



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, SEPTEMBER 27, 2022 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### APPROVAL OF MINUTES

1. Approval of minutes for the August 23, 2022 regular meeting
2. Approval of minutes for the August 30, 2022 workshop

### NEW BUSINESS

3. Consider a recommendation to rezone 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012, from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial

### 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 23, 2022 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Commissioner Roscoe Haynes  
Chairman Connor Salisbury  
Commissioner Chris Kondakor  
Commissioner Drew Ensor  
Commissioner Nick Ross  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Doug Polen, Development Director

#### ABSENT

Commissioner Robin McGhee-Frazier

### APPROVAL OF MINUTES

#### 1. Approval of Minutes for the July 26, 2022 meeting

Motion to accept the minutes as written

Motion made by Commissioner Cruppenink, Seconded by Commissioner Haynes.  
Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor,  
Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

#### 2. Motion made to move old business ahead of new business.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.  
Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor,  
Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

### OLD BUSINESS

#### 3. Consider a recommendation to rezone 10.38 acres located at the southeast corner of US Highway 52 and Shine Lane, TMS 142-00-01-021, from C-2, General Commercial, to R-3, Single-Family Attached Residential, with Conditions

Mr. Polen presented the item, explaining that the item had come before the Planning Commission previously and had been recommended on to the Town Council. Town Council voted to deny the item, but later requested further information and for the item to return to Council.

Motion was made to recommend approval of the rezoning.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.  
Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor,

**4. Consider a recommendation to annex property east of the southern terminus of Vanihayn Drive, TMS 122-00-02-009, and to zone said property R-2, Single Family Residential with Conditions**

Mr. Polen presented the item, explaining what had been discovered since the previous meeting. There was a question about the ownership of Vanihayn Drive, which was shown by plat to be a County road until it borders the subject property, at which point it becomes a private road contained within the borders of the subject property. The local community and adjacent property owners accept this, and are fine with the emergency gate at the northwest corner of the subject property on Vanihayn. They would like an additional gate on Prospect Drive, keeping all traffic from the new development from entering the existing neighborhood.

Numerous citizens spoke, as follows.

- Mr. Bryant wanted to make sure that traffic from the new neighborhood did not come onto Prospect and Vanihayn.
- Mr. McKelvey wanted to ensure that the gates went up.
- Verdell Williams asked for fairness and asked that informational signs be put up in more visible locations.
- Louis Vanish asked about the access for solid waste trucks.
- Alex Dubose asked for the developer to provide a pavilion for the existing neighborhood.
- Verdell Williams stated that the roads in the Kitfield area were terrible in the area and are much better everywhere else.
- Carol Williams asked if the Planning Commission would consider having all traffic in and out of the new neighborhood go straight to Broughton Road.
- Mr. Boyce from Sunnybrook Drive asked if there were two ways into the new neighborhood
- Diane Ford asked how equipment would be coming in.

Wofford Stribling, representative for the applicant, stated that a traffic study had been done and that a right turn lane would be placed on northbound Broughton at the Kitfield intersection. He also said that the developer would contribute \$500 for each home in the annexed area to go towards a pavilion. All construction traffic will come in through the newly built road, not through Vanihayn.

Motion to recommend approval of the annexation and rezoning with conditions to Council.

Motion made by Commissioner Ensor, Seconded by Commissioner Haynes.  
Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

**NEW BUSINESS**

**5. Appeal to required mitigation for removal of trees at 204 W. Main Street**

Mr. Polen presented the item.

Mr. Haynes asked who removed the trees. A team of volunteers.

Ms. Cruppenink stated that parking there has always been an issue and this is a project for the children. Mr. Salisbury stated that there was no harm other than not following proper procedures.

Motion made to allow the tree removal without mitigation.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

**6. Consider a recommendation to annex 19.17 acres along Highway 52 at the end of Perry Hill Road, TMS 142-14-00-030, and to zone said property R-3, Single Family Attached Residential, with conditions**

Mr. Polen presented the item.

There was considerable discussion about access, with agreement amongst the Commission that full access was required on both Eloise and Perry Hill.

A question was asked about buffering along Hwy 52, and the applicant stated that a 30' buffer would be placed there.

