



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 23, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the August 26, 2025 meeting.

NEW BUSINESS

2. Consider an Annexation (AN-25-02) request for two (2) parcels (162-00-02-021 & -075) totaling ~6.81 acres, addressed as 1288 Old Highway 52 to be annexed in to the Town's corporate limits, seeking be zoned Office & Institutional (C-1).

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, AUGUST 26, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Shanda Phillips
Commissioner Kathleen Prosdocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the June 24, 2025, meeting.

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell.

NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-05) request for one (1) parcel (TMS # 142-07-01-002) totaling – 10,000 square feet, located at 111 Heatley Street. This parcel is requesting to be zoned Office & Institutional (C-1).

Mr. France presented the agenda item.

Motion made by Commissioner Phillips to approve the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-2) to Office & Institutional (C-1). Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, and Commissioner Campbell.

3. Consider a Zoning Map Amendment (ZA-25-06) request for one (1) parcel (TMS # 142-07-01-001) totaling – 13,800 square feet, located at 111-A Heatley Street. The parcel is requesting to be zoned Office and Institutional (C-1)

Mr. France presented the agenda item.

Motion made by Commissioner McGhee-Frazier to approve the Zoning Map Amendment request to rezone the subject parcel from Single Family Residential (R-2) to Office & Institutional (C-1). Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Prosdocimo, Commissioner Campbell.

4. Consider a Annexation (AN-25-03) request for one (1) parcel (TMS #122-00-01- 001) totaling 13.2 acres, addressed as 468 Nelson Gerry Road to be annexed in to the Town's corporate limits, seeking to be zoned Light Industrial (M-1)

Mr. France presented the agenda item.

Commissioner McGhee-Frazier asked if there is an existing Home Telecom Co. facility on the subject parcel, and what the current zoning is.

Mr. France answered in-kind.

Mr. Westbrook added that the Home Telecom facility has existed for a considerable amount of time.

Chairwomen Cruppenink asked what uses will the applicant be bringing into Town.

Andrew Greenspan (no address provided), the applicant, would potentially bring automotive repair, and other light industrial uses to the property.

Motion made by Commissioner Phillips to approve removal of the proposed Annexation for the subject parcel. Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

5. Consider an Annexation (AN-24-03) request for four (4) parcels (TMS #162-00-01- 029, 162-02-00-019, 162-00-01-020, 162-00-01-029) totaling 96.01 acres, located on US Highway 52. The parcel would be zoned Planned Development (PD) to allow single-family detached dwelling units, single-family attached dwelling units, commercial development, and dedicated civic recreation space.

Mr. Westbrook presented the agenda item.

Chairwomen Cruppenink asked who will be responsible for maintaining the proposed civic facilities

Mr. Westbrook noted the six (6) proposed pickle Ball Courts will be donated to the Town and will be maintained by the Town. All nature trails and buffers are to be maintained by the development's HOA.

Commissioner McGhee-Frazier asked when the anticipated start date for the development is.

Michael Khan, one of the applicants, estimates development will be completed in approximately thirty-six (36) months.

Commissioner McGhee-Frazier asked which identified phase will the development begin with

Mihcael Khan suggested the phase identified in a green hue, phase one (1), will be the phase the development begins with.

Commissioner Campbell asked what percentage of the development is delineated wetlands

Michael Khan noted 5.4% of the development area is delineated wetlands.

Josh Lily (no address provided), an engineer with Stantec, noted there are additional non-jurisdictional wetlands in the development area that do not contribute to the previously identified 5.4% of delineated wetlands.

Commissioner Campbell asked how much commercial space is being proposed.

Michael Khan responded, noting dedicated commercial space is approximately 10 acres or 52,000 square feet of tenet space.

Commissioner Campbell asked what year is the project estimated to be completed.

Michael Khan suggested it would be ideal to have the development completed in 2030.

Commissioner Proscocimo asked if Town Staff has performed a financial analysis for the proposed development.

Mr. Westbrook responded to Commissioner Proscocimo noting the development does not appear to be finically solvent for the Town after financial analysis was performed.

Commissioner Proscocimo asked the applicants if they would be willing to provide more commercial.

