



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JANUARY 25, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the November 30, 2021 meeting.

NEW BUSINESS

2. A Public Hearing to receive comment about the Town's application for a 2022 CDBG Grant
3. Consider an appeal to remove a 27" grand magnolia tree at 219 High Hill Drive

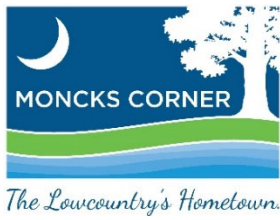
OLD BUSINESS

4. 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

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, NOVEMBER 30, 2021 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

Commissioner Johna Bilton
Chairwoman Robin McGhee-Frazier
Commissioner Connor Salisbury
Commissioner Chadwick Sweatman
Commissioner Chris Kondakor

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Commissioner Otis Nole

APPROVAL OF MINUTES

1. Approval of Minutes for the September 28, 2021 meeting.

Motion to approve the September 28, 2021 meeting minutes.

Motion made by Commissioner Salisbury, Seconded by Commissioner Sweatman.

Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

NEW BUSINESS

2. Consider an appeal to remove a 35" grand oak tree at 215 High Hill Drive

Mr. Polen presented the item.

James Wadford, the applicant, spoke. He stated that they have had to remove items from around the tree due to falling limbs. Being in the corner of the lot, it could fall on to four different properties if it was blown over. He is afraid of causing property damage, and his neighbors complain about the limbs. The tree has a hollow that has gotten worse over the sixteen years he's lived there. His tree cutter feels that the tree needs to come down.

Commissioner Sweatman asked if he had any intention of replanting. Mr. Wadford stated that he didn't enough room on his third of an acre property to replant. He does have room in Saint Stephen.

Commissioner Sweatman is concerned about the loss of life and property, but feels that an accredited arborist needs to be consulted.

Commissioner Salisbury stated that he does not feel that it is the Town's responsibility to tell people what they can do with trees on their own property.

Motion made to table this item at this time pending review by an accredited arborist. If the arborist determines that the tree is dead or near death, Mr. Polen may authorize removal of the tree without mitigation. However, if the arborist finds that the tree is salvageable Mr. Wadford may bring the application back to Planning Commission for determination.

Motion made by Commissioner Sweatman, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Sweatman, Commissioner Kondakor
Voting Nay: Commissioner Salisbury

3. Consider an application to rezone 7.13 acres on McCormick Circle, TMS 123-00-01-058 & -060, from C-2, General Commercial, to R-3, Multi-Family Residential with Conditions
Mr. Polen presented the item.

The applicant's agent, Anna Propst, spoke. This property has been on the market for over a year and there has been no commercial interest, but they have had two residential offers. She doubts that commercial would go behind Cinco de Mayo. The owner had reached out to Best Western and Hampton Inn, and they were not interested. She believes the units would be good for investment property or Airbnb's.

Chairwoman McGhee-Frazier stated that this was a commercial area and she didn't see townhomes or Airbnb's there.

Commissioner Salisbury asked if the property owner has worked with the Town to market the property. The property owner, Bob Patel, stated that he had been marketing the property since 2006 and this was his first interest.

Commissioner Bilton stated that our hotel study shows that two hotels will work in Town. Mr. Polen stated that he would more than happy to take the property to the Town's retail consultants to search for a buyer.

Commissioner Sweatman asked when the last hotel study was performed. Mr. Patel stated 2012. Commissioner Sweatman stated that much has changed in Town in the last decade and that he may be pleasantly surprised in current hotel interest with a modern study.

Motion made to deny the rezoning.

Motion made by Commissioner Sweatman, Seconded by Commissioner Salisbury.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

4. 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

Mr. Polen presented the item. The week prior to the Planning Commission meeting staff met and determined that townhomes without a senior living component was more appropriate than senior duplexes.

Brad Greenberg, the applicant, spoke. He stated that his firm is willing to build whatever the Town would want, be it senior living, townhouses or something else.

Bill Salisbury of 215 Camellia Drive, spoke. He stated that he had concerns about this development and was opposed to anything being built there. He stated that California Branch flows through that area and that flooding is a concern. Also, we do not need all this traffic and growth.

