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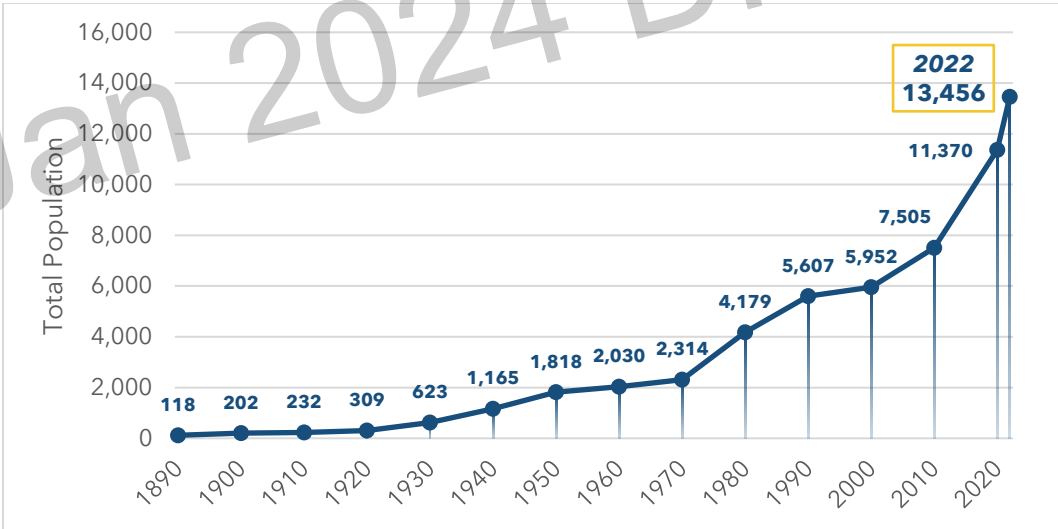
POPULATION ELEMENT

As a community grows, it is important to track the changes in population characteristics as they often can provide insight into key demographic shifts or trends happening within the community. This Element will explore the diversity in age, sex, income, households, education, race, and ethnicity of the residents of Moncks Corner. Often considered the foundation of a Comprehensive Plan, the Population Element is essential for effective planning for the future needs and services of the Town, such as additional community facilities, transportation infrastructure, and housing. Unless otherwise stated, all data within this Element is from the American Community Survey 5-Year Estimates.

HISTORIC AND PROJECTED POPULATION TRENDS

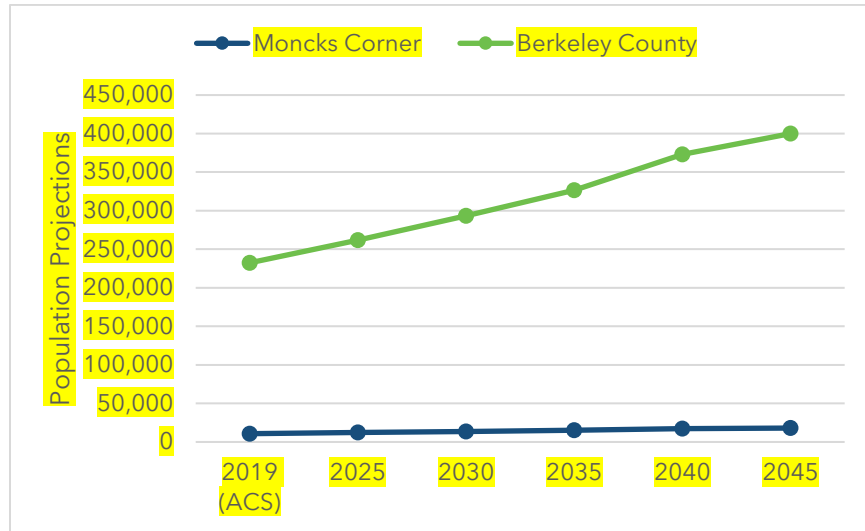
Moncks Corner has continued to remain a small, mostly rural town for over a century. Located in a unique transition area between the larger urban municipalities such as Goose Creek, North Charleston, Summerville, and the rest of rural Berkeley County, the protection of its "Hometown" character is important. As seen in Figure 1, Moncks Corner has consistently gained population since its incorporation in 1885, with the population over doubling between 2000 and 2022 (a 140% increase). A significant portion of that population growth can be linked to several annexations and planned developments taking place during that period.

FIGURE 1: HISTORIC POPULATION TRENDS 1980-2022



In recent years, Moncks Corner has represented about 4-5% of Berkeley County's total population. Based on the Berkeley County population projection from the BCDCOG's Travel Demand Model (TDM) and the historic population percent of Moncks Corner within Berkeley County, a projection of the Town's future population can be calculated. It is important to be aware of population projections so that municipalities may proactively prepare for growth or decline regarding infrastructure, services, personnel, and funding. As seen in Figure X, Moncks Corner will continue to steadily grow in population, reaching the 15,000-population milestone by approximately 2035.

FIGURE 2: POPULATION PROJECTIONS THROUGH 2045



Data Source: BCDCOG's Travel Demand Model (2025-2045)

DEMOGRAPHIC TRENDS AND CHARACTERISTICS

AGE AND GENERATIONAL TRENDS

The median age in Moncks Corner in 2022 was estimated at 35.9 years, a slight decrease from 36.1 years in 2010. In comparison, Berkeley County and South Carolina experienced a different trend with the median age increasing quite drastically by 2.4 years and 2.6 years respectively. Comparing the median age over a period of time is just one way to show the shift in the age of a populous. As seen in Figure X, the distribution of people by different generational age groups reveals trends among each specific age group rather than the population as a whole. In the case of Moncks Corner, the most significant changes occurred among the younger generations (ages 0-29). The population of 15-19-year-old individuals decreased by 2.4 points while the population of 20-24-year-old and 25-29-year-old individuals increased by similar margins (+2.4 points and +2.8 points respectively). This is an encouraging trend as it shows an influx of younger individuals and/or families.

FIGURE X: CHANGE IN MEDIAN AGE BY YEAR

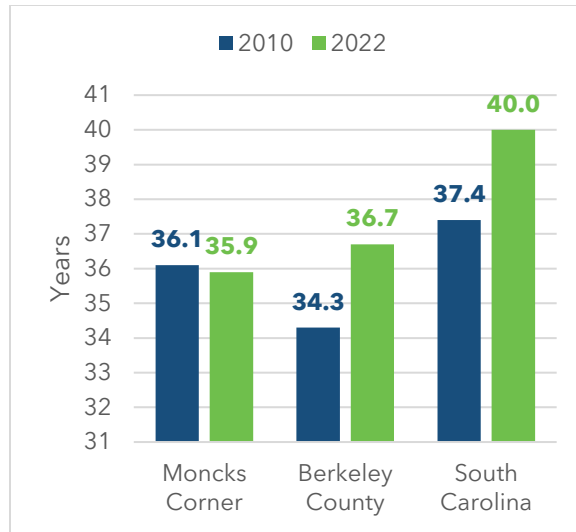
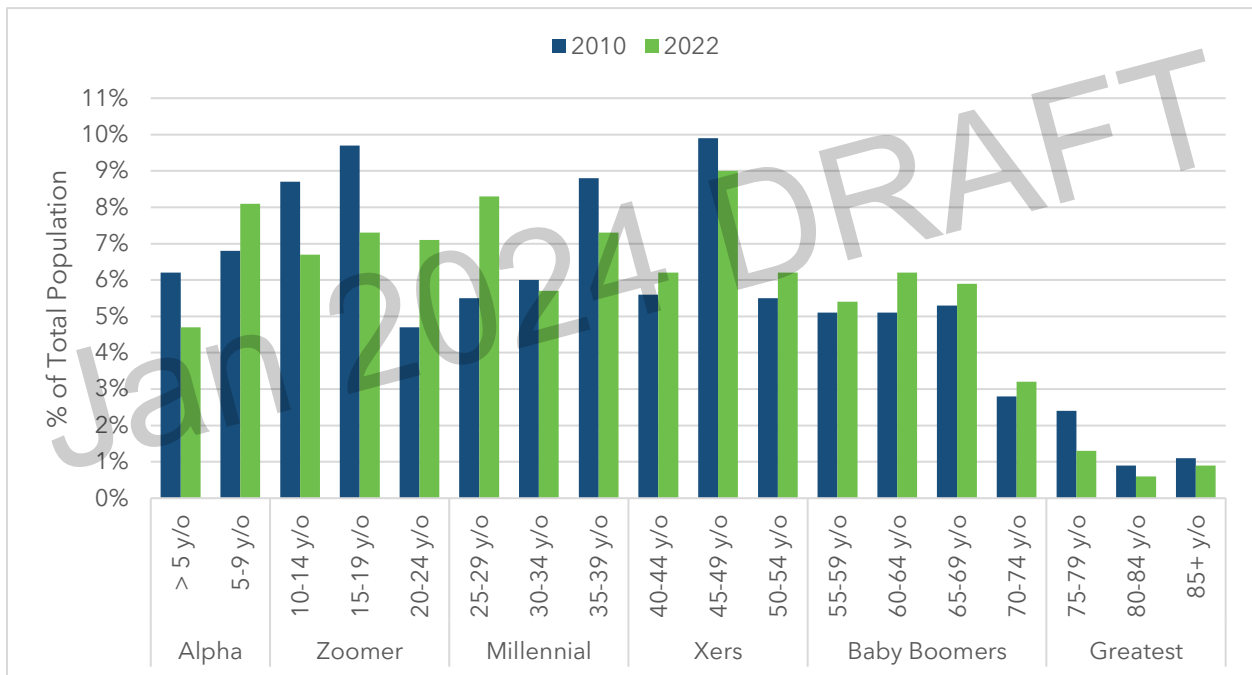


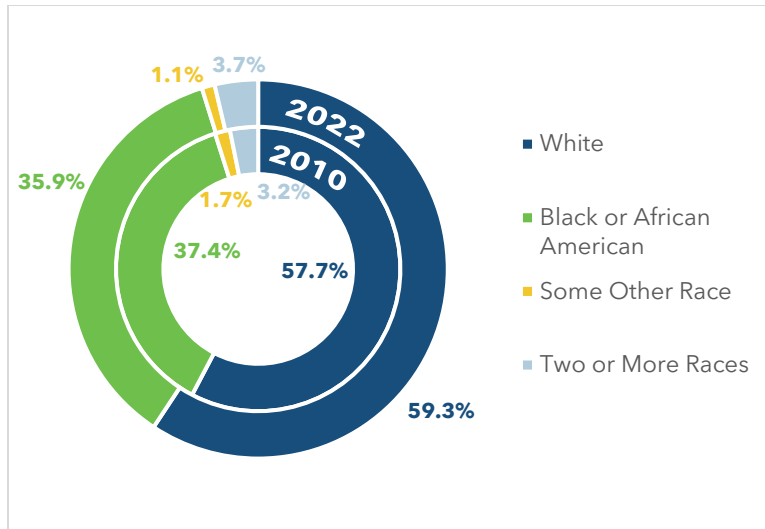
FIGURE X: AGE DISTRIBUTION BY GENERATION



RACE AND ETHNICITY

Between 2010 and 2022, the racial diversity in Moncks Corner remained relatively the same with the largest shifts occurring between the White alone and Black or African American alone races, as seen in Figure X. In addition to the small change in the racial makeup of the Town, the ethnicity of people in Moncks Corner also did not change all that much with the number of people identifying as Hispanic or Latino increasing from one percent in 2010 to 2.6% in 2022.

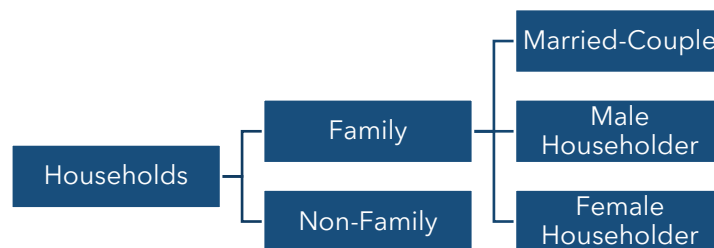
FIGURE X: RACIAL BACKGROUND



NUMBER, SIZE, AND CHARACTERISTICS OF HOUSEHOLDS

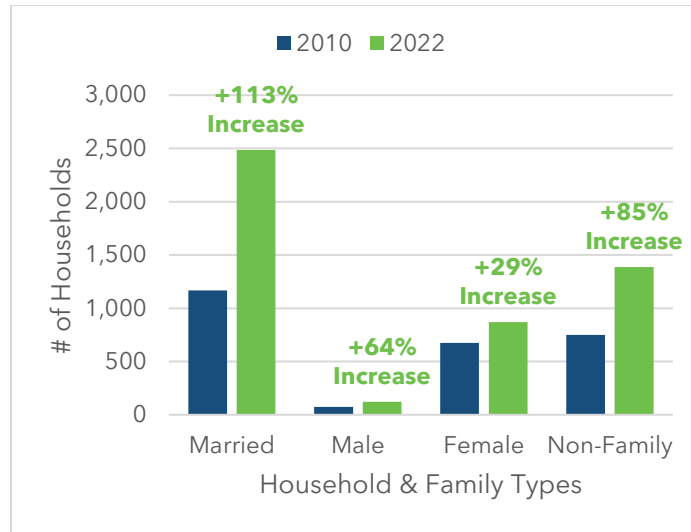
Moncks Corner shares many similar household characteristics with other municipalities in the region, however, given the Town’s recent annexations and large-scale developments, some characteristics will be exacerbated and drastically different. With that being said, overall, it was estimated that in 2022, Moncks Corner had 4,864 total households. This was an increase of about 2,200 households (or 82%) since 2010 (2,666 total). Furthermore, the average household size in 2022 was estimated at 2.69, compared to 2.59 in 2010. This was similar to Berkeley County (2.62) and Goose Creek (2.69). While the average household size alone is not commonly used to measure growth in a community, coupled with household data/projections, it can be useful for calculating population projection estimates.

Household statistics encompasses a wide range of topics, including size, age/race/sex of householder, income, number of children/elderly, etc. To better analyze and compare these different household statistics, they are commonly categorized into four different types: married-couple families, male-only householder families, female-only householder families, and non-family households. Using these different household types as a lens to focus on some of the behind-the-scenes data will reveal key household trends that oftentimes greatly contribute to a community’s overall change.

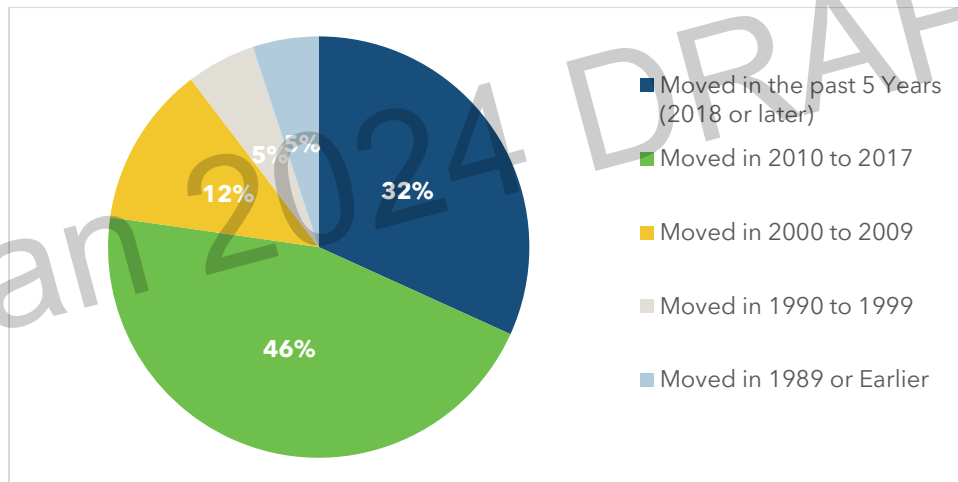


Of the 82% increase in the total number of households, the married-couple family type over doubled in count (+113% increase) between 2010 and 2022 while the non-family household type nearly doubled in count (+85%), as seen in Figure X.

FIGURE X: CHANGE IN HOUSEHOLDS BY HOUSEHOLD AND FAMILY TYPE



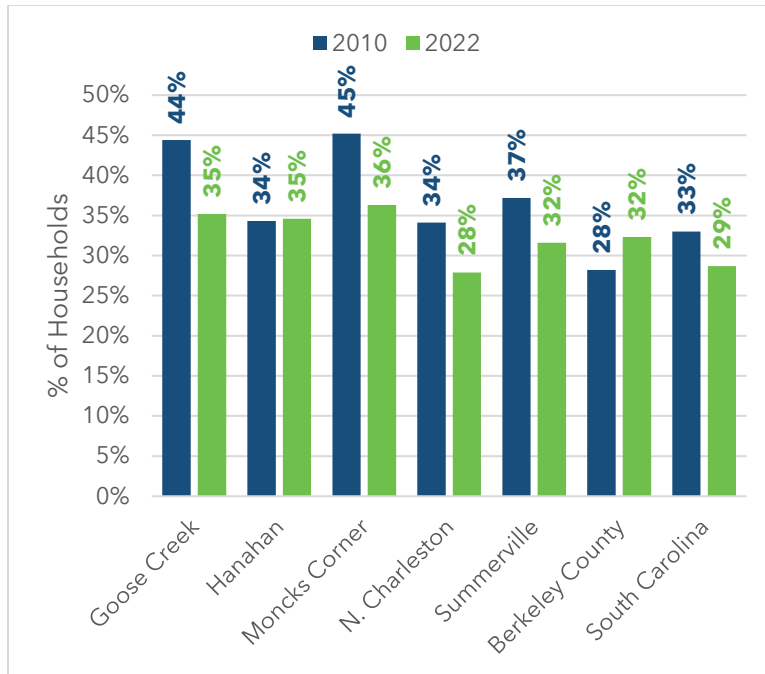
Furthermore, it was estimated that over three-fourths (3/4) of households in 2022 were reported to have moved into their current housing unit since 2010, as shown in Figure X. Considering that over a third (1,800 units) of Moncks Corner housing stock was constructed between 2010 and 2019, this is not surprising.



HOUSEHOLDS WITH CHILDREN AND OLDER ADULTS

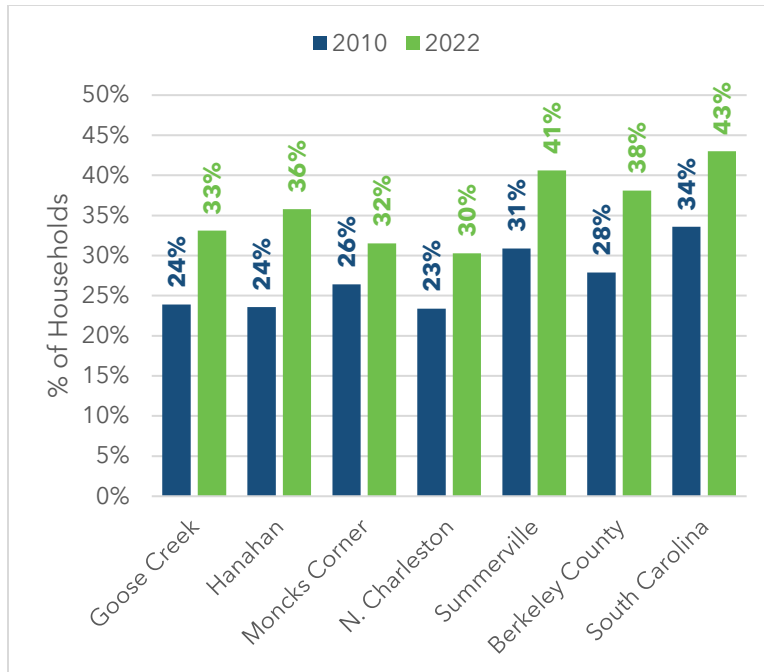
As seen in Figure X, in both 2010 and 2022, Moncks Corner had the highest percentage of households with children under the age of 18 when compared to South Carolina, Berkeley County, and other nearby municipalities. However, the percentage of households with children under the age of 18 declined between 2010 and 2022 by nearly 10 points, which was the largest change shown in Figure X.

FIGURE X: PERCENTAGE OF HOUSEHOLDS WITH CHILDREN UNDER THE AGE OF 18



It is not only households with children that are important to assess. The percentage of older adults over the age of 60 is also an important statistic to be aware of as residents at this age typically require additional health services and social systems. In 2022, approximately 32% of the total households in Moncks Corner had at least one adult over the age of 60. As seen in Figure X, between 2010 and 2022, this percentage increased by about 7 points, however, this appears to be a regional and statewide trend as Berkeley County, South Carolina, and other nearby municipalities all experience similar trends. Curiously, given the decrease in households with children and increase in households with adults 60+, these shifts were balanced out based on the lack of change in median age between 2010 and 2022. Households with children and/or older adults, each require certain amenities, services, and infrastructure to support their livelihoods, such as senior centers, playgrounds, healthcare, facilities, or educational facilities.

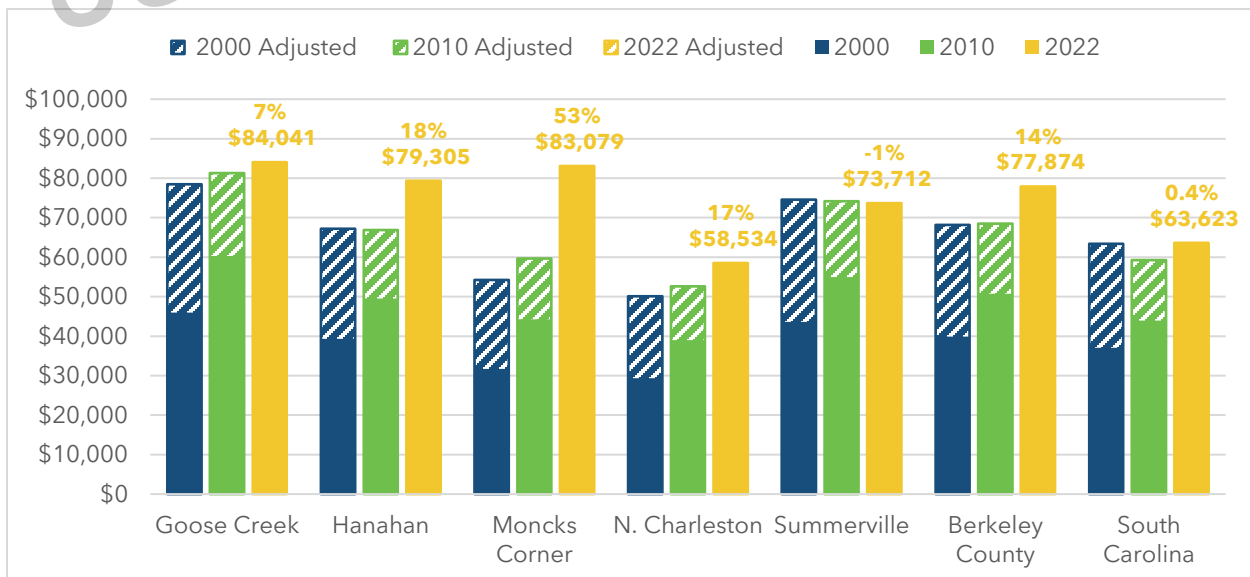
FIGURE X: PERCENTAGE OF HOUSEHOLDS WITH ADULTS OVER 60



HOUSEHOLD INCOME

Household income trends provide insight into a community's economic vitality and the typical disposable income and purchasing power of its residents. The median household income (MHI) of Moncks Corner in 2022 was approximately \$83,079. Between 2000 and 2022, Moncks Corner experienced a 53% increase in real MHI with most of this increase occurring between 2010 and 2022, as seen in Figure X. Both increases were significantly higher than other comparable geographies, Berkeley County, and South Carolina.

FIGURE X: CHANGE IN MEDIAN HOUSEHOLD INCOME BETWEEN 2000 AND 2022



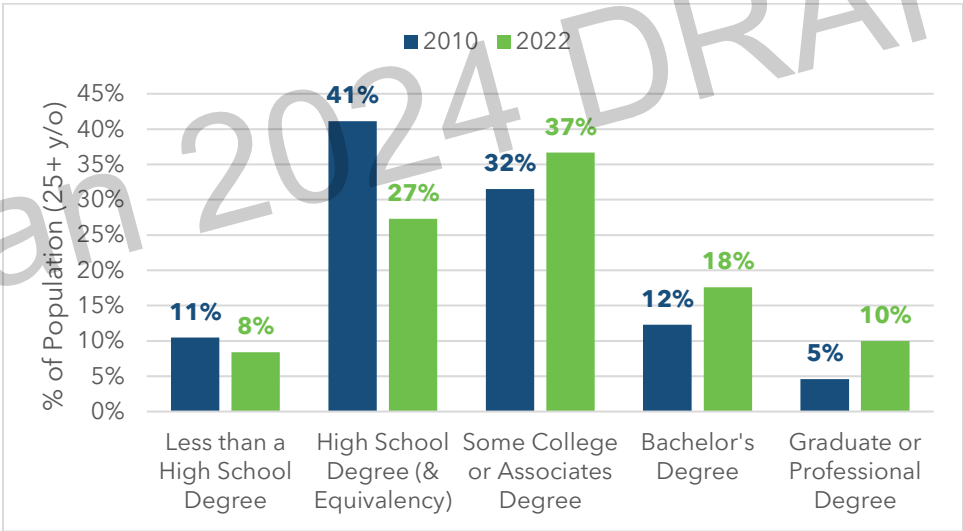
Note: 2000 & 2010 Adjusted Incomes are calculated using the Chained Consumer Price Index (C-CPI) for 2000, 2010, & 2022.

EDUCATIONAL LEVELS

Similar to the other demographic analyses, the educational attainment levels in Moncks Corner changed significantly between 2010 and 2022. It was estimated that in 2010, approximately 17% of people (ages 25+) in Moncks Corner had attained a bachelor's degree or higher. Increasing by about 10 points, 2022 estimates report that about 28% of people have attained a bachelor's degree or higher. This increase can be explained by looking at the shifts in educational attainment by category, as shown in Figure X. The population of Moncks Corner (ages 25+) has become more educated with all college or higher education categories increasing by notable margins. This increase in people pursuing higher education has subsequently caused a significant decrease in the high school graduate (or equivalent) category.

Given these recent shifts towards a more educated populace, the percentage of people with a bachelor's degree or higher in Moncks Corner is now on par with other municipalities in the region, such as North Charleston (27%), Goose Creek (28%), and Summerville (31%). Continuing to diversify the educational attainment of residents will impact the competitiveness of Moncks Corner in attracting new industries, increasing the local tax base, and reducing poverty levels.

FIGURE X: EDUCATIONAL ATTAINMENT OF POPULATION 25+



HOUSING ELEMENT

In recent years, Moncks Corner has experienced significant changes to the local housing stock. These recent changes have impacted population, community facilities, and land use patterns throughout the greater Moncks Corner area. The quality, quantity, style, and characteristics of the housing stock have also impacted the character and identity of the community. The small-town character of Moncks Corner is a vital asset for the community; therefore, complimentary housing characteristics and patterns should be encouraged to preserve this asset.

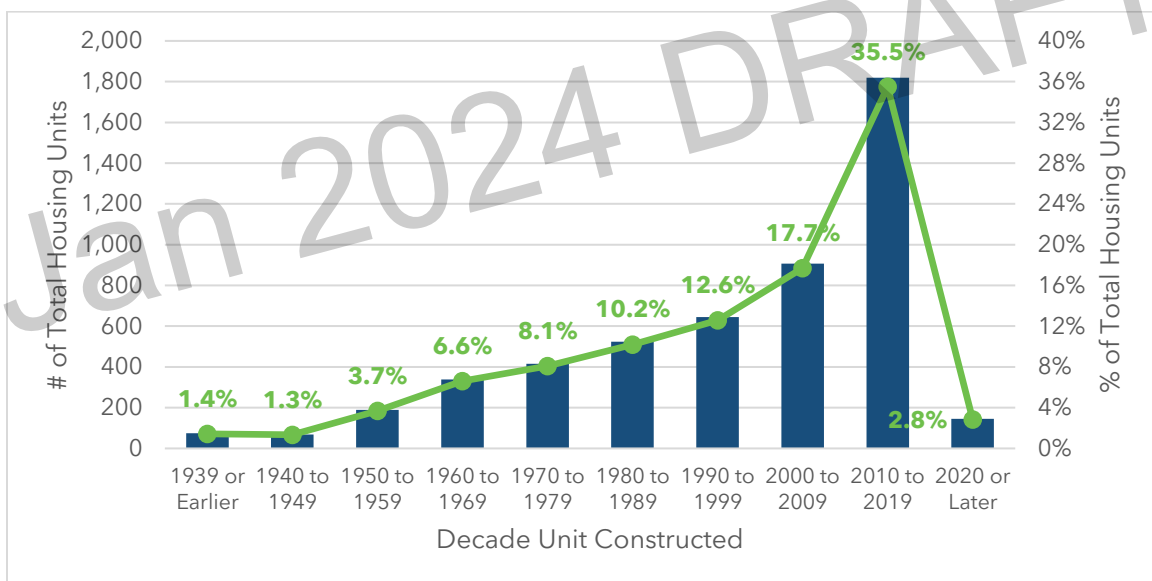
This Element will identify these key housing characteristics and analyze the current housing patterns and trends that will later be used to form and support future policy decisions related to (but not limited to): housing, community facilities, transportation, economic development, and land use.

