



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 24, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Kathleen Prosdocimo
Commissioner Tory Liferidge
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting February 24, 2026.

Motion made by Commissioner Pipkin to approve the Staff provided October meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, Commissioner Prosdocimo, Commissioner Liferidge, Commissioner Campbell

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-26-03) request for a parcel (142-02-02-006) totaling ~0.73 acres, located at 200 Broughton Road. The parcel is requesting to be zoned Office & Institutional (C-1)

Mr. France presented the agenda item. Mr. Westbrook added to Mr. France's presentation to discuss the application's proposed end user.

Commissioner Liferidge asked how the future land use designations outlined in the Town's Comprehensive plan effect this request. Mr. Westbrook explained.

Commissioner Pipkin asked if the existing building and site can be occupied by a commercial user with its existing conditions. Mr. Westbrook noted the existing site, and building has likely not be brought up to commercial development standards, and Staff has shared that information with the applicant and prospective end user on multiple occasions.

Commissioner Pipkin asked if the site will be required to have a detention pond or other stormwater mitigation device. Mr. Westbrook responded, stating Staff would need to research additional information to make that determination.

Commissioner Roper asked Staff if the parcel can continue being used as a residence if the request is approved and the parcel becomes zoned Office & Institutional (C-1). Mr. Westbrook responded, stating the Town's Zoning Ordinance outlines a 90-day threshold for non-conforming protections.

Chairwomen Cruppenink asked Staff if a traffic impact analysis (T.I.A) will be performed for the prospective end user. Mr. Westbrook noted that Staff reserves the right to perform a traffic impact analysis per the Zoning Ordinance but is triggered at fifty (50) trips at peak hour.

Chairwomen Cruppenink noted her concerns regarding increased traffic in area due to the proposed end user for this application and rumored future projects. Mr. Westbrook noted there are approximately 130 dwelling units proposed behind St. John's Christian Academy and Berkeley High School. Staff's current negotiations suggest some improvements to the Broughton Road / Main St intersection may be made

Chairwomen Cruppenink asked if the proposed development is new. Mr. Westbrook estimated the proposed development will likely be on the Planning Commission Agenda in the coming weeks.

Commissioner Liferidge asked if the subject-parcel's existing zoning designation was Single Family Attached Residential (R-3) would the prospective end user be allowed by-right. Mr. Westbrook responded yes.

Chairwomen Cruppenink asked about future plans for the existing correctional facility on the other side of Broughton Road from the subject parcel. Mr. Westbrook suggested it is his understanding the Berkeley County is proposing that a new court house be built on or near that property.

The applicant, Peggy McQuown-Gramling of 200 Broughton Road, discussed the two (2) existing points of egress on the subject-parcel and other plans for site development.

Grace Sanderson, the prospective end user, discussed her proposed use. Ms. Sanderson suggested the Children occupying her Day Care would be between 3-8 years old and 8:00 am– 2:30pm. In addition, she also suggests traffic will flow away from "high impact" areas and there is a growing need for this use-type in the Town.

Commissioner Prosdocimo asked what is considered "small" for this facility. Ms. Sanderson noted there would be no more than 49 children enrolled.

Chairwomen Cruppenink asked if Staff has posted the property with a Public Hearing sign. Mr. Westbrook responded, stating the posting of the property is not required by the Planning Commission, but the property will be posted in the coming weeks to adhere to State requirements for Town Council.

Commissioner Campbell noted that she personally likes the proposed use of the prospective tenet, but understands the application is not aligned with the Town's Comprehensive Plan.

Commissioner Prosdocimo noted her concern about the adjacent residential properties, and their potential relationship with a commercial user.

Commissioner Johnson made a motion to deny the request to rezone the subject-parcel to Office & Institutional (C-1) from its current zoning designation. Second, by Commissioner Campbell.

Mr. Westbrook recommended that the applicant revises the request, in order to seek a conditional approach. In addition, Mr. Westbrook recommended the Planning Commission table's the request.

The applicant, Ms. Peggy McQouwn-Gramling noted that she would like the Planning Commission to table her request for the following month.

Voting Yea: N/A

Voting No: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Prosdocimo, Commissioner Liferidge, Commissioner Campbell.

New motion made by Commissioner Johnson to table the current application for next month's scheduled Planning Commission meeting. Second, by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Prosdocimo, Commissioner Liferidge, Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that Staff and Planning Commission members are required to partake in the Municipal Association of South Carolina's "Required Orientation For Planning & Zoning Officials". Mr. France suggested that Staff will be sending out a packet to all commissioners containing applicable information regarding this requirement.

Mr. Westbrook afforded the Planning Commission an update on a previously heard text-amendment request to the Town's Zoning Ordinance and additional information on the Town's current and proposed projects.

MOVE TO ADJOURN

Motion made by Commissioner Campbell to adjourn, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Prosdocimo, Commissioner Liferidge, Commissioner Campbell.

Meeting was adjourned at 7: 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.