



REGULAR MONTHLY MEETING OF COUNCIL

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 15, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

INVOCATION

1. **Dr. Charlie Wallace, Senior Pastor of First Baptist Church of Moncks Corner**

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATIONS

2. **Miracle League Donation:** Melynda Champion, CEO of Santee Cooper Credit Union and Michelle Jones, Manager of Marketing & Human Resources

APPROVAL OF MINUTES

3. **Regular Meeting:** January 18, 2022

REPORTS

4. **Mayor's Report:** Michael A. Locklear
5. **Administrator's Report:** Jeffrey V. Lord

NEW BUSINESS

6. **Voluntary Demolition Assistance Program Request:** Administrator Jeff Lord
7. **Memorandum of Understanding:** Statewide Court Case Management System
8. **Appointments:** Consider appointments of three members to the Board of Zoning Appeals for terms ending January, 2025.
9. **Appointments:** Consider appointments of four members to the Planning Commission for terms ending January, 2026.
10. **An Ordinance for First Reading:** Consider an application to rezone 13.84 acres on N. Live Oak Drive, TMS 142-03-01-008 & -009, from R-1, Single Family Residential, to R-3, Multi-Family Residential with Conditions

OLD BUSINESS: There is no old business to be brought before Council.

PUBLIC INPUT - Public Input will be limited to 3 minutes per individual

EXECUTIVE SESSION - Council may take action regarding matters discussed

11. **Discussion:** Matters related to the principle location or expansion of services encouraging the location of businesses in Moncks Corner.

ADJOURNMENT

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.



REGULAR MONTHLY MEETING OF COUNCIL

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JANUARY 18, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

The regular meeting of Town Council was called to order by Mayor Michael Locklear at 6:00 p.m.

Present:

Mayor Michael A. Locklear
Mayor Pro-Tem David A. Dennis, Jr.
Council Member DeWayne G. Kitts
Council Member James N. Law, Jr.
Council Member Latorie Lloyd
Council Member Chadwick D. Sweatman
Council Member James B. Ware, III

Staff Present:

Jeffrey V. Lord, Town Administrator
John S. West, Town Attorney
Marilyn M. Baker, Clerk to Council
Rebecca T. Ellison, Recreation Director
R. Logan Faulkner, Public Service Director
Robert L. Gass, III, Fire Chief
Mohamed A. Ibrahim, Technology Manager
Ehrichs B. Ollic, Police Chief

Absent:

Justine H. Lovell, Finance Director
Douglas R. Polen, Community Development Director

INVOCATION

The invocation was delivered by Mike Doty of Pointe North Church

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was led by Council Member Chadwick D. Sweatman.

SPECIAL PRESENTATIONS

1. **Miracle League Field Check Presentation:** Reeves Skeen, SC Coastal Area Executive and Dorothy Gatlin, Senior Vice President/Market Executive of First Citizens Bank.

Dorothy Gatlin, Senior Vice President/Market Executive of First Citizens Bank and Reeves Skeen, SC Coastal Area Executive presented Mayor Locklear and Recreation Director Becky Ellison with a donation to the Miracle League Field of \$20,000. Mayor Locklear, Town Council and Director Ellison expressed their deepest appreciation to Mrs. Gatlin, Mr. Skeen and First Citizens Bank for their support. Mayor Locklear added that the project is moving forward, and the Town has collected over a million dollars toward this project. He also added that he was excited to report that Administrator Lord is meeting with the engineers in the morning.

APPROVAL OF MINUTES

2. **Regular Meeting Minutes:** December 21, 2021
Motion made by Council Member Law, to approve the Regular Meeting minutes of December 21, 2021, seconded by Council Member Kitts. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

3. **Inauguration Ceremony:** January 3, 2022
Motion made by Council Member Ware, to approve the Inauguration Ceremony minutes of January 3, 2022, seconded by Council Member Sweatman. Motion was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

REPORTS

4. **Mayor's Report:** Michael A. Locklear
Mayor Locklear commented that the year 2021 was a very stressful year for everyone. The Town like many other businesses was short staffed but we made it through okay. He added that he is looking forward to 2022.
5. **Administrator's Report:** Jeffrey V. Lord
Administrator Lord reported that the Town has a lot going on right now. We are in the process of renovating the Administration Offices. We have moved some of our staff over to the CPW offices. He expressed his appreciation to the CPW for allowing the Town to use their space while renovations were going on. Renovations include an office for a new Accounts Payable Clerk. We are now taking applications for that position. RFP's will be going out this week for the ARPA Funding. Bids are coming in this week for the sidewalks that will continue around the backside of the recreation fields at the Recreation Complex. Staff is also meeting with Santee Cooper on the lighting along the sidewalks. The bid for field lighting has been awarded to Torrance Lighting for the soccer and football event fields. They are waiting on materials to be shipped and hopefully the work can commence sometime in March. Culverts under the Winter Street Bridge will be replaced. The project is being funded by CTC funds

and will be completed by the SCDOT. Permits have been issued but they are still waiting on some of the easements. Whitesville and Jolly Road improvements will be funded by ARPA Funds and an RIA Grant.

NEW BUSINESS

6. **Staff Appointment:** Town Attorney

Motion made by Council Member Ware, to appoint Attorney John S. West as Town Attorney for an additional two-year term to expire January 2024. Motion was seconded by Council Member Sweatman and was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

7. **Staff Appointment:** Administrative Services Director and Clerk to Council

Motion made by Mayor Pro-Tem Dennis, to appoint Marilyn M. Baker as Administrative Services Director and Clerk to Council for an additional two-year term to expire January 2024. Motion was seconded by Council Member Lloyd and was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

8. **Resolution No. 2022-01R: Safety Policy**

Administrator Lord explained that the Municipal Association requires that the Town adopt a Safety Policy as part of our insurance coverage. It also allows the Town to take a 5% discount on insurance premiums.

Motion made by Council Member Law, to adopt a Safety Policy Resolution for the Town of Moncks Corner. Motion was seconded by Mayor Pro-Tem Dennis and was approved unanimously as follows:

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

OLD BUSINESS: There was no old business to be brought before Council.

PUBLIC INPUT:

Tom Hamilton of 205 West Main Street just moved here in October. He wanted to thank Bobby Wall of the Moncks Corner Water Works, Community Development Director Doug Polen, Building Inspector Tim Shiner, Permit Clerk Bobbi Jo Seabrook and the Moncks Corner Police Department for their assistance during the construction of his home. He also expressed his concerns of the amount of traffic and speeding throughout Town. He added that he would like to see Council address this. He also added that he would like to see the tennis courts at Lacey Park re-located to the Recreation Complex due to flooding issues at Lacey Park.

ADJOURNMENT

Motion was made by Council Member Law, seconded by Council Member Kitts to adjourn the regular meeting of Council. Meeting was adjourned at 6:15 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Council Member Kitts, Council Member Law, Council Member Lloyd, Council Member Sweatman, Council Member Ware.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

February 15, 2022
DATE

Moncks Corner Demolition Assistance Program Application

Name of Property Owner: Lolita & Etal Ravenell
 Address of Property Owner: P.O. Box 395
 Primary Phone: 843-259-0017 E-mail Address: lravenell1505@gmail.com
 Address of Property to be Demolished: 106 Butler Street Moncks Corner
 Please Describe the Structure (age, specific concerns, etc.): The property is falling apart age is approx year old

Why Are you Seeking Aid from the Town in the Demolition of this Structure?

We are unable to financially afford to have it demolished.

APPLICATION DETAILS

I certify that the property described above belongs, in whole or in part, to me and I am authorized to apply for demolition assistance program on behalf of any other owners.

I certify that the property is owned free and clear, and that no mortgages or liens have been placed against the property.

I understand that I may be required to pay up to 10% of the cost of the demolition (up to \$1,000) to help defray the total cost of demolition. Final payment amount will be determined based on cost of project and my ability to pay.

I understand that applying for the Moncks Corner Demolition Assistance Program is no guarantee that the structure described above will be demolished as part of the program.

Larm
 Signature

10-26-2021
 Date

Moncks Corner Demolition Assistance Program Application

Name of Property Owner: Alexander + Shakeara Elmore
 Address of Property Owner: P.O. Box 2105 MC SC 29461
 Primary Phone: 843 709-9793 E-mail Address: Shakeara.elmore@gmail
 Address of Property to be Demolished: 117 George St MC SC 29461

Please Describe the Structure (age, specific concerns, etc.):
800 sf. - Considered ~~non~~ valuable

Several violations noted on recent inspection

Why Are you Seeking Aid from the Town in the Demolition of this Structure?