NUMBER, AGE, AND CHARACTERISTICS OF HOUSING

The housing market can be influenced by several local, regional, state, and/or national factors. Despite those influences, the current local housing characteristics, such as the median home value, median household income, tenure, and occupancy, can provide a glimpse into the economic health of a community. It should be noted that between 2010 and 2022, nearly 2,200 acres of land were annexed into Moncks Corner, resulting in a noticeable change in population and housing statistics.

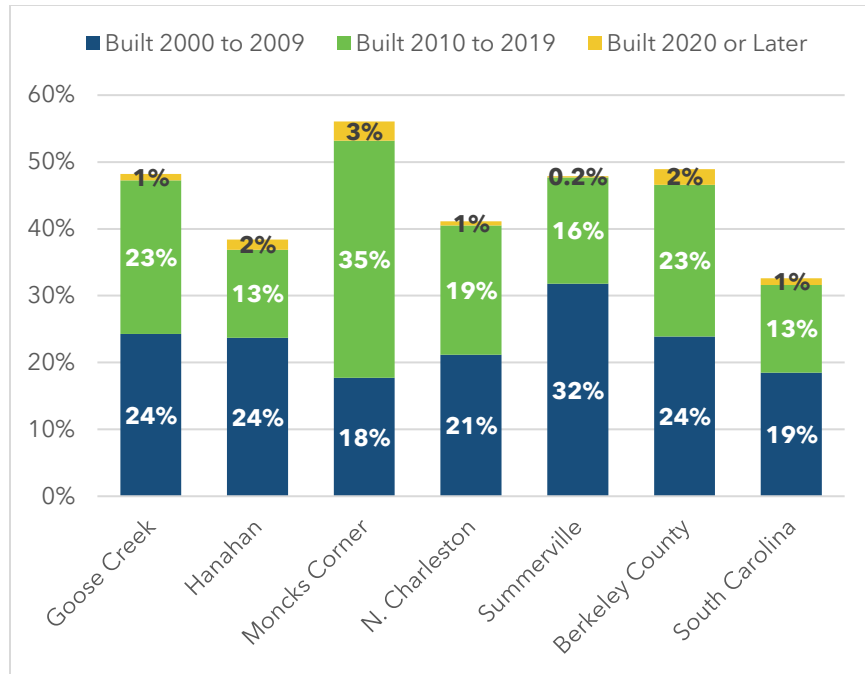
In 2022, there were an estimated 5,125 housing units in Moncks Corner. This was an increase of nearly 2,200 units or by 72% since 2010. Future annexation aspirations suggest that this trend will continue as land already developed or has development plans could potentially be annexed into the Town within the next 10 years. As seen in Figure X, a majority of the 2022 housing stock in Moncks Corner is fairly new with over half of the units being built since 2000.

FIGURE X: AGE OF HOUSING STOCK AS OF 2022



While new housing construction isn't a new phenomenon in the BCD Region, the 2008-09 economic recession greatly impacted the housing market, halting the construction of large subdivisions in most places around the nation through the early 2010s. As seen in Figure X, Berkeley County seems to be an exception to this trend as the percentage of housing units constructed between 2000-2010 and 2010-2019 was very similar. In the case of Moncks Corner, home construction doubled in the post-recessionary years (2010-2019) compared to the decade prior, causing over one-third of all housing units in Moncks Corner to have been built in this ten-year period, a trend unique to Moncks Corner.

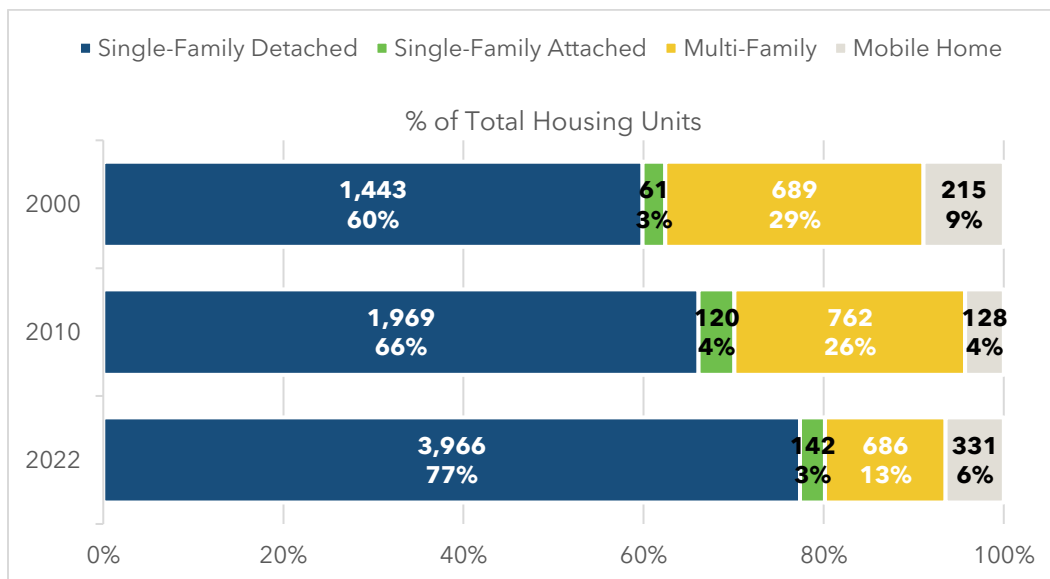
FIGURE X: PERCENT OF HOUSING STOCK BUILT AFTER 2000



HOUSING TYPES

As seen in Figure X, most of the increase in total housing units since 2010 were single-family detached units. Furthermore, between 2000 and 2022, the percentage of single-family detached units increased by 17 points and nearly tripled in quantity. Despite the lack of diversity in the change of housing types, Moncks Corner continues to provide a decent range of housing options, especially for a smaller, more rural community. It is also important to note that due to the sheer amount of new single-family detached units, the percent of total housing units that multi-family units represent has drastically gone down, however, numerically, the number of units in 2022 is estimated to be about the same as it was in 2000.

FIGURE X: CHANGE IN HOUSING UNIT TYPES BETWEEN 2000, 2010 AND 2022



OCCUPANCY AND TENURE

The occupancy of a housing unit details whether the unit is occupied or vacant. An occupied housing unit can be further classified by housing tenure which describes whether the occupant owns or rents the unit. In 2022, the total occupied housing units was estimated at 4,864, with an estimated 261 units, or about 5% of the total housing stock, being reported or classified as vacant. Vacant units can range from being for sale (or just sold), for rent (or rented but not occupied), seasonal, recreational, occasional use, or workforce housing, among other possibilities.

As seen in Table X, when compared to 2010, it can be concluded that a majority of the newly constructed housing units were intended for owner-occupancy. Maintaining a sustainable balance of owner-occupied and renter-occupied housing units is important for providing residential needs for people of all backgrounds. The housing affordability of the area has a large impact on this ratio. Additional factors that influence tenure include the demographic makeup of a community (i.e., income, age, race, family size), proximity to colleges, universities, and other seasonally affected markets, and the urban density of the area.

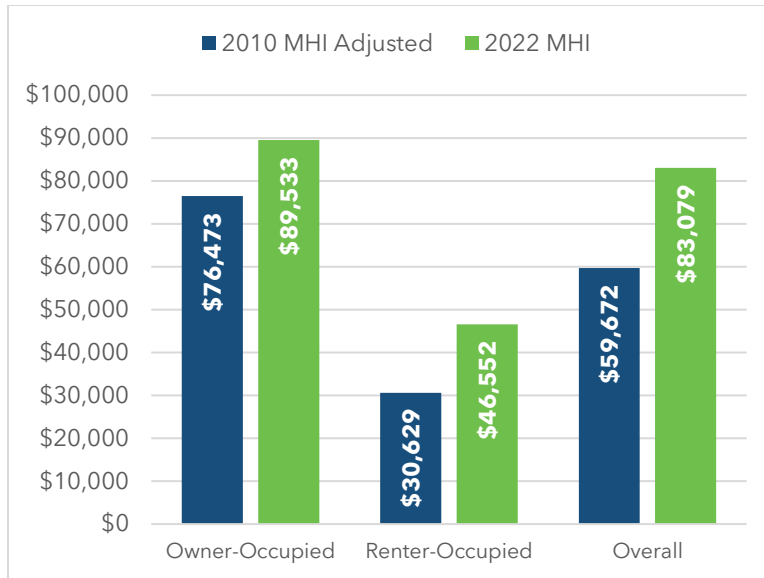
TABLE X: CHANGE IN TENURE BETWEEN 2010 AND 2022

Housing Units by Tenure	2010	% of Total	2022	% of Total	Change	% Change
Total Occupied Units	2,666		4,864		2,198	82%
Owner-Occupied	1,519	57%	3,732	77%	+2,213	146%
Renter-Occupied	1,147	43%	1,132	23%	-15	-1%

INCOME BY TENURE

In 2022, Moncks Corner had an overall median household income (MHI) of \$83,079. However, as seen in Figure X, the MHI by tenure reveals the discrepancies in income levels between owner-occupied and renter-occupied households. The estimated owner-occupied MHI (\$89,533) was about double that of the renter-occupied MHI (\$46,552) in 2022. Despite this difference in income, between 2010 and 2022, real renter-occupied MHI increased by about 52% whereas real owner-occupied MHI only increased by about 17%. The percent change in income of an area is important when analyzing the change in affordability over a period of time, which will be elaborated upon later in this Element.

FIGURE X: MEDIAN HOUSEHOLD INCOME BY TENURE



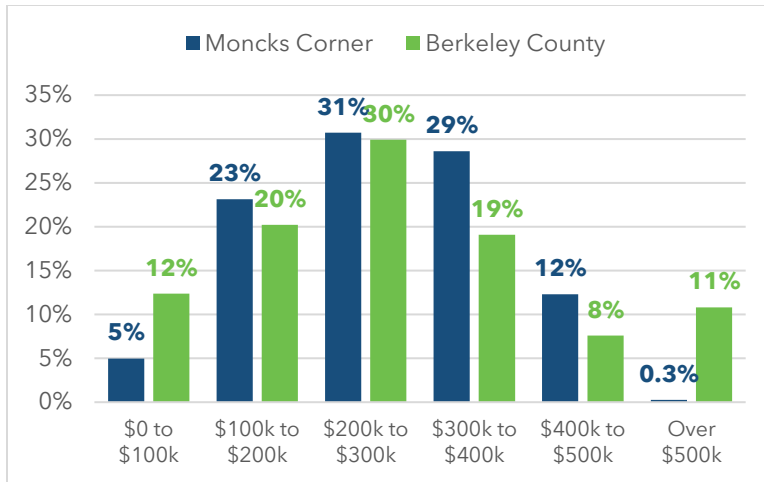
MEDIAN HOME VALUE AND RENT

Like other analyses conducted in this Element, the median home value (MHV) and median monthly rent (MMR) are also based on tenure. According to the US Census, the MHV calculates owner-occupied units only (excluding mobile homes, houses with businesses or offices, houses on 10 or more acres, and housing units in multi-unit structures), while the MMR calculates renter-occupied units only. As mentioned previously, the large annexations of developed land have greatly shifted housing trends. This impacts the MHV more than MMR due to most of the additional housing units being owner-occupied homes.

MEDIAN HOME VALUE (MHV)

In 2022, the median home value in Moncks Corner was estimated at \$269,700. This was about a 27% increase in real value since 2000. In actuality, this increase in real value occurred between 2015 and 2022 as the impacts of the 2008 recession caused the local home values to fall (as indicated by a 10% decrease in the median home value between 2000 and 2010). By 2015, these impacts were mostly regained as the median home value in 2015 was back at 2000 levels. Furthermore, about 60% of homes in Moncks Corner were estimated to be valued between \$200k and \$400k in 2022. This was higher than Berkeley County which estimates report only about 50% of homes were in that value range.

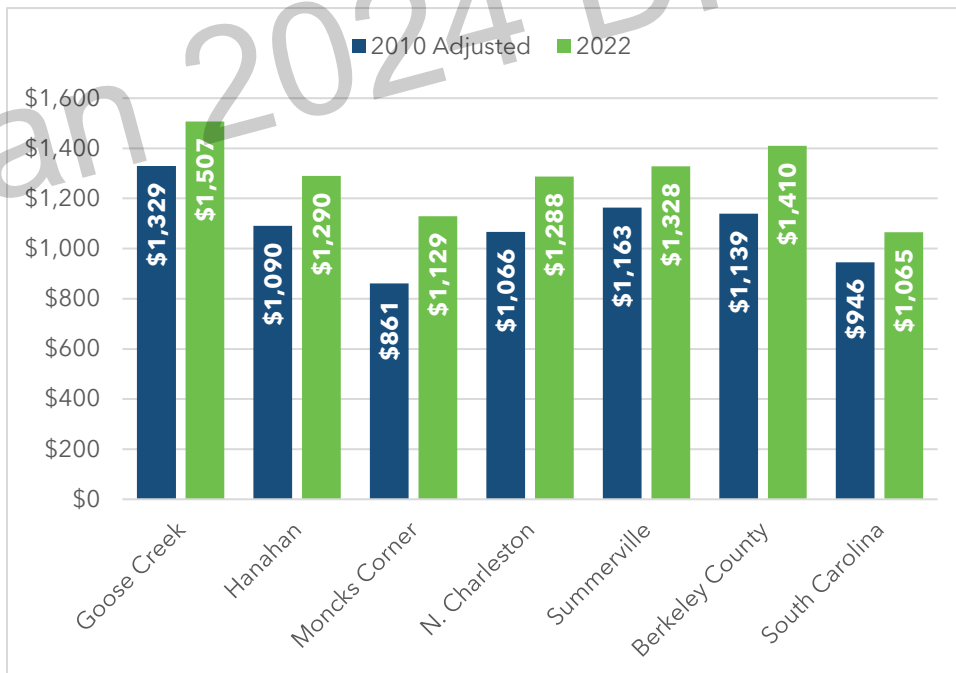
FIGURE X: 2022 MEDIAN HOME VALUE BY VALUE BRACKETS



MEDIAN MONTHLY RENT

In 2022, the median monthly rent in Moncks Corner was estimated at \$1,129. This was slightly lower but still fairly similar to other municipalities in the region like North Charleston (\$1,288) and Hanahan (\$1,290). Between 2010 and 2022, the real monthly rent in Moncks Corner increased by approximately 31% which was the largest percent change observed in Figure X. Similar to the median home value, this change was not unexpected as the value of new housing units constructed likely contributed to the rising costs of rent in Moncks Corner.

FIGURE X: COMPARISON OF REGIONAL MEDIAN RENT



AFFORDABILITY

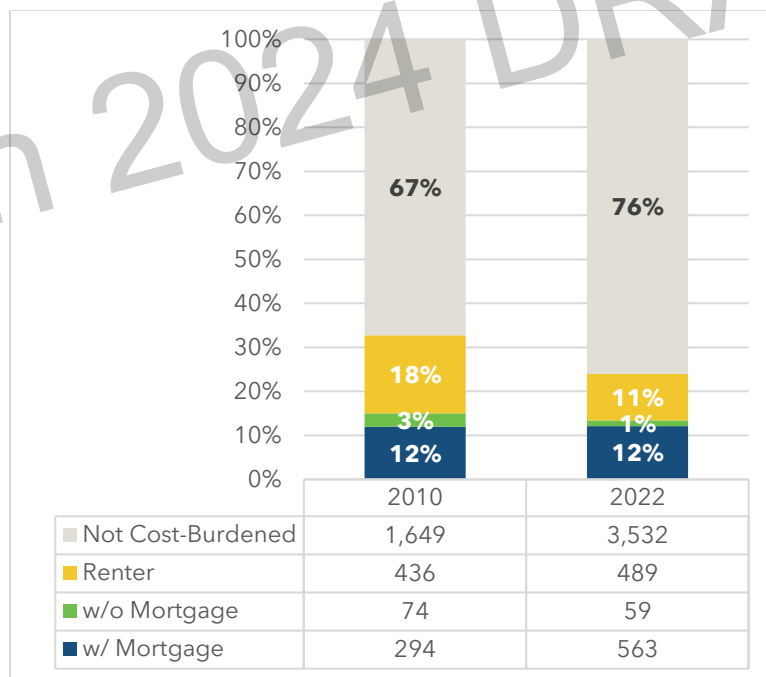
Housing affordability is tied directly to the annual household income; and just as income can vary from household to household, so does the level of affordability for housing. The term “affordable housing” is often misinterpreted to be synonymous with “public housing,” which

is federally subsidized housing for low-income individuals and families managed by local housing authorities. According to the Department of Housing and Urban Development (HUD), housing affordability refers to households where the total cost of living per month is less than 30% of the household’s combined monthly income. The common cost of living expenses could include but not limited to a mortgage, rent, utilities, HOA fees, and maintenance.

Households are considered “cost-burdened” or unaffordable when the monthly housing costs exceed the 30% income threshold. These households can experience serious challenges due to the financial burden that they face every month, potentially leading to sacrifices on other necessities such as food, transportation, and medical care. It is therefore imperative that a diverse and affordable range of housing types are available for current and future residents.

Figure X shows that in 2022, about one in four households in Moncks Corner were considered cost-burdened, regardless of income and tenure. Although the number of cost-burdened households has increased numerically between 2010 and 2022, the percentage of total households considered to be cost-burdened has decreased by about nine points. Expectedly, homeowners with a mortgage and renters make up the majority of cost-burdened households in both 2010 and 2022.

FIGURE X: PERCENT OF COST-BURDENED HOUSEHOLDS



FUTURE HOUSING PROJECTIONS

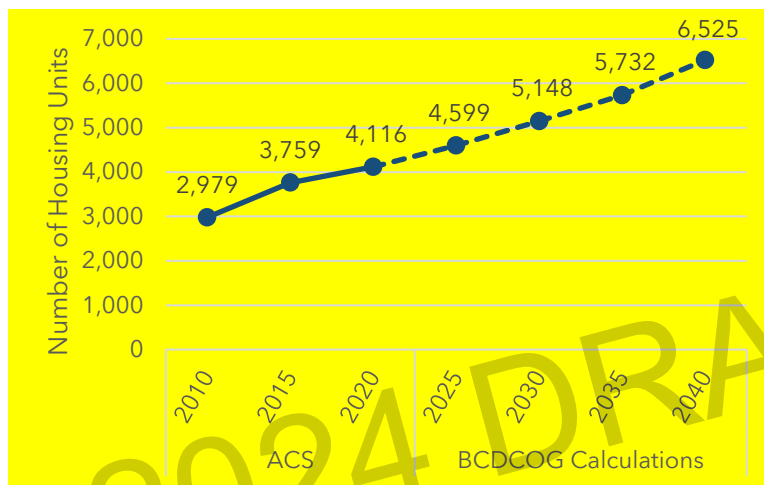
To meet future housing needs, land, infrastructure, resources, and appropriately zoned lands must be allocated towards the development of additional housing to accommodate Moncks Corner’s growing population. The Population Element outlined the projected population through 2040 based on the historical percentage of the town’s population in comparison to

the County (≈5%). Projections for future housing needs can be estimated by dividing the projected 2040 population by the 10-year average household size. (≈2.64).

Projected Additional Housing Units = Population Projections ÷ 10-Year Average Household Size

In 2022, Moncks Corner had an estimated 5,125 housing units. As seen in Figure X, by the year 2040, Moncks Corner will need approximately an additional 2,400 housing units, or an increase of about 59%, to accommodate the projected population growth that is to occur. This can occur through infill development, increasing residential density through Zoning, and/or annexing new developments into the Town.

FIGURE X: MONCKS CORNER HISTORIC AND FUTURE HOUSING NEEDS



HISTORIC AND CULTURAL RESOURCES ELEMENT

Historic and Cultural Resources provide a link between past and present generations. These resources come in many different forms, such as districts or neighborhoods, buildings, structures, sites, or artifacts and objects. The significance of the resources, whether that be local, state, or national, is important as they often contribute to a larger story.

Dating back to colonial times, Moncks Corner has relics from several different eras in American history, most notably the Revolutionary and Civil Wars. Having a variety of resources from different eras that are in different conditions adds to the uniqueness of a community. These resources play an important role in shaping community character and identity.

INVENTORY OF RESOURCES

Conducting an inventory of all historic and cultural resources can impact several other Elements within this Plan, namely, Community Facilities and Land Use. This inventory can then be used for preservation and conservation purposes, education, economic development, or future land use considerations. The South Carolina Department of Archives and History (SC DAH) and the State Historic Preservation Office (SHPO) are the lead agencies for identifying and recording properties with historic significance through its surveys. Those

properties can then apply for further designations, such as being listed on the National Register for Historic Places.

NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places (NR) is a tool that is used to document historic resources that are significant to the nation, state, or locality. This list has specific criteria for eligibility, creating a sense of prestige for listed resources. Whether already listed, eligible, or potentially eligible, the NR also carries a symbolic weight that can manifest material results such as an increase in visitation, donations, or restoration projects. There are currently no resources within Moncks Corner listed on the NR, however, there are several listed resources nearby, as seen on Map X.

MAP X: HISTORIC AND CULTURAL RESOURCES MAP

NEARBY REGISTERED OR ELIGIBLE RESOURCES

Biggin Church Ruins

The Biggins Church Ruins are the remnants of the parish church of St. John's Parish, which was one of ten parishes established by an act of the South Carolina Commons House of Assembly in 1706. During the Revolutionary War, British troops used the church to store munitions and upon leaving, set the church on fire. Since then, the church was burned several other times until the late 1800's when it was eventually not rebuilt afterward. Only portions of the two walls remain, however, there is evidence of prominent architectural details that demonstrate the importance of the church in the past.

Gippy Plantation

Constructed in the 1850s in the Greek Revival architectural style, Gippy Plantation is a two-and-a-half-story wooden dwelling that represents a rare example of this unique architectural style in Berkeley County. In 1928, Nicholas G. Roosevelt purchased the plantation and hired the well-known Charleston architecture, Simons & Lapham, to restore and update the home, keeping with the Greek and Colonial Revival architectural style that was popular during the 1920s and 30s. More recent alterations and updates have been conducted since then; however, the historic, cultural, and architectural integrity of the property remains mostly intact.

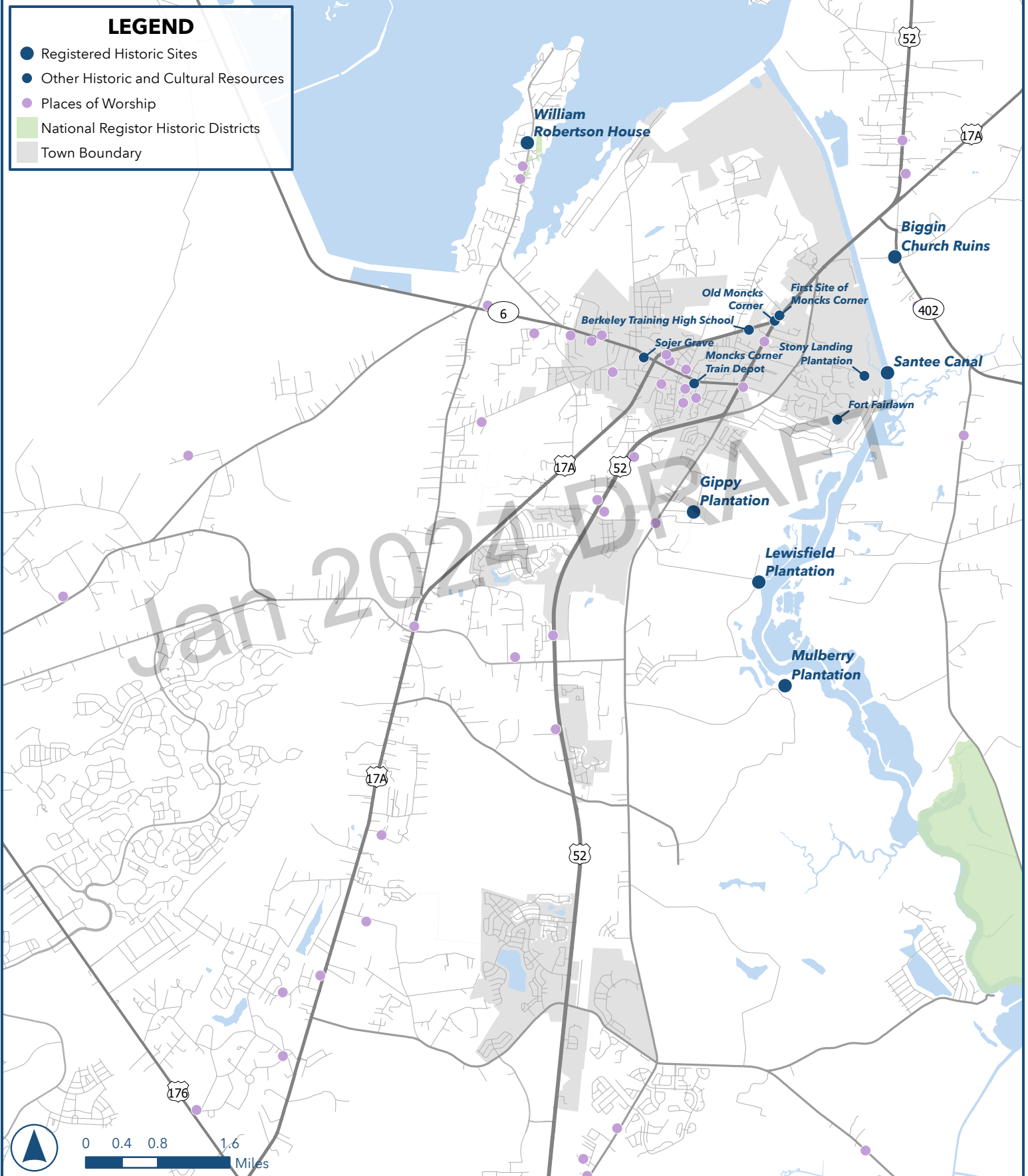
Lewisfield Plantation

Once called Little Landing, Lewisfield Plantation was purchased by Sedgewick Lewis in 1767 and through marriage, became under the ownership of Keating Simons, who, in 1774, built the plantation house near a landing on the Cooper River. With inspiration from West Indian architecture, the two-and-a-half-story house has several architecturally defining features such as a raised basement, a wide veranda, high ceilings, and many windows, that were all well suited for the low-lying land of the Lowcountry. A Revolutionary War skirmish occurred directly in front of the house when American forces surprised British forces who had stopped at the plantation to await a paroled prisoner of war, Keating Simons.

Historic and Cultural Resources

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Mulberry Plantation

Mulberry Plantation is in the first rank of American architectural landmarks having characteristics from several different architectural styles, all leading to the arrival of the eighteenth-century Georgian formality. Constructed in 1714 by Thomas Broughton, Mulberry Plantation is the third oldest plantation house in South Carolina and one of the oldest brick dwellings to survive in the Carolinas and Georgia. The mansion was built over a cellar fort with firing slits in the foundation walls. The mansion features architectural characteristics from different styles from around the world such as English bond brickwork, Virginia-style roofs and Flemish-style eaves, and Dutch-style iron anchor ties, all of which contribute to the significance and historic integrity of the property.

