BERKELEY COUNTY GOVERNMENT

PLANNING MEETING AGENDA

November 24, 2026

County Administration Building 6:00 PM

1003 Hwy 52, Moncks Corner, SC 29461

Chairwoman, District 2

Lisa Kerns

Commission Member, District 1

Kristy Gore

Commission Member, District 3

Jack Howerton

Commission Member, District 5

Troy Sanders

Vice Chair, District 6

Terry Blackwell

Commission Member, District 7

Lynn Hoover

Commission Member, District 8

Amber Moore

Electronic Participation Authorized

*****PLANNING COMMISSION MAKES RECOMMENDATIONS ON REZONING, ORDINANCE TEXT AMENDMENTS, AND OTHER LEGISLATIVE ITEMS; PLEASE FOLLOW ITEMS OF INTEREST THROUGH COUNTY COUNCIL*****

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

3. CONSIDERATION OF MINUTES

a. Planning Commission Planning Meeting - Minutes from October 27 2026
Minutes File: MINUTESvULBrN.pdf

4. REQUESTS FOR WAIVER

a. A REQUEST FROM DANIEL AND MISTY HARBESON ON BEHALF OF JACK AND DYLON HOWARD FOR A WAIVER OF THE PRIVATE ROADWAY REQUIREMENTS ESTABLISHED IN §59-45 OF THE LAND DEVELOPMENT AND SUBDIVISION REGULATIONS OF BERKELEY COUNTY, SOUTH CAROLINA, AS APPLICABLE TO WINDING ROAD FOR AN INTENDED 1 LOT SUBDIVISION OF TMS# 195-00-01-002, LOCATED ALONG WINDING ROAD IN THE VICINITY OF MONCKS CORNER (COUNTY COUNCIL DISTRICT 6)

Attachment: PLWA-053498-2026 Misty Harbeson Staff Report Waiver.pdf
Attachment: Application.pdf
Attachment: 325 Winding Road Preliminary Subdivision Plat (1).pdf
Attachment: Restrictive Covenants Vol C243 Page 258.pdf
Attachment: Easement for Road Covenant to Assure Maint..pdf
Attachment: Cab H Page 46.pdf
Attachment: Letters of Support.pdf
Attachment: Winding_Road_Letters_Oct28_Return_Nov11.pdf
Attachment: Winding_Road_Checklist_Updated_4_Support_Letters.pdf
Attachment: Winding Road Certified Mail Receipts(1).pdf
Attachment: Cab J Page 74 1991.pdf
Attachment: Cab L Page 216 B 1995.pdf
Attachment: Cab L Page 377.pdf
Attachment: 2007041022.pdf
Attachment: 2011030805.pdf
Attachment: C285 -30 Right of way.pdf
Attachment: Winding Rd Cul-Da-Sac PLWA-053498-2026.pdf
Attachment: THIS PAGE LEFT INTENTIONALLY BLANK.pdf

5. REQUESTS FOR REZONING

a. AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO MICHAEL GRABARA ON BEHALF OF NJG LLC FOR A +/- 0.86 ACRE PORTION OF TMS

NO. 103-00-01-001 (± 6.92 ACRES); LOCATED NEAR NORTH HIGHWAY 17A AND RAISE THE ROOF WAY, IN THE SANTEE CIRCLE COMMUNITY, FROM THE AGRICULTURAL (FLEX-1) DISTRICT AND THE RURAL NEIGHBORHOOD COMMERCIAL (RNC) DISTRICT, RESPECTIVELY, TO THE AGRICULTURAL (FLEX-1) DISTRICT, IN COUNCIL DISTRICT 8.

Attachment: Michael Grabara - 103-00-01-001_RNC_to_Flex-1 - Staff Report.pdf
Attachment: Signed Rezoning-Application - 212 Raise the Roof.pdf
Attachment: Prelim Subdivision Plat for Rezoning - 212 Raise the Roof Way - Moncks Corner Area.pdf
Attachment: 212 Raise the Roof - record plat Tract A4.pdf
Attachment: Rezoning Ordinance -Grabara.pdf
Attachment: THIS PAGE LEFT INTENTIONALLY BLANK.pdf

b. AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO ALFRED MANALAC ON BEHALF OF GEORGE KINLOCH JR ETAL FOR TMS NO. 249-00-00-002 (± 264.88 ACRES); LOCATED NEAR HIGHWAY 41 AND HOOVER ROAD, IN THE VICINITY OF HUGER, FROM THE MIXED USE DEVELOPMENT (PD-MU) DISTRICT TO THE AGRICULTURAL (FLEX-1) DISTRICT, IN COUNCIL DISTRICT 8.

Attachment: Aflred Manalac TMS 249-0000-002 staff report.pdf
Attachment: Application.pdf
Attachment: Woodlands & Sands Signed Permits.pdf
Attachment: 0647_001.pdf
Attachment: Rezoning Ordinance -Manalac.pdf
Attachment: THIS PAGE LEFT INTENTIONALLY BLANK.pdf

c. AN ORDINANCE TO MODIFY THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF BERKELEY COUNTY, SOUTH CAROLINA, IN REGARD TO PERCY BEAUFORD ON BEHALF OF VIRGINIA S. JACKSON ETAL FOR TMS NO. 142-00-00-100 (± 5.95 ACRES); LOCATED ON BENT TREE LANE, IN THE VICINITY OF MONCKS CORNER, FROM THE HEAVY INDUSTRIAL (HI) DISTRICT TO THE AGRICULTURAL (FLEX-1) DISTRICT, IN COUNCIL DISTRICT 8.

Attachment: 142-00-00-100 , HI to FLEX1 Percy Beauford- Staff Report.pdf
Attachment: Application.pdf
Attachment: Plat.pdf
Attachment: Rezoning Ordinance -Beauford.pdf
Attachment: THIS PAGE LEFT INTENTIONALLY BLANK.pdf

6. DEPARTMENTAL UPDATES

7. CLOSING REMARKS AND ADJOURNMENT

Alison Simmons

Alison Simmons