



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 24, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell
Commissioner Drew Ensor

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner
Michael Better, Inspector I

APPROVAL OF MINUTES

1. Approval of Minutes for the April 22, 2025, meeting.

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

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

NEW BUSINESS

2. Consider a Tree Removal request for three (3) grand tree(s), located at 1111 Quenby Lane (143-09-04-021).

Mr. Westbrook presented the agenda item.

Elvis Black, of 1111 Quenby Lane, spoke in favor of his application. Mr. Black noted how the subject tree hung directly over his daughter's bedroom, how his arborists letter clearly stated the tree is in imminent danger of falling, and the tree has already caused foundation issues for his house.

Motion made by Commissioner Prosdocimo to approve removal of the subject trees without mitigation. Seconded by Commissioner Campbell.

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

3. Consider a Tree Removal request for one (1) grand tree, located at 1233 Sheridan Court (142-16-02-018).

Mr. Westbrook presented the agenda item.

Charlene Hamann of 1233 Sheridan Court, spoke in favor of her application. Ms. Hamann spoke how the tree in question hangs over her bedroom and she has already hired a company to remove the tree once the Planning Commission approved the removal.

Chairwoman Cruppenink asked the applicant how close the subject tree was to surrounding structures. Ms. Hamann stated the tree was not in close proximity to anyone else's property.

Motion made by Commissioner Prosdocimo to approve removal of the subject trees without mitigation. Seconded by Commissioner Campbell.

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

4. Consider a Zoning Map Amendment (ZA-25-03) request for one (1) parcel (143-00-00-047) totaling 3.85 acres, located on Fairground Road. The parcel would be zoned General Commercial (C-2).

Mr. Westbrook presented the agenda item.

Richard Waring, of Waring Construction Company in Summerville, spoke in favor of his client's request.

Commissioner McGhee-Frazier asked if there was an easement on the property. Mr. Waring responded that no known easement was on the property, but it was not his clients intent to use unimproved Edwards Street right-of-way to the south.

Commissioner Pipkin asked Staff to remind him of the guidelines for building a warehouse. Mr. Westbrook responded that all architectural standards of the Zoning Ordinance would apply.

Chairwoman Cruppenink asked Staff if parking would be addressed. Mr. Westbrook stated that during a site plan review, Staff will review and ensure that all required parking is provided.

Walter Brown, of 116 Fennick Drive in Moncks Corner, spoke regarding the request. Mr. Brown expressed his concerns about the notification of this meeting. Chairwoman Cruppenink directed the question to Staff, where Mr. Westbrook explained notifications and signage aren't installed for the Planning Commission meetings and are reserved for the Town Council agenda items.

Mr. Brown also stated his concern of additional traffic from this development using Fennick Drive to exit out to US Hwy 52, instead of Fairground Road.

Commissioner Prosdocimo asked about traffic patterns, to which Mr. Westbrook elaborated on the traffic movements in the area.

Motion made by Commissioner Pipkin to approve removal of the subject trees without mitigation. Seconded by Commissioner Cruppenink.

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

5. Consider a Zoning Map Amendment (ZA-25-04) request for one (1) parcel (162-00-01-017) totaling 30.3 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, commercial development, and dedicated civic recreation space.

Mr. Westbrook presented the agenda item.

Commissioner Prosdocimo asked Staff if the conversation tonight had to do with zoning or standards of the project. Mr. Westbrook responded, because the request is for a Planned Development, the Planning Commission needs to be concerned about both, zoning and standards for the project.

Commissioner Phillips asked how parking for the civic space was to be accounted for. Mr. Westbrook indicated, according to his knowledge of the submittal and the Town's requirements, ample parking is shown for all uses, including the civic use types on this project.

Chairwoman Cruppenink asked Staff about the exclusive use of the proposed civic park for the Recreation Department, or if the residents of this development had access. Mr. Westbrook stated it was his assumption these fields would be operated similarly to the fields at the Town's Recreation Complex, that use would be limited to the Recreation Department. Commissioner Ensor agreed that the fields should be managed similarly, to ensure longevity of the fields.

Commissioner Prosdocimo stated she had concerns regarding parking overall and that the residential lots were very small. She asked Staff to expand on the residential parking, which Mr. Westbrook stated two (2) spaces per dwelling unit is the requirement, and the project exceeds this standard with a mix of on-street parking and on-site parking for the individual units.

Mr. Wofford Stribling, of STYO Development, spoke in favor of his company's application. Mr. Stribling stated Berkeley Water has a financial penalty for connections without prescribed units and commercial square footage. Mr. Stribling explained at least two (2) of the commercial buildings would be built by the applicant, with the remainder areas of the commercial district being pad ready.

Commission McGhee-Frazier asked to be shown the ingress and egress of the development.

Mr. Todd Richardson, of Synchronicity, spoke in favor of his client's application. Mr. Richardson explained he is the land planner attached with this application. Mr. Richardson spoke on the need for certain amount of residential units to be able to create an impactful civic space. Mr. Richardson indicated there would be 20% guest parking, with sixty-three (63) spaces dedicated to the civic space, with dedicated restroom facilities.

Commissioner McGhee-Frazier asked about plans for picnic tables and benches around the proposed pond. Mr. Richardson stated the lake should be passive recreation and viewsheds of the lake are planned.

Commissioner Ensor asked if the Town would manage the ball fields in the civic space. Mr. Richardson indicated the ball fields would be dedicated to the Town for management and use, and a legal agreement between STYO Development and the Town would help solidify that.

Chairwoman Cruppenink asked about the planned buildout for the project, with Mr. Richardson stated he anticipated a 24-30 month completion date.

Lindsey Halter, a partner with Carolina Retail Experts, spoke in favor of the application. She explained potential clients would include food and beverages with outdoor seating, including cafes, pet retail, health and wellness, and similar use types. These uses could continue to evolve as this project continues to evolve.

Chairwoman Cruppenink stated that local restaurants have not been able to staff their establishments, and this ongoing problem may affect this project. Mr. Richardson stated this was a housing and transit problem, to which this project should be able to address for this commercial area.

Commissioner Pipkin commented that he did not hear of any amenities beyond the described civic space. Mr. Richardson explained that larger amenities, such as a pool, is not sustainable for this many residents, however the project does see several pocket parks and a dog park in the development.

Commission Pipkin asked what percentage the development would see of rentals. Mr. Westbrook stated this cannot be a part of the request, as Staff does not have the ability to enforce who purchases the units. Mr. Richardson stated that rental units may be memorialized in the restrictive covenants.

Chairwoman Cruppenkin asked Staff is any similar project had been discussed in the County recently. Mr. Westbrook stated yes, but on a larger scale. Mr. Westbrook stated that this was one of the most detailed Planned Developments he has seen in his time here. Commissioner Phillips stated her desire to see more developments such as this one.

Commissioner Prosdocimo asked the applicant what other developments in the area are similar to this proposal. Mr. Richardson indicated I'on near Mount Pleasant and redevelopment near Downtown North Charleston come to mind, but this project was truly unique to the area.

Motion made by Commissioner Ensor to recommend approval of the application based on the alignment with the Comprehensive Plan and the Town's future growth patterns. Second, by Commissioner Campbell.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 8:08 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.