Commissioner Sweatman stated that he was concerned about increased traffic and school over-crowding. This is the core of downtown, and single-family residential makes more sense.

Mr. Greenberg stated that the stormwater can be mitigated, and senior living would result in no impact on the schools.

Commissioner Salisbury asked if a traffic study had been conducted. The answer was no.

Motion made to deny the rezoning.

Motion made by Commissioner Sweatman, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

5. Consider an application to rezone +/- 23 acres on Rembert C. Dennis Blvd, TMS 143-00-00-030 & 143-05-00-046, from C-1, Office & Institutional, and C-2, General Commercial, to R-3, Multi-Family Residential with Conditions.

Mr. Polen presented the item.

Buddy Pusser, engineer with Seamon Whiteside, spoke for the applicant. This property has been marketed as commercial since 1979 and there has been no interest.

Commissioner Salisbury stated that he wanted to be sensitive to property owners, but this is a commercial area. This isn't the Town's vision and commercial is needed.

Commissioner Sweatman stated that he liked the concept, but not the location on commercial land.

Commissioner Kondakor stated that the project fits the current development to the west and north, but was concerned about the property east of Rembert Dennis.

The developer stated that they would be willing to consider just the larger lot on the west.

Motion made to deny the rezoning.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Polen stated that he will be meeting with his counterparts at the County, Hanahan, and Goose Creek in January to discuss growth with the Berkeley County Schools in an effort to be more coordinated.

He went on to state that he will be bringing an ordinance to the Commission in the coming months to change how SCDOT traffic analyses are handled. Summerville and Berkeley County commission the studies themselves at the developer's expense in order to have more control over the results.

Mr. Polen stated that annual Christmas lunch would be held at noon on December 17, so please let him know if the commissioners plan on attending.

Lastly, Commissioners McGhee-Frazier, Bilton, and Salisbury are seeing their terms come to an end. If they are interested in continuing on the Commission they will need to inform the Town.

MOVE TO ADJOURN

Meeting adjourned at 7:30 p.m.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.

Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

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Staff Report

219 High Hill Tree Removal

DATES: January 25, 2022

TO: Moncks Corner Planning Commission

FROM: Douglas Polen, Community Development Director

SUBJECT: Grand Tree Removal

SUBJECT PROPERTY: 219 High Hill

ACTION REQUESTED: Consider an appeal to remove a grand magnolia

Background:

The applicant, Tiffany Morrison, removed a 27" magnolia without a permit in early December. According to the application, the tree was hanging over a power line and was compromising her lawn and other trees on the property.

Per visual inspection of the trunk and clippings by Town Staff, the tree did not appear to be dead or an imminent safety hazard.

Due to the size of the tree, mitigation would either be 27" of new plantings or \$75 per inch of tree, or \$2,025.

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.

The Tree in question does meet any of these conditions.

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:

The tree in question does not meet any of the conditions for removal as described in the Code of Ordinance. As such, Staff recommends full mitigation and **DENIAL** of a tree permit.

Dec 2, 2021 at 3:24:36 PM
217 High Hill Dr
Moncks Corner SC 29461
United States



Dec 2, 2021 at 3:25:13 PM
217 High Hill Dr
Moncks Corner SC 29461
United States



Dec 2, 2021 at 3:24:33 PM
217 High Hill Dr
Moncks Corner SC 29461
United States



Dec 16, 2021 at 1:18:56 PM
219 High Hill Dr
Moncks Corner SC 29461
United States



Dec 2, 2021 at 3:26:41 PM
220 High Hill Dr
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:

219 High Hill Dr.

Applicant Information

Name: Tiffany Morrison Address: 219 High Hill Dr.

Phone: 843-906-2931 E-Mail: Tmorrison99@yahoo.com

Property Owner Information (If Different)

Name: Same 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 can only be removed with permission of the Town Planning Commission. The Commission meets the fourth Monday of every month at 5:30 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 was hanging over power line on my property.
Tree also compromises my lawn + other trees on
the property

Property Owner's Signature: _____

Date: 12-2-21



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.



