Town's history, recent annexations, and abnormal shape and size, the Town is commonly split into "***Old Moncks Corner***" and the "***US 52 Corridor***" for comparative purposes. Old Moncks Corner refers to the more historic part of Town while the US 52 Corridor refers to the newer (and recently annexed) parts of Town. Furthermore, since naturally certain elements of a Town extend beyond the incorporated borders (like highways, wetlands, public services, etc.), the phrase "***Greater Moncks Corner area***" is also commonly used to include the areas adjacent to the Town boundary in important discussions. All three of these areas are illustrated in comparison to the incorporated Town boundary in **MAP 1** (on page 2).

POPULATION ELEMENT

As a community grows, it is important to track the changes in population characteristics as they often can provide insight into key demographic shifts or trends happening within the community. This Element will explore the diversity in age, sex, income, households, education, race, and ethnicity of the residents of Moncks Corner. Often considered the foundation of a Comprehensive Plan, the Population Element is essential for effective planning for the future needs and services of the Town, such as additional community facilities, transportation infrastructure, and housing. Unless otherwise stated, all data within this Element is from the American Community Survey 5-Year Estimates.

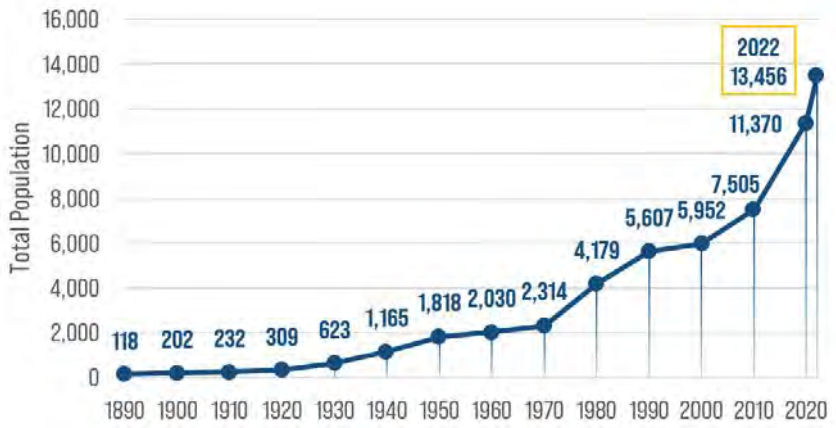
HISTORIC & PROJECTED POPULATION TRENDS

Moncks Corner has continued to remain a small, mostly rural town for over a century. Located in a unique transition area between the larger urban municipalities such as Goose Creek, North Charleston, Summerville, and the rest of rural Berkeley County, the protection of its "Hometown" character is important. As seen in **FIGURE 1**, Moncks Corner has consistently gained population since its incorporation in 1885, with the population more than doubling between 2000 and 2022 (a 140% increase). A significant portion of that population growth can be linked to several annexations and planned developments taking place during that period.

In recent years, Moncks Corner has represented about 5-6% of Berkeley County's total population. **FIGURE 2** shows the population projection of Moncks Corner if the Town were to maintain these historical accounts. This, however, is unrealistic as the Town anticipates continued growth primarily through annexations toward the south and southwest of Town. Therefore, the population projection of the greater Moncks Corner area, as defined in **FIGURE 3**, is likely a more relevant projection for this plan.

Figure 1:

HISTORIC POPULATION TRENDS, 1890-2022



Data Source: US Decennial Census & American Community Survey (ACS)

Figure 2:

MONCKS CORNER POPULATION PROJECTIONS THROUGH 2045

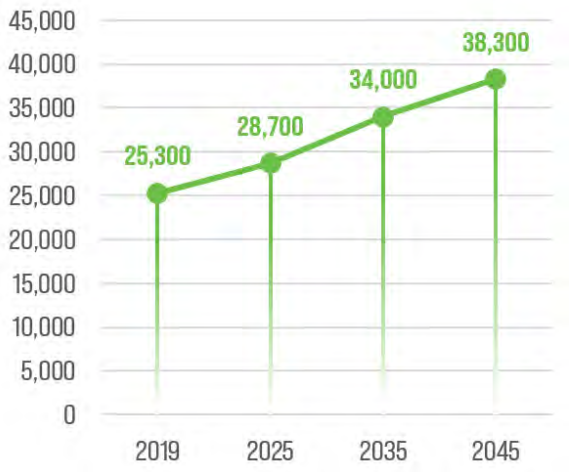


Note: Projections assume Town will continue to account for 5-6% of County total population.

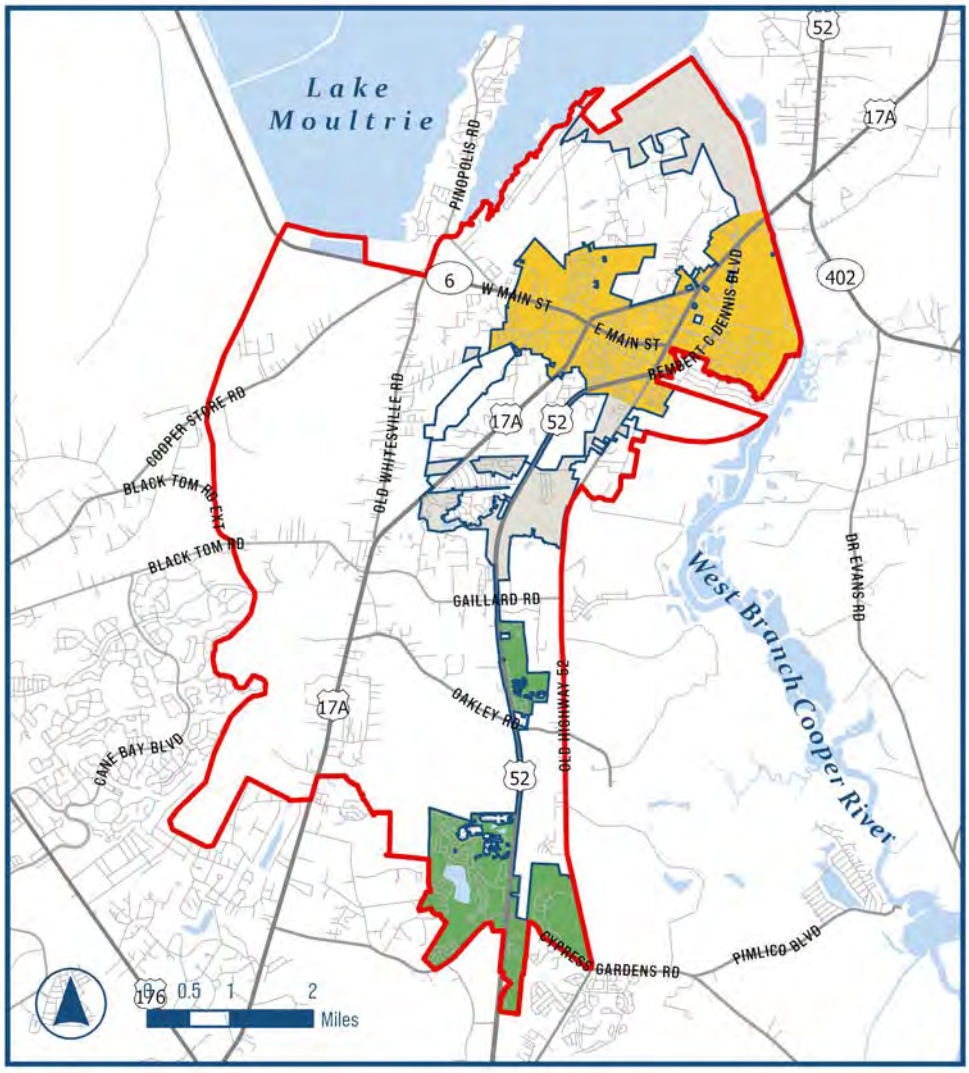
FIGURE 3 shows that the greater Moncks Corner area, which is based off of the Future Land Use Map's Expansion Area, is projected to grow to about 38,000 people by 2045, regardless of the Town's annexations. While both projections are based off of the BCDCOG's Travel Demand Model, the projections in **FIGURE 3** are more specific to the Moncks Corner area rather than **FIGURE 2** which is entirely based on Berkeley County projections as a whole. However, overall, it is important to be aware of population projections so that municipalities may proactively prepare for growth or decline regarding infrastructure, services, personnel, and funding.

Figure 3:

GREATER MONCKS CORNER POPULATION PROJECTIONS THROUGH 2045



Data Source: BCDCOG's Travel Demand Model (2025-2045)



Map 1:

COMPARISON AREAS WITHIN AND AROUND MONCKS CORNER

LEGEND

- Moncks Corner Town Boundary
- Town Potential Expansion Area/ Greater Moncks Corner Area

AREAS OF MONCKS CORNER

- Old Moncks Corner
- US 52 Corridor
- Major Roadways
- Streets

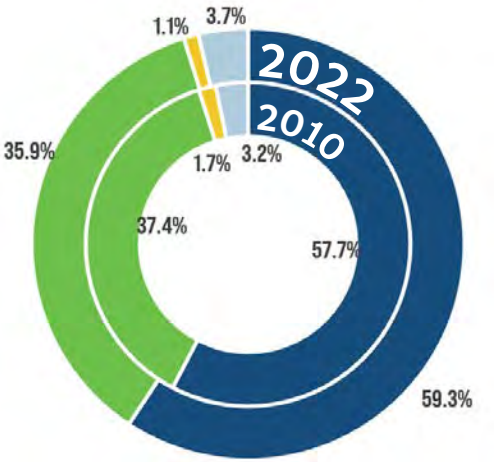
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W:\ProjectSpecific\MoncksCornerCompPlan2022\maps\Moncks Corner Comp Plan Mapping

DEMOGRAPHIC TRENDS AND CHARACTERISTICS

Figure 4:

RACIAL BACKGROUND



RACE AND ETHNICITY

Between 2010 and 2022, the racial diversity in Moncks Corner remained relatively the same with the largest shifts occurring between the White alone and Black or African American alone races, as seen in **FIGURE 4**. In addition to the small change in the racial makeup of the Town, the ethnicity of people in Moncks Corner also did not change all that much with the number of people identifying as Hispanic or Latino increasing from one percent in 2010 to 2.6% in 2022.

AGE AND GENERATIONAL TRENDS

The median age in Moncks Corner in 2022 was estimated at 35.9 years, a slight decrease from 36.1 years in 2010. In comparison, Berkeley County and South Carolina experienced a different trend with the median age increasing quite drastically by 2.4 years and 2.6 years respectively as seen in **FIGURE 5**.

Comparing the median age over a period of time is just one way to show the shift in the age of a populous. As seen in **FIGURE 6**, the distribution of people by different generations reveals trends among each specific age group rather than the population as a whole. In the case of Moncks Corner, the most significant changes occurred among the younger generations (ages 0-29). The 15-19-year-old age group decreased by 2.4 points while the 20-24-year-old and 25-29-year-old age groups increased by similar margins (+2.4 points and +2.8 points respectively). This is an encouraging trend as it shows an influx of younger individuals and/or families.

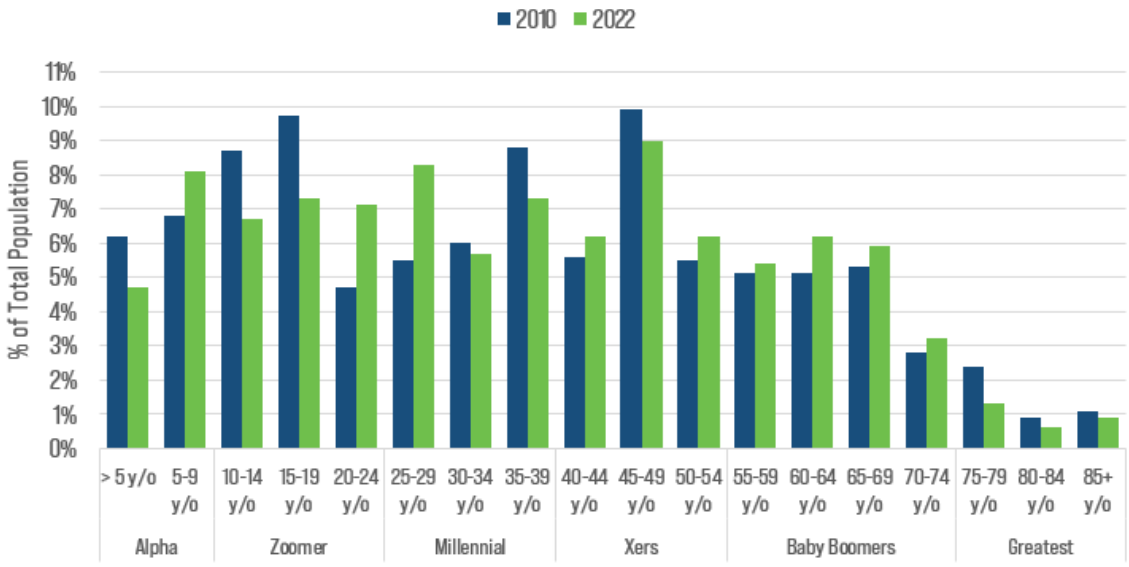
Figure 5:

CHANGE IN MEDIAN AGE



Figure 6:

AGE DISTRIBUTION BY GENERATION

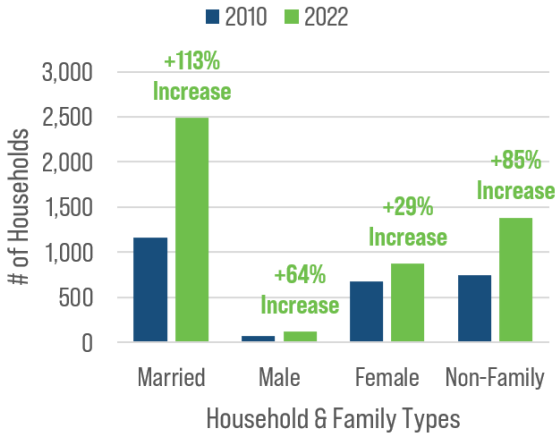


NUMBER, SIZE, AND CHARACTERISTICS OF HOUSEHOLDS

Moncks Corner shares many similar household characteristics with other municipalities in the region, however, given the Town's recent annexations and large-scale developments, some characteristics will be exacerbated and drastically different. With that being said, overall, it was estimated that in 2022, Moncks Corner had 4,864 total households. This was an increase of about 2,200 households (or 82%) since 2010 (2,666 total). Furthermore, the average household size in 2022 was estimated at 2.69, compared to 2.59 in 2010. This was similar to Berkeley County (2.62) and Goose Creek (2.69). While the average household size alone is not commonly used to measure growth in a community, coupled with household data/ projections, it can be useful for calculating population projection estimates.

Figure 7:

CHANGE IN HOUSEHOLDS BY HOUSEHOLD AND FAMILY TYPES



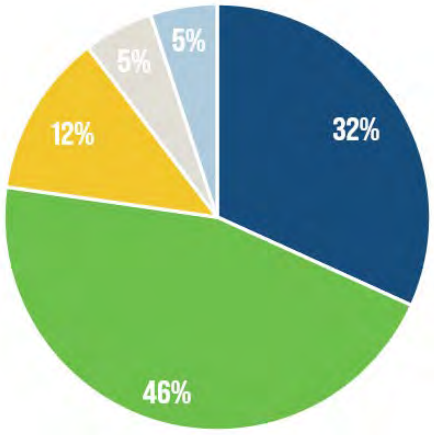
Household statistics encompasses a wide range of topics, including size, age/race/sex of householder, income, number of children/elderly, etc. To better analyze and compare these different household statistics, they are commonly categorized into four different types: married-couple families, male-only householder families, female-only householder families, and non-family households. Using these different household types as a lens to focus on some of the behind-the-scenes data will reveal key household trends that oftentimes greatly contribute to a community's overall change.

Of the 82% increase in the total number of households, the married-couple family type over doubled in count (+113% increase) between 2010 and 2022 while the non-family household type nearly doubled in count (+85%), as seen in **FIGURE 7**.

Furthermore, it was estimated that over three-fourths (3/4) of households in 2022 were reported to have moved into their current housing unit since 2010, as shown in **FIGURE 8**. Considering that over a third (1,800 units) of Moncks Corner housing stock was constructed between 2010 and 2019, this is not surprising.

Figure 8:

WHEN RESIDENTS MOVED INTO THEIR CURRENT HOME



Moved in the past 5 Years (2018 or later)

Moved in 2010 to 2017

Moved in 2000 to 2009

Moved in 1990 to 1999

Moved in 1989 or Earlier

HOUSEHOLDS WITH CHILDREN & OLDER ADULTS

As seen in **FIGURE 9**, in both 2010 and 2022, Moncks Corner had the highest percentage of households with children under the age of 18 when compared to South Carolina, Berkeley County, and other nearby municipalities. However, the percentage of households with children under the age of 18 declined between 2010 and 2022 by nearly 10 points, which was the largest change shown in **FIGURE 9**.

It is not only households with children that are important to assess. The percentage of older adults over the age of 60 is also an important statistic to be aware of as residents at this age typically require additional health services and social systems. In 2022, approximately 32% of the total households in Moncks Corner had at least one adult over the age of 60. As seen in **FIGURE 10**, between 2010 and 2022, this percentage increased by about 7 points, however, this appears to be a regional and statewide trend as Berkeley County, South Carolina, and other nearby municipalities all experience similar trends. Curiously, given the decrease in households with children and increase in households with adults 60+, these shifts were balanced out based on the lack of change in median age between 2010 and 2022. Households with children and/or older adults, each require certain amenities, services, and infrastructure to support their livelihoods, such as senior centers, playgrounds, healthcare, facilities, or educational facilities.

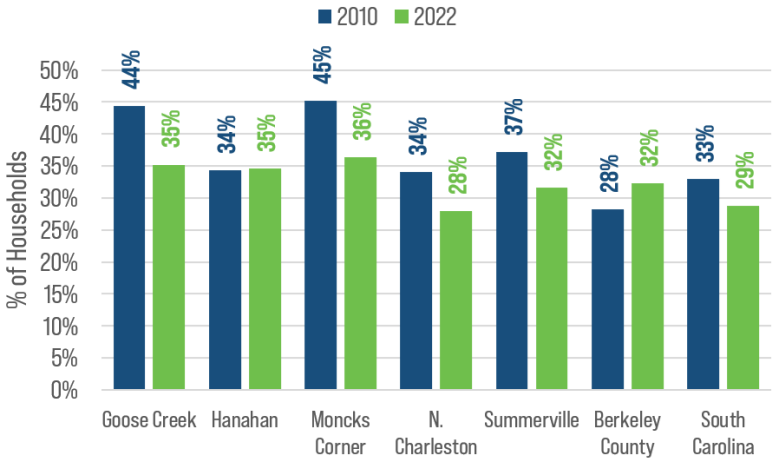
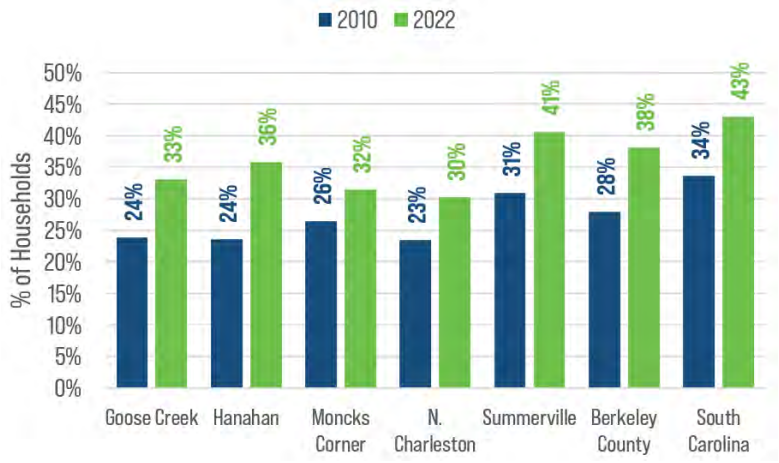


Figure 9:

PERCENT OF HOUSEHOLDS WITH CHILDREN UNDER THE AGE OF 18

Figure 10:

PERCENT OF HOUSEHOLDS WITH ADULTS OVER THE AGE OF 60



HOUSEHOLD INCOME

Household income trends provide insight into a community's economic vitality, the typical disposable income, and purchasing power of its residents. The median household income (MHI) of Moncks Corner in 2022 was approximately $83,079. Between 2000 and 2022, Moncks Corner experienced a 53% increase in real MHI with most of this increase occurring between 2010 and 2022, as seen in **FIGURE 11**. Both increases were significantly higher than other comparable geographies, Berkeley County, and South Carolina.

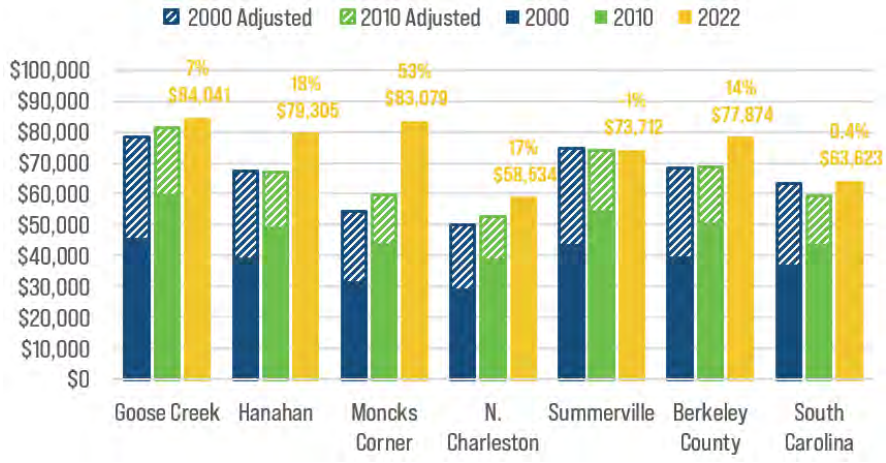


Figure 11:

CHANGE IN MEDIAN HOUSEHOLD INCOME, 2000, 2010, AND 2022

Note: 2000 & 2010 Adjusted Incomes are calculated using the Chained Consumer Price Index (C-CPI) for 2000, 2010, & 2022.

EDUCATIONAL LEVELS

Similar to the other demographic analyses, the educational attainment levels in Moncks Corner changed significantly between 2010 and 2022. It was estimated that in 2010, approximately 17% of people (ages 25+) in Moncks Corner had attained a bachelor's degree or higher. Increasing by about 10 points, 2022 estimates report that about 28% of people have attained a bachelor's degree or higher. This increase can be explained by looking at the shifts in educational attainment by category, as shown in **FIGURE 12**. The population of Moncks Corner (ages 25+) has become more educated with all college or higher education categories increasing by notable margins. This increase in people pursuing higher education has subsequently caused a significant decrease in the high school graduate (or equivalent) category.

Given these recent shifts towards a more educated populace, the percentage of people with a bachelor's degree or higher in Moncks Corner is now on par with other municipalities in the region, such as North Charleston (27%), Goose Creek (28%), and Summerville (31%). Continuing to diversify the educational attainment of residents will impact the competitiveness of Moncks Corner in attracting new industries, increasing the local tax base, and reducing poverty levels.

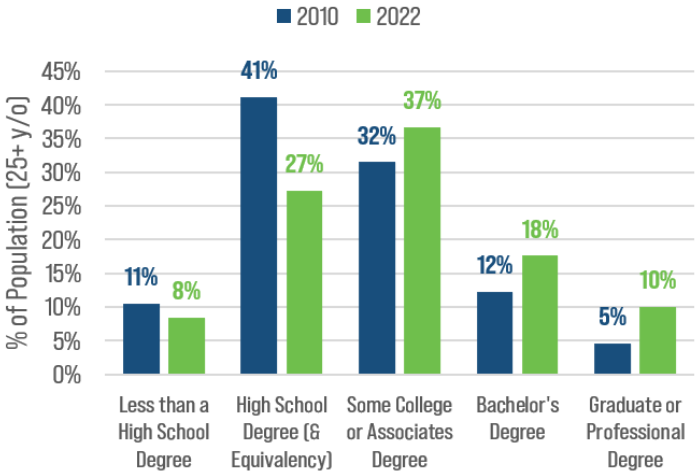


Figure 12:

CHANGE IN EDUCATIONAL ATTAINMENT

HOUSING ELEMENT

In recent years, Moncks Corner has experienced significant changes to the local housing stock. These recent changes have impacted population, community facilities, and land use patterns throughout the greater Moncks Corner area. The quality, quantity, style, and characteristics of the housing stock have also impacted the character and identity of the community. The small-town character of Moncks Corner is a vital asset for the community; therefore, complimentary housing characteristics and patterns should be encouraged to preserve this asset.

The Housing Element will identify these key housing characteristics and analyze the current housing patterns and trends that will later be used to form and support future policy decisions related to (but not limited to): housing, community facilities, transportation, economic development, and land use.

NUMBER, AGE, AND CHARACTERISTICS OF HOUSING

The housing market can be influenced by several local, regional, state, and/or national factors. Despite those influences, the current local housing characteristics, such as the median home value, median household income (MHI), tenure, and occupancy, can provide a glimpse into the economic health of a community. It should be noted that between 2010 and 2022, nearly 2,200 acres of land were annexed into Moncks Corner, resulting in a noticeable change in population and housing statistics.

In 2022, there were an estimated 5,125 housing units in Moncks Corner. This was an increase of nearly 2,200 units or by 72% since 2010. Future annexation aspirations suggest that this trend will continue as land already developed or has development plans could potentially be annexed into the Town within the next 10 years. As seen in **FIGURE 13**, a majority of the 2022 housing stock in Moncks Corner is fairly new with over half of the units being built since 2000.

Figure 13:

AGE OF HOUSING STOCK AS OF 2022

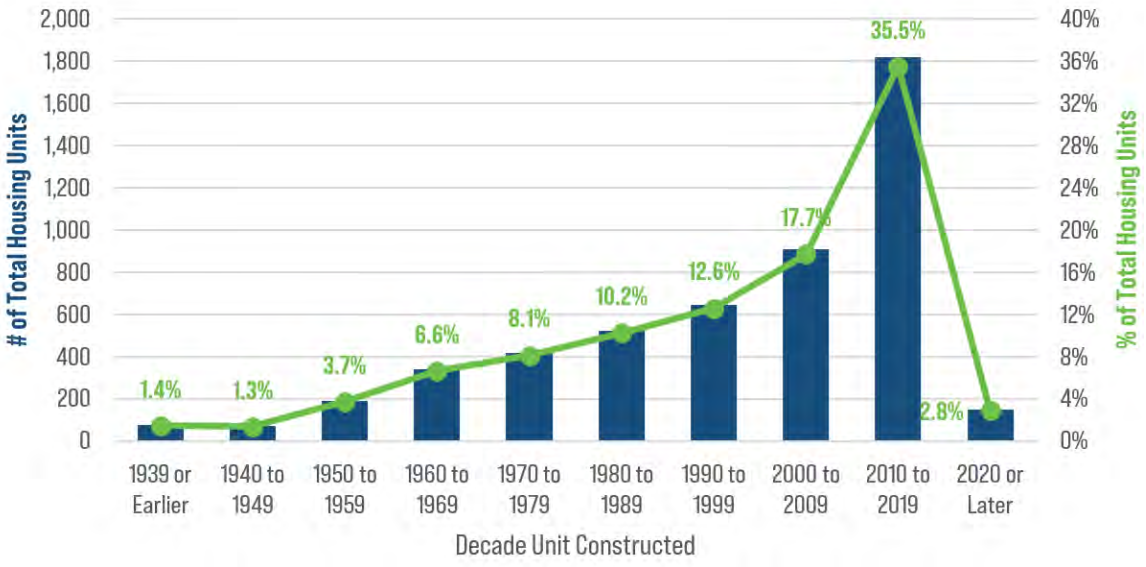
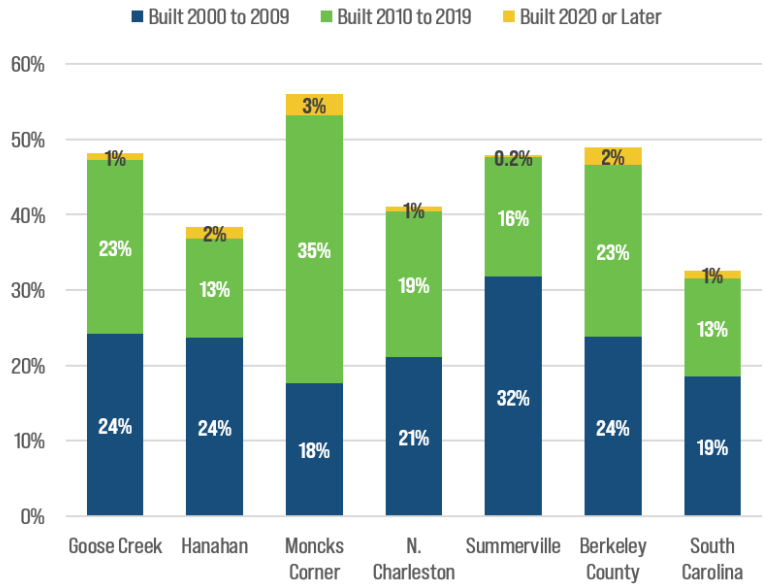


Figure 14:

PERCENT OF HOUSING STOCK BUILT BEFORE 2000



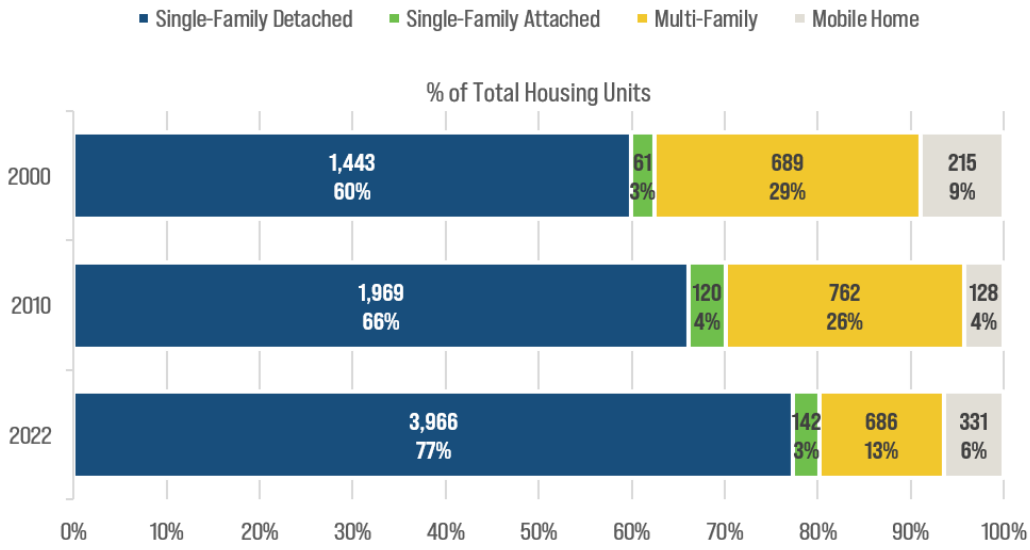
While new housing construction isn't a new phenomenon in the Berkeley-Charleston-Dorchester Region (BCD Region), the 2008-09 economic recession greatly impacted the housing market, halting the construction of large subdivisions in most places around the nation through the early 2010s. As seen in **FIGURE 14**, Berkeley County seems to be an exception to this trend as the percentage of housing units constructed between 2000-2010 and 2010-2019 was very similar. In the case of Moncks Corner, home construction doubled in the post-recessionary years (2010-2019) compared to the decade prior, causing over one-third of all housing units in Moncks Corner to have been built in this ten-year period, a trend unique to Moncks Corner.

