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

August 14, 2026

Charlotte Cruppenink
Chair
Planning Commission
Town of Moncks Corner

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

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

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

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

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

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

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

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

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

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

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

We appreciate your consideration of our request.

Sincerely,

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

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

Encl: Concept Plan/Rendering; Relevant Maps

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

FLOOD ZONE

WETLAND

ZONE AE

ZONE X (SHADED)

ZONE X

LOADING

MECHANICAL YARD

NEW COURTHOUSE BUILDING

EX. TREE (TYPICAL)

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

N

W E

S

0 20 40 80

SCALE: 1" = 40'

SEAMONWHITESIDE

MOUNT PLEASANT, SC
843.884.1667
GREENVILLE, SC
864.298.0534
SUMMERVILLE, SC
843.972.0710
SPARTANBURG, SC
864.272.1272
CHARLOTTE, NC
980.312.5450
RALEIGH, NC
980.312.5450
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PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

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

STATE OF SOUTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT
No. 1362
ELIZABETH A. ELLINGSON
NOT FOR CONSTRUCTION
06/12/2025

BERKELEY COUNTY ADMINISTRATION AND JUDICIAL CENTER

BERKELEY COUNTY
NORTH LIVE OAK DRIVE, MONCKS CORNER, SC

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

REVISION HISTORY

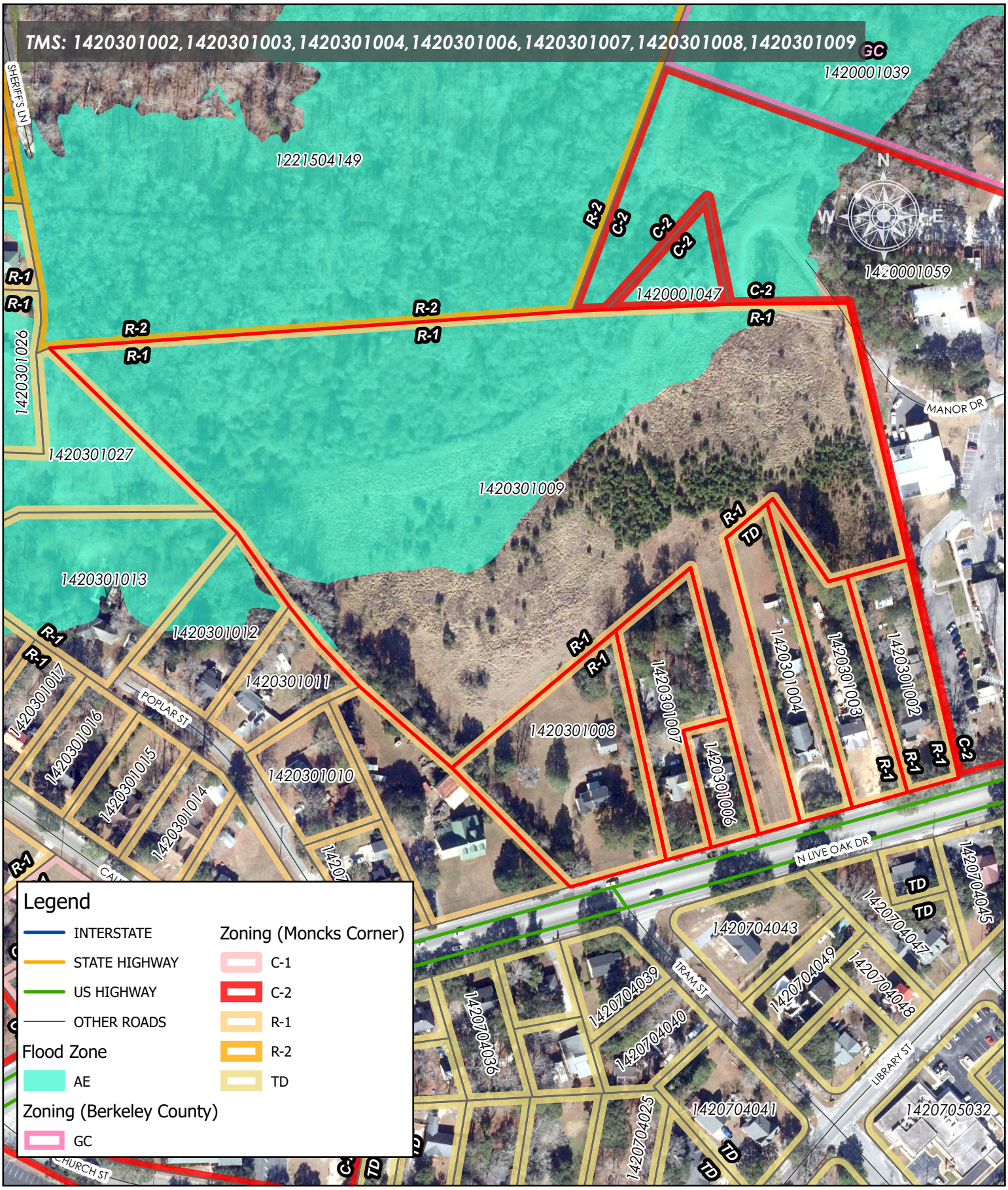
CONCEPTUAL SITE PLAN

PLOTTED: 7/3/2025 11:48 AM, BY: Bailey Ellingson P:\ACAD\11-SITE\SITE\SITE\SITE\2026-07-30 Holding Exhibit\CAD\C-Holding Exhibit.dwg

Entrance Rendering



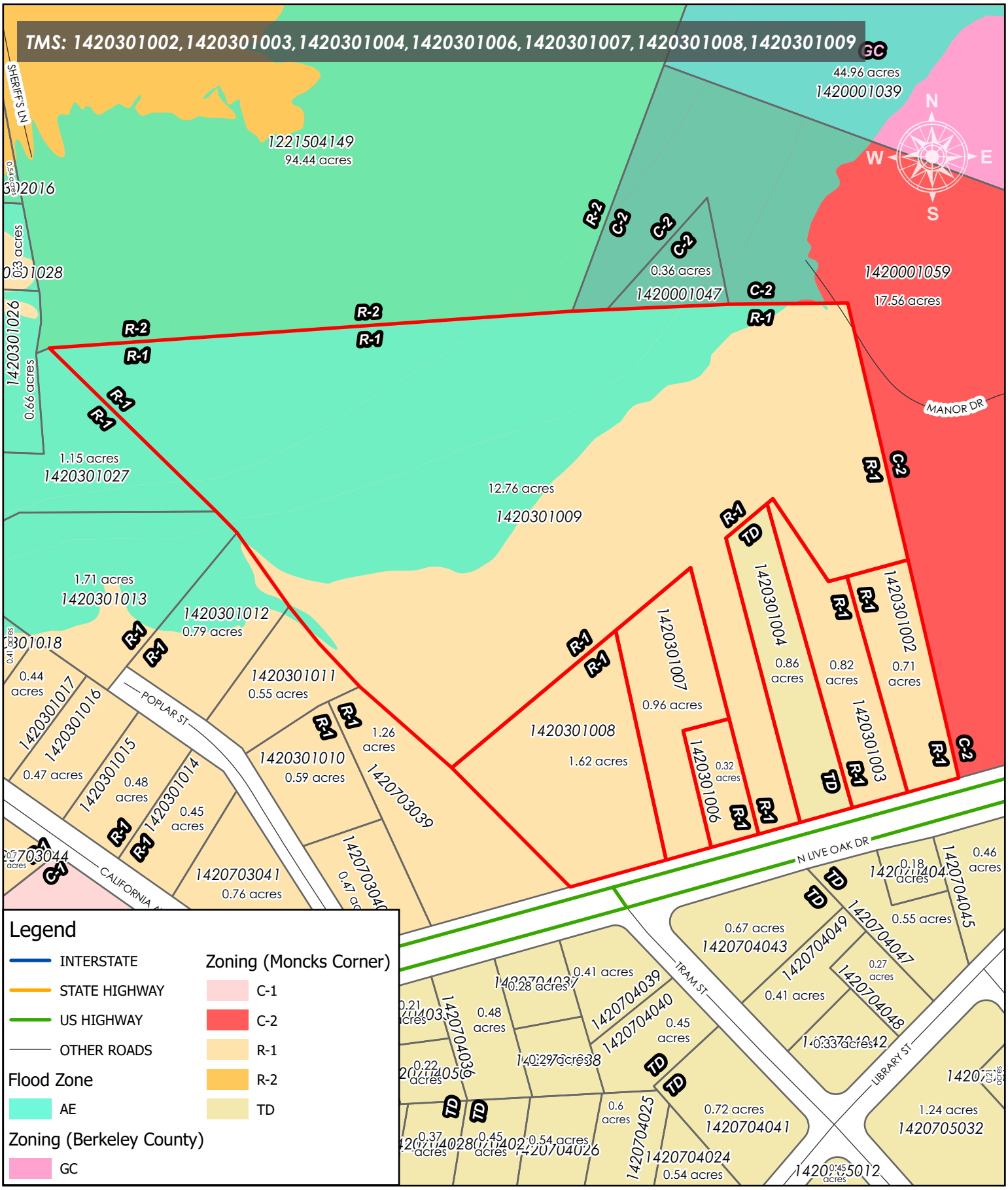
CONCEPTUAL
Subject to Change



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

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Feet

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