



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 22, 2023 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of Minutes for the July 25, 2023 meeting.

### NEW BUSINESS

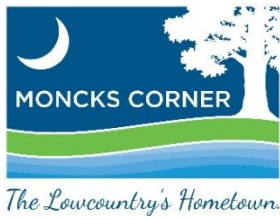
2. Consider a Zoning Map Amendment request for five (5) parcels (123-00-06-057, -060, -061, -062 & -063) located on Reid Hill Road, from C-2 (General Commercial) to R-4 (Multi-family Residential).
3. Consider a Tree Removal request located at 521 Division Street (142-03-02-047).
4. Consider a Tree Removal request located at 220 First Street (142-07-05-022).

### 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, JULY 25, 2023 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 Nick Ross  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Chris Kondakor

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Drew Ensor

### APPROVAL OF MINUTES

1. Approval of Minutes for the June 27, 2023 Meeting.

Motion made by Commissioner Pipkin, Seconded by Commissioner Ross.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross,  
Commissioner McGhee-Frazier and Commissioner Kondakor.

### NEW BUSINESS

2. Consider a Zoning Map Amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

April Elswick, Volunteer Coordinator for Habitat for Humanity, spoke in favor of the request.

Commissioner McGhee-Frazier asked about a fence surrounding the proposed detention device. Mr. Westbrook stated that should one be required by building code or other Town regulation; one would be installed by the applicant. Ms. Elswick added that Habitat for Humanity is committed to bringing the neighborhood to life and making the best use of the land.

Commissioner McGhee-Frazier asked why the pond would be in its proposed location, near N. Live Oak Street. Mr. Westbrook stated that typically detention devices are placed in the lowest lying area of a project.

Motion made by Commissioner McGhee-Frazier to recommend approval, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

3. Consider a Zoning Map Amendment request for 4.08 acres located on Broughton Road (122-14-00-017), from R-1 (Single Family Residential) to CZ R-1 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

Mr. Jason Hennessee, 1481 Menhaden Lane, Mount Pleasant, spoke in favor of his request.

Commissioner McGhee-Frazier asked about the driveway location details for the property. Mr. Westbrook responded that all other requirements of the Town Ordinance, Berkeley County standards and potentially SCDOT would still be required.

Commissioner McGhee-Frazier asked how many spaces the applicant was considering for boat storage. Mr. Hennessee stated he believes there will be room for 150 parking spaces.

Commissioner Ross asked about the landscaping planned for the project. Mr. Hennessee stated he anticipated using a hedge around the property or crepe myrtles, trying to use as much of the existing vegetation as possible.

Commissioner McGhee-Frazier asked about the duration of parking at the site, to which Mr. Hennessee replied that it would be year-round parking.

Chairwoman Cruppenink asked the applicant about security measures at the property. The applicant explained that there would be an electric-powered gate, and either an eight-foot black powered coated chain-link or wood privacy fence around the property.

Chairwoman Cruppenink asked about lighting for the property. Mr. Hennessee stated there would be two systems lighting the property, to include motion activated lighting, with cameras on each light pole.

Commissioner Ross asked if the vehicle storage was to be open or covered. The applicant said they expected the storage to be open at first, potentially covered in the future.

Commissioner Ross asked Staff about the mini-warehouses designation in the proposed use. Staff explained the use in the Zoning Ordinance is "mini warehouse and vehicle storage" and that it cannot be separated at this time. Staff further explained that all promises by the applicant tonight were non-binding. The applicant is only required to follow the regulations in place at the time of development.

Chairwoman Cruppenink stated their maybe security issues for this use, to which the applicant explained there will be an eight-foot fence with barbwire around the property.

Motion made by Commissioner Kondakor to recommend approval with an additional condition to require an eight-foot fence with barbwire to surround the property, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

4. Consider a Text Amendment to Article 13 of the Zoning Ordinance, to create standards for a multi-face signs within the C-1 zoning district.

Mr. Westbrook presented the item.

Chairwoman Cruppenick commented regarding potential safety benefits for passing motorists from a centrally located sign compared to business signs located within a development.

Commissioner Kondakor added his concern regarding visibility for motorists and traffic at nearby intersections. Mr. Westbrook explained that sight triangle standards and potential right-of-way setbacks should alleviate those potential conflicts.

