



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, APRIL 22, 2025 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of Minutes for the March 25, 2025 meeting.

### NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-02) request for one (1) parcel (142-04-01-068) totaling approximately 0.49 acres, located at 306 N. Live Oak Drive. The parcel is currently zoned Single Family Residential (R-2) and the applicant is seeking 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, MARCH 25, 2025, at 6:00 PM

## MINUTES

### CALL TO ORDER

Meeting called to order at 6:03 p.m.

#### PRESENT

Chairwoman Charlotte Cruppenink  
Commissioner Glen Pipkin  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Shanda Phillips  
Commissioner Kathleen Proscocimo

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Drew Ensor  
Commissioner Patryce Campbell

### APPROVAL OF MINUTES

1. Approval of Minutes for the February 25, 2025, meeting.

Motion made by Commissioner Pipkin to approve with Staff's corrections, Seconded by Commissioner Phillips.

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

### NEW BUSINESS

2. Consider a Zoning Map Amendment (ZA-25-01) request for one (1) parcel (142-04-01049) totaling approximately 0.18 acres, located at 300 N. Live Oak Drive. The parcel is currently zoned Office & Institutional (C-1) and the applicant is seeking Single Family Residential (R-2).

Mr. Westbrook presented the agenda item.

Commissioner McGhee-Frazier asked who owned Hutchinson Lane. Mr. Westbrook responded that the road was listed as "private" and that it was his understanding the road belonged to the HOA created by Habitat for Humanity. He further explained the right-of-way is dedicated to the public though, so connection may be possible in the future.

Commissioner Phillips asked if the current owner of the property was also the applicant for tonight's request. Mr. Westbrook stated they were not.

Commissioner Pipkin asked if access could be granted off N. Live Oak (US-17A) for future uses. Mr. Westbrook stated that was Staff's concern, as the terrain and existing guardrail for the bridge would prohibit SCDOT from allowing a driveway.

Chairwoman Cruppenink asked if there were any known contingencies on the sale of the property from the current owner to the applicant. Mr. Westbrook stated they were not aware of any.

Commissioner Phillips asked if SCDOT could deny access. Mr. Westbrook stated yes, dependent on the circumstances.

Chairwoman Cruppenink asked if Staff knew the history of the zoning or use of this parcel. Mr. Westbrook stated he was unsure of past zoning designations or uses, and didn't want to speculate.

Chairwoman Cruppenink asked if the applicant was in attendance. Mr. Westbrook stated no, that Staff had emailed the applicant with the date, time and address of tonight's meeting.

Commissioner Phillips asked if the applicant could come back should the Planning Commission recommend denial. Mr. Westbrook stated that should the Town Council deny the petition, and the applicant reapplied within a year, Planning Commission not only would hear it again, but would also have the ability to deny the request outright. Mr. Westbrook further explained that regardless of the Planning Commission's recommendation, Town Council would hear the request at their April 8<sup>th</sup> meeting.

Motion made by Commissioner Pipkin to recommend denial. Seconded by Commissioner Phillips.

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

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**

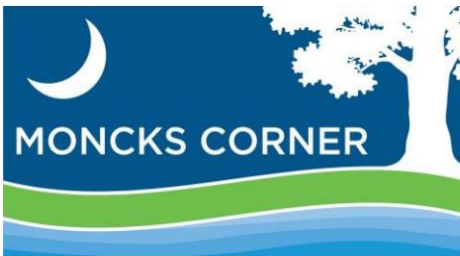
## **MOVE TO ADJOURN**

Motion made by Commissioner Phillips to adjourn, Seconded by Commissioner Pipkin.

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

Meeting was adjourned at 6:29 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-25-02) – Jillian Weatherford

**DATE:** April 22, 2025

**Background:** The applicant, Jillian Weatherford, has applied for a Zoning Map Amendment (ZA-25-02) for a parcel (TMS # 142-04-01-068). The applicant is seeking the parcel to be zoned **Office & Institutional (C-1)**.

**Existing Zoning:** The subject parcel is currently in the **Single Family Residential District (R-2)** Zoning District. Per the Town's Zoning Ordinance, this zoning district is intended to:

*"...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"*

Adjacent Zoning		Adjacent Land Use
North	GC (Berkeley County)	Bus Depot
South	R-2	Single Family Detached Dwelling
East	C-1	Single Family Detached Dwelling
West	C-1	VACANT

**Existing Site Conditions:** The subject parcel comprises approximately 0.49 acres, which is currently utilized as a recently constructed single family home with an accessory structure. Per the National Wetlands Inventory map, there does not appear to be any wetlands delineated on the parcel. The subject parcel currently front N. Live Oak Drive, with approximately 167-feet of road frontage. The parcel also has access to the south on Roper Circle, which serves several residential single family detached dwellings, connecting to Wall Street.

