



**BERKELEY  
COUNTY SC**

RICH HISTORY.  
BRIGHT FUTURE.  
*One Berkeley*

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

**November 19, 2024**

**Mr. Justin Westbrook**

Community Development Director  
Town of Moncks Corner

**Mr. Thurman Pellum**

Chairman, Board of Zoning Appeals  
Town of Moncks Corner

Dear Messrs. Westbrook and Pellum:

Please accept this narrative as a supplement to the application for Special Exception submitted on behalf of Mr. Darnell Hartwell, Berkeley County Coroner, for an intended +/- 3,000 square foot expansion of the Coroner's Office facility, located at 102 Gullledge Street.

**Background:**

The subject parcel is zoned in the General Commercial (C-2) District, approximately 0.20 acres (8,800 square feet) in size, and contains an existing office building of 3,159 square feet that is occupied by the Berkeley County Coroner's Office. Records suggest that the subject property has been used continuously as a governmental facility since 1991. Further, the site is adjacent/proximate to parcels that contain similar governmental facilities.

The subject property is not contained within the Corner Renaissance Overlay District.

**Summary of the Request:**

According to recent population trends, Berkeley County is the 4<sup>th</sup> fastest-growing and 8<sup>th</sup> most-populous county in the state. From the spring of 2020 to the summer of 2023, the County's population increased by over 25,000 people to yield a total of 255,217. We anticipate these upward trends to continue as the One Berkeley Comprehensive Plan forecasts the population to increase to nearly 400,000 by 2040.

To respond to current and future demands, boost efficiency in operations, and provide convenient and accessible essential public services, the Coroner's Office is seeking the expansion of its facility to consolidate its services/functions under one roof. Right now, Coroner's Office and support services personnel as well as the County's citizens must travel to an off-site location, which is grossly undersized for its needs and contained in unincorporated Berkeley County, to access necessary storage and support functions critical to Coroner's Office operations.

The expansion will maintain a similar architectural style, form, placement, and aesthetic to the existing office building and, as such, complement the character of its surroundings/Downtown. The existing parking area will be relocated to the adjacent site,



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TMS 142-07-02-009, which is planned to be improved into an asphaltic parking lot intended for shared use between the Town and the County.

To help provide notice of this application, Mr. Hartwell personally engaged adjacent businesses/facilities to inform them of the request.

**Conditions Analysis:** Mr. Hartwell carefully considered the conditions established Sec11-2(2)(a)(1) when preparing this request. Please see below a description of how this application addresses these prescribed conditions.

**1. The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district.**

The proposed expansion seeks to direct resources and investment Downtown in a manner that is consistent and complimentary within the surrounding fabric, which is goal of the Moncks Corner 2024 Comprehensive Plan.

This expansion will result in the consolidation of Coroner's Office services under one roof, which will improve public accessibility, enhance the delivery of essential public services, and accommodate both current and future needs in alignment with *Guiding Principle 2, enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.*

Lastly, given that the parcel is presently and will continue to be used for governmental services, it aligns with the intent of the C-2 zone to *accommodate a variety of general commercial and nonresidential uses.*

**2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.**

Sited adjacent and proximate to similar governmental facilities, the subject parcel is located within a "governmental services cluster". As such, the request is compatible in the use context of the area concerned. Further, because the expansion will maintain an aesthetic, architectural style, form, and placement similar to the existing office facility, it will complement the unique historic and walkable character of Downtown Moncks Corner.



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3. ***Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.***

The expansion will be similar in architectural style, form, and placement as the existing office facility so to blend within the fabric of Downtown and maintain a walkable, pedestrian-scale orientation; any existing grandfathering applicable to the building and site will be retained, but not exceeded. A privacy fence will be installed along the rear of the site to provide screening and privacy. Parking will be relocated to the adjoining parcel, TMS 142-07-02-009, which is planned to be improved into an asphaltic parking lot intended for shared use between the Town and the County. This paving improvement will eliminate dust migration, provide an aesthetic improvement to Downtown, and establish order within the existing parking lot.

4. ***Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features.***

This expansion will pose no impact to any important natural features.



