



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 26, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Chris Kondakor
Commissioner Nick Ross

APPROVAL OF MINUTES

1. Approval of Minutes for the March 26, 2024, meeting.

Motion made by Commissioner McGhee-Frazier, Seconded by Commission Pipkin.

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

NEW BUSINESS

2. Consider a Tree Removal request for two (2) Grand Trees, located at 519 Whitesville Road (142-05-02-020).

Mr. Westbrook presented the item.

Motion made by Commissioner Ensor to approve the request as presented. Seconded by Commissioner Pipkin.

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

3. Consider an Annexation and Conditional Zoning Map Amendment (AN-24-01) request for three (3) parcels (142-14-00-024, 142-14-00-025, 142-14-00-026) totaling 16.48 acres, located on Perry Hill Road. The northern parcel (142-14-00-024) would be rezoned from R-1 (Berkeley County) to Conditional Zoning - Single Family Residential (CZ R-2) to allow for up to sixteen (16) single family detached dwelling units. The southern parcels (142-14-00-025 & -026) would be rezoned from R-1 (Berkeley County) to Single Family

Residential Attached (R-3) to allow for up to forty-eight (48) single family attached (townhomes) dwelling units.

Mr. Westbrook presented the item. Mr. Westbrook explained that as a request for these parcels were denied by Town Council in July 2023, and this request is within a year of that denial, the Planning Commission potentially may have two decisions regarding this request. The first decision was to determine if the application met either threshold set forth by the Zoning Ordinance (Section 12-7) for reconsideration, and should that be approved by Planning Commission, the second decision was their traditional recommendation to Town Council for the request. Mr. Westbrook explained that should the Planning Commission move that the reconsideration did not meet the standards of the Zoning Ordinance, that the request would be denied and not reach Town Council for consideration.

Buddy Pusser, of Seamon Whiteside, the applicant's engineer, spoke regarding his client's request. Mr. Pusser explained the adjacent property, "Perry Hill Townhomes" were previously annexed and approved for one hundred (100) townhome units, but only eighty-six (86) would be possible after engineering. Mr. Pusser explained that in the County, with clustering, these parcels could see a minimum lot size of 5,500 square feet, approvable by-right with Berkeley County. His client sought that approval after the denial by Town Council in 2023, however after discussion with the Mayor and officials, they were convinced to try the request again. Mr. Pusser explained that in total, with the previously annexed and approved townhome community, the density would be closer to three (3) dwelling units per acre. Mr. Pusser explained he believed the request meets the new 2024 Comprehensive Plan. He further expounded on the capacity for water and sewer by Moncks Corner Water Works, the good access to US-17A and US-52. Mr. Pusser felt the uses were adequate for the area, staying out of the floodway and the add-on to the previously approved "Perry Hill Townhomes" project was logical.

Commissioner McGhee-Frazier asked about the connections from this project to US-52. Mr. Westbrook explained the connection through the previously approved "Perry Hill Townhome" project with Eloise Drive.

Mr. Pusser expanded, by stating Ginn Road, to the north of the subject parcels would have to be improved to Perry Hill Drive, providing a second access point for the subject parcels.

Commissioner McGhee-Frazier asked if there were many single-family homes on Ginn Road. Mr. Pusser elaborated by stating Ginn Road was a residential road.

Commissioner Ensor asked if there would be only two (2) entrances, Ginn Road and through the "Perry Hill Townhomes" project that has yet to begin construction. Mr. Pusser concurred.

Commissioner McGhee-Frazier asked about the plan specifically for the most southern parcel (-026), to which Mr. Pusser explained most likely used for stormwater detention.

Commissioner Ensor asked, if denied and with by-right clustering with the County, if the applicant would move forward with the project without annexation. Mr. Pusser explained, should the Planning Commission, and ultimately the Town Council deny the request, it's his understanding his client would move forward with the development occurring in the County. He added, that while it would move forward in the County by-right, it would most likely only include single family detached housing and no single family attached (townhomes) units.

Davis McNair, of D.R. Horton, the applicant, concurred with his engineer's statement.

Commissioner Ensor asked if the applicants knew how many units, they could build should they proceed with clustering in the County. Mr. McNair answered about forty (40) units, about twenty (20) less than tonight's request.

Commissioner Ensor expressed concern regarding the two (2) points of access and additional townhomes.

Chairwoman Cruppenink asked Mr. Westbrook to explain the need for two (2) decisions. Mr. Westbrook described the situation and added clarity. The first motion would be to satisfy the reconsideration ordinance previously described. Should this motion pass, the Planning Commission would then consider a recommendation of the project to the Town Council at their July meeting.

Mr. McNair added that he had ability to proceed in the county with service from Moncks Corner Water Works, but it was his hope to develop this project in the Town.

Motion made by Commissioner McGhee-Frazier to deny the request for reconsideration pursuant to Section 12-7 of the Zoning Ordinance. Seconded by Commissioner Pipkin.

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

Voting No: Chairwoman Cruppenink and Commissioner Prosdocimo.

4. Discussion seeking public engagement regarding a critical need for sidewalks along Rembert C. Dennis Boulevard, connecting US Highway 52 to Moncks Corner Elementary.

Mr. Westbrook presented the item.

Commissioner Ensor stated the need for sidewalks along Rembert C. Dennis and applauded the project as fantastic.

Chairwoman Cruppenink stated she has studied this corridor previously and thought it primed for improvements with the commercial businesses and proximity to residents. She explained residents have expressed a desire to become more walkable, and such projects could see walkathons for medical uses and school, as well as potential community health events with this project.

Commissioner Ensor expressed how he has walked this area to patronize the local businesses from his residence in the area and how this project would certainly help with safety and health of the community.

Commissioner Prosdocimo stated she thought sidewalks were great, especially for kids and their safety.

Chairwoman Cruppenink read the prepared Resolution to Support aloud. Motion made by Commissioner Ensor to approve the Resolution. Seconded by Commissioner Prosdocimo.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 7:29 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.