Santee Canal

The Santee Canal was constructed between 1793 and 1800 under the direction of South Carolina State Engineer, Col. John Christian. This project was intended to provide a shorter and safer water route from inland South Carolina to Charleston. The canal, totaling 22 miles in length, was one of the earliest important canal projects in the nation, predating the more famous Chesapeake and Ohio (C&O) and Erie Canals. The canal began two miles below Greenwood Swamp on the Santee River and entered the Cooper River at Stony Landing outside of Moncks Corner.

Ancillary buildings and structures such as warehouses, keeper houses, locks, turning basins, and lock bridges have since been destroyed and only remnants of the towpath and the canal itself are still visible in select locations.

William Robertson House

Located in the Pinopolis Historic District, the William Robertson House (Wampee Plantation Summer House) is a two-story frame house built in 1844. This house was one of the earliest planter retreats in the village and therefore holds high historical significance and integrity. The architectural styles of the house show common antebellum and traditional vernacular influences. The decision of the residents of Pinopolis to preserve the community character rather than turn to commercial ventures (which were common to sustain local livelihoods), has retained the historic integrity of the entire district and its contributing structures.

OTHER SITES, BUILDINGS, STRUCTURES, & MARKERS

- Moncks Corner Train Depot
- Fort Fairlawn
- Stony Landing Plantation
- Colleton House
- Dixie Training School
- Berkeley Training High School
- First Site of Moncks Corner
- Old Moncks Corner
- Rembert C Dennis Boulevard
- Sojer Grave
- Wadboo Barony: Francis Marion's Final Headquarters

PLACES OF WORSHIP

Throughout history, places of worship have often been the cornerstone of a community. They are embedded within the community, providing religious and often societal services to the people. Moncks Corner has been a center of population for nearly two and a half centuries, so naturally, the Town hosts numerous places of worship, spanning several different religions and denominations. Most of the places of worship are located within “Old Moncks Corner,” however, there are several located around the Town that also serve the residents of Moncks Corner.

COMMUNITY FACILITIES ELEMENT

The provided community facilities contribute to the overall functionality and quality of life of the community. Ranging from schools to public safety to parks and recreation, community facilities can impact economic, housing, land use, and transportation-related decisions and policies. This element will identify the different types of community facilities, assess the current conditions of existing facilities, and elaborate on the importance of each type about how it impacts the Comprehensive Plan. Map X shows the location of most of the community facilities identified in the Element.

MAP X: COMMUNITY FACILITIES

PARKS AND RECREATION

A community’s parks and recreation facilities are important amenities for fostering healthy lifestyles and community engagement. to best serve residents and visitors of all ages and varying interests, a wide range of activities should be provided. As seen in Table X, there are currently X parks located throughout the Town, all of which are owned and operated by the Town’s Recreation Department. Most of the parks are located in Old Moncks Corner, the most notable being the Moncks Corner Regional Recreation Complex. While this complex focuses on active-type activities¹ such as baseball/softball, basketball, football, and soccer, there are also passive-type activities² such as walking paths and picnicking areas on site as well. The activity type that a park provides is important to note and take inventory of so that gaps in services can be identified and addressed in the future.

¹ Other examples include tennis, skateboarding, biking, fitness courses, swimming, and volleyball

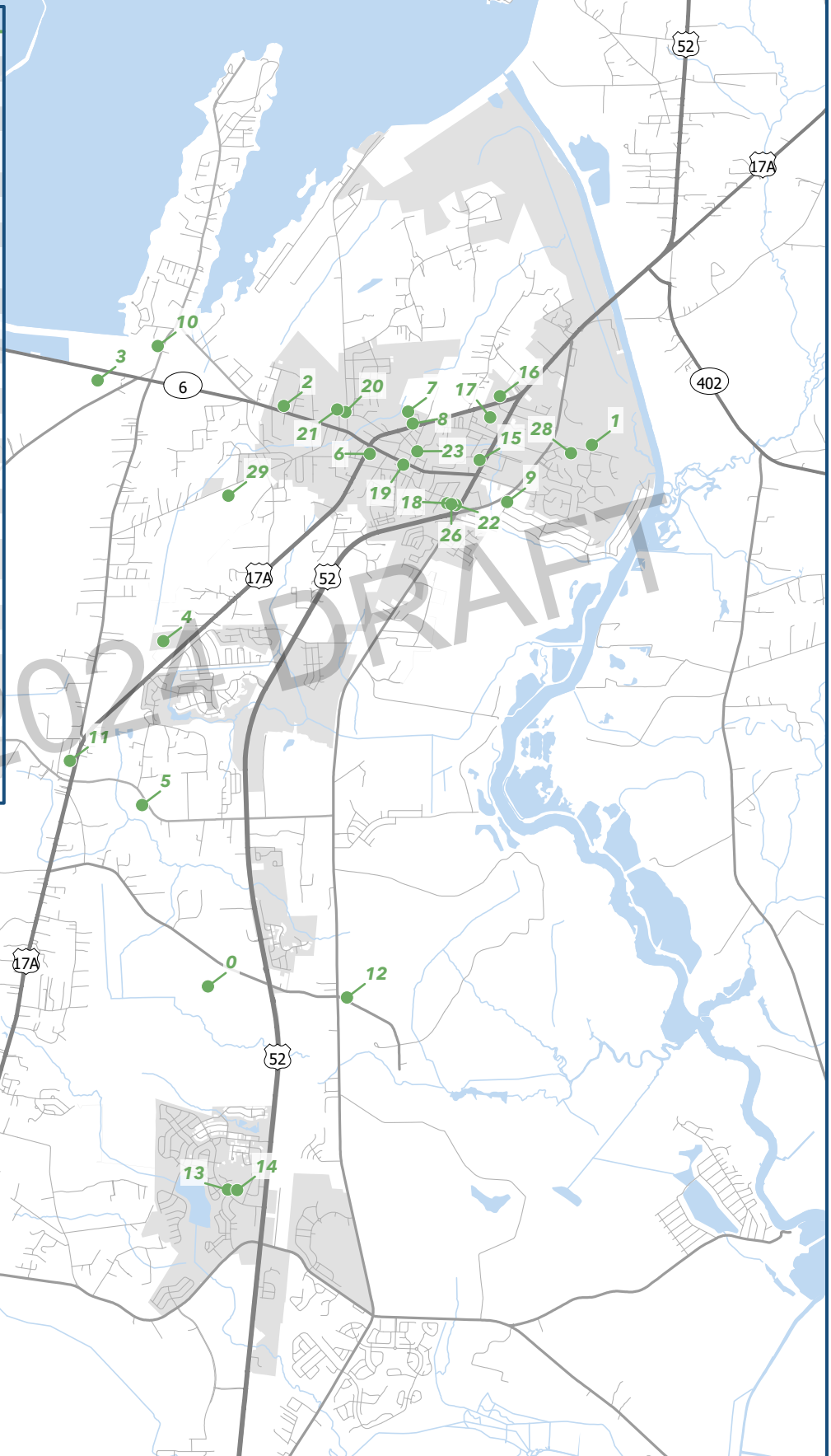
² Other examples include yoga, horseback riding, fishing, and photography

Community Facilities

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LABEL	FACILITY NAME	FACILITY TYPE
0	Berkeley County Landfill	Solid Waste Mgmt
1	Moncks Corner Elementary	School
2	Berkeley High School	School
3	Berkeley Elementary School	School
4	Trident Technical College-Berkeley Campus	School
5	Whitesville Elementary School	School
6	Berkeley Alternative School	School
7	Berkeley County EMS Headquarters	Emergency Services
8	Berkeley County Sheriffs and Magistrate	Public Safety
9	Moncks Corner Rural Fire Station 1	Emergency Services
10	Moncks Corner Rural Fire Station 2	Emergency Services
11	Whitesville Rural Volunteer Fire Station	Emergency Services
12	Moncks Corner Rural Fire Station 3	Emergency Services
13	Moncks Corner Fire Station 2	Emergency Services
14	Foxbank Elementary School	School
15	Moncks Corner Post Office	US Postal Service
16	Moncks Corner Medical Center	Medical Facilities
17	Berkeley Middle School	School
18	SCDMV Moncks Corner	Transportation
19	Berkeley County School District & Adult Education Center	School
20	Berkeley County Courthouse	Judicial
21	Berkeley County Detention Center	Public Safety
22	Berkeley County Library	Library
23	Moncks Corner Town Hall, Police Station, & Fire Station	Government
26	Berkeley County Administrative Building	Government
28	Roper St Francis Moncks Corner Medical Plaza	Medical Facilities
29	Berkeley County Airport	Transportation



Parks and Recreation

Moncks Corner Comprehensive Plan: January Draft

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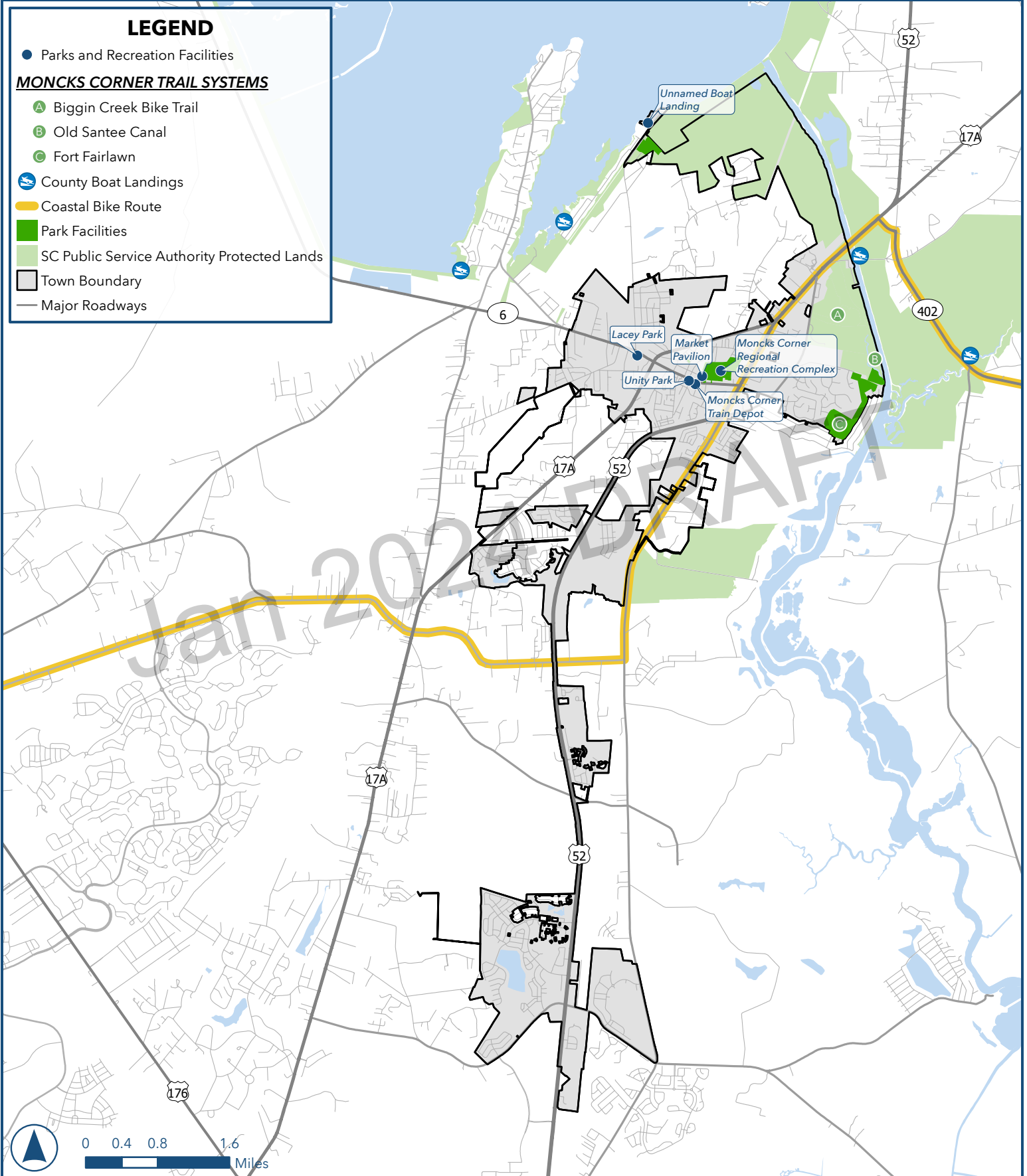


TABLE X: LIST OF PARKS, RECREATION, AND COMMUNITY FACILITIES

Facility Name:	Address	Level of Service	Activity Type
Moncks Corner Regional Recreation Complex		Regional	Active & Passive
Lacey Park		Neighborhood	Passive
Unity Park		Neighborhood	Passive
Youth Ball Fields		Community	Active
Town Hall Park		Neighborhood	Passive
Moncks Corner Train Depot		Community	Passive
Market Pavilion		Community	Passive
Biggins Creek Trail System		Community	Active
Old Santee Canal Park		Regional	Active & Passive
Fort Fairlawn Park		Community	Passive

MAP X: PARKS AND RECREATION FACILITIES

An inventory of sports fields, courts, and facilities includes nine baseball/softball fields, one soccer/football field, two basketball courts, two tennis courts, and 12 batting cages. Uncommon in the Lowcountry, the Biggins Creek Bike Trail,³ located in the northeast part of Town, provides visitors with a nearly 5-mile trail through hills and slopes for running, hiking, and mountain biking. Other notable trail systems in the Moncks Corner area are located at the Old Santee Canal Park⁴ and the newly opened Fort Fairlawn Park⁵. Old Santee Park provides several different pathways to choose from. Fort Fairlawn which recently opened integrates passive activity types with educational learning opportunities. Other facilities include two concession stands, several on-site restroom facilities, several pavilions, two playgrounds, and several large open grass fields. Market Pavilion and Moncks Corner Train Depot offer event space for rental.

In addition to the parks and facilities located in Town, there are other unique amenities located within or near Moncks Corner. The local farmers market is located at Market Pavilion on Thursdays from 3 pm to 7pm April through November. The Town also hosts virtual recreation programs that provide people with online resources/programs to promote an active lifestyle, encourage healthy habits, and maintain social connections.

EDUCATIONAL FACILITIES

Several public educational facilities serve the people in and around Moncks Corner. The Berkeley County School District (BCSD), which is headquartered in Moncks Corner, operates all of these public education facilities offering Kindergarten (K) to 12th-grade education. There are currently four elementary schools, one middle school, one high school, and one magnet high school located within or near Moncks Corner. Beginning in the school year 2022-23, Moncks Corner Elementary, formerly Berkeley Intermediate, and Berkeley Elementary, will offer K through 5th grades. These schools along with Foxbank and

³ See Attachment A for Map of Trail

⁴ See Attachment B for Map of Park and Trail System

⁵ See Attachment C for Map of Park

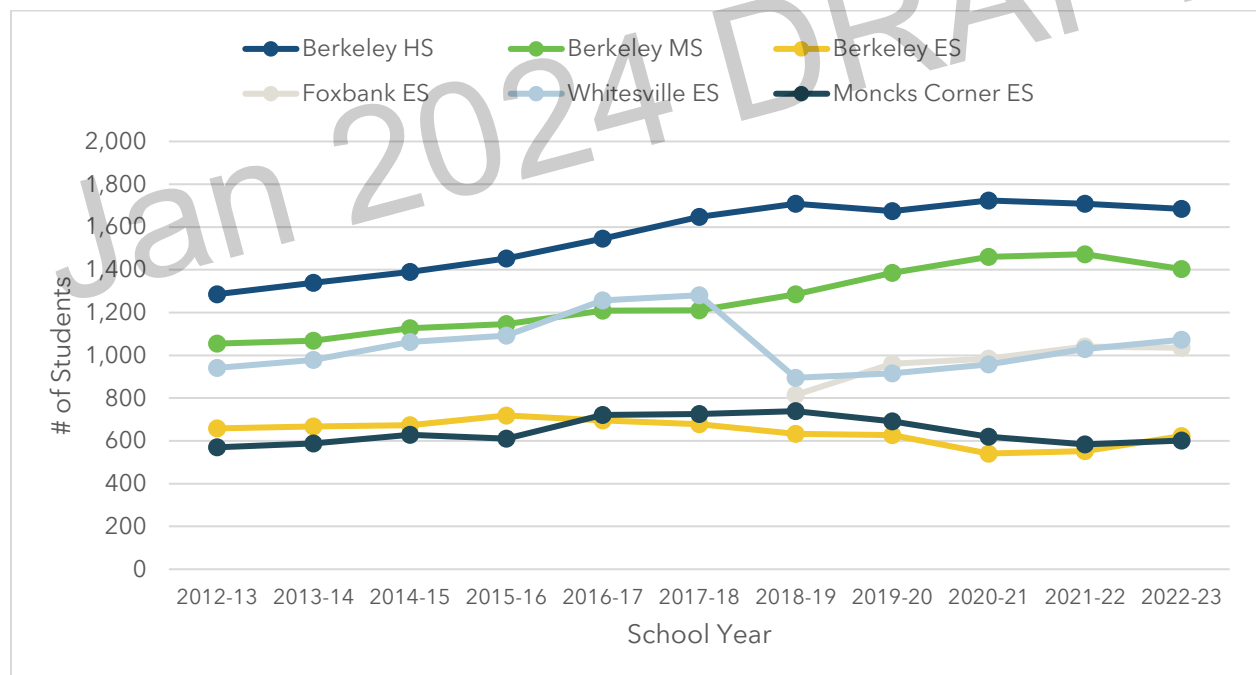
Whitesville Elementary will feed into Berkeley Middle (6th-8th grade) and later Berkeley High (9th-12th grade). Due to these recent changes, all schools serving Moncks Corner now follow the common distribution of grades in the United States

Berkeley Middle College, which offers 11th and 12th grade services, is a magnet high school for students throughout the County who wish to apply and attend this school. Located on the Trident Technical College - Berkeley Campus and working in tangent with the college, students attending have the opportunity to earn dual high school and college credits for qualifying classes. Approximately 100 students attend this school each year.

ENROLLMENT NUMBERS

The BCSD publishes 135-day attendance records to report the active number of students attending each public school at that time of the school year. Comparing the attendance records over a period of time provides a snapshot of public-school enrollment trends for schools serving Moncks Corner. With the opening of Foxbank Elementary in the school year 2017-18, all elementary schools experienced a shift in attendance, including Whitesville Elementary most of all. However, as seen in Figure X, the attendance at Whitesville and Foxbank Elementary has since been steadily increasing, while attendance at Berkeley and Moncks Corner Elementary has slightly decreased.

FIGURE X: DAY 135 ATTENDANCE BY SCHOOL



It is important to note that the change in grades offered for Moncks Corner (Berkeley Intermediate) and Berkeley Elementary in 2022/23 will result in another shift at the elementary school level, therefore, the attendance numbers for the school year 2022-23 may be very different from the trends depicted in Figure X, a prime example being the school year 2018-19.

ENROLLMENT FORECASTS AND CAPACITY

Every school is evaluated by the State and given a calculated enrollment capacity. This capacity is then used at the local, county, and state levels when determining the need for additional educational facilities. They are also vital when developing and updating Capital Improvement Plans (CIP's) and Adequate Public Facilities Ordinances (APFO's). At capacity, schools can impact local infrastructure, traffic congestion, quality of education, and public safety.

As of the school year 2021-22, Foxbank Elementary was well over capacity. As mentioned before, the realignment of grades starting in the Fall of 2022 will not only impact the current school enrollment but the future forecasts as well. As seen in Table X, over the next decade, Foxbank Elementary will have a short reprieve of being under 100% capacity but will eventually surpass and well exceed the school's capacity (+110% by 2029). Other schools such as Whitesville Elementary and Berkeley Middle will be near full capacity over the next decade. Although Berkeley Elementary, Moncks Corner Elementary, and Berkeley High are all well below full capacity, eventually additional classrooms will be necessary. School Enrollment forecasts are an important tool for Moncks Corner to use when assessing the needs for new or improved facilities and infrastructure, such as aftercare services, sports and recreation programs, additional parking, school bus services, children/pedestrian safety officers, police protection, and other ancillary needs that maintaining a school may require.

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TABLE X: BERKELEY COUNTY SCHOOL DISTRICT 135-DAY ATTENDANCE 10-YEAR FORECASTS

SOURCE: BERKELEY COUNTY SCHOOL DISTRICT

School Name	Grades	Calculated Capacity	2021 -22	2022 -23	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32
Berkeley ES	PK-5	810	542	626	646	659	666	675	687	689	697	707	720
Moncks Corner ES	PK-5	887	593	596	618	645	670	687	699	704	713	725	738
Foxbank ES	PK-5	916	1043	878	927	929	940	949	965	985	1014	1043	1075
Whitesville ES	PK-5	1200	990	1087	1118	1137	1143	1166	1180	1191	1212	1234	1258
Berkeley MS	6-8	1626	1483	1382	1358	1415	1472	1509	1534	1567	1597	1613	1628
Berkeley HS	9-12	2050	1784	1684	1722	1721	1687	1652	1658	1700	1743	1786	1827
Subtotal		7489	6435	6254	6390	6506	6577	6638	6722	6835	6975	7108	7247

Utilization Legend

< 90%

90% - 100%

100% - 110%

> 110%

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POST-SECONDARY FACILITIES

As referenced previously, Trident Technical College - Berkeley Campus is the only post-secondary facility within Moncks Corner. Trident Technical College as a whole has approximately 12,000 students enrolled at six different campuses and offers more than 150 programs of study. It serves as a community college for the BCD Region with the Berkeley Campus serving mainly Berkeley County residents. The campus is located on US 17A about two miles southwest of Old Moncks Corner.

Other post-secondary education facilities located within the BCD Region are Charleston Southern University, College of Charleston, the Citadel, and the Medical University of South Carolina (MUSC).

LIBRARIES AND OTHER CULTURAL BUILDINGS

The Berkeley County Library System's administrative building and the main library are in Moncks Corner at 1003 Highway 52. Many of the programs offered through the library system aim to support the needs of people of all ages. These programs include story time, summer reading programs, reading challenges, free technology classes, and a mobile library. The South Carolina Room is a reference room located at this main library that hosts materials with subject matter from around Berkeley County and South Carolina.

LOCAL AND COUNTY GOVERNMENT FACILITIES

The Moncks Corner Town Hall is located at 118 Carolina Avenue. Constructed in 1994, the Town Hall houses most of the professional and support staff. As the Town continues to grow, a new town hall building is envisioned to be constructed at the Regional Recreation Complex or possibly another location in town.

BERKELEY COUNTY GOVERNMENTAL FACILITIES

Due to Moncks Corner being the County Seat of Berkeley County, there are several County administration and public service buildings located in the Town. The Berkeley County Administration Building is located at 1003 North US Highway 52. A few of the departments located here include the County Auditor, Finance, Human Resources, Legal, Permitting, Planning & Zoning, and Economic Development. The South Carolina Department of Motor Vehicles and the Berkeley County Main Library are a few other governmental facilities at this location.

The Live Oak Complex, located at 223 North Live Oak Drive, hosts several public works departments such as Facilities and Grounds, Emergency Medical Services, and the Sheriff's Office. Other County Office locations such as the County Courthouse, Water and Sanitation, Landfill, and Animal Center are located at individual locations throughout the County, most of which will be discussed later on in the Element.

JUDICIAL, CORRECTIONAL, AND PUBLIC SAFETY FACILITIES

Along with other Town departments, the Moncks Corner Police Department and the Municipal Court are located at the Town Hall building at 118 Carolina Avenue. The Police Department offers traffic accident investigation, traffic enforcement, DUI enforcement, hit and run accident investigation, special events, and Town crime investigations to the public.

According to the FBI’s Crime Data Explorer, in 2020, the Moncks Corner Police Department reported 46 violent crime incidents and 55 offenses as well as 457 property-crime incidents and 458 offenses. This is about an 8% decrease in violent crimes, a 2% increase in violent offenses, an 8% increase in property crimes, and an 8% increase in property offenses since 2019.

The County Justice campus which includes the Berkeley County Courthouse and Detention Center is located off California Avenue. The Berkeley County Sheriff’s Office is located at the Live Oak Complex at 223 Live Oak Drive which is less than a mile east of the campus along US 17A.

FIRE PROTECTION AND EMERGENCY SERVICES

Six different fire stations serve the residents of the greater Moncks Corner area. The local stations are categorized by town and rural stations, depending on the setting of the fire district. The Town of Moncks Corner operates two of these facilities: Station 1 located at 116 Carolina Ave and Station 2 located at 203 Foxbank Plantation. As of October 2022, there are currently two full-time fire personnel stationed at one of the two locations with one administrative assistant at Station 1. There are part-time fire/EMT personnel with three positions open. The two stations have a combined fleet of three engines, one ladder truck, and one light rescue truck. As seen in Table X, other stations include Rural Stations 1, 2, and 3, and the Whitesville Volunteer Station.

TABLE X: LIST OF FIRE STATIONS SERVING THE GREATER MONCKS CORNER AREA

Station Name	Address
Moncks Corner Fire Station 1	116 Carolina Ave
Moncks Corner Fire Station 2	203 Foxbank Plantation Blvd
Whitesville Rural Volunteer Fire Station	115 Sunview Ave
Moncks Corner Rural Fire Station 1	1201 Edward Dr
Moncks Corner Rural Fire Station 2	1113 Sugar Hill Dr
Moncks Corner Rural Fire Station 3	1013 Oakley Rd

HEALTH SERVICES

Due to Moncks Corner being located in the more rural parts of Berkeley County, there are not many larger health facilities within a 30-minute drive. The Moncks Corner Medical Facility, located at 401 N Live Oak Dr, is part of the Trident Health System. This medical facility serves over 15,000 patients each year, most of whom are from Moncks Corner and the rural parts of Berkeley County. Emergency services are available 24 hours a day, seven days a week. Other medical and health service facilities near Moncks Corner include Roper St. Francis Berkeley Hospital, the Summerville Medical Center, and the Trident Medical Center.

PUBLIC UTILITIES, SERVICES, AND INFRASTRUCTURE

Several different agencies and commissions provide public utilities and services to the greater Moncks Corner area. The Town either provides, has agreements with, or purchases public utilities that include water, sewer/wastewater, stormwater, and solid waste. Continued coordination between the Town, Berkeley County, and other third-party agencies and

commissions is crucial in maintaining the high-quality level of public utilities and services that the community relies upon.

WATER SUPPLY

The majority of the Town's incorporated areas are provided water through the Moncks Corner Public Works Commission, also known as the Moncks Corner Water Works (MCWW). The remaining areas, including the major subdivisions along US 52, are provided water through Berkeley County Water and Sanitation (BCWS). Both agencies are members of the Santee Cooper Regional Water System which owns and operates a treatment plant that draws water from Lake Moultrie near Lions Beach.

Moncks Corner has a variety of infrastructure that helps store and transport water to residents and businesses. The Town maintains two elevated water storage tanks with a total capacity of 1.25 million gallons. There are also two elevated storage tanks located in the surrounding Moncks Corner area. MCWW maintains over 67 miles of waterlines that directly transport water to residents and businesses as well as nearly 450 fire hydrants.

SEWER AND WASTEWATER TREATMENT

The MCWW and BCWS also provide the greater Moncks Corner area with sewer and wastewater treatment services. Both entities are Designated Management Agencies (DMAs), which have the responsibility for carrying out provisions of the regional 208 Water Quality Plan within their respective service areas.

Berkeley County operates three wastewater treatment plants that serve much of the unincorporated areas surrounding Moncks Corner as well as some incorporated areas along US 52. The MCWW operates one water reclamation facility with approval for discharge of up to 3.2 million gallons per day into the Cooper River. The MCWW also maintains nearly 61 miles of sewer lines and fourteen (14) pump stations throughout its service area. Furthermore, six pump stations are privately maintained by individuals, homeowner's associations, industrial parks and facilities, commercial facilities, religious establishments, and residential subdivisions.

STORMWATER MANAGEMENT

In areas prone to hurricanes and large storm events, proper stormwater management is important to protect, maintain, and enhance water quality, the environment, and the health and safety of a community. Stormwater refers to water that is collected and transported during and after large rain events. This is discussed more in the Resiliency Element.

While the Town has no official responsibility for the maintenance of drainage within the public right of ways, there are ongoing coordination efforts with the County and SCDOT Maintenance Division to help keep ditches free and to facilitate the resolution of complaints regarding drainage and flooding throughout the Town Limits. All stormwater engineering for new construction is reviewed by Berkeley County. Ditches and stormwater easements are then maintained by the developer or the individual property owners.

