



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 25, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Robin McGhee-Frazier
Chairman Connor Salisbury
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Commissioner Nick Ross

APPROVAL OF MINUTES

1. Approval of minutes for the September 27, 2022 regular meeting.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.
Voting Yea: Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor,
Commissioner Cruppenink

NEW BUSINESS

OLD BUSINESS

2. Consider a recommendation to rezone 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012, from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial

Mr. Polen presented the item. Commissioner McGhee-Frazier came in at this time.

Commissioner Cruppenink expressed concerns over traffic in that area, speeding, and the need for more schools. Primarily her concern was the shopping area, but feels that the developer and the Town have done the best they can to minimize issues.

Commissioner Salisbury stated that he liked the layout. He then asked what made this development different from the one on W. Main that was denied. Mr. Polen stated that the differences included pricing, lot size, and the adjacent neighborhood.

A Commissioner asked if the Town recommended approval of this development. Mr. Polen said no, due to the lack of connectivity to the development to the south.

Davis McNair of D.R. Horton was there to represent the applicant. He stated that at present the neighborhood to the south has been sold to the developer so they do not

have the power to make changes to that property. Mr. Polen followed up with the fact that that property will be repurchased by D.R. Horton following development so they will have that power again.

Donald Prioleau of 310 S. Live Oak asked if the houses would have vertical transportation for the handicapped. Mr. McNair stated that there would be one-story units for the handicapped, but no vertical transportation installed by the builder.

Melissa McClung of 170 Monitor Circle asked whether sidewalks would be constructed. Yes, along both sides of the road where developed.

Commissioner Cruppenink stated that there is a lot of foot traffic in the area.

Ms. McClung expressed concern over commercial in that area due to the traffic and pedestrians.

Mr. Prioleau stated that he was on a committee with John West years ago to see about a traffic signal at the corner of Heatley and Hwy 17. Mr. Polen stated that per SCDOT standards the two intersections were probably too close to each other for a signal at Heatley.

Commissioner Ensor made a motion to deny, as he wants to see connectivity to the neighborhood to the south.

Motion made by Commissioner Ensor, Seconded by Commissioner McGhee-Frazier.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink
Voting Nay: Chairman Salisbury

Following the vote, a discussion was held on what could be done to salvage the development. The developer may choose to go forward by right in the R-2 zone without a commercial component.

PLANNER'S COMMENTS

With the November and December meetings happening so close to Thanksgiving and Christmas, it was decided to move to one meeting between the two months on Dec. 13th.

Mr. Polen discussed the Comprehensive Plan Survey, explaining that it was complete and that he had hoped to be able to present information from the Council of Government at this meeting.

MOVE TO ADJOURN

Motion to adjourn at 7:00 p.m.

Motion made by Commissioner McGhee-Frazier, Seconded by Commissioner Ensor.
Voting Yea: Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

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.