



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, FEBRUARY 27, 2024, at 6:00 PM

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## MINUTES

### CALL TO ORDER

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

#### PRESENT

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

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Chris Kondakor  
Commissioner Kathleen Prosdocimo  
Commissioner Nick Ross

### APPROVAL OF MINUTES

1. Approval of Minutes for the January 23, 2024, meeting.

Motion made by Commissioner Pipkin, Seconded by Commission Ensor.

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

### NEW BUSINESS

2. Consider an Annexation (AN-23-03) & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD) to allow for up to sixty-seven (67) dwelling units.

Mr. Westbrook presented the item.

Mike Flannery, of Boats & Tows, spoke in favor of the application.

Commissioner McGhee-Frazier asked the applicant the intended use of the property. Mr. Flannery stated their goal was for a boat, RV, and trailer storage lot.

Commissioner McGhee-Frazier asked about access to the property. Mr. Westbrook stated the parcels were served by Rembert C. Dennis Boulevard.

Chairwoman Cruppenink asked, should the zoning be approved, what recourse would the Town have should the intended use fall through. Mr. Westbrook explained, the Town would have no recourse, the property would still be zoned C-2 and all uses

allowed by-right would be able to establish without Planning Commission or Town Council approval.

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

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

### 3. Election of Officers

Motion made by Commissioner Pipkin to reappoint Chairwoman Cruppenink to the same position. Seconded by Commissioner McGhee-Frazier.

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

Motion made by Chairwoman Cruppenink to appoint Commissioner McGhee-Frazier to Vice Chairwoman. Seconded by Commissioner Ensor.

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

## **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 Pipkin.

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

Meeting was adjourned at 6:30 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.*