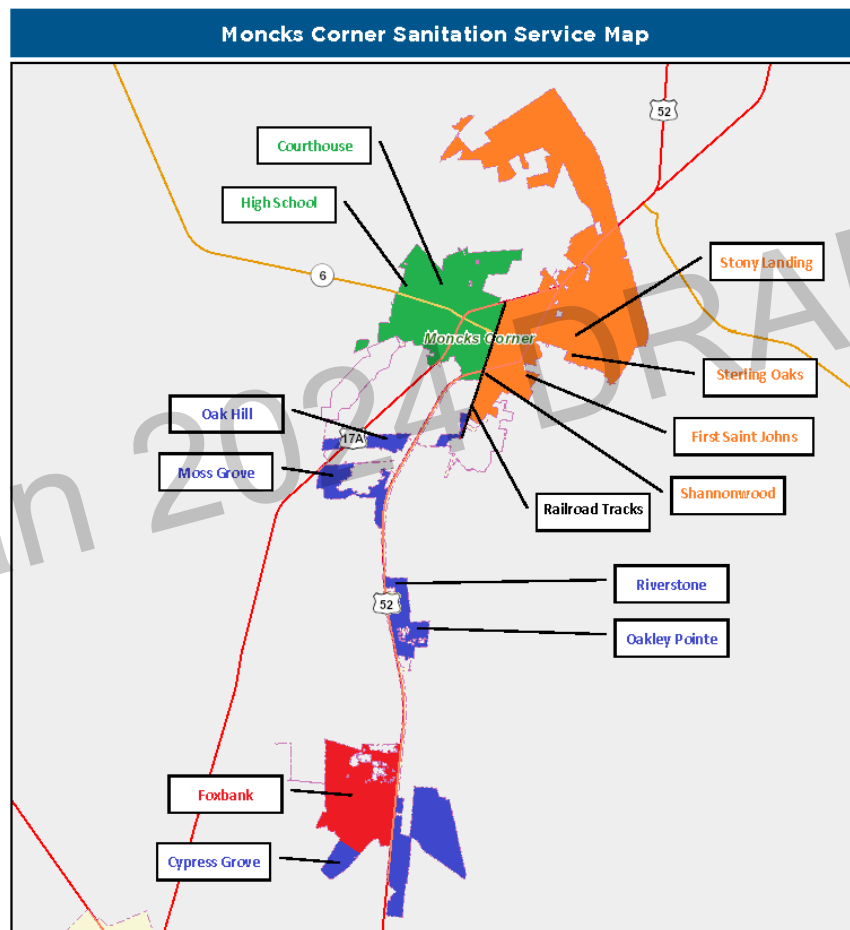
MAP X: WATER, SEWER, AND STORMWATER SYSTEMS

SOLID WASTE FACILITIES

The BCWS operates the Berkeley County Municipal Waste Landfill located south of Old Moncks Corner, along US 52. In 2022, the Town took over residential and small business trash service for properties within the Town **from a third-party contractor**. All solid waste collected by the Town is transported to the solid waste facility for processing and disposal.

Figure X outlines the new trash service pickup schedule for the different areas within the Town. Recyclable pickup is still contracted out to a third party the and schedule remains the same.

FIGURE X: ****NEW**** TRASH PICKUP SCHEDULE



Monday: Historic Moncks Corner, East of the Railroad Tracks

Tuesday: Historic Moncks Corner, West of the Railroad Tracks

Wednesday: Bulk pick-up throughout Town

Thursday: Foxbank Plantation

Friday: Cypress Grove, Moss Grove, Oak Hill, Oakley Pointe, Riverstone, and all other areas south of Historic Moncks Corner

ECONOMIC DEVELOPMENT ELEMENT

As Moncks Corner aims to grow and compete within larger markets, it is important to understand the strengths, weaknesses, and areas for improvement in the local economy. Historically, Moncks Corner has been a center of employment in Berkeley County, however, with urban sprawl creating new suburban centers of employment in Goose Creek and North Charleston, the influence Moncks Corner once had in the regional economy is beginning to fade. This Element will analyze the current characteristics of the economy in the hopes of providing insight into ways to regain its economic prowess. These characteristics, such as labor force, class of worker, age of worker, and employment by industry, are important indicators of the health and sustainability of an economy. A healthy economy impacts and strengthens all corners of a community, influencing housing, transportation, community facilities, and land use decisions.

LABOR FORCE TRENDS AND PROJECTIONS

During these analyses, the total labor force consists of those actively employed, those actively seeking employment, and those actively serving in the armed forces. The trends and characteristics identified can help form employment projections, rationalize new economic policies, find age gaps in employment, and contribute to future land use considerations. In 2022, there were an estimated total of 10,651 people ages 16+ in Moncks Corner, a 146% increase since 2000. Approximately 66.7% of those people ages 16+ (7,099 people) were actively participating in the labor force or serving in the armed forces. This is commonly referred to as the participation rate of a community. As broken down in Table X, estimates report that in 2022, Moncks Corner had 6,826 people actively employed, 167 people actively seeking employment (unemployed), and 106 people actively serving in the armed forces.

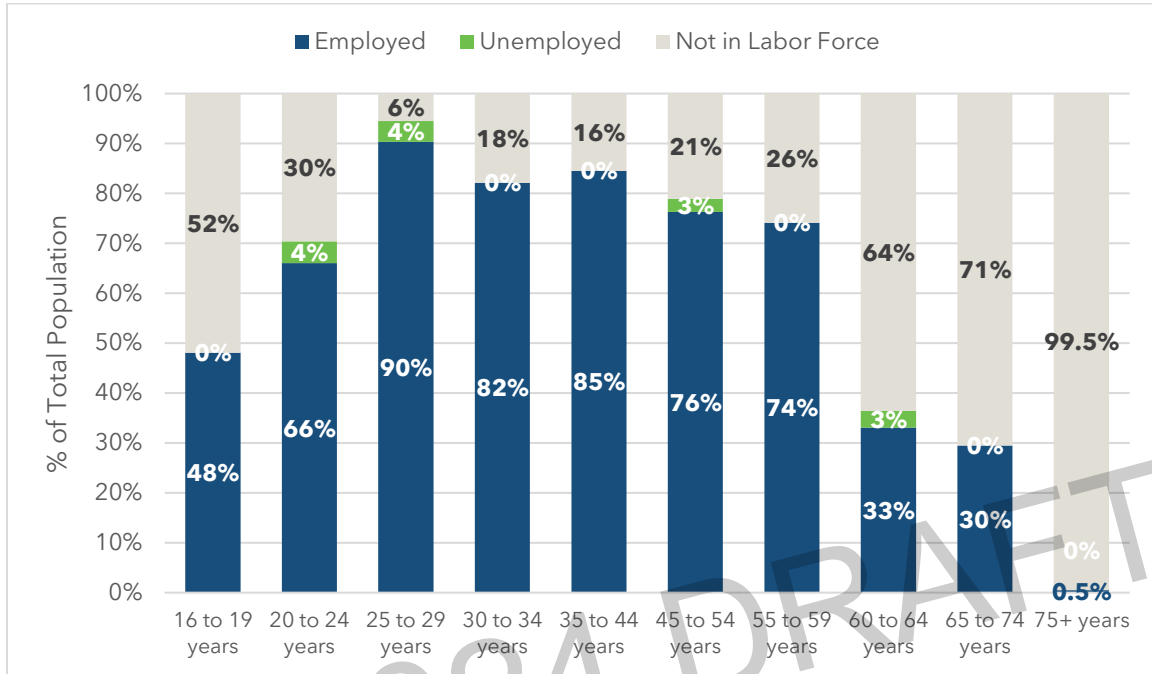
TABLE X: CHANGE IN LABOR FORCE BETWEEN 2000, 2010, AND 2022

	2000	2010	2022	% Change (2000-2022)	% Change (2010-2022)
Total Population ages 16+	4,326	5,700	10,651	146%	87%
Total Labor Force	2,714	3,379	7,099	162%	110%
Employed	2,555	3,071	6,826	167%	122%
Unemployed	159	301	167	5%	-45%
Armed Forces	0	7	106	-	1414%
Total Participation Rate	62.7%	59.3%	66.7%	-	-
Not in Labor Force	37.3%	40.7%	33.3%	-	-

The participation rate by age group can provide a deeper analysis of the trends of employment in the local economy. As seen in Figure X, the groups with the highest percent employed are younger and middle-aged adults. It is common for the 16-19 and 65 and over age groups to have the highest percentage of "Not in Labor Force" as most of the population are in school or retired. The percent unemployed, not to be confused with the unemployment rate, is natural and expected to be higher in middle-aged and older adults as

workers voluntarily change jobs or are involuntarily let go. However, the participation among middle-aged adults presents an opportunity for the Town to try and increase participation in those targeted age groups, expanding the tax base and financial wellness of the community.

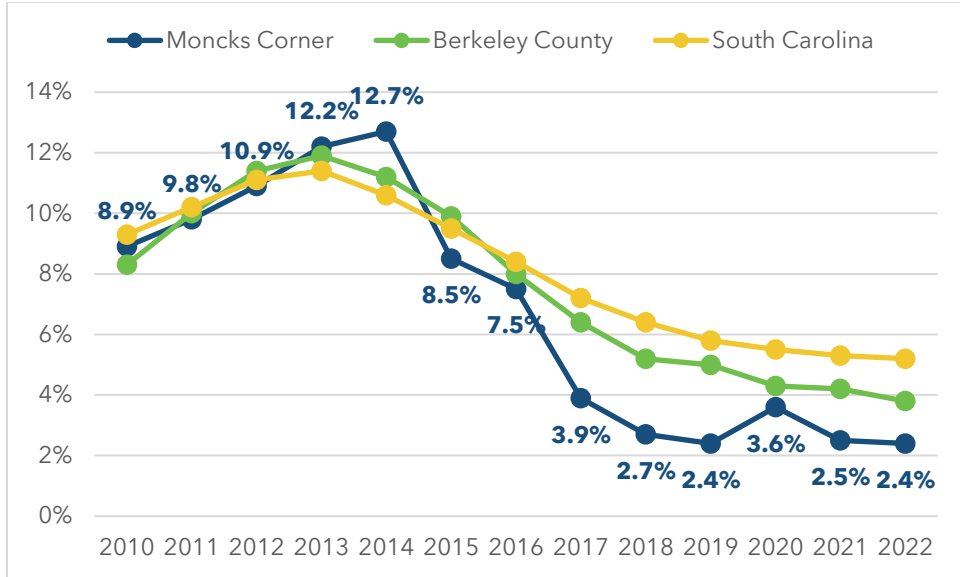
FIGURE X: LABOR FORCE PARTICIPATION BY AGE GROUP



UNEMPLOYMENT TRENDS

In 2022, the unemployment rate in Moncks Corner was approximately 2% which was slightly lower than Berkeley County (4%) and South Carolina (5%). This was a drastic change since 2014 when the unemployment rate peaked at 13% following the aftermath of the 2008 recession. As seen in Figure X, between 2010 and 2022, the unemployment rate generally followed county and state trends, however, Moncks Corner experienced more definitive changes in unemployment as opposed to gradual shifts.

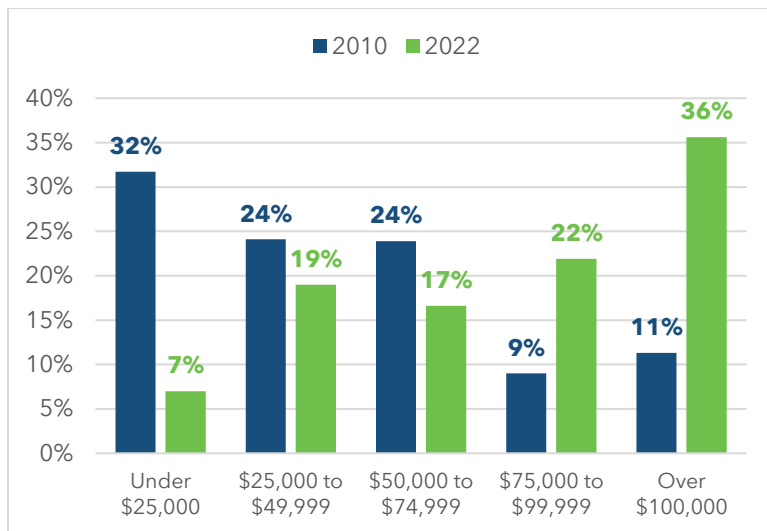
FIGURE X: CHANGE IN UNEMPLOYMENT RATE BETWEEN 2010 AND 2022



INCOME AND PURCHASING POWER

The median household income (MHI) of a community can help determine the economic vitality and possible purchasing power of a household. In 2022, the MHI of Moncks Corner was estimated at \$83,079 which was a 53% increase between 2000 and 2022 and a 39% increase between 2010 and 2022. Analyzing the changes in income brackets can reveal deeper income trends within a community. As seen in Figure X, in 2010, about one-third of all households earned under \$25,000 annually as opposed to only 7% in 2022. In contrast, households earning over \$100,000 annually increased by 25 points. As discussed in the Housing Element, the annexation of new residential developments, higher educational attainment, and an increase in land value/desirability likely impacted this shift in household incomes.

FIGURE X: COMBINED ANNUAL HOUSEHOLD INCOME BY INCOME BRACKETS



POVERTY

The ACS uses the Federal Poverty Level, which is set annually by the Department of Health and Human Services when reporting on the number of people and households living in poverty. In 2010, about 12% of all families in Moncks Corner were living in poverty. Fortunately, this percentage decreased to about 6% by 2022, therefore, it can be assumed that the majority of new families were living above the Federal Poverty Level. While income is the main factor that can place families into poverty, it is not the only determinant. Other influencing socioeconomic factors can include education, marital status, employment status, geographic location, and if they were born into poverty already. Thus, it is important to continue to provide resources and outreach to families living in poverty. Supporting food banks, free community events, resource centers, and safety net programs are just a few actions that can be taken to help reduce poverty and improve the quality of life for disadvantaged residents.

OCCUPATION, INDUSTRY, AND ECONOMIC BASE ANALYSIS

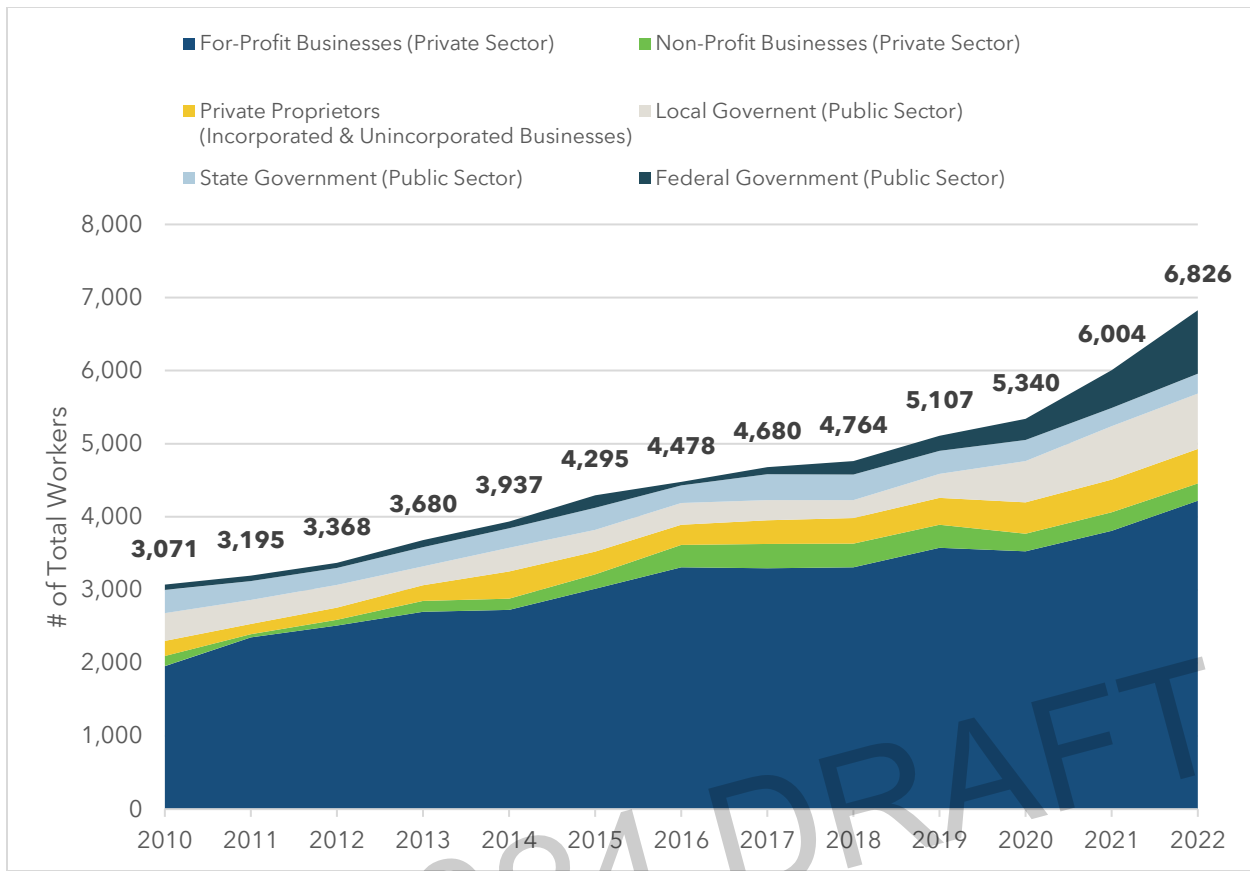
The health and sustainability of the local economy are one of the most important factors for a small town that is establishing itself in a larger regional market. Occupation, industry, and economic base analyses can reveal how sustainable and diverse the local economy is as well as provide insight into employment trends, proprietorship, and concentration of industries within Moncks Corner. This analysis will use the Standard Occupational Classification (SOC) Manual and the North American Industry Classification System (NAICS) as a way to simplify occupation and industry data to make it digestible for the average reader.

CLASS OF WORKER

The class of worker is an important distinction to make at the beginning as this classification can provide clarity on other employee characteristics, such as income and commute times. There are two different classes of workers in an economy, those in the private sector and those in the public sector. In 2022, about 65% of the labor force were private wage and salaried employees, about 7% were proprietors (including incorporated and unincorporated businesses), and about 28% were public sector employees. This is in comparison to 68% private, 7% proprietor, and 25% public in 2010.

Naturally, as the total population of a community increases, so too will the labor force and the number of employed workers. Despite only a slight shift in the overall private-to-public sector ratio (from the private sector to the public sector) between 2010 and 2022, the numerical increase in both of these sectors during this timeframe is noteworthy. Between 2010 and 2022, private wage and salary employees over doubled (+113% or +2,300 workers) while the number of public sector employees, specifically in the Local and Federal Government, increased by 147% or +1,100 workers). Figure X depicts the year-over-year change in Moncks Corner's class of workers, highlighting the gradual and/or sharp increases across the different classes of workers since 2010.

FIGURE X: CHANGE IN CLASS OF WORKER BETWEEN 2010 & 2022



OCCUPATION ANALYSIS

According to the Bureau of Labor Statistics (BLS), occupational classification reflects the type of job or work that an employee does, rather than the business activity of the employer or company. There are five main classes, each with dozens of subclasses, that categorize all occupations within the workforce. As seen in Table X, Moncks Corner has a well-balanced occupational labor force as not one class has an overwhelming majority over the others. This balance is very much a strength of Moncks Corner as it demonstrates the diversity, stability, and resiliency of the local economy.

As mentioned previously, the total number of people employed increased by 110% between 2010 and 2022. Naturally, all occupational classes experienced growth, however, this growth was not equally distributed as three occupational classes stood out as having over doubled in employment during this period: Management, Business, Science, and Arts (+247%), Natural Resources, Construction, and Maintenance (+110%), and Production, Transportation, and Material Moving (+164%). As the greater Moncks Corner area continues to experience growth, sustaining a balance of occupations is important for curbing affordability trends, maintaining low unemployment rates, and providing products and services for residents and visitors.

ANNUAL EARNINGS BY OCCUPATIONAL CLASSIFICATION

These changes can be directly linked to the changes in income as different occupations are naturally compensated differently. Also seen in Table X, the Computer, Engineering, and

Science Occupations subclass had the highest annual earnings (\$98,681) in 2022 followed by Protective Service Occupations (\$67,697), and Construction and Extraction Occupations (\$67,125). Several factors go into an employee's earnings such as education, experience, labor intensity, demand, etc. It is important to note that this economic measure differs from the MHI as annual earnings focuses on the individual earnings of a single worker whereas the latter measures the entire household. As mentioned before, earnings can be influenced by numerous factors, therefore, by tracking annual earnings over time, major shifts in earnings can be used as an indicator for major changes in other statistics such as educational attainment, employment, and participation rate.

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TABLE X: MEDIAN EARNINGS BY OCCUPATIONAL CLASS

Occupational Class	2022 Annual Earnings	% of the Labor Force
Management, Business, Science, and Arts Occupations:	\$ 61,6147	43%
Management, Business, and Financial Occupations	\$ 56,806	
<i>Management Occupations</i>	\$ 57,072	
<i>Business and Financial Operations Occupations</i>	\$ 52,981	
Computer, Engineering, and Science Occupations	\$ 98,681	
<i>Computer and Mathematical Occupations</i>	\$ 99,541	
<i>Architecture and Engineering Occupations</i>	\$ 74,886	
<i>Life, Physical, and Social Science Occupations</i>	-	
Education, Legal, Community Service, Arts, and Media Occupations	\$ 42,614	
<i>Community and Social Service Occupations</i>	\$ 33,404	
<i>Legal Occupations</i>	\$ 7,321	
<i>Education, Training, and Library Occupations</i>	\$ 58,779	
<i>Arts, Design, Entertainment, Sports, and Media Occupations</i>	\$ 9,975	
Healthcare Practitioners and Technical Occupations	\$ 43,000	
<i>Health Diagnosing and Treating Practitioners, Other Technical Occupations</i>	\$ 44,583	
<i>Health Technologists and Technicians</i>	\$ 34,703	
Service Occupations:	\$ 33,488	17%
Healthcare Support Occupations	\$ 26,230	
Protective Service Occupations	\$ 67,697	
<i>Firefighting and Prevention, and Other Protective Service Workers/Supervisors</i>	\$ 46,339	
<i>Law Enforcement Workers including Supervisors</i>	\$ 85,429	
Food Preparation and Serving Related Occupations	\$ 12,441	
Building and Grounds Cleaning and Maintenance Occupations	\$ 46,040	
Personal Care and Service Occupations	\$ 26,094	
Sales and Office Occupations:	\$ 40,461	19%
Sales and Related Occupations	\$ 18,494	
Office and Administrative Support Occupations	\$ 47,554	
Natural Resources, Construction, and Maintenance Occupations:	\$ 53,750	10%
Farming, Fishing, and Forestry Occupations	-	
Construction and Extraction Occupations	\$ 67,125	
Installation, Maintenance, and Repair Occupations	\$ 48,605	
Production, Transportation, and Material Moving Occupations:	\$ 45,944	11%
Production Occupations	\$ 50,549	
Transportation Occupations	\$ 46,028	
Material Moving Occupations	\$ 32,898	

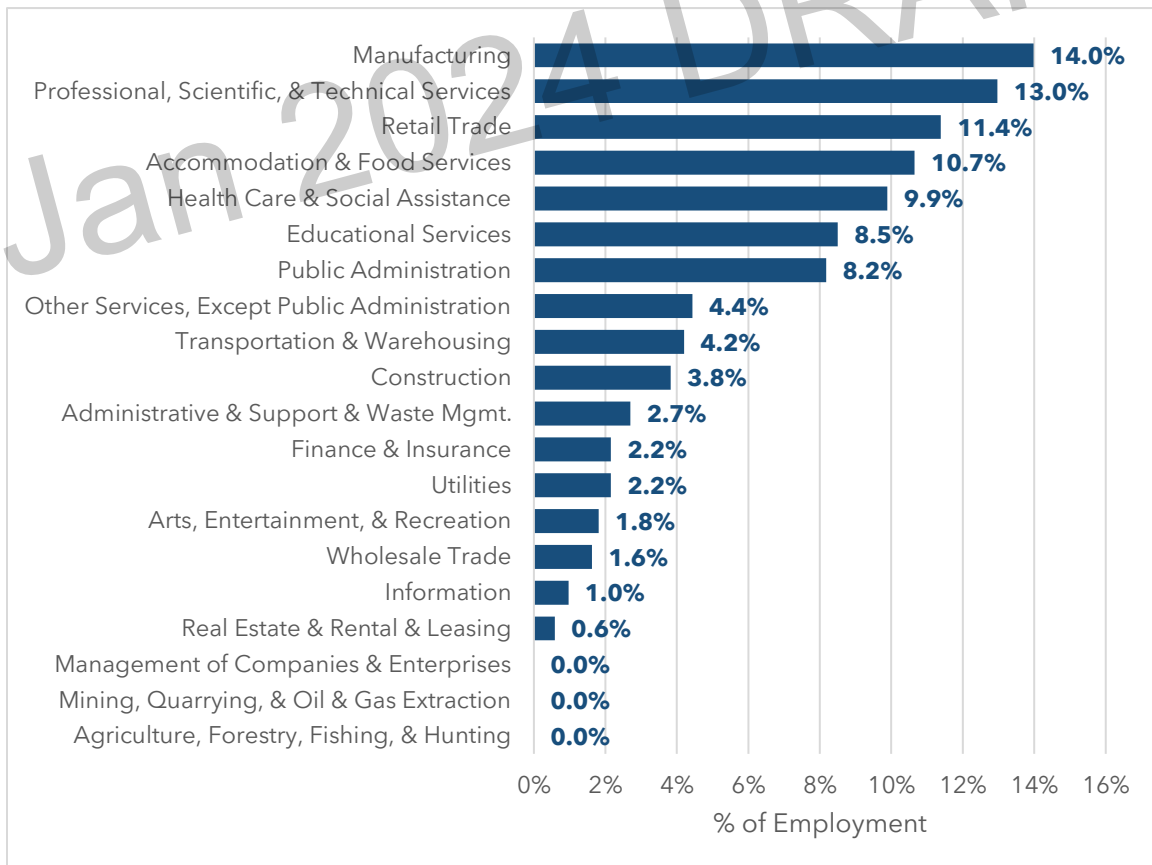
INDUSTRY ANALYSIS

All industry analyses use the NAICS to consolidate and compare industries across different geographies. This section will highlight two different analyses: Employment of the Labor Force and Employment of the Employers. While similar in name, one focuses on residents of Moncks Corner while the other focuses on people employed by Moncks Corner’s employers. Together, these analyses can reveal any gaps in employment, the concentration of industries, potential commuter trends, and opportunities for future economic expansion.

INDUSTRIES OF THE LABOR FORCE

Moncks Corner has a diverse and resilient labor force. Diversity in industries creates an economic safety net, limiting the impacts of a recession or decline in a specific industry on a community. As seen in Figure X, in 2022, Manufacturing and Professional, Scientific, & Technical Services were the largest employment industries of the labor force. Other notable industries included Retail Trade, Accommodation & Food Services, Health Care & Social Assistance, and Educational Services, and Public Administration. Of these top employment industries, most are service-based such as Retail Trade and Accommodation & Food Services while others are product-based such as Manufacturing. The diversity of these top employment industries creates a stable, reliable, and resilient labor force which is very much a strength of Moncks Corner.

FIGURE X: PERCENT OF EMPLOYMENT BY INDUSTRIES OF THE LABOR FORCE, 2022



INDUSTRIES OF THE EMPLOYERS

Unlike the industries of the labor force, the employers of Moncks Corner are highly specialized. According to Esri's Business Analyst Tool, in 2022, it was estimated that the top six industries of the employers, consisted of Public Administration (30%), Retail Trade (12%), Utilities (10%), Accommodation & Food Services (10%), Educational Services (9%), and Health Care (9%) industries, accounting for over 80% of the total estimated employed in Moncks Corner. This is unsurprising as Moncks Corner is the County Seat of Berkeley County, resulting in dozens of County agencies being located throughout the Town as well as the headquarters for Santee Cooper. Other major employers include Home Telecom, Walmart, the Town of Moncks Corner, and the Berkeley Electric Co-operative. Fortunately for Moncks Corner, industries like Public Administration, Educational Services, and Health Care are fairly resistant to recessions and are unlikely to relocate or close, making these industries a stable and reliable foundation of the local economy.

