



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 28, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

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

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).

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, JUNE 23, 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 Shacara Johnson
Commissioner Tory Liferidge
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Jeff Roper
Commissioner Kathleen Prodocimo

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting May 26, 2026.

Motion made by Commissioner Liferidge to approve the Staff provided May meeting minutes, Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, Commissioner Campbell

NEW BUSINESS

2. Consider a Tree Removal request for a grand tree, located at 617 Resinwood Road (162-01-03-048).

Mr. Westbrook explains the recent changes to the Town's adopted Tree Ordinance to the Planning Commission. Mr. Westbrook noted Live Oak trees at / greater than twenty-four inches (24") at diameter breast height (DBH) are protected by the Tree Ordinance. In addition, the commission was informed the Chief Building Official was the Staff lead on this request. Due to the absence of the applicant at the meeting, Staff recommends that the commission continue the agenda item to the next available Planning Commission.

Chairwomen Cruppenink asked Staff if they discussed the agenda item, would the commission lose the chance to offer a continuance.

Commissioner Pipkin asked Staff how the commission should proceed if the applicant does not appear at the next meeting if a continuance is offered. Mr. Westbrook noted that any decision would be at the Planning Commission's discretion.

Chairwomen Cruppenink asked Staff if a tree removal request for this specific tree has ever been poised to be heard by the Planning Commission. Mr. Westbrook stated no, not to his knowledge.

Chairwomen Cruppenink asked Staff if the applicant's issuance company has requested the tree to be removed. Mr. Westbrook stated no, not to his knowledge.

Commissioner Johnson noted that she is dissuaded by the fact the applicant did not attend the meeting, but does support a continuance of the agenda item.

Commissioner Campbell offered her support for the agenda item to be continued.

Commissioner Pipkin asked Staff if that the commission denied the applicant's request, could the Town be held liable if the tree damages the property in the future. Mr. Westbrook noted that it is difficult for him to see any legal liability, and the Town's attorney reviews all proposed Ordinances prior to adoption.

Mr. Westbrook explained the standards of grand tree mitigation that appear within the Town's Tree Ordinance.

Commissioner Campbell asked if the potential for the requested tree to conflict with existing sewer / sanitation infrastructure on the property could be considered a safety hazard. Mr. Westbrook stated such decision would be a judgement call, but it is possible for that specific issue to be considered a safety hazard.

Motion made by Commissioner Johnson to continue the agenda item to the next regularly scheduled Planning Commission meeting. Seconded, by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that Staff's "Development Update" email was sent earlier in the afternoon and invited the commissioners to contact Staff with any questions.

Mr. Westbrook provided the commission with a timeline of adoption for the proposed Unified Development Ordinance.

Mr. Westbrook noted that Staff is actively conducting interviews for the Code Enforcement Officer position.

Mr. Westbrook discussed the ongoing construction of the Town's Lacey Park Project.

Mr. Westbrook discussed which items are slated to be included in the next Planning Commission's agenda which to include the proposed subdivision within the Whipporwill Tract.

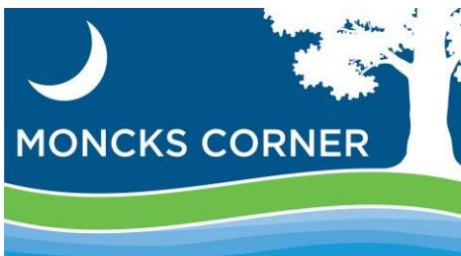
MOVE TO ADJOURN

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

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

Meeting was adjourned at 6:38 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 (CZ-26-03) – Brinson – 311 W Main Street
DATE: July 28, 2026

Background: The applicant, Tammy Brinson, has applied for a Zoning Map Amendment (CZ-26-03) for a parcel (TMS # 142-00-01-009) addressed as 311 W Main Street. The applicant is seeking the parcel be zoned **Conditional Zoning – General Commercial (CZ C-2)**.

