



The Lowcountry's Hometown.

PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 27, 2024 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the January 23, 2024 meeting.

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-24-01) request for approximately 2.2 acres located on Rembert C. Dennis Blvd. (143-09-04-034 & 143-09-04-033) from Office & Institutional (C-1) to General Commercial (C-2).
3. Election of Officers

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, JANUARY 23, 2024, 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 Drew Ensor
Commissioner Kathleen Prosdocimo

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Chris Kondakor
Commissioner Rev. Robin McGhee-Frazier
Commissioner Nick Ross

APPROVAL OF MINUTES

1. Approval of Minutes for the December 27, 2023, meeting.

Motion made by Commissioner Ensor, Seconded by Commission Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

NEW BUSINESS

Consider the 2024 Update to the Town's Comprehensive Plan.

Mr. Westbrook gave a brief introduction.

Mr. Wyatt Stitely, of the Berkeley-Charleston-Dorchester Council of Governments, presented the item.

Chairwoman Cruppenink complimented all those involved with the process so far. She asked if the draft plan was coordinated with the new Berkeley County Comprehensive Plan.

Mr. Stitely replied that it was coordinated, as both plans were essentially drafted simultaneously.

Constance Mason of Keller Williams Realty, asked about the public survey, specifically the time length and number of respondents. Mr. Stitely replied that the survey was open for forty-five days, with a larger than typical respondent rate.

Commissioner Prosdocimo asked about the ability to amend the Comprehensive Plan once adopted. Mr. Stitely replied that the plan could be amended as the needs of the town change.

Chairwoman Cruppenink read aloud the resolution to recommend adoption.

Motion made by Commissioner Ensor to approve the resolution to recommend approval to the Town Council. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

OLD BUSINESS

Consider an Annexation (AN-23-03) & Zoning Map Amendment request for 9.99 acres located on US Hwy 52 & Westbury Lane (181-00-01-024), Planned Development (PD) to allow for up to sixty-seven (67) dwelling units.

Mr. Westbrook presented the item.

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

Chairwoman Cruppenink asked where this project was in relation to recently approved townhomes on Merrimack Blvd. Staff explained how this project was much further down US-52.

Mr. Donato explained that Flex-1 zoning in Berkeley County allows for many impactful uses by-right. He further explained deed restrictions attached to zoning is the law and must be enforced. Mr. Donato expressed that affordability was a by-product of density, and that in Berkeley County clear-cutting a property was legal unlike within the Town of Moncks Corner. Mr. Donato claimed that the smaller commercial aspect to the project is more desirable.

Commissioner Prosdocimo asked if the developer would entertain reducing the number of units. Mr. Donato replied he would be willing to discuss this with his client.

Chairwoman Cruppenink asked if reducing the number of units would harm the financial viability for the project. Mr. Donato explained the number of units mattered, and he would need to discuss with his client the ability to reduce the number of proposed units.

Commissioner Pipkin asked Staff what the planned amenities were. Mr. Westbrook stated it could be open-ended. Mr. Donato added that his client would most likely not be in favor of a pool.

Commissioner Ensor asked if the proposed project could be built in Berkeley County. Mr. Donato stated it was not permissible with the current Berkeley County zoning. Commissioner Ensor asked if they had approached the County regarding rezoning. Mr. Donato replied they had not. Commissioner Ensor asked why the County had not been approached. Mr. Donato explained Staff said a Planned Development would be preferable.

Chairwoman Cruppenink asked about site details. Mr. Donato explained the final plan would be to the Town code.

Chairwoman Cruppenink asked who would enforce parking restrictions. Mr. Westbrook stated, to his knowledge, on-street parking would be a police concern.

Shannondoah Dever of 132 Waters Edge, spoke in favor of the project, as her client is the current property owner. She explained that senior housing is needed along with affordability.

Commissioner Pipkin asked if the buildings would be 2-story. Ms. Dever stated the master was planned to be downstairs.

Commissioner Pipkin inquired about the price of the units. Ms. Mason of Keller Williams Realty stated they were expected to be affordable.

Ms. Dever explained this type of development would not see parking concerns due to the limited travel of the age-restricted residents.

Commissioner Prosdocimo stated her concern regarding parking related to care givers, not just residents.

Chairwoman Cruppenink asked about a Homeowner's Association. Mr. Westbrook stated those details would be in the restrictive covenants that have yet to be drafted. Mr. Donato explained restrictive covenants are drafted after Final Plat.

Chairwoman Cruppenink expressed her concern for age restricted housing. Ms. Mason stated there are many examples locally where this type of housing is successful and allows for people to age in place.

Chairwoman Cruppenink stated her concerns of residents abiding by the restrictive covenants. Ms. Mason explained that is where an HOA would become useful.

Mr. Thomas Hamilton of 205 West Main Street, asked should the project fall apart, would the requested zoning stay in place. Mr. Westbrook replied yes, the zoning runs with the land.

Motion made by Commissioner Ensor to recommend denial to the Town Council. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

PLANNER'S COMMENTS

Mr. Westbrook provided updates on previously heard agenda items.