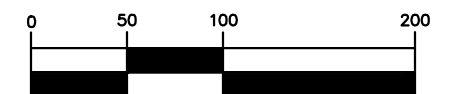
962 Houston Northcutt Blvd. Suite 200
Mount Pleasant, South Carolina 29464
843-881-0525
www.earthsourceeng.com

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:

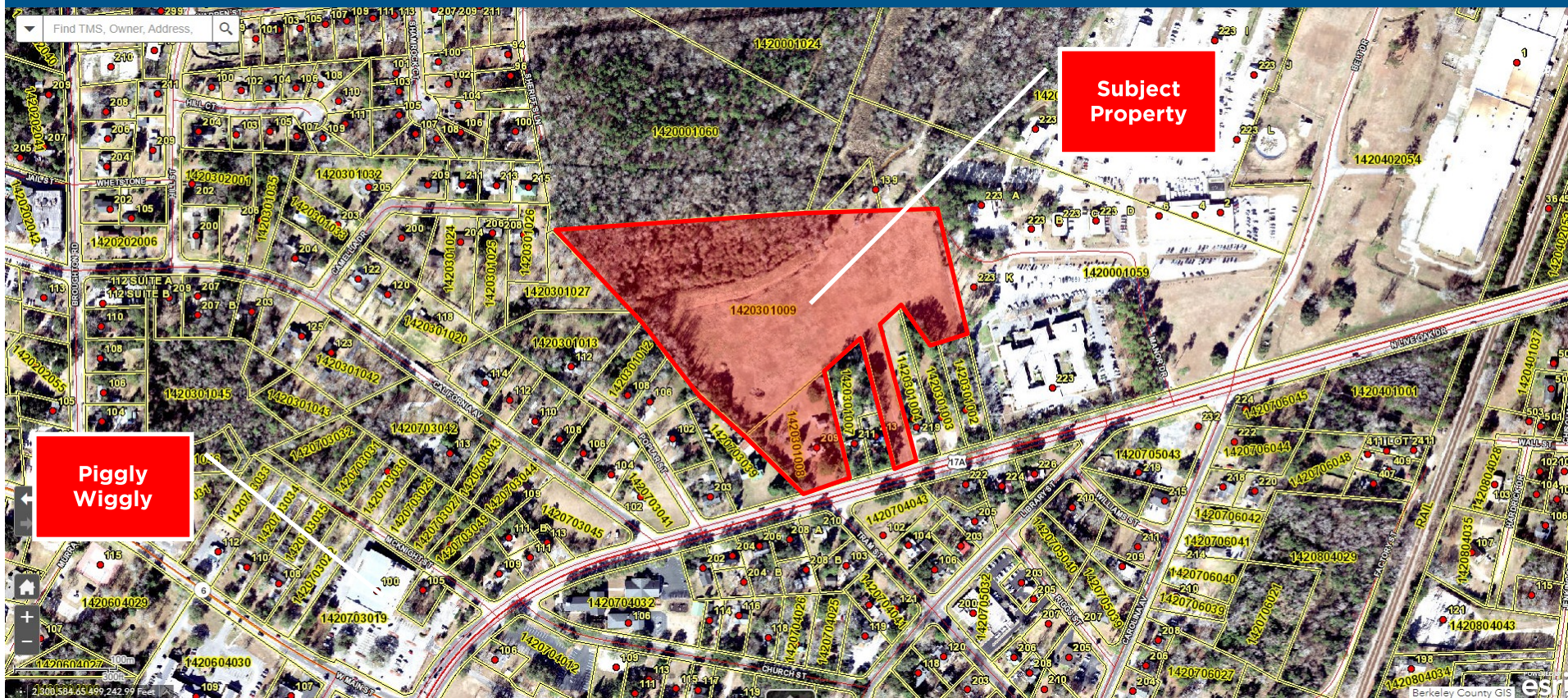
LIVE OAK SENIOR COMMUNITY CONCEPTUAL PLAN 'E'

