



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 28, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the September 23, 2025, meeting.

Motion made by Commissioner Pipkin to approve the Staff provided September meeting minutes, Seconded by Commissioner Ensor.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell, and Commissioner Ensor.

NEW BUSINESS

2. Consider an Annexation (AN-25-03) request for one (1) parcel (1421001079) totaling ~0.93 acres, addressed as 525 S. Live Oak to be annexed into the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

Mr. France presented the agenda item.

Commissioner Campbell asked what the subject parcel's current zoning designation is.

Mr. France responded to the question.

Commissioner Campbell asked the applicant why they wish to annex into the Town of Moncks Corner.

Miki Garcia, the potential tenant of the subject parcel responded, stating they wish to connect to the Town's water and sewer systems, and it is only possible to do this by annexing into the Town.

Chairwomen Cruppenink stated that Planning Commission is not a public hearing but has the authority to open up the meeting to public input. The chairwomen made the decision to open this meeting up to public input.

Dominic McCatcwin, of 224 Pou Court, asked what parcels the subject parcel abuts with, and asked what about this proposal is mixed use.

Mr. Westbrook responded, noting the subject parcel is adjacent to Pruitt health and other undeveloped parcels located within Berkeley County's corporate limits. Mr. Westbrook also explained the typical use-types that are permitted by-right in the C-1 zoning designation.

Motion made by Commissioner McGhee-Frazier to approve the Zoning Map Amendment request to rezone the subject parcel from General Commercial (GC) (Berkeley County) to Office & Institutional (C-1). Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell, Commissioner Ensor, and Commissioner McGhee-Frazier.

3. Consider a Zoning Map Amendment (CZ-25-02) request for a parcel (142-08-04-012) totaling ~4.2 acres, located at 402 Wall Street. The parcel is requesting to be zoned Conditional Zoning Single Family Residential (CZ R-2).

Mr. Westbrook presented the item.

Mr. France provided the dates and times this request would be heard by Town Council.

The applicant, Davis McNair, of McNair Design and Development, stated he wishes it work closely with the neighboring community, and plans to host a community wide meeting to hear their suggestions for potential development.

Chairwomen Cruppenink noted the commission has no question for the applicant at this time and opened the floor to the public to offer input.

Wonda Watts, of 108 Jankins St, noted the graphic posted on the subject parcel is different from their neighborhood, as the new development seems to be clustered while the existing neighbors have plenty of space. Ms. Watts does not believe the proposed development will "enhance the community at all". In addition, the proposed connection to the Town's existing recreation facility will likely bring in additional foot-traffic which is undesirable.

Ms. Bishop, of 198 Jankins St, is concerned that the existing neighborhood's "tight-knit" community is going to be changed by the proposed development. Furthermore Ms. Bishop wishes that a community meeting takes place at their community center. She further wishes that this group of residents and the Town are able to work closely together for any future projects.

Commissioner Ensor asked Mr. McNair how he determined the percentages for the proposed density bonus.

Davis McNair, of McNair Design & Development, believes the proposed connection to the Town's recreation center is worth a large percentage. Furthermore, he believes dedicating land is worth a significant amount of percentage points.

Chairwoman Cruppenink suggested that the proposed dog park does not seem possible at this time and suggested the addition of a gazebo as the Town is in need of additional public meeting space. In addition, the chairwoman emphasized that the developer could develop the land by-right if he wished.

Davis McNair, of McNair Design & Development, stated if this proposal is denied he will proceed with developing land with by-right zoning.

Mr. Westbrook elaborated on particular by-right standards as they appear in the Town's Zoning Ordinance.

Ms. Bishop, of 198 Jenkins St, asked if a re-zoning was required for the developer to do what he intends to do.

Mr. Westbrook estimated the developer could construct approximately seven (7) homes with by-right zoning.

Wonda Watts, of 108 Jenkins St, noted the proposed lot sizes are comparatively small to the existing lots in the general area.

Mr. Westbrook stated that by using a conditional zoning for this development the Town can make the subdivision appear more organic.

Chairwoman Cruppenink requested that the developer meet with the neighborhood.

Commissioner Campbell asked if the developer would pursue by-right zoning if this proposal is denied.

Davis McNair, of McNair Design & Development, stated that he would pursue by-right development but would still intend on meeting with the neighborhood.

Commissioner Ensor asked why Staff recommended denial.

Mr. Westbrook responded, stating Staff still has outstanding questions and concerns regarding the proposed density incentives.

Commissioner Proscocimo asked Mr. McNair if he would keep working with Staff to revise the density bonus.

Mr. McNair, of McNair Design & Development, stated he is seeking Planning Commission approval with the ability to revise the density bonus.

Mr. Westbrook noted that if the Planning Commission denies the request, the applicant could still proceed with the first Town Council hearing the following month.

Commissioner Pipkin asked what the developer estimate of a price range per unit would be.

Davis McNair, of McNair Design & Development, estimated each unit would be on the market for approximately \$300,000.

Commissioner Campbell asked if it is possible to recommended approval with the caveat that the proposed density bonus was revised.

Mr. Westbrook stated yes.

Motion made by Commissioner Ensor to deny the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-2) to Conditional Zoning Single Family Residential (CZ)(R-2) with the intention that the developer would work to address the Town's concerns regarding the submitted density bonus and that this proposal will be revisited in the future. Seconded by Commissioner Proscocimo.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell, Commissioner Ensor, and Commissioner McGhee-Frazier.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Motion made by Commissioner Prosdocimo to adjourn, Seconded by Chairwomen Ensor.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell, Commissioner Ensor, and Commissioner McGhee-Frazier.

Meeting was adjourned at 7:14 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.