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

September 1, 2026

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 Berkeley County Government for an intended Administrative + Judicial Center, located along N. Live Oak Drive (Highway 17A) and adjacent to land held under common ownership and used as *Governmental Facilities.*

Summary of Request:

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 Center is underway!

Designed to meet needs through the next century, the intended Administrative + Judicial Center 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.

At +/- 17.21 acres in size, the subject assemblage is comprised of the following parcels at the time that this narrative was prepared:

TMS:	Acreage (Est.)	Existing Zoning	Requested Rezoning (Underway)
1420301009	+/- 12.45	R-1	C-2
1420301008	+/- 1.32	R-1	
1420301007	+/- 0.91	R-1	
1420301006	+/- 0.32	R-1	
1420301004	+/- 0.78	TD	
1420301003	+/- 0.82	R-1	
1420301002	+/- 0.61	R-1	
TOTAL:	+/- 17.21		

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To eliminate split zoning and develop a cohesive site, we have applied to rezone the assemblage from its current zoning to the General Commercial (C-2) District and prepared a property line abandonment survey to combine the assemblage into one tract. The latter has been routed concurrently with this submittal.

Conditions Analysis: *Berkeley* County carefully considered the conditions established within §11-2(2)(a)(1) when preparing this request. Please see below a description noting 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 subject assemblage is positioned along N. Live Oak Drive (Highway 17A) at a gateway to Downtown, adjacent/proximate to properties that contain transitional, residential, 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).

   Furthermore, this capital project will not only enhance the delivery and accessibility of essential public services, but it will also address both current and future public 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*.

   As such, the proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan. In addition, this project complements the *Town Square Redevelopment Plan* as it will likely catalyze continued private investment within the designated *Town Square Redevelopment Area* and beyond.

   Governmental Facilities are supported as a Special Exception use in both the existing and requested Zoning Districts. Through thoughtful design intended to maintain contextual compatibility, the request aligns with the intent of both the existing and requested Zoning Districts.

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.***

   Positioned along N. Live Oak Drive (Highway 17A) and adjacent/proximate to properties that contain transitional, residential, governmental, and commercial services, the proposed use is compatible within the surrounding land use context. With its striking neoclassical architectural design and thoughtful site layout, the

Administrative + Judicial Center will complement the character of the immediate vicinity, transforming a Downtown gateway into a vibrant governmental services activity hub!

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.***

   Thoughtfully designed, the site is intended to be integrated with the County's Live Oak Campus located next door and comply with applicable setbacks and bufferyards. Landscaping will be installed in accordance with applicable requirements, and existing trees will be preserved to a practical extent. The rear and a portion of the western side bufferyards are augmented by hydrological features that extend along the northern quadrant of the site that will remain undisturbed, exceeding minimum bufferyard standards. No buffer is intended where the site adjoins parcels that contain similar *Governmental Facilities* uses. Buffers along remaining sides will conform to the applicable requirements.

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

   The Administrative + Judicial Center has been designed intentionally to complement important natural features. Building and site improvements are intended within the upland portion of the site. Applicable construction buffers will be maintained along jurisdictional wetlands as administered by the USACE, and no occupiable structures are intended to be placed within FEMA flood designations. Furthermore, site plans will be designed to meet applicable FEMA floodplain, Stormwater, and other applicable requirements. Of the +/- 17.21-acre site, less than +/- 12.0 acres are intended to be disturbed.

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

   The intended Administrative + Judicial Center 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 Administrative + Judicial Center will not hinder or endanger pedestrian or vehicular movement; rather, it will enhance it. As shown on the enclosed concept plan, pedestrian facilities are intended to be provided throughout the public

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parking area, extending from the intended building and tying into sidewalks located along N. Live Oak Drive (subject to SCDOT authorizations).

Traffic will circulate the site efficiently and safely via two new connections to N. Live Oak Drive (subject to SCDOT authorizations) as well as parking lot cross access to Berkeley County's adjacent Live Oak Campus. For security purposes, the access drive encircling the rear of the intended building and other designated locations will be restricted to authorized personnel.

