



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 22, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes for the February 22, 2022 meeting

NEW BUSINESS

2. Consider an application to rezone property at 209 Metts Street, TMS 142-11-01-025, from R-2, Single Family Residential, to C-2, General Commercial
3. Consider an appeal for the removal of grand trees at 318 S. Live Oak

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, FEBRUARY 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

PRESENT

Commissioner Roscoe Haynes (via phone)
Chairwoman Robin McGhee-Frazier
Commissioner Connor Salisbury
Commissioner Chris Kondakor
Commissioner Nick Ross

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Otis Nole
Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the January 25, 2022 meeting.

Motion made by Commissioner Salisbury, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross

NEW BUSINESS

2. Nominate and vote for a Planning Commission Chair for 2022.

Chairwoman McGhee-Frazier nominated Connor Salisbury as Chair. Commissioner Salisbury accepted the nomination.

Motion made by Chairwoman McGhee-Frazier, Seconded by Commissioner Haynes.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ross
Voting Abstaining: Commissioner Salisbury

3. Discussion with Mark Brodeur, Berkeley Charleston Dorchester Council of Government, concerning the 2022 Comprehensive Plan.

Mr. Brodeur spoke, stating that the Comprehensive Plan is the most important thing that the Planning Commission will pass. A full, new comp plan is due every ten years, with an update every five years. This is a new comp plan. The comp plan is a statement of where you want to be in the next ten years and provides the foundation upon which every other decision is based. Mr. Brodeur then presented his PowerPoint deck.

Commissioner Kondakor asked how the plan works with the SCDOT, Board of Education, etc. Mr. Brodeur stated that participation from sister agencies is important in the feedback loop section of the plan. Typically, sister agencies are supportive of the plan, but we want them to know our thoughts and for us to know theirs so we can work together.

Commissioner Salisbury asked about the timeline. Mr. Brodeur stated that that wasn't fixed yet. We'll be meeting with the Mayor & Council soon and the public thereafter.

Commissioner Salisbury asked what is required of the Planning Commission. Mr. Brodeur stated that we will try to meet in regularly scheduled meetings or in special meetings if need be to go over the plan and everyone's thoughts. The Commission is welcome to come to public meetings, but try to not become a quorum by standing near each other.

4. Consider a recommendation to amend Articles 5, 6 & 7 of the Zoning Ordinance.

Mr. Polen presented the various changes to the plan. Commissioner Salisbury recommended an addition whereby major interior roads are widened and parking is only permitted on one side of the road so that emergency vehicles can better travel through neighborhoods. Floor Area Ratios were also discussed, with the Commission stating that they would like to see restrictions placed on smaller houses on large lots in the PDs.

Motion made by Commissioner Salisbury, Seconded by Commissioner Ross.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross

OLD BUSINESS

PLANNER'S COMMENTS

None

MOVE TO ADJOURN

Meeting adjourned at 7:10 p.m.

Motion made by Commissioner Salisbury, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross

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: March 22, 2022
Town Council:
First Reading: April 19, 2022
Second Reading & Public Hearing: May 17, 2022

TO: Moncks Corner Planning Commission/Town Council

FROM: Douglas Polen, Community Development Director

SUBJECT: Rezoning Request

SUBJECT PROPERTY: 209 Metts Street, TMS 142-11-01-025

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 C-2, General Commercial, and to amend the official zoning map of the Town to so reflect.

Background:

The applicant, Iglesia Cristiana Monte Calvario, is seeking to rezone the church building at 209 Metts Street. The lot is currently zoned R-2, Single Family Residential, and the applicant is seeking to rezone to C-2, General Commercial.

Churches are allowed in any zone, so being in the R-2 zone isn't odd. However, the only other use allowed on the property is effectively residential, which would require demolishing the church. With a rezoning to the adjacent C-2 district, however, purchasers of the property could use the building for any number of uses.

Current Zoning - Definition and Uses:

R-1 & R-2, Single Family Residential, Sec. 6-3

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 District, Sec. 6-8

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. Commercial and professional sports, clubs, promoters, and racing tracks
14. Mobile home dealers
15. Research, development, and commercial testing laboratories
16. Transportation facilities including bus depots, trucking facilities and services without storage.
17. Outdoor advertising agency
18. Communication services, radio and television broadcasting
19. Paper and paper products, printing, publishing, and allied industries, and photo finishing laboratories.

Summary of Adjacent Zoning & Uses

	Zone	Present Use
North	C-2	TriCounty Link
East	R-3	Single Family Residential
South	R-3	Single Family Residential
West	R-2	Mini Storage Warehouse

Moncks Corner Future Land Use Map

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

Staff Findings & Recommendation:

This property already has a non-residential use on it and has commercial uses to the north and west. While there are residential uses to the east and south, this property would have to be demolished to be used residentially. We believe that C-2 is the best use for this property if the church is to leave.

