



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 26, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

Commissioner Roscoe Haynes
Commissioner Robin McGhee-Frazier
Commissioner Charlotte Cruppenink
Chairman Connor Salisbury
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Nick Ross

STAFF PRESENT

Doug Polen, Development Director

APPROVAL OF MINUTES

1. Approval of Minutes for the March 22, 2022 meeting

Motion made by Commissioner Kondakor, Seconded by Commissioner Ensor.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Cruppenink, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

Chairman Salisbury explained how he would run the meeting.

NEW BUSINESS

2. Consider an application to rezone property adjacent to 319 W. Main Street, TMS 142-00-01-005 & -037, from R-1, Single Family Residential to Conditional R-2, Single Family Residential

Mr. Polen presented the item, recommending denial. Bob Pickard from Mungo Homes, John O. Williams from the family of landowners, and Buddy Pusser, engineer from Seamon Whiteside, spoke on behalf of the application.

Commissioner Haynes asked how many house plans there would be. Mr. Pickard stated that he wasn't sure yet, but at least five with four elevations each.

Mr. Williams stated that the property belonged entirely to the Williams family, and that they were looking for a builder who would develop something they could be proud of. There are only four adjacent lot owners, and two are family members. The other two lot owners are aware of the plan to develop the property. The average lot size is about 9,000 s.f. They are looking at putting in walking trails along the pond and wetlands.

Commissioner McGhee-Frazier asked about house sizes. Mr. Pickard stated 1,800 – 3,000 s.f.

Commissioner Ensor asked about architectural vs three tab shingles. Mr. Pickard said that he did not know.

Commissioner McGhee-Frazier asked about slabs. Mr. Pickard stated that that would be dependent upon a soil report, but most likely the houses would be on slabs.

Will there be hardiplank on the detached garages. Yes, the garages will be hardi as well.

Commissioner Cruppenink asked if any units would be one story for the handicapped. All units will meet ADA but none are envisioned as one story.

Commissioner Haynes expressed concern over stormwater impacts to the California Branch. Mr. Pusser stated that the Branch is hundreds of feet away and substantially lower than the development. He went on to explain how retention ponds work.

Commissioner Ensor asked how many lots would be lost at a minimum size of 8,500 s.f. That is unknown.

Commissioner Ross asked if there would be buffers from other developed lots. The lots to the north have existing fences, so no.

Have the lots on Jolly been contacted about this development? No.

Commissioner Cruppenink asked if the development was cost prohibitive without the rezoning. Yes. She further asked if a traffic study would be forthcoming. Mr. Polen stated that one would not be required due to the size of the development.

Commissioner Ensor asked about side air conditioner units. These are permissible.

Commissioner Ross asked if all utilities will be underground. Yes.

Commissioner Cruppenink asked about cost. That is unknowable in today's climate.

Commissioner Haynes asked if the project has a name. It will, but not at this time.

Mr. Polen spoke, discussing the differences between the old Zoning Ordinance and the new bonus density points. Under the new system the applicants have earned only a 34% bonus. Chairman Salisbury stated that he didn't think it would be fair to hold the applicants to the new system.

A discussion was held on lot size and what the average lot size actually is.

Motion made to allow the rezoning as per the request.

Motion made by Commissioner Haynes, Seconded by Chairwoman McGhee-Frazier.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Cruppenink, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross
Voting Nay: Commissioner Ensor

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Polen gave an update on the Comprehensive Plan

MOVE TO ADJOURN

Meeting adjourned at 7:07 p.m.

Motion made by Chairwoman McGhee-Frazier, Seconded by Commissioner Ross.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Cruppenink,
Commissioner Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.