



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, DECEMBER 27, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Drew Ensor
Commissioner Nick Ross

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Chris Kondakor

APPROVAL OF MINUTES

1. Approval of Minutes for the November 28, 2023 meeting.

Motion made by Commissioner McGhee-Frazier, Seconded by Commission Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Ensor, and Commissioner Ross.

NEW BUSINESS

Consider a Conditional Zoning Map Amendment (CZ-23-03) request for five (5) parcels (123-00-06-057, -060, -061, -062 & -063) totaling 1.8 acres, located on Reid Hill Road, from C-2 (General Commercial) to CZ R-4 (Multi-family Residential) to allow for up to forty-five (45) dwelling units.

Mr. Westbrook presented the item.

Lynn Gregory, applicant, spoke in favor of the application.

Commissioner Ensor asked what the height of the Waterleaf Apartments. Mr. Westbrook stated they were three (3) stories in height.

Commissioner Ross asked what the requirement for elevators was. Mr. Westbrook stated he believed more than three (3) stories would require elevators.

Commissioner Pipkin asked about the entrances to the project if the product would be condominiums or apartments and if the new development would be apart of the existing Hidden Cove Homeowners Association. Ms. Gregory responded that the two

gated entrances would be on Reid Hill Road, the product would be sold as condominiums, and was unsure of the connection to the existing HOA.

Chairwoman Cruppenink stated her concern for pressure this project may add to the Town's resources, particularly this amount of density.

Commissioner Ross asked how many buildings are proposed. Ms. Gregory answered there are two (2) buildings proposed at this time.

Chairwoman Cruppenink stated the conceptual renderings did look nice and asked the commission if they had seen similar products along the coast. Conversation centered around similar products.

Ms. Gregory explained that the project would utilize it's own HOA to have clean yards. The elevators would provide access to each unit, with a proposed three (3) stories of units above covered parking. She expressed the intent would be high quality units, similar to the adjacent marina and restaurant, in hopes this development could revitalize the surrounding residential area.

Commissioner Ensor asked if the project could be conditioned with fibrous cement siding. Mr. Westbrook explained he would look into that request. Ms. Gregory expressed the intent to use Hardie plank siding.

Chairwoman Cruppenink asked if thought was paid to maneuverability for buses and large commercial truck traffic. Mr. Westbrook state this should be considered during the Traffic Impact Analysis.

Commissioner Ross asked about the number of units with regard to the number of buildings. Mr. Westbrook explained that there are a proposed forty-five (45) dwelling units, unequally split between two (2) buildings.

Carla Riley, 424 Magic Lane, asked about the height of the proposed buildings compared to the adjacent, existing Hidden Cove buildings, access through the existing development to the proposed project and if this was to be a gated community. Ms. Gregory responded that this is intended to be a gated community with access to Reid Hill Road only.

Commissioner Ensor asked if the gate would surround the project. Ms. Gregory replied yes.

Ms. Riley asked if any would be considered for short-term rentals. Ms. Gregory replied there was no intention of using these for short-term rentals.

Motion made by Commissioner Ross to recommend approval to the Town Council. Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Ensor, and Commissioner Ross.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook provided updates on previously heard agenda items.

MOVE TO ADJOURN

Motion made by Commissioner Ensor to adjourn, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Ensor, and Commissioner Ross.

Meeting was adjourned at 6:49 p.m.

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.