



PO Box 3408
Summerville, SC 29484-3408

www.knightscompanies.com

Office (843) 821-7600
Fax (843) 285-7759

15 September 2025

Dear respected council members,

I am submitting this written request on behalf of Knight's Redi-Mix, Inc. to express our concern regarding the proposed Dream Finders Homes development project, Weathers Tract PD, located at the following TMS #: 162-02-00-017, 162-02-00-019, 162-00-001-020, 162-00-01-029, and a portion of parcel 162-02-00-015, totaling 96.01 acres, located on US Highway 52 requesting Annexation (AN-24-03) and Planned Development (PD) zoning to allow single-family detached dwelling units, single-family attached (townhome) dwelling units, civic space, and commercial development.

Knight's Redi-Mix, Inc. owns the property located at 1160 Ben Barron Ln, Moncks Corner, SC 29461 (TMS#: 162-00-01-057), zoned "Heavy Industrial", and operates a ready-mixed concrete batch plant on this site. We strategically planted our location here in 2006 to coexist with like-kind neighboring uses, alongside all above parcels undergoing annexation and downzoning, currently zoned "HI – Heavy Industrial" within Berkeley County.

We, Knight's, are concerned about the setback and buffer yards proposed in the Staff Report of August 26, 2025. The current setback and buffer requirements, as outlined in the zoning ordinance, are not being adequately upheld to protect the standing operations of our Heavy Industrial zoning and use, nor protect the future incoming residents from the industrial zoned impacts (i.e. noise pollution, dust, aesthetics and property values). We are requesting that the buffer requirements be increased from 50' to 100' in the form of dense vegetation to create a safeguard for both parties. We anticipate the Town would receive an increase in complaints about noise, dust, operating hours, etc. if the development was allowed to be constructed as close to the property lines as currently presented, without requiring thoughtful and increased buffer yards and setbacks. We respectfully request that the Board consider the following actions:

- Require an expanded setback and buffer zone for the proposed development and properties under Annexation (AN-24-03)
- Direct staff to review and update current zoning ordinances to require larger, more protective setbacks between residential, commercial, and industrial zones in the future
- Require a high-quality, dense landscaped buffer within the expanded setback to provide a stronger, durable visual and sound screen

We understand the need for new development and support the Dream Finders Homes project on the Weathers Tract PD. Dream Finders Homes are respected customers of Knight's Redi-Mix; however, this development must be planned responsibly to prevent the incompatible mixing of land uses that can lead to future conflicts and complaints for the community at large. The purpose of zoning is to prevent spillover impacts and protect residents from the effects of incompatible neighbors. In this case, simply adhering to the minimum setback will likely fall short of that goal. In the interest of ensuring and upholding our operations in Berkeley County without being put under scrutiny, we ask that the decision



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makers consider protecting both parties and enforcing 100' buffers on the entire development side of the project which adjoins with our property parcel. I urge you to consider a revision of the proposed setback and buffer requirements to better reflect the needs and expectations of our community.

Thank you for your time and for your consideration of this important issue. We look forward to the solution our council members come to, in the best interest of the existing business owners and the future residents of the Town of Moncks Corner.

Respectfully,

A handwritten signature in blue ink, appearing to read "Pete Knight", with a long, sweeping underline.

Pete Knight
President & CEO of Knight's Companies