FUTURE INDUSTRY OPPORTUNITIES

As Moncks Corner continues to grow into a major bedroom community for Charleston, it can be expected that service-based industries such as the Retail Trade, Professional, Scientific, & Technical Services, Education Services, Health Care & Social Assistance, and Public Administration, will continue to grow. Furthermore, industries such as Manufacturing, Professional, Scientific, & Technical Services, Finance & Insurance, and Health Care, oftentimes concentrate around one another. Considering Moncks Corner's diversity in industries as well as its diversity in the labor force, this creates an attractive environment for new and/or large corporations to locate in or around Moncks Corner. With that being said, as Berkeley County continues to attract large corporations to the county, Moncks Corner will likely benefit from these opportunities, either by enhancing the local labor force and/or by actually hosting the new business within the Town.

CORNER RENAISSANCE REDEVELOPMENT PROGRAM

Established in 2015, the Corner Renaissance is the Moncks Corner redevelopment program focused on improving areas in and around the downtown. The extent of this program can be seen on Map X. According to the Moncks Corner Town website, this program "seeks to improve the beauty and commercial attraction of the downtown area, roughly defined as Main Street between Highway 52 and Highway 17A, plus Railroad Avenue." Establishing an inviting, clean, and lively atmosphere is also important in fostering economic prosperity. The Corner Renaissance redevelopment program works to create this atmosphere.

MAP X: CORNER RENAISSANCE REDEVELOPMENT PROGRAM AREA

Corner Renaissance

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ECONOMIC DEVELOPMENT RESOURCES AND INITIATIVES

Moncks Corner is a member of the Berkeley County Chamber of Commerce which works toward attracting new businesses and industries to the area. Berkeley County's Economic Development Department is also another resource that provides a wide range of support to businesses interested in relocating to the Moncks Corner area. Business retention has been a major focus for Moncks Corner as staff and residents have expressed interest in reinvesting in the downtown area. State initiatives such as the Job Tax Credits and the Sales Tax Exemption programs provide incentives for qualifying companies to expand and remain in South Carolina. These programs may work alongside the County's retention and recruitment efforts through the Property Tax Incentive and Residential and Commercial Infrastructure Rebate programs.

TRANSPORTATION ELEMENT

A reliable and efficient transportation network mobilizes people, goods, and services and is essential to community prosperity. Communities rely upon the functionality of the network to provide access to critical needs destinations, support economic vitality, and execute emergency service operations. Examining the current state of the transportation network is useful for identifying baseline conditions and proactively preparing for future challenges such as traffic congestion and limited accessibility. This Element examines commuter trends, existing transportation infrastructure, and public transit services throughout the greater Moncks Corner area.

REGIONAL TRANSPORTATION PLANS RELEVANT TO MONCK'S CORNER

Moncks Corner's transportation network is represented in various regional transportation plan documents. The plans listed below provide a broad range of information regarding existing transportation conditions, committed and visionary transportation projects, project funding, congestion forecasting, and travel demand management strategies for Moncks Corner and the rest of the BCD region.

Walk Bike BCD Master Plan (2017)

The Walk Bike BCD Master Plan envisions the integration of walking and bicycling into everyday life by establishing long-term regional goals and recommendations that once implemented, can create a regional active transportation network.

BCDCOG Regional Transit Framework Plan (2018)

This Regional Transit Framework Plan provides recommendations for how the BCD region will continue to implement a sustainable multimodal transportation network. The US 52 corridor is an important subject area in this plan and has been identified as a High-Capacity Transit (HCT) corridor that fosters several local and regional benefits including enhancing the quality of life, encouraging economic opportunity, and directing development along an established transportation corridor.

Charleston Area Transportation Study 2040 Long Range Transportation Plan (2019)

The Charleston Area Transportation Study (CHATS) 2040 Long Range Transportation Plan (LRTP) or CHATS 2040 LRTP, is a comprehensive transportation planning document that is intended to act as a guide for municipalities, counties, and regional agencies on implementing an efficient and connected multimodal transportation system. This plan analyzes the current and future needs of the CHATS transportation network and identifies areas for improvements or expansion.

BCDCOG Rural Long-Range Transportation Plan (2020)

The BCDCOG Rural LRTP focuses on future transportation efforts in the rural parts of Berkeley, Charleston, and Dorchester Counties. Similar to the CHATS Plan, this is a comprehensive transportation planning document that is intended to guide investments in rural transportation infrastructure and establish goals and recommendations to enhance the quality, range, and level of service.

US 52 Corridor Study

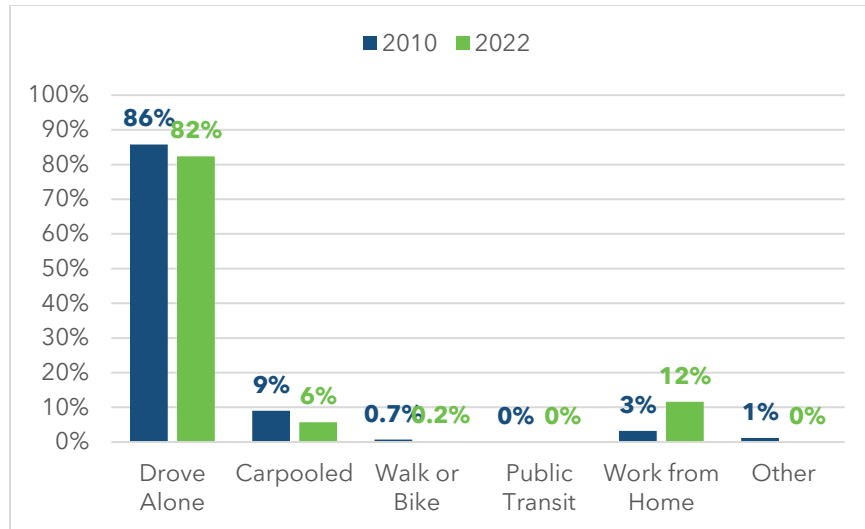
The US 52 Corridor Study seeks to establish a vision for the US-52 corridor between Moncks Corner and North Charleston. The study identifies relationships between the roadway and adjacent land uses and proposes plans for the corridor's overall future growth. The study also provides overviews of previous plans for the area, examines land use trends, and provides an inventory of the environmental and transportation elements within the corridor.

RESIDENT TRAVEL CHARACTERISTICS AND TRENDS

Before taking an inventory of the existing transportation infrastructure, the local commuter trends should be analyzed to reveal any significant patterns that could impact the local network. Due to the recent boom in development in the greater Moncks Corner area, traffic congestion has become a growing concern among residents and commuters.

In 2022, it was estimated that nearly all households (99.8%) in Moncks Corner had access to at least one vehicle. With this level of vehicle accessibility, it is unsurprising that driving alone and carpooling were the primary means of transportation for commuters who live in Moncks Corner in 2022. However, between 2010 and 2022, the percentage of commuters that drove alone actually decreased by four points while the percentage of carpoolers decreased by three points, as seen in Figure X. These changes, along with any other shifts in means of work travel, contributed to the nine-point increase in the percent of people that worked from home between 2010 and 2022. This shift in people working from home was likely in response to the COVID-19 pandemic; however, it is still uncertain whether trends will return to pre-pandemic levels in the future. Lastly, despite the increase in people working from home (and thus not commuting to work), more people are commuting to and from Moncks Corner now than ever before. This is reflected by the number of inflow and outflow commuters.

FIGURE X: MEANS OF TRAVEL TO WORK COMPARISON, 2010 AND 2022



COMMUTER INFLOW/OUTFLOW

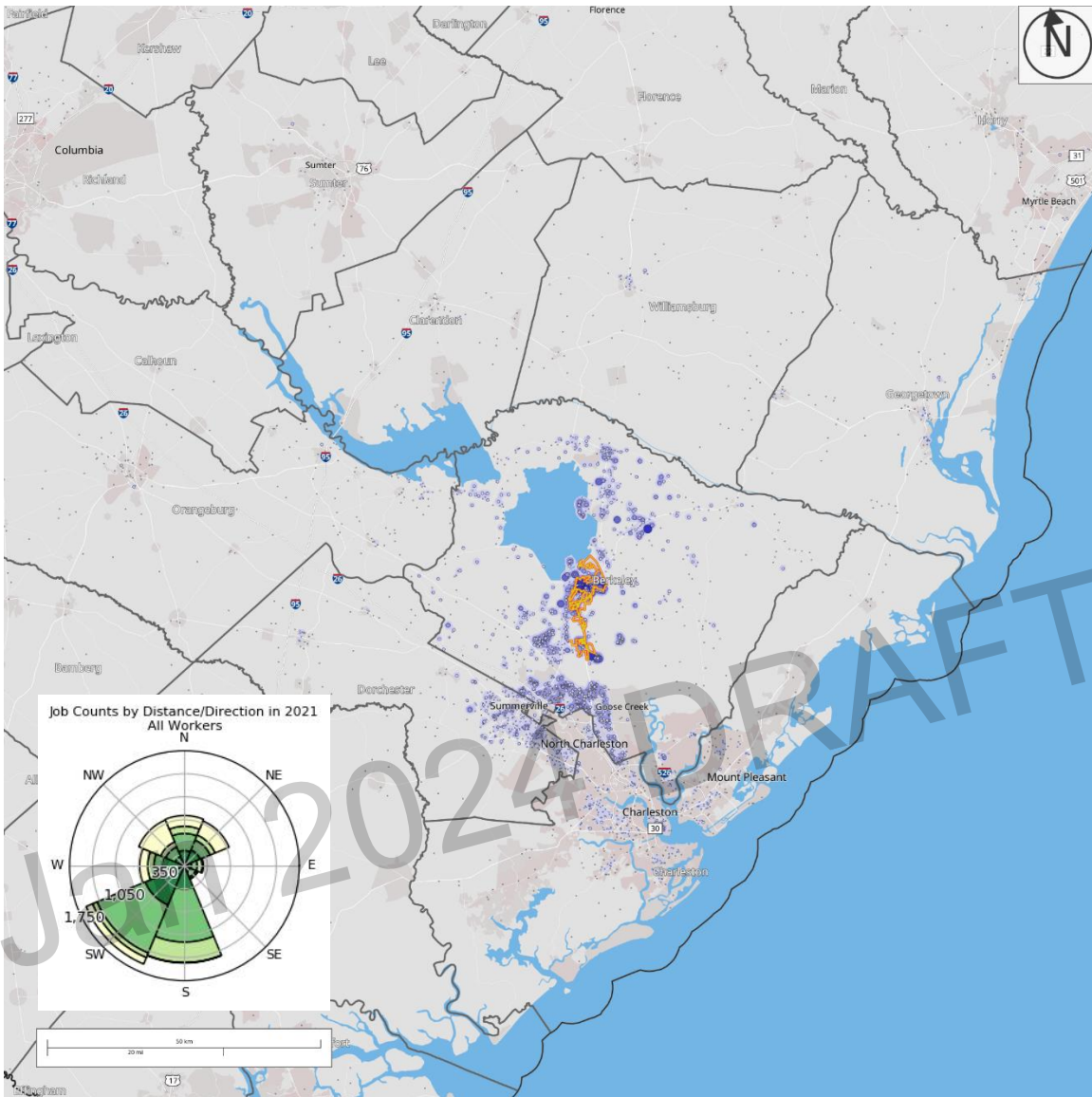
The US Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD) program produces local employment and economic data annually. This program provides local governments access to detailed information about their local economies, including the demographic characteristics and travel patterns of commuters. Generally, there are three types of commuters: those who commute to Moncks Corner (Inflow), those who commute from Moncks Corner (Outflow), and those who commute within Moncks Corner for work (Internal). In 2022, LEHD Origin-Destination Employment Statistics estimated that Moncks Corner had an inflow of 5,865 commuters, an outflow of 4,583 commuters, and 677 commuters that lived and worked within the Town.

Despite Moncks Corner being a bedroom community, the Town had a higher number of inflow commuters than outflow commuters. This is very much a strength for the Town and reinforces the notion of Moncks Corner being an important and growing center of employment in the BCD Region.

Analyzing the flow of commuters throughout a region helps in understanding the interconnectedness of communities and how people move between home (Origin) and work (Destination) locations. Naturally, not everyone lives or works within a municipality, therefore, the distance/direction of inflow and outflow commuters was used to best capture all commuter origins and destinations. As seen in Figure X, over two-thirds of inflow commuters in 2021 lived within 25 miles of Town. Population centers within this 25-mile radius include Cane Bay, Bonneau, Bonneau Beach, Macedonia, Goose Creek, Summerville, St. Stephen, and Hanahan. Unsurprisingly, a majority of commuters traveling to Moncks Corner are coming from the south/southwest, also illustrated in Figure X.

Conversely, Figure Y shows that an overwhelming majority of outflow commuters traveled south toward Goose Creek, North Charleston, and Charleston for work in 2021. Nearly half of all outflow commuters traveled between 10 and 25 miles daily for work, a travel radius which encompasses population centers such as portions of Summerville and Goose Creek, Downtown Charleston, North Charleston, Hanahan, West Ashley, and Mount Pleasant.

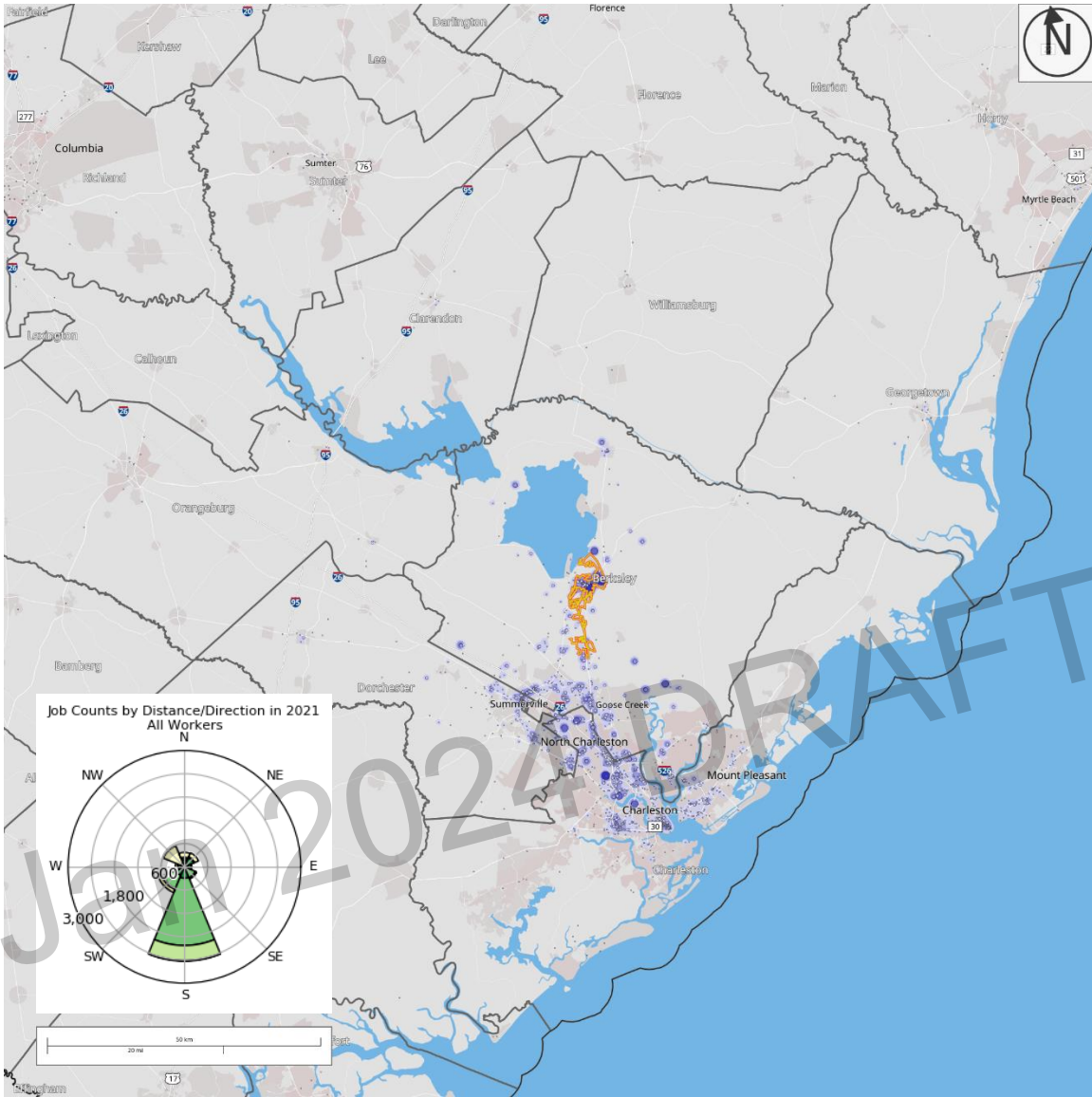
FIGURE X: WHERE COMMUTERS WHO WORK IN MONCK'S CORNER LIVE (INFLOW)



Data Source: Export from US Census' On the Map Tool

	Count	Percent
Less than 10 Miles	2,202	33.7%
10 to 24 Miles	2,473	37.8%
25 to 50 Miles	862	13.2%
Greater than 50 Miles	1,005	15.4%
Total	6,542	100%

FIGURE Y: WHERE COMMUTERS WHO LIVE IN MONCK'S CORNER WORK (OUTFLOW)



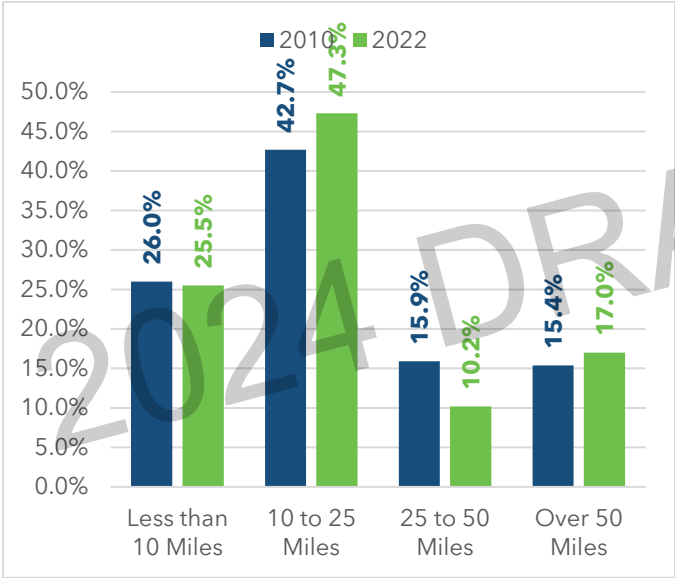
Data Source: Export from US Census' On the Map Tool

	Count	Percent
Less than 10 Miles	1,341	25.5%
10 to 24 Miles	2,488	47.3%
25 to 50 Miles	535	10.2%
Greater than 50 Miles	896	17.0%
Total	5,260	100%

DISTANCE, DIRECTION, DEPARTURE, AND TRAVEL TIME TO WORK

The typical “rush hour” varies from community to community. In 2022, it was estimated that Moncks Corner experienced “rush hour” between 6am and 8am as about 60% of commuters departed during that two-hour timeframe. A commuter’s departure time can be influenced by several factors, most notably, their travel time to work. In 2010, it was estimated that 34% of Moncks Corner commuters spent less than 10 minutes traveling to work and by 2022, this estimate dropped to only 11%. Conversely, the percentage of commuters traveling more than 30 minutes to work nearly doubled from 32% in 2010 to 59% in 2022. This is a significant increase as LEHD Origin-Destination data reveals that the distance commuters traveled hasn’t changed all that much (as depicted in Figure X). Therefore, it can be concluded that it is taking Moncks Corner commuters longer to go about the same distance in 2022 than in 2010, most likely due to the increase in local and regional traffic congestion.

FIGURE X: COMPARISON OF DISTANCE TRAVELED TO WORK, 2010-2022



LOCAL TRANSPORTATION NETWORK

FUNCTIONAL CLASSIFICATIONS

The South Carolina Department of Transportation (SCDOT) categorizes streets and highways according to their capacity and the type of service they are intended to provide. These categories, which are known as functional classifications, are listed and defined below:

Local Street: Small residential and commercial streets that connect to other local streets and feed into the collector system. Local streets serve short trips at lower speeds, as well as local travel for pedestrians and bicyclists. They have substantial land access to residential areas, businesses, and other local land uses. These make up the majority of roads in the system.

Collector: This system generally gathers or collects traffic from local streets and channels it to the higher-order arterial network. Collectors provide less mobility than arterials, usually support lower speeds, and are used to travel shorter distances. Collectors balance mobility with land access. The collector system provides a connection between neighborhoods, from

neighborhoods to minor business clusters, and also provides supplemental connections between major traffic generators and regional job concentrations within the BCD Region.

Minor Arterial: This system serves trips of moderate length and offers connectivity to the higher arterial networks. Minor arterials link cities, towns rural centers, and other major destinations that are capable of generating travel over relatively long distances. This system forms an integrated network that provides interstate and inter-county services.

Principal Arterial: This system supplements the higher-order arterial/interstate system and links major centers of metropolitan areas together, provides a high degree of mobility, and can provide mobility through rural areas. Interstate highways are the highest level of principal arterial roadways serving high-speed and high-volume regional traffic.

MAP X: FUNCTIONAL CLASSIFICATION

MONCKS CORNER ROAD NETWORK

Two principal arterial roadways serve Moncks Corner: US Highway 52 (US-52) and US Highway 17 Alternate (US-17A). As a four-lane divided roadway, US-52 serves as Moncks Corner's primary corridor for access to the region's urban area as it offers connection points to Interstate 26 (I-26) and US Highway 78 (US-78), both of which are also classified as principal arterial roadways. US-17A, for the most part, runs almost parallel with US-52 and traverses through the center of Town. The cornerstone of the Moncks Corner downtown is at the intersection of US-17A and State Highway 6 (SC-6). Between US-52 and US-17A, Moncks Corner has direct connections to Summerville via US-17A South, Goose Creek, and North Charleston via US-52 East, and St. Stephens via US-52 West.

At the northern end of the Town, US-17A merges with US-52, and the two roadways run in conjunction with each other for approximately two miles before diverging just outside of the Town. US-52 then travels north to St Stephen and US-17A, now classified as a minor arterial, travels east to Jamestown. SC-6 is the only other roadway classified as a minor arterial and serves as the Town's primary east-west connection. SC-6 intersects US-17A before terminating at US-52 all within the Town boundary. Aside from these larger arterial roadways, most roads in the Town of Moncks Corner and surrounding areas are one and two-lane undivided facilities that accommodate lower traffic volumes and speeds.

TRAFFIC VOLUME AND LEVEL OF SERVICE

While traffic counts are useful in developing a general understanding of the overall use of a roadway, they do not reveal much information regarding congestion. Traffic congestion is often expressed in terms of the Level of Service (LOS) which uses a rating scale ranging from "A" for excellent conditions to "F" for the worst conditions. LOS ratings represent a roadway's volume over capacity ratio (V/C) with the volume being the number of vehicles using the roadway and capacity being the amount of traffic the roadway was originally designed to handle. Table X shows the description of each LOS rating as well as the V/C range for each rating.

Functional Classification

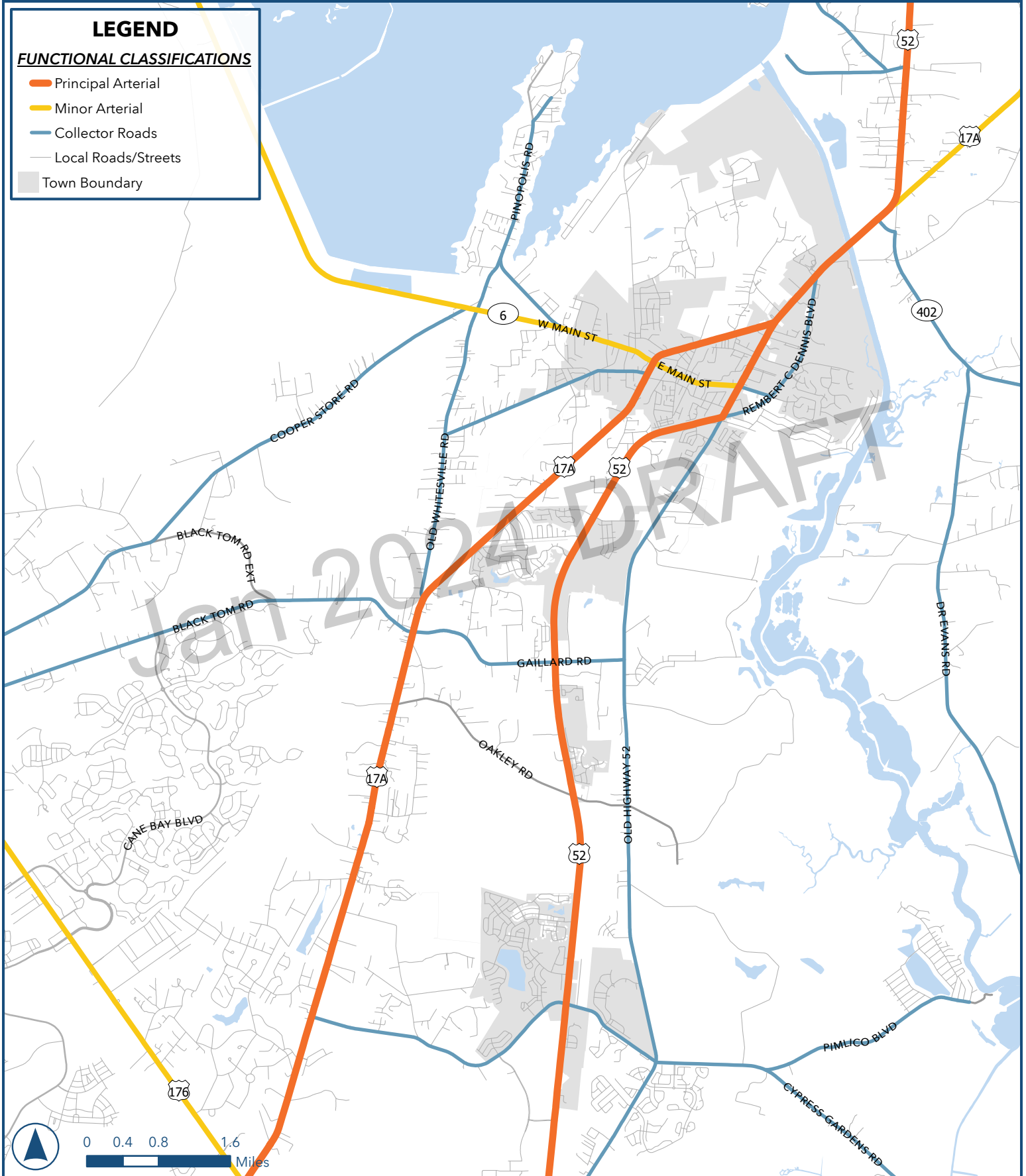
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FUNCTIONAL CLASSIFICATIONS