Ms. Hannah Gamble, owner of Berkeley Kids Academy, spoke in favor of the request.

Commissioner McGhee-Frazier voiced concern regarding potential sidewalk and signage conflicts. Mr. Westbrook explained that as sidewalks are built within the right-of-way, and signs must be on private property, any potential conflict should be minimized, however Staff could research how other jurisdictions look at this concern and report back.

Motion made by Commissioner McGhee-Frazier to approve with a request that Staff research concerns regarding potential conflicts between sign location and proposed sidewalks, Seconded by Commissioner Pipkin

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

## **OLD BUSINESS**

### **PLANNER'S COMMENTS**

Mr. Westbrook gave a brief update on previously considered applications and their results from recent Town Council meetings.

### **MOVE TO ADJOURN**

Motion made by Commissioner Kondakor, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

Meeting adjourned at 7:01 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*

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

## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Zoning Map Amendment (ZA-23-03) – Karl Rakes  
**DATE:** August 22, 2023

**Background:** The applicant, Jason Hennessee, has applied for a Zoning Map Amendment (ZA-23-03) for a five (5) parcels (TMS #123-00-06-057, #123-00-06-060, #123-00-06-061, #123-00-06-062, #123-00-06-063). The applicant is seeking to assign **R-4 – Multi-family Residential** zoning to the subject parcels.

**Existing Zoning:** The subject parcels are currently within the **C-2** zoning district. Per the 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.”*

The zoning district is primarily commercial in nature, specifically designed for high intensity commercial use types.

Adjacent Zoning		Adjacent Land Use
North	Flex 1 (Berkeley County)	VACANT
South	R-4	Multi-family Detached
East	R-4	Multi-family Detached
West	R-4	VACANT
	C-2	Marina/Restaurant

**Existing Site Conditions:** The subject parcels total approximately 1.8 acres, which is currently undeveloped. The subject parcel is currently accessible by approximately 288-feet of frontage along Reid Hill Road. According to the Berkeley County GIS, there does not appear to be delineated wetlands on the subject parcel.

**Proposed Zoning Request:** The applicant previously submitted a request for a **Zoning Map Amendment** for the subject parcels from **R-3 – Multi-family Residential** to the current **C-2 – General Commercial** zoning district in 2020. At that time, the **R-3** zoning district was the Town’s most dense residential district.

In April 2022, the Town subdivided the **R-3 – Multi-family Residential** zoning district, creating **R-3 – Single-family Attached Residential** and creating a **R-4 – Multi-family Residential** zoning district. The repurposed **R-3** would be reserved for medium density residential uses that utilize duplex and single-family attached (townhomes). The newly created **R-4** would be reserved for high density residential uses, specifically vertically attached apartment-style structures.

The applicant's current request is seeking to attach conditions to the base **R-4 – Multi-family Residential** zoning district the Town utilizes. **R-4** serves to:

*"...support high-density residential uses, characterized by vertically attached apartment-style structures subject to the requirements set forth in this ordinance."*

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

**Density:** Staff has not reviewed a sketch plan for the development of the subject parcels, however generally Staff understands the goal to have a large L-shaped building, overlooking the Hidden Cove Marina. The building is anticipated to have condominium units for sale, which would translate to a multi-family use type. As the building has not been presented to Staff for review or comment, it is unclear how many units the applicant is proposing.

With a static property size of 1.8 acres, the applicant could propose up to twenty-eight (28) dwelling units for the properties in question.

**Transportation:** Staff will require a separate Traffic Impact Analysis (TIA) for the subject parcel prior to Preliminary Plat or Site Plan approval. Staff will commission the TIA with recommendations from the traffic engineer being installed by the applicant at the time of development. Staff will also work with the applicant on potential improvements made to Broughton Road, in accordance with Berkeley County requirements for driveway connectivity.

**Consistency with Plans:** Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "High Density Residential". The Plan indicates this designation be predominately single-family attached neighborhoods and multifamily developments with densities over eight (8) units per acre. While the subject parcel is vacant, the predominate immediate surrounding use type is single-family attached dwellings.

