



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 26, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the April 28, 2026 meeting.

NEW BUSINESS

2. Consider an Zoning Map Amendment (ZA-26-05) request for two (2) parcels (143-05-00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned General Commercial (C-2).

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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.



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 28, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Tory Liferidge
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Kathleen Prosdocimo

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting March 24, 2026.

Motion made by Commissioner Pipkin to approve the Staff provided April meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, Commissioner Liferidge, Commissioner Campbell

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-26-04) request for a parcel (142-12-03-020) totaling ~0.37 acres, located at 417 Altman Street. The parcel is requesting to be zoned Office & Institutional (C-1)

Mr. France presented the agenda item.

Win Meadows, the prospective tenant, of 978 S Live Oak Drive discussed the use-type he intends to occupy the subject-parcel.

Commissioner Pipkin asked Staff if any site improvements will be required. Mr. Westbrook responded, noting that site improvements will be required when applicable. Mr. Westbrook additionally noted that the site has been occupied by a commercial use-type in the past.

Motion made by Commissioner Campbell to amend the Zoning Map to the requested Office & Institutional (C-1) zoning district for the subject parcel. Second, by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that Staff is planning on releasing the monthly development email this week to provide updates on the Town's ongoing projects.

Mr. Westbrook informed the commission of acceptable avenues to achieve the requirements of the Municipal Association of South Carolina's continuing education program.

Mr. Westbrook provided the commission with a timeline of adoption for the proposed Unified Development Ordinance.

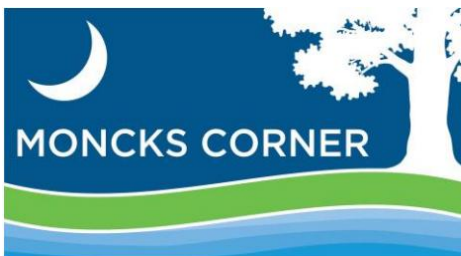
MOVE TO ADJOURN

Motion made by Commissioner Liferidge to adjourn, Seconded by Commissioner Roper.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

Meeting was adjourned at 6:20 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.



STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Zoning Map Amendment (ZA-26-05) – Cumbie
DATE: May 26, 2026

Background: The applicant, Dana Cumbie, has applied for a Zoning Map Amendment (ZA-26-05) for two (2) parcels (TMS # 143-05-00-068; -015). The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-2)** to **General Commercial (C-2)**.

Existing Zoning: The subject parcel is currently in the **Single-Family Residential (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended as:

"...accommodate single-family residential areas with detached units with low to medium population densities. Use regulations for the single family districts are identical, but contain two (2) classes of lot width and lot area, and these dimensional differences are intended to be preserved. Certain structures and uses required to serve governmental, educational, religious, recreational, and other needs of such areas are permitted subject to restrictions and requirements intended to assure compatibility of uses within the district and adjacent thereto."

Adjacent Zoning		Adjacent Land Use
North	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-2	Undeveloped
East	C-1	Vacant Commercial Structure
	C-2	Undeveloped
West	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling

Existing Site Conditions: The subject parcels comprise of approximately 2.032 acres (~88,513 square feet), which appears to be undeveloped. The subject parcels front two (2) streets. The parcel has approximately 88-feet of road frontage along George Street, and an additional 175-feet of frontage along Rembert C Dennis Boulevard.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **General Commercial (C-2)** Zoning District. Per the Town’s Zoning Ordinance, the **General Commercial (C-2)** Zoning District is intended to:

“accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.”

Staff is generally in support of increasing commercially zoned land along a portion of a corridor that predominately contains high and low intensity commercial parcels. The subject parcel is immediately adjacent to multiple parcels holding a commercial zoning designation. The subject parcel’s proximity to at least three (3) commercial properties and the ongoing commercial creep along the identified portion of the Rembert C Dennis corridor may lend credence to the applicant’s request.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town’s Zoning Ordinance, by-right use types include professional offices (i.e. Doctor, Attorney, Real Estate, etc.), Hotels, Veterinary Services, fuel dealers, and restaurants. If the requested zoning district is approved, any use listed within the Town’s Zoning Ordinance for the **C-2** zoning designation will be permissible by-right on the subject parcel, with no additional board or commission review.