Existing Zoning: The subject parcels are currently in the **Transitional District (TD)** Zoning District. Per the Town's Zoning Ordinance, this 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."

The **Transitional District (TD)** allows, by **Special Exception** the inclusion of any by-right commercial uses utilized by the **Office & Institutional (C-1)** Zoning District. That includes such uses as:

- *Generally recognized personal service establishments which perform services on the premises similar but not limited to: professional and administrative offices (doctors, attorneys, insurance, real estate), repair shops (watches, radio, television, shoe), tailor shops, beauty shops and barbershops, laundries and dry cleaners, photographic studios, copy services and banks and financial institutions.*
- *"Boutique retail and restaurants less than 2,000 square feet (not including drive throughs or gas stations)*
- *Hotels and lodging houses*
- *Automotive repair services, garages, renting and leasing*

The property owner is working with the current occupant, Atlantis Heating & Air to secure proper zoning for their business. It is Staff's interpretation that this use type would be considered as:

- *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.*

As the use has been interpreted by Staff to be closer to the “service establishments which perform services off premises” use type than “personal service establishments which perform services on premises”, a **Special Exception** is not possible. This is supported by the Zoning Ordinance as the off-premises use is only allowed in **General Commercial (C-2)**, while the on-premise use is allowed in both **General Commercial (C-2)** and **Office Institutional (C-1)**, and thus making any **C-2** use type ineligible to seek a **Special Exceptions** within the **Transitional District (TD)**.

Adjacent Zoning		Adjacent Land Use
North	C-2	Single Family Detached Dwelling
		Church
South	R-1	VACANT
East	R-1	Single Family Detached Dwelling
West	R-1	VACANT

Existing Site Conditions: The subject parcels comprise an approximate total of 0.86 acres, which currently utilizes a former single-family detached structure. The structure was used as a single-family residence with a home occupation, and was eventually converted into a purely business operation. Previously the parcel was zoned **Single Family Residential (R-1)**, however when the family vacated the residence and kept the business on the property, the property owner sought a rezoning to **Transitional District (TD)**. Per the National Wetlands Inventory map, there do appear to be wetlands delineated on the parcel, predominantly to the south. The subject parcel currently benefits from approximately 131- feet of right-of-way.

Proposed Zoning Request: The applicant has requested to rezone the subject parcels to the **Conditional Zoning – General Commercial (CZ C-2)** Zoning District. Per the Town’s Zoning Ordinance, a **Conditional Zoning (CZ)** Zoning District is intended to:

“... 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”

Per the Town’s Zoning Ordinance, a **General Commercial (C-2)** Zoning 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.”

As with any requested **Conditional Zoning** request, the applicant has worked with Staff to negotiate conditions to help make the request less impactful to the surrounding area as would be a straight zoning. As such, the applicant is looking to reduce the number of allowable use types in the requested **General Commercial (C-2)**

Zoning District. The applicant has provided a list of allowable, by-right use types and excluded use types that would be permitted by-right within the typical **General Commercial (C-2)** Zoning District. The allowed use types proposed are:

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

Examples of use types the applicant is requesting be excluded from the proposed zoning district, include, but not limited to:

- Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops.
- Private clubs, walk-in and drive-in theaters, assembly and concert hall.
- Hotels and motels
- Nursing, assisted living, and group care facilities
- Campgrounds and overnight trailer courts
- Wholesale, warehouse and storage facilities including building materials and lumber yards.
- Automotive services and carwashes
- New and used car, truck, machinery, utility trailer, and RV sales, rentals, and repairs.
- Fuel, fuel oil, and liquefied petroleum (bottled gas) dealers
- Mobile home dealers
- Research, development, and commercial testing laboratories
- Transportation facilities including bus depots, trucking facilities and services without storage.
- Outdoor advertising agency
- Communication services, radio and television broadcasting
- Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Transportation: Staff will not require a separate Traffic Impact Analysis (TIA) for the subject parcel for this sized parcel. Staff reserves our right to require a TIA prior to the establishment of the proposed use, per Section 5-9.D.