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

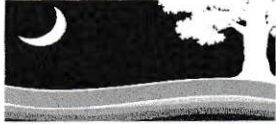
**Procedural Issues:** As part of any Zoning Map Amendment, the request must be at least two (2) acres, an extension of an existing district boundary, or additional **C-1** zoning contiguous to existing commercial. For this request, the subject parcel is considered an extension of the existing adjacent **R-4** district boundary.

**Staff Analysis:** Staff believes that the proposed zoning district represents a “down zoning” and is more harmonious with the existing surrounding use types and zoning district. The proposal appears to be an extension in use of the existing residential units, and with close proximity to Highway 52, along with a required Traffic Impact Analysis, Staff believes this proposed use would be congruent with existing zoning and the adopted Future Land Use Map.

**Staff Recommendation:** Staff recommends approval of the requested **R-4 – Multi-family Residential** zoning district designation for the subject parcel. Staff has reached this recommendation due to the existing conditions of the surrounding parcels, the Future Land Use Map, and the *Land Use Policies* set forth in the 2017 Comprehensive Plan.

*Attachments:                    SIGNED - Application (Karl Rakes)(20230803)*

#        #



**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: HiddenCoastHoldings LLC Address: 3771 Belvedere Rd  
Phone: 843 870 1910 E-Mail: poledrive76@gmail.com

**Property Owner Information (If Different)**

Name: Karl Rakes Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 123 00 06 057 Address: N/A  
Current Zoning: Commercial Requested Zoning: R4  
Current Use of Property: vacant lot  
Proposed Use of Property: condos

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.

yes - previously rezoned to commercial,  
plans changed

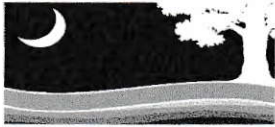
I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning.

Owner's Signature: [Signature] Date: 8.3.23  
Applicant's Signature: [Signature] Date: 8.3.23

*For Official Use Only*

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_  
Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_  
Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_

Town of Moncks Corner  
Community Development Department



**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: Hidden Cove Holdings LLC Address: 3771 Belvedere Rd  
Phone: 843 870 1910 E-Mail: poledriver76@gmail.com

**Property Owner Information (If Different)**

Name: Karl Rakes Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 123.00.06.060 Address: N/A  
Current Zoning: Commercial Requested Zoning: R4  
Current Use of Property: vacant lot  
Proposed Use of Property: condos

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.

yes - previously rezoned to commercial,  
plans changed

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Applicant's Signature: [Signature] Date: 8.3.23

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Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_





**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: Hidden Corvette Idings LLC Address: 3771 Belvedere Rd  
Phone: 843 870 1910 E-Mail: poledriver76@gmail.com

**Property Owner Information (If Different)**

Name: Kam Reikes Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 123.00.06.061 Address: N/A  
Current Zoning: Commercial Requested Zoning: R4  
Current Use of Property: vacant lot  
Proposed Use of Property: condo's

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.

yes - previously rezoned to Commercial,  
plans changed

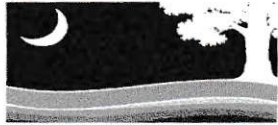
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Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_

Town of Moncks Corner  
Community Development Department



**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

**Applicant Information**

Name: Hidden Cove Holdings LLC Address: 3771 Belvedere Rd  
Phone: 843 870 1910 E-Mail: poledriver76@gmail.com

**Property Owner Information (If Different)**

Name: Karl Rakes Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 123.00.06.062 Address: N/A  
Current Zoning: Commercial Requested Zoning: R4  
Current Use of Property: Vacant lot  
Proposed Use of Property: Condo's

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.

yes- previously rezoned for commercial  
but plans have changed

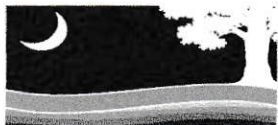
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Applicant's Signature: [Signature] Date: 8.3.23

*For Official Use Only*

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Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_  
Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_





**REZONING APPLICATION**  
Moncks Corner Community Development

**MONCKS  
CORNER**  
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**Applicant Information**

Name: Hidden Cove Holdings LLC Address: 3771 Belvedere Rd  
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Proposed Use of Property: Condo's

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.

Yes. previously rezoned for Commercial,  
but plans have changed.