**Proposed Zoning Request:** The applicant has requested to rezone the subject parcel into the Town of Moncks Corner and apply for an **Office & Institutional (C-1)** Zoning District. Per the Town's Zoning Ordinance, the **Office & Institutional (C-1)** Zoning District is intended to:

*“accommodate commercial and professional offices uses typically found in single family areas. District land uses will preserve the area’s existing residential character, while permitting commercial uses that are not major traffic generators. Buildings originally constructed for residential use may be used as such by right. Such buildings may be converted to commercial use”*

Staff is generally in support of increasing commercially zoned land along a major corridor. With the proximity to existing **C-1** zoning and local businesses and offices, the proposed zoning district and associated uses fit in the current character and future intent of the existing surrounding properties.

**Density:** The subject parcels consist of approximately 0.49 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. It is unclear at this time if the current structures exceed that standard. As the property utilizes a single dwelling, any future uses with the proposed zoning district would prohibit residential use types, thus making density a moot point.

**Transportation:** Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized property.

**Environmental:** Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures.

**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 request includes a residential districts, however the subject parcel also appears to be within the aforementioned “Mixed Use Overlay”, which the Plan defines as:

*“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents. Prime examples of a Neighborhood Mixed Use Corridor are along Broughton Rd and Carolina Ave. Corridors, like these, have formed naturally by the pressures and demands of a growing economy. This Overlay also encourages higher density residential units such as du-tri- or quadruplexes, townhomes, condos and multi-family apartments to be located on or adjacent to these commercial businesses.”*

The requested parcel shows the property entirely within the “Mixed Use Overlay”. This overlay promotes professional or medical offices, corner stores and other uses that provide daily services to residents; intended

use types that are generally permitted by-right within the **Office & Institutional (C-1)** zoning district. As this request seeks **Office & Institutional (C-1)**, it does appear the request complies with the Town's Comprehensive Plan.

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.

1. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.
2. Enhance economic opportunities by improving the retention of businesses and encouraging a range of uses and services.
8. Identify and preserve the community assets that contribute to the Town's unique small-town character, quality of life, and cultural identity.

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

**Procedural Issues:** 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 subject parcel is adjacent to the requested zoning district boundary.