An inspection detected several violations
seeking aid for demolition

APPLICATION DETAILS

I certify that the property described above belongs, in whole or in part, to me and I am authorized to apply for demolition assistance program on behalf of any other owners.

I certify that the property is owned free and clear, and that no mortgages or liens have been placed against the property.

I understand that I may be required to pay up to 10% of the cost of the demolition (up to \$1,000) to help defray the total cost of demolition. Final payment amount will be determined based on cost of project and my ability to pay.

I understand that applying for the Moncks Corner Demolition Assistance Program is no guarantee that the structure described above will be demolished as part of the program.

[Signature]
 Signature

1/17/22
 Date

Moncks Corner Demolition Assistance Program Application

Name of Property Owner: JEFF HEATLEY
 Address of Property Owner: 48 PARTRIDGE CIR BEAUFORT SC
 Primary Phone: 843-367-9667 E-mail Address: jeff.heatley@outlook.com
 Address of Property to be Demolished: 204 METTS ST
 Please Describe the Structure (age, specific concerns, etc.): 60+ YEARS OLD, CONCRETE BLOCK STRUCTURE

Why Are you Seeking Aid from the Town in the Demolition of this Structure?

BUILDING IS BEYOND REPAIR & UNUSABLE

APPLICATION DETAILS

I certify that the property described above belongs, in whole or in part, to me and I am authorized to apply for demolition assistance program on behalf of any other owners.

I certify that the property is owned free and clear, and that no mortgages or liens have been placed against the property.

I understand that I may be required to pay up to 10% of the cost of the demolition (up to \$1,000) to help defray the total cost of demolition. Final payment amount will be determined based on cost of project and my ability to pay.

I understand that applying for the Moncks Corner Demolition Assistance Program is no guarantee that the structure described above will be demolished as part of the program.

Jeffrey Heatley
 Signature

11-15-2021
 Date

TOWN OF MONCK'S CORNER REGULAR MEETING
Tuesday, February 15, 2020

Title: The Demolition of three properties Under the Town's Voluntary Demolition Assistance Program

Background: The Town has received three additional requests for demolition assistance. Bids were accepted on both

The two properties bid were 106 Butler, 204 Metts and 117 George St

Town staff directly solicited bids and received four.

| Bidder | 106 Butler | 204 Metts | 117 George | Total Bid |
|---------------------------------|-----------------------|----------------------|-----------------------|------------------|
| Kennedys Grading and Excavation | \$12,500 | \$13,500 | \$6,350 | \$32,350 |
| Action Abatement & Demolition | 10,250 | \$7,550 | \$8,250 | \$26,050 |
| Brown's Hauling and Clearing | \$7,800 | \$7,500 | \$5,400 | \$20,700 |
| Lowest Bid | \$7,800 | \$7,500 | \$5,400 | \$20,700 |

Therefore, Brown's Hauling and Clearing is the lowest bid for all three properties.

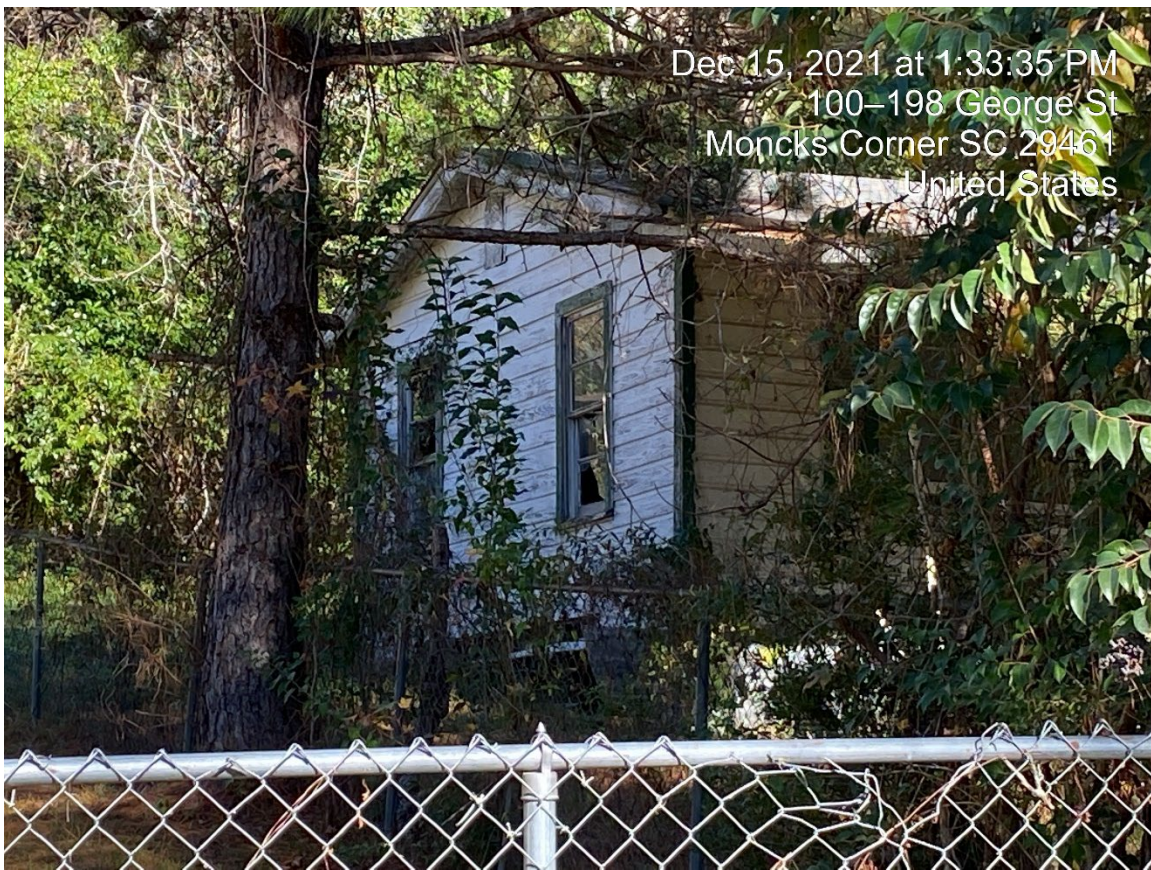
Exhibits: 1.) Applications
2.) Site Pictures

Funding: Abatement and Improvement Fund

Town Council action requested: Consider authorizing the demolition of 106 Butler, 204 Metts and 117 George St and accepting the low bids for the demolition.

Staff recommendation: Authorize the demolition of 106 Butler, 204 Metts and 117 George St and accept the low bids for the demolition.









The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Board of Zoning Appeals Reappointment

DATE: February 15, 2022

TO: Moncks Corner Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Reappointment to the Board of Zoning Appeals

ACTION REQUESTED: Consider reappointing members to the Board of Zoning Appeals for terms ending January, 2025

Background:

As of January, 2022, the terms of three members of the Board of Zoning Appeals has ended. These members are as follows:

- Theresa McLaughlin
- Clayton Morton
- Thurman Pellum

Terms for Planning Commissioners are three (3) years, with the term of the vacant seat ending January, 2025.

Recommendation

All three members have agreed to reappointment, and staff recommends **APPROVAL** of their reappointments for new terms.



The Lowcountry's Hometown

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Staff Report

Planning Commission Appointment

DATE: February 15, 2022

TO: Moncks Corner Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Appointment to the Planning Commission

ACTION REQUESTED: Consider reappointing members to the Board of Zoning Appeals for terms ending January, 2026

Background:

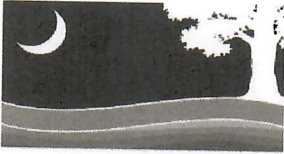
As of January, 2022, the terms of four members of the Planning Commission have ended: Johna Bilton, Connor Salisbury, and the Reverend Robin McGhee-Frazier. Mr. Salisbury and the Rev. McGhee-Frazier have indicated a desire to be reappointed. Also, Councilman Chad Sweatman was serving on the Planning Commission until his swearing-in to Council. As such, his Planning Commission seat is also empty.

In addition to the two incumbents seeking reappointment, the Town has received applications from five individuals for the Planning Commission.

The seven applicants for the **FOUR (4)** open seats are as follows:

- Charlotte Cruppenink
- Connor Salisbury (incumbent)
- Drew Ensor
- Glenn Pipkin
- Nick Ross
- Robin McGhee-Frazier (incumbent)
- Tom Hamilton

Terms for Planning Commissioners are four (4) years, with the terms of the vacant seats ending January, 2026.



APPLICATION FOR PUBLIC OFFICE

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

ALL PUBLIC OFFICIALS ARE APPOINTED BY TOWN COUNCIL. NOTHING IN THIS APPLICATION OR IN ANY OF THE RELATED DOCUMENTS CONSTITUTES A CONTRACT OF APPOINTMENT OR EMPLOYMENT. ALL APPOINTEES OF THE TOWN ARE APPOINTED-AT-WILL WHO MAY RESIGN AT ANY TIME FOR ANY REASON, AND TOWN COUNCIL MAY REMOVE FOR CAUSE ANY APPOINTEE AT ANY TIME.

Applicant Information

Name: Charlotte Cruppenink
 Address: 206 Tram Street, MC, SC 29461
 Phone: / Cell: 843-323-1956
 E-Mail: Sargeslaw@gmail.com Driver's License #: SC DL # 007545737

For which Board or Commission would you like to be considered?

- ☒ Planning Commission
☐ Board of Zoning Appeals
☐ Corner Renaissance Advisory Board

Education

| | Name of School | Diploma/ Degree | Major/Coursework | Year Grad. |
|------------------|-------------------------|--------------------|--|---------------|
| High School | Trinity High | Diploma | Business | 1970 |
| Technical School | Beaufort Tech | Degree AP | Cosmetology Health | |
| College | MA SC Advanced Graduate | | all PC Courses | |
| Other (Specify) | USMC | | Radio/TV Broadcasting Photo/Journalist | |

Employment

Job Title: Constable Employer: Berkeley County Govt.
 Address: Berkeley County Mag. Court 303 N. Goose Creek Blvd., GC, SC 29445
 Job Description: Courtroom Operation Facilitator
Civil Process Service

Previous Employment or Experience: Paralegal ; Newspaper Editor ;
Real Estate Mgt. ; Investigator ; Event Planner (FL) ;
Substitute Teacher ; Cosmetology

Professional Licenses Held (If Any): Cosmetology ; Notary ;

Experience

Community Service/Volunteer Activities: American Legion ; Church

Have you served or do you presently serve on any other governmental Board or Commission

8 years MC Town Council ; 11 years MC Planning Commission

Why do you want to serve on the Board(s) or Commission(s) for which you are applying?

After serving on the Planning Commission and having
followed that with serving 2 terms on Town Council, I would
very much like to stay involved. I can offer my education,
common sense and the benefit of my experience. I offer
only good positive thoughts of what is best for our town.

Applicant's Signature: Charlotte A. Crupper Date: 2/8/22

For Official Use Only

Received By: _____

Date Received: _____

Town Council Mtg: _____

Named to PC

Named to BZA

Named to CR

Not named to Board



APPLICATION FOR PUBLIC OFFICE

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

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Applicant Information

Name: William Andrew Ensor

Address: 1412 Sterling Oaks Dr. Moncks Corner, SC 29461

Phone: 843-259-1725 Cell: Same

E-Mail: Andrew.ensor@yahoo.com Driver's License #: 011423954

For which Board or Commission would you like to be considered?

☒ Planning Commission
☐ Board of Zoning Appeals
☐ Corner Renaissance Advisory Board

Education

| | Name of School | Diploma/ Degree | Major/Coursework | Year Grad. |
|------------------|-----------------------|--------------------|------------------|---------------|
| High School | Berkeley High | Yes | General | 2003 |
| Technical School | | | | |
| College | College of Charleston | No | Business | N/A |
| Other (Specify) | | | | |

Employment

Job Title: Account Manager Employer: Concrete Supply Co.

Address: 2808 S. Live Oak Dr. Moncks Corner, SC 29461 Phone: 843-606-4000

Job Description: In charge of multiple residential and commercial accounts in the tri county area. This includes the planning and execution of large and small concrete pours.

Previous Employment or Experience: Builders First Source (Outside Sales Rep)
Handled custom and production builder accounts. I dealt with everything to do with home construction. My customers ranged from production builders building 350 homes annually to custom builders building 5.

Professional Licenses Held (If Any): American Concrete Association
Field Testing Technician

Experience

Community Service/Volunteer Activities: For about 10 summers I was apart of the Salkahatchie summer service. This is a week long volunteer program that re-built homes for less fortunate families.
 Have you served or do you presently serve on any other governmental Board or Commission
No

Why do you want to serve on the Board(s) or Commission(s) for which you are applying?

I have lived in Moncks Corner my entire life and want to make sure the commercial and residential growth in Moncks Corner is what's best for the town.

Applicant's Signature: _____ Date: _____

For Official Use Only

Received By: _____ Date Received: _____

Town Council Mtg: _____

Named to PC
 Named to BZA
 Named to CR
 Not named to Board



APPLICATION FOR PUBLIC OFFICE

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

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Applicant Information

Name: Glenn A Pipkin JR
 Address: 121 Church St Moncks Corner, SC 29461
 Phone: 843 830 0243 cell ~~cell~~ 843 761 0182
 E-Mail: modachurch121@gmail.com Driver's License #: 008454043 SC

For which Board or Commission would you like to be considered?

☒ Planning Commission
☐ Board of Zoning Appeals
☐ Corner Renaissance Advisory Board

Education

| | Name of School | Diploma/ Degree | Major/Coursework | Year Grad. |
|------------------|-------------------------|--------------------|---------------------|---------------|
| High School | Andrews Academy | Diploma | HS | 1984 |
| Technical School | Greenville Tech College | N/A | Paramedic / Nursing | 98-2002 |
| College | St. Wales | NA | Culinary | 87-88 |
| Other (Specify) | | | | |

Employment

Job Title: Property Manager Employer: Carolina Life Real Est.
 Address: 314 E Main St, M.C. SC 29461 Phone: 843 830 0243
 Job Description: Prop. Manager in charge for Carolina Life

Previous Employment or Experience: Carolina Ave Dental Care, 214 Carolina Ave, M.C. SC 29461 2014-2017 Office Manager

Professional Licenses Held (If Any):

Property Manager (100056)

Experience

Community Service/Volunteer Activities: SC Pride Fest (Columbia, SC 30+ years)

Have you served or do you presently serve on any other governmental Board or Commission

No

Why do you want to serve on the Board(s) or Commission(s) for which you are applying?

to keep Moncks Corner safe & Beautiful, to keep small town atmosphere, where family life is important

Applicant's Signature:

[Signature]

Date:

1/25/2022

For Official Use Only

Received By: _____

Date Received: _____

Town Council Mtg: _____

Named to PC

Named to BZA

Named to CR

Not named to Board



APPLICATION FOR PUBLIC OFFICE

Moncks Corner Community Development

MONCKS CORNER

The Lowcountry's Hometown

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Applicant Information

Name: James Nicholas Ross "Nick"

Address: 112 Richard Ln. Moncks Corner, SC 29461

Phone: 843-302-1262 Cell: _____

E-Mail: Nick.ross@hometelco.com Driver's License #: 007912938

For which Board or Commission would you like to be considered?

X Planning Commission
 _____ Board of Zoning Appeals
 _____ Corner Renaissance Advisory Board

Education

| | Name of School | Diploma/ Degree | Major/Coursework | Year Grad. |
|------------------|----------------------|--------------------|------------------|---------------|
| High School | Berkeley High School | Diploma | | 2000 |
| Technical School | | | | |
| College | | | | |
| Other (Specify) | | | | |

Employment

Job Title: Associate Engineering Supervisor Employer: Home Telecom

Address: 579 Stoney Landing Rd. M. Corner Phone: 843-761-9101

Job Description: Project Managing

Previous Employment or Experience: No previous employment, have been
employed with Home Telecom for 22 years

Professional Licenses Held (If Any): N/A

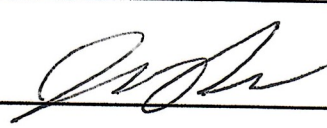
Experience

Community Service/Volunteer Activities: Coaching

Have you served or do you presently serve on any other governmental Board or Commission
No

Why do you want to serve on the Board(s) or Commission(s) for which you are applying?

To help the community, have a voice in decision making. Also to have
learning opportunities.

