



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 23, 2022 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Commissioner Roscoe Haynes  
Chairman Connor Salisbury  
Commissioner Chris Kondakor  
Commissioner Drew Ensor  
Commissioner Nick Ross  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Doug Polen, Development Director

#### ABSENT

Commissioner Robin McGhee-Frazier

### APPROVAL OF MINUTES

#### 1. Approval of Minutes for the July 26, 2022 meeting

Motion to accept the minutes as written

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

#### 2. Motion made to move old business ahead of new business.

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

### OLD BUSINESS

#### 3. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions

Mr. Polen presented the item, explaining that the item had come before the Planning Commission previously and had been recommended on to the Town Council. Town Council voted to deny the item, but later requested further information and for the item to return to Council.

Motion was made to recommend approval of the rezoning.

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

**4. Consider a recommendation to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions**

Mr. Polen presented the item, explaining what had been discovered since the previous meeting. There was a question about the ownership of Vanihayn Drive, which was shown by plat to be a County road until it borders the subject property, at which point it becomes a private road contained within the borders of the subject property. The local community and adjacent property owners accept this, and are fine with the emergency gate at the northwest corner of the subject property on Vanihayn. They would like an additional gate on Prospect Drive, keeping all traffic from the new development from entering the existing neighborhood.

Numerous citizens spoke, as follows.

- Mr. Bryant wanted to make sure that traffic from the new neighborhood did not come onto Prospect and Vanihayn.
- Mr. McKelvey wanted to ensure that the gates went up.
- Verdell Williams asked for fairness and asked that informational signs be put up in more visible locations.
- Louis Vanish asked about the access for solid waste trucks.
- Alex Dubose asked for the developer to provide a pavilion for the existing neighborhood.
- Verdell Williams stated that the roads in the Kitfield area were terrible in the area and are much better everywhere else.
- Carol Williams stated that she was concerned about all of the traffic being directed to Broughton Road
- Mr. Boyce from Sunnybrook Drive asked if there were two ways into the new neighborhood
- Diane Ford asked how equipment would be coming in.

Wofford Stribling, representative for the applicant, stated that a traffic study had been done and that a right turn lane would be placed on northbound Broughton at the Kitfield intersection. He also said that the developer would contribute \$500 for each home in the annexed area to go towards a pavilion. All construction traffic will come in through the newly built road, not through Vanihayn.

Motion to recommend approval of the annexation and rezoning with conditions to Council.

Motion made by Commissioner Ensor, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

## **NEW BUSINESS**

**5. Appeal to required mitigation for removal of trees at 204 W. Main Street**

Mr. Polen presented the item.

Mr. Haynes asked who removed the trees. A team of volunteers.

Ms. Cruppenink stated that parking there has always been an issue and this is a project for the children. Mr. Salisbury stated that there was no harm other than not following proper procedures.

Motion made to allow the tree removal without mitigation.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

**6. Consider a recommendation to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions**

Mr. Polen presented the item.

There was considerable discussion about access, with agreement amongst the Commission that full access was required on both Eloise and Perry Hill.

A question was asked about buffering along Hwy 52, and the applicant stated that a 30' buffer would be placed there.

Motion made to recommend approval of the rezoning with conditions.

Motion made by Commissioner Ross, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

Voting Nay: Chairman Salisbury

**7. Consider a recommendation to rezone 31.02 acres located at the northeast corner of Rembert Dennis and Stoney Landing Road, TMS 143-00-00-008 & -030, from C-1, Office & Institutional, to PD-R, Planned Development Residential, and PD-C, Planned Development Commercial**

Mr. Polen presented the item.

A commissioner asked if there would be a fence along the school side of the property. The developer stated that that could be done.

Mr. Ensor asked if the neighborhood was 55+. Yes, it will be entirely.

Ms. Cruppenink asked how that is governed. The HOA manages, and property cannot be left to someone under the age of 55.

Mr. Salisbury stated that while there isn't much commercial land left, he's in favor of this rezoning.

Motion made to recommend approval of the rezoning with conditions.

Motion made by Commissioner Kondakor, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

**8. Consider a recommendation to amend Article 2 of the Zoning Ordinance**

Mr. Polen presented the item.

Motion made to recommend approval of the zoning amendment.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

#### **PLANNER'S COMMENTS**

None.

#### **MOVE TO ADJOURN**

Meeting adjourned at 7:30 p.m.

Motion made by Commissioner Haynes, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, 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.*