



PLANNING COMMISSION

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

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Drew Ensor
Commissioner Nick Ross
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 February 27, 2024, meeting.

Motion made by Commissioner Pipkin, Seconded by Commission Ensor.

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

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-24-01) request for one (1) parcel (142-00-01-012) totaling 15.75 acres located on Heatley Street, from Single Family Residential (R-2) to Conditional Zoning – Single Family Residential (CZ R-2), to allow for up to thirty-seven (37) dwelling units.

Mr. Westbrook presented the item.

Commissioner Ensor asked for clarification regarding the difference between the by-right project and the requested project. Mr. Westbrook explained that by-right, the property could see up to thirty (30) dwelling units, but the applicant is requesting to reduce the lot size for up to thirty-seven (37) dwelling units.

Davis McNair, of DR Horton, spoke in favor of the application.

Chairwoman Cruppenink asked the applicant if they would entertain less than thirty-seven (37) dwelling units. Mr. McNair replied that they would be moving forward with their request of thirty-seven (37) units.

Chairwoman Cruppenink asked about comparable projects and their demographics. Mr. McNair explained this project with the thirty-seven (37) dwelling units would be higher end products compared to what DR Horton has constructed in the Town.

Chairwoman Cruppenink asked about the number of vehicles per unit. Mr. McNair replied they anticipate approximately two (2) vehicles per dwelling unit, and that Staff would be requiring a Traffic Impact Analysis regardless of the by-right or conditionally zoned project.

Chairwoman Cruppenink asked about potential vehicle movements at the intersections. Mr. McNair added that the roadways would be designed to Berkeley County standards.

Joe Radich, of 116 Merrimack Boulevard, spoke against the application. His concerns were the minimal setbacks being requested and existing traffic concerns on the neighboring streets.

Melissa McClung, of 170 Circle, spoke against the application. Her concerns were the accident history in the area, existing cut-through traffic and lack of effectiveness of the signage, as well as the number of vehicles per dwelling unit for the project exceeding parking capacity and inundating the local residential streets.

Crystal Olheiser, of 230 S. Live Oak Street, voiced her concerns with the project. Her business, adjacent to the project, can be loud and typically work is conducted at night. She explained that new residents will likely complain about her existing business, and this project may cut off her access to the rear of her property. She asked about future right-of-way access this conditional zoning would provide. Staff explained the reasoning behind interest in extending the new road right-of-way, which the applicant was seeking additional density in exchange for. Mr. McNair stated that the by-right project would allow for a 30-foot easement, with 20-foot paved width to the Olheiser property.

Commissioner Ensor asked if the Olheiser property would still be allowed access through the neighborhood. Mr. McNair explained that they would still have access regardless of which project was built.

Commissioner Ensor asked about on-street parking through the neighborhood. Mr. McNair explained that currently, four (4) on-street, parallel parking spaces are shown, but more may be possible.

Lee Anne Conner, of 112 Merrimack Boulevard, spoke against the application. Her concerns were the lack of existing pedestrian facilities, vehicles parked in the travel lanes in the adjacent neighborhood, and desire to keep the existing neighborhood low-density.

James Kelsey, of 113 Merrimack Boulevard, voiced his concerns with the project. He was concerned about the scale of the homes. Mr. McNair explained the project would see a mix of 1-story and 2-story homes. Mr. Kelsey expressed concerns over privacy but did express desire to see the proposed Type-B buffer yard between the

new homes and his house. Mr. Kelsey also expressed concerns regarding localized flooding and that more homes would equate to more vehicles on the local residential roadways.

Chairwoman Cruppenink expressed her concerns for flooding in the area.

Cam Sessions, an engineer with ESP Associates, represented the applicant. Mr. Sessions explained that the stormwater devices for this project are adequately designed, the topography and drainage study helped to determine the appropriate design and the project will generally see less discharge than the existing conditions of the site.

Keane McLaughlin, a land planner with ESP Associated, represented the applicant. Mr. McLaughlin explained this conditionally zoned project would provide numerous benefits than the by-right project. Mr. McLaughlin explained connectivity would provide additional walkability for the area and less traffic due to additional ingress and egresses for the neighborhood.

Commissioner Ensor asked, if the conditional zoning request failed, would the applicant move forward with the by-right thirty (30) dwelling unit project. Mr. McNair stated that was their intention should the request fail.

Commissioner Ensor voiced his concerns with parking for this project. While the density request was not a concern, where the parking for each dwelling unit would be located, particularly lots that utilized more than two (2) vehicles.

Commissioner Prosdocimo expressed her concerns with the density, stating a reduction in the number would be more palatable. A motion to increase on-street parking and a reduced, compromised density would be a better option.

Motion made by Commissioner Ensor to recommend approval to the Town Council, with the inclusion of additional on-street parking to the maximum extent practical as determined by Staff. Seconded by Commissioner Pipkin.

Voting Yea: Commission Pipkin, Commissioner Ensor, Commissioner Ross and Commissioner Prosdocimo.

Voting No: Chairwoman Cruppenink

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Motion made by Chairwoman Cruppenink to adjourn, Seconded by Commissioner Pipkin.

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

Meeting was adjourned at 7:15 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.