Michael Khan noted reducing residential will affect the types of commercial business that will occupy tenet space. In addition, Mr. Khan said it may be possible to add more commercial to the development. But it depends on the engineering.

Josh Lily, building off of Mr. Khan's point noted the nature of the site does not offer significant road frontage on US-Highway 52. Commercial Developers look for significant road frontage.

Chairwomen Cruppenink asked if anyone from the public would like to speak.

Brue Doyle, the property owner of a parcel addressed as 1360 N HWY 52, noted his discontent with the developer as his parcel was advertised as part of the project. In addition, he objected to the current growth patterns in the Town of Moncks Corner.

Commissioner Proscocimo stated that the potential traffic and congestion this development may cause are concerns of hers.

Josh Lily noted Ben Baron Lane with a traffic light will have full access, and the northern most ingress / egress point will be right-in-right-out. In addition, Mr. Lily noted the development will likely be required to have deacceleration lanes based on his experience designing other developments in the same corridor.

Motion made by Commissioner Phillips to approve the Annexation request with considerations to traffic, emergency vehicle ingress / egress, lack of commercial acreage, relatively small residential lots, and on-street parking. Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, and Commissioner Campbell.

Voting No: Commissioner Proscocimo.

OLD BUSINESS

PLANNER'S COMMENTS

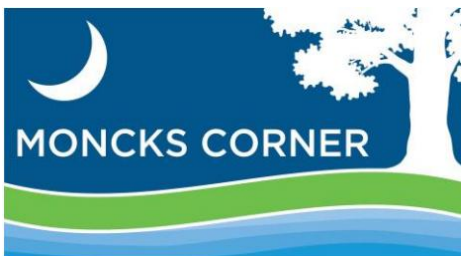
MOVE TO ADJOURN

Motion made by Commissioner McGhee-Frazier to adjourn, Seconded by Commissioner Campbell.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Phillips, Commissioner Proscocimo, and Commissioner Campbell.

Meeting was adjourned at 7:23 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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STAFF REPORT

TO: Planning Commission

FROM: Justin Westbrook, Community Development Director

SUBJECT: Annexation (AN-25-02) – Jay Law

DATE: September 23, 2025

Background: The applicant, Jay Law of The Real Estate Firm, has applied for **Annexation** (AN-25-02) for two parcels (TMS # 162-00-02-021 & -075) addressed as 1288 Old Highway 52. The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the Berkeley County **Single Family Residential (R1)** Zoning District. Per Berkeley County's Zoning Ordinance, this zoning district is intended to,

"...implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County. This district is intended to, permit development of moderate density residential communities, encourage urban communities to develop in a manner that minimizes sprawl patterns, encourage efficient development patterns and use of in-fill development, protect development in residential growth areas from infiltration of incompatible land uses, provide for the development of recreational, religious, and educational facilities as basic elements of a balanced residential area, and permit the location of needed community facilities in support of residential development"

Adjacent Zoning		Adjacent Land Use
North	Single Family Residential (R-1)	Single Family Detached Dwelling
South	Single Family Residential (R1)(Berkeley County)	Single Family Detached Dwelling
	Planned Development (PD-R)	
East	Single Family Residential (R1)(Berkeley County)	Single Family Detached Dwelling
West	Planned Development (PD-R)	Single Family Detached Dwelling
		Non-profit Office

Existing Site Conditions: The subject parcels in whole comprises approximately 6.81 acres, which is currently occupied by what appears to be a single family detached dwelling unit. Per the National Wetlands Inventory map, there does not appear to be delineated wetlands on the subject parcels, however in working with previous interested parties and the current applicant, Staff has reason to believe a true delineation with the

United States Army Corps of Engineers may find wetlands on the parcels. The subject parcels front Old Highway 52, with approximately 491 feet of road frontage.

Proposed Zoning Request: The applicant has requested to rezone the subject parcel to the **Office & Institutional (C-1)** Zoning District. Per the Town’s Zoning Ordinance, Office & Institutional (C-1) Zoning District is intended to:

“accommodate a variety of general light commercial uses characterized primarily by professional office and service establishments, as well as boutique retail and restaurants, and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.”

