



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JULY 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  
Chairman Connor Salisbury  
Commissioner Chris Kondakor  
Commissioner Drew Ensor  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Doug Polen, Development Director

#### ABSENT

Commissioner Nick Ross

### APPROVAL OF MINUTES

#### 1. Approval of Minutes for the June 28, 2022 meeting

Motion to accept the minutes as written

Motion made by Commissioner Cruppenink, Seconded by Commissioner Ensor.

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

### NEW BUSINESS

#### 2. Consider a recommendation to annex property along Highway 52 north of the Tail Race Canal Bridge as well as property along Highway 402 near 1105 N Highway 52, and to zone said property D-1, Development District

Mr. Polen presented the item. Chairman Salisbury stated that there had been a wreck at Hwy 52 @ 402 just that day.

Motion made to recommend the annexation and rezoning.

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

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

#### 3. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions

Mr. Polen presented the item. Commissioner Haynes asked if there was water and sewer at the site. Mr. Polen stated that there was water, but sewer would need to come from across Highway 52.

Wofford Stribling, the applicant, spoke. The owner has been trying to sell the property commercially for a decade with no interest due to lack of sewer. His development group has been working with Bobby Wall at the Moncks Corner Public Works Commission, as well as homebuilder D.R. Horton, to bring sewer across the street to the proposed development, and would feature a 50' buffer along Highway 52.

Commissioner Cruppenink asked if there would be only one entrance to the development. Mr. Stribling said yes. Commissioner Cruppenink then asked if there would be a traffic study. No, said Mr. Stribling. Approximately seventy units are required by the state to require a traffic study. [Planner's note – under new Traffic Analysis section of the Zoning Ordinance, Sec. 5-9, a traffic study is required.]

A commissioner asked the average cost of a unit. Mr. Stribling said in the \$200's.

Chairman Salisbury asked what delayed Phase 1. Mr. Stribling said that development typically takes 12-16 months from clearing to vertical, with 3-4 months of stagnation included. This project took eight months with only 2 months of stagnation.

Motion made to recommend the rezoning with conditions.

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

**4. Consider a recommendation to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions**

Mr. Polen presented the item.

Wofford Stribling, the applicant, spoke. A commissioner asked about traffic improvements. Mr. Stribling stated that a right turn lane from Broughton onto Kitfield had been required by SCDOT.

Mr. Stribling explained that originally the Kitfield development was 323 units, and then after wetlands encroachment it went down to 160 approved units. Now, after engineering, the development is showing 142 units. This annexation would add 33 more units to that 142, bringing the total development to 175 units. This annexation would require the secondary emergency access at Vanihayn to be converted to full access.

The question was asked if the residents of the new neighborhood would travel on Vanihayn. Mr. Stribling stated that the traffic study indicated that residents would travel through the new neighborhood, not Vanihayn, as that road is not paved in a modern sense and the travel distance is twice as long as driving through the neighborhood.

Commissioner Cruppenink asked about streetlights, sidewalks, trash pickup. Mr. Stribling explained that the neighborhood would have all of these things. Also, sewer will be in the area, and the neighbors can hook onto that sewer if they choose.

Gwendolyn Vanish Williams spoke, stating that Vanihayn Drive is a private road and can't be used by the new development. Clark Vanish, speaking by telephone, also stated that the road is private. Commissioner Cruppenink asked who is maintaining the road. Mr. Polen stated that the County maintains the road.

Commissioner Ensor asked if the sizeable crowd was against the development itself or if they are against using Vanihayn Drive for access. Ms. Williams stated that she was simply against the traffic on the road, not the development.

Mr. Stribling stated that the access to Vanihayn was required by the Town, which Mr. Polen agreed with – the proposed annexation needs to connect to the existing Kitfield Development.

Mr. Stribling asked if there were any other questions concerning the annexation. Chairman Salisbury said that he thought everyone was okay with the annexation, just not the traffic. The developer needs to figure out a way to not touch Vanihayn.

Motion was made to table until the next meeting so that the developer can figure out the ownership of the road and perhaps reconfigure the plan.

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

5. Consider a recommendation to rezone a 1.0 acre property located on Main Street Extension, a portion of TMS 143-00-00-002, from R-2, Single Family Residential, to C-2, General Commercial

Mr. Polen presented the item.

Ricky Parler, the applicant spoke, discussing the concept of the general store. It will have a small retail area up front for fishing gear and bait, shirts. This will be in addition to the machine repair shop.

Commissioner Cruppenink asked if there would be a privacy fence – yes, on the side and rear. Will there be landscaping? Yes. How many employees? Mr. Parler, his wife, and two others. Commissioner Kondakor asked about parking. There will be enough parking, stated the applicant.

Motion made to recommend rezoning to Council as requested.

Motion made by Commissioner Cruppenink, Seconded by Commissioner McGhee-Frazier.

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

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**

## **MOVE TO ADJOURN**

Meeting adjourned at 7:34 p.m.

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

*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.*