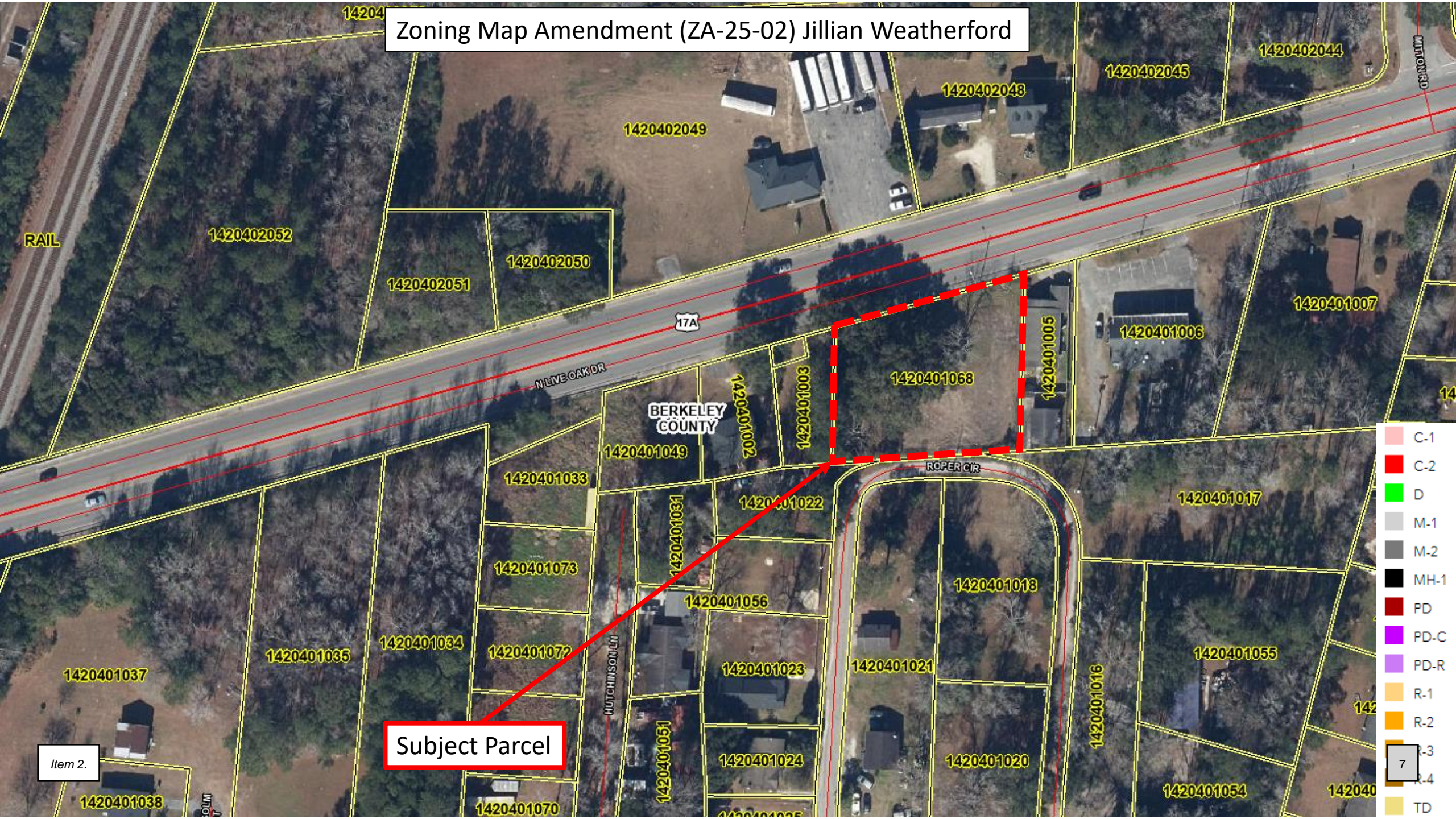
**Staff Analysis:** Staff believes that the designated future land use is not consistent with the requested zoning district, however with the inclusion of the "Mixed Use Overlay" land use encompassing the subject parcel completely, the requested zoning district is closely aligned with the Future Land Use Map and subsequent overlay. The inclusion of two (2) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district. The surrounding parcels on the block are also zoned congruently with the request, making the change in zoning districts consistent with the district and uses along N. Live Oak Drive.

**Staff Recommendation:** Currently, Staff recommends approval for the requested **Office & Institutional (C-1)** zoning district designation for the subject parcel. Staff's recommendation is due to the commercial nature of N. Live Oak Drive and the compatibility with the goals and strategies of the 2024 Comprehensive Plan, specifically the Mixed Use Overlay.

*Attachments:                      Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)  
   SIGNED - Application (Jillian Weatherford)(20250318)  
   Plat (2023007084)*



