

PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 25, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

1. Approval of Minutes for the July 28, 2026 meeting.

APPROVAL OF MINUTES

NEW BUSINESS

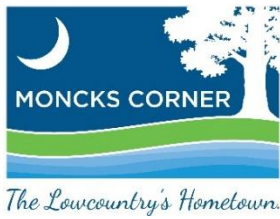
2. Consider an Zoning Map Amendment (ZA-26-06) request for two (2) parcels (143-05-00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

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, JULY 28, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:09 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Patryce Campbell
Commissioner Jeff Roper

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Kathleen Prodocimo
Commissioner Shacara Johnson
Commissioner Tory Liferidge

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting June 23, 2026.

Motion made by Commissioner Pipkin to approve the Staff provided June meeting minutes, Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Campbell, and Commissioner Roper

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-26-03) request for a parcel (142-00-01-009) totaling ~0.86 acres, located at 311 W Main Street. The parcels are requesting to be zoned Conditional Zoning - General Commercial (CZ C-2).

Mr. Westbrook presented the agenda item.

Chairwomen Cruppenink asked what the previous use of the subject-parcel was. Mr. Westbrook noted that it's Staff's understanding the subject-parcel was occupied by a residential dwelling containing a home occupation and transitioned to a commercial entity when the residential aspect vacated.

Commissioner Pipkin asked if any site improvements would be required, using a detention pond as an example. Mr. Westbrook noted the Town's current Zoning Ordinance triggers parking improvements when a change of use is proposed. If the new use falls under the same parking standards as the previous use, then no additional parking would be required. If the new use fell under different parking standards from

the previous use, then additional parking would be required. Mr. Westbrook also noted that the site improvements discussed are only applicable to planning and does not absolve the requirements of the Building or Fire Departments respectively.

Commissioner Campbell asked if a conditional zoning request, if approved, transfers if the property is sold. Mr. Westbrook responded, yes.

The applicant, Tammy Brinson of 232 S Live Oak Dr, noted there is an existing paved parking lot on the subject-parcel, and the previous home occupation was an accounting firm use-type.

Commissioner Roper asked about the existing mobile signage on the subject-parcel. Ms. Brinson stated that she informed the new tenant that permits for signage would likely be required via the Town.

Chairwomen Cruppenink asked Staff what the new proposed use-type on the subject parcel is to be. Mr. Westbrook responded, stating its Staff's understanding the proposed use is for HVAC contractor use-type.

Commissioner Campbell expressed displeasure that gasoline filling stations would be an allowable by-right use in the current conditional zoning request. Mr. Westbrook noted that the Planning Commission has the right to recommend additional conditions to Town Council for the applicable agenda item.

Chairwomen Cruppenink asked why the applicant does not seek a Special Exception through the Board of Zoning Appeals for the proposed use given the subject-parcel's current zoning designation. Mr. Westbrook noted that the proposed use is not eligible for a Special Exception in accordance with the Town's Zoning Ordinance.

Chairwomen Cruppenink asked if the proposed use would be allowed to store business-related items outdoors. Mr. Westbrook responded yes.

Motion made by Commissioner Campbell to approve the request with the recommendation that Town Council removes the gasoline filling station use type from the allowable by-right uses of the conditional zoning request. Seconded, by Commissioner Roper.

Voting Yea: Commissioner Campbell, and Commissioner Roper

Voting Nay: Chairwomen Cruppenink, and Commissioner Pipkin

The motion failed due to a lack of majority support, therefore the recommendation to the Town Council by the Planning Commission was to recommend denial.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

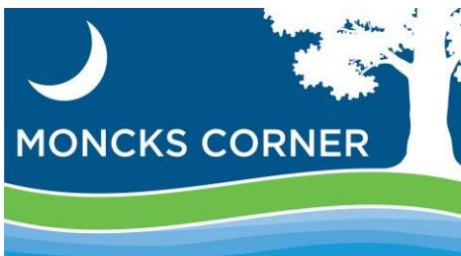
Motion made by Commissioner Campbell to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Campbell, and Commissioner Roper.