Staff are generally in support of annexing non-residentially zoned land; however the requested zoning is approximately 2,888 feet from the closest commercially zoned parcel to the north, the Big Lots on Old Highway 52, and 425 feet from the closest commercially zoned parcel to the south. There do appear to be office type uses, while zoned **Planned Development (PD)**, across the street from the subject parcels, with the remainder of the area being predominantly residential. With the potential purchasing client having office across the street from the subject parcel, but the remainder of the land surrounded by established and under construction subdivisions indicates a scattering of land use types, something that *may* be conducive to such a request.

Density: The subject parcels consist of approximately 6.18 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It does not appear the existing structures exceed that standard, however Staff anticipate the property to be redeveloped, where maximum lot coverage would be reviewed for compliance during the Site Plan submittal.

Transportation: At this time, Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel. Should a more intensive use seek to establish on this property, Staff reserves our right per Section 5-9. D of the Zoning Ordinance, to require a TIA prior to the establishment of the proposed use.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any increase in impervious area would be required to meet the standards of the Town’s Stormwater Design Standards Manual.

Consistency with Plans: Adopted in 2024 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town-Character Residential”. The Plan calls for this land use to be designated for:

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the Comprehensive Plan defines “Town Character Residential” to be residential in nature with a mix of densities.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believes the applicant and request generally follow the following policies listed in the plan.

3. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.

Staff does not believe that any of the various goals and implementation strategies conflict with the request.

Procedural Issues: As the subject parcels are requesting annexation by 100% of the property owners, and have signed annexation petitions, the request will be presented for approval at two (2) separate Town Council meetings. As part of this request, the applicant is also seeking to apply Town of Moncks Corner zoning to the subject parcels.

As part of any Zoning Map Amendment, the request must be at least two (2) acres, or an extension of an existing district boundary, or additional C-1 zoning contiguous to existing commercial. In this case, the parcel is over two (2) acres in size, therefore negating the concern for spot zoning.

Staff Analysis: Staff believe that the designated future land use is not consistent with the requested zoning district. While the end user may provide more insight into the intended use of the land, Staff is aware that the current applicant may not always be the property owner, they could rent out the space to another tenant or use type, and as this request is not a negotiated district, the Town Council and Planning Board cannot be provided a legal guarantee to protect from any **Office & Institutional (C-1)** use.

Staff has visited the property several times and conducted a visual survey of the surrounding area for land use types, especially against the Official Zoning Map. We agree with the Future Land Use Map that this area is predominantly residential and expansion of even low intensity commercial, may erode at this residential stretch of Old Highway 52.

Staff Recommendation: Staff have conducted a comprehensive analysis of the area, a review of the Town's adopted policy guidance in the form of the 2024 Comprehensive Plan, along with multiple site visits and understanding of the area, and at this time cannot recommend approval for the request. This is based predominantly on the Future Land Use Map and the existing built environment and desire to preserve a residential roadway from future commercial encroachments. Should the applicant provide more compelling information that Staff can enforce and preserve the trust of the Town Council and Planning Commission, we urge others to take this into account when deciding on this application.

*Attachments: SIGNED - Application (20250711)
 Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)*