Density: The subject parcel consists of approximately 2.032 acres. Per the Zoning Ordinance, the maximum lot coverage for **General Commercial (C-2)** zoning district is 60%. At this time, Staff understands the subject-parcels to be undeveloped.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **General Commercial (C-2)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Per the National Wetlands Inventory map, much of the subject parcels are within delineated wetlands. If the zoning has been amended to **General Commercial (C-2)**, Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments..”

The requested zoning district does not appear to be congruent with this designation of the Future Land Use Map as the **General Commercial (C-2)** zoning district would permit a large variety of commercial use types by-right which the “Town Character Residential” designation does not promote as seen in the definition above.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies are in conflict with the request.

Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation allowing the **General Commercial (C-2)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, as the “Town Character Residential” designation exclusively promotes residential use types. On the contrary, the existing commercial nature of parcel’s fronting Rembert C Dennis Boulevard within the identified portion of the corridor supports the request. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

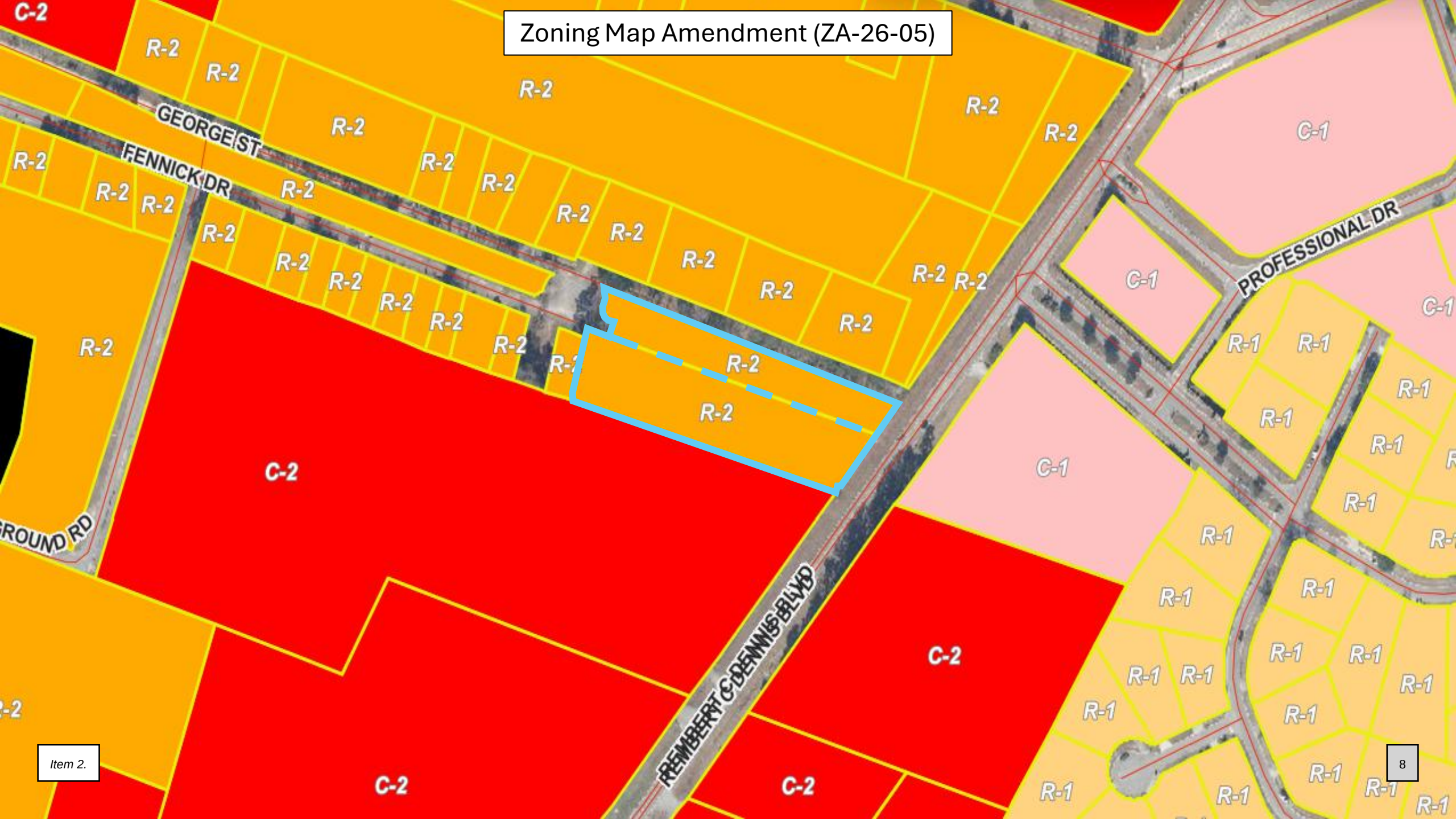
Staff Recommendation: After analysis of the materials provided to Staff, the current zoning and proposed zoning impacts to the surrounding neighborhood, Staff recommends the Planning Commission approves the proposal for the requested **General Commercial (C-2)** zoning designation for the subject parcels. Staff’s recommendation is due to the request’s recognizable alignment with one of the goals & implementation strategies 2024 Comprehensive Plan, and existing commercial character of the this portion of the Rembert C Dennis corridor.