Zoning Map Amendment (ZA-25-02) Jillian Weatherford



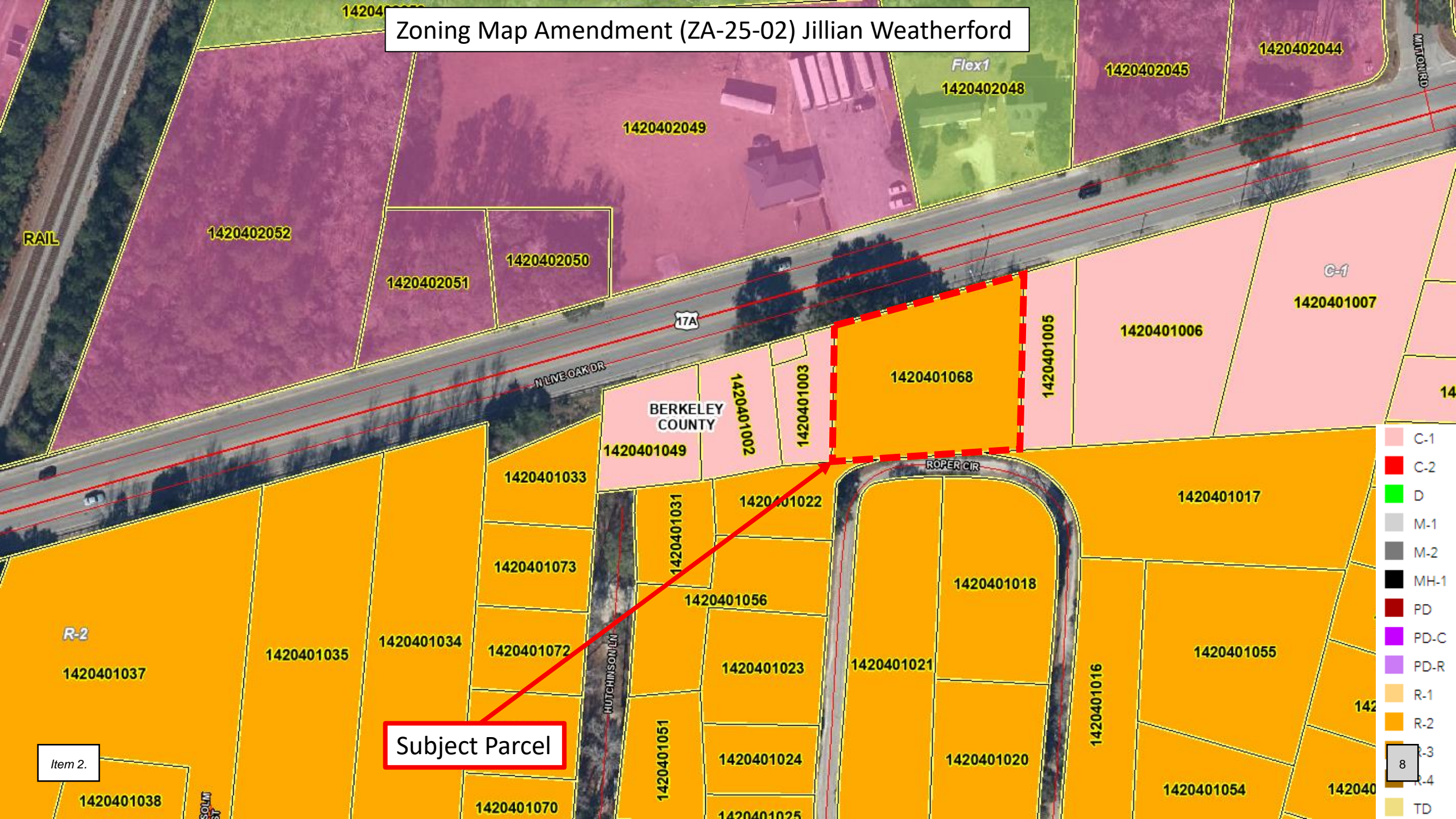
Subject Parcel

Item 2.