MOVE TO ADJOURN

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ensor, and Commissioner Prosdocimo.

Meeting was adjourned at 7:54 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.

DRAFT



STAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Zoning Map Amendment (ZA-24-01) – Jean Colley
DATE: February 27, 2024

Background: The applicant, Mike Flannery of Boats & Tows, has applied for a Zoning Map Amendment (ZA-24-01) for two (2) parcels, owned by Jean Colley (TMS # 143-09-04-034 & 143-09-04-033). The applicant is seeking the parcels to be zoned from **C-1 – Office & Institutional** to **C-2 – General Commercial**.

Existing Zoning: The subject parcels are currently in the **C-1 – Office & Institutional** zoning district. Per the Town’s Zoning Ordinance, the Office & Institutional zoning district is intended to:

“..accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

	Adjacent Zoning	Adjacent Land Use
North	C-2	VACANT
South	C-2	Retail
	C-2	Bowling Alley
East	R-1	Single-family Detached Dwelling
West	C-2	Retail

Existing Site Conditions: The subject parcels comprise approximately 2.2 acres, which are currently vacant. Per the National Wetlands Inventory map there does not appear to be any wetlands on the subject parcels. One front subject parcel (TMS# 143-09-04-034) is currently accessible by Rembert C. Dennis Boulevard, with approximately 180-feet of frontage, while the back subject parcel (TMS# 143-09-04-033) is currently landlocked. The parcels are largely cleared with some trees to the rear of the rear subject parcel.

Proposed Zoning Request: The applicant has requested to amend the Zoning Map apply the **C-2 – General Commercial** zoning district to the subject parcels. Per the Town’s Zoning Ordinance, the **C-2 – General Commercial** 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.”

All other additional elements as required by the Zoning Ordinance, specifically Section 6-12 of the Zoning Ordinances, must be met by the developer.

Transportation: Staff may require a separate Traffic Impact Analysis (TIA) for the subject parcels, depending on certain applied-for uses, prior to Site Plan approval. Staff will commission the TIA with recommendations from the traffic engineer being installed by the applicant at the time of development.

Consistency with Plans: Adopted in 2017 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcels as “Commercial”. The current zoning designation is in line with the designated future land use; however, the requested zoning designation is also congruent with the “Commercial” designation of the Future Land Use Map.

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

- **Land Use Policy 1:** The Town will guide land use patterns, encourage new growth, in areas that maximize efficient use of existing infrastructure and investments in expanded infrastructure.
- **Land Use Policy 2:** The Town will continue efforts to guide the growth of land adjacent to existing boundaries.

Staff also believes the applicant and request generally does not follow the following policies listed in the plan:

- **Land Use Policy 3:** The Town will promote development that is appropriate and compatible with neighboring uses.

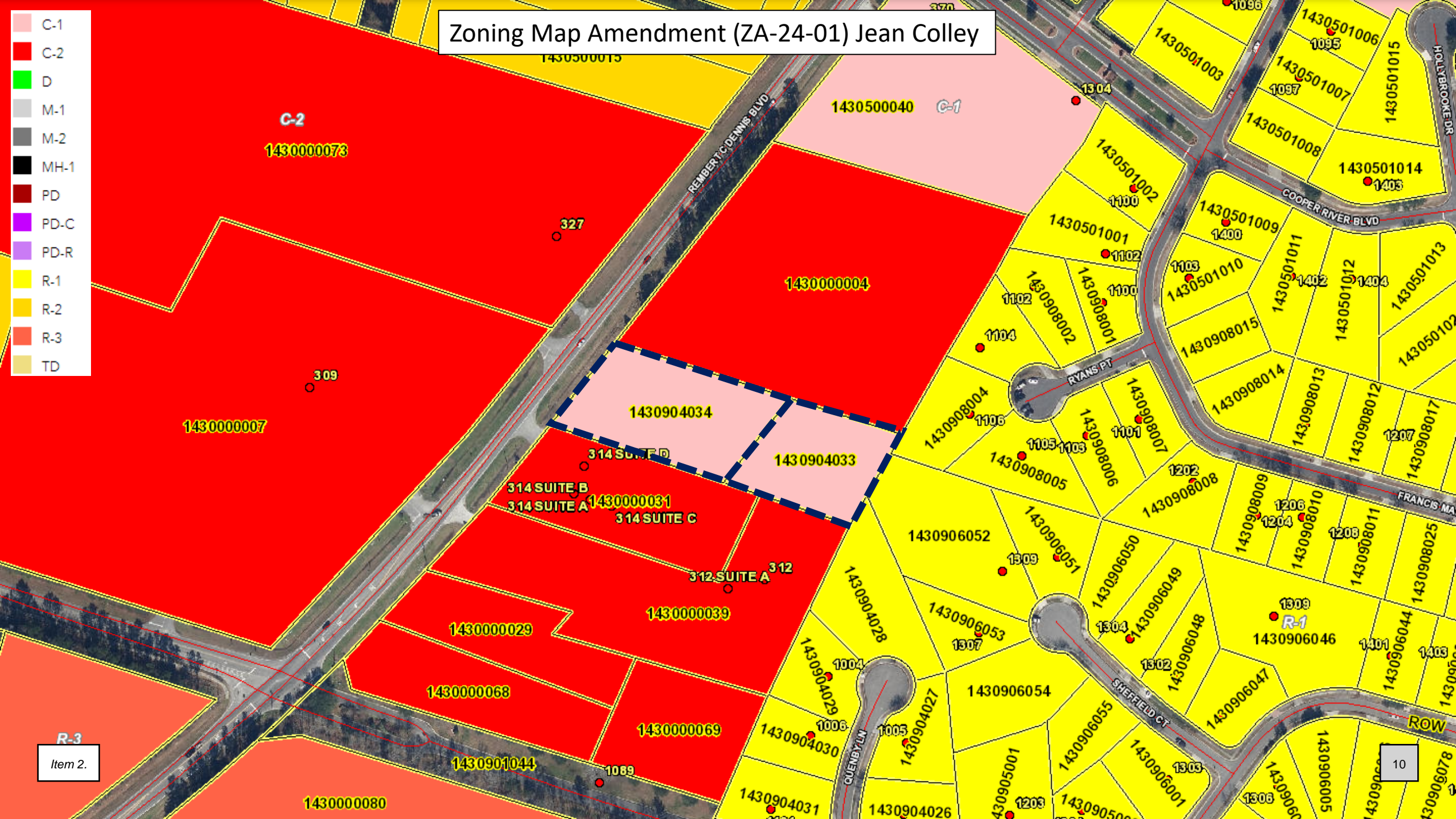
Procedural Issues: As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the subject parcel exceeds two (2) acres in size and is adjacent to an existing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