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**5. *The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance.***

This expansion will complement the historic and architectural character of Downtown; it will not destroy, create a loss of, or cause damage to any natural, scenic, or historic features.

**6. *Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.***

The expansion will not hinder or endanger pedestrian or vehicular movement; rather, it will enhance it. Because the expansion will follow similar form, placement, and architectural style to the existing office facility, it will maintain the same level of pedestrian and vehicular accessibility. ADA accessibility and accommodations will be retained in accordance with applicable Codes. Parking will be accommodated by way of the improvements envisioned to TMS 142-07-02-009, which will include sidewalk connectivity to the Coroner's Office.

**7. *The proposed use complies with all applicable regulations and development standards of the Town.***

The expansion will conform with applicable prevailing regulations. Prior to the commencement of vertical construction and site improvements, site and building plans will be submitted to the Town for review through the typical entitlement review process and, upon demonstrated conformance, approval. The County will pursue and obtain any applicable SCDOT encroachment permits for new curb-cuts and other improvements within the Gulledge Street right of way prior to commencement of construction.

We find that this request adequately addresses applicable Special Exception conditions, will enhance the delivery of essential public services, equip the Coroner's Office with the resources to respond to current and future needs, and allow us, together as "One Berkeley", to place a lasting imprint on the future of our community.

We appreciate your consideration of this request.  
Sincerely,

Alison R. Simmons, AICP, Planning and Zoning Director  
[Alison.Simmons@BerkeleyCountySC.Gov](mailto:Alison.Simmons@BerkeleyCountySC.Gov)  
843.719.4164