For these reasons, Staff recommends **APPROVAL** of this project.

209 Metts Street Rezoning TMS 142-11-01-025

Planning Commission | March 22, 2022

Town Council First Reading | April 19, 2022

Town Council Second Reading & Public Hearing | May 17, 2022



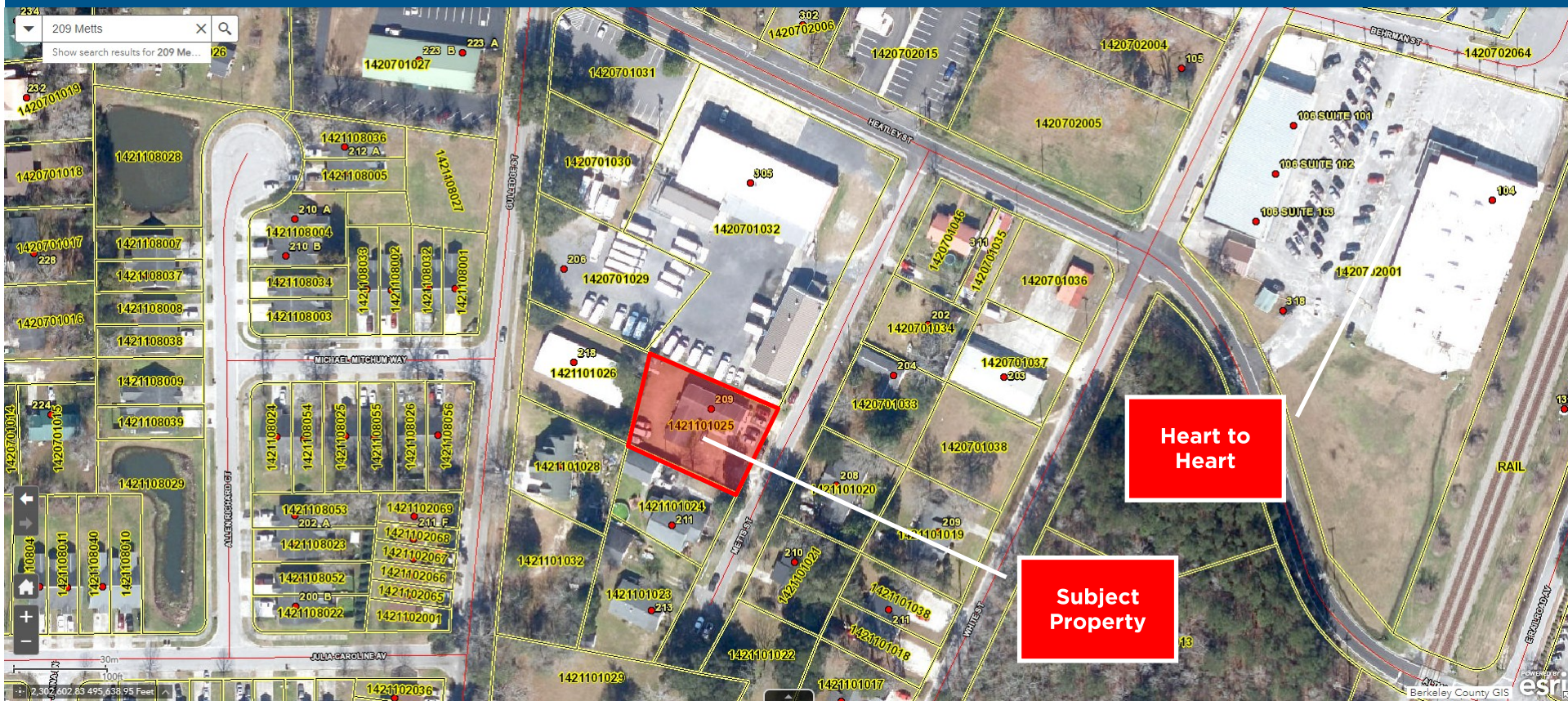
Mar 16, 2022 1:33:57 PM
209 Metts Street
Moncks Corner
Berkeley County
South Carolina

