



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, NOVEMBER 15, 2022 at 4:00 PM

---

## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

### NEW BUSINESS

1. Consider an appeal to remove a 30" grand oak tree at 224 Carolina Avenue

### 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.*



## Staff Report

### 224 Carolina Avenue Tree Removal

**DATES:** November 15, 2022

**TO:** Moncks Corner Planning Commission

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Grand Tree Removal

**SUBJECT PROPERTY:** 224 Carolina Ave

**ACTION REQUESTED:** Consider an appeal to remove a 30" grand oak tree

---

#### Background:

The applicant, Michael Auclair of Carolina Benchworks, would like to remove a 30" grand live oak tree from his lot at 224 Carolina Avenue.

Per his permit application, "tree is in my driveway and interferes with my daily operations. Difficult to see around or make right turns. Santee Cooper said it would never mature and they will need to keep cutting it."

Mr. Polen met with the applicant and Santee Cooper onsite in 2021. The Santee Cooper representative said that they would cut the tree if the Town requested it, but otherwise would not. Likewise, Mr. Polen stated that if Santee Cooper felt that the tree needed to be removed, they could do so. Santee Cooper did not feel that the tree had to be removed, so the Town made no request to remove the tree.

Due to the size of the trees, mitigation would either be 30" of new plantings or \$75 per inch of tree, or \$2,250.

## Analysis:

Per the Town Tree Ordinance, 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.

Per the Town Tree Ordinance, any person aggrieved by a Staff decision pursuant to the ordinance may appeal Staff's decision to the Planning Commission. The Zoning Ordinance states the following concerning appeals:

*"The board of appeals shall hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance."*

As such, the Planning Commission is to decide whether there is an error in judgment as to how Staff came to their decision.

**Staff Findings & Recommendation:**

While Staff understands the access difficulties placed by the tree, Staff must also balance that difficulty with the nature of the tree. The tree is a grand live oak street tree less than 60' from Live Oak Drive – an area where such trees were planted by the government and are increasingly being removed as they die or whenever they become a burden to the property owner. Keep Berkeley Beautiful has been giving away live oak trees to bolster the population of this tree which serves as the Town's symbol.

This particular tree was in place when the applicant purchased the property, the applicant removed a very large limb off of the south side of the tree to aid ingress and egress and is neither dead, dying, diseased, dangerous, nor in the way of construction. Per the code, removing this tree requires 100% mitigation, and Staff recommends such mitigation should the tree be removed.



# 224 Carolina Avenue Grand Tree

Planning Commission | November 15, 2022





# 224 Carolina Avenue

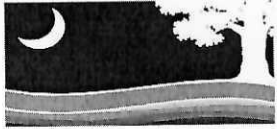
## Grand Tree

Planning Commission | November 15, 2022



Sep 28, 2022 at 12:06:51 PM  
222 Carolina Ave  
Moncks Corner SC 29461  
United States





## 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: 224 Carolina Ave.

### Applicant Information

Name: Michael Anclair Address: 224 Carolina Ave.

Phone: (843) 761-3344 E-Mail: carolinabenchworks@aol.com

### Property Owner Information (If Different)

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Contractor Name: \_\_\_\_\_ Phone: \_\_\_\_\_

*\*\*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.

Tree is in my driveway and interferes with my daily operations.

Difficult to see around or make right turns. Santee

Cooper said it will never mature and they will need to keep cutting it.

Property Owner's Signature: \_\_\_\_\_

Date: 9.28.22