



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 25, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Nick Ross
Commissioner Rev. Robin McGhee-Frazier
Commissioner Chris Kondakor

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the June 27, 2023 Meeting.

Motion made by Commissioner Pipkin, Seconded by Commissioner Ross.

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

NEW BUSINESS

2. Consider a Zoning Map Amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

April Elswick, Volunteer Coordinator for Habitat for Humanity, spoke in favor of the request.

Commissioner McGhee-Frazier asked about a fence surrounding the proposed detention device. Mr. Westbrook stated that should one be required by building code or other Town regulation; one would be installed by the applicant. Ms. Elswick added that Habitat for Humanity is committed to bringing the neighborhood to life and making the best use of the land.

Commissioner McGhee-Frazier asked why the pond would be in its proposed location, near N. Live Oak Street. Mr. Westbrook stated that typically detention devices are placed in the lowest lying area of a project.

Motion made by Commissioner McGhee-Frazier to recommend approval, Seconded by Commissioner Pipkin.

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

3. Consider a Zoning Map Amendment request for 4.08 acres located on Broughton Road (122-14-00-017), from R-1 (Single Family Residential) to CZ R-1 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

Mr. Jason Hennesse, 1481 Menhaden Lane, Mount Pleasant, spoke in favor of his request.

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Motion made by Commissioner Kondakor to recommend approval with an additional condition to require an eight-foot fence with barbwire to surround the property, Seconded by Commissioner McGhee-Frazier.

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

4. Consider a Text Amendment to Article 13 of the Zoning Ordinance, to create standards for a multi-face signs within the C-1 zoning district.

Mr. Westbrook presented the item.

Chairwoman Cruppenick commented regarding potential safety benefits for passing motorists from a centrally located sign compared to business signs located within a development.

Commissioner Kondakor added his concern regarding visibility for motorists and traffic at nearby intersections. Mr. Westbrook explained that sight triangle standards and potential right-of-way setbacks should alleviate those potential conflicts.

Ms. Hannah Gamble, owner of Berkeley Kids Academy, spoke in favor of the request.

Commissioner McGhee-Frazier voiced concern regarding potential sidewalk and signage conflicts. Mr. Westbrook explained that as sidewalks are built within the right-of-way, and signs must be on private property, any potential conflict should be minimized, however Staff could research how other jurisdictions look at this concern and report back.

Motion made by Commissioner McGhee-Frazier to approve with a request that Staff research concerns regarding potential conflicts between sign location and proposed sidewalks, Seconded by Commissioner Pipkin

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

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook gave a brief update on previously considered applications and their results from recent Town Council meetings.

MOVE TO ADJOURN

Motion made by Commissioner Kondakor, Seconded by Commissioner McGhee-Frazier.

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

Meeting adjourned at 7:01 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.