



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 28, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Drew Ensor

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Nick Ross
Commissioner Chris Kondakor

APPROVAL OF MINUTES

1. Approval of Minutes for the August 22, 2023 meeting.

Motion made by Commissioner McGhee-Frazier, Seconded by Commission Pipkin.

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

NEW BUSINESS

Consider an Annexation & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD).

Mr. Westbrook presented the item.

Chairwoman Cruppenink asked if the applicant could build this project with the County. Mr. Westbrook stated he was not able to answer that question at this time.

Commissioner McGhee-Frazier asked if the applicant could build more dwelling units than was is requested. Mr. Westbrook stated that the number of dwelling units could go down, however the density is capped per the applicant's request. To change this later would require another rezoning.

Commissioner Ensor asked how the age restriction could be enforced. Mr. Westbrook stated that as private land sales are not reviewed or approved by the Town, the Town would have no ability to restrict the sales and enforce age restrictions.

Commissioner Pipkin asked if these townhomes would follow an architectural standard. Mr. Westbrook stated they would follow the standards prescribed in Zoning Ordinance.

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

Commissioner Ensor asked if the renderings for the townhomes were provided. Mr. Donato stated that Staff was provided with those renderings and Mr. Westbrook confirmed those renderings were in the agenda packet.

Commissioner McGhee-Frazier asked what would happen in the event a child lived with a resident, and the resident should pass away. Mr. Donato explained that the owner would need to be of an appropriate age, and the property would need to be sold should that event occur.

Constance Mason of Keller Williams Realty, spoke in favor of her client's request. She stated that protections for age restrictions can be written into the by-laws. Mr. Donato confirmed that this is possible, it really is up to the developer to decide how far they memorialize it. Mr. Donato stated that age restriction was more about protection of residents more than exclusion of others.

Mrs. Shannondoah Deaver of Keller Williams Realty, spoke in favor of the request. She stated that the need for this type of housing in Moncks Corner is large.

Chairwoman Cruppenink inquired about a potential traffic light for the development. Mr. Westbrook explained that there are a lot of other factors unaccounted for at this time, however in his professional opinion SCDOT would not allow a traffic light for a development with this limited impact. Mr. Donato agreed.

Commissioner Ensor asked what the density of the adjacent single-family attached project was. Mr. Westbrook explained he did not have that information at this time.

Commissioner Ensor asked if the project could be built with the current county zoning. Mr. Donato confirmed that the project would require a change in zoning should the applicant wish to develop it this way in the county.

Commissioner McGhee-Frazier asked about a potential second driveway for the project. Mr. Donato explained the commercial driveway could serve as the required second point of access for the residential portion of the project.

Chairwoman Cruppenink asked to confirm if the proposed land use was in consistent with the Comprehensive Plan. Staff reiterated that the proposal was not consistent with the adopted policy guidance, that deed restrictions regarding 55+ housing was problematic and created an enforcement concern, and the subject parcel consists of only nine (9) highland acres which is less than the Zoning Ordinance required twenty-five (25) highland acres for the requested zoning district.

Catherine Blakeley, 927 Westbury Lane, spoke in favor of her request.

Mike Bolton, 242 Catawba Brand Way, spoke in favor of the request.

Thomas Hamilton, 205 W. Main Street, spoke regarding the application. He expressed his belief in land rights; however, rezoning was a concern. He raised the question of affordability, price point for the units and amenities for the project.

Chairwoman Cruppenink asked if the application called out amenities, to which Mr. Westbrook responded no.

Motion made by Commissioner Ensor to continue the request until the applicant has worked to resolve concerns expressed by the Planning Commission. Seconded by Commissioner Pipkin.

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

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook led a discussion regarding potentially moving the December Planning Commission meeting due to the holidays.

MOVE TO ADJOURN

Motion made by Commissioner McGhee-Frazier to adjourn, Seconded by Commissioner Pipkin.

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

Meeting was adjourned at 6:59 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.