209 Metts Street Rezoning TMS 142-11-01-025

Planning Commission | March 22, 2022

Town Council First Reading | April 19, 2022

Town Council Second Reading & Public Hearing | May 17, 2022



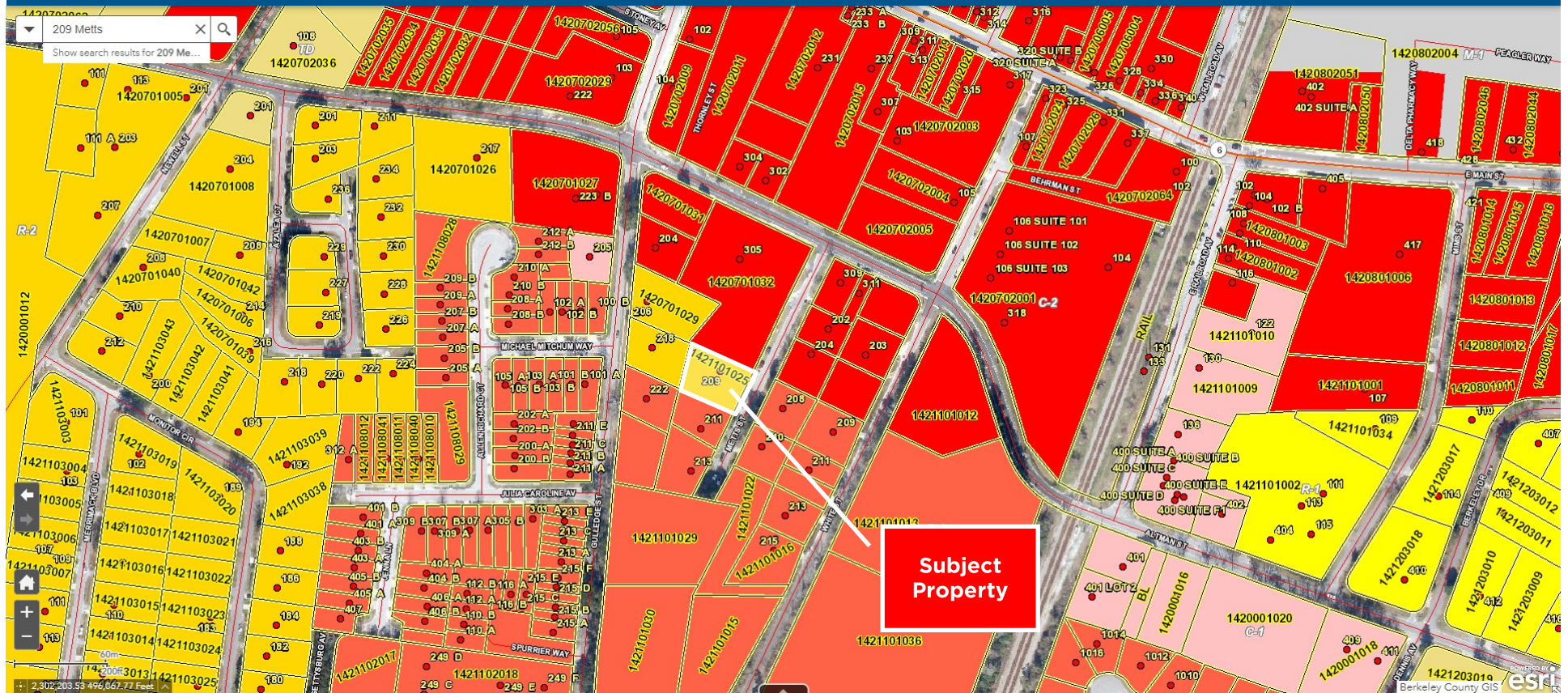
209 Metts Street Rezoning

TMS 142-11-01-025

Planning Commission | March 22, 2022

Town Council First Reading | April 19, 2022

Town Council Second Reading & Public Hearing | May 17, 2022





REZONING APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Roger Mairena Address: 209 Metts St., Moncks Corner, SC 29461
Phone: 843-597-7315 E-Mail: Rgrmairena@yahoo.com

Property Owner Information (If Different)

Name: Monte Calvario Address: 209 Metts St., Moncks Corner, SC 29461
Phone: 843-602-7643 E-Mail: iglesiamcsc@gmail.com
TMS #: 1421101025 Address: -same as above-
Current Zoning: R-2 Requested Zoning: C-2

Current Use of Property: Church

Proposed Use of Property: Day Care, Hair Salon

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.

No, not by us.

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: [Signature] Date: 3/7/2022
Applicant's Signature: [Signature] Date: 3/7/2022

For Official Use Only

Received: _____ Property Posted: _____
Receipt #: _____ Hearing: _____
Advertised: _____ Approved: _____



Staff Report

318 South Live Oak Tree Removal

DATES: March 22, 2022

TO: Moncks Corner Planning Commission

FROM: Douglas Polen, Community Development Director

SUBJECT: Grand Tree Removal

SUBJECT PROPERTY: 318 S. Live Oak

ACTION REQUESTED: Consider an appeal to remove grand trees

Background:

The applicant, Martha McCumber, removed two trees from her property at 318 S. Live Oak on March 10, 2022 without permit. These trees were a grand pecan tree (29") and a protected gum tree (18"). The tree cutting service was preparing to cut the final tree on the property, a grand pine tree (40") when code enforcement stopped him.