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



# Zoning Map Amendment (ZA-25-02) Jillian Weatherford



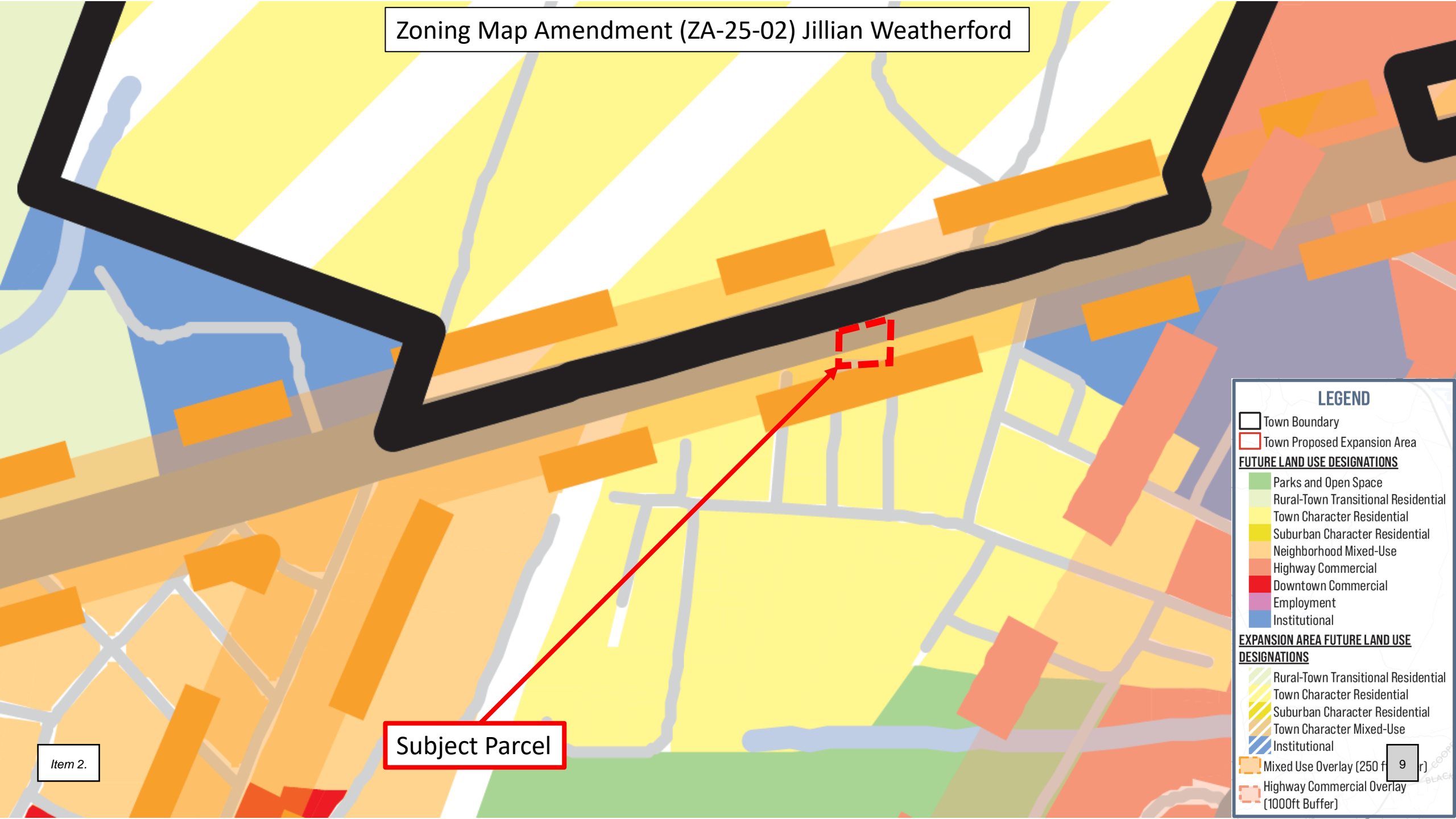
Subject Parcel

Item 2.

8



Zoning Map Amendment (ZA-25-02) Jillian Weatherford



Subject Parcel

Item 2.

**LEGEND**

- Town Boundary
- Town Proposed Expansion Area

**FUTURE LAND USE DESIGNATIONS**

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

**EXPANSION AREA FUTURE LAND USE DESIGNATIONS**

- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Town Character Mixed-Use
- Institutional
- Mixed Use Overlay (250 ft Buffer)
- Highway Commercial Overlay (1000ft Buffer)

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## Applicant Information

### NAME

Jillian Weatherford

### ADDRESS

9209 University Blvd N Charleston SC 29406

### PHONE

843-209-2410

### EMAIL ADDRESS

jillian@prattandco.com

## Property Owner Information

If different than the applicant.

### NAME

Jeremy Upham

### PHONE

865-936-2499

### EMAIL ADDRESS

jeremyupham@gmail.com

## Subject Parcel

### TMS NUMBER

142-04-01-068

### CURRENT ZONING

R-2 Single-Family Residential

### REQUESTED ZONING

C-1 Office & Institutional

**CURRENT USE OF PROPERTY**

Residential

**PROPOSED USE OF PROPERTY**

Commercial

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.

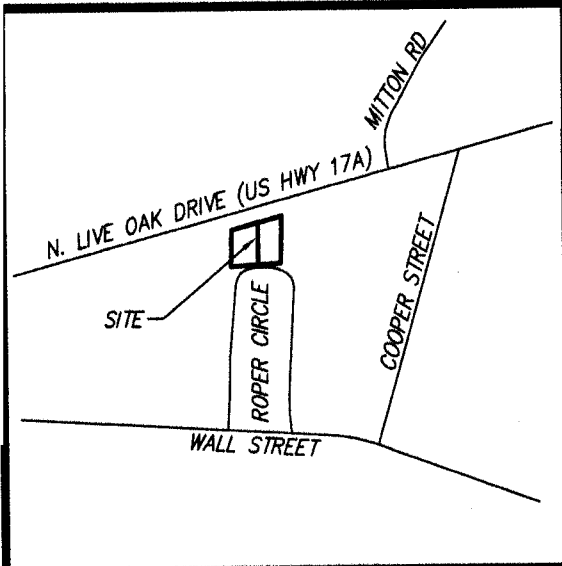
**CONSENT**

checked

**SIGNATURE**A handwritten signature in black ink, consisting of a large loop followed by a series of connected strokes that end in a long horizontal line.**DATE**