Motion made to recommend approval of the rezoning with conditions.

Motion made by Commissioner Ross, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

Voting Nay: Chairman Salisbury

**7. Consider a recommendation to rezone 31.02 acres located at the northeast corner of Rembert Dennis and Stoney Landing Road, TMS 143-00-00-008 & -030, from C-1, Office & Institutional, to PD-R, Planned Development Residential, and PD-C, Planned Development Commercial**

Mr. Polen presented the item.

A commissioner asked if there would be a fence along the school side of the property. The developer stated that that could be done.

Mr. Ensor asked if the neighborhood was 55+. Yes, it will be entirely.

Ms. Cruppenink asked how that is governed. The HOA manages, and property cannot be left to someone under the age of 55.

Mr. Salisbury stated that while there isn't much commercial land left, he's in favor of this rezoning.

Motion made to recommend approval of the rezoning with conditions.

Motion made by Commissioner Kondakor, Seconded by Commissioner Haynes.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

**8. Consider a recommendation to amend Article 2 of the Zoning Ordinance**

Mr. Polen presented the item.



Motion made to recommend approval of the zoning amendment.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor,  
Commissioner Ensor, Commissioner Ross, Commissioner Cruppenink

#### **PLANNER'S COMMENTS**

None.

#### **MOVE TO ADJOURN**

Meeting adjourned at 7:30 p.m.

Motion made by Commissioner Haynes, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairman Salisbury, Commissioner Kondakor, Commissioner  
Ensor, Commissioner Ross, Commissioner Cruppenink

*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 WORKSHOP

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 30, 2022 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Commissioner Robin McGhee-Frazier  
Chairman Connor Salisbury  
Commissioner Nick Ross  
Commissioner Charlotte Cruppenink

#### STAFF PRESENT

Douglas Polen, Development Director

#### ABSENT

Commissioner Roscoe Haynes  
Commissioner Chris Kondakor  
Commissioner Drew Ensor

### WORKSHOP

1. Moncks Corner 2022 Comprehensive Plan Workshop - Mark Brodeur, BCDCOG

Mr. Polen introduced Mark Brodeur and Wyatt Stitely from the BCDCOG.

Mr. Brodeur explained the Guiding Principles, Goals, and Objectives matrix. The Commissioners read over the matrix and discussed the various listings.

The Commission mentioned that they want to see more affordable/workforce housing. Mr. Brodeur explained the concept of inclusionary housing. He stated that the Comprehensive Plan is the enabling legislation that directs the Zoning Ordinance. By putting language like "ensure the availability of adequate and affordable housing" in the Comprehensive Plan, it enables amendments to the Zoning Ordinance that directly require that availability.

Mr. Salisbury asked what happens if the Comprehensive Plan doesn't support a rezoning. Mr. Brodeur responded that the Future Land Use Map should be changed along with the Zoning Ordinance so that they are in sync with one another.

Ms. Cruppenink stated that the Town needs more restaurants, but there aren't enough employees for them and that residents don't support them.

Further discussion on the future of the Town was discussed, but no other specific principles, goals or objectives were highlighted.

### MOVE TO ADJOURN

Meeting adjourned at 7:25 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.*



## Staff Report

### Amendment to the Official Zoning Map

**DATES:** Planning Commission: September 27, 2022  
Town Council:  
First Reading: October 18, 2022  
Second Reading & Public Hearing: November 15, 2022

**TO:** Moncks Corner Planning Commission/Town Council

**FROM:** Douglas Polen, Community Development Director

**SUBJECT:** Rezoning Request

**SUBJECT PROPERTY:** 15.75 acres located at 105 Heatley Street, TMS 142-00-01-012

**ACTION REQUESTED:** Consider an Ordinance to rezone real property within the corporate limits of the Town of Moncks Corner from R-2, Single Family Residential, to R-2, Single Family Residential with Conditions and C-2, General Commercial and to amend the official zoning map of the Town to so reflect.

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### Background:

The applicant, D.R. Horton Homebuilders, is requesting a rezoning to allow for smaller single family detached residential lots at the southeast corner of S. Live Oak and Heatley Street. Additionally, they are proposing one acre of commercial at the corner itself.