Staff Analysis: Staff is generally not concerned with the requested zoning, due to the proximity of existing **C-2 – General Commercial** zoned parcels adjacent to the subject parcels. However, Staff does have concern with the proximity of the adjacent, developed single-family **R-1** zoning to the east. In talking with the applicants from Boats & Tows, Staff is weary of the anticipated request for a **Special Exception** for the intended use, “mini-warehouses and vehicle storage”. Staff are aware of another existing **Special Exception** application for the same “min-warehouse and vehicle storage” use on the adjacent property to the north and is concerned about the number and compatibility of these use types adjacent to single-family residential uses. Staff most likely will recommend denial to those Special Exception requests, without more information provided on mitigating the impacts such a use would have on an adjacent residential neighborhood.

As with any **Zoning Map Amendment**, the request has limited to do with the planned use; mainly as other mechanisms are in place for review of those specific requests, as well as the flexibility to change and amend the

Zoning Map Amendment (ZA-24-01) Jean Colley

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- TD



Item 2.

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Zoning Map Amendment (ZA-24-01) Jean Colley

Santee Cooper

Stone Ridge

Sterling Oaks

Subject Parcels

REMBERT C DENNIS BLVD

REMBER

Item 2.

Proposed Future Land Use (FLU) Areas

- HD Residential Nodes
- Recreation Node
- Commercial Nodes
- Mixed Use Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High Density Residential
- Proposed Recreation/Open Space

Berkeley County Future Land Use

- Conservation/Recreation
- Constrained Residential
- Employment
- Low Density Suburban
- Moderate Density Suburban

Web: Rezoning Application

Town of Moncks Corner Marketing <noreply@monckscornersc.gov>

Mon 1/22/2024 10:38 AM

To:Justin Westbrook <J.Westbrook@monckscornersc.gov>

Applicant Information

- 1. **Name**
Jean Colley
- 2. **Address**
Street Address : 314 Rembert C. Dennis
Apartment, suite, etc :
City : Moncks Corner
State/Province : SC
ZIP / Postal Code : 29461
- 3. **Phone**
8434421529
- 4. **Email Address**
jaylawrealestate@gmail.com

Property Owner Information

If different than the applicant.

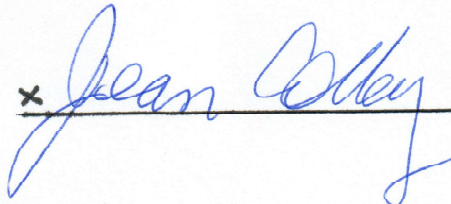
- 1. **Name**
- 2. **Phone**
- 3. **Email Address**
- 4. **Address**
Street Address :
Apartment, suite, etc :
City : Moncks Corner
State/Province : SC
ZIP / Postal Code : 29461

Subject Parcel

- 1. **TMS Number**
1430904034/33
- 2. **Current Zoning**
C-1 Office & Institutional
- 3. **Requested Zoning**
C-2 General Commercial
- 4. **Current Use of Property**
Vacant
- 5. **Proposed Use of Property**
Storage

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.

- 1. **Textarea**
No.
- 2. **Consent**
checked
- 3. **Signature**
[7WosSorwwBudRcst.png](#)
- 4. **Date**
01/22/2024

x  _____

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Town of Moncks Corner