



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JANUARY 23, 2024, at 6:00 PM

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## MINUTES

### CALL TO ORDER

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

#### PRESENT

Commissioner Charlotte Cruppenink  
Commissioner Glen Pipkin  
Commissioner Drew Ensor  
Commissioner Kathleen Prosdocimo

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Chris Kondakor  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Nick Ross

### APPROVAL OF MINUTES

1. Approval of Minutes for the December 27, 2023, meeting.

Motion made by Commissioner Ensor, Seconded by Commission Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

### NEW BUSINESS

Consider the 2024 Update to the Town's Comprehensive Plan.

Mr. Westbrook gave a brief introduction.

Mr. Wyatt Stitely, of the Berkeley-Charleston-Dorchester Council of Governments, presented the item.

Chairwoman Cruppenink complimented all those involved with the process so far. She asked if the draft plan was coordinated with the new Berkeley County Comprehensive Plan.

Mr. Stitely replied that it was coordinated, as both plans were essentially drafted simultaneously.

Constance Mason of Keller Williams Realty, asked about the public survey, specifically the time length and number of respondents. Mr. Stitely replied that the survey was open for forty-five days, with a larger than typical respondent rate.

Commissioner Prosdocimo asked about the ability to amend the Comprehensive Plan once adopted. Mr. Stitely replied that the plan could be amended as the needs of the town change.

Chairwoman Cruppenink read aloud the resolution to recommend adoption.

Motion made by Commissioner Ensor to approve the resolution to recommend approval to the Town Council. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

## **OLD BUSINESS**

Consider an Annexation (AN-23-03) & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD) to allow for up to sixty-seven (67) dwelling units.

Mr. Westbrook presented the item.

Chris Donato of Sitecast, LLC, spoke in favor of his client's request.

Chairwoman Cruppenink asked where this project was in relation to recently approved townhomes on Merrimack Blvd. Staff explained how this project was much further down US-52.

Mr. Donato explained that Flex-1 zoning in Berkeley County allows for many impactful uses by-right. He further explained deed restrictions attached to zoning is the law and must be enforced. Mr. Donato expressed that affordability was a by-product of density, and that in Berkeley County clear-cutting a property was legal unlike within the Town of Moncks Corner. Mr. Donato claimed that the smaller commercial aspect to the project is more desirable.

Commissioner Prosdocimo asked if the developer would entertain reducing the number of units. Mr. Donato replied he would be willing to discuss this with his client.

Chairwoman Cruppenink asked if reducing the number of units would harm the financial viability for the project. Mr. Donato explained the number of units mattered, and he would need to discuss with his client the ability to reduce the number of proposed units.

Commissioner Pipkin asked Staff what the planned amenities were. Mr. Westbrook stated it could be open-ended. Mr. Donato added that his client would most likely not be in favor of a pool.

Commissioner Ensor asked if the proposed project could be built in Berkeley County. Mr. Donato stated it was not permissible with the current Berkeley County zoning. Commissioner Ensor asked if they had approached the County regarding rezoning. Mr. Donato replied they had not. Commissioner Ensor asked why the County had not been approached. Mr. Donato explained Staff said a Planned Development would be preferable.

Chairwoman Cruppenink asked about site details. Mr. Donato explained the final plan would be to the Town code.

Chairwoman Cruppenink asked who would enforce parking restrictions. Mr. Westbrook stated, to his knowledge, on-street parking would be a police concern.

Shannondoah Dever of 132 Waters Edge, spoke in favor of the project, as her client is the current property owner. She explained that senior housing is needed along with affordability.

Commissioner Pipkin asked if the buildings would be 2-story. Ms. Dever stated the master was planned to be downstairs.

Commissioner Pipkin inquired about the price of the units. Ms. Mason of Keller Williams Realty stated they were expected to be affordable.

Ms. Dever explained this type of development would not see parking concerns due to the limited travel of the age-restricted residents.

Commissioner Prosdocimo stated her concern regarding parking related to care givers, not just residents.

Chairwoman Cruppenink asked about a Homeowner's Association. Mr. Westbrook stated those details would be in the restrictive covenants that have yet to be drafted. Mr. Donato explained restrictive covenants are drafted after Final Plat.

Chairwoman Cruppenink expressed her concern for age restricted housing. Ms. Mason stated there are many examples locally where this type of housing is successful and allows for people to age in place.

Chairwoman Cruppenink stated her concerns of residents abiding by the restrictive covenants. Ms. Mason explained that is where an HOA would become useful.

Mr. Thomas Hamilton of 205 West Main Street, asked should the project fall apart, would the requested zoning stay in place. Mr. Westbrook replied yes, the zoning runs with the land.

Motion made by Commissioner Ensor to recommend denial to the Town Council.  
Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

## **PLANNER'S COMMENTS**

Mr. Westbrook provided updates on previously heard agenda items.

## **MOVE TO ADJOURN**

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

Meeting was adjourned at 7:54 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.*