Environmental: Staff will ensure all environmental concerns are addressed per the Zoning Ordinance, Stormwater Ordinance, and all other Town adopted policies and procedures. Any delineation of, or impact to, wetlands will coincide with the required regulations from the US Army Corps of Engineers, and all wetlands will see a 20-foot buffer. 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 “Rural-Town Transitional Residential”. The Plan calls for this land use to be designated for:

“Intended to protect the rural character of the neighborhoods while also recognizing the close proximity to commercial and transportation services. Generally, streets do not follow the common grid-like pattern although some sections do follow common suburban street patterns.”

The requested zoning designation does not appear to be congruent with this designation of the Future Land Use Map as the request seeks to add a variety, albeit limited, mixture of commercial uses that are not in line with the existing surrounding neighborhood or rural character. The Wall Street neighborhood does see smaller lot sizes in the immediate vicinity.

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. Maintain a sustainable community by ensuring current infrastructure has the capacity to accommodate for current and future growth.

Staff believe that these various goals and implementation strategies are in harmony 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, although divided by the public right-of-way, the subject parcel is adjacent to the **General Commercial (C-2)** zoning designation which is considered commercial in nature.

Staff Analysis: Staff believes that the designated future land use is not consistent with the requested zoning district, however the changing nature of W. Main Street and limited commercial uses allowed at the applicant’s request may give a path forward for the Planning Commission’s recommendation and Town Council’s decision to approve such a request.

Staff Recommendation: After analysis of the materials provided, Staff recommends the Planning Commission consider the requested **Conditional Zoning – Single Family Residential (CZ R-2)** zoning district designation for the subject parcel.

Attachments: *SIGNED - Application (Tammy Brinson)(20260622)*
 Email (Tammy Brinson)(20260724)
 Location Maps (Aerial, Zoning, Future Land Use Map, Environmental)



Applicant Information

NAME

Tammy Brinson

ADDRESS

2032 South Live Oak Dr Moncks Corner SC 29461-7237

PHONE

18439349649

Property Owner Information

(If different than the applicant)

NAME

PHONE

ADDRESS

Subject Parcel(s)

TMS NUMBER

142-00-01009

CURRENT ZONING

TD Transitional District

REQUESTED ZONING

C-2 General Commercial

CURRENT USE OF PROPERTY

Professional Office

PROPOSED USE OF PROPERTY

Professional office for HVAC contractor

Certification

CONSENT

checked

SIGNATUREA handwritten signature in black ink, consisting of a stylized 'J' followed by a wavy line.**DATE**

06/22/2026

Re: Limited Uses - General Commercial (C-2)

From Tammy Brinson
Date Fri 7/24/2026 3:59 PM
To Justin Westbrook

Caution! This message was sent from outside The Town of Moncks Corner Domain

This is perfect, and I agree with all below. Thanks Tammy
Sent from my iPhone

On Jul 24, 2026, at 3:01 PM, Justin Westbrook

wrote:

Ms. Brinson,

Please see the by-right permitted uses for C-2. Obviously, your intention is not to have all uses available for this rezoning request, so please see my recommended list below, with the highlighted uses to remove, with the unhighlighted to remain, as we discussed earlier today. If you could approve or amend and get back to me today, I can process this to be heard by Planning Commission next Tuesday at 6:00pm. Please let me know if you have any additional questions.

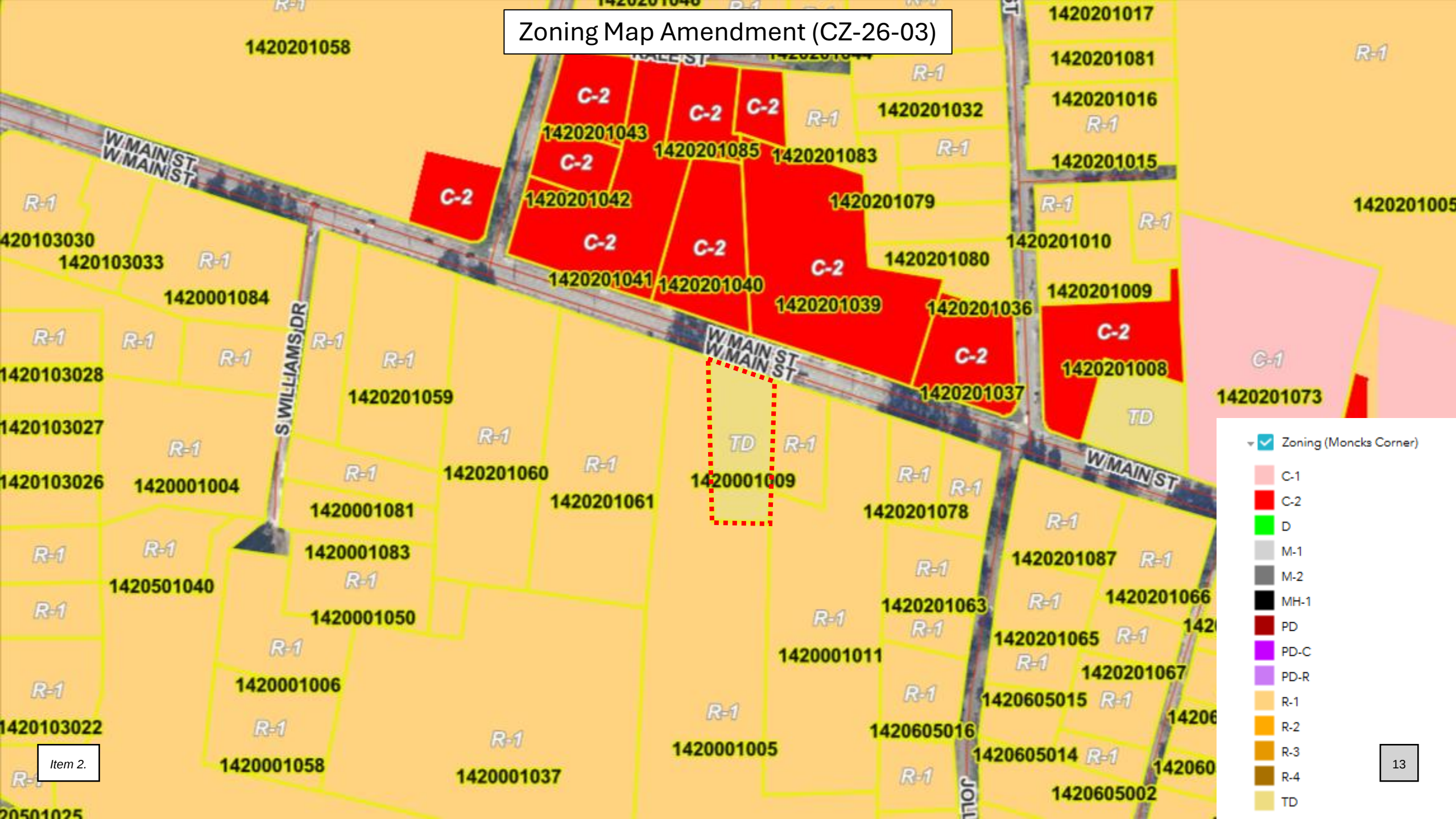
1. All non-residential uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district
2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, gasoline filling stations and repair garages, personal service shops 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.

<Outlook-hsxefzhl.png> **Justin Westbrook**
Community Development Director
Town of Moncks Corner
Direct 843-719-7913
118 Carolina Ave, Moncks Corner, SC 29461

Zoning Map Amendment (CZ-26-03)

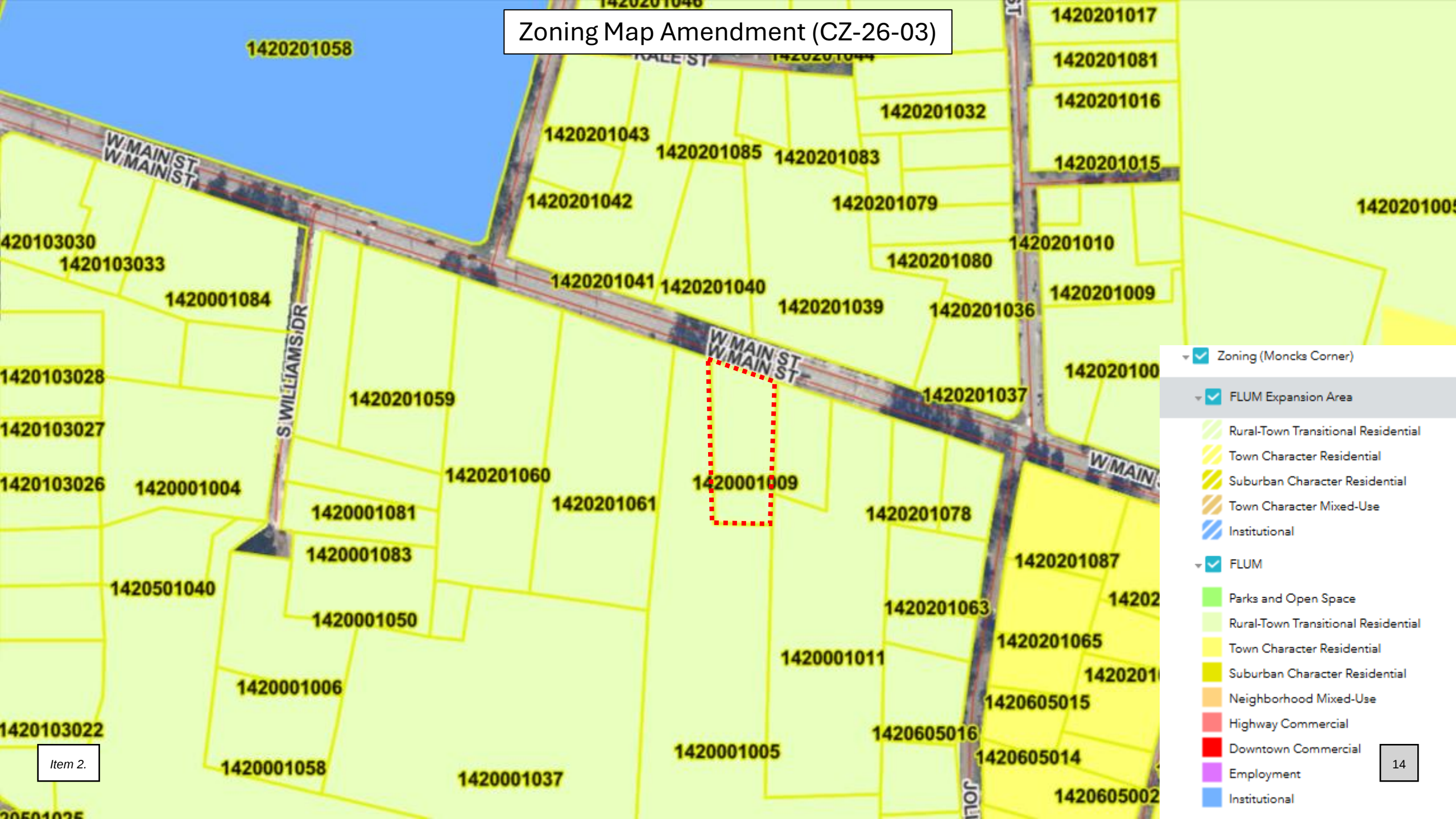
Item 2.

Zoning Map Amendment (CZ-26-03)



Item 2.

Zoning Map Amendment (CZ-26-03)



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