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

   The intended Administrative + Judicial Center will conform with applicable prevailing regulations. The County will obtain appropriate applicable authorizations prior to the commencement of intended vertical construction and site improvements. The County will pursue and obtain any applicable SCDOT encroachment permits for new curb-cuts and other improvements within the N. Live Oak Drive 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, meet 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
843.719.4164

Encl: Conceptual Exhibits

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
WWW.SEAMONWHITESIDE.COM

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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

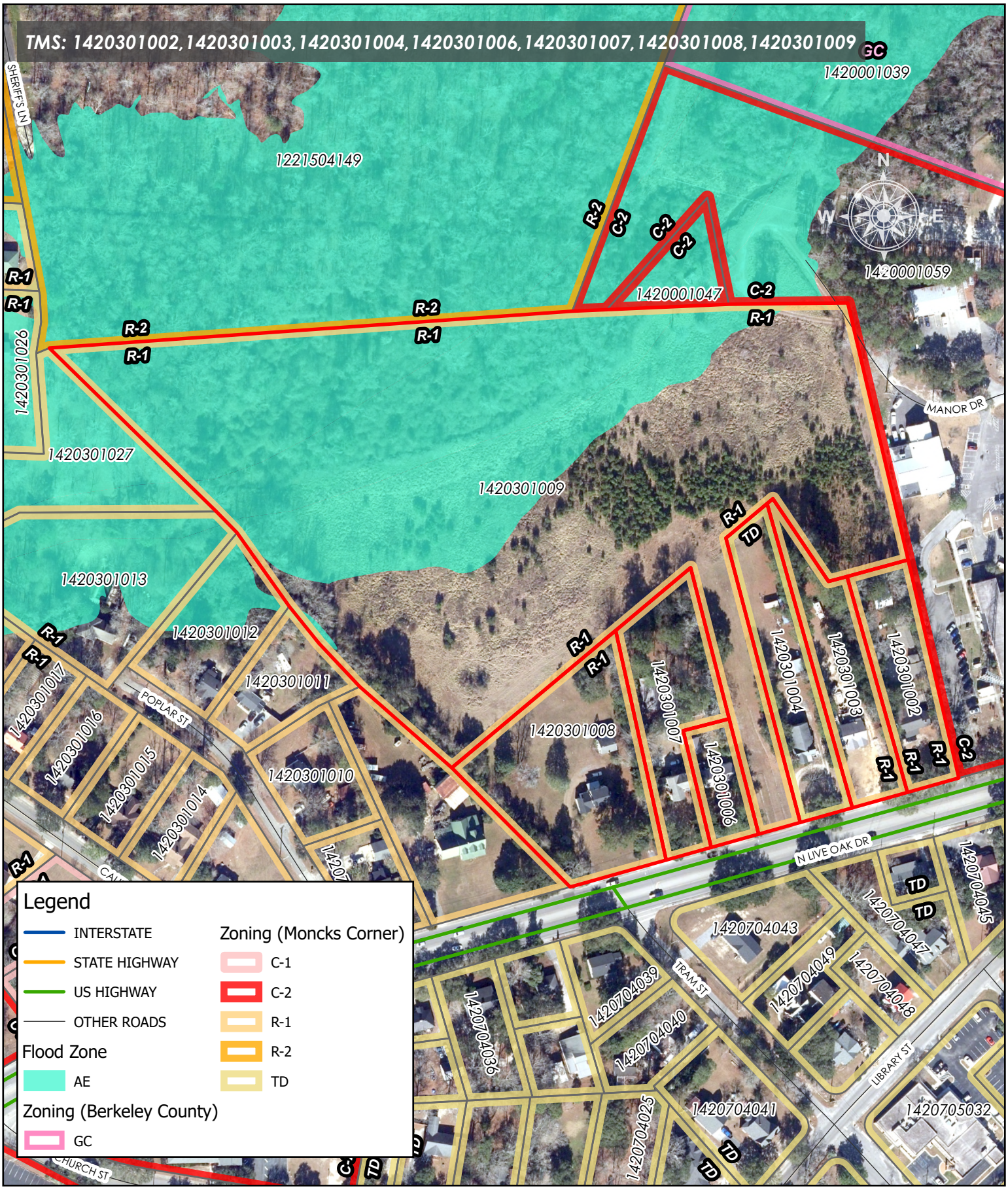
CONCEPTUAL SITE PLAN

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

0 30 60 120 180 240 300
Feet

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VICINITY MAP: NOT TO SCALE

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
2. AREA DETERMINED BY COORDINATE (DMD) METHOD.
3. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND NECESSARY FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4. BEARINGS: SOUTH CAROLINA STATE PLANE NAD83. ELEVATIONS: NAVD 88.
5. DISTANCES ARE GROUND DISTANCES.
   NGS PID: DE1906
   SCALE FACTOR: 0.99983163
   DESIGNATION: MONCKS RM 3
   SCALE POINT: N: 498556.73 E: 2304323.15
6. PROPERTY IS LOCATED IN FLOOD ZONES X, X-SHADED, AE (EL. 37') AS SCALED FROM F.I.R.M. PANEL 45015C 0385E. EFFECTIVE DECEMBER 7, 2018.
7. PROPERTY FLOOD ZONES AND SETBACKS SHOULD BE APPROVED BY THE APPROPRIATE AUTHORITY BEFORE ANY DESIGN OR CONSTRUCTION.
8. THIS PROPERTY MAY BE SUBJECT TO VARIOUS UTILITY EASEMENTS THAT WERE NOT NOTED IN THE REFERENCED PLATS. THE UTILITIES SHOWN HEREON WERE BASED ON SURFACE LOCATIONS AND WERE NOT VERIFIED AS TO DEPTH, SIZE, OR MATERIAL. THIS SURVEY DOES NOT SHOW SUBTERRANEAN CONDITIONS.
9. THE PURPOSE OF THIS PLAT IS TO COMBINE TMS # 142-03-01-009, -002, -003, -004, -006, -007 AND -008 TO CREATE LOT "A".

