



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 26, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:03 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Kathleen Prodocimo
Commissioner Tory Liferidge
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Shacara Johnson

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting April 28, 2026.

Motion made by Commissioner Roper to approve the Staff provided April meeting minutes, Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Prodocimo, Commissioner Liferidge, Commissioner Campbell

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-26-05) request for a parcel (143-05-00-015 & - 68) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned General Commercial (C-2)

Mr. France presented the agenda item.

Commissioner Liferidge asked if a vegetative buffer / additional screening would be required when the site is developed. Mr. France responded, stating a buffer / screening would be required in accordance with the Zoning Ordinance. This will be checked for in the Site Plan review process.

Mr. Westbrook noted that during the development of the 2024 Comprehensive Plan, there were internal discussions to include Rembert C. Dennis Blvd in the Mixed-Use Future Land Use Map Designation.

Motion made by Commissioner Campbell to amend the Zoning Map to the requested General Commercial (C-2) zoning district for the subject parcels due to the existing

commercial character of Rembert C. Dennis Blvd & the proposal's alignment with some of the goals and implementation strategies of the 2024 Comprehensive Plan. Second, by Commissioner Liferidge.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Prodocimo, Commissioner Liferidge, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that the previously heard Zoning Map Amendment request for the parcel addressed as 417 Altman Street has been withdrawn. Mr. Westbrook discussed the concerns the Town Council expressed regarding this proposal, and how Staff has urged the applicant to apply for a Special Exception through the Board of Zoning Appeals.

Mr. Westbrook provided the commission with a timeline of adoption for the proposed Unified Development Ordinance.

MOVE TO ADJOURN

Motion made by Commissioner Liferidge to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Prodocimo, Commissioner Liferidge, and Commissioner Campbell.

Meeting was adjourned at 6:23 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.