



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 26, 2025, 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 Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the June 24, 2025, meeting.

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

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

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-05) request for one (1) parcel (TMS # 142-07-01-002) totaling – 10,000 square feet, located at 111 Heatley Street. This parcel is requesting to be zoned Office & Institutional (C-1).

Mr. France presented the agenda item.

Motion made by Commissioner Phillips to approve the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-2) to Office & Institutional (C-1). Seconded by Commissioner Campbell.

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

3. Consider a Zoning Map Amendment (ZA-25-06) request for one (1) parcel (TMS # 142-07-01-001) totaling – 13,800 square feet, located at 111-A Heatley Street. The parcel is requesting to be zoned Office and Institutional (C-1)

Mr. France presented the agenda item.

Motion made by Commissioner McGhee-Frazier to approve the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-2) to Office & Institutional (C-1). Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell.

4. Consider a Annexation (AN-25-03) request for one (1) parcel (TMS #122-00-01- 001) totaling 13.2 acres, addressed as 468 Nelson Ferry Road to be annexed in to the Town's corporate limits, seeking to be zoned Light Industrial (M-1)

Mr. France presented the agenda item.

Commissioner McGhee-Frazier asked if there is an existing Home Telecom Co. facility on the subject parcel, and what the current zoning is.

Mr. France answered in-kind.

Mr. Westbrook added that the Home Telecom facility has existed for a considerable amount of time.

Chairwomen Cruppenink asked what uses will the applicant be bringing into Town.

Andrew Greenspan (no address provided), the applicant, would potentially bring automotive repair, and other light industrial uses to the property.

Motion made by Commissioner Phillips to approve removal of the proposed Annexation for the subject parcel. Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

5. Consider an Annexation (AN-24-03) request for four (4) parcels (TMS #162-00-01- 029, 162-02-00-019, 162-00-01-020, 162-00-01-029) totaling 96.01 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, single-family attached dwelling units, commercial development, and dedicated civic recreation space.

Mr. Westbrook presented the agenda item.

Chairwomen Cruppenink asked who will be responsible for maintaining the proposed civic facilities

Mr. Westbrook noted the six (6) proposed pickle Ball Courts will be donated to the Town and will be maintained by the Town. All nature trails and buffers are to be maintained by the development's HOA.

Commissioner McGhee-Frazier asked when the anticipated start date for the development is.

Michael Khan, one of the applicants, estimates development will be completed in approximately thirty-six (36) months.

Commissioner McGhee-Frazier asked which identified phase will the development begin with

Mihcael Khan suggested the phase identified in a green hue, phase one (1), will be the phase the development begins with.

Commissioner Campbell asked what percentage of the development is delineated wetlands

Michael Khan noted 5.4% of the development area is delineated wetlands.

Josh Lily (no address provided), an engineer with Stantec, noted there are additional non-jurisdictional wetlands in the development area that do not contribute to the previously identified 5.4% of delineated wetlands.

Commissioner Campbell asked how much commercial space is being proposed.

Michael Khan responded, noting dedicated commercial space is approximately 10 acres or 52,000 square feet of tenet space.

Commissioner Campbell asked what year is the project estimated to be completed.

Michael Khan suggested it would be ideal to have the development completed in 2030.

Commissioner Proscocimo asked if Town Staff has performed a financial analysis for the proposed development.

Mr. Westbrook responded to Commissioner Proscocimo noting the development does not appear to be finically solvent for the Town after financial analysis was performed.

Commissioner Proscocimo asked the applicants if they would be willing to provide more commercial.

Michael Khan noted reducing residential will affect the types of commercial business that will occupy tenet space. In addition, Mr. Khan said it may be possible to add more commercial to the development. But it depends on the engineering.

Josh Lily, building off of Mr. Khan's point noted the nature of the site does not offer significant road frontage on US-Highway 52. Commercial Developers look for significant road frontage.

Chairwomen Cruppenink asked if anyone from the public would like to speak.

Brue Doyle, the property owner of a parcel addressed as 1360 N HWY 52, noted his discontent with the developer as his parcel was advertised as part of the project. In addition, he objected to the current growth patterns in the Town of Moncks Corner.

Commissioner Proscocimo stated that the potential traffic and congestion this development may cause are concerns of hers.

Josh Lily noted Ben Baron Lane with a traffic light will have full access, and the northern most ingress / egress point will be right-in-right-out. In addition, Mr. Lily noted the development will likely be required to have deacceleration lanes based on his experience designing other developments in the same corridor.

Motion made by Commissioner Phillips to approve the Annexation request with considerations to traffic, emergency vehicle ingress / egress, lack of commercial acreage, relatively small residential lots, and on-street parking. Seconded by Commissioner Campbell.

Voting Yea: Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, and Commissioner Campbell.

Voting No: Chairwoman Cruppenink and Commissioner Proscocimo.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Meeting was adjourned at 7:23 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.