REFERENCES:

PLAT BOOK	PAGE	DATE
M	116-H	10/03/2005
O	394	06/22/2005
CAB F	270	03/18/1986
CAB O	94-D	08/05/1999
DEED BOOK	PAGE	DATE
4663	762-766	09/18/2023
5145	192	03/27/2025
5543	032	04/16/2026
5543	325	04/16/2025
5560	580	04/30/2026
5599	593	06/03/2026
5640	482	07/08/2026

N
W E
S
SC GRID
NAD 83 (2011)

0 30 60 120
SCALE: 1" = 60'

DRAWING LEGEND

- PROPERTY CORNER FOUND, AS DESCRIBED
- PROPERTY CORNER SET, 5/8" REBAR
- CALCULATED POINT, NO CORNER SET
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOOD LINE
- EXISTING EASEMENT LINE, AS DESCRIBED
- PROPERTY LINE TO BE ABANDONED
- CTP CLOSED TOP PIPE
- OTP OPEN TOP PIPE
- CMF CONCRETE MONUMENT FOUND

TMS #142-03-01-009
BERKELEY COUNTY
NEW LOT 'A'
749,496 SF
17.21 AC
PREVIOUSLY
542,106 SF
12.45 AC

PARCEL LINE TABLE

Line #	Bearing	Length
L1	S74°19'25"W	23.90
L2	N86°17'17"E	13.15
L3	S74°49'14"W	34.88
L4	S69°50'40"W	30.27

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENT FOR A CLASS SURVEY AS SPECIFIED THEREIN.

DRAFT

ANDREW J. HUTZLER S.C.P.L.S. No. 42060

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P:\27-19\23\8.2-47 PM, BY: Bennett Whitesell P:\ACAD\2-31\11648\Survey\(cad) Files\Survey Ground 11648 Property Line Abandonment Plat.dwg

SW+ SURVEYING
MOUNT PLEASANT, SC
(843) 884-1667
501 WANDO PARK BLVD
SUITE 200
MOUNT PLEASANT, SC 29464
WWW.SEAMONWHITESIDE.COM

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SOUTH CAROLINA — SW+ SURVEYING, INC. No. 7672 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL LAND SURVEYOR — No.42060 — ANDREW J. HUTZLER

A PROPERTY LINE ABANDONMENT PLAT OF TMS # 142-03-01-009 (12.45 AC), -002 (0.61 AC), -003 (0.82 AC), -004 (0.78 AC), -006 (0.32 AC), -007 (0.91 AC), -008 (1.32 AC) TO CREATE NEW LOT A (17.21 AC)

OWNED BY BERKELEY COUNTY
LOCATED IN THE TOWN OF MONCKS CORNER
BERKELEY COUNTY, SOUTH CAROLINA

SW+ PROJECT:	11648
DATE:	08/05/26
DRAWN BY:	LMM
CHECKED BY:	AJH
CC:	JB
SHEET:	1 OF 1

REVISION HISTORY

1	09/01/26	BFW

PROPERTY LINE ABANDONMENT

C2.0