HOUSING TYPES

As seen in **FIGURE 15**, most of the increase in total housing units since 2010 were single-family detached units. Furthermore, between 2000 and 2022, the percentage of single-family detached units increased by 17 points and nearly tripled in quantity. Despite the lack of diversity in the change of housing types, Moncks Corner continues to provide a decent range of housing options, especially for a smaller, more rural community. It is also important to note that due to the sheer amount of new single-family detached units, the percent of total housing units that multi-family units represent has drastically gone down, however, numerically, the number of units in 2022 is estimated to be about the same as it was in 2000.

Figure 15:

CHANGE IN HOUSING UNIT TYPES BETWEEN 2000, 2010, AND 2022



OCCUPANCY AND TENURE

The occupancy of a housing unit details whether the unit is occupied or vacant. An occupied housing unit can be further classified by housing tenure which describes whether the occupant owns or rents the unit. In 2022, the total occupied housing units was estimated at 4,864, with an estimated 261 units, or about 5% of the total housing stock, being reported or classified as vacant. Vacant units can range from being for sale (or just sold), for rent (or rented but not occupied), seasonal, recreational, occasional use, or workforce housing, among other possibilities.

As seen in **TABLE 1**, when compared to 2010, it can be concluded that a majority of the newly constructed housing units were intended for owner-occupancy. Maintaining a sustainable balance of owner-occupied and renter-occupied housing units is important for providing residential needs for people of all backgrounds. The housing affordability of the area has a large impact on this ratio. Additional factors that influence tenure include the demographic makeup of a community (i.e., income, age, race, family size), proximity to colleges, universities, and other seasonally affected markets, and the urban density of the area.

Table 1:

CHANGE IN TENURE BETWEEN 2010 AND 2022

HOUSING UNITS BY TENURE	2010	% OF TOTAL	2022	% OF TOTAL	CHANGE	% CHANGE
Total Occupied Units	2,666	100%	4,864	100%	+2,198	+82%
» Owner-Occupied	1,519	57%	3,732	77%	+2,213	+146%
» Renter-Occupied	1,147	43%	1,132	23%	-15	-1%

INCOME BY TENURE

In 2022, Moncks Corner had an overall median household income (MHI) of $83,079. However, as seen in **FIGURE 16**, the MHI by tenure reveals the discrepancies in income levels between owner-occupied and renter-occupied households. The estimated owner-occupied MHI ($89,533) was about double that of the renter-occupied MHI ($46,552) in 2022. Despite this difference in income, between 2010 and 2022, real renter-occupied MHI increased by about 52% whereas real owner-occupied MHI only increased by about 17%. The percent change in income of an area is important when analyzing the change in affordability over a period of time, which will be elaborated upon later in this Element.

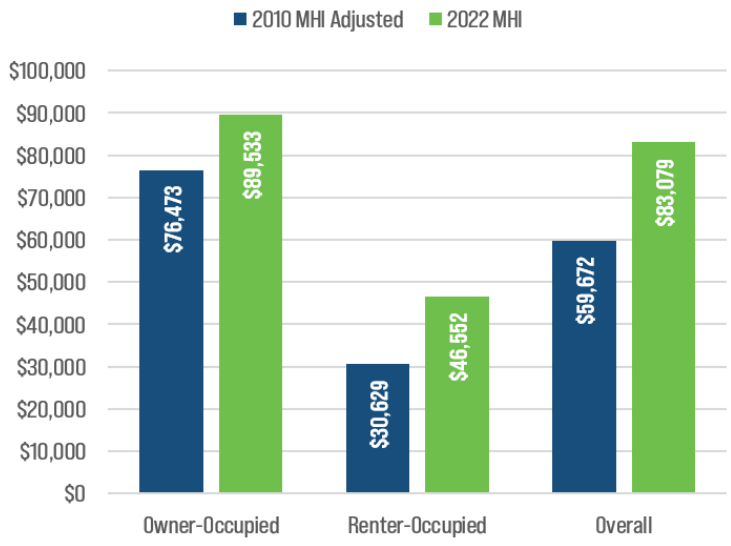


Figure 16:

CHANGE IN MEDIAN HOUSEHOLD INCOME BY TENURE

MEDIAN HOME VALUE AND RENT

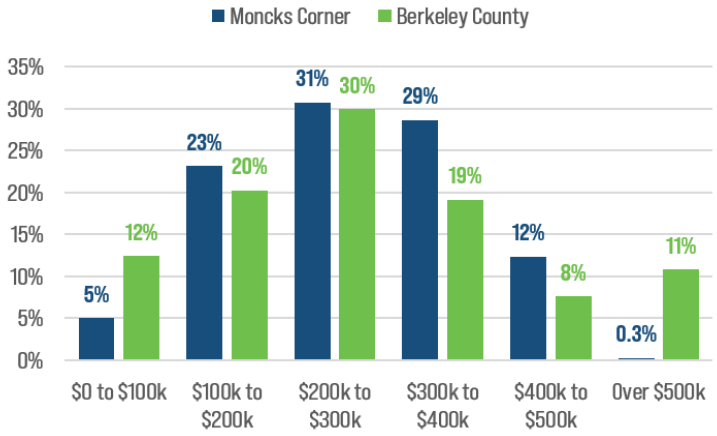
Like other analyses conducted in this Element, the median home value (MHV) and median monthly rent (MMR) are also based on tenure. According to the US Census, the MHV calculates owner-occupied units only (excluding mobile homes, houses with businesses or offices, houses on 10 or more acres, and housing units in multi-unit structures), while the MMR calculates renter-occupied units only. As mentioned previously, the large annexations of developed land have greatly shifted housing trends. This impacts the MHV more than MMR due to most of the additional housing units being owner-occupied homes.

MEDIAN HOME VALUE (MHV)

In 2022, the median home value in Moncks Corner was estimated at $269,700. This was about a 27% increase in real value since 2000. In actuality, this increase in real value occurred between 2015 and 2022 as the impacts of the 2008 recession caused the local home values to fall (as indicated by a 10% decrease in the median home value between 2000 and 2010). By 2015, these impacts were mostly regained as the median home value in 2015 was back at 2000 levels. Furthermore, about 60% of homes in Moncks Corner were estimated to be valued between $200k and $400k in 2022 (**FIGURE 17**). This was higher than Berkeley County which estimates report only about 50% of homes were in that value range.

Figure 17:

2022 MEDIAN HOME VALUE BY VALUE BRACKETS



MEDIAN MONTHLY RENT

In 2022, the median monthly rent in Moncks Corner was estimated at $1,129. This was slightly lower but still fairly similar to other municipalities in the region like North Charleston ($1,288) and Hanahan ($1,290). Between 2010 and 2022, the real monthly rent in Moncks Corner increased by approximately 31% which was the largest percent change observed in **FIGURE 18**. Similar to the median home value, this change was not unexpected as the value of new housing units constructed likely contributed to the rising costs of rent in Moncks Corner.

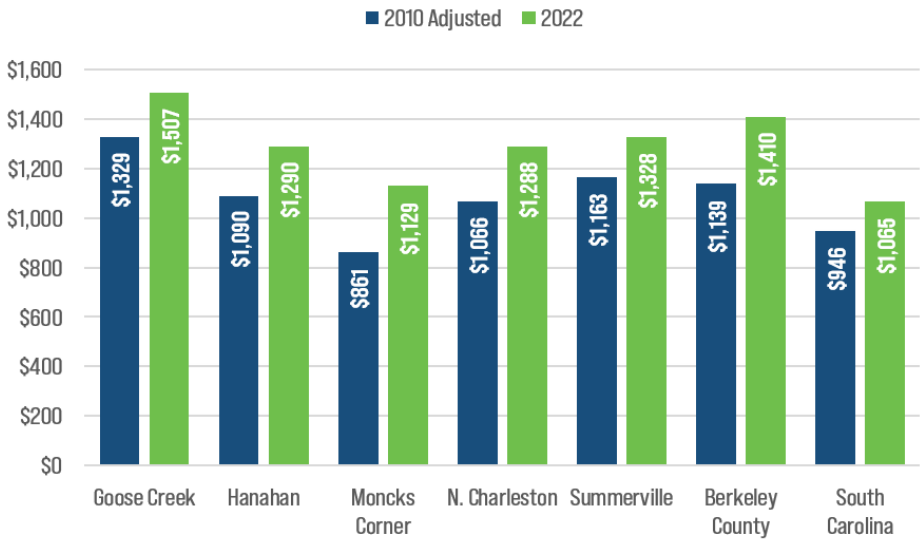


Figure 18:

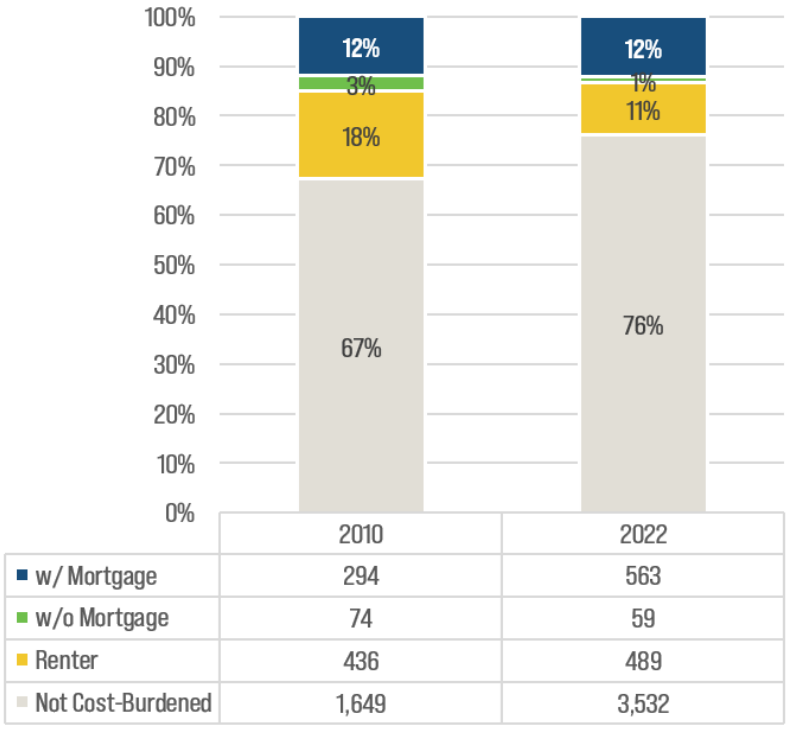
COMPARISON OF REGIONAL MEDIAN MONTHLY RENT

AFFORDABILITY

Housing affordability is tied directly to the annual household income; and just as income can vary from household to household, so does the level of affordability for housing. The term "affordable housing" is often misinterpreted to be synonymous with "public housing," which is federally subsidized housing for low-income individuals and families managed by local housing authorities. According to the Department of Housing and Urban Development (HUD), housing affordability refers to households where the total cost of living per month is less than 30% of the household's combined monthly income. The common cost of living expenses could include but not limited to a mortgage, rent, utilities, HOA fees, and maintenance.

Households are considered "cost-burdened" or unaffordable when the monthly housing costs exceed the 30% income threshold. These households can experience serious challenges due to the financial burden that they face every month, potentially leading to sacrifices on other necessities such as food, transportation, and medical care. It is therefore imperative that a diverse and affordable range of housing types are available for current and future residents.

FIGURE 19 shows that in 2022, about one in four households in Moncks Corner were considered cost-burdened, regardless of income and tenure. Although the number of cost-burdened households has increased numerically between 2010 and 2022, the percentage of total households considered to be cost-burdened has decreased by about nine points. Expectedly, homeowners with a mortgage and renters make up the majority of cost-burdened households in both 2010 and 2022.



	2010	2022
w/ Mortgage	294	563
w/o Mortgage	74	59
Renter	436	489
Not Cost-Burdened	1,649	3,532

Figure 19:

CHANGE IN THE PERCENT OF COST BURDENED HOUSEHOLDS, 2010 AND 2022

FUTURE HOUSING PROJECTIONS

To meet future housing needs, land, infrastructure, resources, and appropriately zoned lands must be allocated towards the development of additional housing to accommodate Moncks Corner's growing population. The Population Element outlined the projected population through 2045 based on the historical percentage of the town's population in comparison to the County (≈5-6%). Projections for future housing needs can be estimated by dividing the projected 2045 population by the 10-year average household size (≈2.64).

Projected Additional Housing Units = Population Projections ÷ 10-year Average Household Size

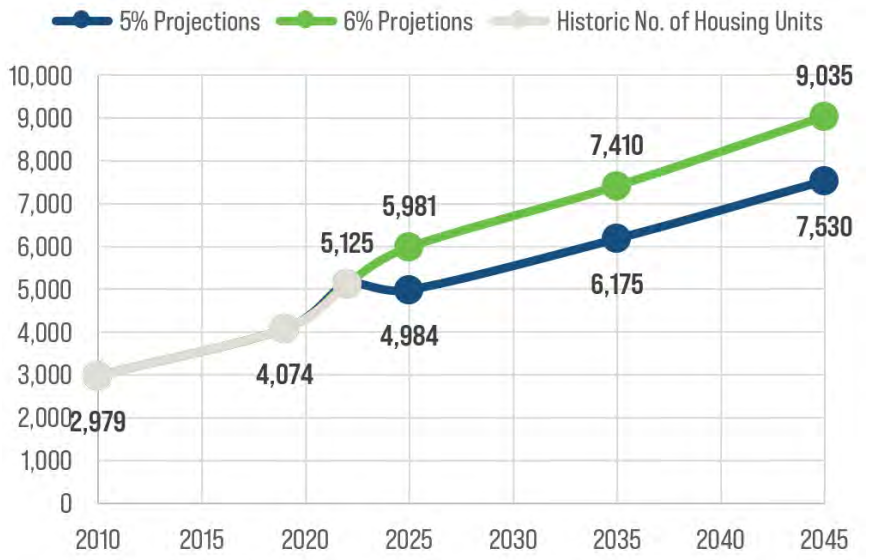


Figure 20:

MONCKS CORNER HOUSING UNIT PROJECTIONS THROUGH 2045

Note: Projections assume Town will remain the same size (area).

In 2022, the Town of Moncks Corner had an estimated 5,125 housing units. As seen in **FIGURE 20**, by the year 2045, Moncks Corner will need between 2,400-3,900 additional housing units to accommodate the projected population growth. This can occur through infill development, increasing residential density through Zoning, and/or annexing new developments into the Town. Continuously increasing the housing stock is important in maintaining the affordability and attainability of the area as well as increasing the local tax base.

CULTURAL RESOURCES ELEMENT

Historic and Cultural Resources provide a link between past and present generations. These resources come in many different forms, such as districts or neighborhoods, buildings, structures, sites, or artifacts and objects. The significance of the resources, whether that be local, state, or national, is important as they often contribute to a larger story.

Dating back to colonial times, Moncks Corner has relics from several different eras in American history, most notably the Revolutionary and Civil Wars. Having a variety of resources from different eras that are in different conditions adds to the uniqueness of a community. These resources play an important role in shaping community character and identity.



FIRST SITE OF MONCKS CORNER HISTORICAL MARKER, LOCATED NEAR US 52 & US 17A INTERSECTION IN MONCKS CORNER

Photo Source: Cathi Lee (Historical Marker Database)

INVENTORY OF RESOURCES

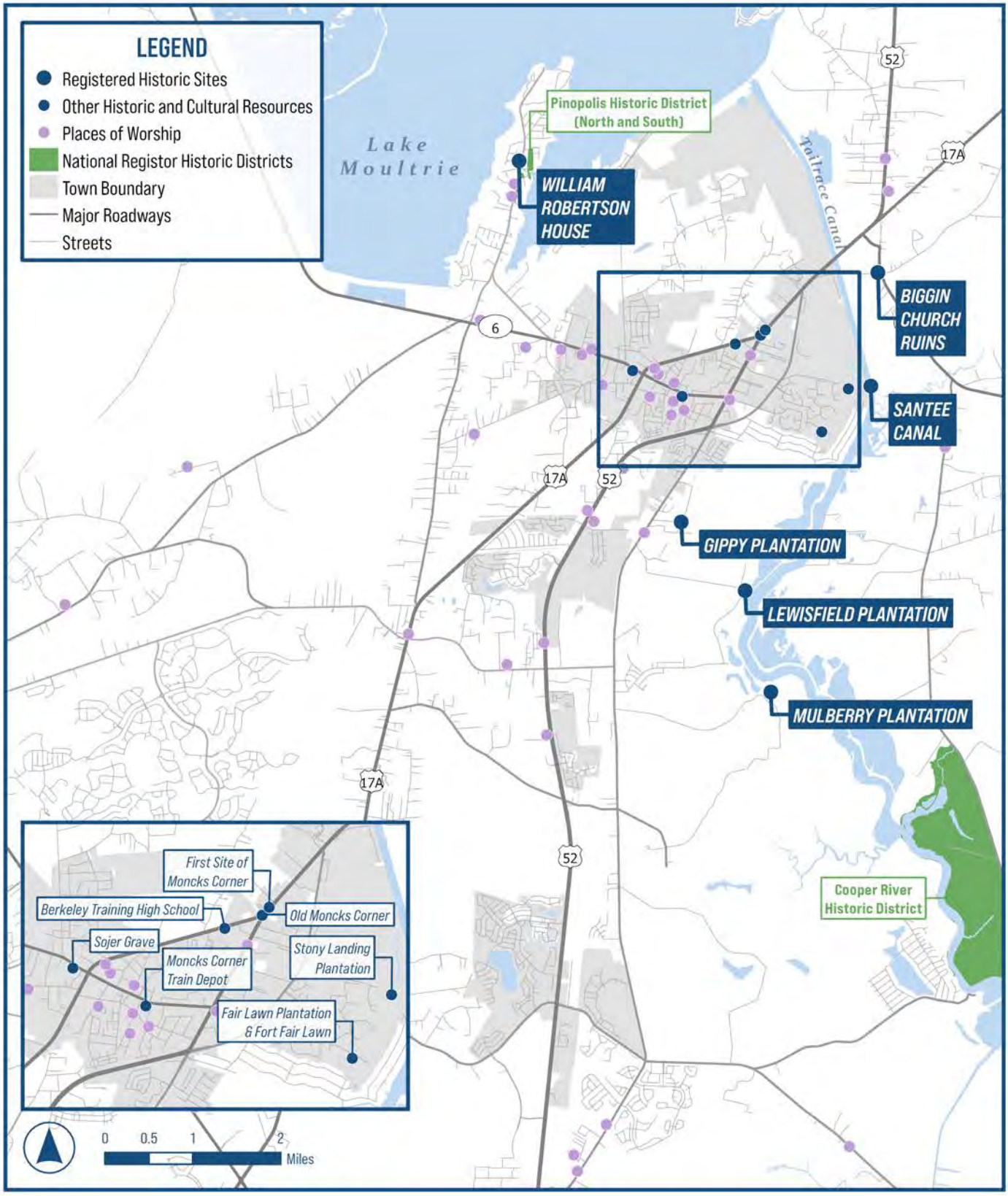
Conducting an inventory of all historic and cultural resources can impact several other Elements within this Plan, namely, Community Facilities and Land Use. This inventory can then be used for preservation and conservation purposes, education, economic development, or future land use considerations. The South Carolina Department of Archives and History (SC DAH) and the State Historic Preservation Office (SHPO) are the lead agencies for identifying and recording properties with historic significance through its surveys. Those properties can then apply for further designations, such as being listed on the National Register for Historic Places.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (NR) is a tool that is used to document historic resources that are significant to the nation, state, or locality. This list has specific criteria for eligibility, creating a sense of prestige for listed resources. Whether already listed, eligible, or potentially eligible, the NR also carries a symbolic weight that can manifest material results such as an increase in visitation, donations, or restoration projects. There are currently no resources within Moncks Corner listed on the NR, however, there are several listed resources nearby, as seen on **MAP 2** on the next page.

Map 2

INVENTORY OF HISTORIC AND CULTURAL RESOURCES



NEARBY REGISTERED OR ELIGIBLE RESOURCES

BIGGINS CHURCH RUINS

The Biggins Church Ruins are remnants of the parish church of St. John's Parish, which was one of ten parishes established by an act of the South Carolina Commons House of Assembly in 1706. During the Revolutionary War, British troops used the church to store munitions and upon leaving, set the church on fire. Since then, the church was burned several other times until the late 1800's when it was eventually not rebuilt afterward. Only portions of the two walls remain, however, there is evidence of prominent architectural details that demonstrate the importance of the church in the past.



BIGGINS CHURCH RUINS

GIPPY PLANTATION

Constructed in the 1850s in the Greek Revival architectural style, Gippy Plantation is a two-and-a-half story wooden dwelling that represents a rare example of this unique architectural style in Berkeley County. In 1928, Nicholas G. Roosevelt purchased the plantation and hired the well-known Charleston architecture firm, Simons & Lapham, to restore and update the home, keeping with the Greek and Colonial Revival architectural style that was popular during the 1920s and 30s. More recent alterations and updates have been conducted since then; however, the historic, cultural, and architectural integrity of the property remains mostly intact.

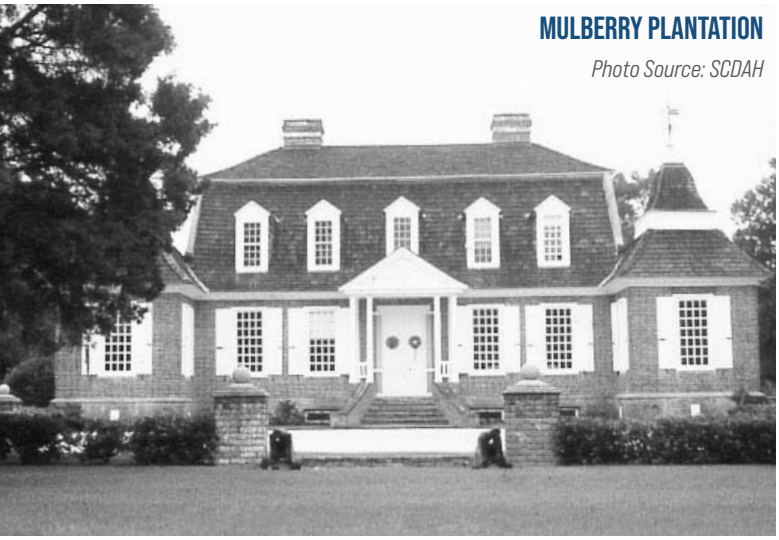
LEWISFIELD PLANTATION

Once called Little Landing, Lewisfield Plantation was purchased by Sedgewick Lewis in 1767 and through marriage, became under the ownership of Keating Simons, who, in 1774, built the plantation house near a landing on the Cooper River. With inspiration from West Indian architecture, the two-and-a-half-story house has several architecturally defining features such as a raised basement, a wide veranda, high ceilings, and many windows, that were all well suited for the low-lying land of the Lowcountry. A Revolutionary War skirmish occurred directly in front of the house when American forces surprised British forces who had stopped at the plantation to await a paroled prisoner of war, Keating Simons.



LEWISFIELD PLANTATION HOUSE

Photo Source: SCDAH



MULBERRY PLANTATION

Photo Source: SCDAH

MULBERRY PLANTATION

Mulberry Plantation is in the first rank of American architectural landmarks having characteristics from several different architectural styles, all leading to the arrival of the eighteenth-century Georgian formality. Constructed in 1714 by Thomas Broughton, Mulberry Plantation is the third oldest plantation house in South Carolina and one of the oldest brick dwellings to survive in the Carolinas and Georgia. The mansion was built over a cellar fort with firing slits in the foundation walls. The mansion features architectural characteristics from different styles from around the world such as English bond brickwork, Virginia-style roofs and Flemish-style eaves, and Dutch-style iron anchor ties, all of which contribute to the significance and historic integrity of the property.

SANTEE CANAL

The Santee Canal was constructed between 1793 and 1800 under the direction of South Carolina State Engineer, Col. John Christian. This project was intended to provide a shorter and safer water route from inland South Carolina to Charleston. The canal, totaling 22 miles in length, was one of the earliest important canal projects in the nation, predating the more famous Chesapeake and Ohio (C&O) and Erie Canals. The canal began two miles below Greenwood Swamp on the Santee River and entered the Cooper River at Stony Landing outside of Moncks Corner.

Ancillary buildings and structures such as warehouses, keeper houses, locks, turning basins, and lock bridges have since been destroyed and only remnants of the towpath and the canal itself are still visible in select locations.

WILLIAM ROBERTSON HOUSE

Located in the Pinopolis Historic District, the William Robertson House (Wampee Plantation Summer House) is a two-story frame house built in 1844. This house was one of the earliest planter retreats in the village and therefore holds high historical significance and integrity. The architectural styles of the house show common antebellum and traditional vernacular influences. The decision of the residents of Pinopolis to preserve the community character rather than turn to commercial ventures (which were common to sustain local livelihoods), has retained the historic integrity of the entire district and its contributing structures.



FAIRLAWN PLANTATION HISTORICAL MARKER (FRONT)



FORT FAIRLAWN HISTORICAL MARKER (BACK)

OTHER SITES, BUILDINGS, STRUCTURES, & MARKERS

- Moncks Corner Train Depot
- Fairlawn Plantation/Fort Fairlawn
- Stony Landing Plantation
- Colleton House
- Dixie Training School
- Berkeley Training High School
- First Site of Moncks Corner
- Old Moncks Corner
- Rembert C Dennis Boulevard
- Sojer Grave
- Wadboo Barony: Francis Marion's Final Headquarters

PLACES OF WORSHIP

Throughout history, places of worship have often been the cornerstone of a community. They are embedded within the community, providing religious and often societal services to the people. Moncks Corner has been a center of population for nearly two and a half centuries, so naturally, the Town hosts numerous places of worship, spanning several different religions and denominations. Most of the places of worship are located within "Old Moncks Corner," however, there are several located around the Town that also serve the residents of Moncks Corner.

COMMUNITY FACILITIES ELEMENT

Community facilities contribute to the overall functionality and quality of life of the community. Ranging from schools to public safety to parks and recreation, community facilities can impact economic, housing, land use, and transportation-related decisions and policies. This element will identify the different types of community facilities, assess the current conditions of existing facilities, and elaborate on the importance of how each type impacts the Comprehensive Plan. **MAP 3A** shows the location of local and County community facilities identified in the Element.

LOCAL AND COUNTY GOVERNMENT FACILITIES

Moncks Corner Town Hall is located at 118 Carolina Avenue. Constructed in 1994, Town Hall houses most of the professional and support staff. As the Town continues to grow, a new town hall building is envisioned to be constructed at the Regional Recreation Complex or possibly another location in town.



MONCKS CORNER TOWN HALL



BERKELEY COUNTY ADMINISTRATION BUILDING

BERKELEY COUNTY GOVERNMENTAL FACILITIES

Due to Moncks Corner being the County Seat of Berkeley County, there are several County administration and public service buildings located in the Town. The Berkeley County Administration Building is located at 1003 North US Highway 52. A few of the departments located here include the County Auditor, Finance, Human Resources, Legal, Permitting, Planning & Zoning, and Economic Development. The South Carolina Department of Motor Vehicles and the Berkeley County Main Library are a few other governmental facilities at this location.