Meeting was adjourned at 6:50 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.

DRAFT



The Lowcountry's Hometown

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

STAFF REPORT

TO: Planning Commission

FROM: Carter France, Planner

SUBJECT: Zoning Map Amendment (ZA-26-06) – Cumbie

DATE: May 26, 2026

Background: The applicant, Dana Cumbie, has applied for a Zoning Map Amendment (ZA-26-06) for two (2) parcels (TMS # 143-05-00-068; -015). The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-2)** to **Office & Institutional (C-1)**.

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

"...accommodate 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."

Adjacent Zoning		Adjacent Land Use
North	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-2	Undeveloped
East	C-1	Vacant Commercial Structure
	C-2	Undeveloped
West	R-2	Single-Family Detached Dwelling
		Single-Family Detached Dwelling

Existing Site Conditions: The subject parcels comprise of approximately 2.032 acres (~88,513 square feet), which appears to be undeveloped. The subject parcels front two (2) streets. The parcel has approximately 88-feet of road frontage along George Street, and an additional 175-feet of frontage along Rembert C Dennis Boulevard.

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, the **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 is generally in support of increasing commercially zoned land along a portion of a corridor that predominately contains high and low intensity commercial parcels. The subject parcel is immediately adjacent to multiple parcels holding a commercial zoning designation. The subject parcel’s proximity to at least three (3) commercial properties and the ongoing commercial creep along the identified portion of the Rembert C Dennis corridor may lend credence to the applicant’s request.

If the requested zoning designation succeeds, the subject parcel can be utilized by a variety of by-right use types. Per the Town’s Zoning Ordinance, by-right use types include professional offices (i.e. Doctor, Attorney, Real Estate, etc.), Hotels, Veterinary Services, fuel dealers, and restaurants without drive-throughs. If the requested zoning district is approved, any use listed within the Town’s Zoning Ordinance for the **C-1** zoning designation will be permissible by-right on the subject parcel, with no additional board or commission review.

Density: The subject parcel consists of approximately 2.032 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 60%. Currently, Staff understands the subject-parcels to be undeveloped.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel at this time. Should a more intensive use establish on the property after the zoning has been amended to **Office & Institutional (C-1)**, Staff reserves our right to require a TIA prior to the establishment of any proposed use, per Section 5-9.D of the Zoning Ordinance.

Environmental: Per the National Wetlands Inventory map, much of the subject parcels are within delineated wetlands. If the zoning has been amended to **Office & Institutional (C-1)**, Staff will ensure all environmental concerns are addressed by 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 district does not appear to be congruent with this designation of the Future Land Use Map as the **Office & Institutional (C-1)** zoning district would permit a large variety of commercial use types by-right which the “Town Character Residential” designation does not promote as seen in the definition above.

The Comprehensive Plan also lays out various goals and implementation strategies to help in decision making for land use requests. Staff believe 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 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 **General Commercial (C-2)** zoning designation allowing the **Office & Institutional (C-1)** request to be permissible.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, as the “Town Character Residential” designation exclusively promotes residential use types. On the contrary, the existing commercial nature of parcels fronting Rembert C Dennis Boulevard within the identified portion of the corridor supports the request. The inclusion of one (1) of the implementation strategies of the Comprehensive Plan also lends credence to the requested zoning district.

*Attachments: SIGNED - Application (Cumbie)(20260727)
 Location Maps (Aerial, Zoning, Future Land Use Map)*

Zoning Map Amendment (ZA-26-06)



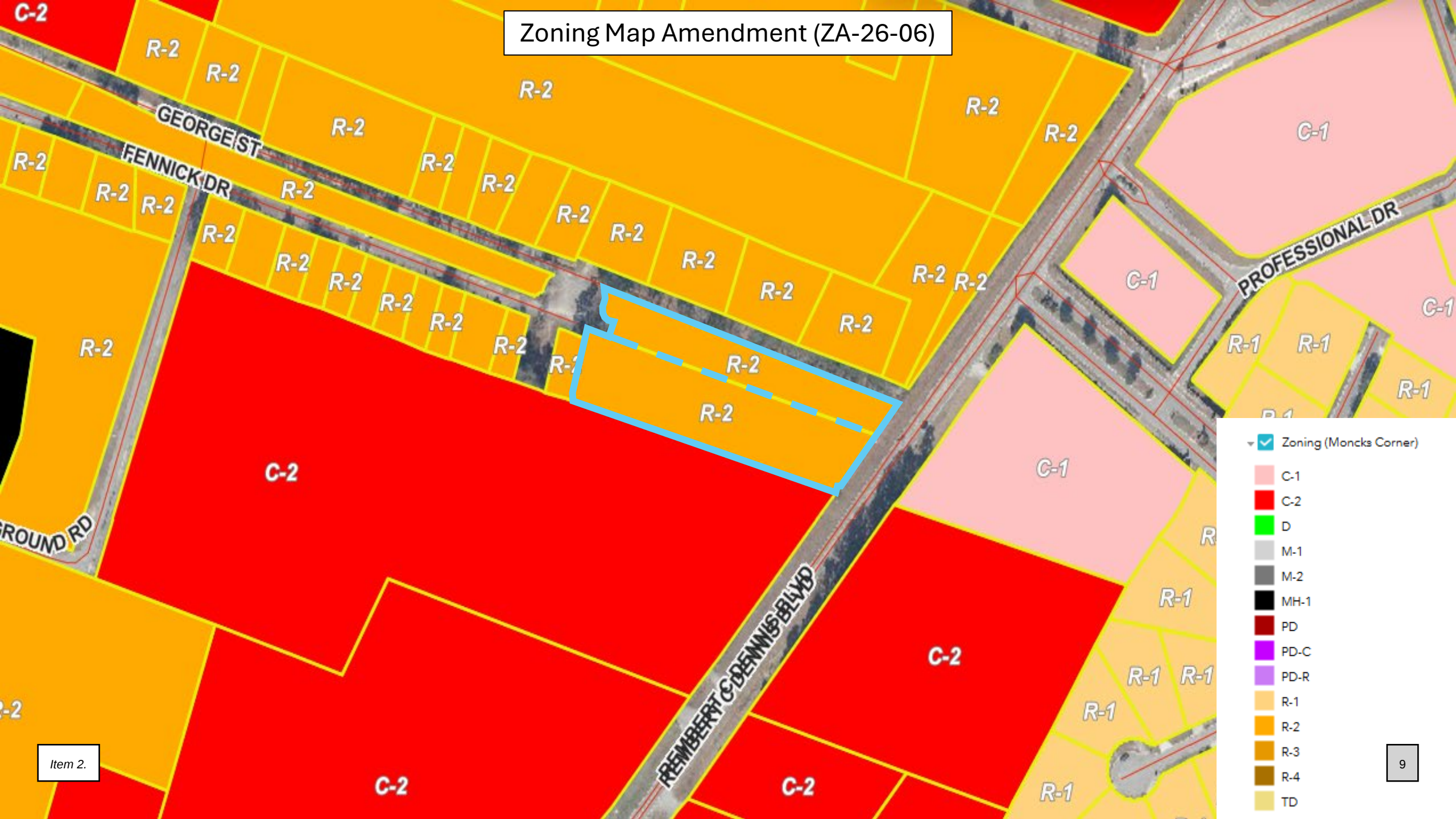
GEORGE ST

FENNICK DR

GROUND RD

BERT C DENNIS BLVD

Zoning Map Amendment (ZA-26-06)

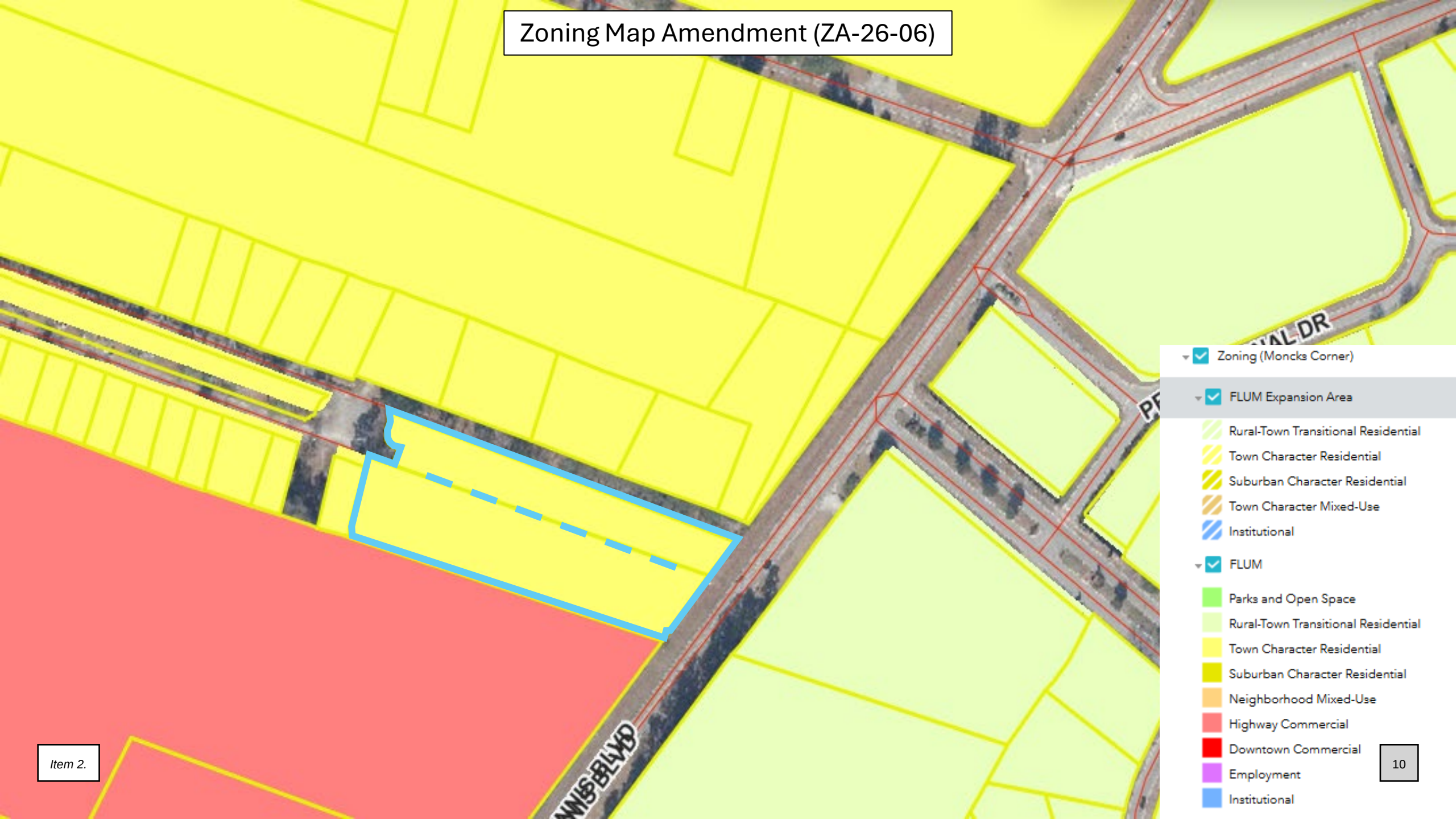


☑ Zoning (Moncks Corner)

- 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

Item 2.

Zoning Map Amendment (ZA-26-06)



- ✓ Zoning (Moncks Corner)
- ✓ FLUM Expansion Area
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Town Character Mixed-Use
 - Institutional
- ✓ FLUM
 - Parks and Open Space
 - Rural-Town Transitional Residential
 - Town Character Residential
 - Suburban Character Residential
 - Neighborhood Mixed-Use
 - Highway Commercial
 - Downtown Commercial
 - Employment
 - Institutional



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Rezoning Application

[Home](#) / [Government](#) / [Community Development](#) / [Zoning Map Amendment \(Rezoning\) Application](#)

Navigate Further

- ◉ Permits & Inspections
- ◉ Code Enforcement
- ◉ Transportation
 - Traffic Calming Program
 - Traffic Safety Action Plan
- ◉ Planning & Zoning
 - Annexation
 - Comprehensive Planning
 - Tree Protection

Zoning Map Amendment (Rezoning) Application

Error: Your application is not valid, please fix the errors!