Encl: Conceptual Exhibits





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
EXISTING FRONT

CONCEPTUAL



BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
EXISTING REAR

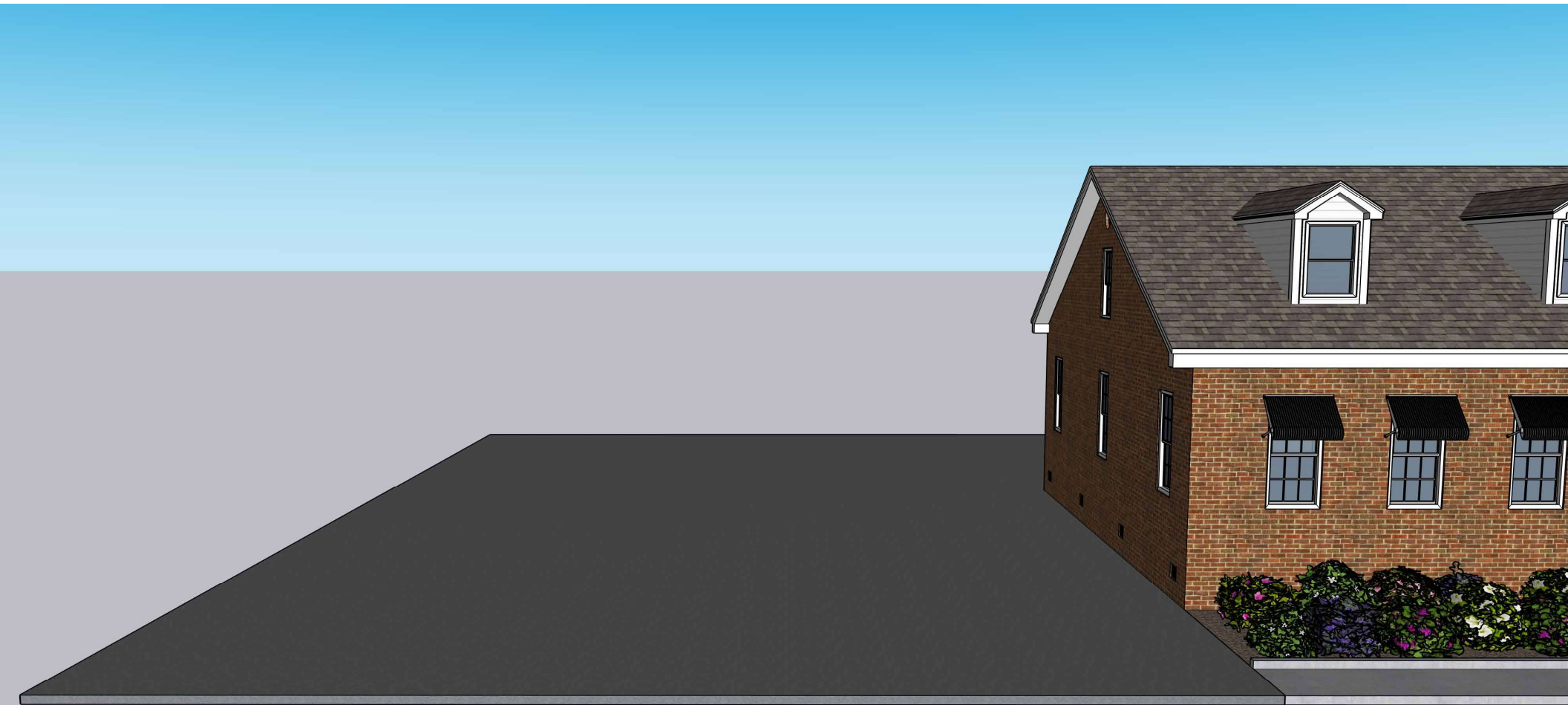
CONCEPTUAL





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
EXISTING REAR LEFT CORNER

CONCEPTUAL



BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
EXISTING FRONT

CONCEPTUAL



BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
PROPOSED FRONT WITH ADA RAMP

CONCEPTUAL





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
PROPOSED FRONT RIGHT CORNER