The Live Oak Complex, located at 223 North Live Oak Drive, hosts several County public works departments such as Facilities and Grounds, Emergency Medical Services, and the Sheriff's Office. Other County Office locations such as the County Courthouse, Water and Sanitation, Landfill, and Animal Center are located at individual locations throughout the County.

Map 3A

INVENTORY OF COMMUNITY FACILITIES

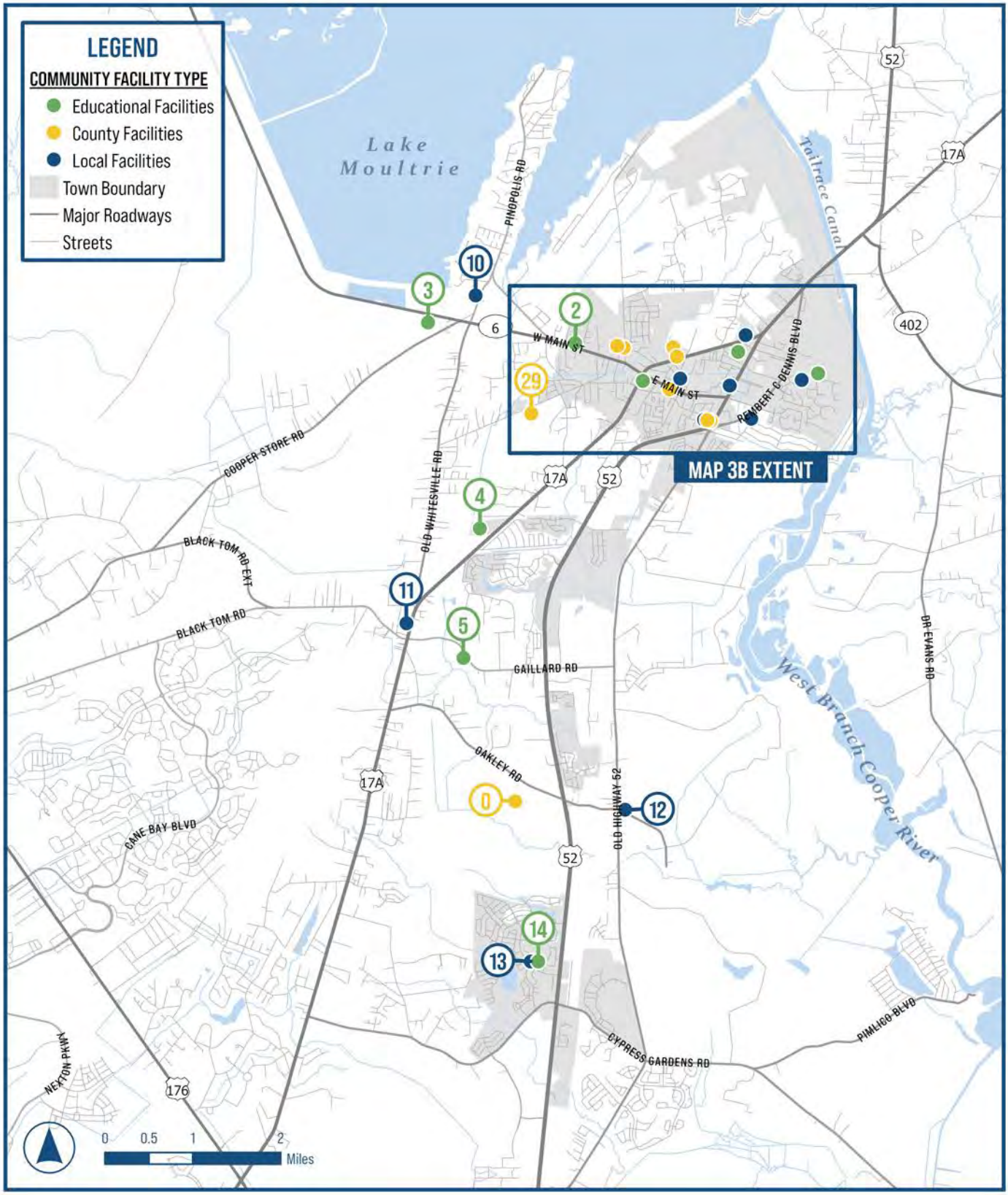


Table 2:

INVENTORY OF COMMUNITY FACILITIES

LABEL	FACILITY NAME	FACILITY TYPE
0	Berkeley County Landfill	Solid Waste Mgmt
1	Moncks Corner Elementary	School
2	Berkeley High	School
3	Berkeley Elementary	School
4	Trident Technical College - Berkeley Campus	School
5	Whitesville Elementary	School
6	Berkeley Alternative School	School
7	Berkeley County EMS Headquarters	Emergency Services
8	Berkeley County Sheriffs & Magistrate Office	Public Safety
9	Moncks Corner Rural Fire Station 1	Emergency Services
10	Moncks Corner Rural Fire Station 2	Emergency Services
11	Whitesville Rural Volunteer Fire Station	Emergency Services
12	Moncks Corner Rural Fire Station 3	Emergency Services
13	Moncks Corner Fire Station 1	Emergency Services
14	Foxbank Elementary	School

LABEL	FACILITY NAME	FACILITY TYPE
15	Moncks Corner Post Office	US Postal Service
16	Moncks Corner Medical Center (Trident Medical)	Medical Facilities
17	Berkeley Middle	School
18	SCDMV Moncks Corner	Transportation
19	Berkeley County School District & Adult Edu. Center	School
20	Berkeley County Courthouse	Judicial
21	Berkeley County Detention Center	Public Safety
22	Berkeley County Library	Library
23	Moncks Corner Town Hall, Police Department, & Fire Department	Government, Public Safety, Emergency Services
26	Berkeley County Administrative Building	Government
28	Roper St. Francis Moncks Corner Medical Plaza	Medical Facilities
29	Berkeley County Airport	Transportation

Map 3B

INVENTORY OF COMMUNITY FACILITIES - OLD MONCKS CORNER INSET



PARKS AND RECREATION

A community's parks and recreation facilities are important amenities for fostering healthy lifestyles and community engagement. To best serve residents and visitors of all ages and varying interests, a wide range of activities should be provided. As seen in **TABLE 3,** there are currently 6 parks located throughout the Town, all of which are owned and operated by the Town's Recreation Department. Most of the parks are located in Old Moncks Corner, the most notable being the Moncks Corner Regional Recreation Complex. While this complex focuses on active-type activities such as baseball/ softball, basketball, football, and soccer, there are also passive-type activities such as walking paths and picnicking areas on site as well. The activity type that a park provides is important to note and take inventory of so that gaps in services can be identified and addressed in the future.







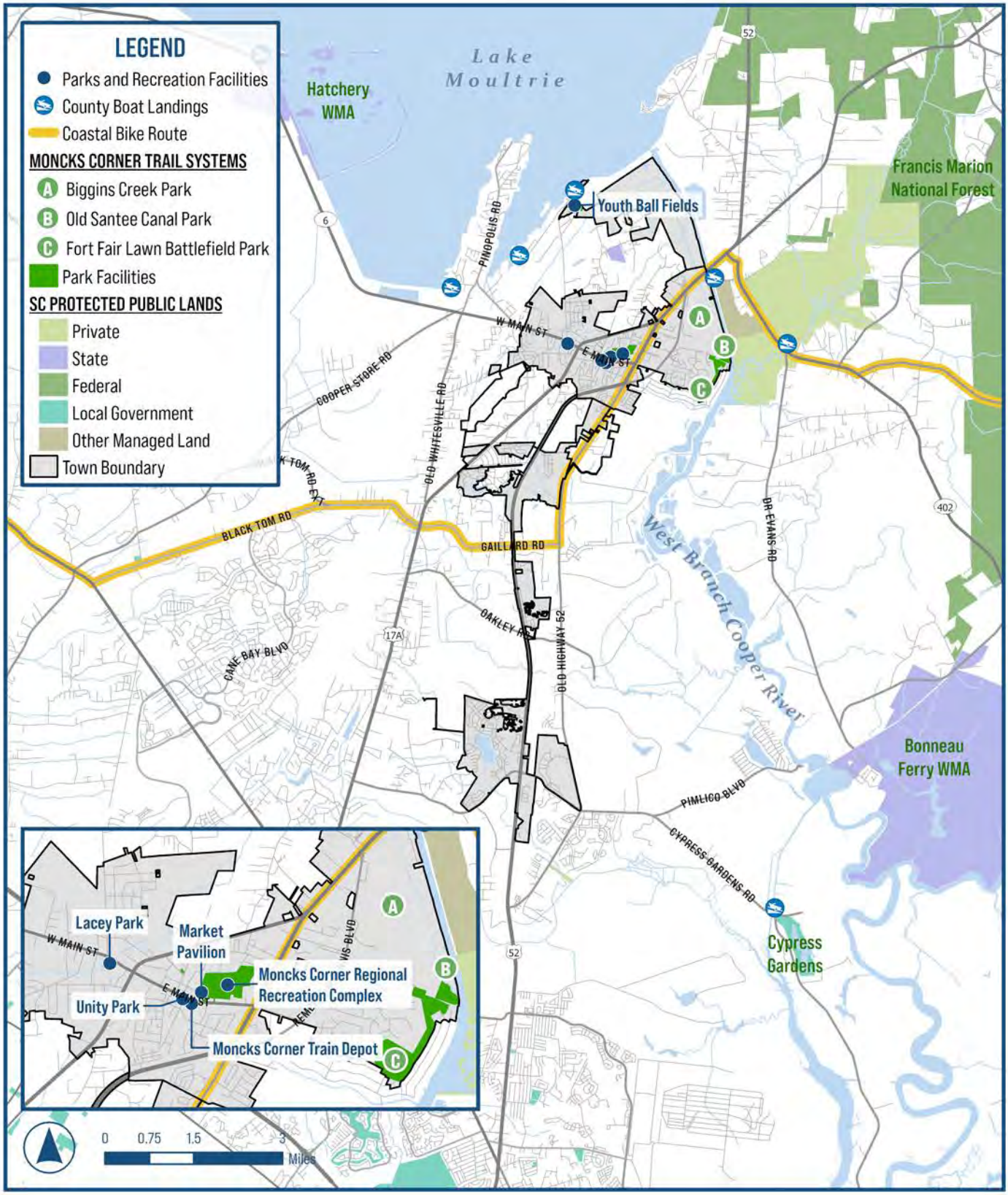
Table 3:

LIST OF PARKS, RECREATION, AND COMMUNITY FACILITIES

FACILITY NAME:	OWNERSHIP	INTENDED AUDIENCE	ACTIVITY TYPE
Moncks Corner Regional Recreation Complex	Town	Regional	Active & Passive
Lacey Park	Town	Neighborhood	Passive
Unity Park	Town	Neighborhood	Passive
Youth Ball Fields	Town	Community	Active
Town Hall Park	Town	Neighborhood	Passive
Moncks Corner Train Depot	Town	Community	Passive
Market Pavilion	Town	Community	Passive
Biggins Creek Park	Town	Community	Active
Old Santee Canal Park	Non-Profit	Regional	Active & Passive
Fort Fair Lawn Battlefield	Private	Community	Passive

Map 4

PARKS AND RECREATION FACILITIES



An inventory of sports fields, courts, and facilities includes nine baseball/softball fields, one soccer/football field, two basketball courts, two tennis courts, and 12 batting cages. Uncommon in the Lowcountry, the Biggins Creek Bike Trail, located in the northeast part of Town, provides visitors with a nearly 5-mile trail through hills and slopes for running, hiking, and mountain biking. Other notable trail systems in the Moncks Corner area are located at the Old Santee Canal Park and the newly opened Fort Fair Lawn Battlefield Park . Old Santee Canal Park provides several different pathways to choose from. Fort Fair Lawn integrates passive activity types with educational learning opportunities. Other facilities at Fort Fair Lawn include two concession stands, several on-site restroom facilities, several pavilions, two playgrounds, and several large open grass fields. Market Pavilion and Moncks Corner Train Depot offer event space for rental.

In addition to the parks and facilities located in Town, there are other unique amenities located within or near Moncks Corner. The local farmers market is located at Market Pavilion on Thursdays from 3 pm to 7pm April through November. The Town also hosts virtual recreation programs that provide people with online resources/programs to promote an active lifestyle, encourage healthy habits, and maintain social connections.

RIDERS AT BIGGINS CREEK PARK





NEW FORT FAIR LAWN BATTLEFIELD PARK ENTRANCE SIGN

POTENTIAL REDEVELOPMENT OF YOUTH BALL FIELDS CONCEPT PLAN

Source: Moncks Corner Parks and Recreation Master Plan



EDUCATIONAL FACILITIES

Several public educational facilities serve the people in and around Moncks Corner. The Berkeley County School District (BCSD), which is headquartered in Moncks Corner, operates all of these public education facilities offering Kindergarten (K) to 12th-grade education. There are currently four elementary schools, one middle school, one high school, and one magnet high school located within or near Moncks Corner. Beginning in the school year 2022-23, Moncks Corner Elementary, formerly Berkeley Intermediate, and Berkeley Elementary, will offer K through 5th grades. These schools along with Foxbank and Whitesville Elementary will feed into Berkeley Middle (6th-8th grade) and later Berkeley High (9th-12th grade). Due to these recent changes, all schools serving Moncks Corner now follow the common distribution of grades in the United States.

Berkeley Middle College, which offers 11th and 12th grade services, is a magnet high school for students throughout the County who wish to apply and attend this school. Located on the Trident Technical College – Berkeley Campus and working in tangent with the technical college, students attending have the opportunity to earn dual high school and college credits for qualifying classes. Approximately 100 students attend this school each year.

ENROLLMENT NUMBERS

The BCSD publishes 135-day attendance records to report the active number of students attending each public school at that time of the school year. Comparing the attendance records over a period of time provides a snapshot of public-school enrollment trends for schools serving Moncks Corner. With the opening of Foxbank Elementary in the school year 2017-18, all elementary schools experienced a shift in attendance, especially Whitesville Elementary. However, as seen in **FIGURE 21**, the attendance at Whitesville and Foxbank Elementary has since been steadily increasing, while attendance at Berkeley and Moncks Corner Elementary has slightly decreased.

It is important to note that the change in grades offered for Moncks Corner (Berkeley Intermediate) and Berkeley Elementary in 2022/23 will result in another shift at the elementary school level, therefore, the attendance numbers for the school year 2022-23 may be very different from the trends depicted in **FIGURE 21**, a prime example being the school year 2018-19.

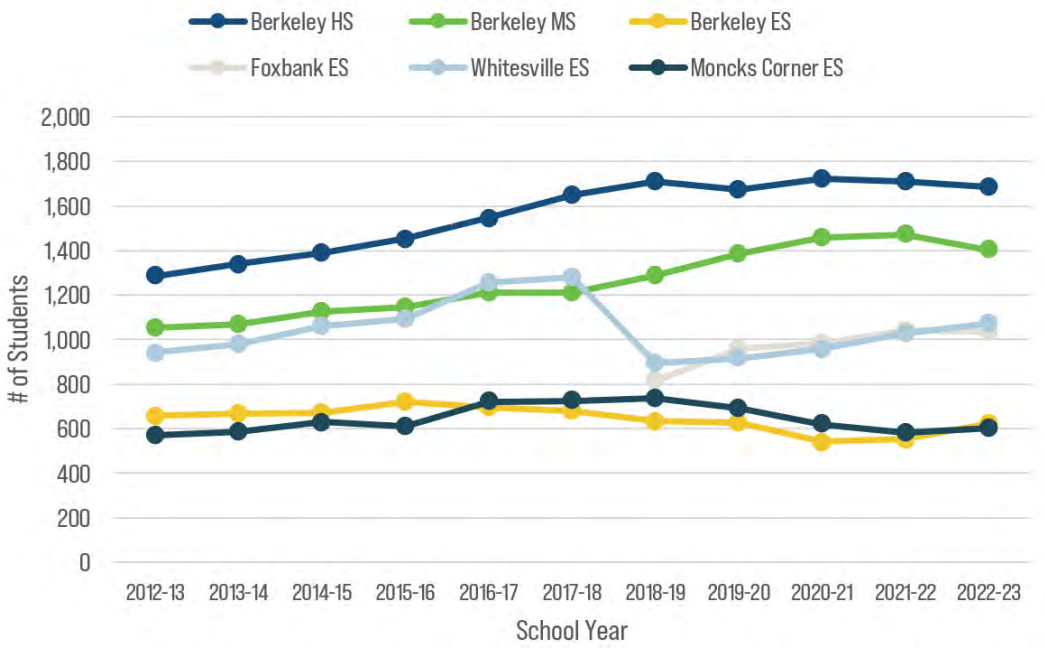


Figure 21:

DAY 135 ATTENDANCE BY SCHOOL

ENROLLMENT FORECASTS AND CAPACITY

Every school is evaluated by the State and given a calculated enrollment capacity. This capacity is then used at the local, county, and state levels when determining the need for additional educational facilities. They are also vital when developing and updating Capital Improvement Plans (CIP's) and Adequate Public Facilities Ordinances (APFO's). At capacity, schools can impact local infrastructure, traffic congestion, quality of education, and public safety.

As of the school year 2021-22, Foxbank Elementary was well over capacity. As mentioned before, the realignment of grades starting in the Fall of 2022 will not only impact the current school enrollment but the future forecasts as well. As seen in **TABLE 4** (page 26), over the next decade, Foxbank Elementary will have a short reprieve of being under 100% capacity but will eventually surpass and well exceed the school's capacity (+110% by 2029). Other schools such as Whitesville Elementary and Berkeley Middle will be near full capacity over the next decade. Although Berkeley Elementary, Moncks Corner Elementary, and Berkeley High are all well below full capacity, eventually additional classrooms will be necessary. School Enrollment forecasts are an important tool for Moncks Corner to use when assessing the needs for new or improved facilities and infrastructure, such as aftercare services, sports and recreation programs, additional parking, school bus services, children/pedestrian safety officers, police protection, and other ancillary needs that maintaining a school may require.

POST-SECONDARY FACILITIES

As referenced previously, Trident Technical College – Berkeley Campus is the only post-secondary facility within Moncks Corner. Trident Technical College as a whole has approximately 12,000 students enrolled at six different campuses and offers more than 150 programs of study. It serves as a community college for the BCD Region with the Berkeley Campus serving mainly Berkeley County residents. The campus is located on US 17A about two miles southwest of Old Moncks Corner. Other post-secondary education facilities located within the BCD Region are Charleston Southern University, College of Charleston, the Citadel, and the Medical University of South Carolina (MUSC).

LIBRARIES AND OTHER CULTURAL BUILDINGS

The Berkeley County Library System's administrative building and the main library are in Moncks Corner at 1003 Highway 52. Many of the programs offered through the library system aim to support the needs of people of all ages. These programs include story time, summer reading programs, reading challenges, free technology classes, and a mobile library. The South Carolina Room is a reference room located at this main library that hosts materials with subject matter from around Berkeley County and South Carolina.

JUDICIAL, CORRECTIONAL, AND PUBLIC SAFETY FACILITIES

Along with other Town departments, the Moncks Corner Police Department and the Municipal Court are located at the Town Hall building at 118 Carolina Avenue. The Police Department offers traffic accident investigation, traffic enforcement, DUI enforcement, hit and run accident investigation, special events, and Town crime investigations to the public. According to the FBI's Crime Data Explorer, in 2020, the Moncks Corner Police Department reported 46 violent crime incidents and 55 offenses as well as 457 property-crime incidents and 458 offenses. This is about an 8% decrease in violent crimes, a 2% increase in violent offenses, an 8% increase in property crimes, and an 8% increase in property offenses since 2019.

The County Justice campus which includes the Berkeley County Courthouse and Detention Center is located off California Avenue. The Berkeley County Sheriff's Office is located at the Live Oak Complex at 223 Live Oak Drive which is less than a mile east of the campus along US 17A.

Table 4:

BERKELEY COUNTY SCHOOL DISTRICT DAY 135 ATTENDANCE 10-YEAR FORECASTS

SCHOOL NAME	GRADES	CALCULATED CAPACITY	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Berkeley ES	PK-5	810	542	626	646	659	666	675	687	689	697	707	720
Moncks Corner ES	PK-5	887	593	596	618	645	670	687	699	704	713	725	738
Foxbank ES	PK-5	916	1043	878	927	929	940	949	965	985	1014	1043	1075
Whitesville ES	PK-5	1200	990	1087	1118	1137	1143	1166	1180	1191	1212	1234	1258
Berkeley MS	6-8	1626	1483	1382	1358	1415	1472	1509	1534	1567	1597	1613	1628
Berkeley HS	9-12	2050	1784	1684	1722	1721	1687	1652	1658	1700	1743	1786	1827
Subtotal		7489	6435	6254	6390	6506	6577	6638	6722	6835	6975	7108	7247

LEGEND

< 90% Capacity	90% - 100% Capacity	100% - 110% Capacity	> 110% Capacity

FIRE PROTECTION AND EMERGENCY SERVICES

Six different fire stations serve the residents of the greater Moncks Corner area. The local stations are categorized by town and rural stations, depending on the setting of the fire district. The Town of Moncks Corner operates two of these facilities: Station 1 located at 116 Carolina Ave and Station 2 located at 203 Foxbank Plantation Boulevard. As a result of the 2020 Public Protection Classification (PPC) evaluation, the Moncks Corner Fire Department's Insurance Services Office (ISO) fire rating improved from Class 3 to Class 2. A PPC is an evaluation of fire services staffing, training, outreach, equipment, communications, and water supply. This improvement in ISO rating resulted in a reduction in local insurance rates for residents, businesses, and property owners.

As of October 2022, there are currently two full-time fire personnel stationed at one of the two locations with one administrative assistant at Station 1. There are part-time fire/EMT personnel with three positions open. The two stations have a combined fleet of three engines, one ladder truck, and one light rescue truck. As seen in **TABLE 5**, other stations include Rural Stations 1, 2, and 3, and the Whitesville Volunteer Station.

Table 5:

LIST OF FIRE STATIONS SERVING THE GREATER MONCKS CORNER AREA

STATION NAME	ADDRESS
Moncks Corner Fire Station 1	116 Carolina Ave
Moncks Corner Fire Station 2	203 Foxbank Plantation Blvd
Whitesville Rural Volunteer Fire Station	115 Sunview Ave
Moncks Corner Rural Fire Station 1	1201 Edward Dr
Moncks Corner Rural Fire Station 2	1113 Sugar Hill Dr
Moncks Corner Rural Fire Station 3	1013 Oakley Rd



HEALTH SERVICES

There are two health care facilities located in Moncks Corner: the Moncks Corner Medical Facility (part of Trident Health System) located at 401 N Live Oak Drive and the Roper St. Francis Moncks Corner Medical Plaza located at 730 Stony Landing Road. These medical facilities primarily serve residents of Moncks Corner and of the rural parts of Berkeley County. Emergency services are available at both locations, 24 hours a day, seven days a week. Other medical and health service facilities near Moncks Corner include Roper St. Francis Berkeley Hospital, the Summerville Medical Center, and the Trident Medical Center.

PUBLIC UTILITIES, SERVICES, AND INFRASTRUCTURE

Several different agencies and commissions provide public utilities and services to the greater Moncks Corner area. The Town either provides, has agreements with, or purchases public utilities that include water, sewer/wastewater, stormwater, and solid waste. Continued coordination between the Town, Berkeley County, and other third-party agencies and commissions is crucial in maintaining the high-quality level of public utilities and services that the community relies upon.

WATER SUPPLY

The majority of the Town's incorporated areas are provided water through the Moncks Corner Public Works Commission, also known as the Moncks Corner Water Works (MCWW). The remaining areas, including the major subdivisions along US 52, are provided water through Berkeley County Water and Sanitation (BCWS). Both agencies are members of the Santee Cooper Regional Water System which owns and operates a treatment plant that draws water from Lake Moultrie near Lions Beach.

Moncks Corner has a variety of infrastructure that helps store and transport water to residents and businesses. The Town maintains two elevated water storage tanks with a total capacity of 1.25 million gallons. There are also two elevated storage tanks located in the surrounding Moncks Corner area. MCWW maintains over 67 miles of waterlines that directly transport water to residents and businesses as well as nearly 450 fire hydrants. For more detail on the local water supply, see the most recent Berkeley County Comprehensive Plan.

SEWER AND WASTEWATER TREATMENT

The MCWW and BCWS also provide the greater Moncks Corner area with sewer and wastewater treatment services. Both entities are Designated Management Agencies (DMAs), which have the responsibility for carrying out provisions of the regional 208 Water Quality Plan within their respective service areas.

Berkeley County operates three wastewater treatment plants that serve much of the unincorporated areas surrounding Moncks Corner as well as some incorporated areas along US 52. The MCWW operates one water reclamation facility with approval for discharge of up to 3.2 million gallons per day into the Cooper River. The MCWW also maintains nearly 61 miles of sewer lines and fourteen (14) pump stations throughout its service area. Furthermore, six pump stations are privately maintained by individuals, homeowner's associations, industrial parks and facilities, commercial facilities, religious establishments, and residential subdivisions.

STORMWATER MANAGEMENT

In areas prone to hurricanes and large storm events, proper stormwater management is important to protect, maintain, and enhance water quality, the environment, and the health and safety of a community. Stormwater refers to water that is collected and transported during and after large rain events. This is discussed more in the Resiliency Element.

While the Town has no official responsibility for the maintenance of drainage within the public right of ways, there are ongoing coordination efforts with the County and SCDOT Maintenance Division to help keep ditches free and to facilitate the resolution of complaints regarding drainage and flooding throughout the Town Limits. All stormwater engineering for new construction is reviewed by Berkeley County. Ditches and stormwater easements are then maintained by the developer or the individual property owners.

SOLID WASTE FACILITIES

The BCWS operates the Berkeley County Municipal Waste Landfill located south of Old Moncks Corner, along US 52. In 2022, the Town took over residential and small business trash service for properties within the Town from a third-party contractor. All solid waste collected by the Town is transported to the solid waste facility for processing and disposal.

ECONOMIC DEVELOPMENT ELEMENT

As Moncks Corner aims to grow and compete within larger markets, it is important to understand the strengths, weaknesses, and areas for improvement in the local economy. Historically, Moncks Corner has been a center of employment in Berkeley County, however, with urban sprawl creating new suburban centers of employment in Goose Creek and North Charleston, the influence Moncks Corner once had in the regional economy is beginning to fade. This Element will analyze the current characteristics of the economy in the hopes of providing insight into ways to regain its economic prowess. These characteristics, such as labor force, class of worker, age of worker, and employment by industry, are important indicators of the health and sustainability of an economy. A healthy economy impacts and strengthens all corners of a community, influencing housing, transportation, community facilities, and land use decisions.

LABOR FORCE TRENDS AND PROJECTIONS

During these analyses, the total labor force consists of those actively employed, those actively seeking employment, and those actively serving in the armed forces. The trends and characteristics identified can help form employment projections, rationalize new economic policies, find age gaps in employment, and contribute to future land use considerations. In 2022, there were an estimated total of 10,651 people ages 16+ in Moncks Corner, a 146% increase since 2000. Approximately 66.7% of those people ages 16+ (7,099 people) were actively participating in the labor force or serving in the armed forces. This is commonly referred to as the participation rate of a community. As broken down in **TABLE 6**, estimates report that in 2022, Moncks Corner had 6,826 people actively employed, 167 people actively seeking employment (unemployed), and 106 people actively serving in the armed forces.

Table 6:

CHANGE IN LABOR FORCE BETWEEN 2000, 2010, AND 2022

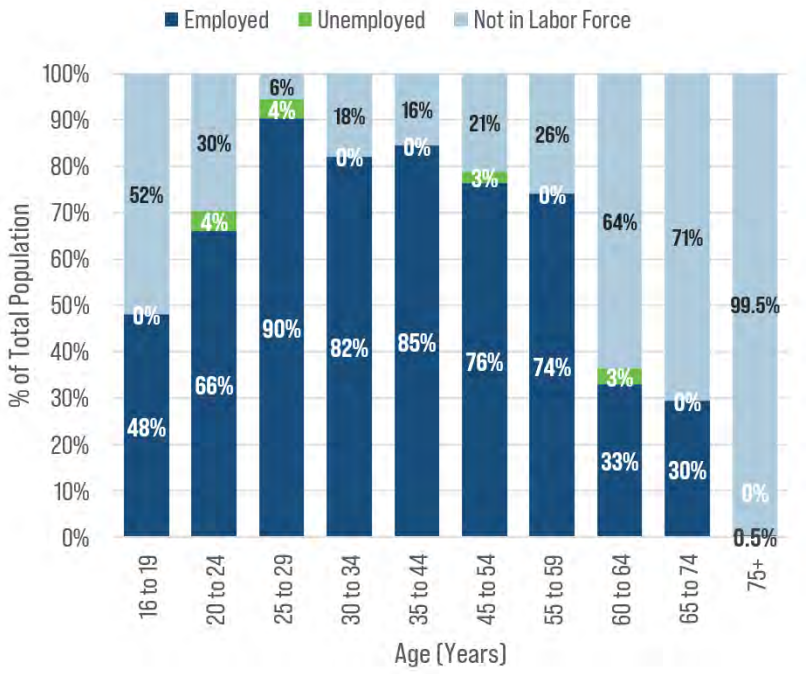
	2000	2010	2022	% CHANGE (2000-2022)	% CHANGE (2010-2022)
Total Population Ages 16+	4,326	5,700	10,651	+146%	+87%
Total Labor Force	2,714	3,379	7,099	+162%	+110%
» Employed	2,555	3,071	6,826	+167%	+122%
» Unemployed	159	301	167	+5%	-45%
Armed Forces	0	7	106	-	+1414%
Total Participation Rate	62.7%	59.3%	66.7%	-	-
Not in Labor Force	37.3%	40.7%	33.3%	-	-



The participation rate by age group can provide a deeper analysis of the trends of employment in the local economy. As seen in **FIGURE 22**, the groups with the highest percent employed are younger and middle-aged adults. It is common for the 16-19 and 65 and over age groups to have the highest percentage of "Not in Labor Force" as most of the population are in school or retired. The percent unemployed, not to be confused with the unemployment rate, is natural and expected to be higher in middle-aged and older adults as workers voluntarily change jobs or are involuntarily let go. However, the participation among middle-aged adults presents an opportunity for the Town to try and increase participation in those targeted age groups, expanding the tax base and financial wellness of the community.