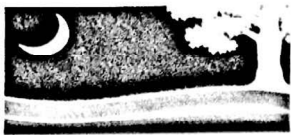
Attachments: SIGNED - Application (Cumbie)(20260409)
Location Maps (Aerial, Zoning, Future Land Use Map)

Zoning Map Amendment (ZA-26-05)



Zoning Map Amendment (ZA-26-05)





REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hamelown

Applicant Information

Name: Dana Cumbie Address: 783 Olde Central Way, Mt Pleasant SC 29464
Phone: 843-729-5393 E-Mail: _____

Property Owner Information (If Different)

Name: JohnCo L.P. Address: _____
Phone: 8437295393 E-Mail: _____

TMS #: 143-05-00-068 & 143-05-00-015 Address: _____

Current Zoning: R2 Requested Zoning: C2

Current Use of Property: Vacant

Proposed Use of Property: Commercial

Has any application involving this property been previously considered by the Moncks Corner Planning Commission or Board of Zoning Appeals? If yes, please state details.

No

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: Dana T Cumbie Date: 4-9-26

Applicant's Signature: _____ Date: _____

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

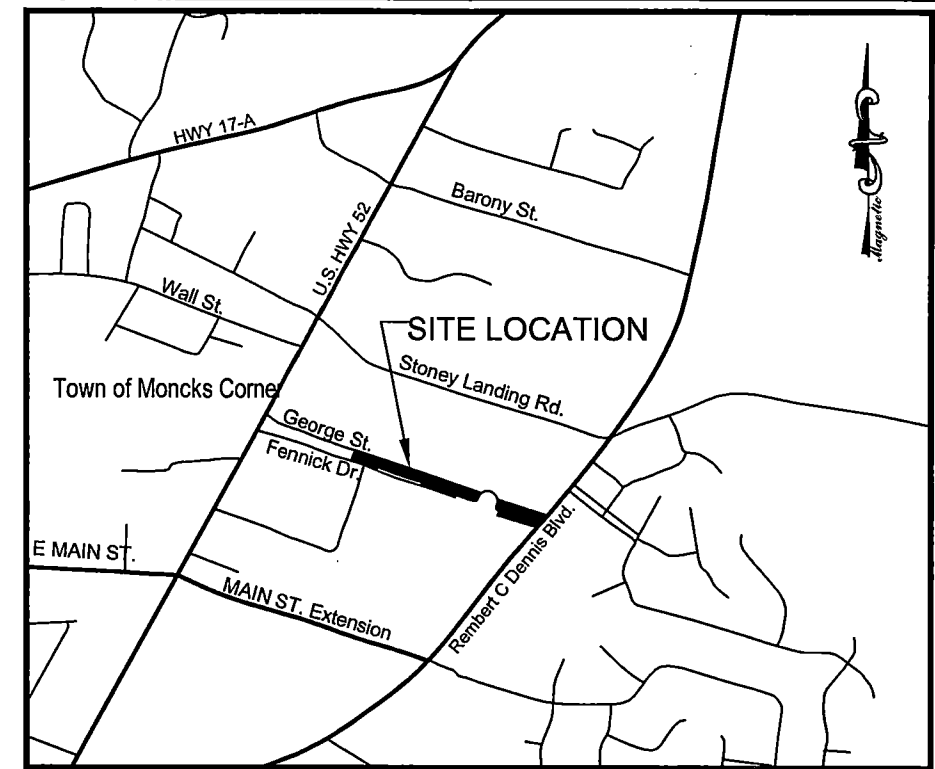
CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

SUBDIVISION PLAT OF 1.935 ACRES
BEING TMS# 143-05-00-016
OWNED BY JOHNCO LP
SUBDIVIDED INTO TRACT "A" BEING 1.053 ACRES
& TRACT "B" BEING 0.882 ACRES
PROPERTY LOCATED IN TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA.
DATED: MARCH 25th, 2019
SCALE 1" = 100'
REVISED: MAY 15th, 2019