03/18/2025





**VICINITY MAP**  
"NOT TO SCALE"

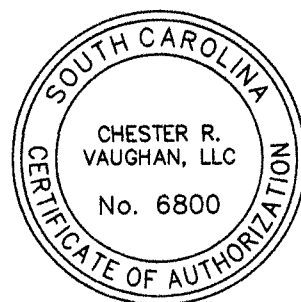
**LEGEND**

	PROPERTY LINE W/MONUMENT FOUND
	PROPERTY LINE W/MONUMENT SET
	ADJOINER APPARENT PROPERTY LINE
	CENTERLINE ROAD
	BUILDING SETBACKS
	CHAINLINK FENCE
	OVERHEAD ELECTRIC
	UTILITY POLE
	MANHOLE
	WATER VALVE
	RIGHT OF WAY
	REBAR FOUND
	REBAR SET
	RIGHT OF WAY
	REBAR FOUND
	REBAR SET
	PINCH TOP PIPE FOUND

ALL BEARINGS ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD 1983). DISTANCES SHOWN ARE GROUND DISTANCES IN INTERNATIONAL FEET. TO CONVERT THE GROUND DISTANCES SHOWN TO GRID DISTANCES, MULTIPLY BY 0.99983426.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN.

*Chester R. Vaughan*  
CHESTER R. VAUGHAN, P.L.S. NO. 21645  
519 TRAM BLVD.  
SUMMERVILLE, S.C. 29486 (843) 714-3880



PLAT APPROVED  
FOR RECORDING

JAN 06 2023

PLANNING DIRECTOR  
TOWN OF MONCK'S CORNER

2023007084

PRESENTED & RECORDED:

03-13-2023 12:29:55 PM

CYNTHIA B FORTE

REGISTER OF DEEDS  
BERKELEY COUNTY, SC

**REFERENCES:**

DEED BOOK 4367 PG 675  
PLAT BY PAUL C. LAWSON, JR., DATED AUGUST 14, 2007, PLAT: CAB N PG: 94-I.  
PLAT BY JAMES E. SHULER, DATED JULY 18, 1978, PLAT: CAB D PG: 171.  
PLAT BY J. PHILIP MORGAN, DATED 01/13/1947, PLAT: CAB E PG: 154.  
PLAT BY ROBERT J. SAMPLE, DATED 02/27/2007, PLAT: CAB R PG: 284-F.  
PLAT BY JAMES E. SHULER, DATED 02/06/1976, PLAT: CAB W PG: 100.  
PLAT BY KEMP C. AHRENS, DATED 03/28/2005, PLAT: CAB M PG: 310-I.

**NOTES:**

DATE OF FIELD SURVEY: 12/13/2022 BY  
UNDERSIGNED SURVEYOR AND CHRISTOPHER CLOUSER

TAX MAP NO. 142-04-01-004

ZONING CLASSIFICATION: MONCK'S CORNER R-2

MIN. LOT SIZE: 8,500 SQ. FT.

BUILDING SETBACKS (MONCK'S CORNER)

FRONT: 25'  
SIDE: 10'  
REAR: 15'