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Town of Moncks Corner  
Community Development Department

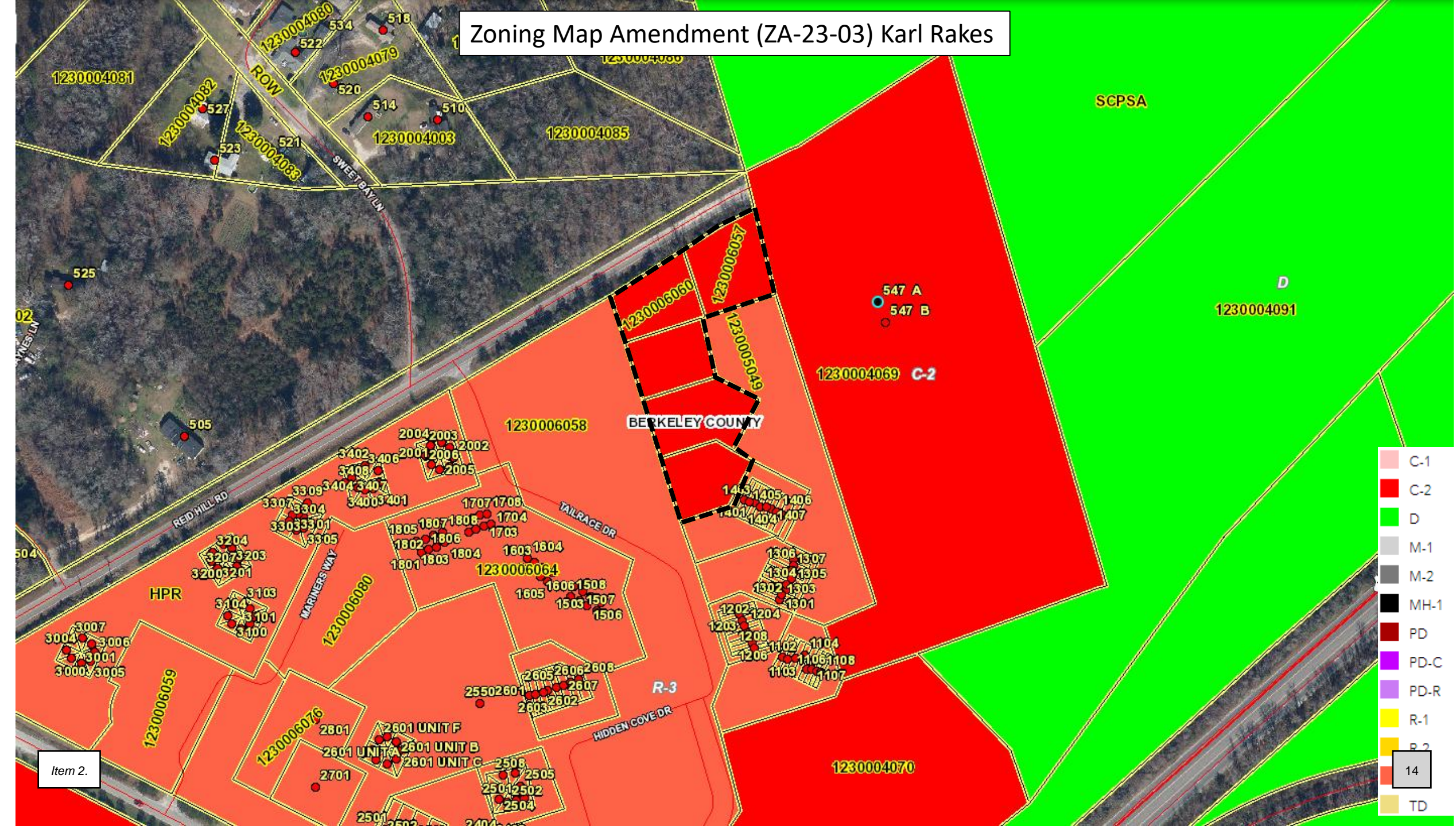


## Zoning Map Amendment (ZA-23-03) Karl Rakes





# Zoning Map Amendment (ZA-23-03) Karl Rakes







*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Tree Removal Request (TR-23-01) – 521 Division Street  
**DATE:** August 22, 2023

**Background:** The applicant, Daniel Causey, has applied for a Tree Removal Request (TR-23-01) for a **Grand Tree** located at 521 Division Street. **Grand Trees** are defined as,

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

The applicant stated that the tree is threatening the house and several adjacent homes during rain and high wind conditions.