Applicant Information

First Name *

Dana

Last Name *

Cumbie

Street Address *

Staff

Robert Bruno

Chief Building Official

843-719-7914

Justin Westbrook

Community Development Director

843-719-7913

Carter France

Planner

843-719-7962

Jamie Baker

Deputy Building Official

854-206-7181

Bobbi Jo Seabrook

Permitting Clerk

843-719-7914

• Stormwater Management

 Stormwater Fee Appeals

• Economic Development

• Planning Commission

• Board of Zoning Appeals

 Special Exceptions

 Variances

• Forms

783 Olde Central Way

Apartment, suite, etc

City

Mt Pleasant

State/Province

SC

ZIP / Postal Code

29464

Phone *

843-729-5393

Email Address *

Property Owner Information

(If different than the applicant)

Name

JohnCo L.P.

Phone

843-729-5393

Email Address

Street Address

1300 Maplecrest Drive

Apartment, suite, etc

City

Moncks Corner

State/Province

Forms

 [Zoning Map Amendment \(Rezoning\) Application](#) online form

 [Special Event Application](#) or

 [Tree Removal Application](#) or

 [Variance Application](#) online form

 [Zoning Verification Letter](#) or

 [Administrative Review \(Appeal\) Application](#) Download

 [Demolition Assistance Application](#) Download

 [Public Office Application](#) online form

 [100% Annexation Application](#) form

 [Variance Application](#) online form

 [Special Exception Application](#) online form

SC

ZIP / Postal Code

29461

Subject Parcel(s)

TMS Number *

143-05-00-068 and

143-05-00-015

13 / 13

Current Zoning *

R-2 Single Family Residential

Requested Zoning *

C-1 Office & Institutional

Current Use of Property *

Vacant

Proposed Use of Property *

currently listed for sale

Consent *



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.

Signature *

Daniel

Date *



07/27/2026

Submit Application

2019016938

PRESENTED & RECORDED:

05-21-2019 04:15:36 PM

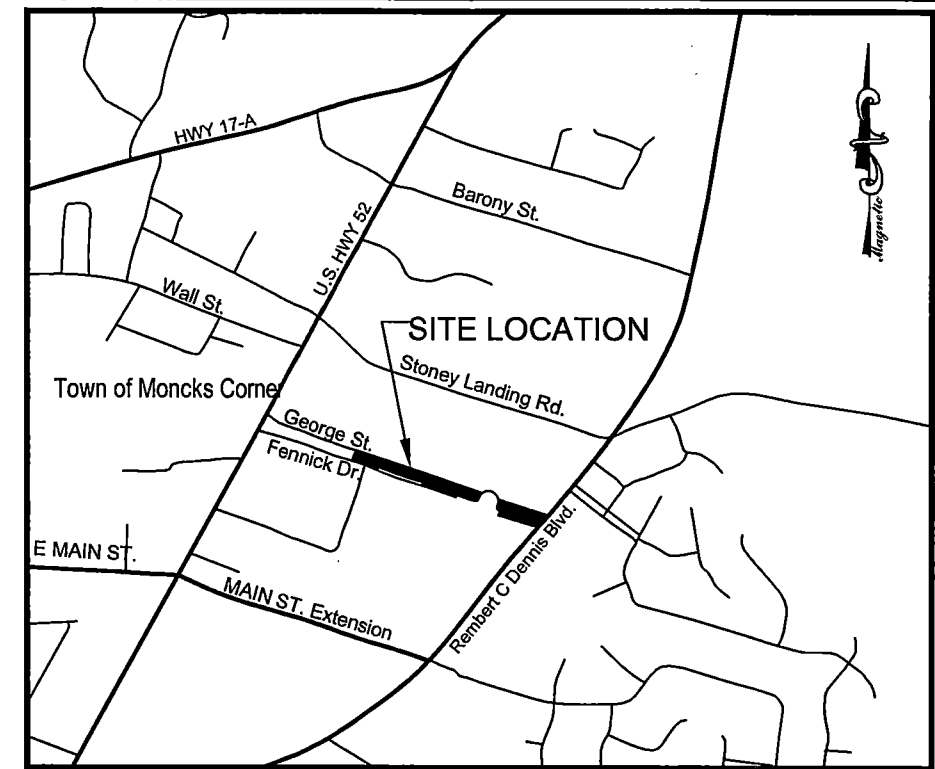
CYNTHIA B FORTE

REGISTER OF DEEDS
BERKELEY COUNTY, SC

SUBDIVISION PLAT OF 1.935 ACRES
BEING TMS# 143-05-00-016
OWNED BY JOHNCO LP
SUBDIVIDED INTO TRACT "A" BEING 1.053 ACRES
& TRACT "B" BEING 0.882 ACRES
PROPERTY LOCATED IN TOWN OF MONCK'S CORNER
BERKELEY COUNTY, SOUTH CAROLINA.
DATED: MARCH 25th, 2019
SCALE 1" = 100'
REVISED: MAY 15th, 2019

