



The Lowcountry's Hometown.

PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 24, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the February 24, 2026 meeting.

NEW BUSINESS

2. Consider an Zoning Map Amendment (ZA-26-03) request for a parcel (142-02-02-006) totaling ~0.73 acres, located at 200 Broughton Road. The parcel is requesting to be zoned Office & Institutional (C-1).

OLD BUSINESS

PLANNER'S COMMENTS

3. Discussion regarding required MASC orientation for new boards and commission members.

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, FEBRUARY 24, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting January 27, 2026.

Motion made by Commissioner Campbell to approve the Staff provided October meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, Commissioner Roper

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-26-01) request for two (2) parcels (142-08-04-012 and -013) totaling ~5.43 acres, located at 402 Wall Street. The parcels are requesting to be zoned Conditional Zoning - Residential Single Family (CZ R-2).

Mr. Westbrook presented the agenda item.

Commissioner Pipkin asked the Applicant the estimated price point of the dwellings within the proposed subdivision. The Applicant, Davis McNair of McNair Design & Development, estimated the proposed dwellings will be priced in the mid three-hundred thousand dollars.

Commissioner Pipkin asked if Impact Fees would be applicable to the proposed subdivision. Mr. Westbrook responded, yes.

Davis McNair noted his belief that by seeking a Conditional Zoning he hopes to benefit the existing Wall Street Community. He mentioned he partook in a Community Meeting amongst existing Wall Street residents. He aims to memorialize an existing wall that fronts Wall Street, which has been deemed important by existing residents. Furthermore, Davis McNair claimed he has reached a legal agreement with the Grace Impact

Development Center where existing residents will be compensated with a “revitalization fee”. Staff was not partied to this agreement.

Commissioner Johnson noted she favors the proposed development.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Roper.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

3. Consider an Zoning Map Amendment (ZA-26-01) request for two (2) parcels (162-00-01-018 & -059) totaling ~13.18 acres, located at 1190 Ben Barron Road. The parcel is requesting to be zoned Industrial Park (M-2).).

Mr. France presented the agenda item.

The Applicant, Devin Terrill of Paragon Investment Group, spoke in favor of his request.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Johnson.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

4. Consider an Zoning Map Amendment (ZA-26-02) request for four (4) parcels (142-07-04-011, -012, -014, -032) totaling ~4.19 acres, located at 106 Church Street. The parcels are requesting to be zoned General Commercial (C-2).

Mr. France presented the agenda item.

Guy Purvis, a representative of Moncks Corner United Methodist Church (the Applicant) spoke in favor of their request, noting the request is to seek larger signage than what is currently permissible within the properties' current zoning designation.

Commissioner Johnson asked if this request would affect Berkeley County School District's zoning designation. Mr. Westbrook responded, no.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Roper.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

OLD BUSINESS

5. Consider an amendment to the previously recommended Conditional Zoning (CZ-25-01) Village Square Planned Development. Amendment contains architectural standards for the Planned Development (PD) district to enhance and strengthen the design regulations of the project and previous recommendation from Planning Commission on June 24, 2025.

Mr. Westbrook presented the agenda item.

Commissioner Pipkin asked if Town Council approved the hearing for the Village Square Development Agreement. His understanding was they tabled the request for the following month. Mr. Westbrook clarified that the request was approved with intention to move to the next Town Council reading.

Commissioner Roper asked how Staff enforce the quality of the recreation facilities offered to the Town. Mr. Westbrook clarified that such facilities will be reviewed and approved by the Staff.

Commissioner Pipkin expounded upon Commissioner Roper's question. Mr. Westbrook clarified that Staff approves the plans, and we ensure the facilities are being constructed in accordance with the stamp-approved plans. In addition, Staff has the ability to hold Plats if these facilities are not built to the Town's satisfaction.

Commissioner Campbell asked if the proposed "Village Square" Subdivision had Architectural Guidelines in their previously heard requests. Mr. Westbrook responded, stating previous request contained architectural standards, but by having the current request adopted by Town Council Staff could ensure structures are built in accordance with the renderings presented to both the commissioners and council members by the Applicant.

Motion made by Commissioner Johnson to recommend approval for the request as presented by Staff. Second, by Commissioner Campbell.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that if they wish, they can be included on Staff's monthly development update email if requested.

Mr. France informed the commission that Staff and Planning Commission members are required to partake in the Municipal Association of South Carolina's "Required Orientation For Planning & Zoning Officials". Mr. France suggested that Staff will be sending out a packet to all commissioners containing applicable information regarding this requirement.

