



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, MARCH 25, 2025, at 6:00 PM

---

## MINUTES

### CALL TO ORDER

Meeting called to order at 6:03 p.m.

#### PRESENT

Chairwoman Charlotte Cruppenink  
Commissioner Glen Pipkin  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Shanda Phillips  
Commissioner Kathleen Proscocimo

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Drew Ensor  
Commissioner Patryce Campbell

### APPROVAL OF MINUTES

1. Approval of Minutes for the February 25, 2025, meeting.

Motion made by Commissioner Pipkin to approve with Staff's corrections, Seconded by Commissioner Phillips.

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

### NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-01) request for one (1) parcel (142-04-01049) totaling approximately 0.18 acres, located at 300 N. Live Oak Drive. The parcel is currently zoned Office & Institutional (C-1) and the applicant is seeking Single Family Residential (R-2).

Mr. Westbrook presented the agenda item.

Commissioner McGhee-Frazier asked who owned Hutchinson Lane. Mr. Westbrook responded that the road was listed as "private" and that it was his understanding the road belonged to the HOA created by Habitat for Humanity. He further explained the right-of-way is dedicated to the public though, so connection may be possible in the future.

Commissioner Phillips asked if the current owner of the property was also the applicant for tonight's request. Mr. Westbrook stated they were not.

Commissioner Pipkin asked if access could be granted off N. Live Oak (US-17A) for future uses. Mr. Westbrook stated that was Staff's concern, as the terrain and existing guardrail for the bridge would prohibit SCDOT from allowing a driveway.

Chairwoman Cruppenink asked if there were any known contingencies on the sale of the property from the current owner to the applicant. Mr. Westbrook stated they were not aware of any.

Commissioner Phillips asked if SCDOT could deny access. Mr. Westbrook stated yes, dependent on the circumstances.

Chairwoman Cruppenink asked if Staff knew the history of the zoning or use of this parcel. Mr. Westbrook stated he was unsure of past zoning designations or uses, and didn't want to speculate.

Chairwoman Cruppenink asked if the applicant was in attendance. Mr. Westbrook stated no, that Staff had emailed the applicant with the date, time and address of tonight's meeting.

Commissioner Phillips asked if the applicant could come back should the Planning Commission recommend denial. Mr. Westbrook stated that should the Town Council deny the petition, and the applicant reapplied within a year, Planning Commission not only would hear it again, but would also have the ability to deny the request out-right. Mr. Westbrook further explained that regardless of the Planning Commission's recommendation, Town Council would hear the request at their April 8<sup>th</sup> meeting.

Motion made by Commissioner Pipkin to recommend denial. Seconded by Commissioner Phillips.

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

## **OLD BUSINESS**

### **PLANNER'S COMMENTS**

### **MOVE TO ADJOURN**

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

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

Meeting was adjourned at 6:29 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.*