PLAT APPROVED
FOR RECORDING

DATE 5/17/2019 PLANNING DIRECTOR
TOWN OF MONCK'S CORNER

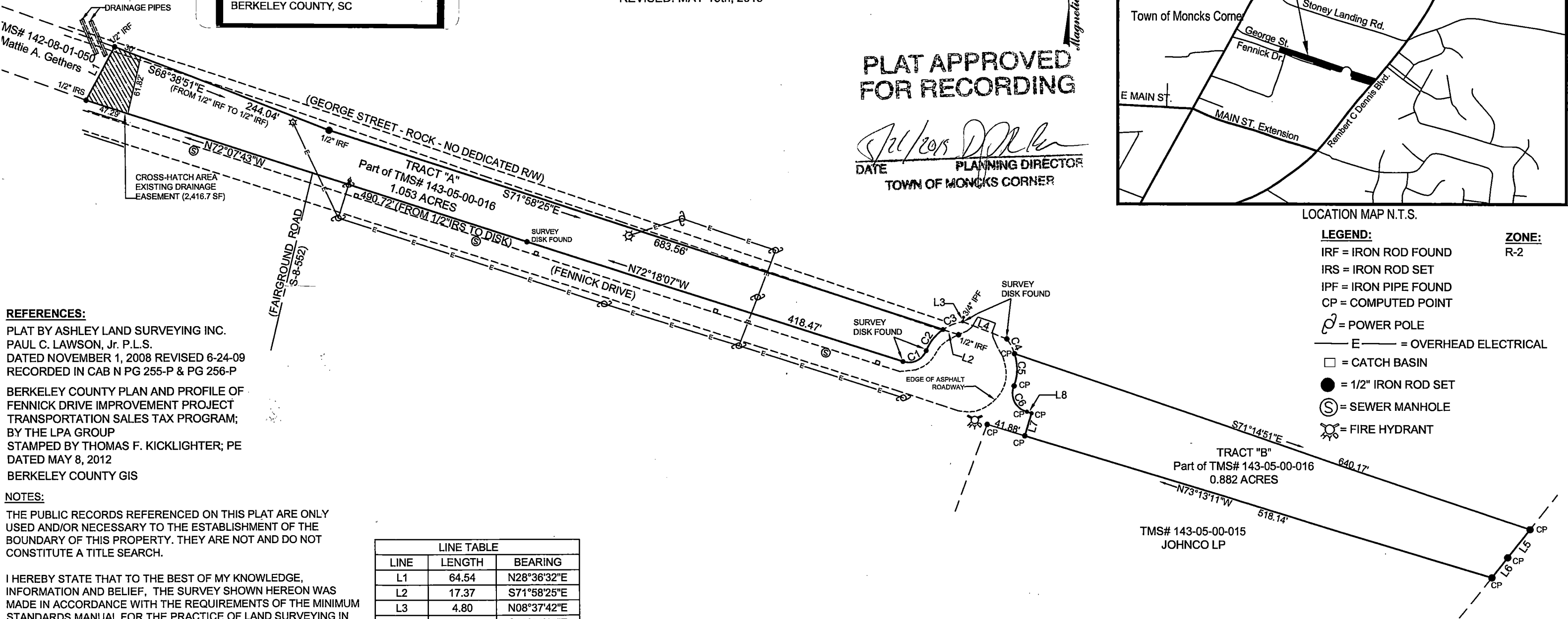


LOCATION MAP N.T.S.

LEGEND:

- IRF = IRON ROD FOUND
IRS = IRON ROD SET
IPF = IRON PIPE FOUND
CP = COMPUTED POINT
⊙ = POWER POLE
— E — = OVERHEAD ELECTRICAL
□ = CATCH BASIN
● = 1/2" IRON ROD SET
⊙ = SEWER MANHOLE
⊙ = FIRE HYDRANT

ZONE:
R-2



REFERENCES:
PLAT BY ASHLEY LAND SURVEYING INC.
PAUL C. LAWSON, Jr. P.L.S.
DATED NOVEMBER 1, 2008 REVISED 6-24-09
RECORDED IN CAB N PG 255-P & PG 256-P
BERKELEY COUNTY PLAN AND PROFILE OF
FENNICK DRIVE IMPROVEMENT PROJECT
TRANSPORTATION SALES TAX PROGRAM;
BY THE LPA GROUP
STAMPED BY THOMAS F. KICKLIGHTER; PE
DATED MAY 8, 2012
BERKELEY COUNTY GIS

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

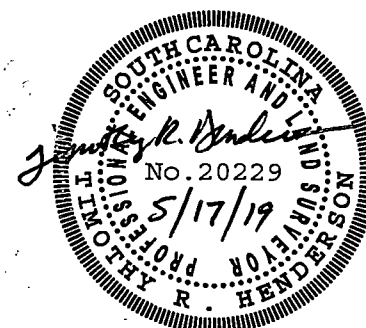
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE,
INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS
MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM
STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN
SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS
FOR A CLASS A SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE
NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN
SHOWN.

IT IS NOT THE INTENT OF THIS PLAT TO SHOW THE EXISTENCE OR
NONEXISTENCE OF U.S. ARMY CORPS OF ENGINEER'S
"JURISDICTIONAL WETLANDS".

I HEREBY CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD
INSURANCE RATE MAP (FIRM), AND TO THE BEST OF MY KNOWLEDGE
AND BELIEF, THE SUBJECT PROPERTY DOES NOT LIE IN A FLOOD
Hazard Zone 45015C0405E, COMMUNITY 450031 0405 E DATE:
7, 2018. ZONE X.

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.54	N28°36'32"E
L2	17.37	S71°58'25"E
L3	4.80	N08°37'42"E
L4	50.14	S68°38'15"E
L5	37.88	S38°12'59"W
L6	26.86	S38°12'59"W
L7	25.00	N16°46'46"E
L8	5.25	N73°12'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT	DELTA ANGLE
C1	29.97	20.00	27.24	N64°49'24"E	18.60	85°50'49"
C2	29.12	50.00	28.71	S38°24'20"W	14.98	33°21'54"
C3	22.91	50.00	22.71	S68°12'59"W	11.66	26°15'23"
C4	17.74	50.00	17.65	S27°15'30"E	8.96	20°19'34"
C5	35.44	50.00	34.20	N00°49'01"E	18.50	40°36'47"
C6	34.22	20.00	30.51	N26°21'27"W	17.44	82°09'52"



SCALE: 1" = 100'



Timothy R. Henderson
TIMOTHY R. HENDERSON, P.E. & P.L.S. No. 20229
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Hanahan, SC 29410 Email: hendersontr@gm