Figure 22:

LABOR FORCE PARTICIPATION BY AGE GROUPS

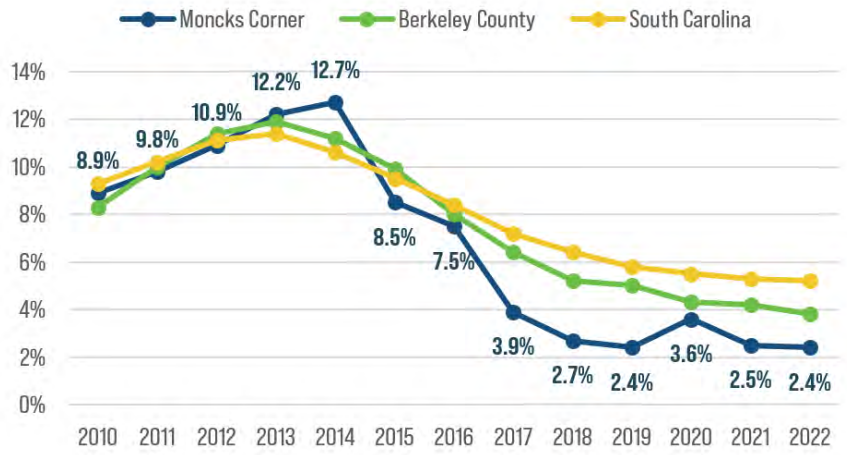


UNEMPLOYMENT TRENDS

In 2022, the unemployment rate in Moncks Corner was approximately 2%, which was slightly lower than Berkeley County (4%) and South Carolina (5%). This was a drastic change since 2014 when the unemployment rate peaked at 13% following the aftermath of the 2008 recession. As seen in **FIGURE 23**, between 2010 and 2022, the unemployment rate generally followed county and state trends, however, Moncks Corner experienced more definitive changes in unemployment as opposed to gradual shifts.

Figure 23:

CHANGE IN UNEMPLOYMENT RATE BETWEEN 2010 AND 2022



INCOME AND PURCHASING POWER

The median household income (MHI) of a community can help determine the economic vitality and possible purchasing power of a household. In 2022, the MHI of Moncks Corner was estimated at $83,079 which was a 53% increase between 2000 and 2022 and a 39% increase between 2010 and 2022. Analyzing the changes in income brackets can reveal deeper income trends within a community. As seen in **FIGURE 24**, in 2010, about one-third of all households earned under $25,000 annually as opposed to only 7% in 2022. In contrast, households earning over $100,000 annually increased by 25 points. As discussed in the Housing Element, the annexation of new residential developments, higher educational attainment, and an increase in land value/desirability likely impacted this shift in household incomes.

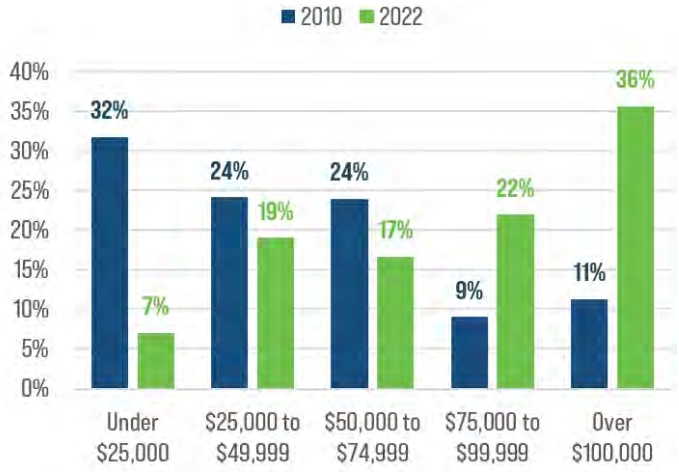


Figure 24:

COMBINED ANNUAL HOUSEHOLD INCOME BY INCOME BRACKETS

POVERTY

The ACS uses the Federal Poverty Level, which is set annually by the Department of Health and Human Services when reporting on the number of people and households living in poverty. In 2010, about 12% of all families in Moncks Corner were living in poverty. Fortunately, this percentage decreased to about 6% by 2022, therefore, it can be assumed that the majority of new families were living above the Federal Poverty Level. While income is the main factor that can place families into poverty, it is not the only determinant. Other influencing socioeconomic factors can include education, marital status, employment status, geographic location, and if they were born into poverty already. Thus, it is important to continue to provide resources and outreach to families living in poverty. Supporting food banks, free community events, resource centers, and safety net programs are just a few actions that can be taken to help reduce poverty and improve the quality of life for disadvantaged residents.

OCCUPATION, INDUSTRY, AND ECONOMIC BASE ANALYSIS

The health and sustainability of the local economy are one of the most important factors for a small town that is establishing itself in a larger regional market. Occupation, industry, and economic base analyses can reveal how sustainable and diverse the local economy is as well as provide insight into employment trends, proprietorship, and concentration of industries within Moncks Corner. This analysis will use the Standard Occupational Classification (SOC) Manual and the North American Industry Classification System (NAICS) as a way to simplify occupation and industry data to make it digestible for the average reader.

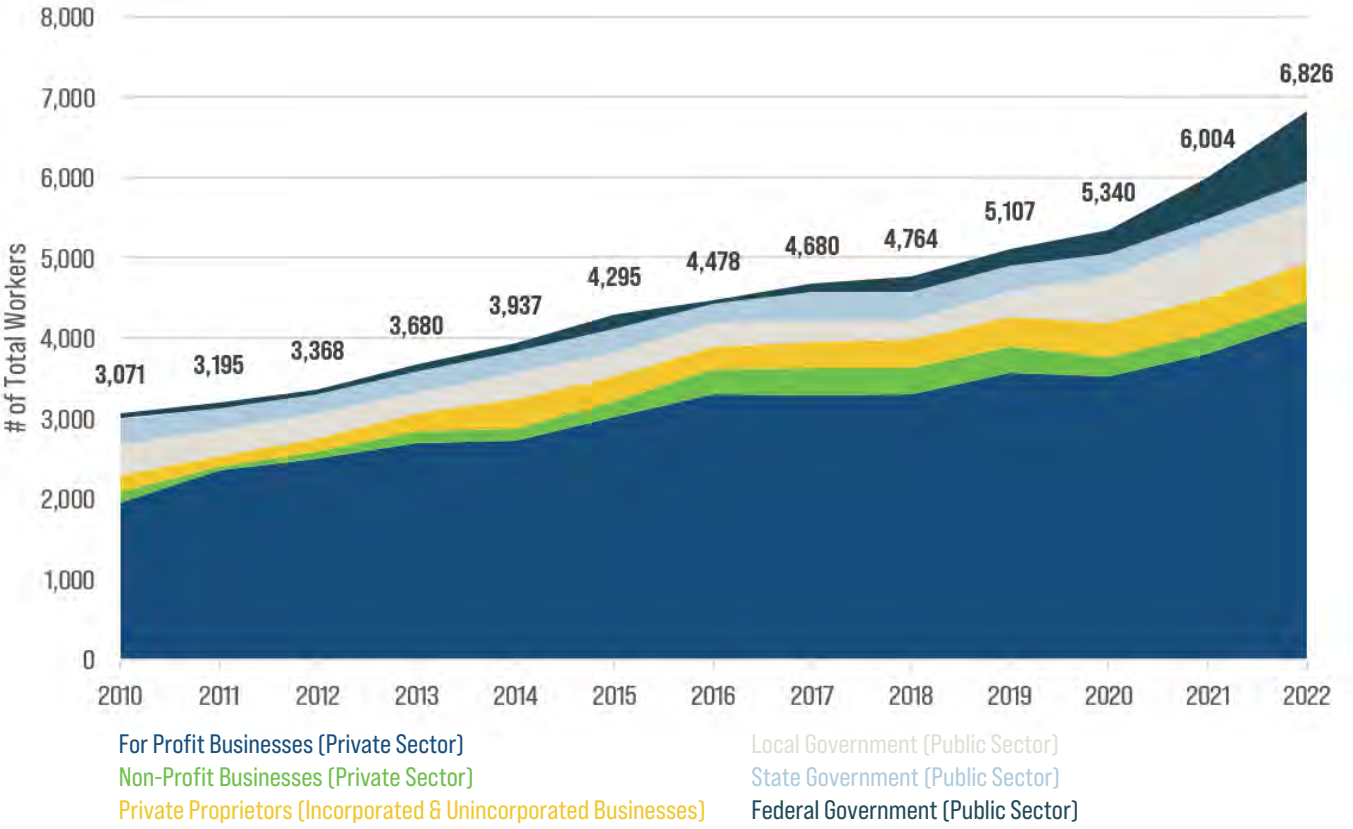
CLASS OF WORKER

The class of worker is an important distinction to make at the beginning as this classification can provide clarity on other employee characteristics, such as income and commute times. There are two different classes of workers in an economy, those in the private sector and those in the public sector. In 2022, about 65% of the labor force were private wage and salaried employees, about 7% were proprietors (including incorporated and unincorporated businesses), and about 28% were public sector employees. This is in comparison to 68% private, 7% proprietor, and 25% public in 2010.

Naturally, as the total population of a community increases, so too will the labor force and the number of employed workers. Despite only a slight shift in the overall private-to-public sector ratio (from the private sector to the public sector) between 2010 and 2022, the numerical increase in both of these sectors during this timeframe is noteworthy. Between 2010 and 2022, private wage and salary employees over doubled (+113% or +2,300 workers) while the number of public sector employees, specifically in the Local and Federal Government, increased by 147% or +1,100 workers). **FIGURE 25** depicts the year-over-year change in Moncks Corner's class of workers, highlighting the gradual and/or sharp increases across the different classes of workers since 2010.

Figure 25:

CHANGE IN CLASS OF WORKER BETWEEN 2010 AND 2022





OCCUPATION ANALYSIS

According to the Bureau of Labor Statistics (BLS), occupational classification reflects the type of job or work that an employee does, rather than the business activity of the employer or company. There are five main classes, each with dozens of subclasses, that categorize all occupations within the workforce. As seen in **TABLE 7** (page 34), Moncks Corner has a well-balanced occupational labor force as not one class has an overwhelming majority over the others. This balance is very much a strength of Moncks Corner as it demonstrates the diversity, stability, and resiliency of the local economy.

As mentioned previously, the total number of people employed increased by 110% between 2010 and 2022. Naturally, all occupational classes experienced growth, however, this growth was not equally distributed as three occupational classes stood out as having over doubled in employment during this period: Management, Business, Science, and Arts (+247%), Natural Resources, Construction, and Maintenance (+110%), and Production, Transportation, and Material Moving (+164%). As the greater Moncks Corner area continues to experience growth, sustaining a balance of occupations is important for curving affordability trends, maintaining low unemployment rates, and providing products and services for residents and visitors.

ANNUAL EARNINGS BY OCCUPATIONAL CLASSIFICATION

The changes in occupations can be directly linked to the changes in income as different occupations are naturally compensated differently. Also seen in **TABLE 7**, the Computer, Engineering, and Science Occupations subclass had the highest annual earnings ($98,681) in 2022 followed by Protective Service Occupations ($67,697), and Construction and Extraction Occupations ($67,125). Several factors go into an employee's earnings such as education, experience, labor intensity, demand, etc. It is important to note that this economic measure differs from the median household income as annual earnings focuses on the individual earnings of a single worker whereas the latter measures the entire household. As mentioned before, earnings can be influenced by numerous factors, therefore, by tracking annual earnings over time, major shifts in earnings can be used as an indicator for major changes in other statistics such as educational attainment, employment, and participation rate.

Table 7:

MEDIAN EARNINGS BY OCCUPATIONAL CLASS

OCCUPATIONAL CLASS	2022 MEDIAN ANNUAL EARNINGS	% OF THE LABOR FORCE
MANAGEMENT, BUSINESS, SCIENCE, AND ARTS OCCUPATIONS:	**$ 61,147**	43%
Management, Business, & Financial Occupations	**$ 56,806**	
» Management	$ 57,072	
» Business & Financial Operations	$ 52,981	
Computer, Enginerring, & Science Occupations	**$ 98,681**	
» Computer & Mathematical	$ 99,541	
» Architecture & Engineering	$ 74,886	
» Life, Physical, & Social Science	-	
Education, Legal, Community Service, Arts, & Media	**$ 42,614**	
» Community & Social Services	$ 33,404	
» Legal	$ 7,321	
» Education, Training, & Library	$ 58,779	
» Arts, Design, Entertainment, Sports, & Media	$ 9,975	
Healthcare Practitioners & Technical Occupations	**$ 43,000**	
» Health Diagnosing & Treating Practitioners & Other Technical	$ 44,583	
» Health Technologists & Technicians	$ 34,703	
SERVICE OCCUPATIONS:	**$ 33,488**	17%
Healthcare Support Occupations	**$ 26,230**	
Protective Service Occupations	**$ 67,697**	
» Firefighting & Prevention, & Other Protective Service Workers/Supervisors	$ 46,339	
» Law Enforcement Workers including Supervisors	$ 85,429	
Food Preparation & Serving Related Occupations	**$ 12,441**	
Building & Grounds Cleaning & Maintenance Occupations	**$ 46,040**	
Personal Care & Service Occupations	**$ 26,094**	
SALES & OFFICE OCCUPATIONS:	**$ 40,461**	19%
Sales & Related Occupations	**$ 18,494**	
Office & Administrative Support Occupations	**$ 47,554**	
NATURAL RESOURCES, CONSTRUCTION, & MAINTENANCE OCCUPATIONS:	**$ 53,750**	10%
Farming, Fishing, & Forestry Occupations	-	
Construction & Extraction Occupations	**$ 67,125**	
Installation, Maintenance, & Repair Occupations	**$ 48,605**	
PRODUCTION, TRANSPORTATION, & MATERIAL MOVING OCCUPATIONS:	**$ 45,944**	11%
Production Occupations	**$ 50,549**	
Transportation Occupations	**$ 46,028**	
Material Moving Occupations	**$ 32,898**	

INDUSTRY ANALYSIS

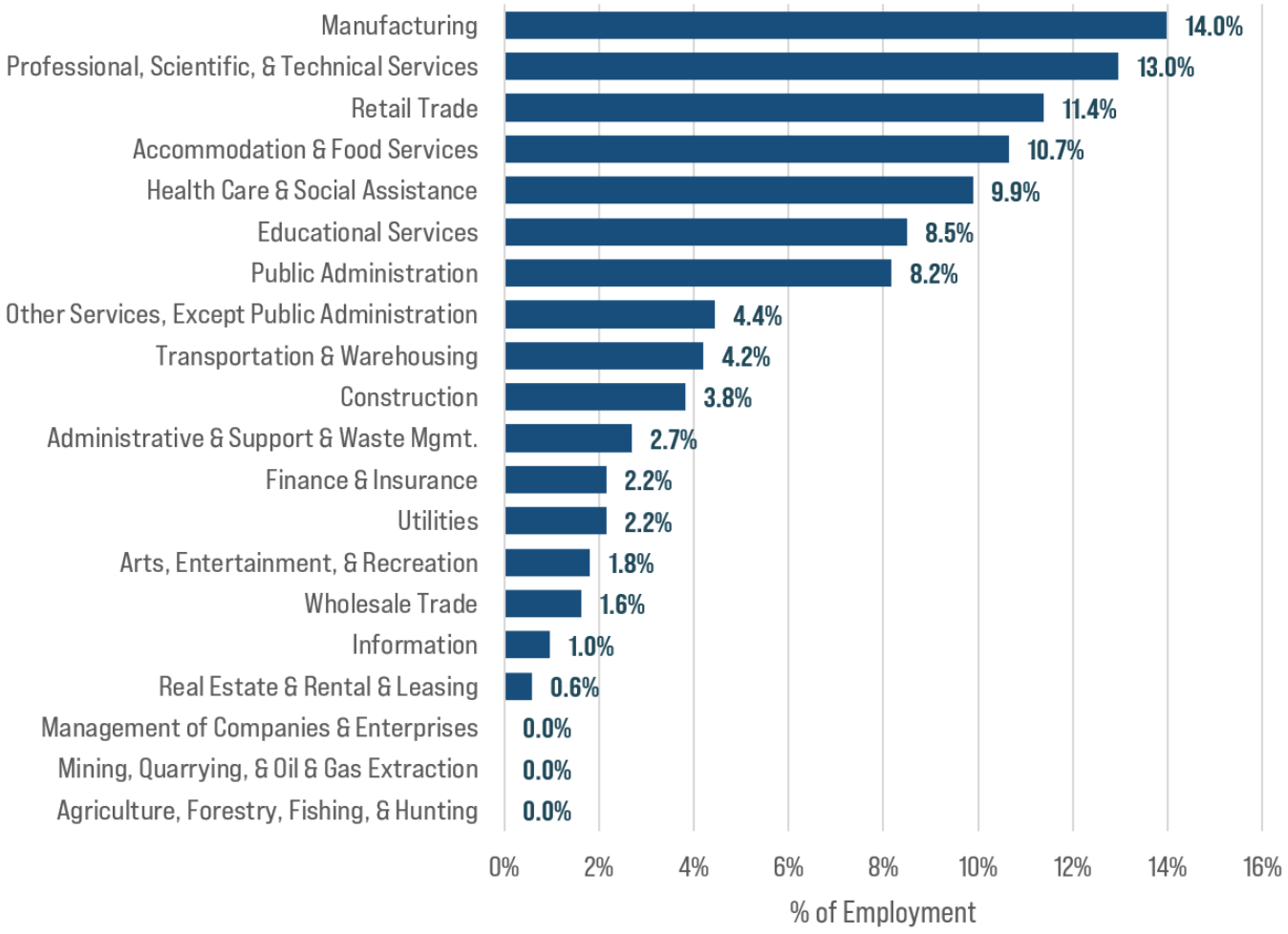
All industry analyses use the NAICS to consolidate and compare industries across different geographies. This section will highlight two different analyses: Employment of the Labor Force and Employment of the Employers. While similar in name, one focuses on residents of Moncks Corner while the other focuses on people employed by Moncks Corner's employers. Together, these analyses can reveal any gaps in employment, the concentration of industries, potential commuter trends, and opportunities for future economic expansion.

INDUSTRIES OF THE LABOR FORCE

Moncks Corner has a diverse and resilient labor force. Diversity in industries creates an economic safety net, limiting the impacts of a recession or decline in a specific industry on a community. As seen in **FIGURE 26**, in 2022, Manufacturing and Professional, Scientific, & Technical Services were the largest employment industries of the labor force. Other notable industries included Retail Trade, Accommodation & Food Services, Health Care & Social Assistance, and Educational Services, and Public Administration. Of these top employment industries, most are service-based such as Retail Trade and Accommodation & Food Services while others are product-based such as Manufacturing. The diversity of these top employment industries creates a stable, reliable, and resilient labor force which is very much a strength of Moncks Corner.

Figure 26:

PERCENT OF EMPLOYMENT BY INDUSTRIES OF THE LABOR FORCE, 2022



INDUSTRIES OF THE EMPLOYERS

Unlike the industries of the labor force, the employers of Moncks Corner are highly specialized. According to Esri's Business Analyst Tool, in 2022, it was estimated that the top six industries of the employers, consisted of Public Administration (30%), Retail Trade (12%), Utilities (10%), Accommodation & Food Services (10%), Educational Services (9%), and Health Care (9%) industries, accounting for over 80% of the total estimated employed in Moncks Corner. This is unsurprising as Moncks Corner is the County Seat of Berkeley County, resulting in dozens of County agencies being located throughout the Town as well as the headquarters for Santee Cooper. Other major employers include Home Telecom, Walmart, the Town of Moncks Corner, and the Berkeley Electric Co-operative. Fortunately for Moncks Corner, industries like Public Administration, Educational Services, and Health Care as fairly resistant to recessions and are unlikely to relocate or close, making these industries a stable and reliable foundation of the local economy.

FUTURE INDUSTRY OPPORTUNITIES

As Moncks Corner continues to grow into a major bedroom community for Charleston, it can be expected that service-based industries such as the Retail Trade, Professional, Scientific, & Technical Services, Education Services, Health Care & Social Assistance, and Public Administration, will continue to grow. Furthermore, industries such as Manufacturing, Professional, Scientific, & Technical Services, Finance & Insurance, and Health Care, oftentimes concentrate around one another. Considering Moncks Corner's diversity in industries as well as its diversity in the labor force, this creates an attractive environment for new and/or large corporations to locate in or around Moncks Corner. With that being said, as Berkeley County continues to attract large corporations to the county, Moncks Corner will likely benefit from these opportunities, either by enhancing the local labor force and/or by actually hosting the new business within the Town.

POTENTIAL HOMETOWN SQUARE REDEVELOPMENT CONCEPT PLAN

Source: Moncks Corner Town Square Development Plan RFI



CORNER RENAISSANCE REDEVELOPMENT PROGRAM

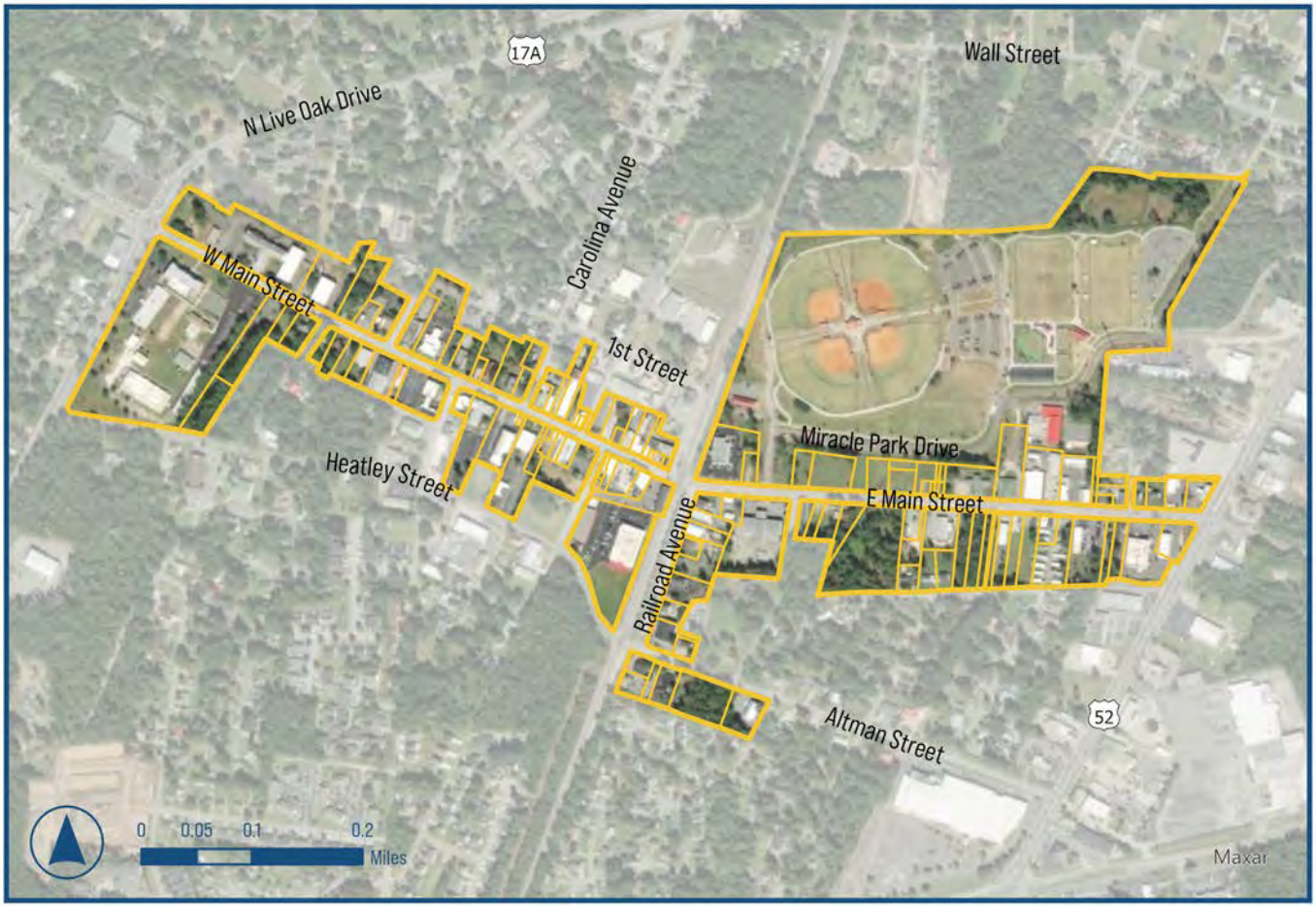
Established in 2015, the Corner Renaissance is the Moncks Corner redevelopment program focused on improving areas in and around the downtown. The extent of this program can be seen on **MAP 5**. According to the Moncks Corner Town website, this program "seeks to improve the beauty and commercial attraction of the downtown area, roughly defined as Main Street between Highway 52 and Highway 17A, plus Railroad Avenue." Establishing an inviting, clean, and lively atmosphere is also important in fostering economic prosperity. The Corner Renaissance redevelopment program works to create this atmosphere.

ECONOMIC DEVELOPMENT RESOURCES AND INITIATIVES

Moncks Corner is a member of the Berkeley County Chamber of Commerce which works toward attracting new businesses and industries to the area. Berkeley County's Economic Development Department is also another resource that provides a wide range of support to businesses interested in relocating to the Moncks Corner area. Business retention has been a major focus for Moncks Corner as staff and residents have expressed interest in reinvesting in the downtown area. State initiatives such as the Job Tax Credits and the Sales Tax Exemption programs provide incentives for qualifying companies to expand and remain in South Carolina. These programs may work alongside the County's retention and recruitment efforts through the Property Tax Incentive and Residential and Commercial Infrastructure Rebate programs.

Map 5:

CORNER RENAISSANCE REDEVELOPMENT DISTRICT BOUNDARIES



TRANSPORTATION ELEMENT

A reliable and efficient transportation network mobilizes people, goods, and services and is essential to community prosperity. Communities rely upon the functionality of the network to provide access to critical needs destinations, support economic vitality, and execute emergency service operations. Examining the current state of the transportation network is useful for identifying baseline conditions and proactively preparing for future challenges such as traffic congestion and limited accessibility. This Element examines commuter trends, existing transportation infrastructure, and public transit services throughout the greater Moncks Corner area.

REGIONAL TRANSPORTATION PLANS RELEVANT TO MONCKS CORNER

Moncks Corner's transportation network is represented in various regional transportation plan documents. The plans listed below provide a broad range of information regarding existing transportation conditions, committed and visionary transportation projects, project funding, congestion forecasting, and travel demand management strategies for Moncks Corner and the rest of the BCD region.

WALK BIKE BCD MASTER PLAN (2017)

The Walk Bike BCD Master Plan envisions the integration of walking and bicycling into everyday life by establishing long-term regional goals and recommendations that once implemented, can create a regional active transportation network.

BCDCOG REGIONAL TRANSIT FRAMEWORK PLAN (2018)

This Regional Transit Framework Plan provides recommendations for how the BCD region will continue to implement a sustainable multimodal transportation network. The US 52 corridor is an important subject area in this plan and has been identified as a High-Capacity Transit (HCT) corridor that fosters several local and regional benefits including enhancing the quality of life, encouraging economic opportunity, and directing development along an established transportation corridor.

CHARLESTON AREA TRANSPORTATION STUDY 2040 LONG RANGE TRANSPORTATION PLAN (2019)

The Charleston Area Transportation Study (CHATS) 2040 Long Range Transportation Plan (LRTP) or CHATS 2040 LRTP, is a comprehensive transportation planning document that is intended to act as a guide for municipalities, counties, and regional agencies on implementing an efficient and connected multimodal transportation system. This plan analyzes the current and future needs of the CHATS transportation network and identifies areas for improvements or expansion.

BCDCOG RURAL LONG-RANGE TRANSPORTATION PLAN (2020)

The BCDCOG Rural LRTP focuses on future transportation efforts in the rural parts of Berkeley, Charleston, and Dorchester Counties. Similar to the CHATS Plan, this is a comprehensive transportation planning document that is intended to guide investments in rural transportation infrastructure and establish goals and recommendations to enhance the quality, range, and level of service.

