



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 23, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 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 August 26, 2025, meeting.

Motion made by Commissioner Phillips to approve with the condition the error made by Staff regarding the recorded votes for item number five (5) is corrected, 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 (AN-25-02) request for one (2) parcels (TMS # 162-00-02-021 & -75) totaling – 6.81 acres, located at 1288 Old Highway 52 to be annexed in to the Town's corporate limits, seeking to be zoned Office & Institutional C-1.

Mr. Westbrook presented the agenda item.

Commissioner Phillips asked if there are any delineated wetlands on the subject parcel.

Mr. Westbrook stated Town Staff utilizes the National Wetlands Inventory as it appears on the Berkeley County Geographic Information System (GIS) to determine if there are wetlands on the subject parcel. To his knowledge, Mr. Westbrook did not recall any delineated wetlands on the subject parcel, but past request for the subject parcel suggested the presence of wetlands.

Commissioner Phillips asked when a wetlands delineation survey would be completed.

Mr. Westbrook informed Commissioner Phillips that Staff would ask the applicant to provide a wetlands delineation survey during the time of civil review.

Chairwoman Cruppenink presented the public the opportunity to speak.

Holly Frye of Unity Bay, shared information regarding the potential occupant of the subject parcel. According to Ms. Frye the main objective of the company is to provide social services and the intent of the request is to expand their existing facilities, which are located near the subject parcel.

Joey Wright of 1150 Old Highway 52 shared his concerns regarding the commercial and environmental impacts the proposed use would likely bring to the corridor if approved. Mr. Wright's concerns regarding hazardous flooding within the subject area and such flooding being increased with additional commercial development was the main concern of his statement.

Commissioner Proscocimo asked if Mr. Wright's concern would still be true if the proposed development on subject parcel was residential. This question was directed to Mr. Westbrook.

Mr. Westbrook responded, stating the Town's current Stormwater standards are strict, but are the same standards for residential and commercial.

Commissioner Proscocimo asked Mr. Wright if his concerns pertained to only stormwater issues, or if he had other concerns.

Joey Wright, of 1150 Old HWY 52, noted that his concerns regarding this request also pertained to potential traffic impacts and altering the existing rural character of the corridor.

Commissioner Campbell noted that she personally likes the use and their intentions, but has concerns about the long-term impacts the re-zoning would cause, if the request is approved. Furthermore, Commissioner Campbell asked Mr. Westbrook if the applicant could change their request to a conditional rezoning.

Mr. Westbrook said a conditional rezoning for this parcel would not be possible within this request.

Ryan Asberry of an unknown address along Dove Hill Drive noted that he owns and has settled livestock directly North of the subject parcels. In his statement, he mentioned the existing flooding along Dove Hill Drive is difficult to mitigate and the proposed use would likely increase the impacts of the existing flooding.

A resident of 1300 Old Highway 52 noted that he likes the proposed use more than the potential for residential, but significant work has been done in the past to mitigate such flooding. His concern is this previous work will be unraveled if the proposed request is approved.

Chairwomen Cruppenink asked Mr. Westbrook if the subject parcels had any delineated wetlands or recorded floodplains.

Mr. Westbrook noted this information is unavailable due to the information currently available to Staff.

Holly Frye, of Unity Bay reiterated that their company intends to “do good” for the surrounding community, and want to be in this location for the next “forty (40) years”. Furthermore Ms. Frye shared that their company intends to own “all seven (7) acres” of the subject parcels. The process to obtain a wetlands delineation survey has already begun.

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

Voting Yea: Commissioner Pipkin, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Voting No: Commissioner McGhee-Frazier, and Chairwomen Cruppenink.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Motion made by Commissioner Phillips to adjourn, Seconded by Chairwomen Cruppenink.

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

Meeting was adjourned at 6:46 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.