MOVE TO ADJOURN

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

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

Meeting was adjourned at 7:24 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



STAFF REPORT

TO: Planning Commission
FROM: Carter France, Planner
SUBJECT: Zoning Map Amendment (ZA-26-03) – Peggy Ann McQuown-Gramling
DATE: March 24, 2026

Background: The applicant, Peggy Ann McQuown-Gramling, has applied for a Zoning Map Amendment (ZA-26-03) one (1) parcel (TMS # 142-02-02-006) addressed as 200 Broughton Road. The applicant is seeking the parcel to be zoned from **Single-Family Residential (R-1)** to **Office & Institutional (C-1)**.

Existing Zoning: The subject parcel is currently in the **Single-Family Residential (R-1)** Zoning District. Per the Town’s Zoning Ordinance, this zoning district is intended to promote:

“...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-1	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
South	C-1	Law Office
	R-1	Single-Family Detached Dwelling
		Single-Family Detached Dwelling
East	R-1	Single Family Detached Dwelling
West	C-1	Correctional Facility

Existing Site Conditions: The subject parcel comprises of approximately 0.73 acres (31,363 square feet), which appear to be single-family dwellings. The subject parcel fronts three (3) streets. The parcel has approximately 122-feet of road frontage along Broughton Road, an additional 247-feet of frontage along California Avenue, and 104-feet of road frontage along Hill Street.

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:

“promote 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. Certain related structures and uses are permitted outright or as permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance “

Staff is not generally in support of increasing commercially zoned land along a corridor that is predominately occupied by existing Single-Family detached dwellings, particularly with directly adjacent residences along the northern property line and surrounding area. Although divided via public right-of-way, the subject parcel is immediately adjacent to an existing law office and a correctional facility. The subject parcel’s proximity to these two (2) identified commercial use types 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, Day Cares, Funeral Services. 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.

Should the zoning designation change with this request, the current use of a single-family dwelling will be immediately considered non-conforming. The non-conforming protections, as listed in Section X-XX of the Zoning Ordinance, allow for non-conforming uses to continue. Any interruption in this use, such as the abandonment or vacancy of this residential dwelling, for more than ninety (90) consecutive days will result in the non-conforming protection being lost. Essentially, should the zoning change, the property can still be used as a residence, so long as it not vacant and absent this use for more than ninety (90) days. Also, should the use be converted from single-family to any legal conforming use, such as an attorney’s office, the single-family use cannot reestablish. Should either of these scenarios occur and the use of single-family detached dwelling be lost, another Zoning Map Amendment would be require to reestablish the property as residential.

Density: The subject parcel consists of approximately 0.73 acres. Per the Zoning Ordinance, the maximum lot coverage for **Office & Institutional (C-1)** zoning district is 50%. At this time, Staff is unaware if the existing structures on the subject-parcel exceed this standard. Any change in the building footprint, to include a complete demolition and new construction, would be required to meet the maximum lot coverage prescribed for the **C-1** zoning district.

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, no delineated wetlands encroach upon the subject parcels. Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. As the property currently is developed, any tenant that would alter the existing structures and other infrastructure without increasing impervious area on the parcel, may be deemed nonconforming and subject to the Town’s standards per Section 5-2 of the Zoning Ordinance. 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 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 subject parcel 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 primary intent behind the above-mentioned overlay is to expand economic opportunities within the Town’s corporate limits. By rezoning the subject parcel to **Office & Institutional (C-1)**, the Town’s economic opportunities are expanded as the **C-1** zoning district allows for a larger variety of by-right commercial uses than what is otherwise permitted by-right in the **Single-Family Residential (R-1)** zoning district. Furthermore, this overlay specifically promotes service-based commercial use types, which is the primary intent behind the **C-1** zoning district.

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.



Applicant Information

NAME

Peggy Ann McQuown-Gramling

ADDRESS

200 Broughton Rd Moncks Corner SC 29461

PHONE

843-826-1963

EMAIL ADDRESS

Property Owner Information

If different than the applicant.

Subject Parcel

TMS NUMBER

1420202006

CURRENT ZONING

R-1 Single-Family Residential

REQUESTED ZONING

C-1 Office & Institutional

CURRENT USE OF PROPERTY

Owner's personal home

PROPOSED USE OF PROPERTY

Buyer wanting to turn it into a daycare.

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.

TEXTAREA

No

CONSENT

checked

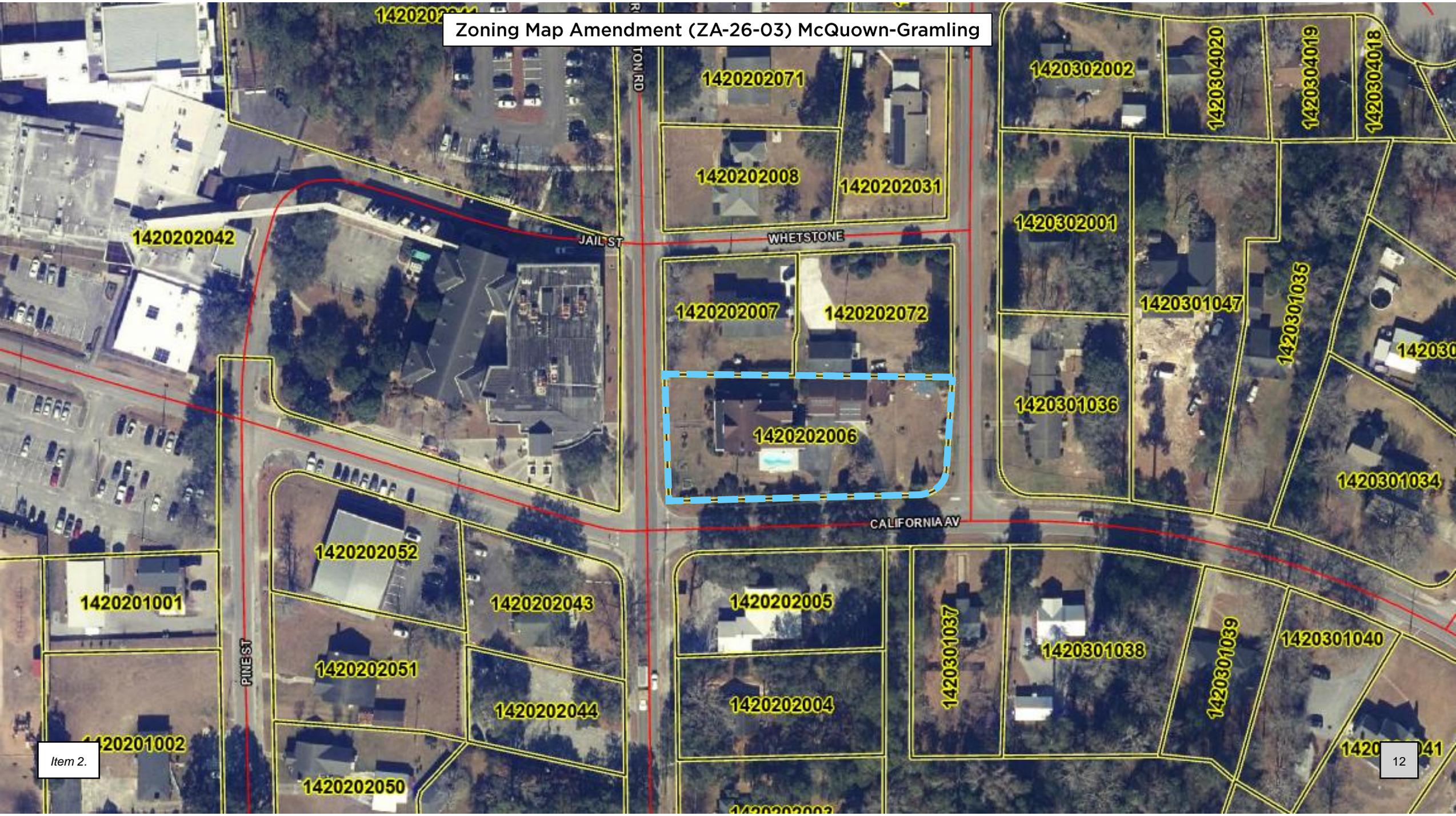
SIGNATURE

The signature block contains two handwritten signatures. The first is the name 'Roggy' written in a cursive, slightly slanted font. The second is a more stylized, abstract signature consisting of several loops and a long horizontal tail.

DATE

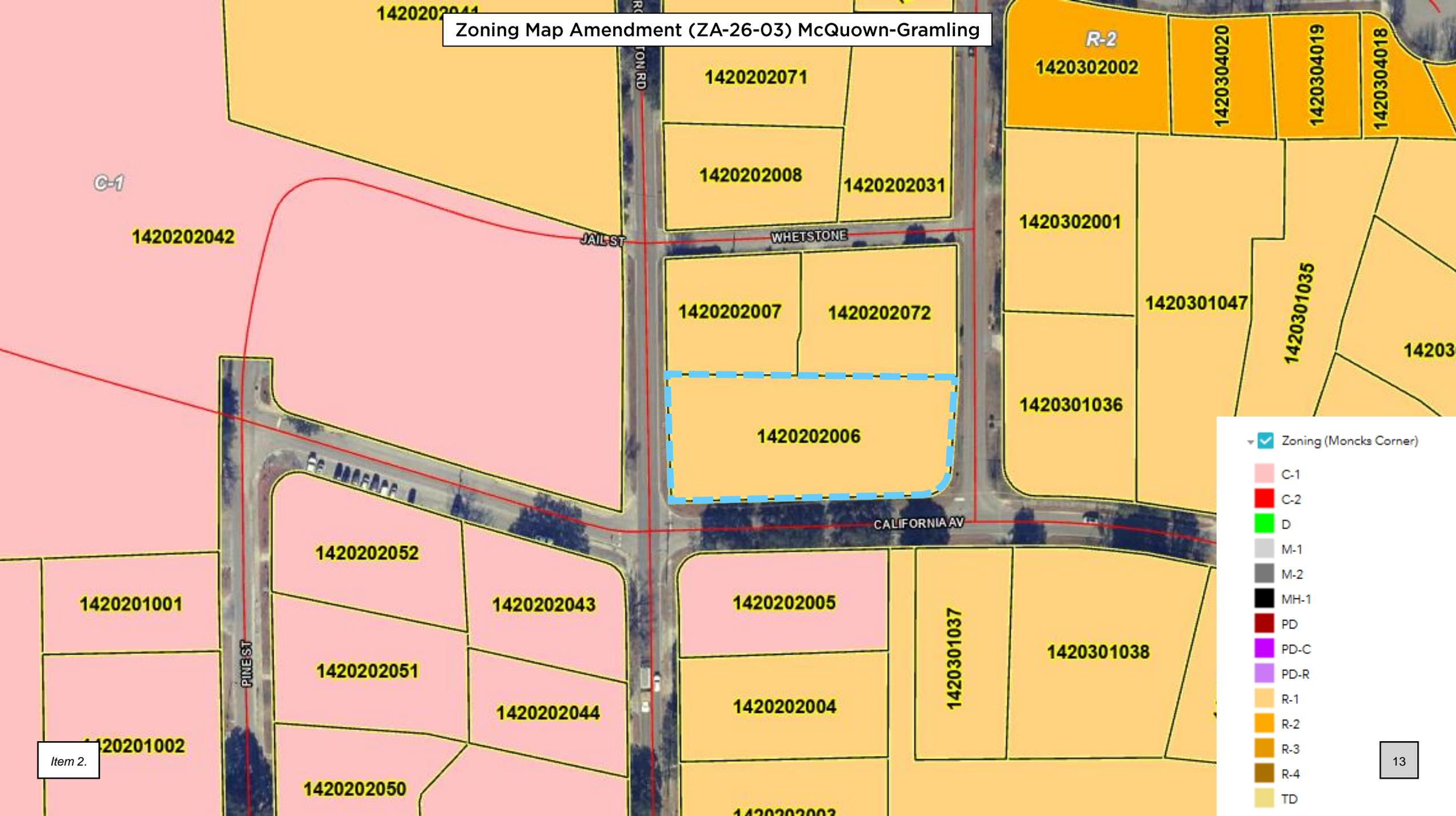
01/29/2026

Zoning Map Amendment (ZA-26-03) McQuown-Gramling



Item 2.

Zoning Map Amendment (ZA-26-03) McQuown-Gramling



C-1

1420202042

1420202044

1420202071

1420202008

1420202031

R-2
1420302002

1420304020

1420304019

1420304018

1420302001

1420301047

1420301035

14203

1420202007

1420202072

1420202006

1420301036

CALIFORNIA AV

1420202052

1420202005

1420201001

1420202043

1420301037

1420301038

1420202051

1420202004

1420201002

1420202044

PINEST

1420202050

1420202003

Item 2.

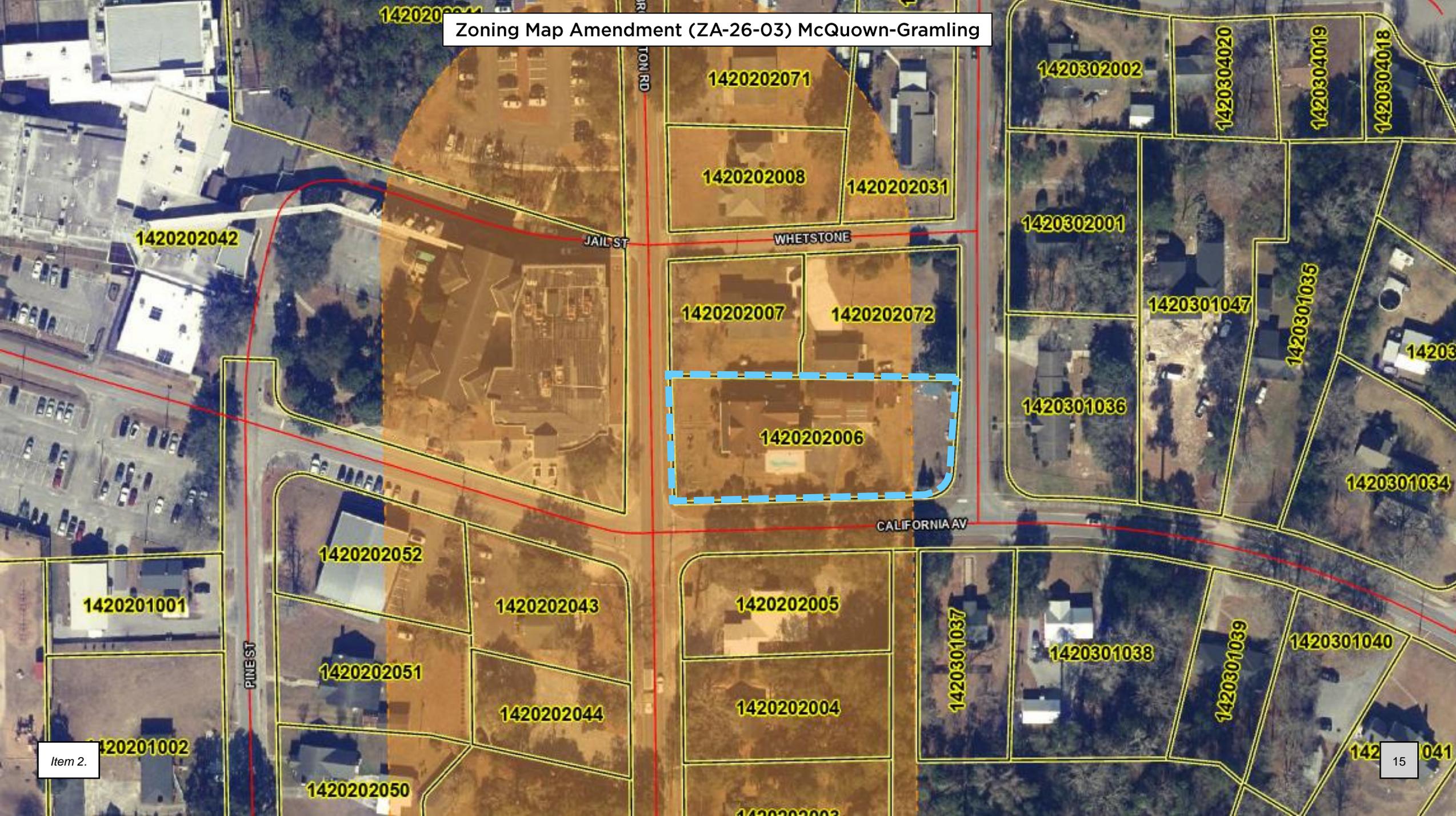
Zoning Map Amendment (ZA-26-03) McQuown-Gramling



Item 2.

- 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

Zoning Map Amendment (ZA-26-03) McQuown-Gramling



1420202042

1420202042

TONN RD

1420202071

1420202008

1420202031

1420302002

1420304020

1420304019

1420304018

JAIL ST

WHETSTONE

1420202007

1420202072

1420302001

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1420202006

1420301036

1420301034

CALIFORNIA AV

1420202052

1420201001

1420202043

1420202005

PINE ST

1420202051

1420202044

1420202004

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Item 2.

1420201002

1420202050

1420301041