US 52 CORRIDOR STUDY

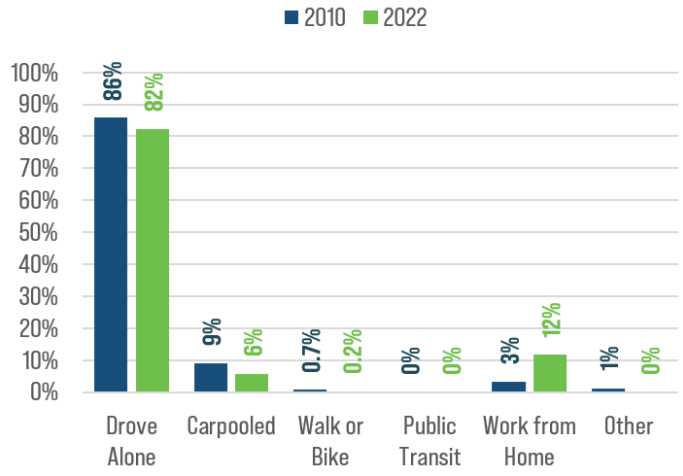
The US 52 Corridor Study seeks to establish a vision for the US-52 corridor between Moncks Corner and North Charleston. The study identifies relationships between the roadway and adjacent land uses and proposes plans for the corridor's overall future growth. The study also provides overviews of previous plans for the area, examines land use trends, and provides an inventory of the environmental and transportation elements within the corridor.

RESIDENT TRAVEL CHARACTERISTICS AND TRENDS

Before taking an inventory of the existing transportation infrastructure, the local commuter trends should be analyzed to reveal any significant patterns that could impact the local network. Due to the recent boom in development in the greater Moncks Corner area, traffic congestion has become a growing concern among residents and commuters.

Figure 27:

COMPARISON OF MEANS OF TRAVEL TO WORK, 2010 AND 2022



In 2022, it was estimated that nearly all households (99.8%) in Moncks Corner had access to at least one vehicle. With this level of vehicle accessibility, it is unsurprising that driving alone and carpooling were the primary means of transportation for commuters who live in Moncks Corner in 2022. However, between 2010 and 2022, the percentage of commuters that drove alone actually decreased by four points while the percentage of carpoolers decreased by three points, as seen in **FIGURE 27**. These changes, along with any other shifts in means of work travel, contributed to the nine-point increase in the percent of people that worked from home between 2010 and 2022. This shift in people working from home was likely in response to the COVID-19 pandemic; however, it is still uncertain whether trends will return to pre-pandemic levels in the future. Lastly, despite the increase in people working from home (and thus not commuting to work), more people are commuting to and from Moncks Corner now than ever before. This is reflected by the number of inflow and outflow commuters.

COMMUTER INFLOW/OUTFLOW

The US Census Bureau's Longitudinal Employer-Household Dynamics (LEHD) program produces local employment and economic data annually. This program provides local governments access to detailed information about their local economies, including the demographic characteristics and travel patterns of commuters. Generally, there are three types of commuters: those who commute to Moncks Corner (Inflow), those who commute from Moncks Corner (Outflow), and those who commute within Moncks Corner for work (Internal). In 2022, LEHD Origin-Destination Employment Statistics estimated that Moncks Corner had an inflow of 5,865 commuters, an outflow of 4,583 commuters, and 677 commuters that lived and worked within the Town.

Despite Moncks Corner being a bedroom community, the Town had a higher number of inflow commuters than outflow commuters. This is very much a strength for the Town and reinforces the notion of Moncks Corner being an important and growing center of employment in the BCD Region.

Analyzing the flow of commuters throughout a region helps in understanding the interconnectedness of communities and how people move between home (Origin) and work (Destination) locations. Naturally, not everyone lives or works within a municipality, therefore, the distance/direction of inflow and outflow commuters was used to best capture all commuter origins and destinations. As seen in **FIGURE 28** (page 40), over two-thirds of inflow commuters in 2021 lived within 25 miles of Town. Population centers within this 25-mile radius include Cane Bay, Bonneau, Bonneau Beach, Macedonia, Goose Creek, Summerville, St. Stephen, and Hanahan. Unsurprisingly, a majority of commuters traveling to Moncks Corner are coming from the south/southwest, also illustrated in **FIGURE 28**.

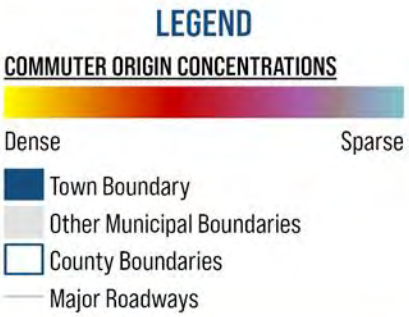
Conversely, **FIGURE 29** (page 41) shows that an overwhelming majority of outflow commuters traveled south toward Goose Creek, North Charleston, and Charleston for work in 2021. Nearly half of all outflow commuters traveled between 10 and 25 miles daily for work, a travel radius which encompasses population centers such as portions of Summerville and Goose Creek, Downtown Charleston, North Charleston, Hanahan, West Ashley, and Mount Pleasant.

Figure 28:

WHERE COMMUTERS WHO WORK IN MONCKS CORNER LIVE (INFLOW)



	COUNT	PERCENT
<10 MILES	2,202	33.7%
10 TO 24 MILES	2,473	27.8%
25 TO 50 MILES	862	13.2%
50+ MILES	1,005	15.4%
TOTAL	6,542	100.0%



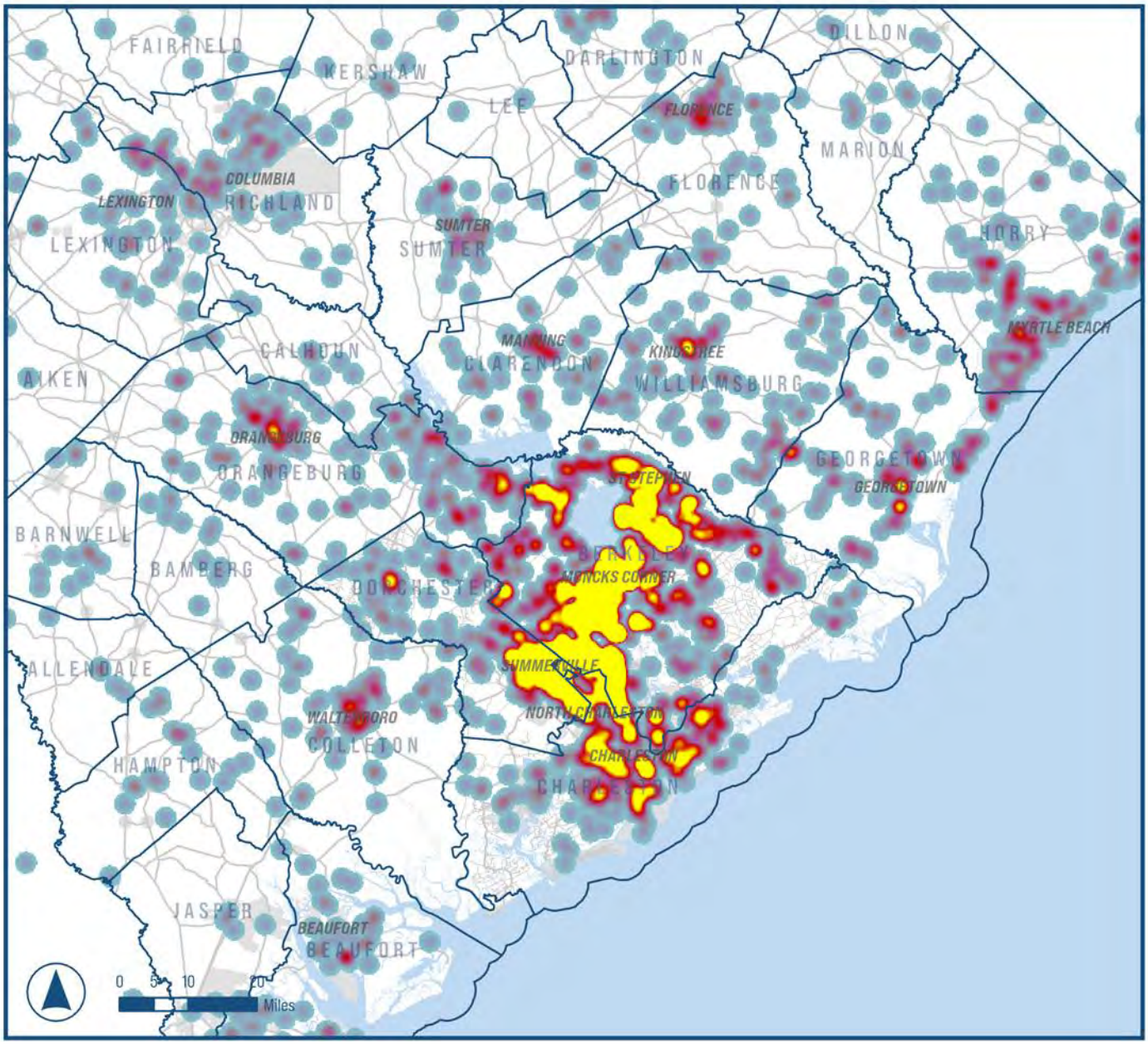


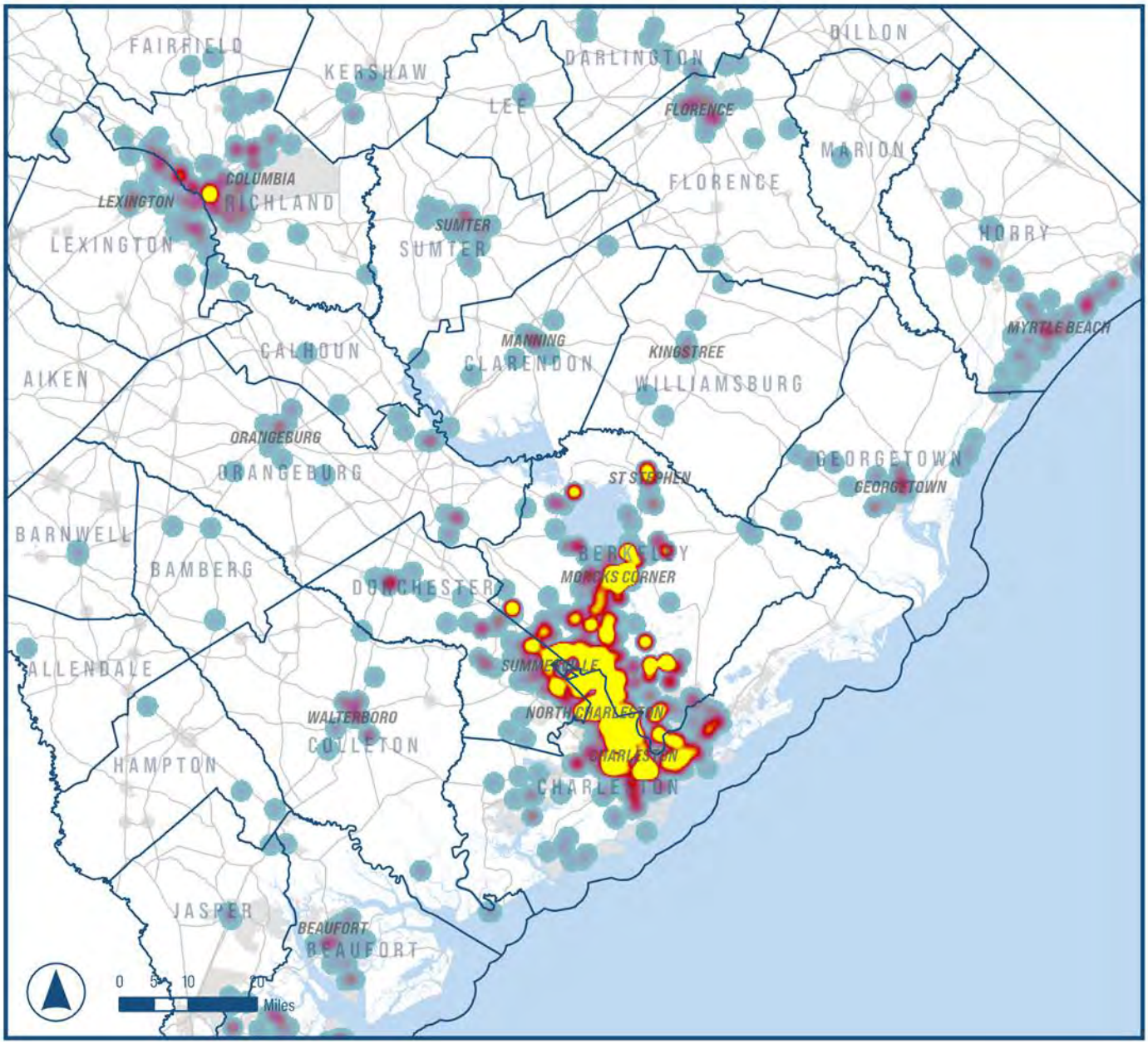
Figure 29:

WHERE COMMUTERS WHO LIVE IN MONCKS CORNER WORK (OUTFLOW)



	COUNT	PERCENT
<10 MILES	1,341	25.5%
10 TO 24 MILES	2,488	47.3%
25 TO 50 MILES	535	10.2%
50+ MILES	896	17.0%
TOTAL	5,260	100.0%





DISTANCE, DIRECTION, DEPARTURE, AND TRAVEL TIME TO WORK

The typical "rush hour" varies from community to community. In 2022, it was estimated that Moncks Corner experienced "rush hour" between 6am and 8am as about 60% of commuters departed during that two-hour timeframe. A commuter's departure time can be influenced by several factors, most notably, their travel time to work. In 2010, it was estimated that 34% of Moncks Corner commuters spent less than 10 minutes traveling to work and by 2022, this estimate dropped to only 11%. Conversely, the percentage of commuters traveling more than 30 minutes to work nearly doubled from 32% in 2010 to 59% in 2022. This is a significant increase as LEHD Origin-Destination data reveals that the distance commuters traveled hasn't changed all that much (as depicted in **FIGURE 30**). Therefore, it can be concluded that it is taking Moncks Corner commuters longer to go about the same distance in 2022 than in 2010, most likely due to the increase in local and regional traffic congestion.

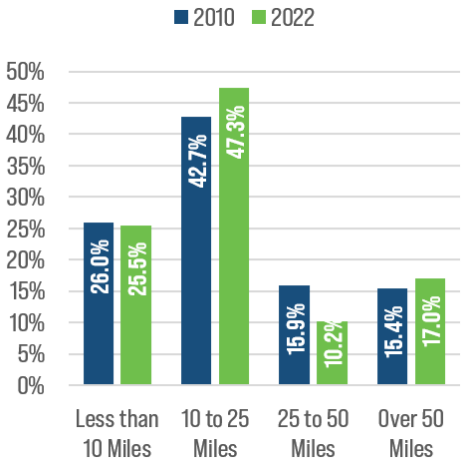


Figure 30:

COMPARISON OF DISTANCE TRAVELED TO WORK, 2010 AND 2022

LOCAL TRANSPORTATION NETWORK

FUNCTIONAL CLASSIFICATIONS

The South Carolina Department of Transportation (SCDOT) categorizes streets and highways according to their capacity and the type of service they are intended to provide. These categories, which are known as functional classifications, are listed and defined below:

LOCAL STREET: Small residential and commercial streets that connect to other local streets and feed into the collector system. Local streets serve short trips at lower speeds, as well as local travel for pedestrians and bicyclists. They have substantial land access to residential areas, businesses, and other local land uses. These make up the majority of roads in the system.

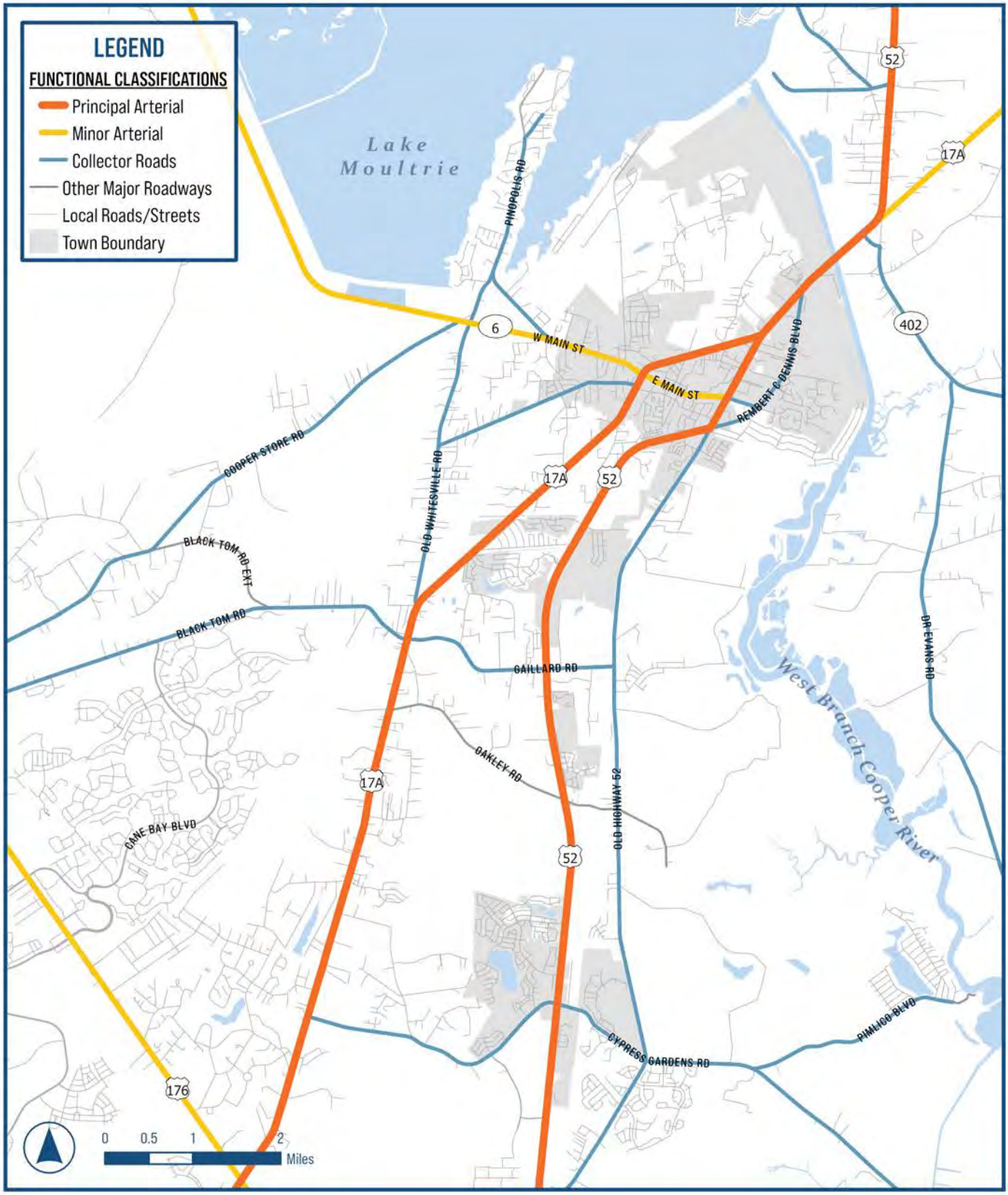
COLLECTOR: This system generally gathers or collects traffic from local streets and channels it to the higher-order arterial network. Collectors provide less mobility than arterials, usually support lower speeds, and are used to travel shorter distances. Collectors balance mobility with land access. The collector system provides a connection between neighborhoods, from neighborhoods to minor business clusters, and also provides supplemental connections between major traffic generators and regional job concentrations within the BCD Region.

MINOR ARTERIAL: This system serves trips of moderate length and offers connectivity to the higher arterial networks. Minor arterials link cities, towns rural centers, and other major destinations that are capable of generating travel over relatively long distances. This system forms an integrated network that provides interstate and inter-county services.

PRINCIPAL ARTERIAL: This system supplements the higher-order arterial/interstate system and links major centers of metropolitan areas together, provides a high degree of mobility, and can provide mobility through rural areas. Interstate highways are the highest level of principal arterial roadways serving high-speed and high-volume regional traffic.

Map 6

ROADWAY FUNCTIONAL CLASSIFICATIONS



MONCKS CORNER ROAD NETWORK

Two principal arterial roadways serve Moncks Corner: US Highway 52 (US-52) and US Highway 17 Alternate (US-17A). As a four-lane divided roadway, US-52 serves as Moncks Corner's primary corridor for access to the region's urban area as it offers connection points to Interstate 26 (I-26) and US Highway 78 (US-78), both of which are also classified as principal arterial roadways. US-17A, for the most part, runs almost parallel with US-52 and traverses through the center of Town. The cornerstone of the Moncks Corner downtown is at the intersection of US-17A and State Highway 6 (SC-6). Between US-52 and US-17A, Moncks Corner has direct connections to Summerville via US-17A South, Goose Creek, and North Charleston via US-52 East, and St. Stephens via US-52 West.

At the northern end of the Town, US-17A merges with US-52, and the two roadways run in conjunction with each other for approximately two miles before diverging just outside of the Town. US-52 then travels north to St Stephen and US-17A, now classified as a minor arterial, travels east to Jamestown. SC-6 is the only other roadway classified as a minor arterial and serves as the Town's primary east-west connection. SC-6 intersects US-17A before terminating at US-52 all within the Town boundary. Aside from these larger arterial roadways, most roads in the Town of Moncks Corner and surrounding areas are one and two-lane undivided facilities that accommodate lower traffic volumes and speeds.

TRAFFIC VOLUME AND LEVEL OF SERVICE

While traffic counts are useful in developing a general understanding of the overall use of a roadway, they do not reveal much information regarding congestion. Traffic congestion is often expressed in terms of the Level of Service (LOS) which uses a rating scale ranging from "A" for excellent conditions to "F" for the worst conditions. LOS ratings represent a roadway's volume over capacity ratio (V/C) with the volume being the number of vehicles using the roadway and capacity being the amount of traffic the roadway was originally designed to handle. **TABLE 8** shows the description of each LOS rating as well as the V/C range for each rating.

Table 8:

LEVEL OF SERVICE DEFINITIONS

LOS RATINGS		DEFINITION
A	(0.00 - 0.30)	**FREE FLOW:** traffic flows at or above the posted speed limit and motorists have complete mobility between lanes.
B	(0.31 - 0.50)	**REASONABLY FREE FLOW:** speeds are maintained, however maneuverability within the traffic stream is slightly restricted.
C	(0.51 - 0.70)	**STABLE FLOW:** travel at or near free-flow speeds, movements are restricted due to higher volumes but not objectionable by users
D	(0.71 - 0.90)	**APPROACHING UNSTABLE FLOW:** speeds are slightly decreased; higher volumes are noted and operator comfort is reduced
E	(0.91 - 0.99)	**UNSTABLE FLOW:** operating at capacity levels, vehicles are closely spaced and maneuverability is limited, incidents can cause flow breakdown
F	(>1.00)	**FORCED FLOW:** Demand volumes are greater than capacity with a resulting breakdown in traffic flow, and travel times cannot be predicted.

According to BCDCOG's Travel Demand Model 2019 output, the majority of roadway segments in Moncks Corner were operating with an LOS rating of A or B, indicating that the conditions of the local transportation network were very good. Of the 54 Moncks Corner roadway segments analyzed by the model for that year, 47 (87%) showed an A or B LOS rating. Only six segments showed a C rating, one segment showed a D rating, and no segments showed an F rating.

However, despite these high ratings, the network is not expected to be able to sustain such a high level of service over time without adjustments being made. The model's 2045 projections, which are formulated based on various factors such as population growth and the rate of development, showed that there is likely to be an increase in congestion in and around Moncks Corner, particularly along arterial and collector roadways. Many roadways are forecasted to shift from LOS rating B to ratings C and D, with 59% of all road segments expected to fall into the latter two categories by the year 2045. **MAPS 7 AND 8** (pages 46-47) show LOS ratings for the years 2019 and 2045 with each rating symbolized by a different color.

RAIL AND FREIGHT NETWORKS

Similar to Moncks Corner's strategic position near the historic Santee Canal, the Town's proximity and accessibility to the local railroad network influenced much of the Moncks Corner that exists today. Currently owned and operated by CSX, the main rail line that runs through Town essentially parallels US 52 from Charleston to Florence. As seen on **MAP 9** (page 48), there are five at-grade railroad crossings in the greater Moncks Corner area, two of which are in Downtown Moncks Corner. This rail line connects Moncks Corner to larger regional markets, such as Charleston and Florence as well as other inland counties, all while serving as a direct line connecting the Port of Charleston to Inland Port Dillon. In addition to the movement of freight, this rail line is utilized by the occasional passenger train as well.

Given the connections that the main CSX rail line and US 52 provide, both routes are part of South Carolina's Statewide Freight Network (SFN). This designation signifies the statewide importance that these routes provide for regional and interstate commerce and freight movement. Given the Town's position between the Port of Charleston and Inland Port Dillon as well as the Port of Charleston continuing to expand in capacity, the movement of freight along the CSX rail line and US 52 will likely only continue to increase. This will likely have considerable impacts on traffic/truck volume, land use patterns, economic development, and the natural environment in the greater Moncks Corner area.

PUBLIC TRANSIT

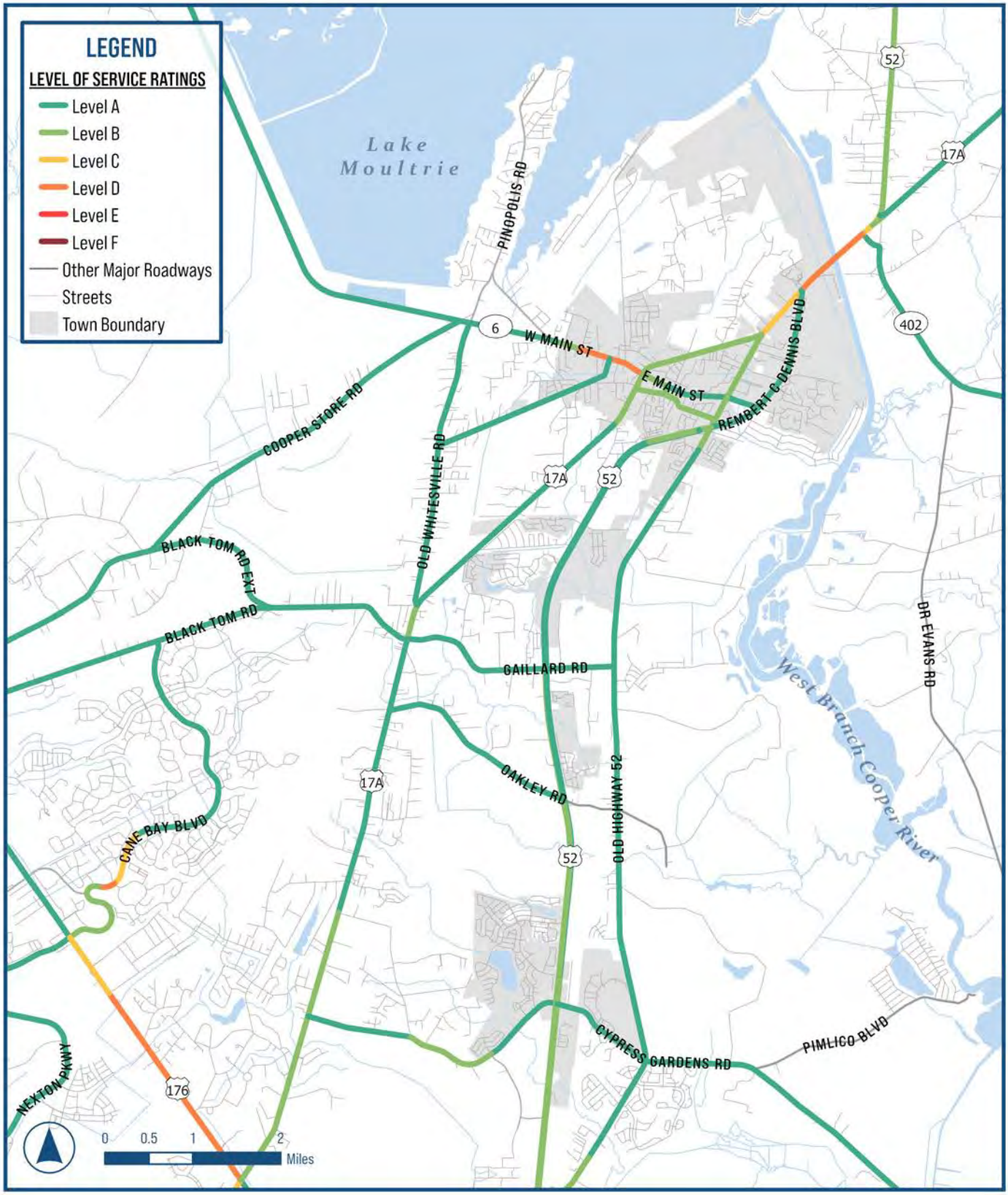
Public transit is an important component of the transportation network because it offers mobility to individuals who do not have access to a personal vehicle or choose not to drive. Public transportation has the potential to provide the community with many benefits including decreased traffic congestion, improved air quality, financial savings for users, increased property value, and the attraction of development to locations served by public transit.

The Berkeley-Charleston-Dorchester Rural Transportation Management Authority (BCD RTMA), more commonly known as TriCounty Link, is the public transportation system for rural areas of the BCD Region. The system is headquartered in Moncks Corner and operates ten fixed routes and four commuter routes throughout rural portions of the three counties. TriCounty Link is a "flag-stop" system, meaning that there are limited designated stops along the routes and riders are instead able to wave down the bus anywhere along the route to be picked up.

