



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 22, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Proscocimo
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 March 25, 2025, meeting.

Motion made by Commissioner Pipkin to approve, Seconded by Commissioner Campbell.

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

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-02) request for one (1) parcel (142-04-01-068) totaling approximately 0.49 acres, located at 306 N. Live Oak Drive. The parcel is currently zoned Single Family Residential (R-2) and the applicant is seeking Office & Institutional (C-1)

Mr. Westbrook presented the agenda item.

Jillian Weatherford, of 514 Delquin Court in Summerville, spoke in favor of her client's request.

Commissioner McGhee-Frazier asked if access would be to N. Live Oak. Mrs. Weatherford stated that was the intent.

Commissioner Pipkin asked what businesses her client was interested in placing at this location. Mrs. Weatherford responded that her client was selling the property, but the anticipation was permitted uses within the C-1 zoning district, such as a real estate office or surveyor.

Commissioner Pipkin asked Staff about the metal-sided building on the property, should it go to commercial zoning, would the new property owners be required to remove it. Mr. Westbrook stated that the property would have to come into compliance with most standards of the Zoning Ordinance, such as parking, however the building was conforming at construction, and would be treated as nonconforming for any commercial use, meaning it could remain and be used, but not expanded or replaced with a metal-siding structure.

Motion made by Commissioner Phillips to recommend approval. Seconded by Commissioner Campbell.

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

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook announced the Town has hired a new Planner, Mr. Carter France. Mr. Westbrook provided updates regarding previously heard agenda items along with future projects that may become agenda items before the Planning Commission.

Chairwoman Cruppenink expressed concerns about code enforcement and nuisances. Mr. Westbrook explained his department's goals and framework, along with some updates on recent cases.

Chairwoman Cruppenink inquired about short term rentals, and if the Town had any ordinances or regulations on them. Commissioner Phillips commented there was a recently discovered short term rental in a local neighborhood, and this may be an issue as tourism in the area has increased. Additional conversation was had about issues from short term rentals and potential enforcement challenges.

MOVE TO ADJOURN

Motion made by Commissioner Phillips to adjourn, Seconded by Commissioner Pipkin.

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

Meeting was adjourned at 6:43 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.