Under current zoning, residential lots have a minimum size of 8,500 sq. ft., and the applicant is seeking lots of 6,875 sq. ft., or 55' x 125'. To achieve this density, the applicant is offering the following:

- \$1,000 donation into the Corner Renaissance redevelopment fund for each unit
- A one-acre commercial component
- Additional architectural variety
- HOA maintained amenities
- Additional trees and shrubs

- Decorative crosswalks
- Unique street name signs

Additionally, all homes in negotiated districts require the following:

- Front facades and sides covered in Hardiplank or other cementitious material
- HOA maintained sidewalks, street trees, streetlights, and stormwater facilities outside of the right of way

### **Current Zoning - Definition and Uses:**

#### *R-2, Single-Family Residential*

*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:**

#### *C-2, General Commercial*

*This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office and service establishments 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 are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.*

*Permitted Uses: A building or premises in the C-2 district may be used for the following purposes:*

- 1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district*

2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops and limited wholesale activity.
3. Generally recognized service establishments which perform services off premises similar to but not limited to: services to dwellings and other buildings, lawn and gardens, disinfecting and extermination, trees and shrubs.
4. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
5. Private clubs, walk-in and drive-in theaters, assembly and concert hall.
6. Hotels and motels
7. Nursing, assisted living, and group care facilities
8. Campgrounds and overnight trailer courts
9. Wholesale, warehouse and storage facilities including building materials and lumber yards.
10. Automotive services and carwashes
11. New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
12. Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
13. Mobile home dealers
14. Research, development, and commercial testing laboratories
15. Transportation facilities including bus depots, trucking facilities and services without storage.
16. Outdoor advertising agency
17. Communication services, radio and television broadcasting
18. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

### Summary of Adjacent Zoning & Uses

Zone		Present Use
North	TD	Alternative School
East	R-2	Single Family Detached Homes & Churches
South	R-3	Townhomes
West	R-1 & C-2	Single Family Detached Homes & RED Electric

### Moncks Corner Future Land Use Map

The Future Land Use Map of the 2017 Comprehensive Plan shows this property as Residential.

### **Staff Findings & Recommendation:**

In general, the Town is supportive of this project. The lot sizes are smaller than the adjacent houses on Merrimack, but the proposed homes will be considerably larger.

The Town's primary concerns are twofold:

1. The Town wants to see concrete plans for the commercial lot at the corner of Live Oak and Heatley, rather than a lot zoned commercial that may or may not see development in the near future.
2. The Town would like to see a direct connection to the townhome community to the south. This property is also being developed by D.R. Horton. The lot to the south features 67 townhomes and only has one entrance, while the Town requires neighborhoods over 30 units to have two or more entrances or all units must be sprinklered.

The property to the south is already under development and all civil plans have been approved. However, the Town would still like to see changes to that plan to accommodate connection to the proposed development.

Staff has spoken with the developer about a possible third lot to west, connecting the townhomes to S. Live Oak. This lot could possibly connect to the subject property as well, but as this is speculative the Town still wishes to see connectivity between the property the developer seeks to rezone and the townhome property under construction.