According to her permit, Ms. McCumber is unable to maintain her trees and was unaware that a permit was required. Per Staff inspection, all trees appeared to be healthy at the time of cutting.

Due to the size of the trees, mitigation would either be 47" of new plantings or \$75 per inch of tree, or \$3,525. Cutting the pine tree would mean an additional 40" of mitigation or \$3,000 in mitigation.

Analysis:

Per the Town Tree Ordinance, grand trees may be removed without mitigation under the following circumstances:

A. Tree(s) is/are dead.

- B. Tree(s) which pose(s) an imminent safety hazard to nearby buildings, persons, utility lines or vehicular traffic.
- C. Trees which are located in the footprint of a proposed building or drive which cannot be reasonably relocated.
- D. Trees which are being cut as a commercial timber operation in accordance with the South Carolina Right to Practice Forestry Act. The Town requests but does not require that a 50-foot wide perimeter buffer of all existing trees be maintained in an undisturbed manner. Trees grown specifically for sale by commercial nurseries are exempt from the provisions of this article with respect to their removal from the commercial site upon which they are grown.
- E. Protected trees required to be removed to carry out a permitted wetland alteration and/or mitigation plan approved by the Army Corps of Engineers or South Carolina Office of Coastal Resource Management are exempt from the provisions of this article.
- F. Removal because of density or interference with the development of other trees.
- G. Removal of pine trees, unless permit is for multiple trees in which removal would constitute clear-cutting.
- H. Trees identified by the South Carolina Exotic Pest Plant Council Non-Native Plant Species List.

Per the Town Tree Ordinance, any person aggrieved by a Staff decision pursuant to the ordinance may appeal Staff's decision to the Planning Commission. The Zoning Ordinance states the following concerning appeals:

"The board of appeals shall hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance."

As such, the Planning Commission is to decide whether there is an error in judgment as to how Staff came to their decision.

Staff Findings & Recommendation:

The primary tree that Ms. McCumber wanted cut was the pine, and according to Town Code Staff would have allowed that tree to be removed. But, now that the pine is the only tree on the lot, removing it constitutes clear cutting, which is prohibited.

In this case, Staff has no recommendation. The mitigation cost is high, but is determined by code, as is the prohibition from removing the grand pine tree.



TREE REMOVAL APPLICATION

Moncks Corner Community Development

THIS IS AN APPLICATION, NOT A PERMIT

MONCKS CORNER

The Lowcountry's Hometown

Address/Location of Tree(s) to be Removed: _____



Applicant Information

Name: MARTHA McCumber Address: 318 S. Live Oak Drive

Phone: 843.925.9712 E-Mail: N/A

Property Owner Information (If Different)

Name: _____ Address: _____

Phone: _____ E-Mail: _____

Contractor Name: _____ Phone: _____

Contractor must be properly licensed with the Town of Moncks Corner

Grand trees are any trees greater than 24" in diameter at breast height (24 DBH). Are you proposing to remove any grand trees?

YES

NO

Grand trees can only be removed with permission of the Town Planning Commission. The Commission meets the fourth Monday of every month at 5:30 p.m. at Town Hall.

✓ Are the trees to be removed located on a lot for a single family home or single-structure duplex?

YES

NO

✓ If **yes**, a professional tree survey is NOT REQUIRED. Please attach a reasonably accurate survey showing the location, size, and species (common name) of any trees 10" DBH or greater proposed to be removed.

If **no**, please attach a survey prepared by a S.C. licensed landscape architect, surveyor, or civil engineer showing the following:

- The location, size (DBH) and species (common name) of all trees 10"+ DBH
- A clear designation of all protected trees proposed for removal
- A mitigation plan showing the location, size, and species to be planted

Please explain in detail the conditions that exist that require the removal of trees.

(1) PINE Tree right behind the house, AFRAID IN A STORM will FALL.
(2) PECAN Tree, Limbs keep falling into Hwy & in yard, I have screws in both shoulders & missing a lung by CANCER. I AM NOT ABLE to

Property Owner's Signature: Martha McCumber Date: 3/10/22

DUEZ

~~BEANT~~ MANAGE, ~~R~~AKING Leaves cut limbs due to these things.
Also, the smaller TREE is enough to have 6-8 TRASH CANS
of Leaves for RAKING. I AM UNABLE to continue the Lifting &
Pulling.

* I would appreciate your help & CONSIDERATION to
Allow them to be TAKEN down.

* I WAS NOT AWARE that the REMOVAL WAS WRONG OR
NEEDED A PERMIT.



Trees prior to cutting

- ① 29" Pecan Tree
- ② 18" Gum Tree
- ③ 40" Pine Tree



29" Pecan Tree



18" Gum Tree with
40" Pine in background