CONCEPTUAL



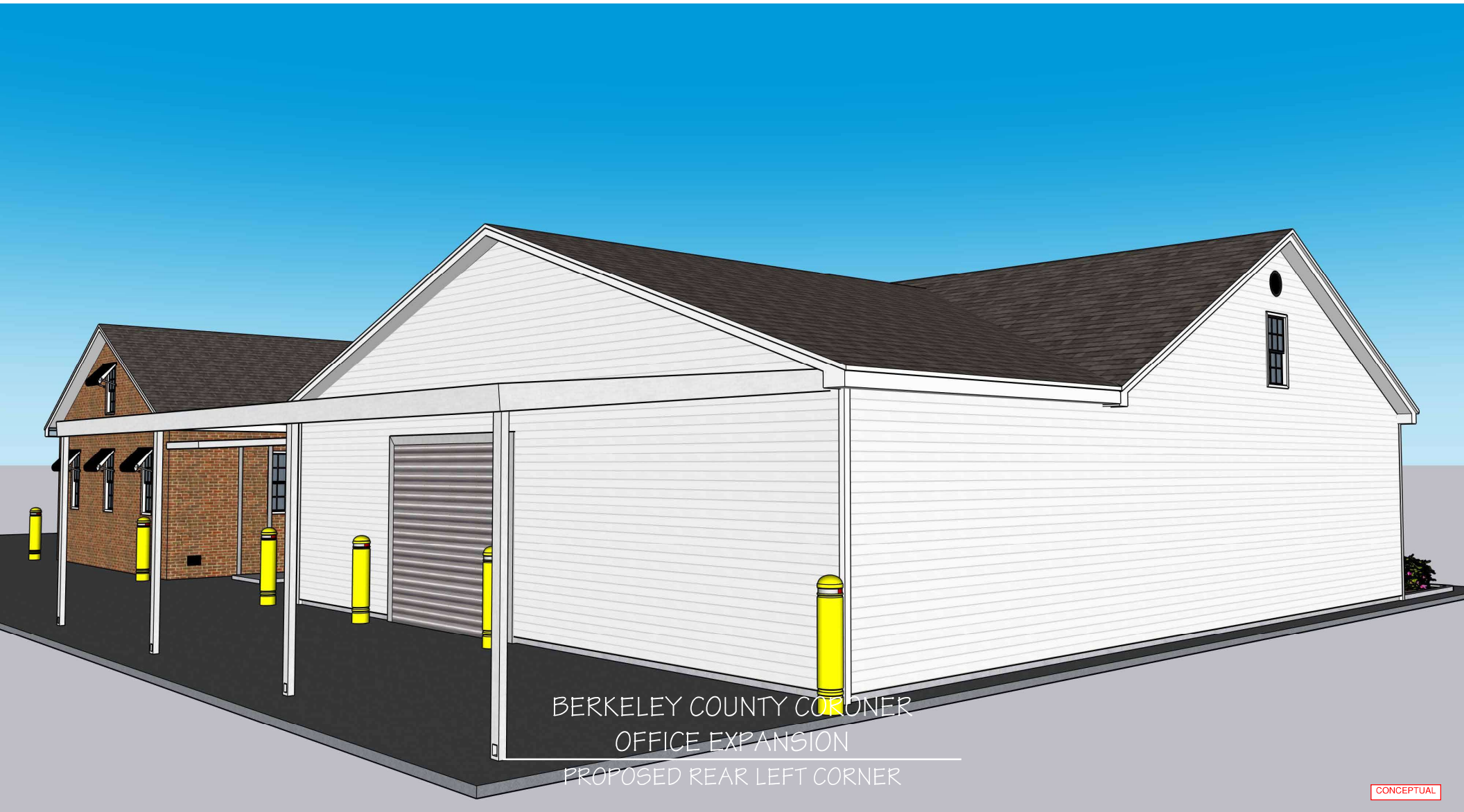


BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
PROPOSED REAR RIGHT CORNER

CONCEPTUAL







CONCEPTUAL



BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
PROPOSED FRONT LEFT CORNER

CONCEPTUAL





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
PROPOSED EXPANSION FRONT

CONCEPTUAL

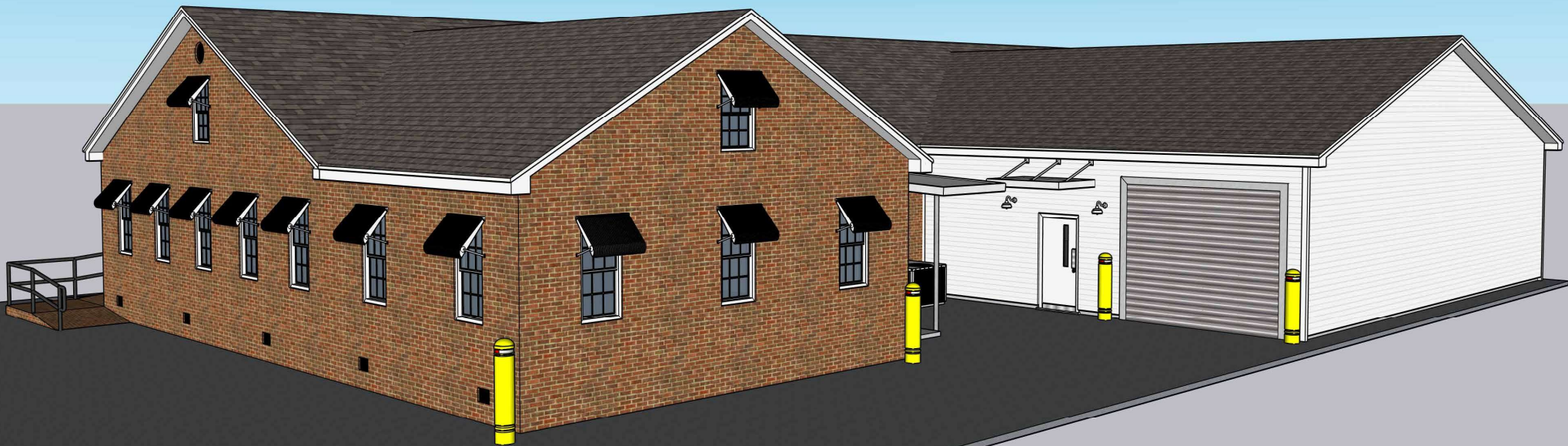




BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
ALTERNATE PROPOSED REAR

CONCEPTUAL





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
ALTERNATE PROPOSED REAR RIGHT CORNER