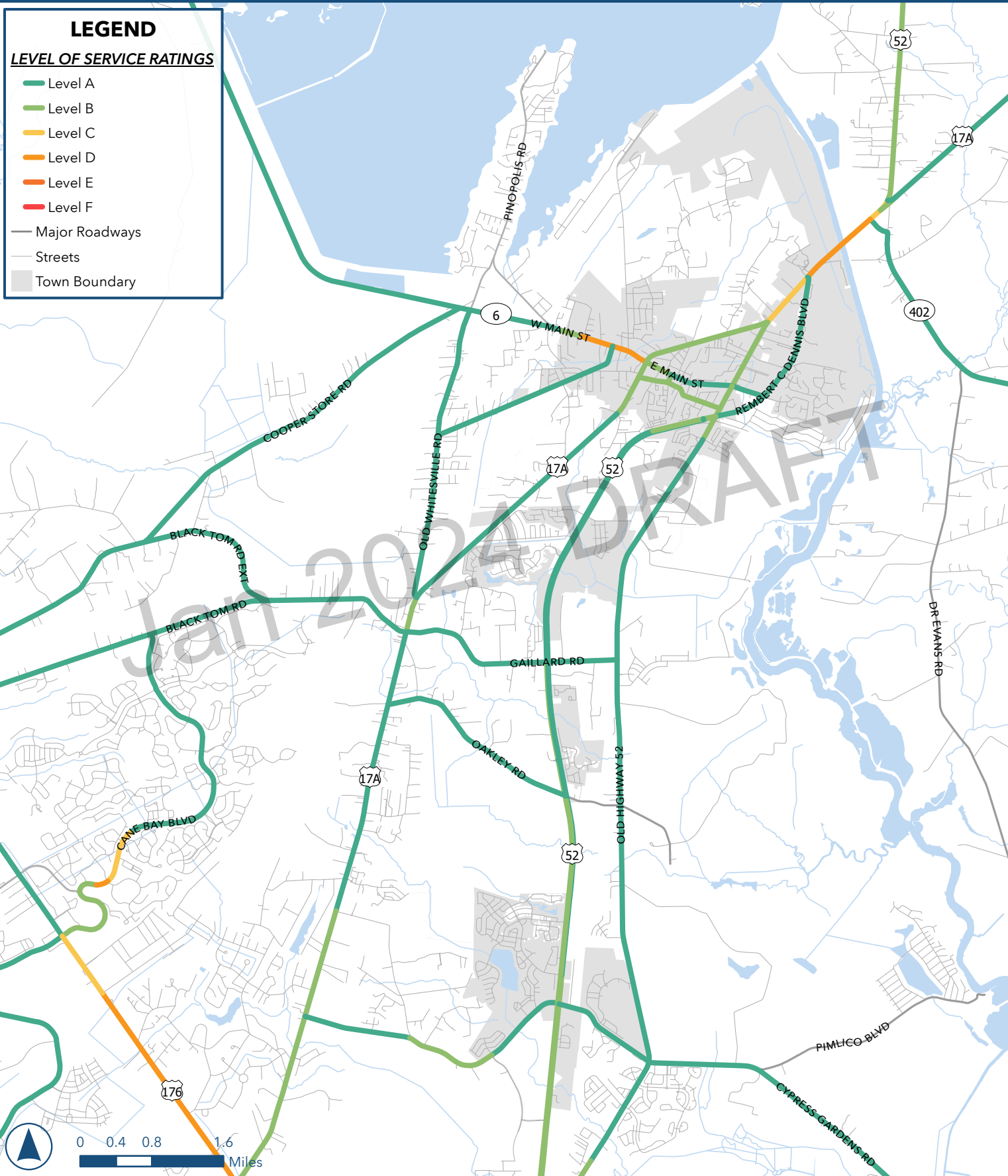
- Principal Arterial
- Minor Arterial
- Collector Roads
- Local Roads/Streets
- Town Boundary



Level of Service 2019

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Level of Service 2045

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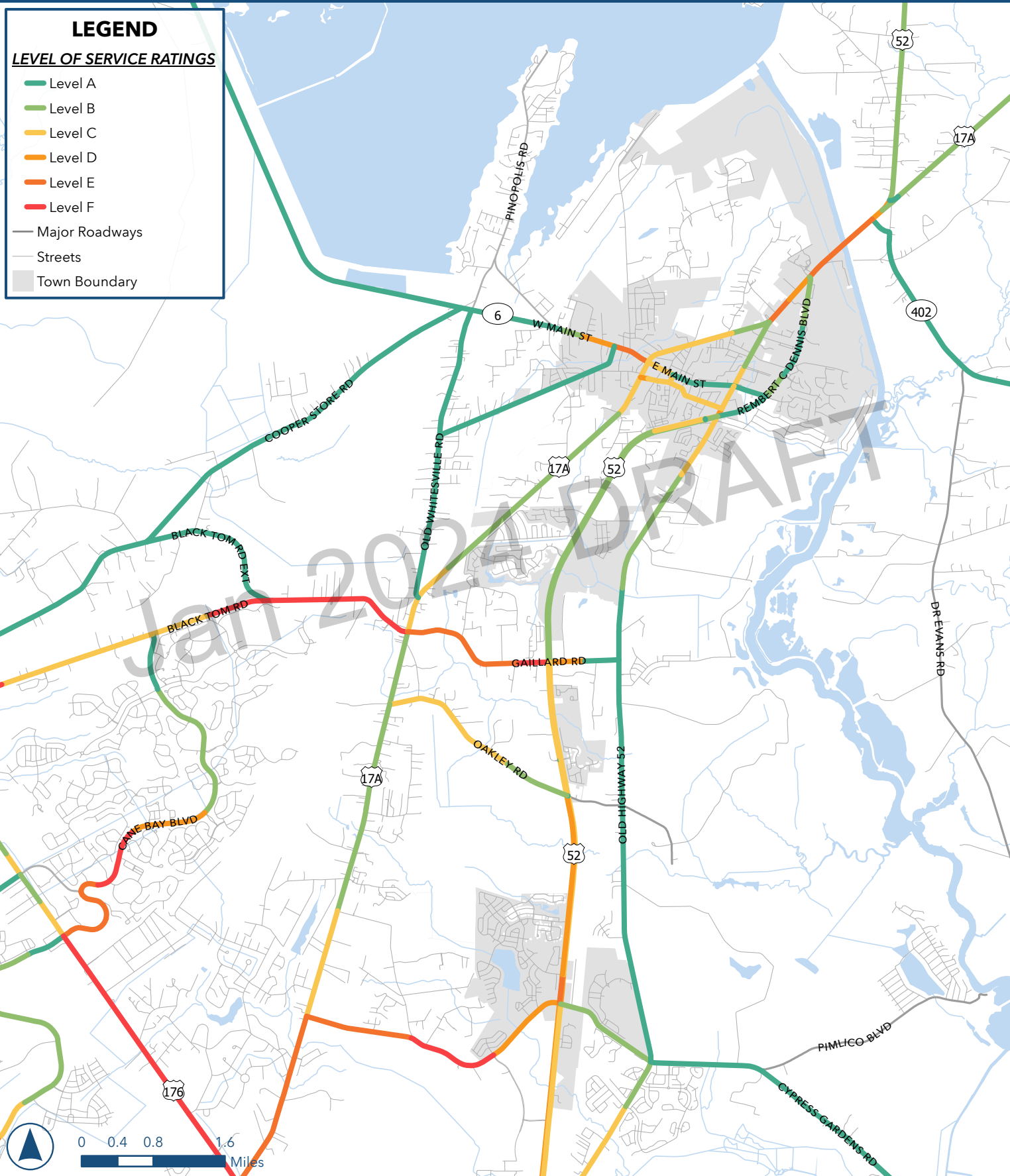


TABLE X: LEVEL OF SERVICE DEFINITIONS

LOS	Definition
A (0.00 - 0.30)	Free Flow: traffic flows at or above the posted speed limit and motorists have complete mobility between lanes.
B (0.31 - .050)	Reasonably Free Flow: speeds are maintained, however maneuverability within the traffic stream is slightly restricted.
C (0.51 - 0.70)	Stable Flow: travel at or near free-flow speeds, movements are restricted due to higher volumes but not objectionable by users
D (0.71 - 0.90)	Approaching Unstable Flow: speeds are slightly decreased; higher volumes are noted and operator comfort is reduced
E (0.91 - 0.99)	Unstable Flow: operating at capacity levels, vehicles are closely spaced and maneuverability is limited, incidents can cause flow breakdown
F (>1.00)	Forced Flow: Demand volumes are greater than capacity with a resulting breakdown in traffic flow, and travel times cannot be predicted.

According to BCDCOG's Travel Demand Model 2019 output, the majority of roadway segments in Moncks corner were operating with an LOS rating of A or B, indicating that the conditions of the local transportation network were very good. Of the 54 Moncks Corner roadway segments analyzed by the model for that year, 47 (87%) showed an A or B LOS rating. Only six segments showed a C rating, one segment showed a D rating, and no segments showed an F rating.

However, despite these high ratings, the network is not expected to be able to sustain such a high level of service over time without adjustments being made. The model's 2045 projections, which are formulated based on various factors such as population growth and the rate of development, showed that there is likely to be an increase in congestion in and around Moncks Corner, particularly along arterial and collector roadways. Many roadways are forecasted to shift from LOS rating B to ratings C and D, with 59% of all road segments expected to fall into the latter two categories by the year 2045. Maps X and Y show LOS ratings for the years 2019 and 2045 with each rating symbolized by a different color.

MAPS X & Y: LEVEL OF SERVICE IN 2019 AND 2045

PUBLIC TRANSIT

Public transit is an important component of the transportation network because it offers mobility to individuals who do not have access to a personal vehicle or choose not to drive. Public transportation has the potential to provide the community with many benefits including decreased traffic congestion, improved air quality, financial savings for users, increased property value, and the attraction of development to locations served by public transit.

The Berkeley-Charleston-Dorchester Rural Transportation Management Authority (BCD RTMA), more commonly known as TriCounty Link, is the public transportation system for rural areas of the BCD Region. The system is headquartered in Moncks Corner and operates ten fixed routes and four commuter routes throughout rural portions of the three counties. TriCounty Link is a “flag-stop” system, meaning that there are limited designated stops along the routes and riders are instead able to wave down the bus anywhere along the route to be picked up.

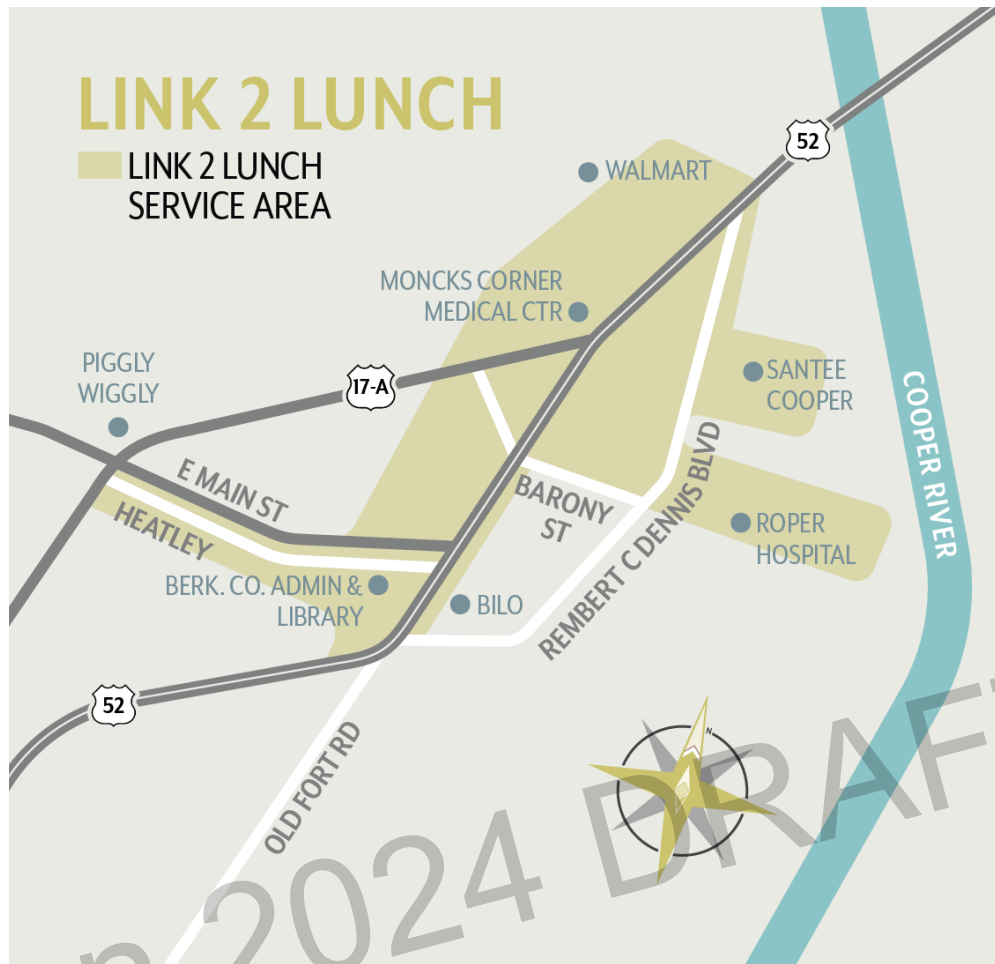
TriCounty Link vehicles will also deviate off of fixed routes by request for customers who have a documented physical or cognitive disability and apply for paratransit eligibility. All TriCounty Link vehicles are Americans with Disabilities Act (ADA) compliant and include wheelchair lifts and wheelchair securement spaces on board. The system features several different route connections to CARTA, the public transportation provider for the region’s urban areas, and riders can transfer between the systems for free.

TriCounty Link also operates Link to Lunch, a demand-response service operating in a fixed service zone that includes the Town’s main commercial areas. Demand-response service enables riders to call a dispatch number and be picked up on demand and taken to any destination within the service zone. The service is free to use and operates on weekdays between 10:45 AM and 1:20 PM.

FIGURE X: TRICOUNTY LINK SERVICE ZONE

SOURCE: BCDCOG TRICOUNTY LINK BROCHURE

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TriCounty Link routes provide connections between Moncks Corner and St. Stephen, Summerville, Goose Creek, and North Charleston where it then connects with the CARTA system. As seen on Map X, the TriCounty Link routes and their connections to CARTA routes create an expansive transit network between Moncks Corner and the various employment centers around the region. These routes include CS1, CS3, CS4, B101, B104, B105, and D305. Specific route information can be found on the TriCounty Link website as well as on the MyTCLink smartphone app.

MAP X: REGIONAL TRANSIT ROUTES

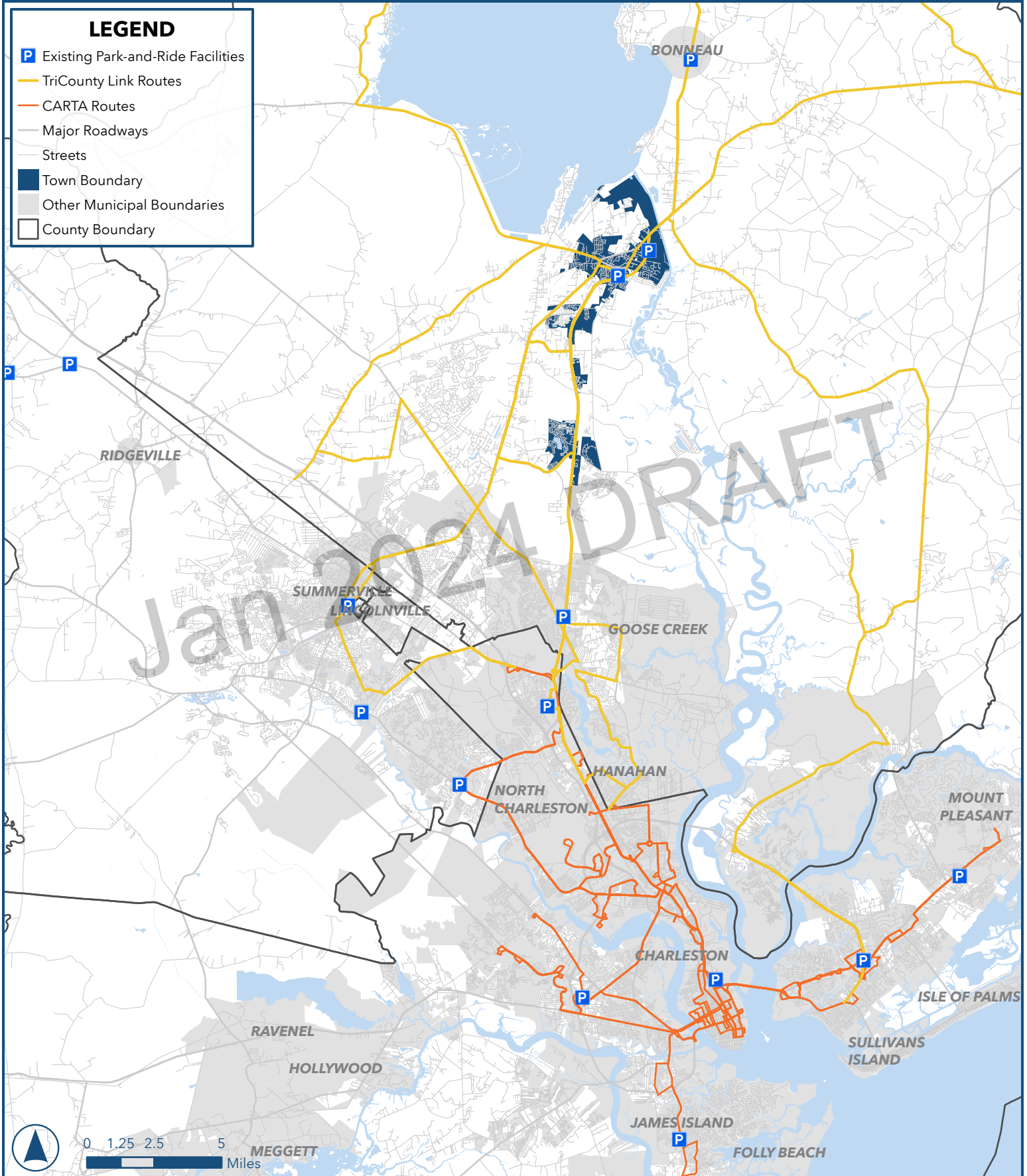
ACTIVE TRANSPORTATION

Active transportation, such as walking and bicycling, enhances the livability of a community by expanding mobility options, improving public health, and reducing the negative environmental impacts associated with the use of fossil fuels. In recent years, state departments of transportation and government agencies have increasingly begun incorporating “complete streets” policies into transportation planning efforts. These policies are intended to support the safety and accessibility of transportation networks for all users and ensure that bicycle and pedestrian facilities are prominent features of network design.

Regional Transit Routes

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Micromobility










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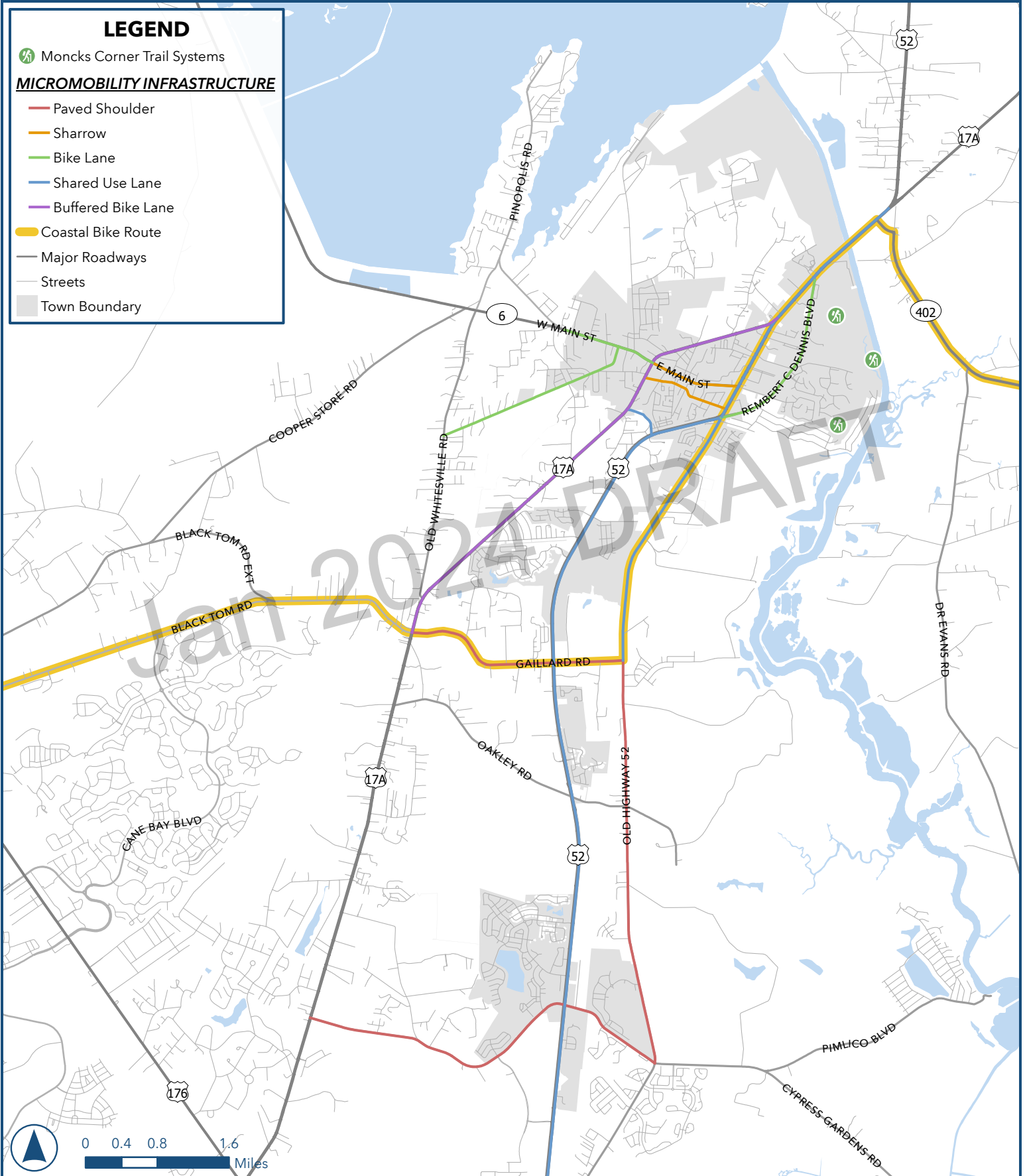
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 Moncks Corner Trail Systems

MICROMOBILITY INFRASTRUCTURE

-  Paved Shoulder
-  Sharrow
-  Bike Lane
-  Shared Use Lane
-  Buffered Bike Lane
-  Coastal Bike Route
-  Major Roadways
-  Streets
-  Town Boundary



In 2017, the BCDCOG adopted a regional bicycle and pedestrian master plan known as WALK BIKE BCD. The plan is intended to serve as a guide for future short and long-term transportation and land use planning decisions and also includes an assessment of existing and recommended facilities in Moncks Corner and throughout the rest of the region. The majority of the plan's recommendations include ADA-compliant sidewalks, various forms of bicycle roadway accommodations, and intersection safety improvements. Map X shows the recommendations for bicycle and pedestrian facilities in Moncks Corner that were identified in WALK BIKE BCD.

MAP X: MICRO MOBILITY - PEDESTRIAN AND BICYCLE INFRASTRUCTURE

NATURAL RESOURCES ELEMENT

Natural resources are any naturally occurring element in the environment, such as water, vegetation, wildlife, soil types, slopes, and weather patterns. A community needs to understand the interaction between the natural and built environments so that a balance can be achieved. To help identify and promote the preservation of local natural resources, South Carolina requires local municipalities and counties to include a Natural Resources Element within comprehensive plans. For Moncks Corner, the preservation of natural resources is crucial in maintaining the unique town character and exceptional quality of life. Natural resources will therefore play a pivotal role in the comprehensive planning process. This Element will identify the different natural resources in the Moncks Corner area and elaborate on the importance of each resource in maintaining a balanced and sustainable ecosystem.

WEATHER AND CLIMATE

Weather and climate patterns take into account many different factors, such as elevation, latitude, land cover, and waterbodies. The BCD Region experiences maritime tropical weather patterns, bringing warm and moist air conditions from the Caribbean. Therefore, Moncks Corner typically experiences mild winters while the rest of the year tends to be warm. The year-round climate is considered "temperate to subtropical," with an average annual "high" temperature of 75.4 degrees Fahrenheit. January is typically the coldest month of the year while July is typically the hottest month of the year. Moncks Corner experiences the highest chance of precipitation between the months of June and September as afternoon thunderstorms are common.

HYDROLOGIC FEATURES

The hydrologic cycle is one of the most influential naturally occurring cycles that can impact the urban and built environments. The different components within this cycle are called hydrologic features and they can range from rivers and lakes to floodplains and wetlands. Most features are located on the lands surface in what is known as a watershed. While the hydrologic cycle is not bound to the surface, other processes that occur in the atmosphere and underground have less of an impact on the urban and built environments. Some of the more prominent hydrological features in and around Moncks Corner are the West Branch of the Cooper River (West Branch) and Lake Moultrie.

WATERSHEDS

A watershed is a land area that channels rainfall to tributaries, streams, and rivers and eventually to a common outflow point such as a larger river, reservoir, lake, bay, or the ocean. Common hydrologic features that can be located in a watershed include streams, rivers, lakes, reservoirs, marshes, wetlands, swamps, floodplains, and aquifers. Rivers and streams are one of the most common and direct ways for water to travel through a watershed, providing several additional benefits such as irrigation, transportation, recreation, and habitation, along the way. Other important features within a watershed are stream buffers, forested lands, plants and animals, different soil types, and slopes. Although these features do not directly store or move water through the watershed, they can help, hinder, or hurt the flow of water; potentially impacting water quality, volume, velocity, and the rate of retention, infiltration, and erosion. Protecting watersheds not only preserves these natural functions and resources but is also important for stormwater conveyance and water quality management.

As stated previously, the West Branch and Lake Moultrie are the two major waterways in the greater Moncks Corner area, however, as seen in Map X, they are located within two different watersheds. Nearly all of Moncks Corner is located within the Cooper River Watershed. Other notable municipalities or places that are also located within the watershed include portions of North Charleston, Goose Creek, and Summerville, all of Hanahan, the Naval Weapons Station, and Bushy Park. Smaller tributaries of the West Branch include the Back River, Molly Branch, Wadboo Swamp, and Wappoola Swamp. Due to the dam and levee system surrounding Lake Moultrie, there are limited tributaries, floodplains, wetlands, etc. as the lake is almost entirely fed by the canal from Lake Marion.

MAP X: WATERSHEDS

FLOODPLAINS

Floodplains are another important hydrologic feature that works in conjunction with other features to temporarily collect and process water within a watershed. Floodplains are located in low-lying areas within a watershed, typically adjacent to or near streams, rivers, lakes, and the coast. The Federal Emergency Management Agency (FEMA) produces Flood Insurance Rate Maps (FIRM) that identify flood hazard areas such as the 100- and 500-year flood zones, among others. A 100-year flood is not a flood that happens every 100 years but rather a flood that has a one percent chance of occurring in a 100-year period. Several factors can impact the chance of a 100-year flood event occurring such as soil saturation, size of the watershed, duration of rainfall, storm intensity, slopes, etc.

