



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 23, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:01 p.m.

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Drew Ensor
Commissioner Kathleen Prosdocimo

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Chris Kondakor
Commissioner Rev. Robin McGhee-Frazier

APPROVAL OF MINUTES

1. Approval of Minutes for the June 25, 2024, meeting.

Motion made by Commissioner Ensor, Seconded by Commission Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-24-04) request for two (2) parcels (142-03-01-008 & 142-03-01-009) totaling 13.84 acres, located on N. Live Oak Drive, from Single Family Residential (R-1) to Conditional Zoning – Single Family Residential (CZ R-2) to allow up to thirty (30) dwelling units.

Mr. Westbrook presented the item.

Scott Utsey, of True Homes, spoke regarding his application. Mr. Utsey explained that his company is considered a “semi-custom builder”, with plans for Hardie planked siding, architectural shingles and slab-on-grade. Mr. Utsey explained that True Homes builds homes to the customers specifications and desires, and do not spec-build. Their homes have multiple options and are truly unique from other builders.

Commissioner Ensor asked what the by-right minimum lot size for these parcels. Mr. Westbrook exampled R-1 had a minimum lot size of 12,000 square feet. Commissioner Ensor asked how many units could be built on these parcels with the existing zoning. Mr. Westbrook estimated about seventeen (17) units, but without a plan it is hard to estimate.

Buddy Pusser, of Seamon-Whiteside, the applicant's engineer, spoke in favor of his applicant's request. Mr. Pusser reiterated he estimated about seventeen units could be placed by-right with the current zoning.

Chairwoman Cruppenink asked what the estimated price point is for these units. Mr. Utsey explained that the expected average price point is \$400,000 but is dependent on options and customization by the purchaser.

Chairwoman Cruppenink asked about the proposed cul-de-sac and on-street parking for the project. Mr. Westbrook explained that the design would meet the International Fire Code and all applicable Town ordinances. Mr. Utsey explained one of the conditions presented as part of his request would be require two (2) car garages in addition to two (2) car driveway.

Commissioner Ensor asked if the subdivision was to have a homeowner's association, and if the neighborhood would be gated. Mr. Westbrook expressed there would be a homeowner's association, and the neighborhood would not be gated.

Commissioner Prosdocimo asked if about the walking trail. Mr. Utsey expounded about it.

Chairwoman Cruppenink asked if the amenities could include a dog park. Mr. Utsey said that could be a possibility.

John Dulude, of 204 California Avenue, spoke against the request. Mr. Dulude explained the data the applicant's engineer was basing the design on was incorrect. He explained this property was burdened by California Branch, which runs from the airport all the way to the river. Mr. Dulude explained that almost all stormwater in the Town eventually ends up in California Branch. Mr. Dulude explained the surrounding neighborhood was older and did not benefit from a homeowner's association, and the proposed neighborhood does not fit in with the surrounding community.

Mr. Pusser explained that there is a lot to be studied from the engineering that is yet to be done. He explained the ponds on the conceptual plan were to be engineered and were to meet all State and Moncks Corner requirements for stormwater. Mr. Pusser explained that most flooding experienced in town are a result from no ponds being built or required at the time of development for the surrounding neighborhood. Mr. Pusser explained that the data provided for floodplain is actually pretty recent and accurate, but that floodplain will be impacted very little by this development.

Commissioner Ensor stated that he believed the lot sizes were too small, that the aesthetics of the density doesn't fit what is locally nearby.

Motion made by Commissioner Prosdocimo to recommend approval of the request. Seconded by Commissioner Pipkin.

Voting Yea: Commission Pipkin.

Voting No: Chairwoman Cruppenink, Commission Ensor, and Commissioner Prosdocimo.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

Meeting was adjourned at 7:22 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.