



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** 2022 Comprehensive Plan  
**DATE:** January 23, 2024

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**Background:** A comprehensive plan is the essential first step for town planning, providing the basis for evaluating future development, redevelopment and land use decisions by in Moncks Corner. This plan helps to assist the community in guiding growth patterns and development goals by providing a long-range plan to encompass all functions that make the fabric of the community.

By SC Code, every municipality in the state must adopt a comprehensive plan, with elements of that plan being reevaluated every five (5) years. The Town's current plan, the 2017 Comprehensive Plan exceeds the five-year statutory requirement.

Beginning in 2021 the Town began working on updating the 2017 Comprehensive Plan with the assistance of experts with the Berkeley-Charleston-Dorchester Council of Governments. The planning process for developing such a plan continued into 2022 where a public survey on goals and desires for the area was conducted, and a public workshop was hosted to develop policies and draft language for a plan that is easy to read and interactive, while serving as a valuable reference tool for residents and officials.

The plan has seen work continue in 2023 with updating census data from the pandemic, adjusting the accompanying Future Land Use Map to include potential growth areas, as well as updating the goals and policies for a Town that has continued to see tremendous growth since 2017.

**Staff Recommendation:** Staff recommends approval of the prepared 2022 Comprehensive Plan. Staff has reached this recommendation based on the draft provided and working with the long-range planners of Berkeley-Charleston-Dorchester Council of Government. Staff requests the Planning Board consider the application and request and provide a recommendation to the Town Council.

*Attachments:*            *DRAFT – 2022 Comprehensive Plan (January 2022)*  
                                  *DRAFT – 2022 Existing Conditions (January 2022)*