TriCounty Link vehicles will also deviate off of fixed routes by request for customers who have a documented physical or cognitive disability and apply for paratransit eligibility. All TriCounty Link vehicles are Americans with Disabilities Act (ADA) compliant and include wheelchair lifts and wheelchair securement spaces on board. The system features several different route connections to CARTA, the public transportation provider for the region's urban areas, and riders can transfer between the systems for free.

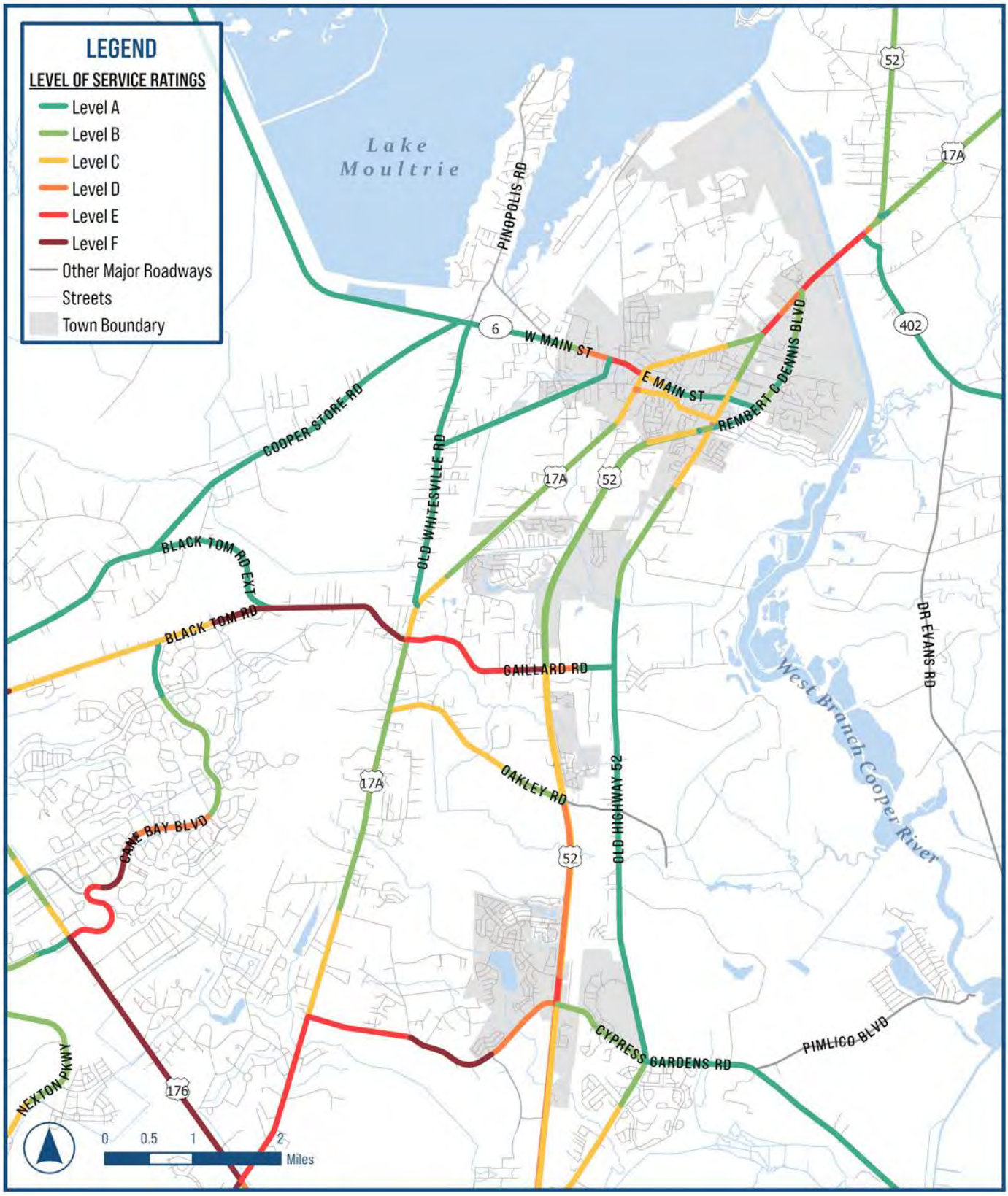
Map 7

2019 LEVEL OF SERVICE



Map 8

2045 LEVEL OF SERVICE



Map 9

REGIONAL FREIGHT AND RAIL NETWORK

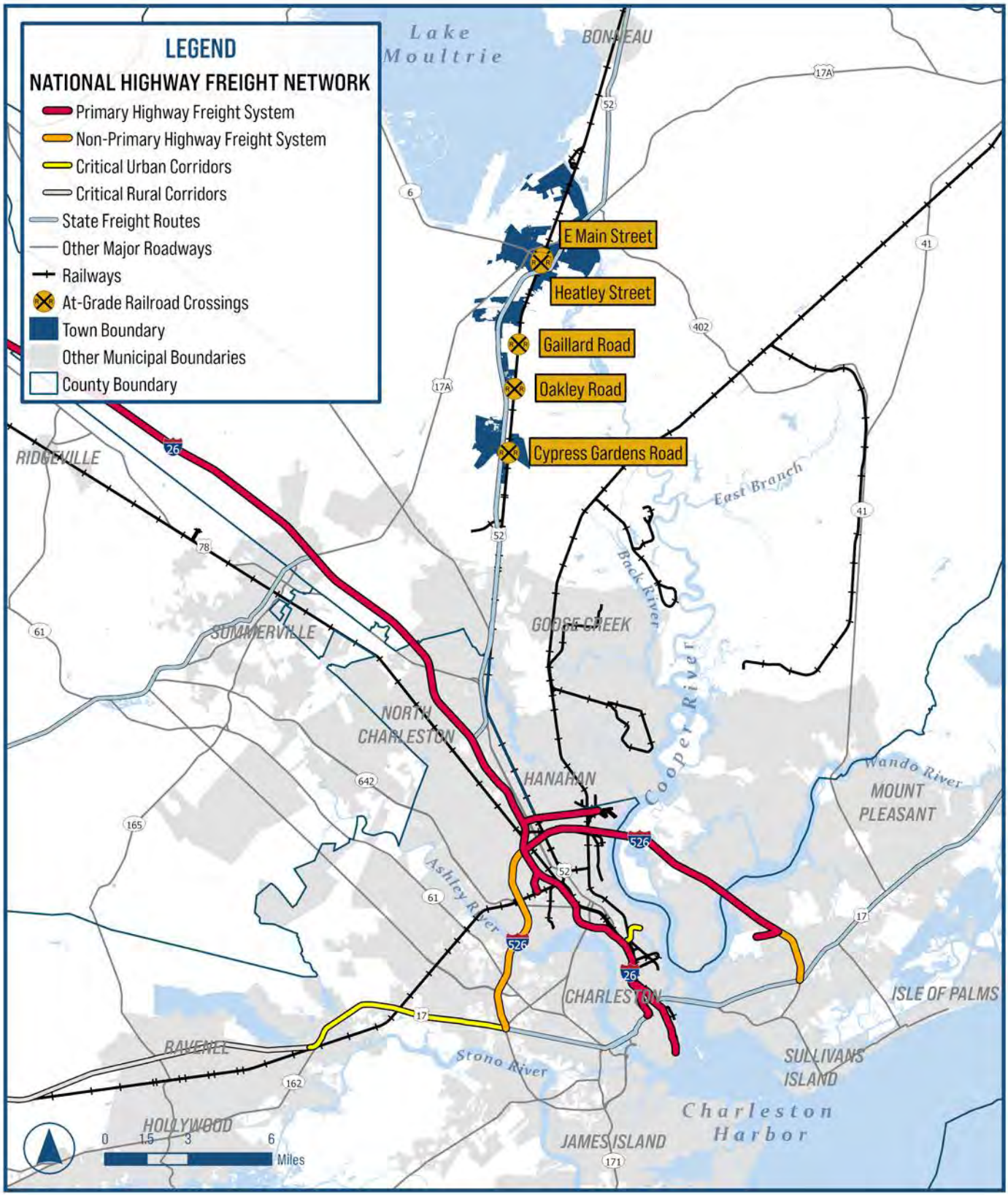


Figure 31:

TRICOUNTY LINK LINK 2 LUNCH SERVICE AREA



Source: BCDCOG Tricounty Link Brochure

TriCounty Link also operates Link to Lunch, a demand-response service operating in a fixed service zone that includes the Town's main commercial areas (**FIGURE 31**). Demand-response service enables riders to call a dispatch number and be picked up on demand and taken to any destination within the service zone. The service is free to use and operates on weekdays between 10:45 AM and 1:20 PM.

TriCounty Link routes provide connections between Moncks Corner and St. Stephen, Summerville, Goose Creek, and North Charleston where it then connects with the CARTA system. As seen on **MAP 10** (page 50), the TriCounty Link routes and their connections to CARTA routes create an expansive transit network between Moncks Corner and the various employment centers around the region. These routes include CS1, CS3, CS4, B101, B104, B105, and D305. Specific route information can be found on the TriCounty Link website as well as on the MyTCLink smartphone app.

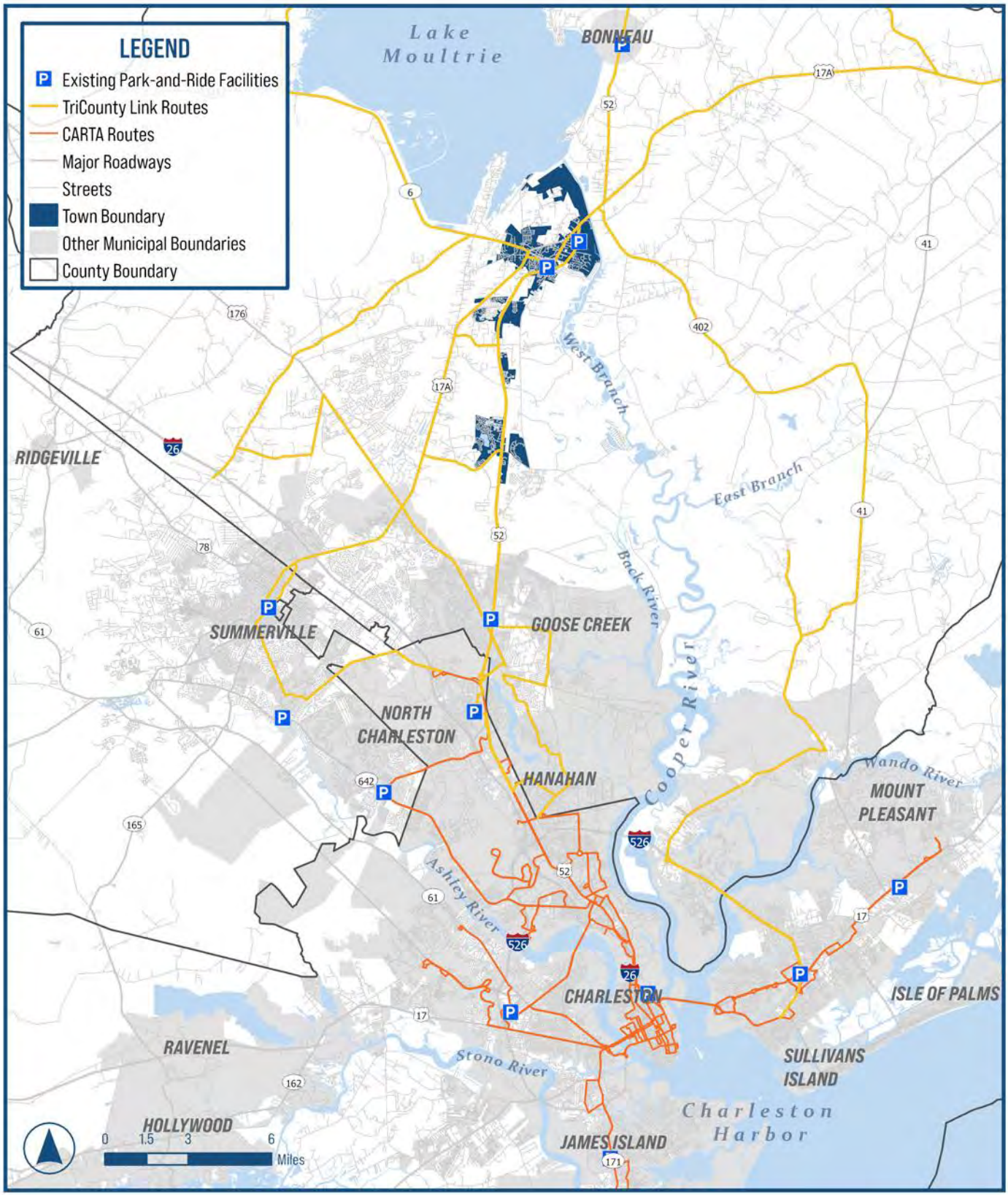
ACTIVE TRANSPORTATION

Active transportation, such as walking and bicycling, enhances the livability of a community by expanding mobility options, improving public health, and reducing the negative environmental impacts associated with the use of fossil fuels. In recent years, state departments of transportation and government agencies have increasingly begun incorporating "complete streets" policies into transportation planning efforts. These policies are intended to support the safety and accessibility of transportation networks for all users and ensure that bicycle and pedestrian facilities are prominent features of network design.

In 2017, the BCDCOG adopted a regional bicycle and pedestrian master plan known as WALK BIKE BCD. The plan is intended to serve as a guide for future short and long-term transportation and land use planning decisions and also includes an assessment of existing and recommended facilities in Moncks Corner and throughout the rest of the region. The majority of the plan's recommendations include ADA-compliant sidewalks, various forms of bicycle roadway accommodations, and intersection safety improvements. **MAP 11** (page 51) shows the recommendations for bicycle and pedestrian facilities in Moncks Corner that were identified in WALK BIKE BCD.

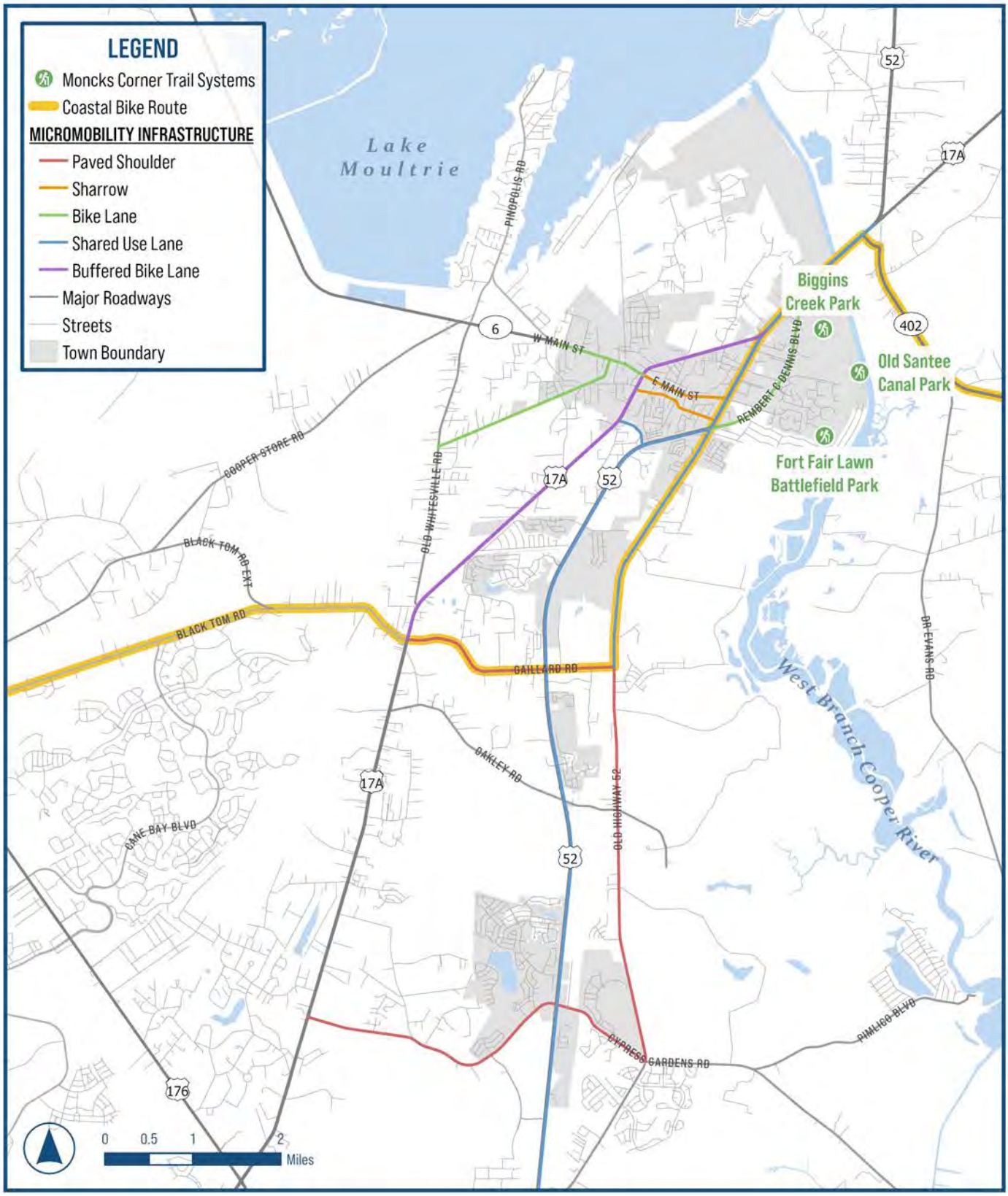
Map 10

REGIONAL PUBLIC TRANSIT ROUTES



Map 11

ACTIVE TRANSPORTATION INFRASTRUCTURE



NATURAL RESOURCES ELEMENT



Natural resources are any naturally occurring element in the environment, such as water, vegetation, wildlife, soil types, slopes, and weather patterns. A community needs to understand the interaction between the natural and built environments so that a balance can be achieved. To help identify and promote the preservation of local natural resources, South Carolina requires local municipalities and counties to include a Natural Resources Element within comprehensive plans. For Moncks Corner, the preservation of natural resources is crucial in maintaining the unique town character and exceptional quality of life. Natural resources will therefore play a pivotal role in the comprehensive planning process. This Element will identify the different natural resources in the Moncks Corner area and elaborate on the importance of each resource in maintaining a balanced and sustainable ecosystem.

WEATHER AND CLIMATE

Weather and climate patterns take into account many different factors, such as elevation, latitude, land cover, and waterbodies. The BCD Region experiences maritime tropical weather patterns, bringing warm and moist air conditions from the Caribbean. Therefore, Moncks Corner typically experiences mild winters while the rest of the year tends to be warm. The year-round climate is considered "temperate to subtropical," with an average annual "high" temperature of 75.4 degrees Fahrenheit. January is typically the coldest month of the year while July is typically the hottest month of the year. Moncks Corner experiences the highest chance of precipitation between the months of June and September as afternoon thunderstorms are common.

HYDROLOGIC FEATURES

The hydrologic cycle is one of the most influential naturally occurring cycles that can impact the urban and built environments. The different components within this cycle are called hydrologic features and they can range from rivers and lakes to floodplains and wetlands. Most features are located on the lands surface in what is known as a watershed. While the hydrologic cycle is not bound to the surface, other processes that occur in the atmosphere and underground have less of an impact on the urban and built environments. Some of the more prominent hydrological features in and around Moncks Corner are the West Branch of the Cooper River (West Branch) and Lake Moultrie.

WATERSHEDS

A watershed is a land area that channels rainfall to tributaries, streams, and rivers and eventually to a common outflow point such as a larger river, reservoir, lake, bay, or the ocean. Common hydrologic features that can be located in a watershed include streams, rivers, lakes, reservoirs, marshes, wetlands, swamps, floodplains, and aquifers. Rivers and streams are one of the most common and direct ways for water to travel through a watershed, providing several additional benefits such as irrigation, transportation, recreation, and habitation, along the way. Other important features within a watershed are stream buffers, forested lands, plants and animals, different soil types, and slopes. Although these features do not directly store or move water through the watershed, they can help, hinder, or hurt the flow of water; potentially impacting water quality, volume, velocity, and the rate of retention, infiltration, and erosion. Protecting watersheds not only preserves these natural functions and resources but is also important for stormwater conveyance and water quality management.

As stated previously, the West Branch and Lake Moultrie are the two major waterways in the greater Moncks Corner area, however, as seen in **MAP 12** (page 54), they are located within two different watersheds. Nearly all of Moncks Corner is located within the Cooper River Watershed. Other notable municipalities or places that are also located within the watershed include portions of North Charleston, Goose Creek, and Summerville, all of Hanahan, the Naval Weapons Station, and Bushy Park. Smaller tributaries of the West Branch include the Back River, Molly Branch, Wadboo Swamp, and Wappoola Swamp. Due to the dam and levee system surrounding Lake Moultrie, there are limited tributaries, floodplains, wetlands, etc. as the lake is almost entirely fed by the canal from Lake Marion.

FLOODPLAINS

Floodplains are another important hydrologic feature that works in conjunction with other features to temporarily collect and process water within a watershed. Floodplains can be defined as any land area susceptible to being inundated by flood- or stormwater from any source. They are generally located in low-lying areas within a watershed, typically adjacent to or near streams, rivers, lakes, and the coast. Like most hydrologic features, the location, duration of a flood, runoff potential, and hazard level of floodplains area heavily influenced by topography. The Federal Emergency Management Agency (FEMA) categorizes floodplains based on numerous different factors; however, the most commonly known categories are the 100-year and 500-year floodplains. It is important to note that a 100-year flood is not a flood that occurs every 100 years but rather a flood that has a one percent chance of occurring in any given year. Several factors can impact the chance of a 100-year flood event occurring such as soil saturation, size of the watershed, duration of rainfall, storm intensity, slopes, etc.

As seen on **MAP 13** (page 55), despite Moncks Corner being located adjacent to two major bodies of water, the West Branch and Lake Moultrie, most of Moncks Corner is outside of the 100- and 500-year floodplains. As mentioned previously, this is expected as the dam and levee system that surround Lake Moultrie likely limits floodplains in areas adjacent to the lake to preserve the structural integrity of the lake. Only areas in the southern portion of the Town are impacted by floodplains from the West Branch and its tributaries.

WETLANDS

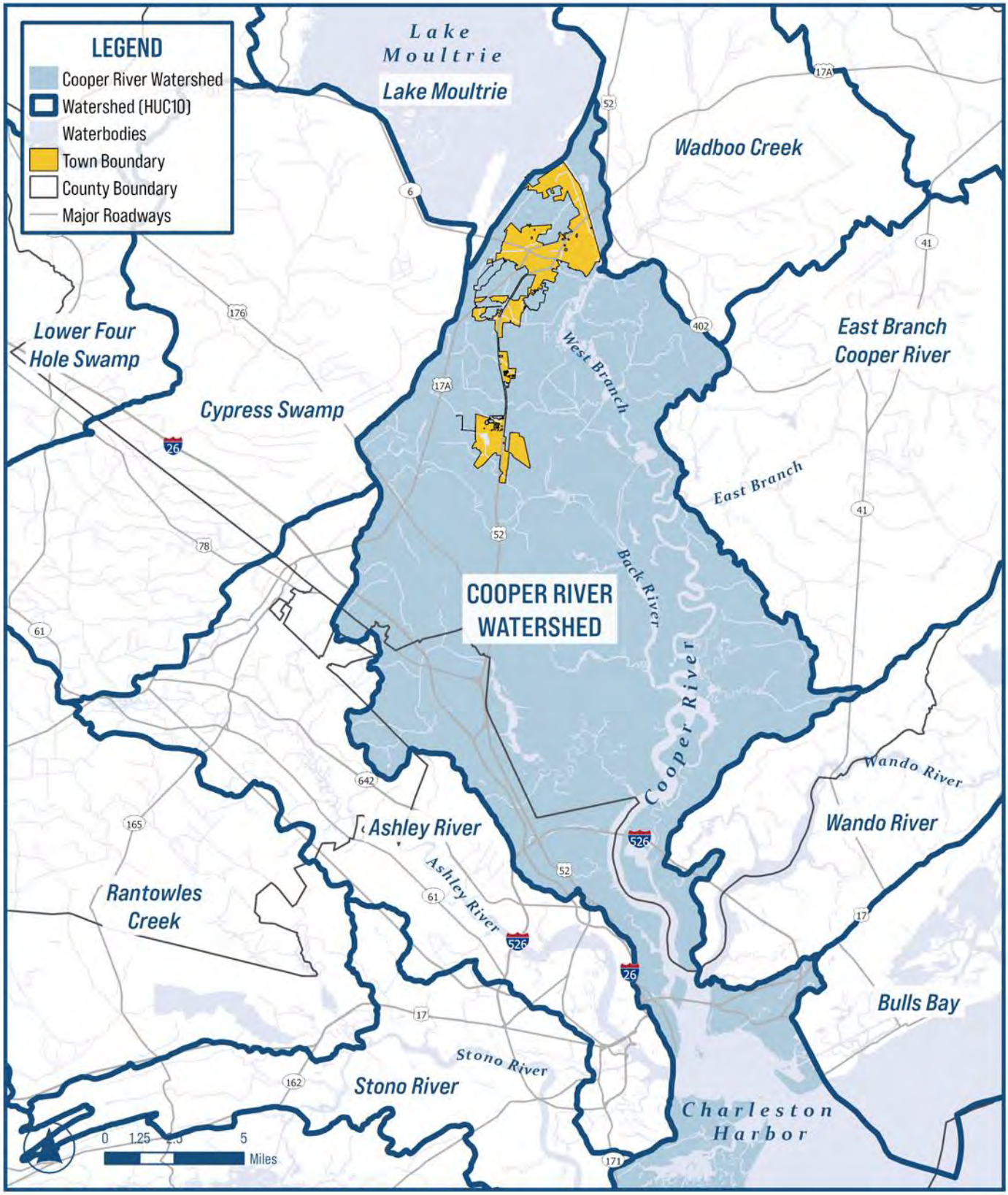
Unlike floodplains, wetlands are an area of land, often very flat, that is either permanently covered by water or frequently saturated with water. Wetlands are common along rivers, streams, lakes and coastal shores, however, are not limited to those locations. As seen on **MAP 14** (page 56), many of the local tributaries and streams are surrounded by freshwater forested or shrub wetlands. Vegetation is one of several indicators of a wetland, other characteristics include the presence of hydric (wetland) soils and saturation/inundation. Common types of wetlands are swamps, marshes, bogs, and fens, all of which have slightly different criteria based on the aforementioned indicators. Some of the more prominent wetland areas in the greater Moncks Corner area include the Wadboo Swamp, Wappoola Swamp, Laural Swamp, Wassamassaw Swamp, and Cypress Swamp. These wetlands perform numerous functions within the hydrologic cycle such as:

- Protection from erosion
- Filtration of pollutants and contaminants
- Restoration of groundwater
- Habitation for vegetation and wildlife
- Production of food and nutrients
- Recreation for residents and visitors, and
- Mitigation of flooding

As wetlands are filled and removed to create developable land, the benefits of these natural filtration systems are diminished. Therefore, the preservation and restoration of known wetland areas is a top priority in natural resource protection efforts.