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



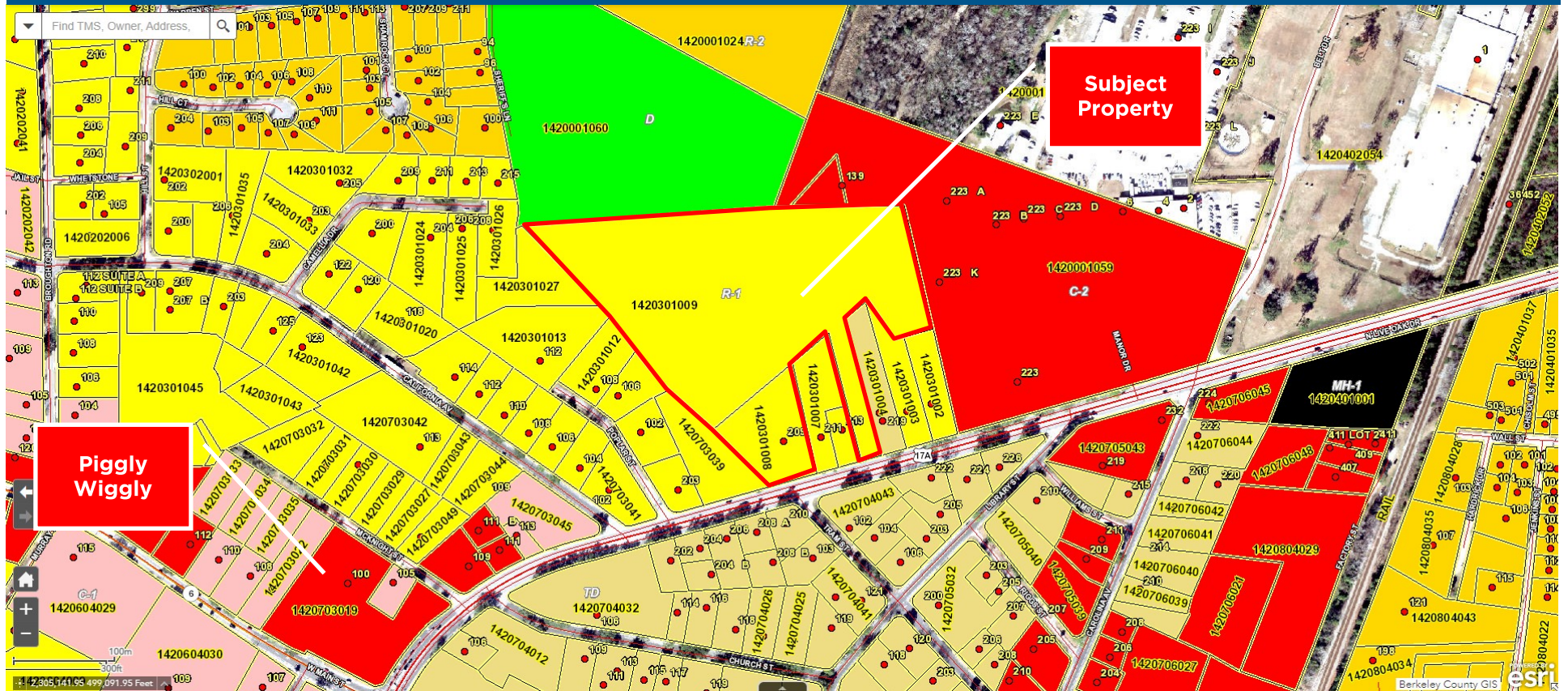
N. Live Oak Rezoning

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N. Live Oak Rezoning

TMS 142-03-01-008 & -009

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

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N. Live Oak Rezoning

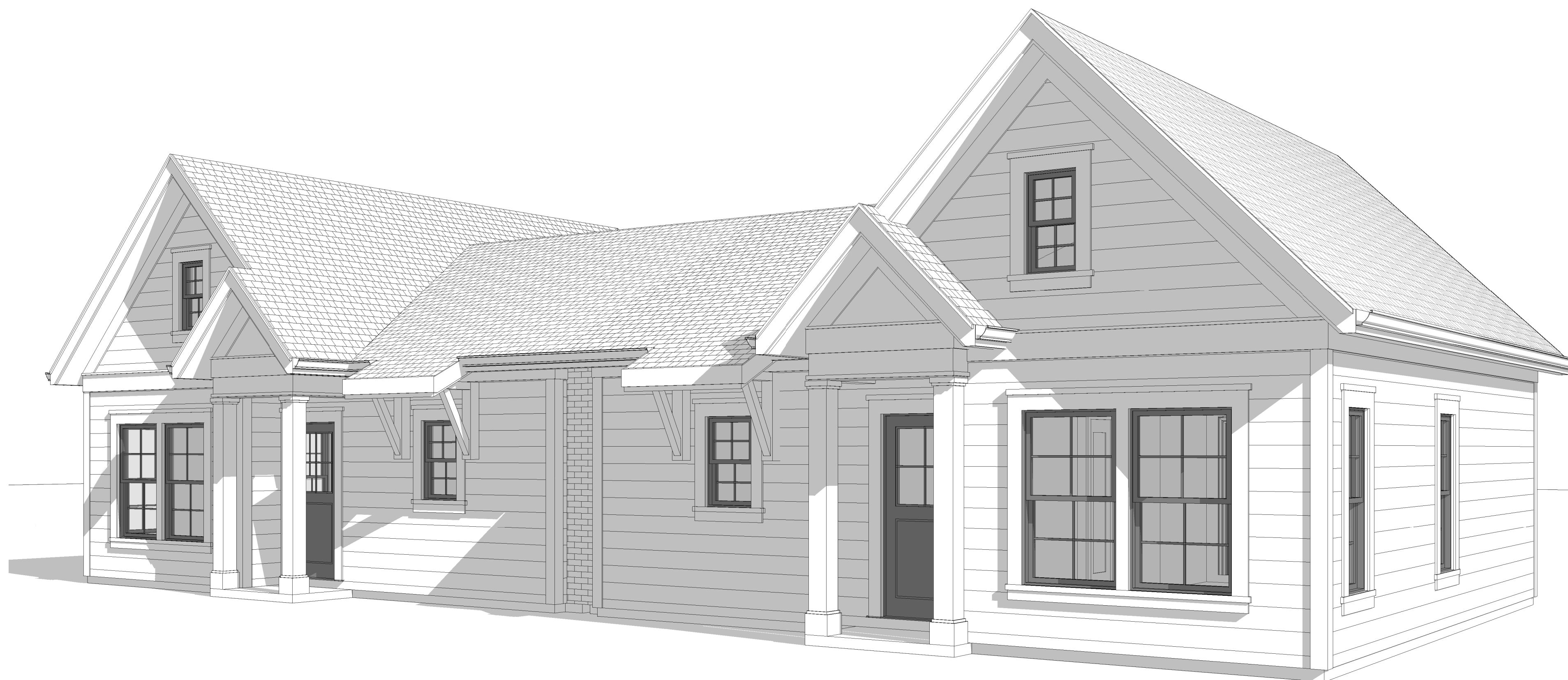
TMS 142-03-01-008 & -009

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

Town Council First Reading | February 15, 2022

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



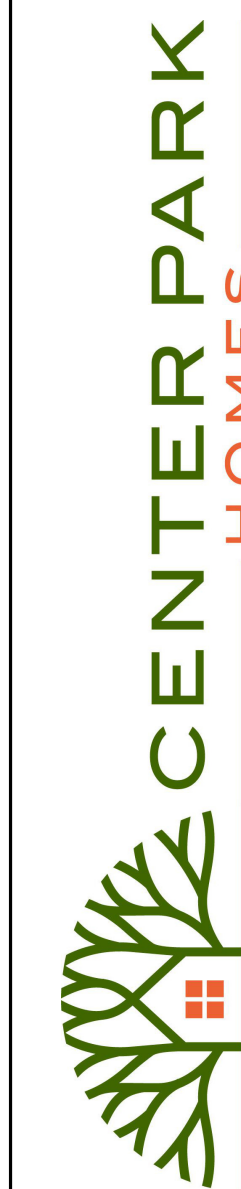