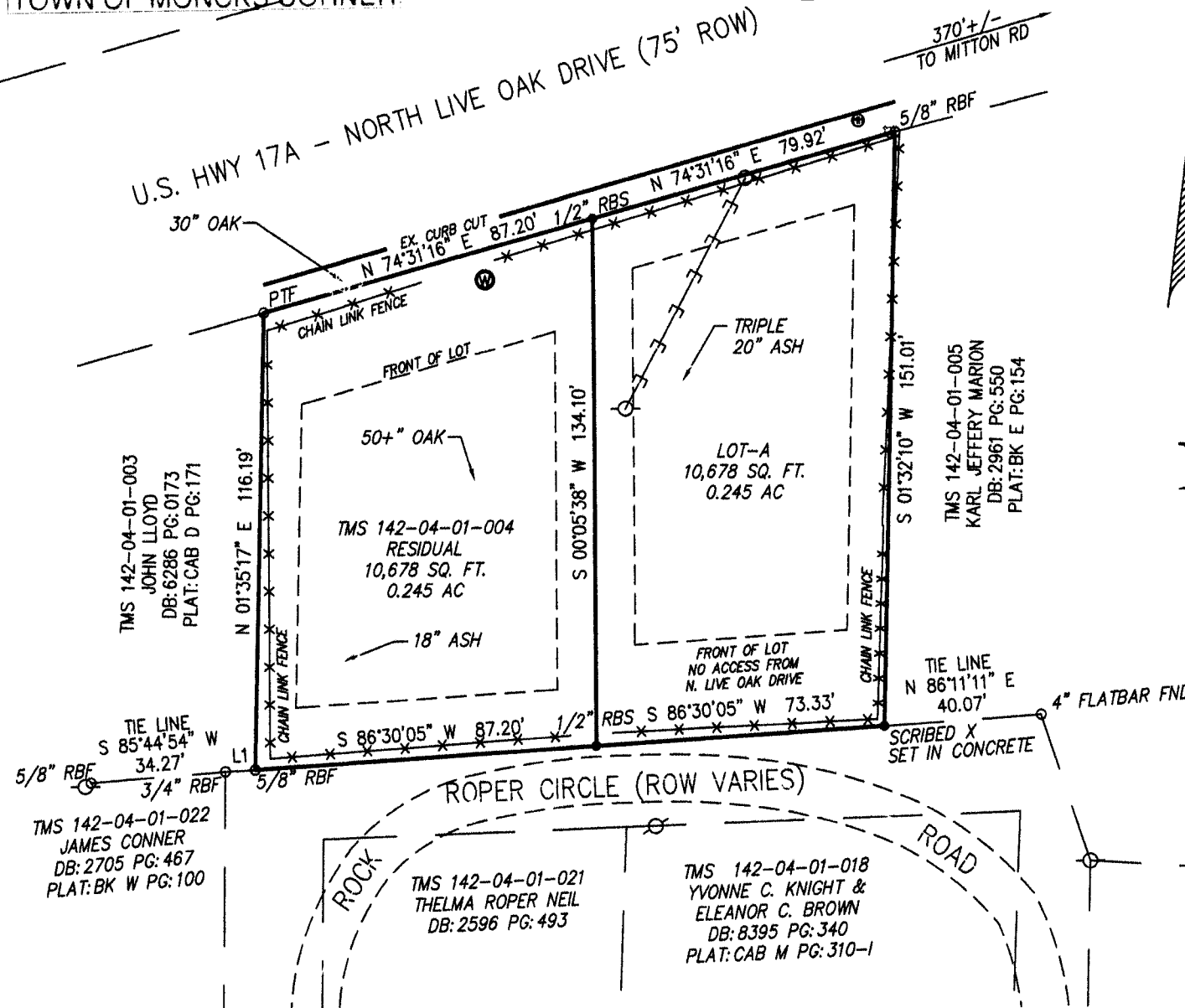
THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY AND DO NOT CONSTITUTE A TITLE SEARCH.

ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.

**FLOOD NOTE:**

BY GRAPHIC INSPECTION ONLY, THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" (AREAS TO BE DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) AS PER FEMA FIRM MAP# 45015C0405E, EFFECTIVE DATE 12/07/2018.

LINE	BEARING	DISTANCE
L1	S 87°15'50" W	7.63'



**SUBDIVISION SURVEY**

**PLAT**

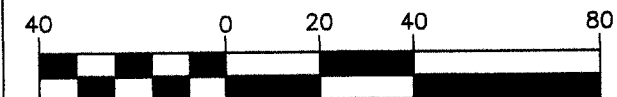
0.49 ACRES

TMS 142-04-01-004

OWNED BY: CRAIG M. JOHNSON  
AS DESCRIBED IN DEED BOOK 4367 AT PG: 675  
IN BERKELEY COUNTY REGISTER OF DEEDS  
LOCATED: 306 N LIVE OAK DRIVE, TOWN OF MONCK'S CORNER  
BERKELEY COUNTY, SOUTH CAROLINA

SURVEY REQUESTED BY: CRAIG M. JOHNSON

**GRAPHIC SCALE**



1 INCH = 40 FT

SURVEY DATE:

12/13/2022

MAP DATE:

01/04/2023

DRAWN BY:

C.R. CLOUSER

REV. DATE: