



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 23, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the May 26, 2026 meeting.

NEW BUSINESS

2. Consider a Tree Removal request for a grand tree, located at 617 Resinwood Road (162-01-03-048).

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.

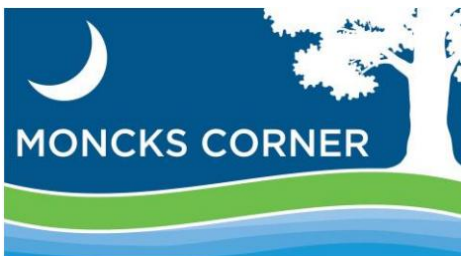
MOVE TO ADJOURN

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.



The Lowcountry's Hometown

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TAFF REPORT

TO: Planning Commission
FROM: Justin Westbrook, Community Development Director
SUBJECT: Tree Removal Request (TR-26-01) – 617 Resinwood Road
DATE: June 23, 2026

Background: The applicant, R & R Tree, has applied for a Tree Removal Request (TR-26-01) for one **Grand Tree** located at 617 Resinwood Road. A **Grand Tree** are defined as,

“any tree having a diameter at breast height (DBH) of twenty-four (24) inches or larger”.

The applicant reached out to Staff to express their desire to seek a permit to remove a large tree, a Live Oak, in excess of twenty-six and a half (26.5) inches. The applicant has expressed desire to remove without mitigation due to concerns over the tree’s roots potential damage to the house and the driveway. The applicant has expressed their desire to seek the Planning Commission’s permission to remove it without mitigation.

Procedural Issues: Per the Town’s Code of Ordinance (Article III, Chapter 16), grand trees may be removed without mitigation under the following circumstances:

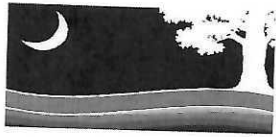
- A. Tree(s) is/are dead.
- B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
- C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.
- D. Trees which are being cut as a commercial timber operation in accordance with the South Carolina Right to Practice Forestry Act. The Town requests but does not require that a 50-foot wide perimeter buffer of all existing trees be maintained in an undisturbed manner. Trees grown specifically for sale by commercial nurseries are exempt from the provisions of this article with respect to their removal from the commercial site upon which they are grown.
- E. Protected trees required to be removed to carry out a permitted wetland alteration and/or mitigation plan approved by the Army Corps of Engineers or South Carolina Office of Coastal Resource Management are exempt from the provisions of this article.
- F. Removal because of density or interference with the development of other trees.

- G. Removal of pine trees, unless permit is for multiple trees in which removal would constitute clear-cutting.
- H. Trees identified by the South Carolina Exotic Pest Plant Council Non-Native Plant Species List.

Staff Analysis: Staff was able to attempt a visual inspection of the tree, which appears that the Live Oak tree is in good health. The applicant's provided a Tree Risk Assessment does indicate a "likely" probability of striking a target but does not indicate why. Staff do not believe the tree is subject to any additional circumstances that would warrant removal without mitigation.

Staff Recommendation: Without additional information provided, Staff believes the application does not warrant removal without mitigation as it provides none of the circumstances required by the Planning Commission to remove without mitigation. It is for these reasons that Staff recommends the Planning Commission deny the request to remove without mitigation for the tree.

Attachments: *Application (20260522)*
 Staff Pictures (20250526)



TREE REMOVAL APPLICATION

Moncks Corner Community Development

THIS IS AN APPLICATION, NOT A PERMIT

MONCKS CORNER

The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed: 617 Resinwood Rd. Moncks Corner SC 29461

Applicant Information

Name: Jesus Moyao Address: 409 Catawba Dr. Summerville SC 29483
Phone: (843) 934-7678 E-Mail: jmrandrtreeservicesllc@gmail.com

Property Owner Information (If Different)

Name: Christina Fry Address: 617 Resinwood Rd. Moncks Corner SC 29461
Phone: (843) 312-0928 E-Mail: esta1013@gmail.com

Contractor Name: R&R Tree Services LLC Phone: (843) 934-7678
Contractor must be properly licensed with the Town of Moncks Corner

Grand trees are any trees greater than 24" in diameter at breast height (24 DBH). Are you proposing to remove any grand trees? YES ☒ NO

Grand trees that are determined by Staff to require mitigation may only be removed with permission of the Town Planning Commission.

The Commission meets the fourth Tuesday of every month at 6:00 p.m. at Town Hall.

Are the trees to be removed located on a lot for a single family home or single-structure duplex? ☒ YES NO

If **yes**, a professional tree survey is NOT REQUIRED. Please attach a reasonably accurate survey showing the location, size, and species (common name) of any trees 10" DBH or greater proposed to be removed.

If **no**, please attach a survey prepared by a S.C. licensed landscape architect, surveyor, or civil engineer showing the following:

- The location, size (DBH) and species (common name) of all trees 10"+ DBH
- A clear designation of all protected trees proposed for removal
- A mitigation plan showing the location, size, and species to be planted

Please explain in detail the conditions that exist that require the removal of trees.

The owner has concern about roots damaging foundation and driveway

Property Owner's Signature: _____

Contractor

Date: 05-22-2026



Item 2.

