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COUNTY SC

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One Berkeley

Mr. Justin Westbrook
Community Development Director
Town of Moncks Corner

Mr. Thurman Pellum
Chairman, Board of Zoning Appeals
Town of Moncks Corner

July 8, 2026

Dear Messrs. Westbrook and Pellum:

Please accept this narrative as a supplement to the application for Special Exception submitted on behalf of Berkeley County Government for the intended redevelopment of the vacant and blighted parcel identified by TMS 142-12-02-013 to expand surface parking.

Background:

The subject parcel is zoned in the General Commercial (C-2) District and contains the *Moncks Corner 2024 Comprehensive Plan* Future Land Use Map designations of *Highway Commercial*, *Mixed-Use Overlay*, and *Highway Commercial Overlay*. This parcel is approximately 1.30 acres (56,628 square feet) in size, located at the intersection of S. Highway 52 and Altman Street, is opposite Altman Street from the Berkeley County Administrative Complex, and contains a vacant quick-service restaurant of +/- 3,486 square feet, drive-through, dumpster enclosure, non-compliant pole signage, playground equipment, and other accessory uses formerly occupied/utilized by Burger King. The accumulation of refuse and deteriorating site conditions are demonstrative of early-stage blight.





Image 1: Images depicting current early-phase blight site conditions

Summary of the Request:

As it houses essential and high-traffic county departments, the SCDMV, and the Main Library, the **Berkeley County Administrative Complex** serves as a vibrant, one-stop destination for public services. However, increasing demands for essential public services have resulted in parking capacity constraints.

To respond to current and future demands, boost efficiency in operations, and provide convenient, safe, and accessible essential public services, Berkeley County Government is seeking to expand its employee parking area. As the parking lot is intended for authorized personnel, it will result in increased public parking capacity within our main parking facility.

The request will also accompany removal of currently non-conforming, unsightly, and blighted structures, signage, refuse, and other associated existing improvements. As such, the intended surface parking lot will result in improved character and aesthetics at the S. Hwy 52/Altman Street intersection, which serves as a secondary gateway leading into downtown Moncks Corner.

Demonstrative of Berkeley County's commitment to revitalize the subject property, we have received from the Town of Moncks Corner a permit to demolish the +/-3,486 square foot quick-service restaurant building (26MON-DEM00003).

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 subject parcel is zoned in the General Commercial (C-2) District and contains the Moncks Corner 2024 Comprehensive Plan Future Land Use Map designations of *Highway Commercial*, *Mixed-Use Overlay*, and *Highway Commercial Overlay*. The request aligns with the intent of the C-2 district, which seeks to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and **service establishments and oriented primarily to major traffic arteries**, as well as the Future Land Use designations, which support auto-dependent, highway-oriented, and service-based land use types.

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.

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.

In addition, the proposed surface parking lot improvement seeks to improve the efficiency and accessibility of essential public services for current and future stakeholders 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, because the intended surface parking lot improvement will accompany the removal of unsightly and blighted property conditions, the request aligns with Action Plan Goal No. 5, *Invest in streetscaping and blight remediation efforts to enhance the quality and desirability of neighborhoods.*

- 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.**

Berkeley County has plans in place to demolish the existing abandoned Burger King and other non-conforming vertical features, which will result in improved aesthetics, compatibility, and character at the respective intersection. As the site is adjacent to the existing Berkeley County Administrative Complex and other commercial land use types, the proposed use is compatible with in the context of the area concerned and will not adversely affect the general welfare or character of the immediate community.

- 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 existing privacy fence that is along the rear property will remain to screen adjacent property. New fresh landscaping will be provided within buffers as appropriate. Resurfacing the parking lot will eliminate dust migration and provide an aesthetic improvement to the Town's secondary gateway into Downtown.

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

This request poses no impact to any important natural features; instead, it will result in improved character, compatibility, and aesthetics.

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

The request will not destroy, create a loss of, or cause damage to any natural, scenic, or historic features. Instead, it will result in improved aesthetics, character, and compatibility at the respective intersection, which serves as a secondary gateway into Downtown Moncks Corner.

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. The intended surface parking lot will be served by a safe pedestrian link to the Administrative Complex as subject to SCDOT encroaching permitting authorities.

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

The request will conform with applicable prevailing regulations.

We find that this request adequately addresses applicable Special Exception conditions, will enhance the delivery of essential public services, boost efficiency in operations, and provide convenient, safe, and accessible essential public services. Allowing us, together as "One Berkeley", to place a lasting imprint on the future of our community.

We appreciate your consideration of this request.
Sincerely,

Dana Todd
Berkeley County
Admin Support Specialist

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