Applicant's Signature: 

Date: 1-18-22

For Official Use Only

Received By: _____

Date Received: _____

Town Council Mtg: _____

Named to PC

Named to BZA

Named to CR

Not named to Board



APPLICATION FOR PUBLIC OFFICE

Moncks Corner Community Development

MONCKS CORNER

The Lowcountry's Hometown

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Applicant Information

Name: Thomas Hamilton

Address: 205 West Main Street Moncks Corner SC 29461

Phone: 843-425-9849 Cell: 843-425-9849

E-Mail: Grobie65@gmail.com Driver's License #: 003609865

For which Board or Commission would you like to be considered?

☒ Planning Commission
☒ Board of Zoning Appeals
☐ Corner Renaissance Advisory Board

Education

| | Name of School | Diploma/ Degree | Major/Coursework | Year Grad. |
|------------------|--|--------------------|--|---------------|
| High School | <u>Apollo High School</u> | <u>Diploma</u> | <u>General Studies</u> | <u>1983</u> |
| Technical School | <u>USNAVY A School</u> | <u>Diploma</u> | <u>Mechanic</u> | <u>1984</u> |
| College | | | | |
| Other (Specify) | <u>Robert Bosch Skilled Training Program</u> | <u>Certificate</u> | <u>Maintenance / MANUFACTURING</u> | <u>1994</u> |

Employment

Job Title: Metrology Specialist Employer: Robert Bosch LLC

Address: 8001 Dorchester Rd NCHS 29418 Phone: 843-760-7752

Job Description: I repair and calibrate machines and gages

Previous Employment or Experience: US NAVY.

I was an Engineman working on Diesels,
Small Boat motors, A/R and Galley Equipment.

Professional Licenses Held (If Any): NA

Experience


Community Service/Volunteer Activities: I have coached at the Ymca, I help
with giving to the homeless and I have a weekly route to pick
up garbage around my house.

Have you served or do you presently serve on any other governmental Board or Commission

NO

Why do you want to serve on the Board(s) or Commission(s) for which you are applying?

Moncks Corner is at a very important crossroad in
regards to growth. There has to be smart growth that asks
the basic question of is this good for the citizens of
Moncks Corner? I have the common sense needed and will
reach out and listen to all sides.

Applicant's Signature: 

Date: 12-8-2021

For Official Use Only

Received By: _____

Date Received: _____

Town Council Mtg: _____

Named to PC

Named to BZA

Named to CR

Not named to Board



The Lowcountry's Hometown

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

Staff Report

Amendment to the Official Zoning Map

DATES:

Planning Commission: January 25, 2022

Town Council:

First Reading: February 15, 2022

Second Reading & Public Hearing: March 15, 2022

TO:

Moncks Corner Planning Commission/Town Council

FROM:

Douglas Polen, Community Development Director

SUBJECT:

Rezoning Request

**SUBJECT
PROPERTY:**

142-03-01-008 & -009

**ACTION
REQUESTED:**

Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-1, Single Family Residential, to R-3, Multi-Family Residential with Conditions, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant is seeking to rezone 13.84 acres of land on N. Live Oak Drive from R-1, Single Family Residential, to R-3, Multi-Family Residential, with conditions. The property consists of 8.58 acres of uplands and an additional 5.26 acres of wetlands, approximately.

The development would consist of no more than 58 duplex units with the following conditions:

- All residents will be 55 years old or older
- All units would be sold fee-simple at market rate
- All units to be constructed with hardiplank or other quality exterior materials such as brick or stone
- Buffers would be provided on all sides of the development. Such buffers are not required by code.
- Units to be capped at two stories.

- All external lot maintenance to be provided by property owner's association
- Amenities to include walking trails, community swimming pool, and pond.

In order to communicate this project to the public, the applicant posted a sign 15 days prior to the Planning Commission meeting on site adjacent to Hwy 17A. This sign is 4' x 6' and describes the project as well as staff contact information. As of the time of this writing, no members of the public have contacted staff concerning this project.

Current Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

These districts are intended as 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.

Permitted Uses: A building or premises in the R-1 or R-2 district may be used for the following purposes:

- 1. One-family detached dwellings*
- 2. Guest cottages, garage apartments*

Proposed Zoning - Definition and Uses:

R-3, Multi-Family Residential, Sec. 6-4

This district is intended to support medium- and high-density residential uses, permitting progressively higher population densities, characterized by two-family detached, multiple family structures, and garden type apartments subject to the requirements set forth in this ordinance. Certain structures and uses required to serve governmental, educational, religious, noncommercial recreational and other needs of the area are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to preserve and protect the residential character of the district. (Amend. 10/2015, 5/2016)

Permitted Uses: A building or premises in the R-3 district may be used for the following purposes:

1. *All uses allowed in R-1 or R-2, with the exception of one-family detached dwellings, guest cottages, and garage apartments, within the requirements of each district.*
2. *Multi-family dwellings, including apartment complexes, single family attached (i.e. townhouses), two-family dwellings (duplexes), and the like.*
3. *Bed & Breakfast, room and boarding house, group dwellings*
4. *Daycare, residential, nursing, and assisted living facilities.*
5. *Library and information centers*
6. *Fire stations*
7. *Electric substations*
8. *Public golf course*
9. *Coin operated laundries and dry cleaning*

Summary of Adjacent Zoning & Uses

| Zone | | Present Use |
|-------|-----------|---------------------------|
| North | D-1 & C-2 | Vacant |
| East | C-2 | Sheriff's Office |
| South | R-1 | Single Family Residential |
| West | R-1 | Single Family Residential |

Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Low Density Residential. Low Density Residential is defined as up to 4 units per acre. Proposed units per acre is 4.2 units per acre.

Staff Findings & Recommendation:

Staff has had numerous meetings with the applicant and feels that the proposed project would be a good fit for the area. There is a need for senior focused housing in Moncks Corner, and the other such development in Town was sold out long before completion.

Traffic is a growing concern in Monck Corner. A typical detached single family residence generates just under 10 trips per day according to the Institute of Traffic Engineers Trip Generation Manual. Senior living residential generates approximately 5.6 trips per day.

Stormwater and flooding are also major concerns in Town. The rear of the property is in a flood zone as well as in the floodway. The floodway is the natural course of flood waters, and it is effectively impossible to build in the floodway. Some proposed units may be constructed in the flood zone, but as long as the units are built to code this is permitted by all applicable laws.

According to modern stormwater codes, any rainwater that falls on the property will be contained on site in stormwater ponds. This will make the site safer after construction than before construction as far as stormwater is concerned.

For these reasons, Staff recommends **APPROVAL** of this project.

Planning Commission Recommendation

At their January 25, 2022 meeting, the Planning Commission voted 3-1 to recommend **APPROVAL** of the rezoning with conditions.

AN ORDINANCE TO RE-CLASSIFY REAL PROPERTY LOCATED AT 209 NORTH LIVE OAK DRIVE, TMS # 142-03-01-008 & -009, FROM R-1, SINGLE FAMILY RESIDENTIAL, TO R-3, MULTI-FAMILY RESIDENTIAL WITH CONDITIONS, AND TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF MONCKS CORNER TO SO REFLECT

WHEREAS, a request has been presented to the Moncks Corner Town Council by the current record titleholder of property located at 209 North Live Oak Drive, Moncks Corner, South Carolina, TMS # 142-03-01-008 & -009 to re-classify the property from R-1, Single-Family Residential to R-3, Multi-Family Residential with conditions; and

WHEREAS, it is necessary and desirable to reclassify said properties to R-3, Multi-Family Residential with conditions; and

WHEREAS, the Moncks Corner Planning Commission, during a meeting held on January 25, 2022, recommended to the Moncks Corner Town Council to classify said property to the appropriate zoning classification of R-3, Multi-Family Residential with conditions; and

WHEREAS, the conditions to be placed upon these two parcels are described as follows:

1. Only duplexes shall be permitted on the property. No apartments or other attached residential construction shall be permitted.
2. Density will be capped at 4.2 units per acre, or 58 units.
3. All residents of the development will be 55 years of age or older.
4. All units will be sold fee-simple at market rate.
5. All units to be constructed with hardiplank or other quality exterior materials such as brick or stone.
6. Twenty-five foot vegetated buffers shall be provided on all sides of the development (Type C or equivalent), other than the required buffer along North Live Oak Drive.
7. Units to be capped at two stories.
8. All external lot maintenance, as well as maintenance of private roadways, amenities, streetlights, sidewalks, and stormwater facilities to be provided by a property owner's association.
9. Amenities to include walking trails, community swimming pool, and pond.
10. Progress shall be evaluated on an annual basis by the Zoning Administrator. If reasonable steps towards completion of the project have not been made after two years, the Zoning Administrator reserves the right to begin proceedings to rezone the property to a zone compatible with the area.

Timeline benchmarks include the following:

- a. Two Years: Engineering complete
- b. Three Years: Land clearing and infrastructure underway
- c. Four years: Residential construction begins

11. These conditions may be modified in the future by the Zoning Administrator if such amendments are considered by the Zoning Administrator to be minor in nature, in the manner of minor amendments to planned developments.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and Town Council of the Town of Moncks Corner, South Carolina, in Council duly assembled on this 15th day of March, 2022, that the Zoning Classification pertaining to TMS # 142-03-01-008 & -009 be hereby re-classified from its current zoning of R-1, Single Family Residential to R-3, Multi-Family Residential with conditions; and

BE IT FURTHER ORDAINED that the official zoning map of the Town of Moncks Corner be, and the same hereby is, amended to so reflect.

DONE IN COUNCIL ASSEMBLED this 15th day of March, 2022.

First Reading: February 15, 2022

Second Reading/Public Hearing: March 15, 2022

Attest:

Marilyn M. Baker, Clerk-Treasurer

Approved As To Form:

John S. West, Town Attorney

Michael A. Locklear, Mayor



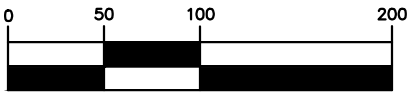
962 Houston Northcutt Blvd. Suite 200
Mount Pleasant, South Carolina 29464
843-881-0525
www.earthsourceeng.com

SITE DATA:
TMS#: 142-03-01-008 / 009
LOT AREA: 13.84 acres
PROPOSED BUFFERS:
FRONT: 10'
SIDE: 25'
REAR: 25'
EXISTING WETLAND AREA: 5.26 ACRES
EXISTING UPLAND AREA: 8.58 ACRES
(COULD BE DEVELOPED)
EXISTING ZONING: R-1
PROPOSED ZONING: R-3

NUMBER OF UNITS: 58
PROPOSED PARKING:
REGULAR: 206 SPACES
GARAGE: 33 SPACES
TOTAL: 239 SPACES



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DRAWN BY: JWO
DATE: 10.27.21
APPROVED BY:

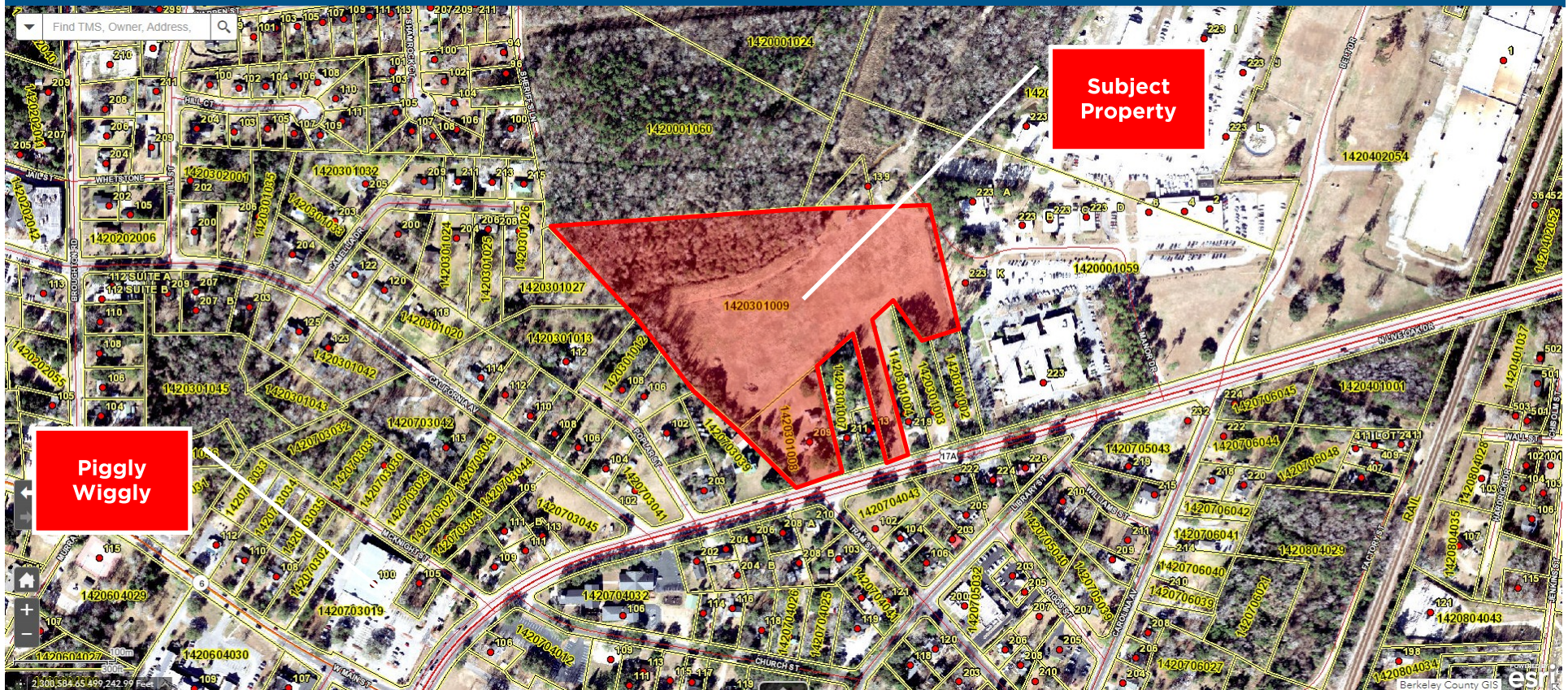
**LIVE OAK SENIOR
COMMUNITY
CONCEPTUAL PLAN
'E'**

N. Live Oak Rezoning TMS 142-03-01-008 & -009

Planning Commission | November 30, 2021, January 25, 2022

Town Council First Reading | February 15, 2022

Town Council Second Reading & Public Hearing | March 15, 2022



N. Live Oak Rezoning

TMS 142-03-01-008 & -009

Planning Commission | November 30, 2021, January 25, 2022

Town Council First Reading | February 15, 2022

Town Council Second Reading & Public Hearing | March 15, 2022



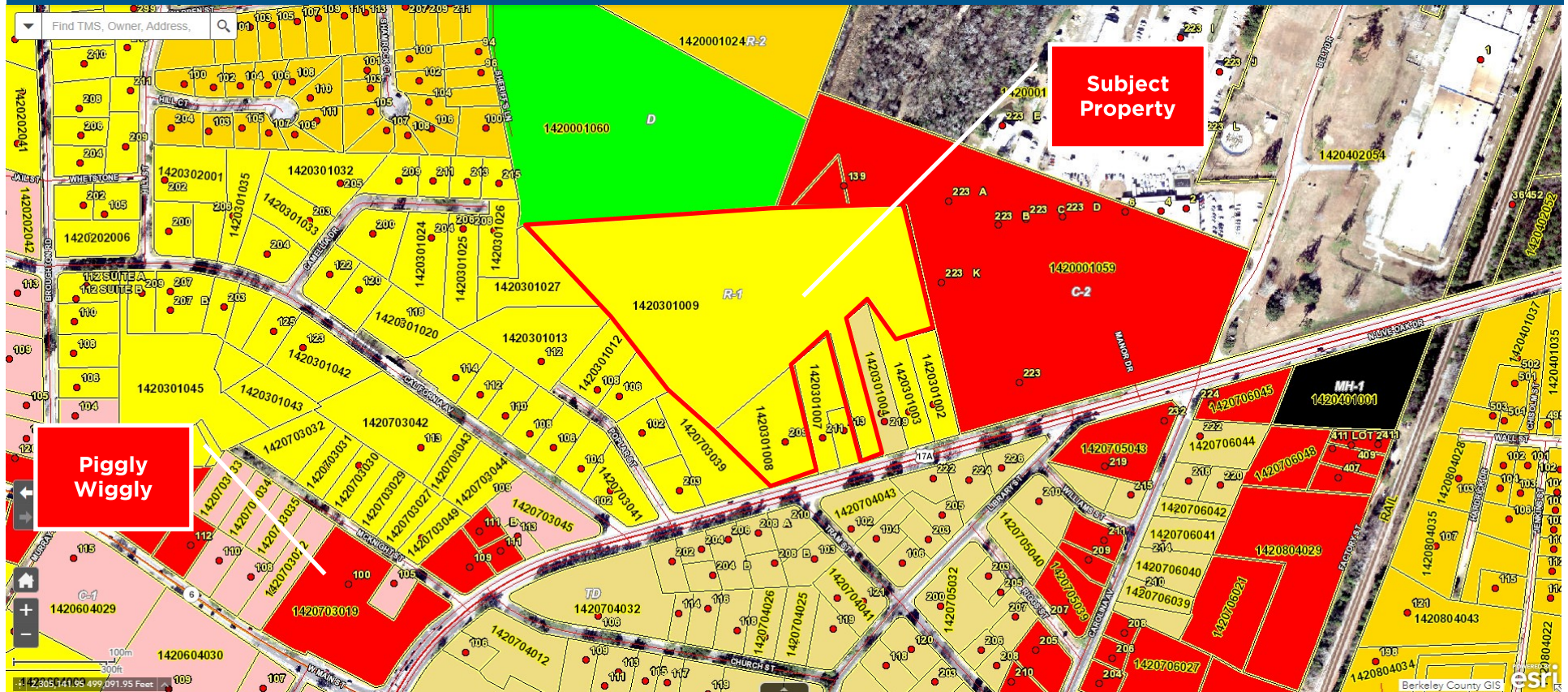
N. Live Oak Rezoning

TMS 142-03-01-008 & -009

Planning Commission | November 30, 2021, January 25, 2022

Town Council First Reading | February 15, 2022

Town Council Second Reading & Public Hearing | March 15, 2022



N. Live Oak Rezoning

TMS 142-03-01-008 & -009

Planning Commission | November 30, 2021, January 25, 2022

Town Council First Reading | February 15, 2022

Town Council Second Reading & Public Hearing | March 15, 2022



N. Live Oak Rezoning

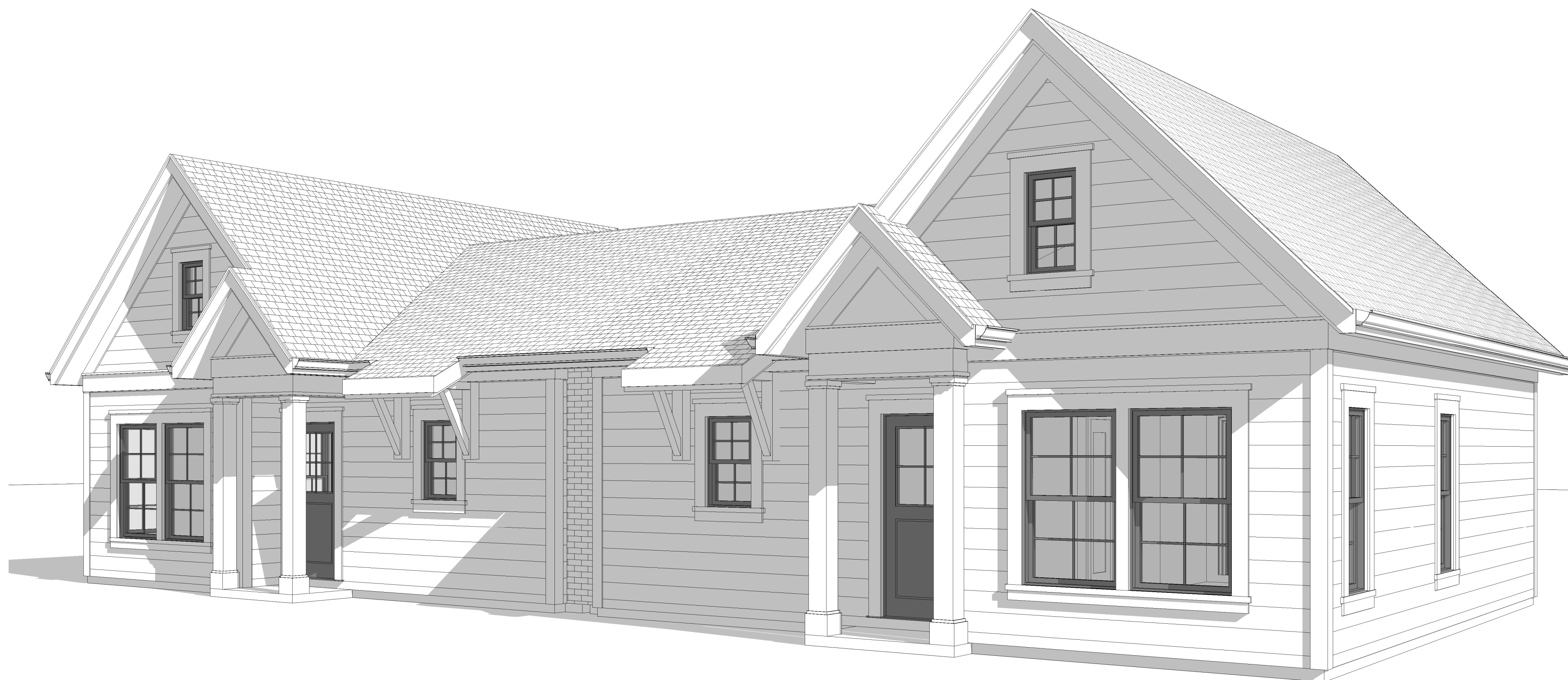
TMS 142-03-01-008 & -009

Planning Commission | November 30, 2021, January 25, 2022

Town Council First Reading | February 15, 2022

Town Council Second Reading & Public Hearing | March 15, 2022



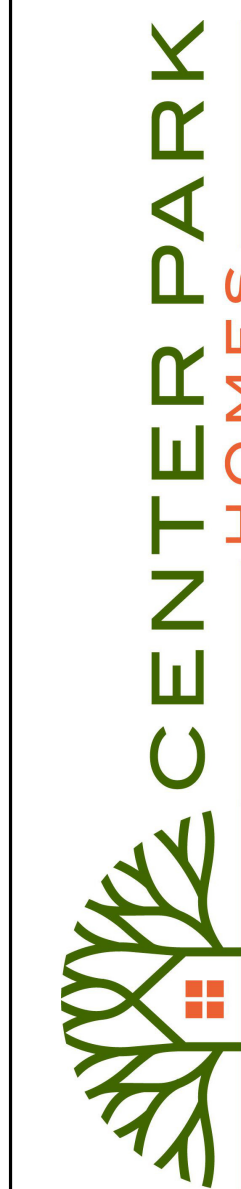


SPEEDWAY COTTAGES

1 BEDROOM

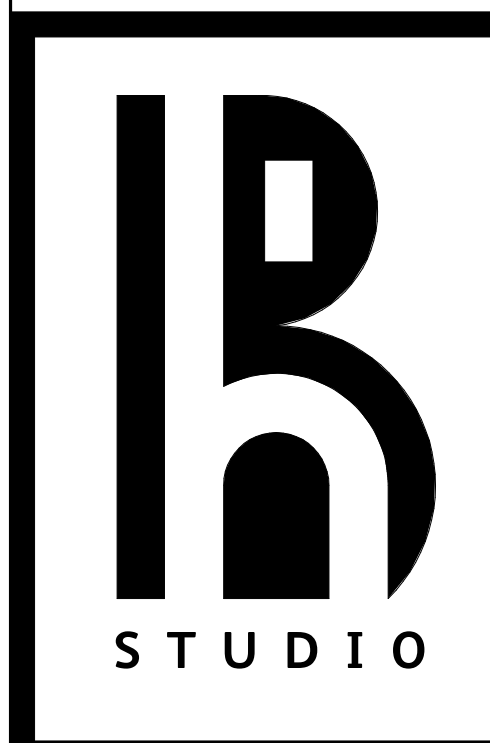
MYRTLE BEACH, SOUTH CAROLINA

GENERAL NOTES



SPEEDWAY COTTAGES
MYRTLE BEACH, SOUTH CAROLINA

Item 10.



**BROADHILL
STUDIO, LLC**

LOCATION:
56 BROAD ST, 3RD FL
CHARLESTON, SC 29401

This document is an instrument of service and shall remain the property of Broadhill Studio, LLC, who retains all common law, statutory and other reserved rights, including the copyright therein.

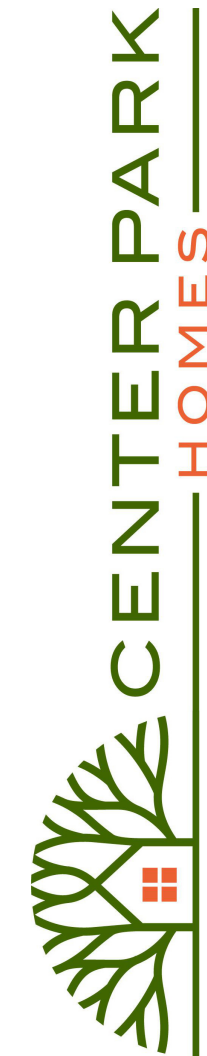
Cover Page

B2105

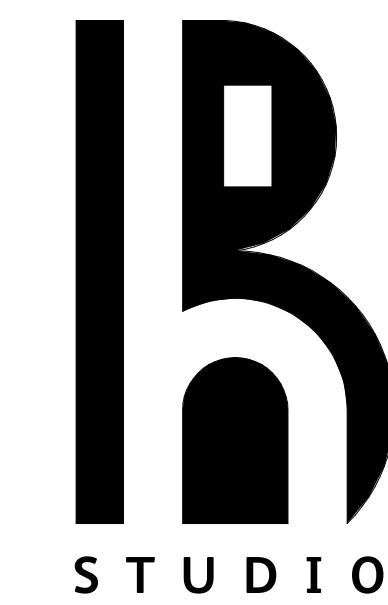
08/23/2021

C1

GENERAL NOTES



SPEEDWAY COTTAGES
MYRTLE BEACH, SOUTH CAROLINA



**BROADHILL
STUDIO, LLC**

LOCATION:
56 BROAD ST, 3RD FL
CHARLESTON, SC 29401

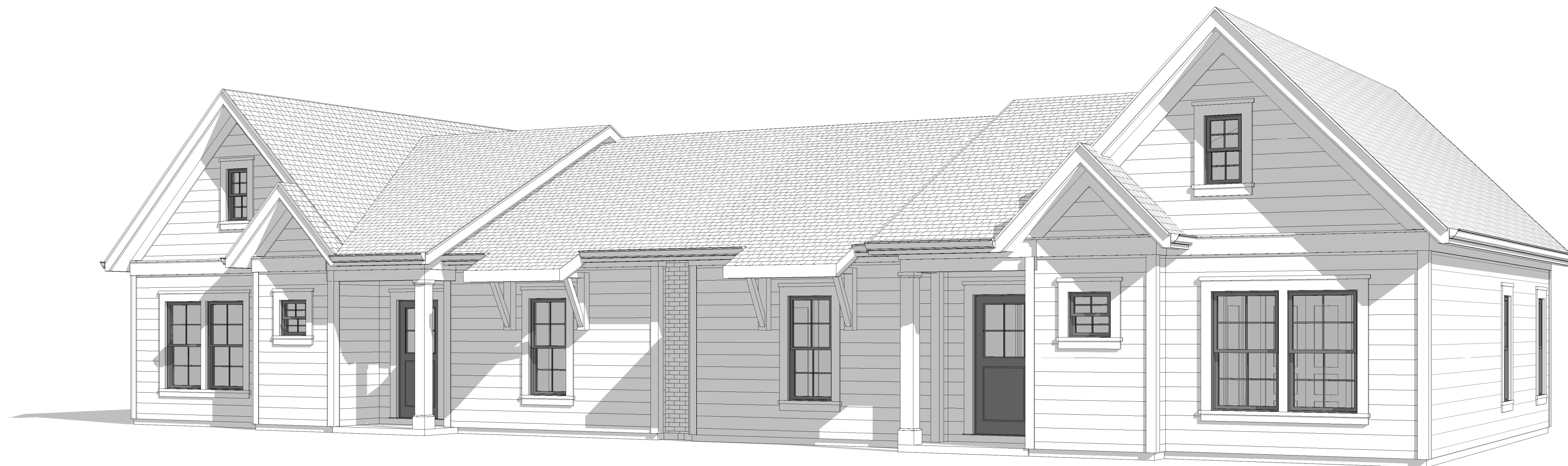
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Cover Page

B2105

08/23/2021

C1

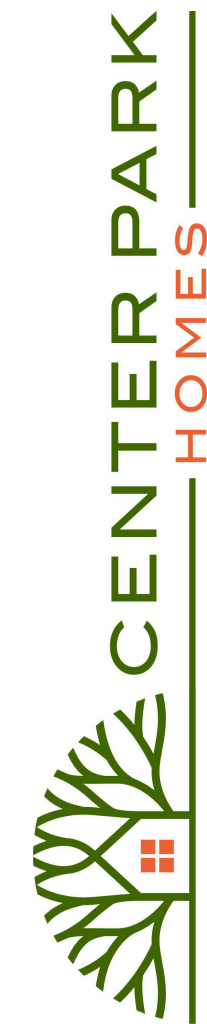


SPEEDWAY COTTAGES

2 BEDROOM

MYRTLE BEACH, SOUTH CAROLINA

GENERAL NOTES



SPEEDWAY COTTAGES

MYRTLE BEACH, SOUTH CAROLINA



**BROADHILL
STUDIO, LLC**

LOCATION:
56 BROAD ST, 3RD FL
CHARLESTON, SC 29401

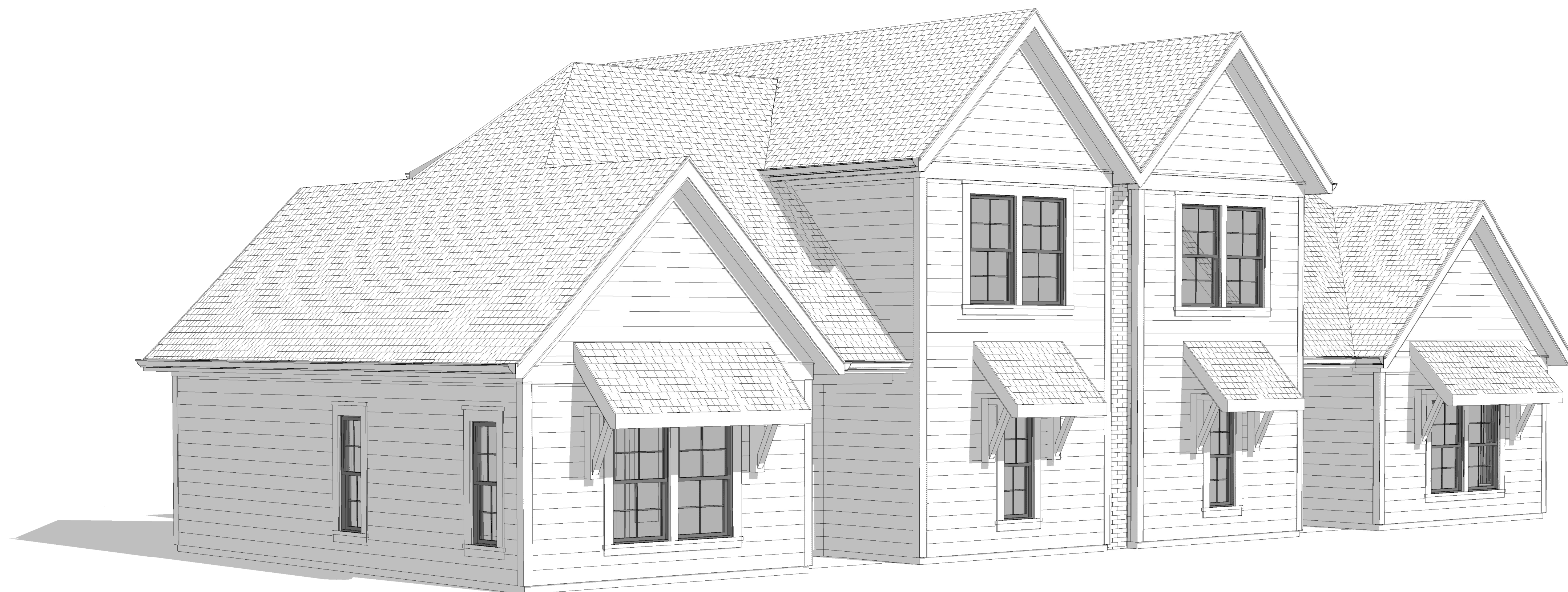
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Cover Page

B2105

08/23/2021

C1



SPEEDWAY COTTAGES

3 BEDROOM

MYRTLE BEACH, SOUTH CAROLINA

DRAWING SCHEDULE

- C1 - COVER SHEET
- A100 - FOUNDATION PLAN
- A101 - FIRST FLOOR PLAN
- A102 - SECOND FLOOR PLAN
- A103 - ROOF PLAN
- A201 - ELEVATIONS
- A301 - DETAILS
- A601 - ELECTRICAL PLANS
- G001 - GENERAL NOTES

Simon Construction, Inc

November 30, 2021

To: Moncks Corner Planning Commission

**From: Daniel Simon
Brad Greenberg
Simon Construction, Inc**

**Re: Variance Change for 0 and 209 N. Live Oak Dr
TMS #142-03-01-008 + #142-03-01-009**

For your consideration we would like to request a variance change on this property to a R-3 Conditional destination in order to build 29 duplexes for a planned over 55 community.

