



TOWN SERVICES GUIDE

Economic Development

The Town of Moncks Corner offers development incentives to both residential and commercial projects. These incentives allow a developer to recoup up to 100% of their public infrastructure costs. The incentive is an infrastructure re-imbusement plan, so as property goes up in value and property taxes increase over a ten year period, the amount of the tax increase is refunded to the developer to cover the cost of any infrastructure which is turned over to the public, such as roads, sidewalks, and water & sewer lines.

Residential developments are required to include at least ten homes. Likewise, Commercial developers are required to undertake a project that includes a minimum of 30,000 square feet of space, a single “anchor” tenant that occupies at least 10,000 square feet, and be 66% pre-leased. Developers who meet these requirements are encouraged to contact the Town during the development process to initiate the incentive process.

Community Development

The Community Development Department handles all planning & zoning, construction, permitting, inspections, landscaping, code enforcement, and economic development. The Department’s primary goal is to take you from concept to reality in the most efficient way possible, annexing land into town, rezoning it to the proper use, permitting and inspecting your structure to ensure it meets all codes from international to local.

Also, if you are looking at opening a business in an existing building the Town’s Building Official will provide a courtesy walk through, letting you know if anything needs to be done to ensure that you’re ready to open on time.

Recreation

As a business in the Town of Moncks Corner, you are invited to participate in the Town’s sponsorship activities of our sports leagues. Youth baseball, softball, soccer, and cheerleading have sponsors for both teams and the fields, while basketball has only team sponsors. Show your civic pride and get your business’s name out!

Community Development Office | Douglas R. Polen, AICP; Director

118 Carolina Avenue, Moncks Corner S.C. 29461 | www.monckscornersc.gov/community-development

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Police

One of the most important reasons to locate in Town is our Police Department. With forty sworn officers, the Town is always well-covered with patrols. One important service that the Town offers is after-hours business checks. The Police will check any business that is closed for the evening and ensure that the doors are locked and everything is secure.

Fire Protection

Historically, one of the best reasons to live and work within the limits of any town is fire protection. In Town Limits, the ISO Rating of 3 lowers your business's insurance costs, while the close proximity of our two stations ensures a speedy reaction time. With fourteen full-time and nine part-time members, the department is fully staffed 24 hours a day. Moreover, all firefighters meet National Fire Prevention Association requirements and are trained Emergency Medical Technicians.

Corner Renaissance

Corner Renaissance is the name of Moncks Corner's downtown redevelopment program. Created in 2015, Corner Renaissance 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. The Town of Moncks Corner is proud to be an affiliate of Main Street South Carolina and Main Street America.

Main Street is a comprehensive revitalization program that promotes the historic and economic redevelopment of traditional business districts. Main Street South Carolina was established in 1984 to encourage and support the revitalization of downtowns throughout the state. Main Street communities receive valuable technical support and training to assist in restoring their Main Streets as centers of community and economic activity. Member communities have brought significant numbers of new businesses and jobs to their respective downtowns. In addition, facade improvements and building rehabilitation projects have upgraded the image of Main Street. Main Street communities build on the Four Point Approach developed by the National Main Street Center in 1980 to assist downtown revitalization efforts nationwide.



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