SPEEDWAY COTTAGES

1 BEDROOM

MYRTLE BEACH, SOUTH CAROLINA

GENERAL NOTES



SPEEDWAY COTTAGES
MYRTLE BEACH, SOUTH CAROLINA



**BROADHILL
STUDIO, LLC**

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

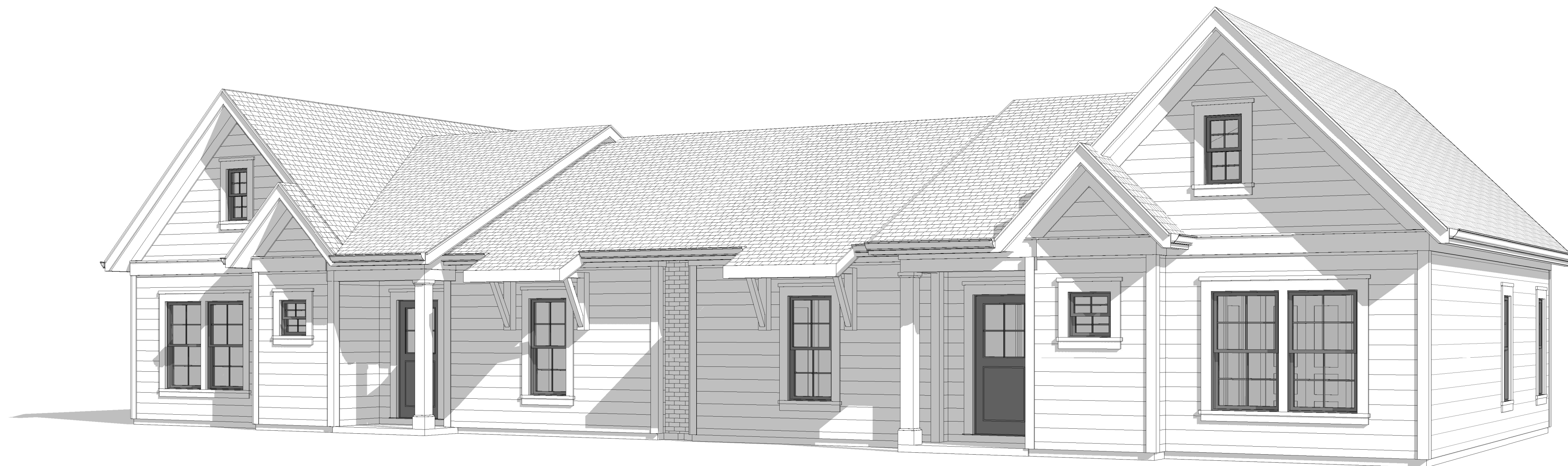
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Cover Page

B2105

08/23/2021

C1



SPEEDWAY COTTAGES

2 BEDROOM

MYRTLE BEACH, SOUTH CAROLINA

GENERAL NOTES



CENTER PARK

HOMES

SPEEDWAY COTTAGES

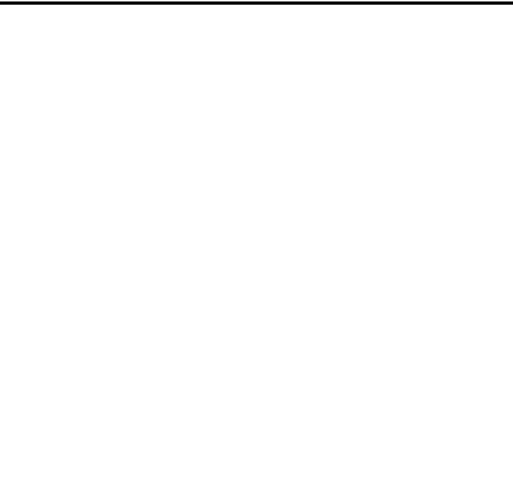
MYRTLE BEACH, SOUTH CAROLINA



**BROADHILL
STUDIO, LLC**

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

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B2105

08/23/2021

C1



SPEEDWAY COTAGES

3 BEDROOM

MYRTLE BEACH, SOUTH CAROLINA

DRAWING SCHEDULE

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

GENERAL NOTES



SPEEDWAY COTTAGES
MYRTLE BEACH, SOUTH CAROLINA



**BROADHILL
STUDIO, LLC**

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

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B2105

08/23/2021

C1

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**



REZONING APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hamletown

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