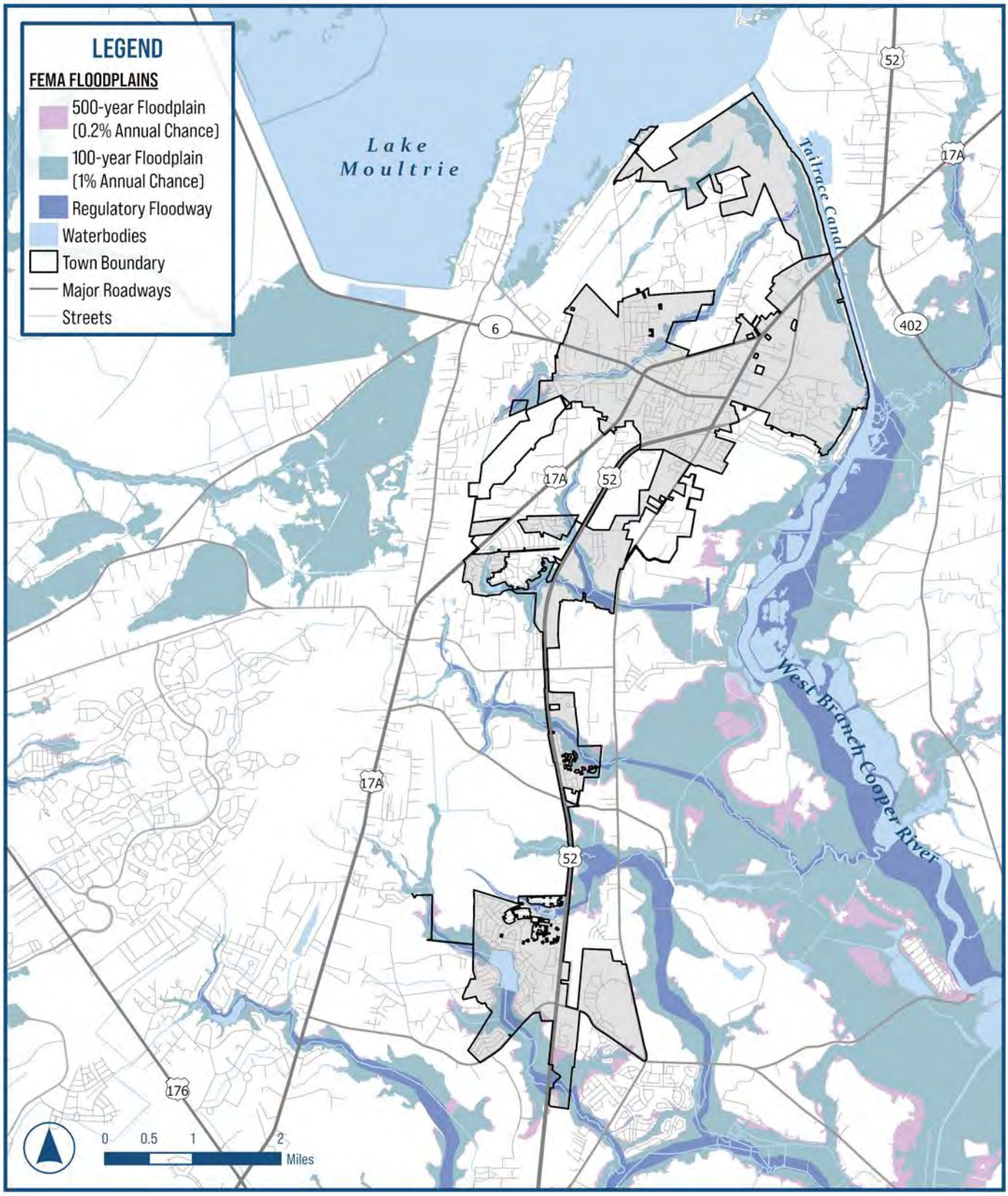
Map 12

STREAMS, RIVERS, AND THEIR WATERSHEDS



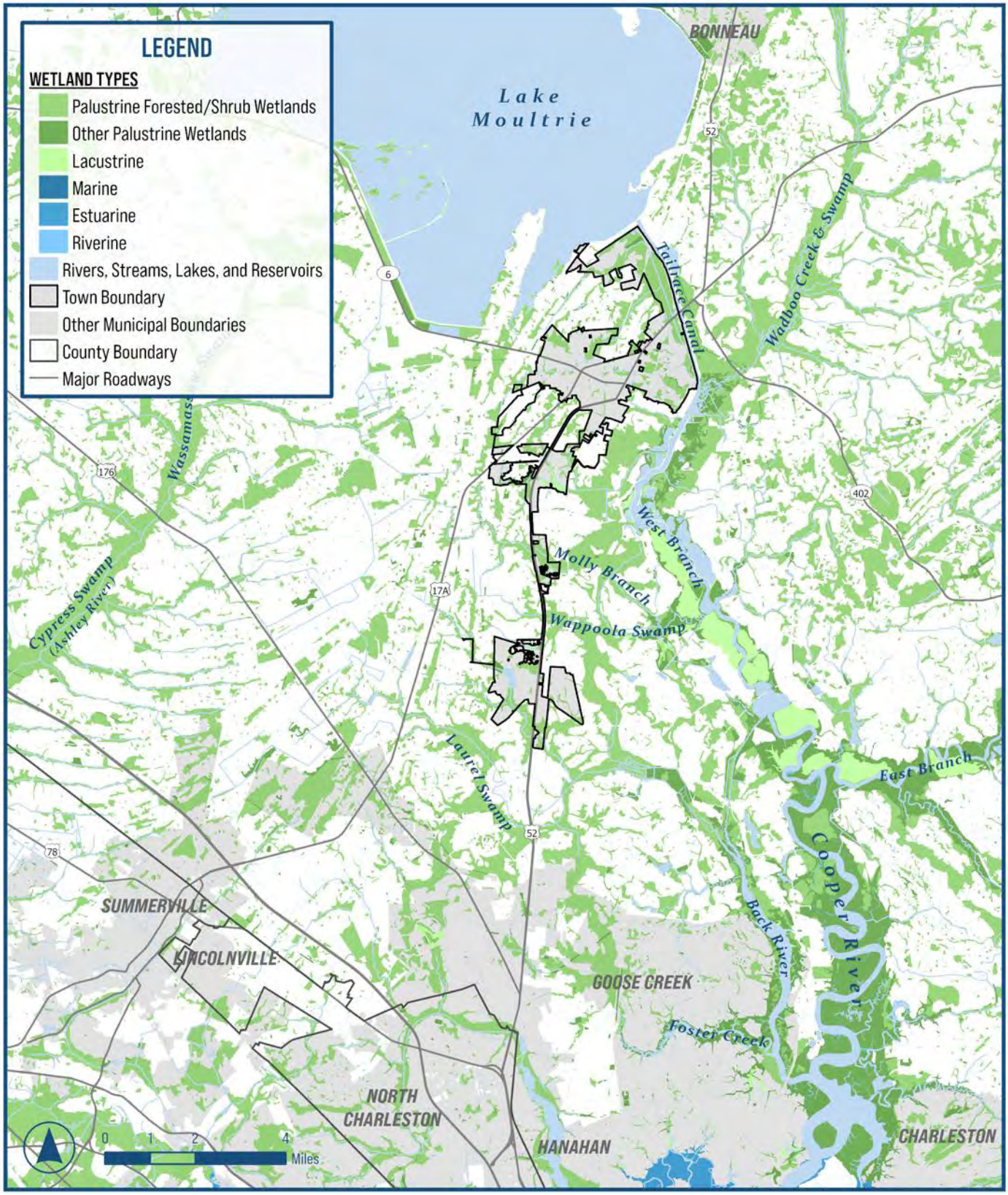
Map 13

FEMA DESIGNATED FLOODPLAINS



Map 14

WETLAND TYPES AND LOCATION FROM NATIONAL WETLAND INVENTORY (NWI)



OLD SANTEE CANAL

The Old Santee Canal is an architectural relic near Moncks Corner that once stretched for 22 miles connecting the West Branch and Port of Charleston to the Santee River and most of inland South Carolina. Despite most of the canal being submerged during the construction of Lake Moultrie, the canal has gained historic and environmental value as it remains an active channel for water flow and hosts several wildlife species along the banks. The Old Santee Canal Park is located at the mouth of the canal site.

LAKE MOULTRIE AND TAILRACE CANAL

Created in the 1940's by a massive state utility project, Lake Moultrie covers more than 60,000 acres, making it the third-largest lake in South Carolina. The entire lake is within Berkeley County and provides several benefits to the rural parts of the BCD region such as tourism, recreation, food, water supply, and power via hydroelectricity. The Tailrace Canal, constructed as part of the utility project, is the newer, wider, deeper canalway that connects the West Branch to Lake Moultrie (and Santee River). The Pinopolis Dam is the beginning of the canal and its terminus is the Cooper River, near the Old Santee Canal Park.

According to Santee Cooper, the navigation lock at the Pinopolis Dam is used for more than transportation-related purposes. In coordination with SCDNR, the lock is used to move fish from the Tailrace Canal and Cooper River in the Lake during the spring. The economic and environmental importance of the Pinopolis Dam, levee system, and Tailrace Canal further stresses the importance of protecting the lake and the surrounding land from disruptive and inconsistent land uses or activities.

AQUIFERS AND GROUNDWATER

Groundwater is a source of water found beneath the water table in areas known as aquifers. Aquifers are areas filled with permeable rock and other loose materials such as gravel or sand which allows water to flow at various rates depending on the porosity of the materials. The most common way to access an aquifer is through a manmade well or a natural spring. Groundwater can be replenished through the percolation of stormwater, and gradual absorption from waterbodies, and subterranean rivers.

Moncks Corner is located within the McQueen/Charleston Aquifer, which is part of the larger Southeastern Coastal Plains Aquifer System. In 2001, DHEC designated Charleston, Berkeley, and Dorchester Counties as the Trident Capacity Use Area per the Groundwater Use and Reporting Act. This designation was made after investigations by the SCDNR found significant groundwater declines, saltwater intrusion, and large cones of depression likely caused by the increase in reliance on groundwater as a result of rapid growth. As a designated Capacity Use Area, anyone who withdraws three million gallons or more in any one month must receive a permit from DHEC. In addition, the amounts of groundwater withdrawn are annually reported to DHEC so the usage can be monitored.

WATER QUALITY

The health of a community can be greatly influenced by the quality of the local water supply. Maintaining high water quality can impact all aspects of life such as the food supply, recreational opportunities, environmental sustainability, residents' health and welfare, and overall quality of life. Because Santee Cooper draws water from Lake Moultrie, protecting the water quality of the Lake and its watershed is of vital importance. Due to the lake being recharged through stormwater and a controlled river flow, best management practices are key to mitigating pollutants from contaminating the lake and drinking water. Common examples of water pollutants are oils and debris from roadways, wastewater septic leakage, bacteria, industrial chemicals, and excess nutrients/minerals such as nitrogen, iron, and manganese.

The BCDCOG last updated its 208 Water Quality Management Plan in 2011. The purpose of this Plan is to preserve and enhance water quality and to meet the goals of the Federal Clean Water Act and the South Carolina Pollution Control Act. The 208 Plan serves as a guide to local decision-makers when addressing issues and opportunities related to water quality and more specifically how wastewater management and planning impact water quality.

SOIL TYPES AND CHARACTERISTICS

In coastal areas, like the Lowcountry, soil composition can be an important consideration when discussing environmental policies, especially regarding erosion mitigation and stormwater management. The texture of soil can range from sandy, silty, clay-like, and anywhere in between, all having different characteristics based on the different compositions. Loam is the balanced blend of all three soil textures and is typically the best for cultivation. The composition of soil can impact the quality of land for agriculture, water infiltration, stability of land for construction, erodibility from water and wind, and the filtration of pollutants/excess nutrients from the ground.

As seen in **MAP 15**, a majority of soils within the greater Moncks Corner area are sand-based soils, such as loamy sand or sandy loam. Sandy soils are the best soil types for infiltration of water as they are the largest mineral size compared to silt and clay. The large volume of high-quality groundwater discussed previously can partially be attributed to the ideal soil type for filtering water as it infiltrates the ground and eventually recharges the aquifers.

PRIME AGRICULTURAL AND FORESTED LANDS

A majority of land in the greater Moncks Corner area is classified as having some sort of agricultural importance, whether at the state or national level. As defined by the US Department of Agriculture, Prime Farmland is...

"Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other lands, but is not urban or built-up land or water areas."

Farmland of statewide importance is land that may nearly meet the criteria requirements for prime farmland that is designated by the appropriate State agency instead of the Department of Agriculture. Land Cover data from 2016 reveals that much of the state's significant lands are covered by woody wetlands and that very little prime agricultural land is used for agricultural purposes.

PLANT AND ANIMAL SPECIES

The Endangered Species Act of 1973 enabled Federal and State governments to survey and designate plants and animals a rating on a multi-level scale to signify the level of protection that they need to survive as a species. These conservation designations allow for specific laws and protection measures to be applied to their habitats and ecosystems.

Furthermore, the state recently published iteration two of the State Wildlife Action Plan (SWAP) in 2015 which identifies the species of greatest conservation need in South Carolina and outlines nine broad statewide conservation strategies that are generally impacting all priority species. This Plan also provides protection guidelines and an implementation strategy for county and municipal governments to review and adapt to meet local conservation needs.

Species identified in the SWAP were classified based on a priority scale ranging from moderate to high to highest priority. Not all species in the SWAP are listed on either the State or Federal Endangered Species List, however, as seen in **TABLE 9**, all Federal or State listed species will have at least a high priority ranking. According to an SC DNR dashboard, in Berkeley County, there were 220 total tracked species, 63 of which ranked as moderate, 34 ranked as high, and 39 ranked as the highest priority. There are 18 different plant and animal species in the greater Moncks Corner area that have a SWAP ranking, eight of which, have some level of federal or state protection.

Map 15

SOIL TYPES

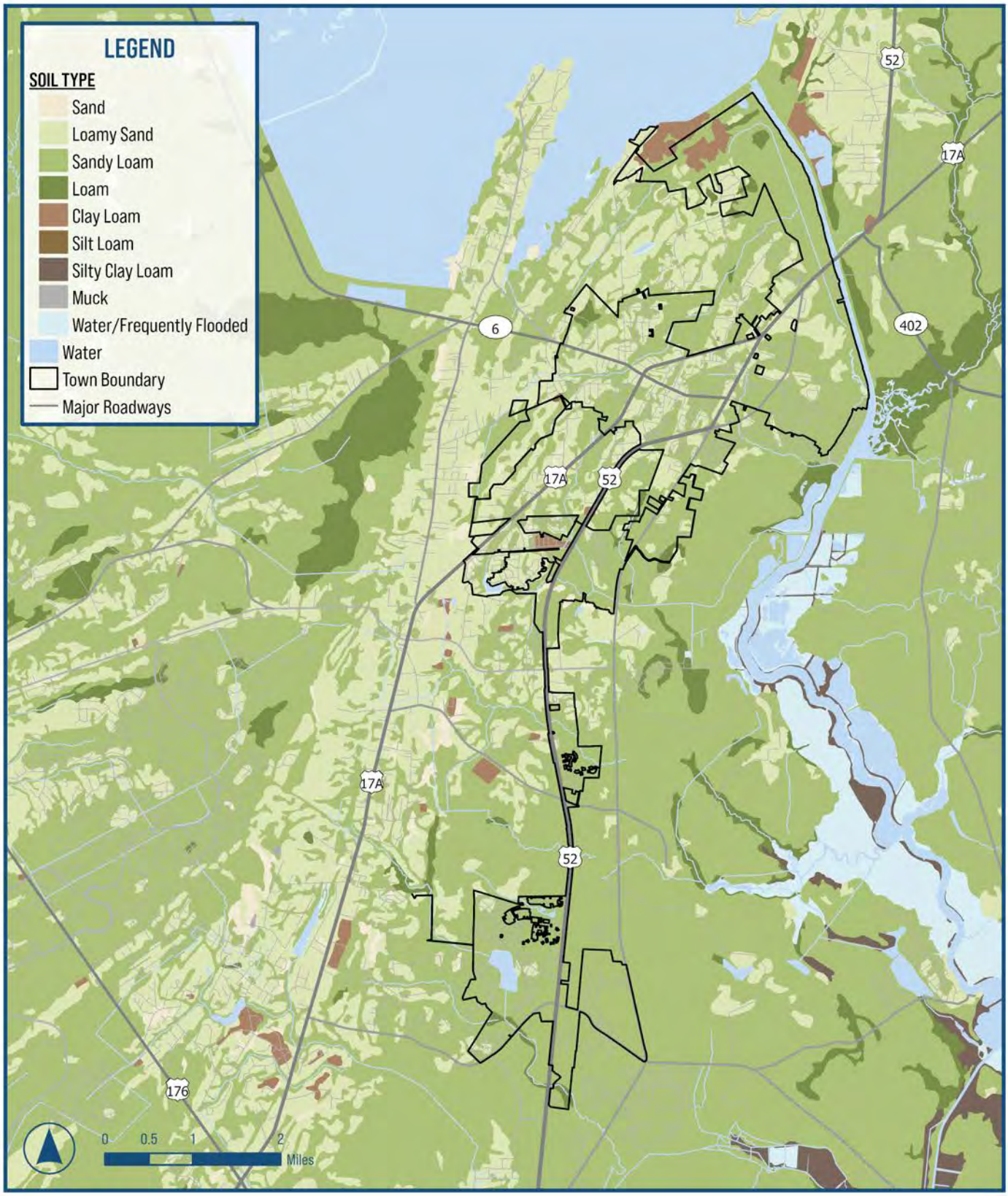


Table 9:

LIST OF STATE WILDLIFE ACTION PLAN SPECIES OF GREATEST CONSERVATION NEEDS

SPECIES NAME	COMMON NAME	SPECIES TYPE	FEDERAL LISTING	STATE LISTING	SWAP PRIORITY RANKING
Acipenser brevirostrum	Shortnose Sturgeon	Animal	Endangered	Endangered	Highest
Heterodon simus	Southern Hog-nosed Snake	Animal		Threatened	Highest
Picoides Borealis	Red-cockaded Woodpecker	Animal	Endangered	Endangered	Highest
Rana capito	Carolina Gopher Frog	Animal		Endangered	Highest
Sternula antillarum	Least Tern	Animal	Migratory Bird Treaty Act	Threatened	Highest
Agrimonia incisa	Incised Groovebur	Plant			High
Clemmys guttata	Spotted Turtle	Animal	At-Risk Species	Threatened	High
Coreopsis integrifolia	Ciliate-leaf Tickseed	Plant	At-Risk Species		High
Haliaeetus leucocephalus	Bald Eagle	Animal	Bald & Golden Eagle Protection Act	Endangered	High
Plantago sparsiflora	Pineland Plantain	Plant			High
Asplenium resilient	Black-stem Spleenwort	Plant			Moderate
Bacopa innominata	Tropical Water-hyssop	Plant			Moderate
Carex elliottii	Elliott's Sedge	Plant			Moderate
Eryngium ravenelii	Ravenel's Eryngo	Plant			Moderate
Habenaria quinqueseta	Long-horn Orchid	Plant			Moderate
Platanthera integra	Yellow Fringeless Orchid	Plant			Moderate
Quercus similis	Bottomland Post Oak	Plant			Moderate
Trillium pusillum var. pusillum	Least Trillium	Plant			Moderate

RESILIENCY ELEMENT



Moncks Corner has the potential to experience hazards and disasters including flooding, droughts, tornadoes, and earthquakes. Each of these events has the potential to endanger residents and exert pressure on the foundations of the community. By definition, resiliency is the ability to quickly recover from difficulties, disasters, or hardships. Mitigation efforts, proper and proactive planning, education, and community bonds can strengthen the resiliency of a community when faced with a hazard or disaster.

In September 2020, the South Carolina State Legislature passed the South Carolina Resilience Revolving Fund Act (RRFA) or the Disaster Relief and Resilience Act to expand the State's planning efforts for resilience to natural disasters and flooding events. One of the four primary components of the RRFA requires local governments to include a Resiliency Element in future Comprehensive Plan updates. This element is intended to enable communities to assess natural hazard risks and identify potential impacts on the health, safety, and welfare of the community.

This Element outlines the major hazards and disasters that could occur in Moncks Corner, assesses the potential risks, and identifies common mitigation efforts that can be enacted. Berkeley County recently adopted a County-wide Hazard Mitigation Plan known as the Berkeley County Hazard Mitigation Plan (BCHMP). This plan was approved by the State in 2021, validating the plan through 2026. For more detailed information on resiliency planning and potential impacts, please refer to the BCHMP.

EXISTING LOCAL REGULATIONS

Moncks Corner has several different ordinances, policies, and guidelines that directly or indirectly mitigate the impacts of a hazard or disaster. They are as follows:

CHAPTER 18 FLOODS

This Chapter is intended to protect human life and health while also minimizing property damage, encouraging appropriate construction practices, and promoting compatible land uses in flood zones. Article IV Provisions for Flood Hazard Reduction specifically outlines general and specific standards for development in the special flood hazard area (SFHA).

CHAPTER 36 UTILITIES, ARTICLE II. WATER, DIVISION 3. DROUGHT RESPONSE

The provisions in this section of the Utility Ordinance give authority and direction to the Public Works Commission to manage water demand during a drought.

CHAPTER 36 UTILITIES, ARTICLE IV. STORMWATER MANAGEMENT

Also known as the Stormwater Management Ordinance, the purpose of this ordinance is to protect, maintain, and enhance water quality and the environment, as well as give the Town authority to implement a Stormwater Management Program (SWMP). Provisions in this Ordinance establish guidelines for best stormwater management practices and provide stormwater management requirements for new developments.

BERKELEY COUNTY HAZARD MITIGATION PLAN 2020 UPDATE (BCHMP)

Recently adopted in 2021, the purpose of this plan is to review the different hazards that impact Berkeley County and its municipalities, identify the potential impacts of those hazards, and form recommendations to help mitigate the impacts that they can cause. Doug Polen, the former Moncks Corner Community Development Director, was the representative and point of contact for the Town during the planning process.

HAZARDS AND DISASTERS

Hazards and disasters are broad terms used to describe weather-related events, geologic-related events, and manmade events. **TABLE 10** lists the different hazards and disasters that will be discussed in this Element as well as the risk or priority level. The most common events to occur in Moncks Corner are weather-related events such as hurricanes, tornadoes, and flooding. For the past several decades, the National Oceanic and Atmospheric Administration (NOAA) has studied these weather-related events to help track and better prepare local communities for these types of natural hazards and disasters. **MAP 16** shows the location and paths of some of the major natural hazards that have occurred in the greater Moncks Corner area.

Table 10:

RISK LEVEL OF THE DIFFERENT HAZARDS AND DISASTERS

HAZARD TYPE	PRIORITY LEVEL
Flooding	Immediate
Tropical Storms and Hurricanes	High
Dam Failure	Moderate
Earthquake	Moderate
Hazardours Waste and Material	Moderate
Tornadoes	Moderate
Tropical Depressions	Low
Wildfire	Low
Drought	Minimal
Winter Storm	Minimal

TROPICAL DEPRESSIONS, STORMS, AND HURRICANES

The Atlantic hurricane season begins in June and lasts until the end of November. Trends reveal that August through October is the most common month for these weather-related hazard events. Tropical storms can create conditions for several additional hazards besides the intense wind, such as heavy rainfall causing flooding; coastal and riverine storm surges; and tornadoes, which typically only form inland along the northern fringes of the system. These additional hazards make tropical cyclones one of the most costly and dangerous natural disasters that can occur in Moncks Corner.

According to the South Carolina Emergency Management Division's (SCEMD) Hurricane Evacuation Zones Map (last updated in 2021), Moncks Corner, along with most of Berkeley County, is within Zone G – Berkeley County of the Central Coast Region. The primary evacuation routes for Moncks Corner would be I-26, US 52, US 176, and SC 6.

According to the National Hurricane Center (NHC), a branch of NOAA, there are several different classifications of tropical cyclones that are categorized based on the system's maximum sustained surface wind speeds. The classifications are as follows:

- Tropical Depressions - 38 mph winds or less
- Tropical Storms - 39 to 73 mph winds
- Category 1 Hurricane - 74 to 95 mph winds
- Category 2 Hurricane - 96 to 110 mph winds
- Category 3 Hurricane - 111 to 130 mph winds
- Category 4 Hurricane - 131 to 156 mph winds
- Category 5 Hurricane - 157+ mph winds

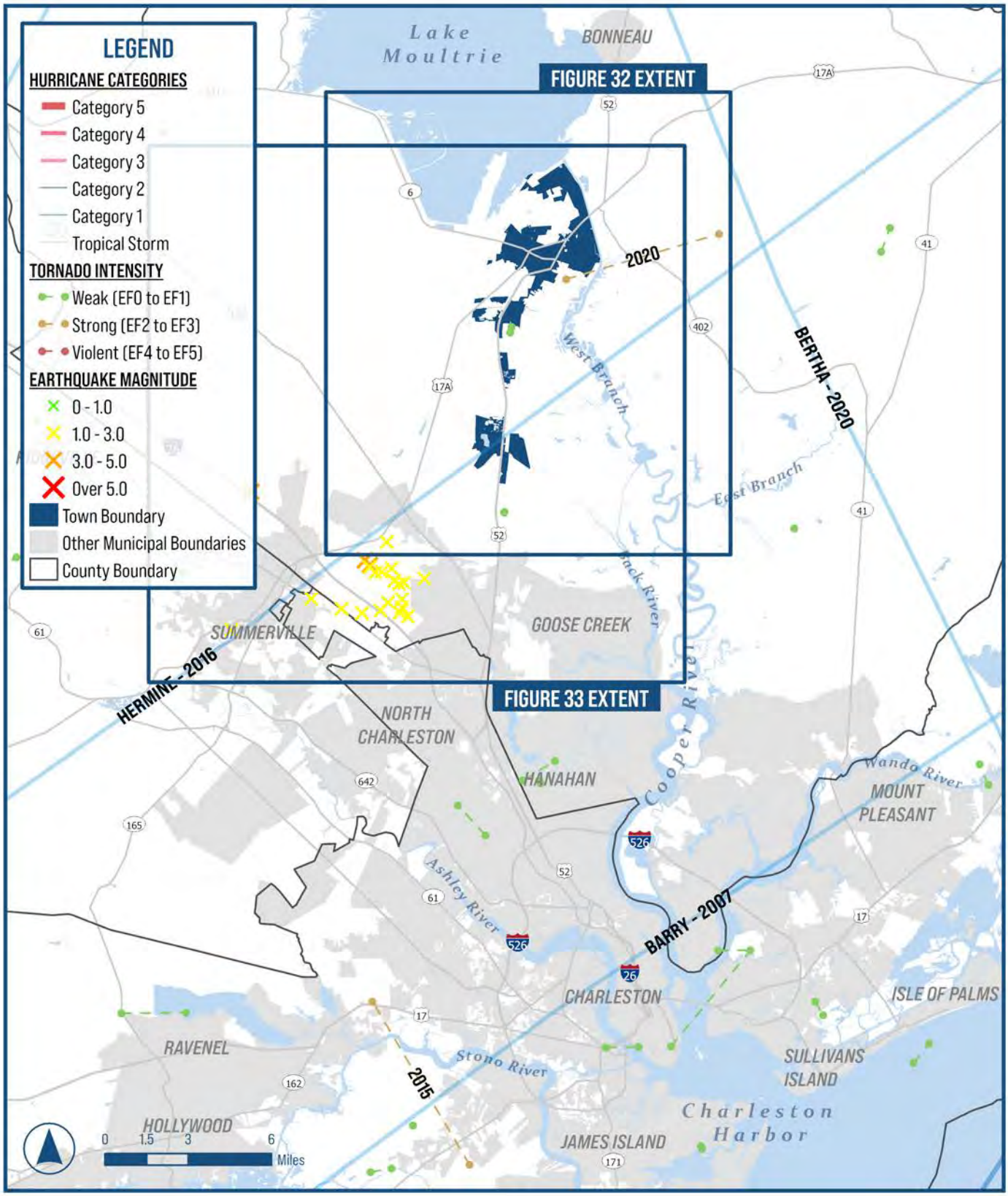


POTENTIAL IMPACTS

Every year, the Federal Emergency Management Agency (FEMA) distributes millions of dollars to states impacted by tropical systems and hurricanes. Common impacts to a community can be road closures, property damage, power failure, fallen trees, flooding, and the temporary (or even permanent) closure of businesses or services such as schools, daycare, and medical care facilities. Before, during, and after a storm event, local first responders should continuously coordinate with the county, regional, and state agencies to prevent as much damage and disruption as possible. Social media and the Town's website are effective tools for distributing storm updates and evacuation information, if necessary. Other mitigation efforts could include identifying potential shelter locations, requiring storm-resilient infrastructure and materials for new or redevelopment, and preparing disaster relief kits for distribution.

Map 16

LOCATION AND PATHWAYS OF NATURAL HAZARDS AND DISASTERS, 2000-2022



FLOODING

FEMA defines a flood as a general or temporary condition of partial or complete inundation of two or more acres of normally dry land area on two or more properties. Flooding can result from multiple sources – rain from weather-related events can cause inland and riverine flooding, while coastal flooding can result from a combination of storm surge, wind, and rain. These different types of floods (rain, riverine, and coastal) can be attributed to the same weather event and can therefore occur simultaneously. Moncks Corner is especially susceptible to rain and riverine flooding due to the proximity of the Cooper River. Descriptions of each type of flooding are as follows:

- **RAIN FLOODING:** A lack of capacity in drainage systems and hydrologic features is a major cause of rain flooding, especially in urbanized areas. This type of flooding typically contributes to the conditions for riverine flooding.
- **RIVERINE FLOODING:** Flooding along rivers and streams may occur seasonally or during/after heavy rainfall. Riverine flooding occurs when the river capacity is full and fills the floodplains. Flash flooding can occur when heavy rainfall causes a rapid surge in water levels in streams and rivers.
- **COASTAL FLOODING:** Communities along the coast and large waterbodies are especially susceptible to coastal flooding. This type of flooding occurs mainly during abnormally large high tides and/or after heavy rainfall. Storm surges are a specific type of coastal flooding.

FEMA FLOOD HAZARD ZONES

All land area in the nation is categorized and mapped by FEMA as part of their National Flood Insurance Program. Although there are dozens of designations, of flood zones, that FEMA uses to indicate certain properties or conditions of an area, they all stem from Zones A, V, B, C, or X. The area of these flood zones are identified by FEMA's official Flood Insurance Rate Map (FIRM). FEMA designates high-risk areas, such as those in Zones A and V, as Special Flood Hazard Areas (SFHA). Properties within the SFHA are federally required to have flood insurance, while properties within the moderate to low-risk flood zones (Zones B, C, or X) are not federally required to purchase flood insurance but is highly recommended. As seen on **MAP 17**, very few properties within Moncks Corner lie within a SFHA. Properties most likely to be impacted by a flood event would be those near the wetlands and tributaries in the southern portion of Town.