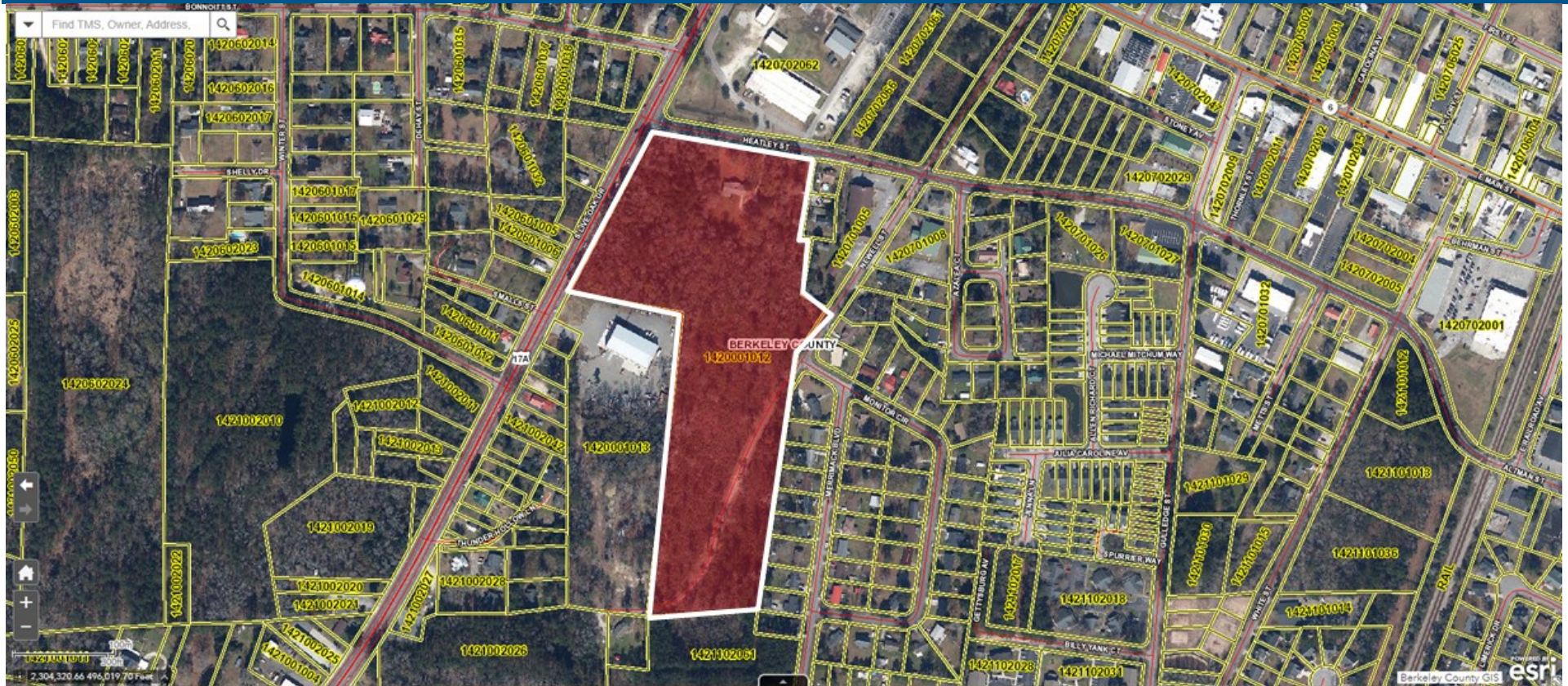
With these changes, the Town recommends **APPROVAL** of the project.



**Planning Commission | September 27, 2022**  
**Town Council First Reading | October 18, 2022**  
**Town Council Second Reading & Public Hearing | November 15, 2022**

