



PLANNING COMMISSION

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

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Commissioner Robin McGhee-Frazier
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Chairman Connor Salisbury
Commissioner Nick Ross

APPROVAL OF MINUTES

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

Mr. Polen stated that he had spoken with Carol Williams, who had attended the August 23, 2022 meeting. She felt that she was misquoted in the minutes, with her concern being that all traffic was being routed to Broughton Road.

Motion made to accept the minutes with the change to Ms. Williams' quote.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

[Note: These minutes have since been changed in the official record.]

2. Approval of minutes for the August 30, 2022 Workshop

Motion made by Commissioner Cruppenink, Seconded by Commissioner Ensor.

Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

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

Mr. Polen spoke, explaining that the Town generally supported this project, but wanted to see a more concrete commercial plan for the corner as well as connectivity between the development and the townhome community to the south.

A major concern was traffic and visibility at the corner of Hwy 17 and Heatley Street. The placement of a business and the types of businesses allowed was discussed.

Commissioner Cruppenink had concerns over the water pressure in the area. Mr. Polen stated that improvements to the water system are being made at this time.

Stormwater was also a concern. Mr. Polen stated that when new developments come in, stormwater is almost always better than it was before, as the development's ponds and grates serve to hold water that historically would have left the property.

As there was no one from the applicant's office who could speak to the commercial and connection concerns, a motion was made to table the item.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, Commissioner Cruppenink

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:52 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.
Voting Yea: Commissioner McGhee-Frazier, Commissioner Kondakor, Commissioner Ensor, 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.