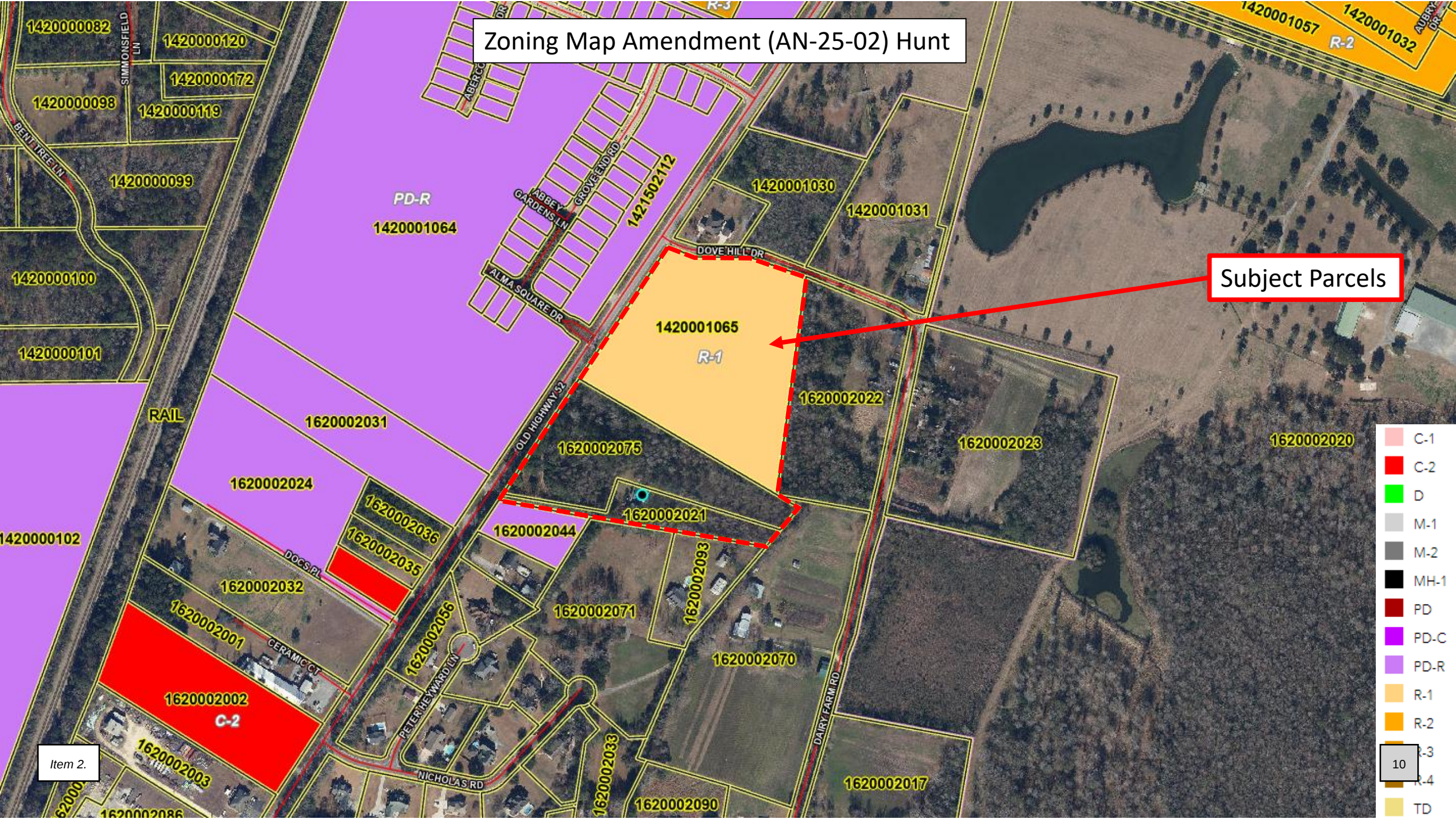
Zoning Map Amendment (AN-25-02) Hunt

Subject Parcels

Item 2.