**Town Council First Reading | October 18, 2022**

## Town Council Second Reading & Public Hearing | November 15, 2022





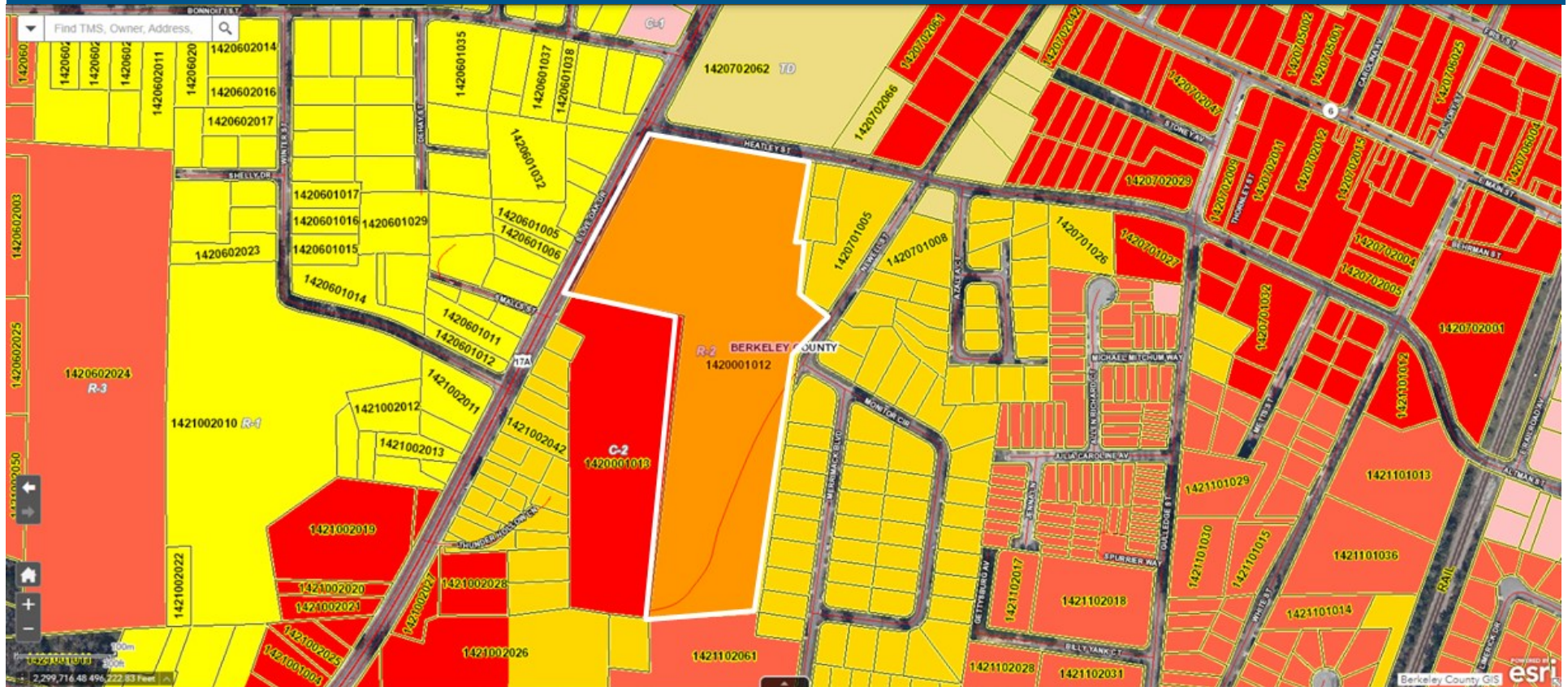
# South Live Oak at Heatley Street

## TMS 142-00-01-012

Planning Commission | September 27, 2022

Town Council First Reading | October 18, 2022

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



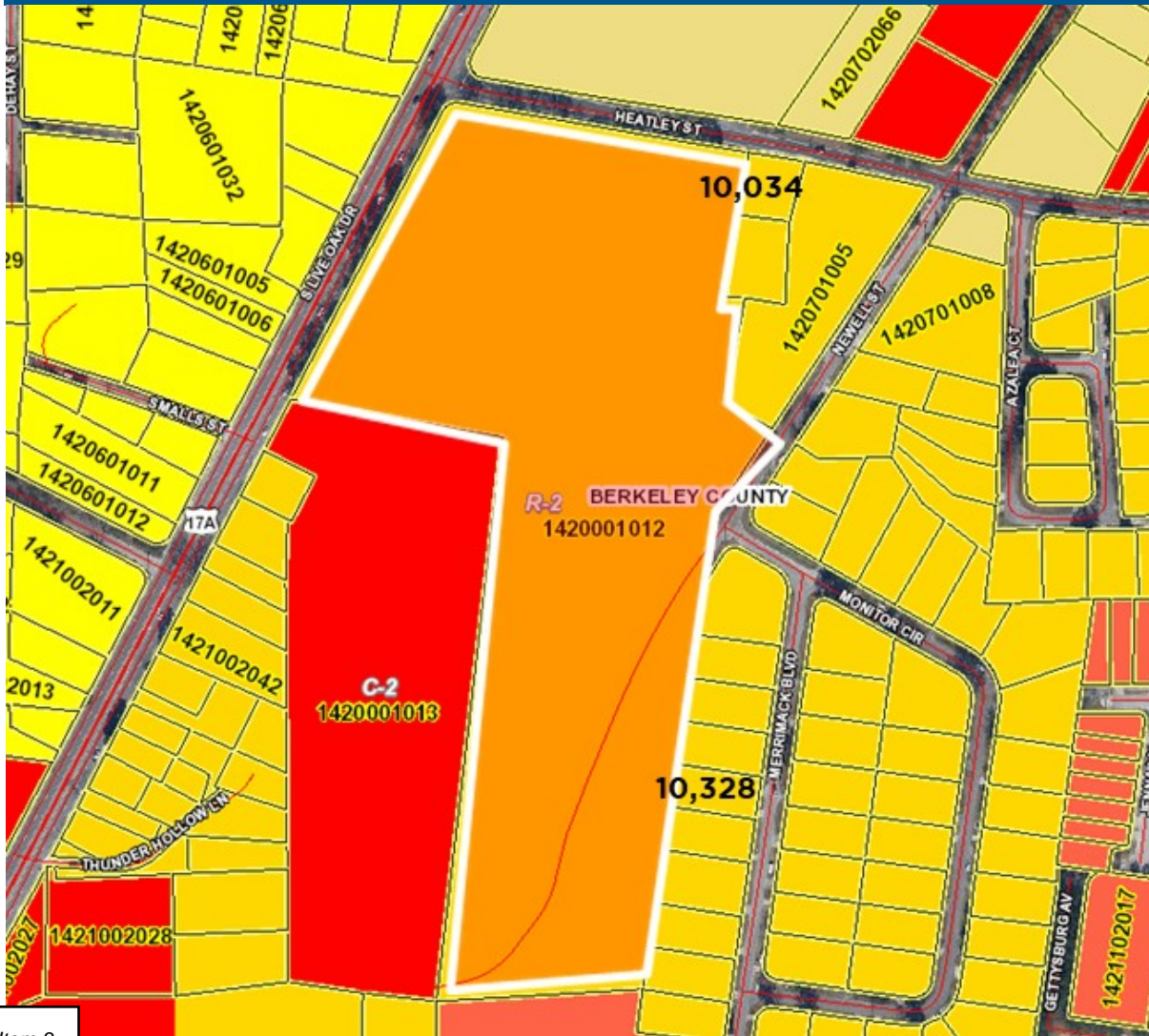