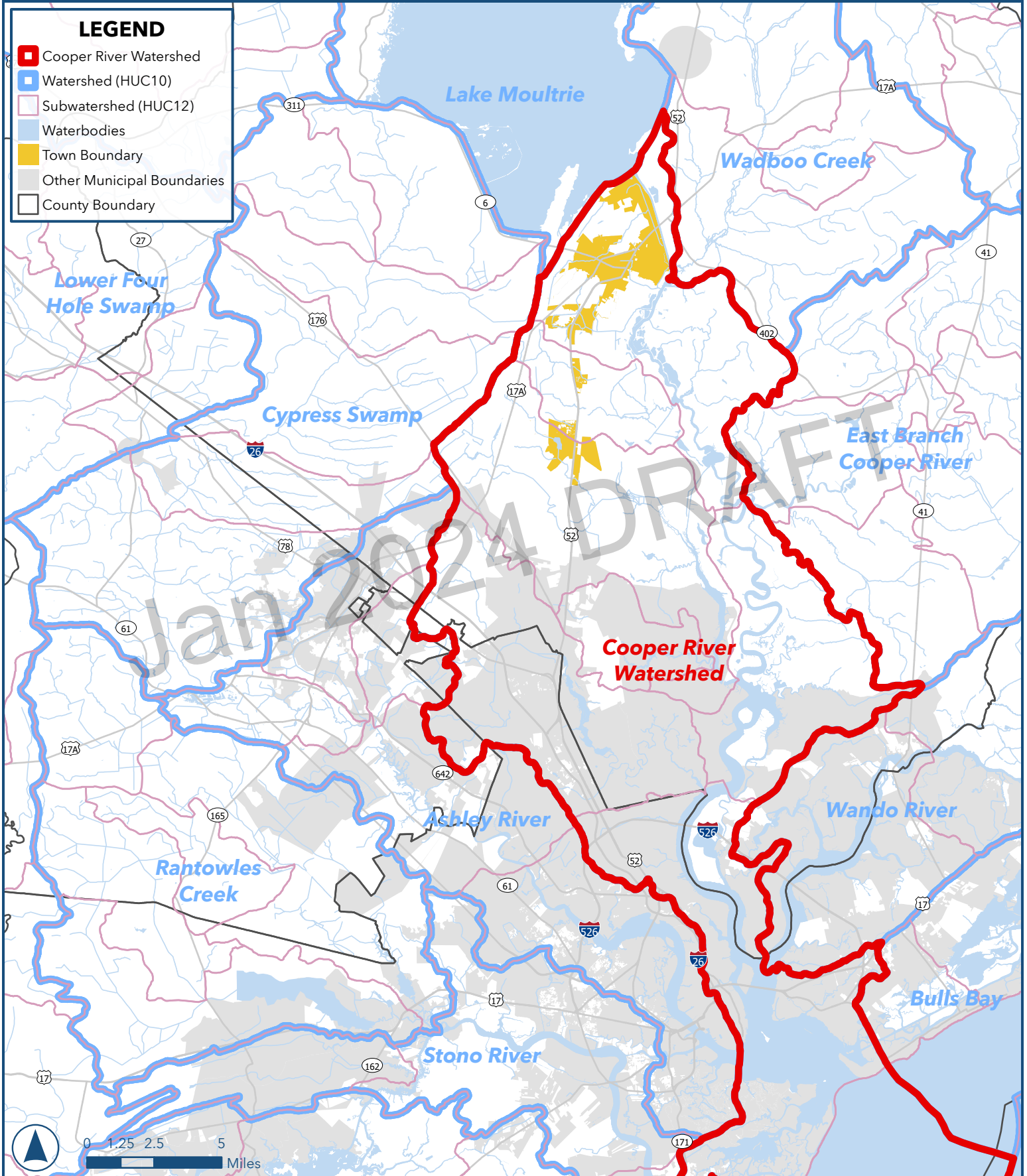
As seen on Map X, despite Moncks Corner being located adjacent to two major bodies of water, the West Branch and Lake Moultrie, most of Moncks Corner is outside of the 100- and 500-year flood zones. As mentioned previously, this is expected as the dam and levee system around Lake Moultrie likely limits floodplains in areas adjacent to the lake. Only areas in the southern portion of the Town are impacted by the flood zones from the West Branch and its tributaries.

MAP X: FLOODPLAINS MAP

Watersheds

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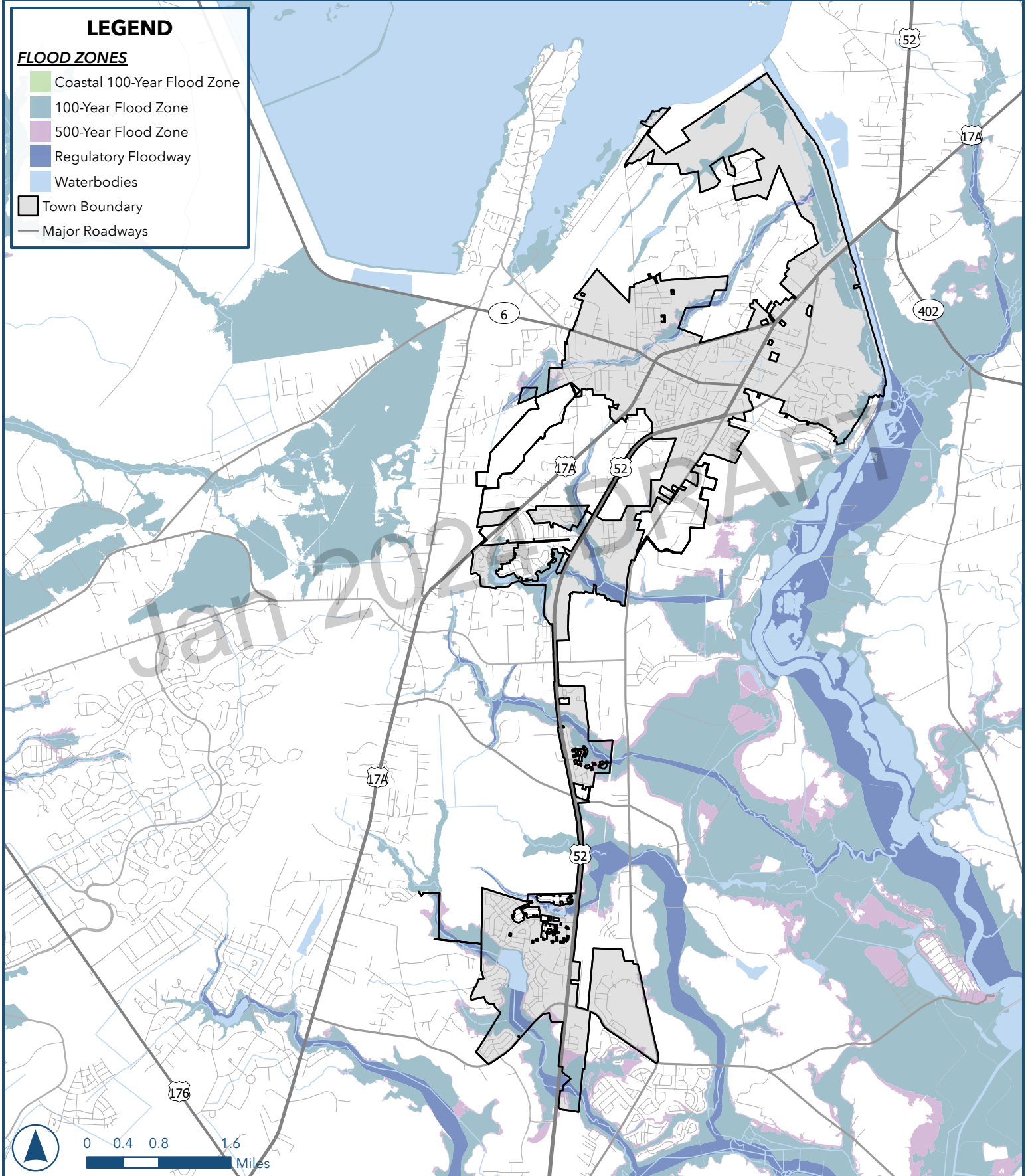
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FEMA Flood Hazard Zones

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WETLANDS

Unlike floodplains, wetlands are an area of land, often very flat, that is either permanently covered by water or frequently saturated with water. Wetlands are common along rivers, streams, lakes and coastal shores, however, are not limited to those locations. As seen on Map X, many of the local tributaries and streams are surrounded by freshwater forested or shrub wetlands. Vegetation is one of several indicators of a wetland, other characteristics include the presence of hydric (wetland) soils and saturation/inundation. Common types of wetlands are swamps, marshes, bogs, and fens, all of which have slightly different criteria based on the aforementioned indicators. Some of the more prominent wetland areas in the greater Moncks Corner area include the Wadboo Swamp, Wappoola Swamp, Canterhill Swamp, Laural Swamp, Wassamassaw Swamp, and Cypress Swamp. These wetlands perform numerous functions within the hydrologic cycle such as:

- Protection from erosion;
- Filtration of pollutants and contaminants;
- Restoration of groundwater;
- Habitation for vegetation and wildlife;
- Production of food and nutrients;
- Recreation for residents and visitors; and
- Mitigation of flooding.

As wetlands are filled and removed to create developable land, the benefits of these natural filtration systems are diminished. Therefore, the preservation and restoration of known wetland areas is a top priority in natural resource protection efforts.

MAP X: NATIONAL WETLAND INVENTORY WETLAND TYPES

OLD SANTEE CANAL

The Old Santee Canal is an architectural relic near Moncks Corner that once stretched for 22 miles connecting the West Branch and Port of Charleston to the Santee River and most of inland South Carolina. Despite most of the canal being submerged during the construction of Lake Moultrie, the canal has gained historic and environmental value as it remains an active channel for water flow and hosts several wildlife species along the banks. The Old Santee Canal Park is located at the mouth of the canal site.

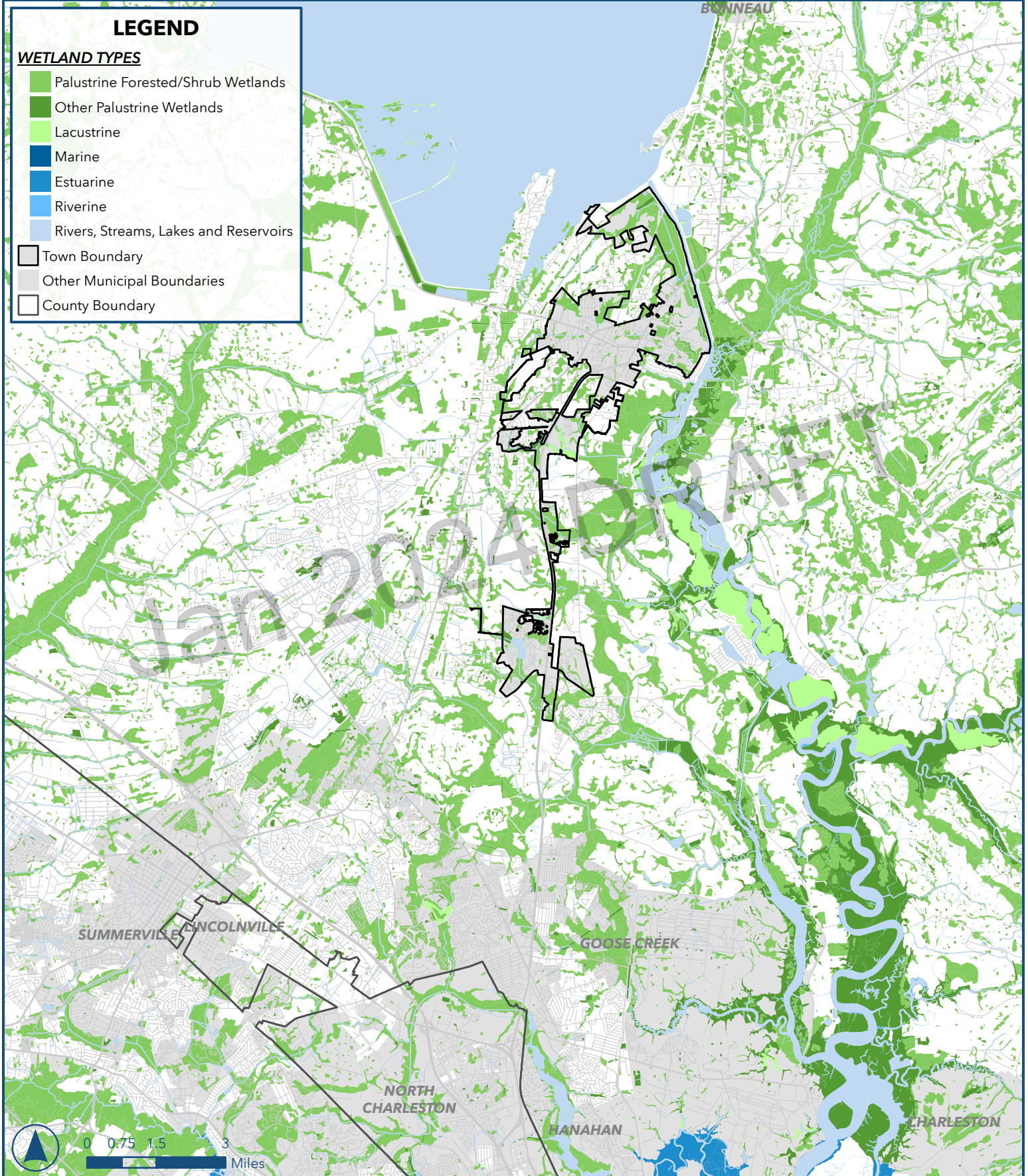
LAKE MOULTRIE AND TAILRACE CANAL

Created in the 1940's by a massive state utility project, Lake Moultrie covers more than 60,000 acres, making it the third-largest lake in South Carolina. The entire lake is within Berkeley County and provides several benefits to the rural parts of the BCD region such as tourism, recreation, food, water supply, and power via hydroelectricity. The Tailrace Canal, constructed as part of the utility project, is the newer, wider, deeper Canalway that connects the West Branch to Lake Moultrie (and Santee River). The Pinopolis Dam is the beginning of the canal and its terminus is the Cooper River, near the Old Santee Canal Park.

National Wetland Inventory Wetland Types

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According to Santee Cooper, the navigation lock at the Pinopolis Dam is used for more than transportation-related purposes. In coordination with SCDNR, the lock is used to move fish from the Tailrace Canal and Cooper River in the Lake during the spring.⁶ The economic and environmental importance of the Pinopolis Dam, levee system, and Tailrace Canal further stresses the importance of protecting the lake and the surrounding land from disruptive and inconsistent land uses or activities.

AQUIFERS AND GROUNDWATER

Groundwater is a source of water found beneath the water table in areas known as aquifers. Aquifers are areas filled with permeable rock and other loose materials such as gravel or sand which allows water to flow at various rates depending on the porosity of the materials. The most common way to access an aquifer is through a manmade well or a natural spring. Groundwater can be replenished through the percolation of stormwater, and gradual absorption from waterbodies, and subterranean rivers.

Moncks Corner is located within the McQueen/Charleston Aquifer, which is part of the larger Southeastern Coastal Plains Aquifer System. In 2001, DHEC designated Charleston, Berkeley, and Dorchester Counties as the Trident Capacity Use Area per the Groundwater Use and Reporting Act. This designation was made after investigations by the SCDNR found significant groundwater declines, saltwater intrusion, and large cones of depression likely caused by the increase in reliance on groundwater as a result of rapid growth. As a designated Capacity Use Area, anyone who withdraws three million gallons or more in any one month must receive a permit from DHEC. In addition, the amounts of groundwater withdrawn are annually reported to DHEC so the usage can be monitored.

WATER QUALITY

The health of a community can be greatly influenced by the quality of the local water supply. Maintaining high water quality can impact all aspects of life such as the food supply, recreational opportunities, environmental sustainability, residents' health and welfare, and overall quality of life. Because Santee Cooper draws water from Lake Moultrie, protecting the water quality of the Lake and its watershed is of vital importance. Due to the lake being recharged through stormwater and a controlled river flow, best management practices are key to mitigating pollutants from contaminating the lake and drinking water. Common examples of water pollutants are oils and debris from roadways, wastewater septic leakage, bacteria, industrial chemicals, and excess nutrients/minerals such as nitrogen, iron, and manganese.

The BCDCOG last updated its 208 Water Quality Management Plan in 2011. The purpose of this Plan is to preserve and enhance water quality and to meet the goals of the Federal Clean Water Act and the South Carolina Pollution Control Act. The 208 Plan serves as a guide to local decision-makers when addressing issues and opportunities related to water quality and more specifically how wastewater management and planning impact water quality.

⁶ Source: [Gates to the Lakes: Almost 80 years old, the Pinopolis Lock is as fascinating as ever](#)

SOIL TYPES AND CHARACTERISTICS

In coastal areas, like the Lowcountry, soil composition can be an important consideration when discussing environmental policies, especially regarding erosion mitigation and stormwater management. The texture of soil can range from sandy, silty, clay-like, and anywhere in between, all having different characteristics based on the different compositions. Loam is the balanced blend of all three soil textures and is typically the best for cultivation. The composition of soil can impact the quality of land for agriculture, water infiltration, stability of land for construction, erodibility from water and wind, and the filtration of pollutants/excess nutrients from the ground.

As seen in Map X, a majority of soils within the greater Moncks Corner area are sand-based soils with about XX% being either loamy sand or sandy loam. Sandy soils are the best soil types for infiltration of water as they are the largest mineral size compared to silt and clay. The large volume of high-quality groundwater discussed previously can partially be attributed to the ideal soil type for filtering water as it infiltrates the ground and eventually recharges the aquifers.

MAP X: SOIL TYPES

PRIME AGRICULTURAL AND FORESTED LANDS

A majority of land in the greater Moncks Corner area is classified as having some sort of agricultural importance, whether at the state or national level. As defined by the US Department of Agriculture, Prime Farmland is...

land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other lands, but is not urban or built-up land or water areas.⁷

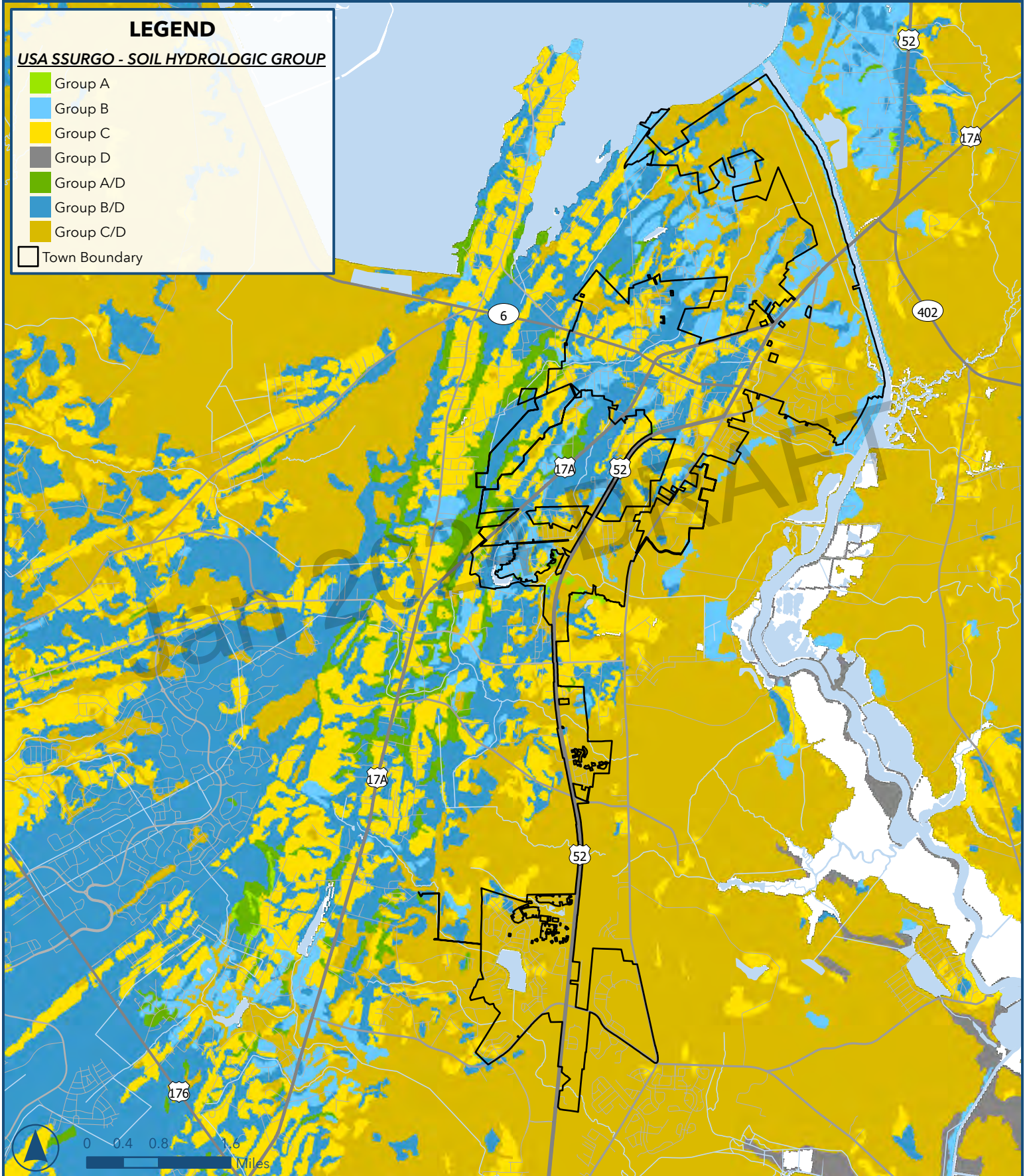
Farmland of statewide importance is land that may nearly meet the criteria requirements for prime farmland that is designated by the appropriate State agency instead of the Department of Agriculture. Land Cover data from 2016 reveals that much of the state's significant lands are covered by woody wetlands and that very little prime agricultural land is used for agricultural purposes.

⁷ Source: [Soil Data Access](#)

Soil Types by Hydrologic Group

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PLANT AND ANIMAL SPECIES

The Endangered Species Act of 1973 enabled Federal and State governments to survey and designate plants and animals a rating on a multi-level scale to signify the level of protection that they need to survive as a species. These conservation designations allow for specific laws and protection measures to be applied to their habitats and ecosystems.

Furthermore, the state recently published iteration two of the State Wildlife Action Plan (SWAP) in 2015 which identifies the species of greatest conservation need in South Carolina and outlines nine broad statewide conservation strategies that are generally impacting all priority species. This Plan also provides protection guidelines and an implementation strategy for county and municipal governments to review and adapt to meet local conservation needs.

Species identified in the SWAP were classified based on a priority scale ranging from moderate to high to highest priority. Not all species in the SWAP are listed on either the State or Federal Endangered Species List, however, as seen in Table X, all Federal or State listed species will have at least a high priority ranking. According to an SC DNR dashboard,⁸ in Berkeley County, there were 220 total tracked species, 63 of which ranked as moderate, 34 ranked as high, and 39 ranked as the highest priority. There are 18 different plant and animal species in the greater Moncks Corner area that have a SWAP ranking, eight of which, have some level of federal or state protection.

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⁸ Most recent update was in February, 2022

TABLE X: LIST OF STATE WILDLIFE ACTION PLAN SPECIES OF GREATEST CONSERVATION NEEDS

Species Name	Common Name	Federal Listing	State Listing	SWAP Priority Ranking
<i>Acipenser brevirostrum</i>	Shortnose Sturgeon	Endangered	Endangered	Highest
<i>Heterodon simus</i>	Southern Hog-nosed Snake		Threatened	Highest
<i>Picoides Borealis</i>	Red-cockaded Woodpecker	Endangered	Endangered	Highest
<i>Rana capito</i>	Carolina Gopher Frog		Endangered	Highest
<i>Sternula antillarum</i>	Least Tern	Migratory Bird Treaty Act	Threatened	Highest
<i>Agrimonia incisa</i>	Incised Groovebur			High
<i>Clemmys guttata</i>	Spotted Turtle	At-Risk Species	Threatened	High
<i>Coreopsis integrifolia</i>	Ciliate-leaf Tickseed	At-Risk Species		High
<i>Haliaeetus leucocephalus</i>	Bald Eagle	Bald & Golden Eagle Protection Act	Endangered	High
<i>Plantago sparsiflora</i>	Pineland Plantain			High
<i>Asplenium resilient</i>	Black-stem Spleenwort			Moderate
<i>Bacopa innominata</i>	Tropical Water-hyssop			Moderate
<i>Carex elliotii</i>	Elliott's Sedge			Moderate
<i>Eryngium ravenelii</i>	Ravenel's Eryngo			Moderate
<i>Habenaria quinqueseta</i>	Long-horn Orchid			Moderate
<i>Platanthera integra</i>	Yellow Fringeless Orchid			Moderate
<i>Quercus similis</i>	Bottomland Post Oak			Moderate
<i>Trillium pusillum var. pusillum</i>	Least Trillium			Moderate

RESILIENCY ELEMENT

Moncks Corner has the potential to experience hazards and disasters including flooding, droughts, tornadoes, and earthquakes. Each of these events has the potential to endanger residents and exert pressure on the foundations of the community. By definition, resiliency is the ability to quickly recover from difficulties, disasters, or hardships. Mitigation efforts, proper and proactive planning, education, and community bonds can strengthen the resiliency of a community when faced with a hazard or disaster.

In September 2020, the South Carolina State Legislature passed the South Carolina Resilience Revolving Fund Act (RRFA) or the Disaster Relief and Resilience Act to expand the State’s planning efforts for resilience to natural disasters and flooding events. One of the four primary components of the RRFA requires local governments to include a Resiliency Element in future Comprehensive Plan updates. This element is intended to enable communities to assess natural hazard risks and identify potential impacts on the health, safety, and welfare of the community.

This Element outlines the major hazards and disasters that could occur in Moncks Corner, assesses the potential risks, and identifies common mitigation efforts that can be enacted. Berkeley County recently adopted a County-wide Hazard Mitigation Plan known as the Berkeley County Hazard Mitigation Plan (BCHMP). This plan was approved by the State in 2021, validating the plan through 2026. For more detailed information on resiliency planning and potential impacts, please refer to the BCHMP.

EXISTING LOCAL REGULATIONS

Moncks Corner has several different ordinances, policies, and guidelines that directly or indirectly mitigate the impacts of a hazard or disaster. They are as follows:

- Ch. 18 Floods
This Chapter is intended to protect human life and health while also minimizing property damage, encouraging appropriate construction practices, and promoting compatible land uses in flood zones. Article IV Provisions for Flood Hazard Reduction specifically outlines general and specific standards for development in the special flood hazard area (SFHA).
- Ch. 36 Utilities, Art. II. Water, Division 3. Drought Response
The provisions in this section of the Utility Ordinance give authority and direction to the Public Works Commission to manage water demand during a drought.
- Ch. 36 Utilities, Art. IV Stormwater Management
Also known as the Stormwater Management Ordinance, the purpose of this ordinance is to protect, maintain, and enhance water quality and the environment, as well as give the Town authority to implement a Stormwater Management Program (SWMP). Provisions in this Ordinance establish guidelines for best stormwater management practices and provide stormwater management requirements for new developments.

- Berkeley County Hazard Mitigation Plan 2020 Update (BCHMP)
Recently adopted in 2021, the purpose of this plan is to review the different hazards that impact Berkeley County and its municipalities, identify the potential impacts of those hazards, and form recommendations to help mitigate the impacts that they can cause. Doug Polen, the former Moncks Corner Community Development Director, was the representative and point of contact for the Town during the planning process.

HAZARDS AND DISASTERS

Hazards and disasters are broad terms used to describe weather-related events, geologic-related events, and manmade events. Table X lists the different hazards and disasters that will be discussed in this Element as well as the risk or priority level. The most common events to occur in Moncks Corner are weather-related events such as hurricanes, tornadoes, and flooding. For the past several decades, the National Oceanic and Atmospheric Administration (NOAA) has studied these weather-related events to help track and better prepare local communities for these types of natural hazards and disasters. Map X shows the location and paths of some of the major natural hazards that have occurred in the greater Moncks Corner area.