PLAT APPROVED
FOR RECORDING

DATE 5/17/19 PLANNING DIRECTOR
TOWN OF MONCK'S CORNER

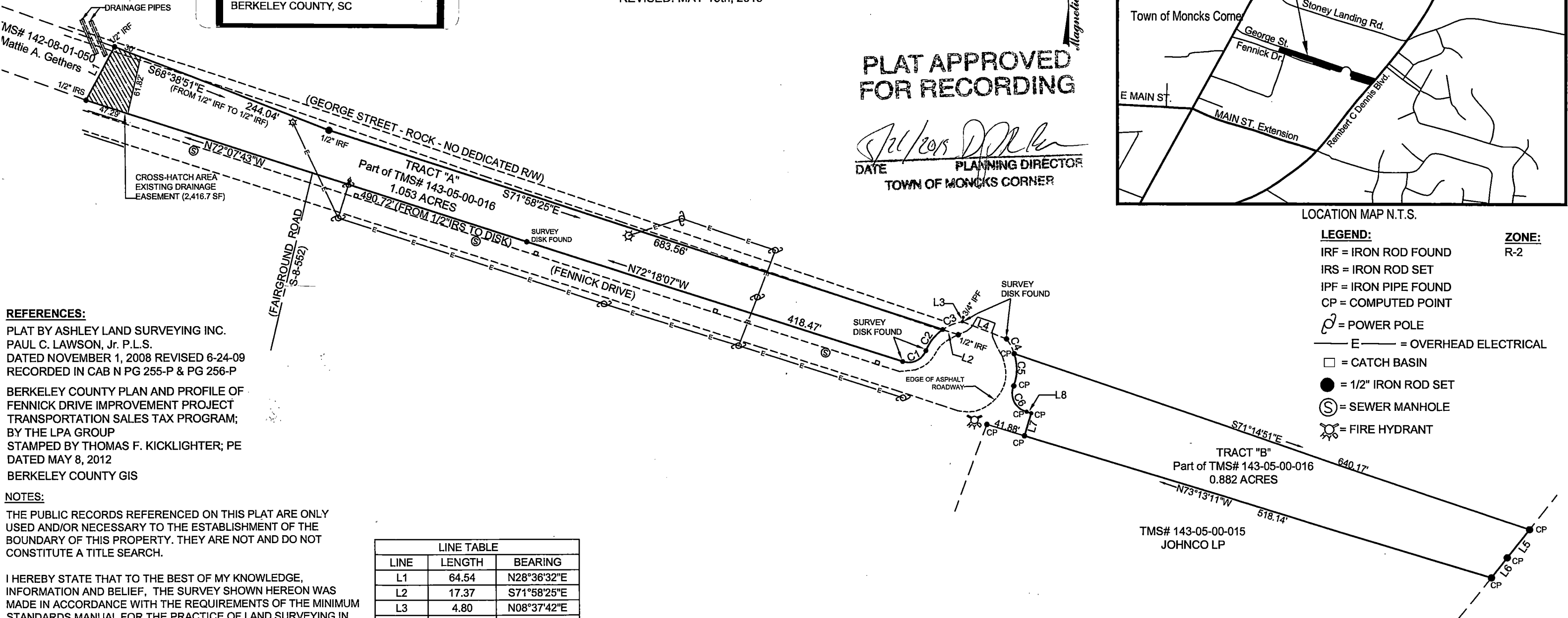


LOCATION MAP N.T.S.

LEGEND:

- IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
⊙ = POWER POLE
— E — = OVERHEAD ELECTRICAL
□ = CATCH BASIN
● = 1/2" IRON ROD SET
⊙ = SEWER MANHOLE
⊙ = FIRE HYDRANT

ZONE:
R-2



REFERENCES:

PLAT BY ASHLEY LAND SURVEYING INC.
PAUL C. LAWSON, Jr. P.L.S.
DATED NOVEMBER 1, 2008 REVISED 6-24-09
RECORDED IN CAB N PG 255-P & PG 256-P

BERKELEY COUNTY PLAN AND PROFILE OF
FENNICK DRIVE IMPROVEMENT PROJECT
TRANSPORTATION SALES TAX PROGRAM;
BY THE LPA GROUP
STAMPED BY THOMAS F. KICKLIGHTER; PE
DATED MAY 8, 2012
BERKELEY COUNTY GIS

NOTES:

THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY
USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE
BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT
CONSTITUTE A TITLE SEARCH.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE
NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

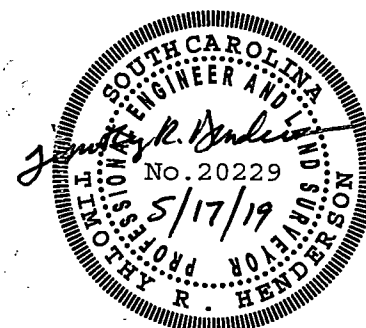