# South Live Oak at Heatley Street

## TMS 142-00-01-012

Planning Commission | September 27, 2022

Town Council First Reading | October 18, 2022

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



**Nearby  
residential lot  
sizes (sq. ft.)**

**Applicant  
proposed lot  
size is approx.  
6,875 sq. ft.**



# South Live Oak at Heatley Street

## TMS 142-00-01-012

Planning Commission | September 27, 2022

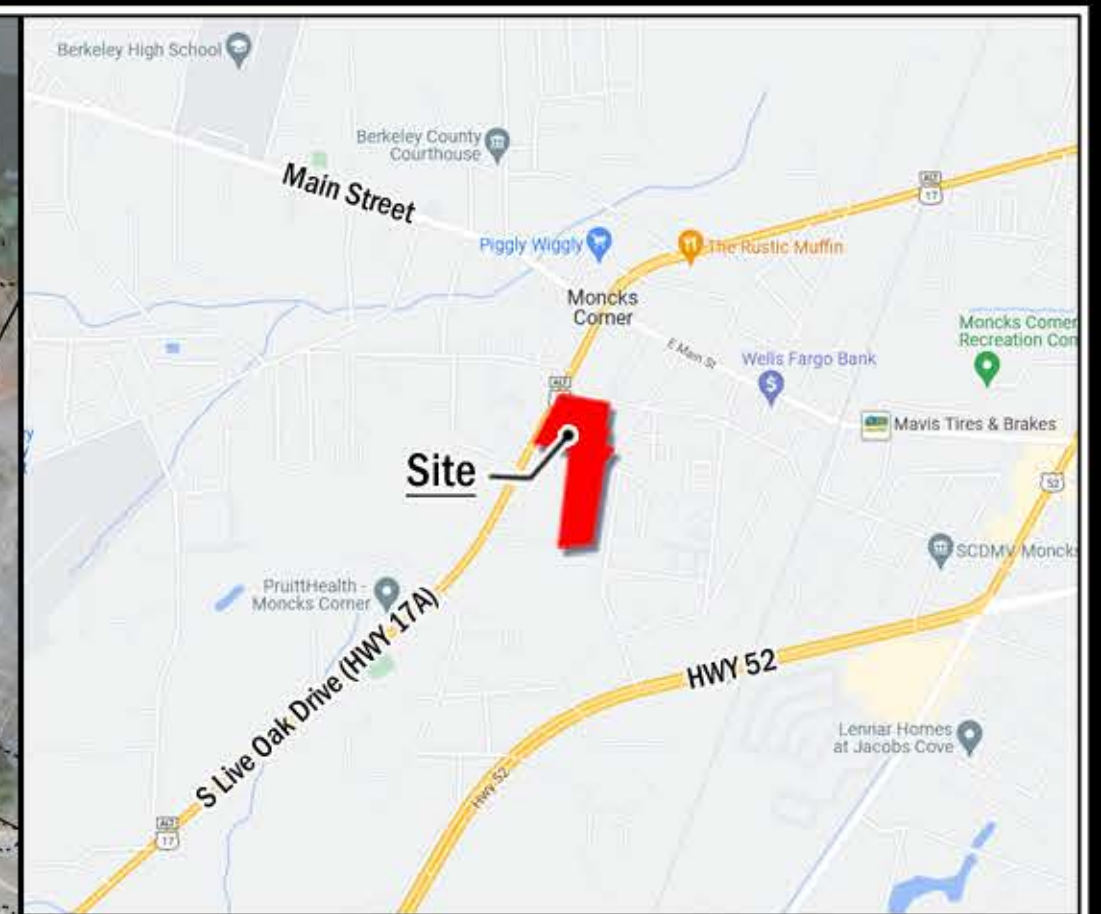
Town Council First Reading | October 18, 2022