TABLE X: RISK LEVEL OF THE DIFFERENT HAZARDS AND DISASTERS

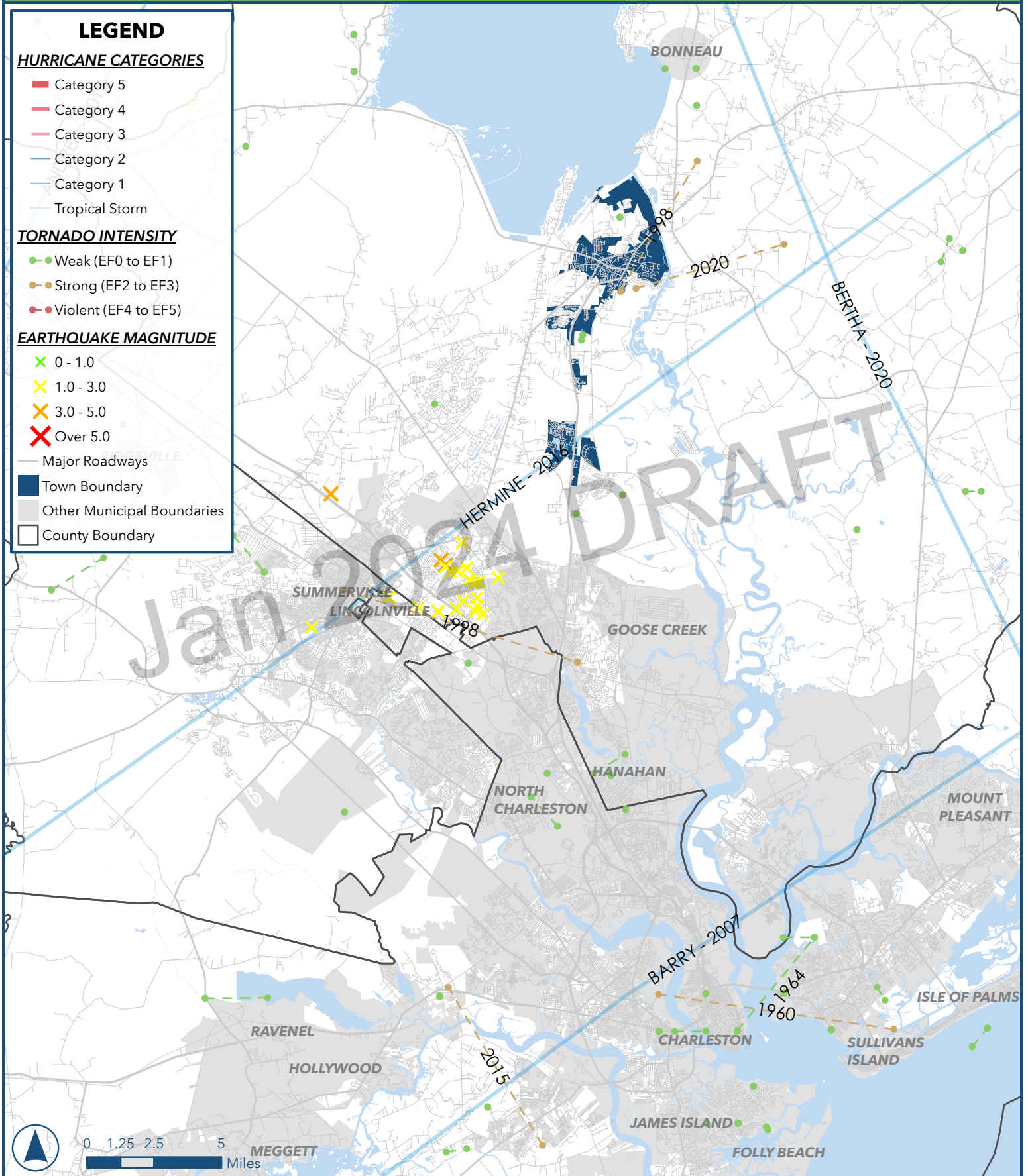
Hazard Type	Priority Level
Flooding	Immediate
Tropical Storms and Hurricanes	High
Dam Failure	Moderate
Earthquake	Moderate
Hazardous Material and Waste	Moderate
Tornadoes	Moderate
Tropical Depressions	Low
Wildfire	Low
Drought	Minimal
Winter Storm	Minimal

MAP X: NATURAL HAZARDS

Natural Hazards

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TROPICAL DEPRESSIONS, STORMS, AND HURRICANES

According to the National Hurricane Center (NHC), a branch of NOAA, there are several different classifications of tropical cyclones that are categorized based on the system's maximum sustained surface wind speeds. The classifications are as follows:

- Tropical Depressions - 39 mph winds or less;
- Tropical Storms - 39 to 73 mph winds;
- Category 1 Hurricane - 74 to 95 mph winds;
- Category 2 Hurricane - 96 to 110 mph winds;
- Category 3 Hurricane - 111 to 130 mph winds;
- Category 4 Hurricane - 131 to 155 mph winds; and
- Category 5 Hurricane - Over 155 mph winds.

The Atlantic hurricane season begins in June and lasts until the end of November. Trends reveal that August through October is the most common month for these weather-related hazard events. Tropical storms can create conditions for several additional hazards besides the intense wind, such as heavy rainfall causing flooding; coastal and riverine storm surges; and tornadoes, which typically only form inland along the northern fringes of the system. These additional hazards make tropical cyclones one of the most costly and dangerous natural disasters that can occur in Moncks Corner.

According to the South Carolina Emergency Management Division's (SCEMD) Hurricane Evacuation Zones Map (last updated in 2021), Moncks Corner, along with most of Berkeley County, is within Zone G - Berkeley County of the Central Coast Region. The primary evacuation routes for Moncks Corner would be I-26, US 52, US 176, and SC 6.

Potential Impacts

Every year, the Federal Emergency Management Agency (FEMA) distributes millions of dollars to states impacted by tropical systems and hurricanes. Common impacts to a community can be road closures, property damage, power failure, fallen trees, flooding, and the temporary (or even permanent) closure of businesses or services such as schools, daycare, and medical care facilities. Before, during, and after a storm event, local first responders should continuously coordinate with the county, regional, and state agencies to prevent as much damage and disruption as possible. Social media and the Town's website are effective tools for distributing storm updates and evacuation information, if necessary. Other mitigation efforts could include identifying potential shelter locations, requiring storm-resilient infrastructure and materials for new or redevelopment, and preparing disaster relief kits for distribution.

FLOODING

FEMA defines a flood as a general or temporary condition of partial or complete inundation of two or more acres of normally dry land area on two or more properties. Flooding can result from multiple sources - rain from weather-related events can cause inland and riverine flooding, while coastal flooding can result from a combination of storm surge, wind, and rain. These different types of floods (rain, riverine, and coastal) can be attributed to the same weather event and can therefore occur simultaneously. Moncks Corner is especially

susceptible to rain and riverine flooding due to the proximity of the Cooper River. Descriptions of each type of flooding are as follows:

Rain Flooding: A lack of capacity in drainage systems and hydrologic features is a major cause of rain flooding, especially in urbanized areas. This type of flooding typically contributes to the conditions for riverine flooding.

Riverine Flooding: Flooding along rivers and streams may occur seasonally or during/after heavy rainfall. Riverine flooding occurs when the river capacity is full and fills the floodplains. Flash flooding can occur when heavy rainfall causes a rapid surge in water levels in streams and rivers.

Coastal Flooding: Communities along the coast and large waterbodies are especially susceptible to coastal flooding. This type of flooding occurs mainly during abnormally large high tides and/or after heavy rainfall. Storm surges are a specific type of coastal flooding.

Potential Impacts

Areas that are within the 100-year floodplain or high-risk flood zones are designated by FEMA to be in the Special Flood Hazard Area (SFHA). Properties within this area are federally required to have flood insurance, while properties within the moderate to low-risk flood zones (500-year floodplain) are not federally required but are recommended. As seen in Map X, most of the 100-year floodplains that are located near Moncks Corner are in the southern portion of the Town, near Foxbank and Oakley Pointe.

MAP X: FLOODPLAIN MAP

Flooding has the potential to damage not only the built environment but the natural environment as well. Impacts on the natural environment can include decreased water quality from pollution, debris, and chemicals, increased rate of erosion, reduced recharge rate for groundwater, damage to wildlife habitats and ecosystems, and displaced wildlife. Implementing stormwater best management practices and green infrastructure can have considerable impacts on flooding in the short- and long term.

STORMWATER MANAGEMENT

One of the key mitigation strategies for reducing the impacts of stormwater and flooding is the implementation of stormwater best management practices (BMPs). These practices are a set of guidelines that, when implemented, are shown to help reduce the impact that stormwater can have on a community. BMPs would be most beneficial in the more urbanized parts of the Town like Old Moncks Corner and Foxbank. Some of the more common and implementable practices include: constructing rock swales, bioswales, and rain gardens, restoring riparian buffers, and extending detention ponds.

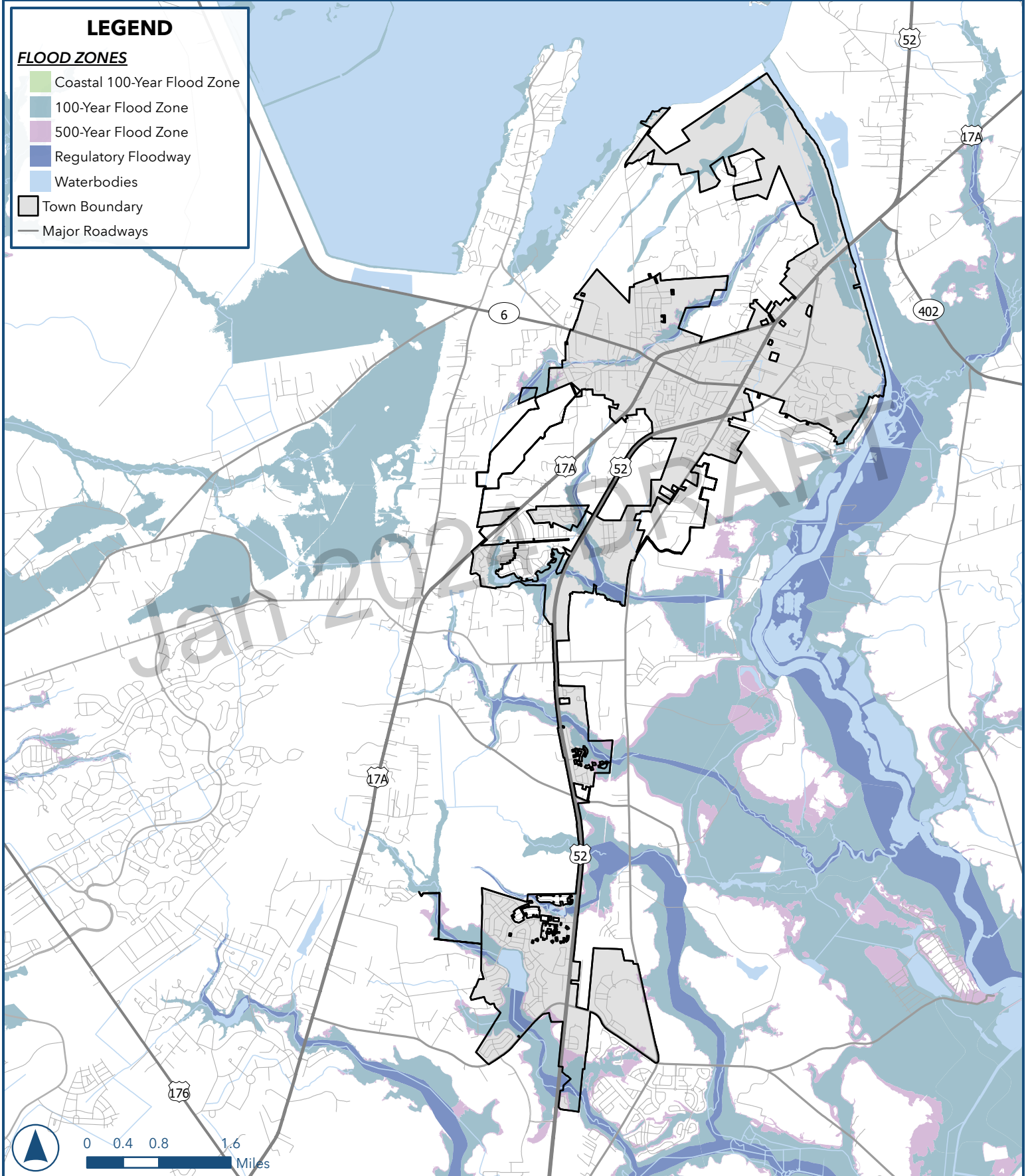
DAM OR LEVEE FAILURE

The dam and levee system in the greater Moncks Corner area is one of the most important systems to consistently monitor and maintain. Although Moncks Corner does not own or maintain any dams, coordination with private entities, public utility services, and the state and federal governments is vital to ensuring a dam or levee failure never occurs.

FEMA Flood Hazard Zones

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According to the National Inventory of Dams (NID), 11 dams within Berkeley County are designated as high-hazard, seven of which are around Lake Moultrie and Moncks Corner. Dam Hazard Potential classifications have three categories:

- High-hazard, where failure will likely cause loss of life or serious damage to infrastructure;
- Significant hazard, where failure will not likely cause loss of life but may damage infrastructure; and
- Low-hazard, where failure may cause limited property damage.

Lake Moultrie is served by four separate high-hazard dams or levees; the Pinopolis Dam (primary structure) and the East, West, and North levees (associated structures). The Pinopolis Dam is the main outlet for Lake Moultrie and is located directly north of Moncks Corner. This dam provides hydroelectricity, a stable water supply, recreational opportunities, flood risk reduction, and inland navigation to Berkeley County and other neighboring inland counties. All of these structures were last inspected in September 2020 and have recently had an emergency action plan updated in the event of a failure.

Potential Impacts

In the event of a dam or levee failures, mass evacuation of Moncks Corner would need to occur. Due to the unexpected nature of this disaster, significant loss of life, property, infrastructure environmental damage, flooding, and alterations in the landscape could occur.

TORNADOES

As defined by the National Severe Storms Laboratory (NSSL), a tornado is a narrow, violently rotating column of air that extends from the atmosphere to the ground. In South Carolina, tornado touchdowns tend to occur between the months of March to May. Tornadoes are regarded as one of the most violent atmospheric storms. As seen in Map X, there have been dozens of tornadoes with varying intensities that have touched down in the greater Moncks Corner area, most of which were categorized as 'weak' or EF0 or EF1.

Potential Impacts

When tornadoes form in the BCD region, it is more than likely due to other weather-related events such as thunderstorms, tropical systems, and hurricanes. Similar to hurricanes, residents and first responders should follow state and county guidelines to prepare and respond to the impacts of a tornado. Common impacts include fallen trees, downed powerlines, property damage, and loss of life.

EARTHQUAKES

The BCD region experiences earthquakes more frequently than most other areas along the east coast. In 2018, the USGS designated the BCD Region as having the highest seismic hazard risk. As seen on Map X, since 2000, there have been over 30 recorded earthquakes in the BCD Region, most of which were centered around Summerville. The most recent earthquake over a 3.0 magnitude, occurred in September 2021.

Potential Impacts

Earthquakes are typically unexpected, and in the Lowcountry, are hardly ever felt. However, due to a phenomenon called liquefaction, earthquakes can be especially devastating in coastal communities. Liquefaction is when loosely packed, water-logged sediments at or near the ground lose their strength in response to intense ground shaking (similar to quicksand). According to a map published by SCDNR and SCEMD in 2012, most of Moncks Corner is not within the high or low potential for liquefaction, however, a large enough seismic event has the potential to weaken or compromise infrastructure such as elevated and ground-level roadways or bridges, building foundations, dams, levees, and spillways, parking lots, and any other impervious surfaces in the area.

The focus of first responders should be containing the aftermath damage such as fallen trees, downed powerlines, pipe bursts, fires, etc. Requiring earthquake-resilient infrastructure for new or redevelopment projects can help mitigate any potential damage.

HAZARDOUS WASTE AND MATERIALS

Hazardous waste and materials have properties that are dangerous or capable of harming human health or the environment. It is because of this that the Environmental Protection Agency (EPA) requires all generators of hazardous waste and materials (Generators) to register as a safety monitoring system. Generators are more common than most people realize as they are not limited to only industrial or manufacturing businesses. Common hazardous waste and materials generated by everyday businesses can include batteries, dry cleaning products, electronics, motor oil, paint, ink, and pesticides. Generators are categorized based on the quantity (tons) of hazardous waste and materials generated daily. The EPA has three categories: Very Small Quantity Generators (VSQG), Small Quantity Generators (SQG), and Large Quantity Generators (LQG). The EPA does not track VSQG, therefore those sites are not shown on Map X.

MAP X: HAZARDOUS WASTE AND MATERIAL GENERATORS AND TRANSPORTATION ROUTES

A majority of businesses have plans and mitigation strategies in the event of a spill, leak, or mismanagement of waste. However, it is areas along the transportation routes that are the most vulnerable to the effects. As seen on Map X, there are no major routes in or near Moncks Corner that are used for the transportation of these substances daily.

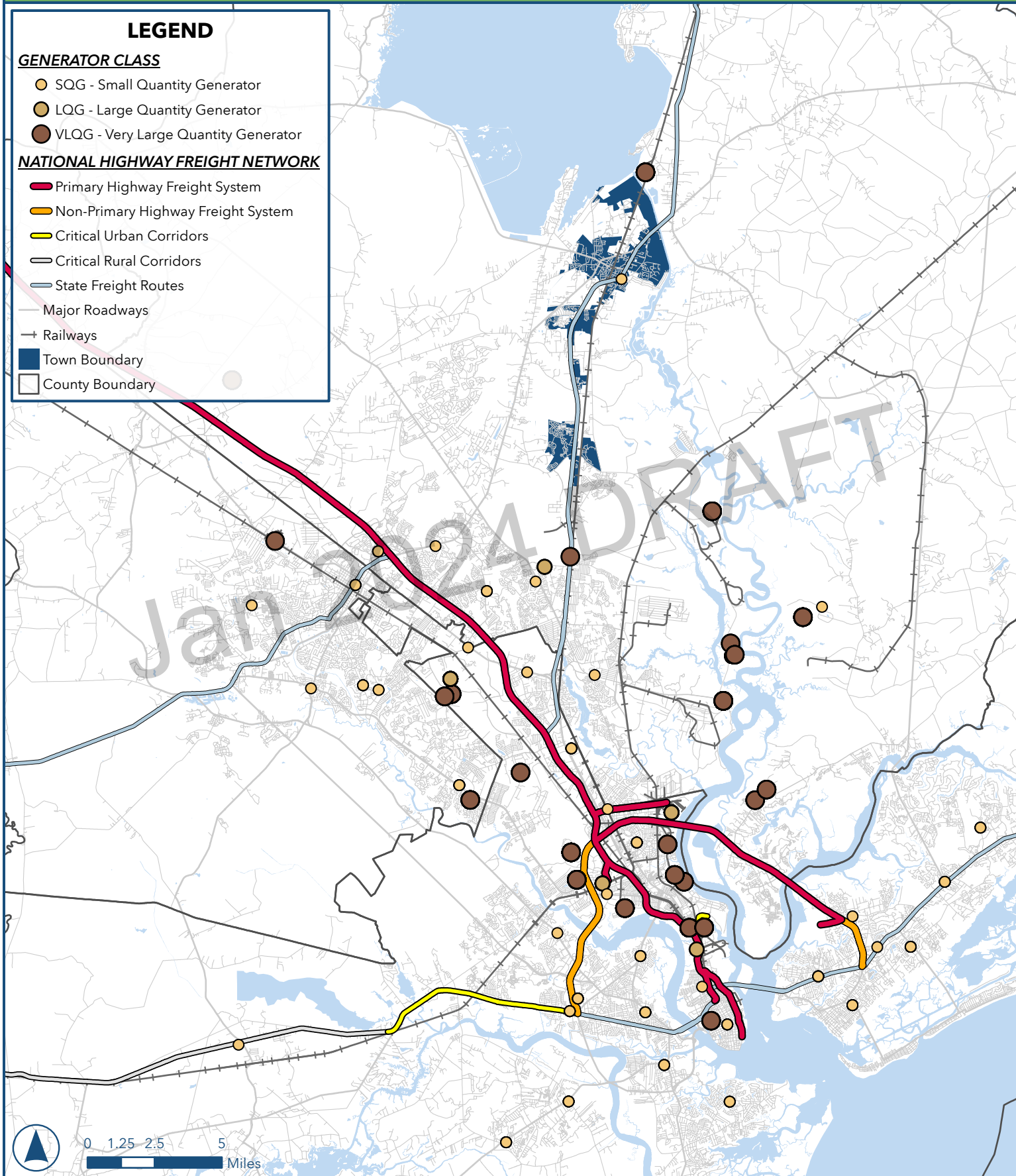
Potential Impacts

Unlike most other hazards identified in this Element, human error is the sole reason for an incident like this to occur. The impact is largely dependent on the state of matter of the waste or material (solid, liquid, or gas). Solid materials like batteries or electronics are easier to contain as opposed to liquids or gases which can contaminate large areas within minutes. As mentioned previously, Moncks Corner is not along any major transportation routes, however, in the event of a spill, leak, or mismanagement, first responders should coordinate with appropriate state and federal agencies to contain and mitigate the damage as well as steer the public away from the impact area.

Hazardous Waste and Material Sites

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WILDFIRES

The term wildfire is used to broadly describe any forest, brush, or grass fire that is not controlled or supervised. Some of the major factors that can contribute to the intensity of a wildfire include lack of precipitation (drought), wind currents, forest density, and proximity to water sources. Because of these factors, the potential risk for wildfires is typically higher in the rural parts of Berkeley County as opposed to the suburban and urban developments.

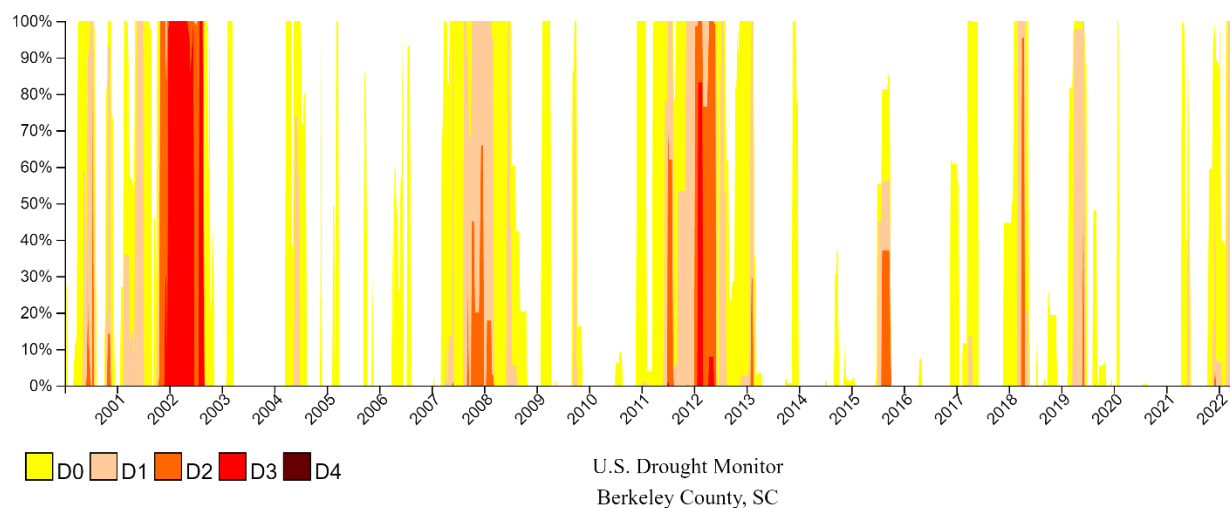
Potential Impacts

Wildfires can cause a wide range of environmental, infrastructural, and human-health-related issues, such as smoke inhalation, burns, property and building damage, air and water pollution, habitat devastation, loss of human and/or animal life, and crop loss. In the event of a wildfire, first responders should coordinate with adjacent jurisdictions, volunteer companies, and other emergency response agencies to contain the fire and mitigate property and ecological damage. Residents should continuously track the projected pathway of a wildfire and plan any evacuations accordingly. Many wildfires are caused by human error; therefore, education and awareness are some of the most effective mitigation methods for preventing wildfires.

DROUGHT

According to National Geographic, a drought is below-average precipitation that affects the amount of moisture in the soil as well as the amount of water in streams, rivers, lakes, and groundwater. These climatic occurrences are more common than most realize and can occur anywhere. According to the US Drought Monitor and SC Climate Office, since 2000, Berkeley County has had several periods of severe drought. As seen in Figure X, the major droughts occurred in 2002, 2008, and 2012, with several small clusters here and there. It seems, for the most part, Berkeley County has not experienced many long or intense droughts since 2012.

FIGURE X: US DROUGHT MONITOR: BERKELEY COUNTY



Potential Impacts

Droughts are the second most costly natural hazard in the United States behind hurricanes because of the range of negative economic, social, and environmental issues they can cause. Some of these impacts include loss of crops and arable land, economic hardships, the decline in food and drinking water, increased potential for wildfires, loss of wetlands, lower water levels in streams, lakes, reservoirs, and rivers, and lower hydroelectric power efficiency. In the event of a drought, residents, business owners, Town Staff, and first responders should follow county or state guidelines which could include decreasing water and energy usage or restricting the burning of materials.

SEASONAL WEATHER EXTREMES

There are two types of seasonal weather extremes that Moncks Corner can experience: winter weather-related events and summer weather-related events. The potential impacts of these weather extremes are very similar in that first responders and residents should regularly check in on elderly, homeless, and medically and economically disadvantaged residents. Both weather-related events are described below.

WINTER WEATHER-RELATED EVENTS

Winter weather-related events such as wintery mix storms, freezing temperatures, and ice storms are infrequent in most southern states. Therefore, most local and county governments do not have the necessary equipment, personnel, funding, and resources readily available to manage the conditions that can follow a winter storm. While these events are infrequent, they can produce very dangerous road conditions, create prolonged freezing temperatures, and halt economic activity in the impacted region.

SUMMER WEATHER-RELATED EVENTS

Summer weather-related events are much more frequent in southern states and can have severe consequences on the elderly, poor, and chronically ill people. Extreme Heat, defined as temperatures and/or humidity much higher than the average, is most likely to occur in the months of July or August. Extreme Heat not only negatively impacts human health but can also impact the local infrastructure as more people are drawing/consuming water and using electricity for AC units, refrigerators, and other household appliances.

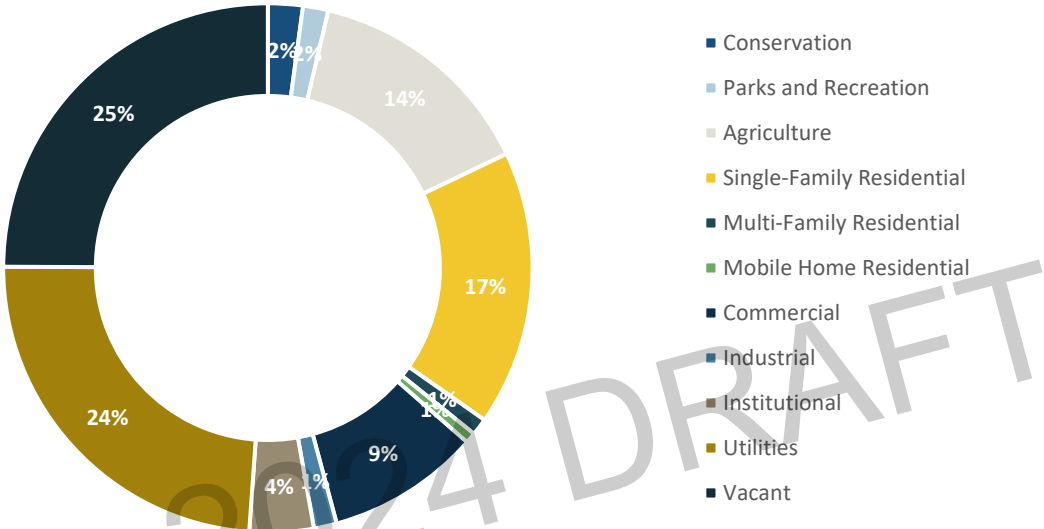
LAND USE ELEMENT

A Land Use Element is intended to identify the existing, on the ground, land uses within a municipality. This sets the necessary foundation for future land use recommendations and provides an inventory of land uses for future implementation efforts (i.e., Zoning Ordinance update). Land use designations differ from zoning in that these areas identify the generic activity of the property such as residential, commercial, industrial, etc. while zoning has the legal authority to permit or restrict said uses or activities within a zoning district. Other land use plans, such as the Moncks Corner 2017 Comprehensive Plan, will also be evaluated. This Element should be referred to by local policymakers, public officials, town staff, and private developers when making decisions regarding the type, density, and location of future development in Moncks Corner.

EXISTING LAND USES AND PATTERNS

Common land uses within a small town, like Moncks Corner, typically include residential and service-based commercial uses. However, there are several unique circumstances that causes Moncks Corner to deviate from normality. Based on the 202X land use classifications applied by the Berkeley County Tax Assessor’s Office, Utilities and Vacant account for nearly half of the land within Moncks Corner, as seen in Figure X.

FIGURE X: DISTRIBUTION OF EXISTING LAND USES



Existing land use patterns are important to identify as they could be very influential in later recommendations. Due to Moncks Corner’s history and recent annexations, there are several different land use patterns from different eras that can be identified. As seen on Map X, the traditional grid pattern was never fully established in Old Moncks Corner likely due to a lack of city planning from the beginning. This is in contrast to the several planned suburban neighborhoods which include Foxbank, Spring Grove, Sterling Oaks, and Stony Landing. These patterns can impact housing affordability, access to community facilities, traffic management, and community character.

2017 COMPREHENSIVE PLAN FUTURE LAND USE DESIGNATIONS

2017 Proposed Future Land Use Designations

- High-Density Residential Nodes
- Recreation Node
- Commercial Nodes
- Mixed Use Nodes
- Low Density Residential

- Medium Density Residential
- High Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High Density Residential
- Proposed Recreation/Open Space

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Existing Land Use

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