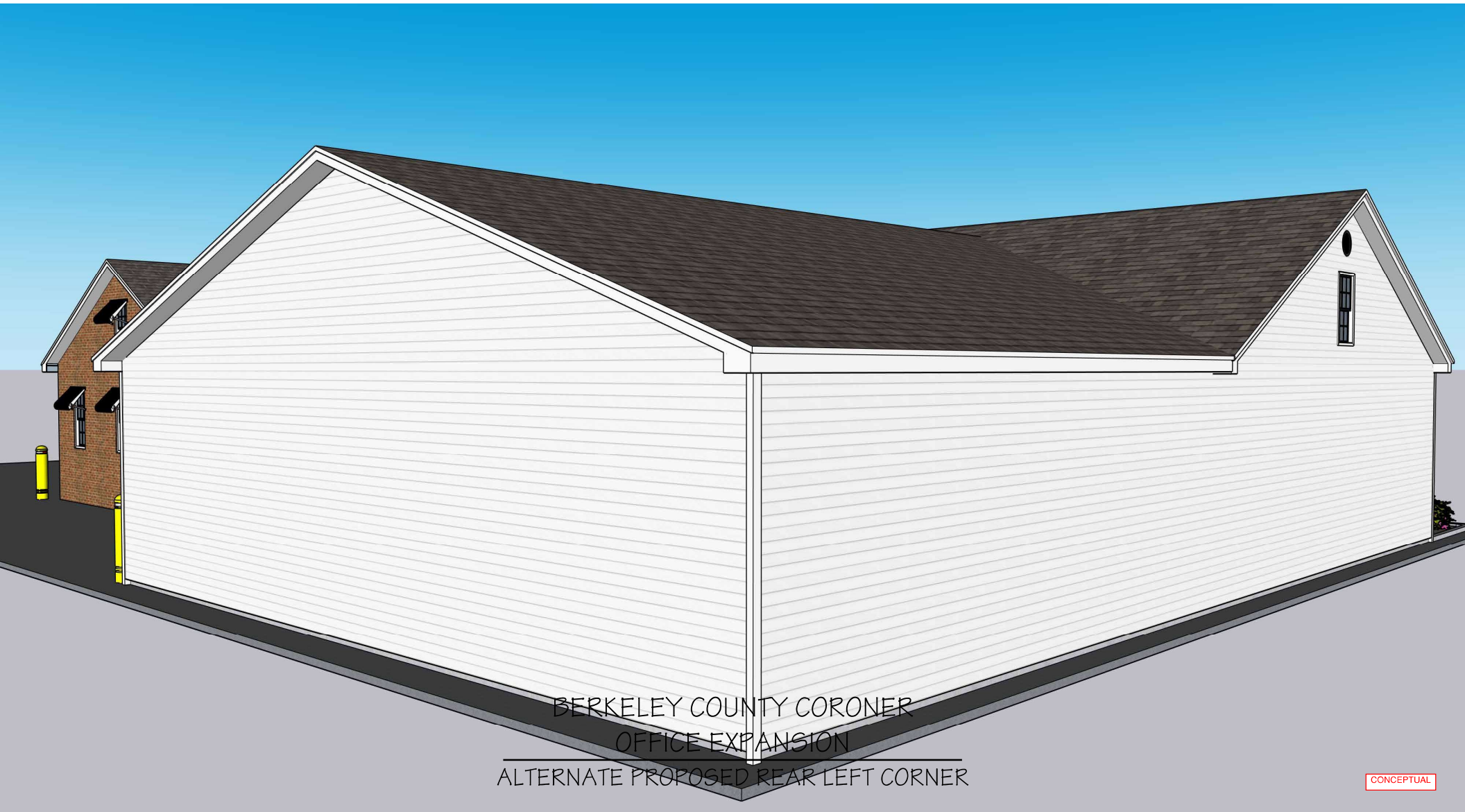
CONCEPTUAL



BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
ALTERNATE PROPOSED REAR

CONCEPTUAL





BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
ALTERNATE PROPOSED REAR LEFT CORNER