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



The Town would like to see connectivity to the neighborhood to the south. This is also a D.R. Horton community.





**Vicinity Map**  
Not To Scale

**Site Data:**

Tax Parcel:	142-00-01-012
Total Acreage:	+/- 15.75 Acres (per GIS)
Residential Acreage:	+/- 14.50 Acres
Commercial Acreage:	+/- 1.25 Acres
Location:	Town of Moncks Corner, SC
Zoning:	
Existing:	R-2
Proposed:	R-2 (Conditional)
Total Lots:	+/- 30 (55'x125') Lots
Density*:	2.07 DU/AC
Active Open Space*:	
Required:	+/- 1.89 Acres (13%)
Proposed:	+/- 1.89 Acres (13%) Minimum

\* Note: Density and Active Open Space calculated using Residential Acreage (14.50 Acres)

**General Notes:**

1. Base information provided by Berkeley County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

**Floodplain Information**  
Floodplain is not located on-site; information obtained from FEMA FIRM Panel 45015C0385E effective date of study 12/07/2018.

**Stream/Wetland Information**  
Stream/Wetland Information is based on preliminary information provided to ESP by "Wetlands Exhibit" prepared by Sabine & Waters, Inc. revised 08/06/2021. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy- unit loss may occur.

**Access Points/Driveways/Streets**

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Moncks Corner Land Development Ordinance and applicable standards identified by SCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space**  
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

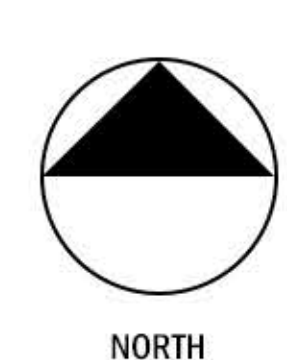
**Potential Stormwater Quality Areas**  
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

**Public Information**  
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**DRAFT**  
DO NOT RELY ON THIS DOCUMENT

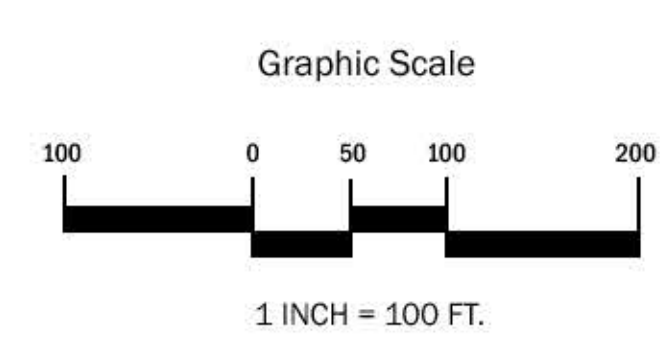


ESP Associates, Inc.  
2154 N. Center Street Suite E-504  
N. Charleston, SC 29406  
843.714.2040  
www.espassociates.com