**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:** Per visual inspection of the tree by Staff, the tree did not appear to be dead, in the footprint of a proposed building or drive, being cut for commercial timbering, interfering with development of other trees, is a pine tree or identifiable as a non-native plant species.

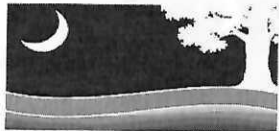
While the applicant has expressed the tree does pose an imminent safety hazard, Staff has found no evidence to currently support this. The tree does appear to be in a small swale along the side property line, which *may* compromise the root system, specifically stability.

**Staff Recommendation:** Absent further clarification or explanation by the applicant, Staff recommends denial of the request to remove the tree, as we do not believe it meets the criteria to allow removal.

Upon further explanation by the applicant, should the Planning Commission grant the removal of the subject tree, Staff recommends the applicant mitigate the **Grand Tree** within the regulations of the Town's Code of Ordinance.

This should include a minimum amount of approved species of **Grand Trees** at least 50% of the DBH (diameter at breast height) of the subject tree, to be planted on the subject parcel. To qualify for mitigation, each **Grand Tree** must have a minimum 3-inch DBH. The applicant may also contribute to the Town's Tree Fund, in the amount equal to \$75.00 per inch of tree to be removed.

*Attachments:                SIGNED - Application (Daniel Causey)(20230721)*  
*Pictures*



## TREE REMOVAL APPLICATION

Moncks Corner Community Development

\*\*\*THIS IS AN APPLICATION, NOT A PERMIT\*\*\*

# MONCKSCORNER

The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed:

521 Division St.

### Applicant Information

Name:

Daniel Causey

Address:

521 Division St. M. Corner

Phone:

843-826-8520

E-Mail:

dcausey87@gmail.com

### Property Owner Information (If Different)

Name:

Sierra Causey

Address:

521 Division St.

Phone:

843-209-8279

E-Mail:

sierra\_drake@yahoo.com

Contractor Name:

Branching Out Tree Service

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 threatening my house and several neighbors houses during rain/high wind conditions

Property Owner's Signature:

[Signature]

Date:

7/21/23













*The Lowcountry's Hometown*

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

## STAFF REPORT

**TO:** Planning Commission  
**FROM:** Justin Westbrook, Community Development Director  
**SUBJECT:** Tree Removal Request (TR-23-02) – 220 First Street  
**DATE:** August 22, 2023

**Background:** The applicant, Chris Havens, has applied for a Tree Removal Request (TR-23-02) for a **Grand Tree** located at 220 First Street. **Grand Trees** are defined as,

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

The applicant had a tree company remove the tree previously. After a complaint Staff visited the property to find a large tree, in excess of thirty-four (33) inches had been removed and no permit was applied for.

In talking with the adjacent property owner, the applicant reached out to Staff to express their desire to seek a permit. The applicant stated in correspondence with Staff that the tree was an imminent safety hazard to nearby buildings and that limbs from the subject tree had fallen, causing damage to structures. The applicant provided pictures of what appears to be roof damage, and subsequent water damage inside the structure.

The applicant has expressed that multiple trees had been planted on the property to mitigate the loss of the **Grand Tree** and a willingness to work with Staff to resolve the issue. The applicant has provided pictures identifying the location and size of the mitigating plantings.

**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 unable to attempt a visual inspection of the tree, as it was removed prior to Staff involvement. The applicant has provided several pictures to support the claim that the tree was dangerous and potentially causing property damage. Staff does not believe the tree was located in the footprint of a structure, part of a commercial timber operation, interfered with development of other trees, or on the non-native plant species list. The tree does appear to have been a pine tree, therefore mitigation would not be required should a permit be issued.

**Staff Recommendation:** Staff recommends approval of the request to remove the tree, with potentially additional mitigation. Staff recommends the applicant mitigate the **Grand Tree** in addition to what has been provided within the regulations of the Town's Code of Ordinance.