CONCEPTUAL

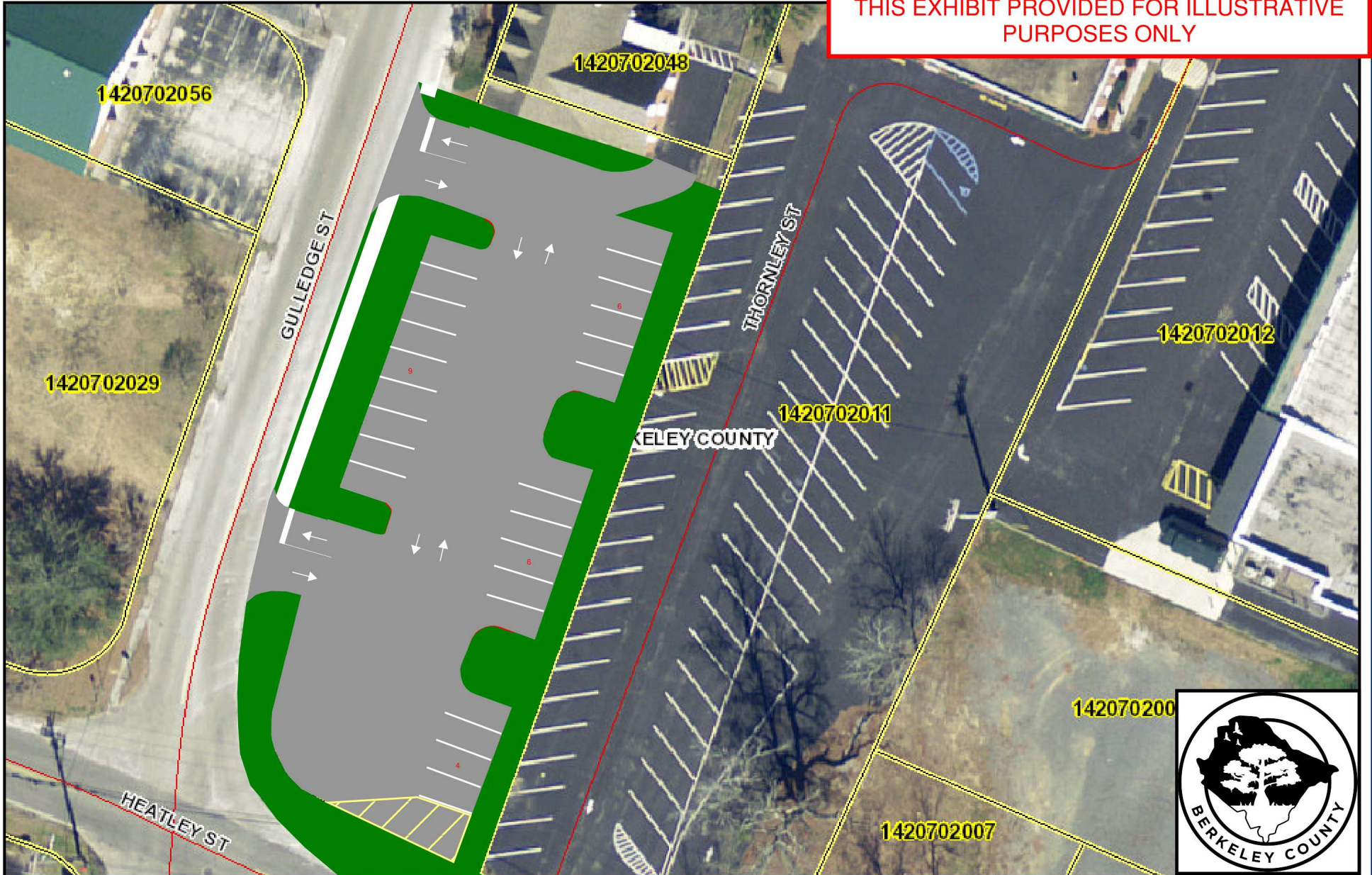


BERKELEY COUNTY CORONER  
OFFICE EXPANSION  
ALTERNATE PROPOSED FRONT LEFT CORNER



# Berkeley County GIS Online Mapping

CONCEPTUAL PARKING LOT IMPROVEMENTS -  
SUBJECT TO CHANGE  
THIS EXHIBIT PROVIDED FOR ILLUSTRATIVE  
PURPOSES ONLY



1 inch = 42 feet



Date: 5/8/2024

Berkeley County GIS



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