# Heatley Street Site Preliminary Concept Plan F

ESP Job #KT16 August 31, 2022



**D.R. HORTON**  
*America's Builder*  
2057 Wambaw Creek Road  
Charleston, SC 29492





August 29<sup>th</sup>, 2022

**Heatley Street Bonus Density**  
**TMS# 142-00-01-012**

**Request for Bonus Density:**

The property is currently zoned R2 in the Town of Moncks Corner. An updated conceptual plan has been prepared to adhere to local and state regulations. This plan proposes two access points – the main access from Heatley Street and a secondary access on Newell Street. The wetlands were recently delineated, and the land plan incorporates these current site conditions. Below is a summary of the requested design criteria associated with the rezoning request.

- Limited wetland impact (0.49 acres)
- Commercial Component at Intersection of Heatley Street and S. Live Oak Drive
- Improve alignment on Newell Street and Monitor Circle

Below please find the breakdown of the density bonus incentives the developer intends to implement for this development.

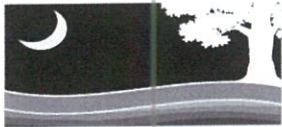
Density Bonus Incentives		
Bonus Type	Bonus	Square Feet
Base Lot Size		12,000
Neighborhood Revitalization	20%	2,400
Commercial Component	10%	1,200
Widened Sidewalks	5%	600
HOA Maintained Amenity	3%	360
Trees and Shrubs	3%	360
Decorative Crosswalks	3%	360
Unique Street Name Signs	1%	120
	Total Bonus	= 6,600

**Intent** – The intent of negotiated development is to achieve the following:

- To encourage the development of mixed-use communities which provide a range of harmonious land uses (residential, commercial, cultural, educational, etc.) which support the mixed uses within the planned unit development (PD District).
  - Provides commercial and residential land uses.
- To promote flexibility in site planning and structure location that facilitates the provision and use of efficient circulation and utility systems and preservation of

natural and scenic features that will result in a diversity of scale, style and details that foster a strong sense of community within the development as well as enhancing the immediate area surrounding the development.

- a. Improves traffic circulation and improves alignment on Newell Street and Monitor circle.
- c) To permit the development of such communities where there is demand for housing, a relationship with existing and/or planned employment opportunities, as well as supporting businesses and other services, and adequate community facilities and infrastructure existing or planned within the area.
  - a. Offers affordable housing in a desirable location.
- d) To provide a mechanism for evaluating alternative zoning regulations as well as other Town ordinance elements of the proposed application on its own merit, emphasizing that these provisions are not to be used to circumvent the intent or use of conventional zoning classifications set forth in this chapter or other applicable variance, waiver or amendment to other ordinances, contrary to state or federal law but to permit innovative and creative design of communities in the Town of Moncks Corner.
  - a. The proposed conditions do not alter the intended residential use of the property.



## REZONING APPLICATION

Moncks Corner Community Development

**MONCKS  
CORNER**  
*The Lowcountry's Hometown*

### Applicant Information

Name: DR Horton Inc Address: 2057 Wambaw Creek Rd, Charleston SC 29492  
Phone: 843-330-0296 E-Mail: demcnair@drhorton.com

### Property Owner Information (If Different)

Name: Elizabeth Watson & Kathleen Robuck Address: 105 Heatley St, Moncks Corner, SC 29461  
Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_  
TMS #: 142-00-01-012 Address: \_\_\_\_\_  
Current Zoning: R-2 Requested Zoning: R-2 with Conditions

Current Use of Property: R-2, single family

Proposed Use of Property: single family & 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.

N/A

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: Kathleen Robuck Date: 9/13/22  
Applicant's Signature: Demcnair Date: 9/13/22

### For Official Use Only

Received: \_\_\_\_\_ Property Posted: \_\_\_\_\_  
Receipt #: \_\_\_\_\_ Hearing: \_\_\_\_\_  
Advertised: \_\_\_\_\_ Approved: \_\_\_\_\_