Zoning Map Amendment (AN-25-02) Hunt

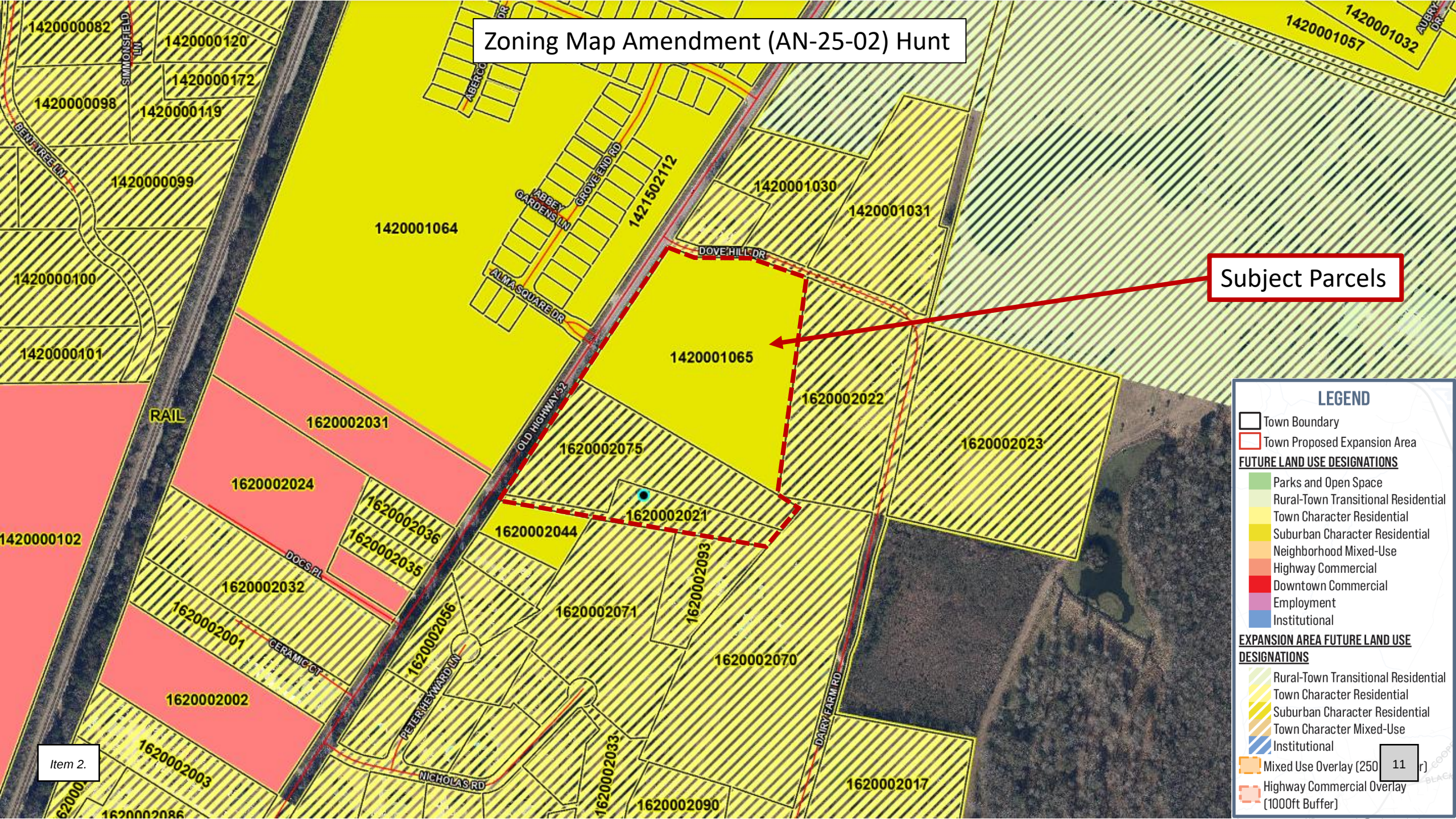
Subject Parcels



Item 2.

Zoning Map Amendment (AN-25-02) Hunt

Subject Parcels



Item 2.



Applicant Information

NAME

Jay Law

ADDRESS

218 W. Main Street Moncks Corner

EMAIL ADDRESS

jaylawrealestate@gmail.com

PHONE

8434421529

Property Owner Information

If different than applicant

NAME

Christee Hunt

ADDRESS

1288 Old Highway 52 Moncks Corner

EMAIL ADDRESS

christee.drew.hunt@gmail.com

PHONE

(843) 345-5148

TO THE MAYOR AND COUNCIL OF THE TOWN OF MONCKS CORNER:

The undersigned, being 100 percent of the freeholders owning 100 percent of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows. Description may be attached.

Insert description of territory. The description may be taken from deeds or may be drawn to cover multiple parcels using known landmarks. It should be definitive enough to accurately fix the location.

THE PROPERTY IS DESIGNATED AS FOLLOWS ON THE COUNTY TAX MAPS:

1620002021 and 1620002075

**** A plat or map of the area should be attached. A tax map may be adequate *****

UPLOAD FILE

[9oSxxM36p29v-Hunt-Aerial.pdf](#)

IT IS REQUESTED THAT THE PROPERTY BE ZONED AS FOLLOWS:

C-1 and Annexed into the town limits.

CONSENT

checked

APPLICANTS SIGNATURE	DATE
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07/11/2025