This should include a minimum amount of approved species of **Grand Trees** at least 100% of the DBH (diameter at breast height) of the subject tree, to be planted on the subject parcel. To qualify for mitigation, each **Grand Tree** must have a minimum 3-inch DBH. The applicant may also contribute to the Town's Tree Fund, in the amount equal to \$75.00 per inch of tree to be removed. In this particular case, the contribution would be \$2,475.00.

*Attachments:                SIGNED - Application (Chris Havens)(20230804)*  
*Pictures*

## Re: Pine Tree Removal

Chris Havens <[chrishavens1974@gmail.com](mailto:chrishavens1974@gmail.com)>

Wed 8/9/2023 12:55 PM

To: Justin Westbrook <[J.Westbrook@monckscornersc.gov](mailto:J.Westbrook@monckscornersc.gov)>

Cc: Sharon <[shavarner@gmail.com](mailto:shavarner@gmail.com)>

Caution! This message was sent from outside your organization.

Hey Justin

I appreciate the response. We will make plans to be there on the 22nd at 6pm.

Thanks again!

On Wed, Aug 9, 2023 at 12:40 PM Justin Westbrook <[J.Westbrook@monckscornersc.gov](mailto:J.Westbrook@monckscornersc.gov)> wrote:  
Sir,

I apologize for not replying earlier. Due to the size of the tree, the Planning Commission will need to hear the request. I believe that this should be a simple process and your documentation and mitigation should really help make the case to the Planning Commission to grant the tree removal permit.

The Planning Commission will hear this request at their August 22<sup>nd</sup> meeting at 6:00pm here at the Municipal Building. I will provide the Commission with a brief synopsis and attached your pictures. If you could please make plans to attend, I think your explanation and description of the situation would really help prove to the Planning Commission the need to remove the tree.

If you have any questions, please contact me. I look forward to working with you achieve some resolution and if there is anything else I can help you with, please let me know.

**Justin Westbrook**  
Community Development Director  
Town of Moncks Corner  
**Direct** 843-719-7913  
118 Carolina Ave, Moncks Corner, SC 29461

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**From:** Chris Havens <[chrishavens1974@gmail.com](mailto:chrishavens1974@gmail.com)>

**Sent:** Wednesday, August 9, 2023 12:05 PM

**To:** Justin Westbrook <[J.Westbrook@monckscornersc.gov](mailto:J.Westbrook@monckscornersc.gov)>; Sharon <[shavarner@gmail.com](mailto:shavarner@gmail.com)>

**Subject:** Re: Pine Tree Removal

Hey Justin

I hope all is well.

I'm just following up on my original email from Friday 8/4 . If you are not the correct person to contact regarding this issue, please let me know who is, or let me know a convenient time to speak.

Thanks in advance!

On Fri, Aug 4, 2023 at 11:26 AM Chris Havens <[chrishavens1974@gmail.com](mailto:chrishavens1974@gmail.com)> wrote:

Hi Justin

April Atkinson gave me your info as her point of contact regarding the dangerous pine tree that was removed last week at 220 1st St.. Even though the tree was in fact very dangerous, the tree was removed in error without first securing a permit to do so.

I'm reaching out today to show you some of the recent efforts that we've made and to also see what we can do to resolve this issue. I've attached some pictures of trees that we've recently planted as well as some damage that was caused to the neighbors property by limbs that fell from the tree that was removed.

We've planted a combination of trees from 3 Pawpaw trees, 2 Loquat tree, 1 Persimmon tree , 1 fig tree, and several cold hardy citrus trees. We will plant whatever you say we should plant to hopefully resolve this issue.

Respectfully, please let us know what we can do to fix this situation and we will act promptly.

Thank you in advance!

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[17086.jpeg](#)

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[20230804\\_102120.jpg](#)

[20230804\\_102143.jpg](#)

Chris Havens  
843-302-2535

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Chris Havens  
843-302-2535

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Chris Havens  
843-302-2535











## Structure Damage



Item 4.







Item 4.



Structure Damage



## Structure Damage



Item 4.





Item 4.

Mitigation







Item 4.

## Mitigation