POTENTIAL IMPACTS

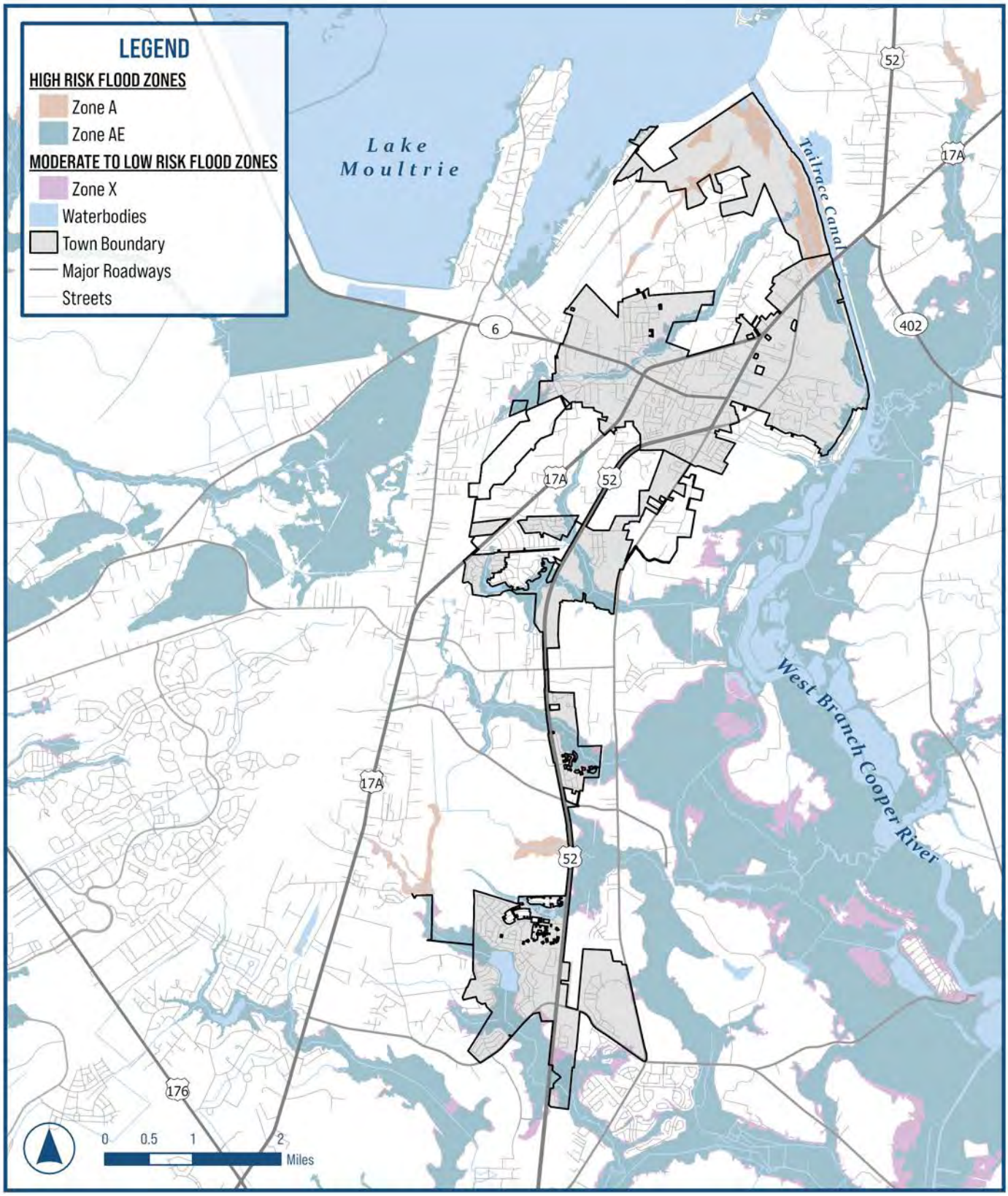
Flooding has the potential to damage not only the built environment but the natural environment as well. Impacts on the natural environment can include decreased water quality from pollution, debris, and chemicals, increased rate of erosion, reduced recharge rate for groundwater, damage to wildlife habitats and ecosystems, and displaced wildlife. Implementing stormwater best management practices and green infrastructure can have considerable impacts on flooding in the short- and long term.

STORMWATER MANAGEMENT

One of the key mitigation strategies for reducing the impacts of stormwater and flooding is the implementation of stormwater best management practices (BMPs). These practices are a set of guidelines that, when implemented, are shown to help reduce the impact that stormwater can have on a community. BMPs would be most beneficial in the more urbanized parts of the Town like Old Moncks Corner and Foxbank. Some of the more common and implementable practices include: constructing rock swales, bioswales, and rain gardens, restoring riparian buffers, and extending detention ponds.

Map 17

FLOOD HAZARD ZONES FROM FEMA'S FIRM



DAM OR LEVEE FAILURE

The dam and levee system in the greater Moncks Corner area is one of the most important systems to consistently monitor and maintain. Although Moncks Corner does not own or maintain any dams, coordination with private entities, public utility services, and the state and federal governments is vital to ensuring a dam or levee failure never occurs.

Lake Moultrie is served by four separate high-hazard dams or levees; the Pinopolis Dam (primary structure) and the East, West, and North levees (associated structures). The Pinopolis Dam is the main outlet for Lake Moultrie and is located directly north of Moncks Corner. This dam provides hydroelectricity, a stable water supply, recreational opportunities, flood risk reduction, and inland navigation to Berkeley County and other neighboring inland counties. All of these structures were last inspected in September 2020 and have recently had an emergency action plan updated in the event of a failure.

According to the National Inventory of Dams (NID), 11 dams within Berkeley County are designated as high-hazard, seven of which are around Lake Moultrie and Moncks Corner. Dam Hazard Potential classifications have three categories:

- High-hazard, where failure will likely cause loss of life or serious damage to infrastructure;
- Significant hazard, where failure will not likely cause loss of life but may damage infrastructure, and
- Low-hazard, where failure may cause limited property damage.

POTENTIAL IMPACTS

In the event of a dam or levee failures, mass evacuation of Moncks Corner would need to occur. Due to the unexpected nature of this disaster, significant loss of life, property, infrastructure environmental damage, flooding, and alterations in the landscape could occur.

TORNADOES

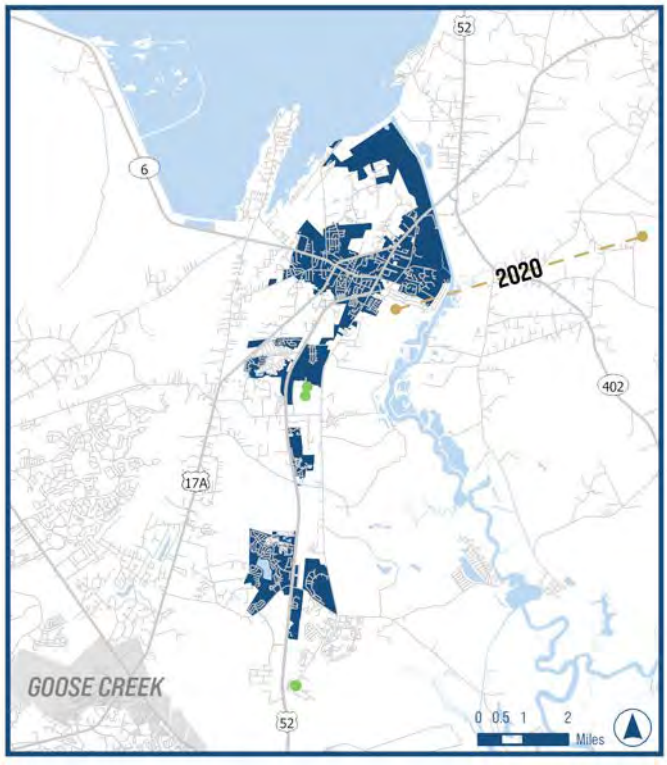
As defined by the National Severe Storms Laboratory (NSSL), a tornado is a narrow, violently rotating column of air that extends from the atmosphere to the ground. In South Carolina, tornado touchdowns tend to occur between the months of March to May. Tornadoes are regarded as one of the most violent atmospheric storms. As seen in **FIGURE 32** and **MAP 16** (page 63), there have only been a few tornadoes with varying intensities that have touched down in the greater Moncks Corner area since 2000, most of which were categorized as 'weak' or EF0 or EF1.

POTENTIAL IMPACTS

When tornadoes form in the BCD region, it is more than likely due to other weather-related events such as thunderstorms, tropical systems, and hurricanes. Similar to hurricanes, residents and first responders should follow state and county guidelines to prepare and respond to the impacts of a tornado. Common impacts include fallen trees, downed powerlines, property damage, and loss of life.

Figure 32:

INSET OF TORNADO PATHS FROM MAP 16



EARTHQUAKES

The BCD region experiences earthquakes more frequently than most other areas along the east coast. In 2018, the USGS designated the BCD Region as having the highest seismic hazard risk. As seen on **MAP 16** (page 63), since 2000, there have been over 30 recorded earthquakes in the BCD Region, most of which were centered around Summerville. The most recent earthquake over a 3.0 magnitude, occurred in September 2021.

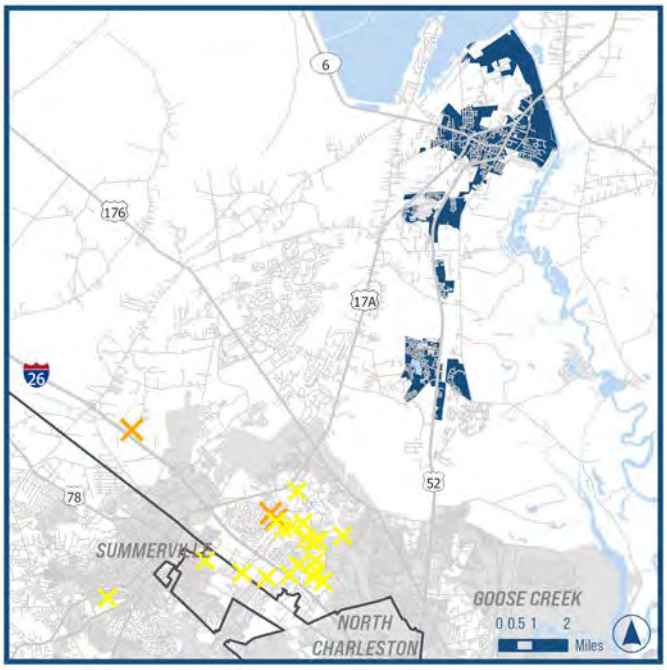
POTENTIAL IMPACTS

Earthquakes are typically unexpected, and in the Lowcountry, are hardly ever felt. However, due to a phenomenon called liquefaction, earthquakes can be especially devastating in coastal communities. Liquefaction is when loosely packed, water-logged sediments at or near the ground lose their strength in response to intense ground shaking (similar to quicksand). According to a map published by SCDNR and SCEMD in 2012, portions of Moncks Corner is within both the high and low potential for liquefaction. However, a large enough seismic event has the potential to weaken or compromise infrastructure such as elevated and ground-level roadways or bridges, building foundations, dams, levees, and spillways, parking lots, and any other impervious surfaces in the area.

The focus of first responders should be containing the aftermath damage such as fallen trees, downed powerlines, pipe bursts, fires, etc. Requiring earthquake-resilient infrastructure for new or redevelopment projects can help mitigate any potential damage.

Figure 33:

CONCENTRATION OF EARTHQUAKES FROM MAP 16



HAZARDOUS WASTE AND MATERIALS

Hazardous waste and materials have properties that are dangerous or capable of harming human health or the environment. It is because of this that the Environmental Protection Agency (EPA) requires all generators of hazardous waste and materials (Generators) to register as a safety monitoring system. Generators are more common than most people realize as they are not limited to only industrial or manufacturing businesses. Common hazardous waste and materials generated by everyday businesses can include batteries, dry cleaning products, electronics, motor oil, paint, ink, and pesticides. Generators are categorized based on the quantity (tons) of hazardous waste and materials generated daily. The EPA has three categories: Very Small Quantity Generators (VSQG), Small Quantity Generators (SQG), and Large Quantity Generators (LQG). The EPA does not track VSQG, therefore those sites are not shown on **MAP 18**.

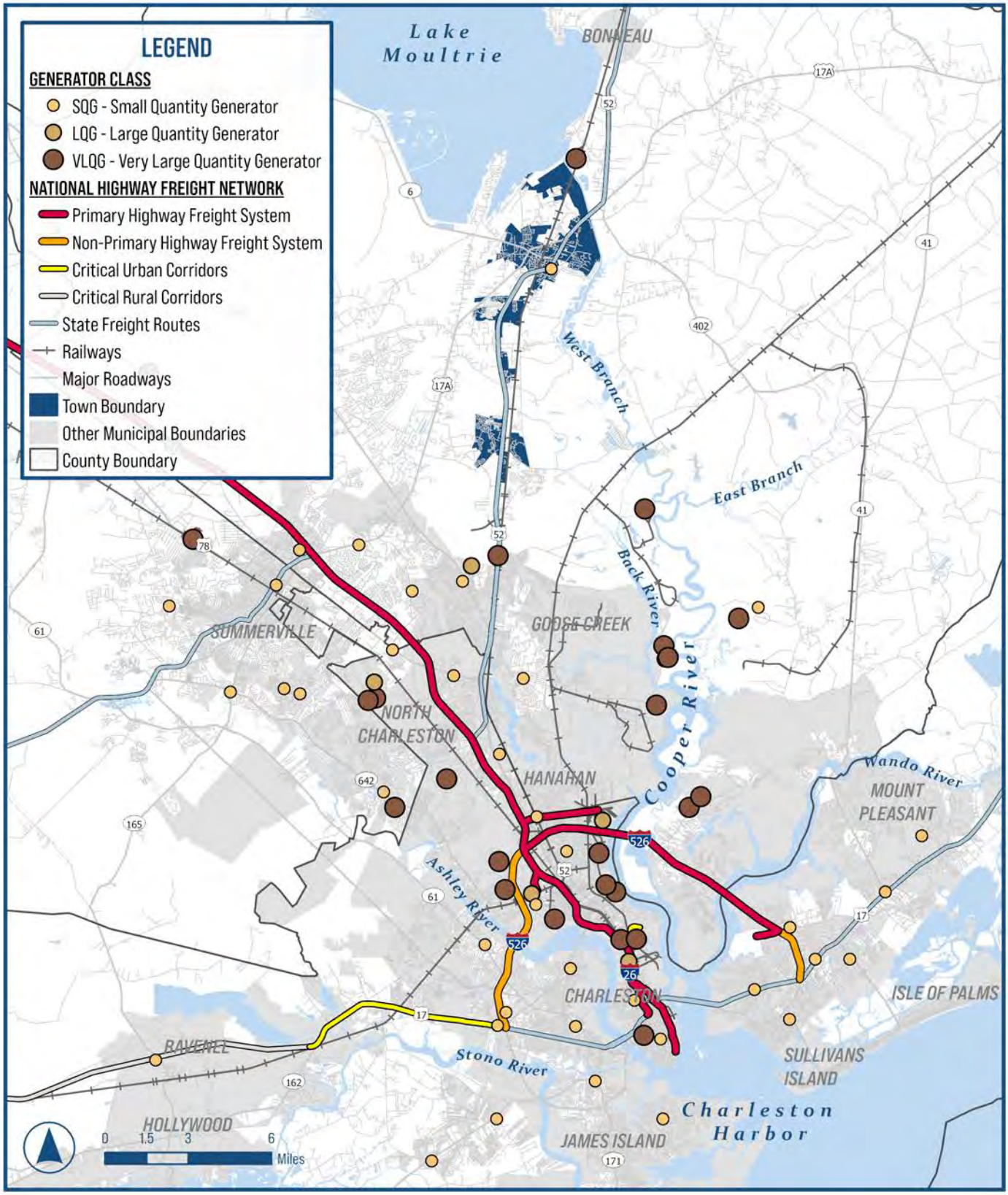
A majority of businesses have plans and mitigation strategies in the event of a spill, leak, or mismanagement of waste. However, it is areas along the transportation routes that are the most vulnerable to the effects. As seen on **MAP 18** (page 68), there are no major routes in or near Moncks Corner that are used for the transportation of these substances daily.

POTENTIAL IMPACTS

Unlike most other hazards identified in this Element, human error is the sole reason for an incident like this to occur. The impact is largely dependent on the state of matter of the waste or material (solid, liquid, or gas). Solid materials like batteries or electronics are easier to contain as opposed to liquids or gases which can contaminate large areas within minutes. As mentioned previously, Moncks Corner is not along any major transportation routes, however, in the event of a spill, leak, or mismanagement, first responders should coordinate with appropriate state and federal agencies to contain and mitigate the damage as well as steer the public away from the impact area.

Map 18

LOCATION OF HAZARDOUS WASTE AND MATERIAL GENERATORS



WILDFIRES

The term wildfire is used to broadly describe any forest, brush, or grass fire that is not controlled or supervised. Some of the major factors that can contribute to the intensity of a wildfire include lack of precipitation (drought), wind currents, forest density, and proximity to water sources. Because of these factors, the potential risk for wildfires is typically higher in the rural parts of Berkeley County as opposed to the suburban and urban developments.

POTENTIAL IMPACTS

Wildfires can cause a wide range of environmental, infrastructural, and human-health-related issues, such as smoke inhalation, burns, property and building damage, air and water pollution, habitat devastation, loss of human and/or animal life, and crop loss. In the event of a wildfire, first responders should coordinate with adjacent jurisdictions, volunteer companies, and other emergency response agencies to contain the fire and mitigate property and ecological damage. Residents should continuously track the projected pathway of a wildfire and plan any evacuations accordingly. Many wildfires are caused by human error; therefore, education and awareness are some of the most effective mitigation methods for preventing wildfires.

DROUGHT

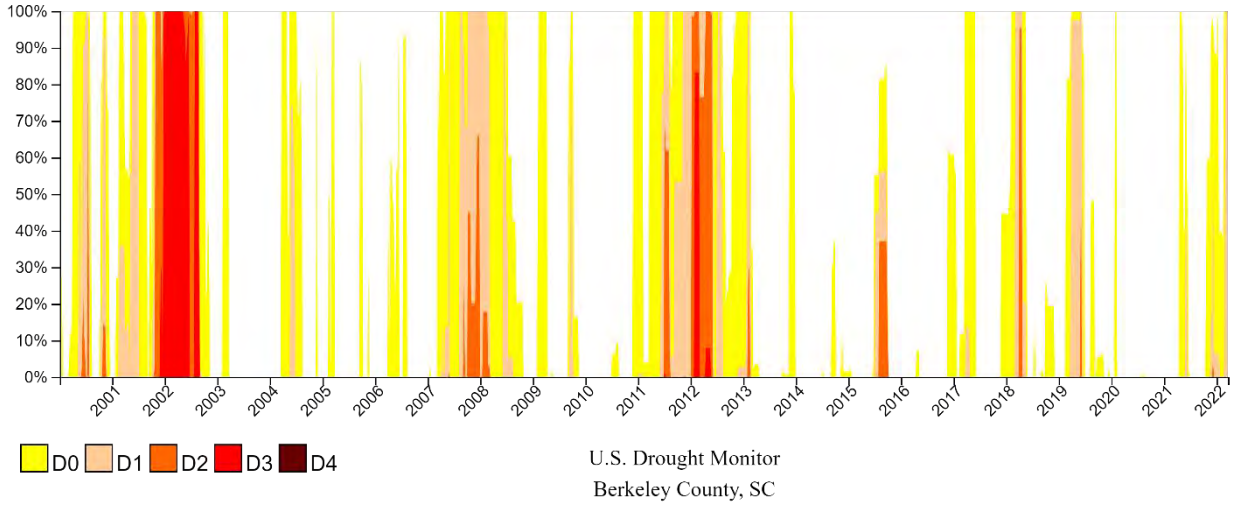
According to National Geographic, a drought is below-average precipitation that affects the amount of moisture in the soil as well as the amount of water in streams, rivers, lakes, and groundwater. These climatic occurrences are more common than most realize and can occur anywhere. According to the US Drought Monitor and SC Climate Office, since 2000, Berkeley County has had several periods of severe drought. As seen in **FIGURE 34**, the major droughts occurred in 2002, 2008, and 2012, with several small clusters here and there. It seems, for the most part, Berkeley County has not experienced many long or intense droughts since 2012.

POTENTIAL IMPACTS

Droughts are the second most costly natural hazard in the United States behind hurricanes because of the range of negative economic, social, and environmental issues they can cause. Some of these impacts include loss of crops and arable land, economic hardships, the decline in food and drinking water, increased potential for wildfires, loss of wetlands, lower water levels in streams, lakes, reservoirs, and rivers, and lower hydroelectric power efficiency. In the event of a drought, residents, business owners, Town Staff, and first responders should follow county or state guidelines which could include decreasing water and energy usage or restricting the burning of materials.

Figure 34:

US DROUGHT MONITOR: BERKELEY COUNTY



SEASONAL WEATHER EXTREMES

There are two types of seasonal weather extremes that Moncks Corner can experience: winter weather-related events and summer weather-related events. The potential impacts of these weather extremes are very similar in that first responders and residents should regularly check in on elderly, homeless, and medically and economically disadvantaged residents. Both weather-related events are described below.

WINTER WEATHER-RELATED EVENTS

Winter weather-related events such as wintery mix storms, freezing temperatures, and ice storms are infrequent in most southern states. Therefore, most local and county governments do not have the necessary equipment, personnel, funding, and resources readily available to manage the conditions that can follow a winter storm. While these events are infrequent, they can produce very dangerous road conditions, create prolonged freezing temperatures, and halt economic activity in the impacted region.

SUMMER WEATHER-RELATED EVENTS

Summer weather-related events are much more frequent in southern states and can have severe consequences on the elderly, poor, and chronically ill people. Extreme Heat, defined as temperatures and/or humidity much higher than the average, is most likely to occur in the months of July or August. Extreme Heat not only negatively impacts human health but can also impact the local infrastructure as more people are drawing/consuming water and using electricity for AC units, refrigerators, and other household appliances.

LAND USE ELEMENT

A Land Use Element is intended to identify the existing, on the ground, land uses within a municipality. This sets the necessary foundation for future land use recommendations and provides an inventory of land uses for future implementation efforts (i.e., Zoning Ordinance update). Land use designations differ from zoning in that these areas identify the generic activity of the property such as residential, commercial, industrial, etc. while zoning has the legal authority to permit or restrict said uses or activities within a zoning district. Other land use plans, such as the Moncks Corner 2017 Comprehensive Plan, will also be evaluated. This Element should be referred to by local policymakers, public officials, town staff, and private developers when making decisions regarding the type, density, and location of future development in Moncks Corner.

EXISTING LAND USES AND PATTERNS

Common land uses within a small town, like Moncks Corner, typically include residential and service-based commercial uses. However, there are several unique circumstances that causes Moncks Corner to deviate from normality. Based on the 202X land use classifications applied by the Berkeley County Tax Assessor's Office, Utilities and Vacant account for nearly half of the land within Moncks Corner, as seen in **FIGURE 35**. Since 2020, significant development has occurred in the Moncks Corner area, most notably being the continued development of Foxbank Plantation, Cypress Gardens, and other smaller residential developments along US 52.

Existing land use patterns are important to identify as they could be very influential in later recommendations. Due to Moncks Corner's history and recent annexations, there are several different land use patterns from different eras that can be identified. As seen on **MAP 19** (page 73), the traditional grid pattern was never fully established in Old Moncks Corner likely due to a lack of city planning from the beginning. This is in contrast to the several planned suburban neighborhoods which include Foxbank, Spring Grove, Sterling Oaks, and Stony Landing. These patterns can impact housing affordability, access to community facilities, traffic management, and community character.

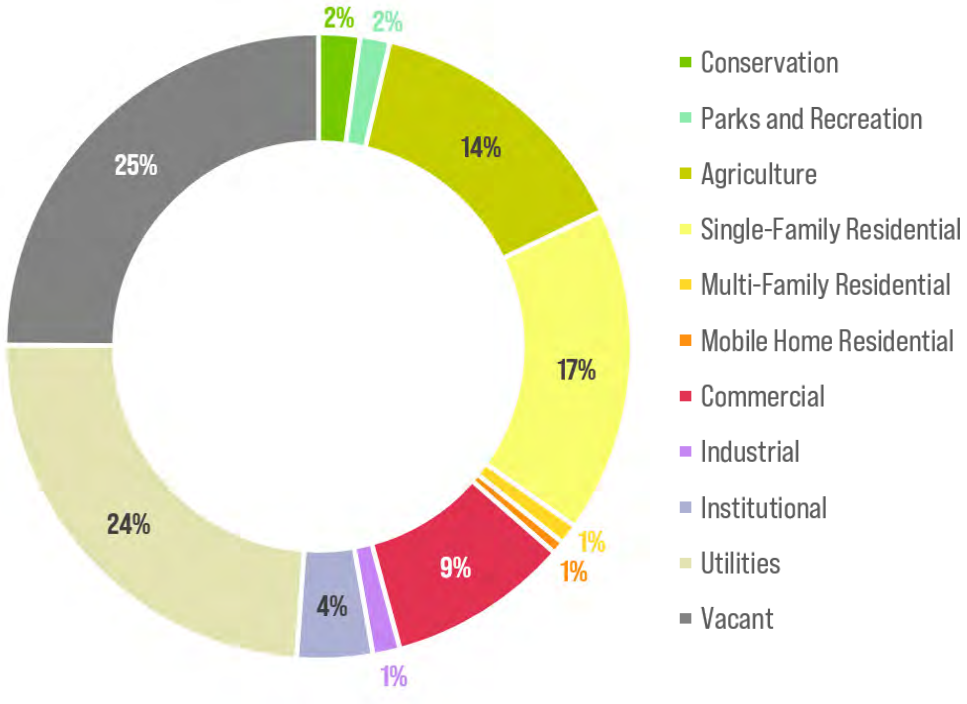
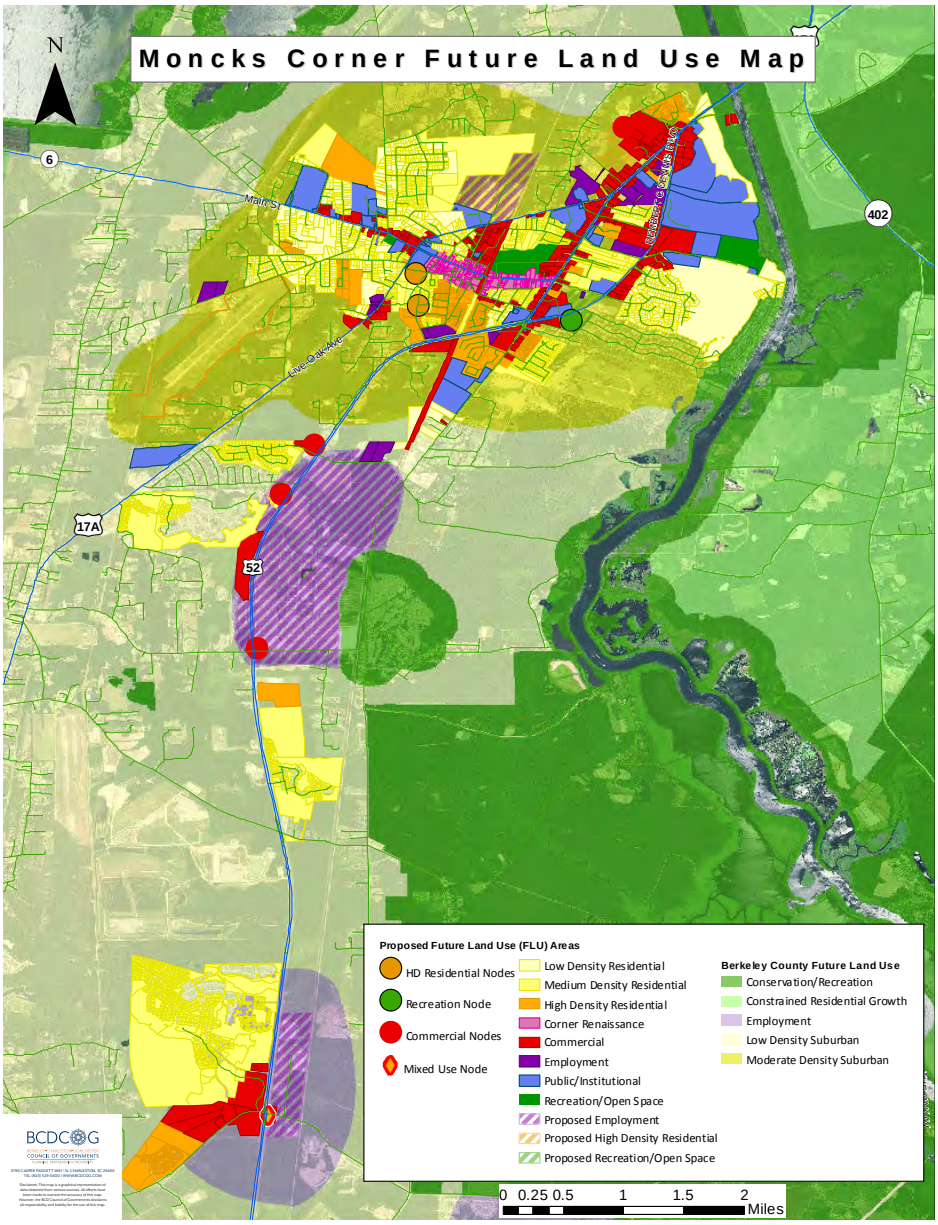


Figure 35:

DISTRIBUTION OF EXISTING LAND USES



2017 COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS

2017 PROPOSED FUTURE LAND USE DESIGNATIONS

- High-Density Residential Nodes
- Recreation Nodes
- Commercial Nodes
- Mixed Use Nodes
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High-Density Residential
- Proposed Recreation/Open Space

Map 19

EXISTING LAND USE, 2020