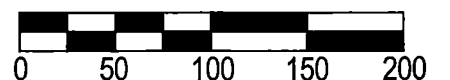
IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR
NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEER'S
"JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD
INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD
Hazard Zone 45015C0405E, COMMUNITY 450031 0405 E DATE:
7, 2018. ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.54	N28°36'32"E
L2	17.37	S71°58'25"E
L3	4.80	N08°37'42"E
L4	50.14	S68°38'15"E
L5	37.88	S38°12'59"W
L6	26.86	S38°12'59"W
L7	25.00	N16°46'46"E
L8	5.25	N73°12'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA ANGLE
C1	29.97	20.00	27.24	N64°49'24"E	18.60	85°50'49"
C2	29.12	50.00	28.71	S38°24'20"W	14.98	33°21'54"
C3	22.91	50.00	22.71	S68°12'59"W	11.66	26°15'23"
C4	17.74	50.00	17.65	S27°15'30"E	8.96	20°19'34"
C5	35.44	50.00	34.20	N00°49'01"E	18.50	40°36'47"
C6	34.22	20.00	30.51	N26°21'27"W	17.44	82°09'52"

SCALE: 1" = 100'



TIMOTHY R. HENDERSON, P.E. & P.L.S. No. 20229
1202 Eagle Landing Blvd. Mobile: (843) 696-9605
Hanahan, SC 29410 Email: hendersontr@gm