Amenities offered:

- **Landscape and maintenance of community property would be handled Management/HOA**
- **Community Pool**
- **Pond**
- **Walking Trails around property**

SANDRA SUMNER-WRIGHT, PA
Attorney at Law
107 Greenland Drive
P.O. Box 427
Goose Creek, South Carolina 29445

Telephone (843) 572-2021
Email: sandrasw@bellsouth.net

January 24, 2022

Attention: Doug Polen, Community Development Director
Town of Moncks Corner Planning Commission
118 Carolina Avenue
Moncks Corner, SC 29461

RE: Rezoning request for proposed Live Oak Senior Community located on North Live Oak Drive, Moncks Corner, SC 29461, Berkeley County TMS #142-03-01-008 and #142-03-01-009.

Dear Mr. Polen:

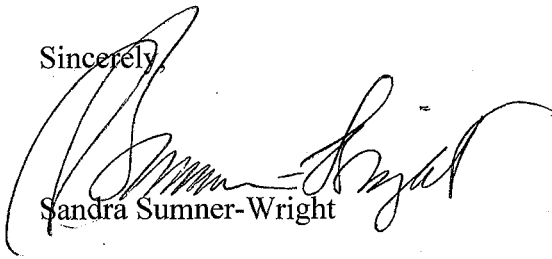
Please accept this letter as my request for approval of the above captioned project which would provide for a planned 55+ age housing community in Moncks Corner. I am familiar with the property through previous representations of the owner, Patsy Rogerson, as well as being an adjacent property owner. My husband and I are the members of ResTech, LLC in which the property (142-03-01-004) is titled. We are both strongly in favor of the housing project being approved and built for the area.

It is my understanding from your November 30, 2021 Staff Report that numerous meetings had been held with the applicant and in that report you and your staff recommended approval of the proposed project as a good fit for the area. We also feel that the Planned Senior Community would be a good fit for the area and have lower impact and fewer negatives than other types of development while still adding revenue for the town.

I have also had conversations with residents of the Moncks Corner area who have expressed their approval of the plan and their thoughts that a designated 55+ housing community is needed in the area so that people who may want to downsize can do so in an area they are familiar with.

Thank you for your attention to this matter.

Sincerely,



Sandra Sumner-Wright

Date: January 24, 2022
To: Douglas Polen, Moncks Corner Community Development Director/
Moncks Corner Planning Commission/Town Council
From: Bill Wright
Subject: Proposed LIVE OAK SENIOR COMMUNITY located on N. Live Oak Drive,
TMS # 142-03-01-008 and 009

I as well as senior age friends I have spoken with in Moncks Corner am in favor of the LIVE OAK SENIOR COMMUNITY plan and feel that this level of quality senior living space is very much needed in the community.

It is my understanding that concerns were raised in a past meeting about the proposed community causing possible flooding, overcrowding of schools and excessive traffic. I have set out a few points below on these issues:

1. **Flooding:** I am an owner of one of the properties next to the land proposed for the Senior Housing Community and I have not seen any flooding of the proposed site in the past twenty-five years. Current building codes will also require the new planned community to manage its storm water run-off.
2. **Schools:** Most 55+ seniors will not have school age children, but will continue to pay school Bond fees.
3. **Traffic:** The building explosion in Summerville, Cane Bay, Goose Creek, North Charleston, Jdburg and surrounding areas does cause more traffic for Moncks Corner in the early morning and early evening hours. But I hope that the traffic from our growing neighboring towns does not and should not limit the future growth of our Town nor be a reason for not allowing a small project like this one.

I ask on behalf of other senior residents of the Moncks Corner area that the Moncks Corner Planning Commission approve rezoning for the LIVE OAK SENIOR COMMUNITY.

Thank you.

Bill Wright
843-991-1308

Doug Polen

From: MICHAEL E ROBERTS <michaeleroberts@mac.com>
Sent: Wednesday, February 9, 2022 12:12 PM
To: Michael Locklear; David Dennis; Bryan Ware; Jay Law; Dewayne Kitts; Latorie Lloyd; Chadwick Sweatman
Cc: Jeff Lord; Doug Polen
Subject: Proposed Ordinance to Zoning N Live Oak Drive from R-1 to R-3

To Mayor Locklier and members of the Moncks Corner Town Council:

My name is Michael Roberts and I am writing to you on behalf of my mother, Margie W. Roberts and my sister, Carol Kennemur who reside at 211 and 211B North Live Oak Drive respectively. We are writing to you in opposition to a proposed Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-1, single family residential to R-3, Multi-Family Residential and to amend the official zoning map of the Town to so reflect. We respectfully request that you consider our concerns noted below and vote to deny such an Ordinance.

We are concerned the rezone will change the character of the neighborhood, possibly leading to more people, traffic, safety issues, and noise, as well as a reduction in property value.

1. A zone change seeking higher density is inconsistent with the current zoning plan for the Town and the proposal should be denied. The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Low Density Residential.
2. There is a no need for the zone change. The proponent of the change has failed to show that there's been a change in circumstances or that a mistake was made when the property was originally zoned. There was no mistake made when the neighborhood was originally zoned, and there is sufficient land elsewhere for high density residential use. The fact the applicant wants to develop a specific piece of property is not enough to justify a zone change. In fact, the week prior to the Planning Commission meeting on November 30, 2021, the staff met and determined that townhomes were a more appropriate use than the proposed duplexes. What facts and circumstances changed between November 30, 2021 and January 25, 2022?
3. The zone change will be inconsistent with surrounding uses. Approximately 600 feet to the North of the proposed development are wetlands which would not be subject to future development; approximately 400 feet to the East is the Sheriff's office (formerly the Santee Cooper building) which would not be affected. The most significant impact will fall on the approximately 1,800 feet along the South and West of the development currently zoned R-1 and occupied by single family homes. The process of singling out a parcel of land for a use classification different from that of a surrounding area for the benefit of the owner of such property and to the detriment of other owners is an improper, if not illegal decision.
4. The applicant has failed to show that the zone change would not significantly impact traffic. The entry to the proposed development is adjacent to my mother's driveway and fronts on North Live Oak Drive (Highway 17-A) a four-lane road. I can verify from personal experience the challenges exiting from and entering onto this heavily trafficked thoroughfare. Imagine the impact of adding 239 additional cars (as evidenced by the proposed development plan for parking spaces) funneled through an adjacent driveway with no stoplight.
5. The zone change will deprive surrounding homes of light, air and privacy. According to the developer's conceptual plan, there will be two two-story buildings (of the 58 planned) within 25 feet of my mother's side door significantly reducing access to sunlight and raising severe privacy concerns.

My mother is a 50-year resident of Moncks Corner and has witnessed tremendous growth in the town and surrounding county. Our family is not opposed to development and realize the value of the subject property as currently protected by the R-1 zoning designation. The proposed R-3 zoning change and the subsequent development it would allow is too intensive for the neighborhood and will damage surrounding property owners without commensurate benefit to the Town of Moncks Corner.

Respectfully submitted for your consideration.



REZONING APPLICATION

Moncks Corner Community Development

**MONCK'S
CORNER**
The Lowcountry's Hamlet

Applicant Information

Name: Bern Greenberg / Simon Construction Address: 215 E. Bay St Charleston, SC 29401
Phone: 704-945-7173 E-Mail: Bern@BLCG.US

Property Owner Information (If Different)

Name: Patsy Rogerson Address: 205 N Live Oak Dr, Moncks Corner, SC 29461
Phone: 843-312-9106 E-Mail: tracyhatchell@remax.net
TMS #: 147-03-D1-008 / 147-03-01-009 Address: 20910 N. Live Oak Moncks Corner
Current Zoning: R-1 Requested Zoning: R-3 Conditional C
Current Use of Property: Vacant Land
Proposed Use of Property: Senior Housing

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.

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: Patsy B. Rogerson Date: 11/05/2021 | 3:54 PM EDT
Applicant's Signature: [Signature] Date: 11/4/21

For Official Use Only

Received: _____ Property Posted: _____
Receipt #: _____ Hearing: _____
Advertised: _____ Approved: _____

Town of Moncks Corner
Community Development Department