



COMPREHENSIVE AND LAND USE PLAN WORKSHOP

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 19, 2022 at 4:30 PM

MINUTES

CALL TO ORDER

The regular meeting of Town Council was called to order by Mayor Michael Locklear at 4:37 p.m.

Present:

Mayor Michael A. Locklear
Mayor Pro-Tem David A. Dennis, Jr.
Councilmember DeWayne G. Kitts
Councilmember James N. Law, Jr.
Councilmember Latorie Lloyd
Councilmember Chadwick D. Sweatman
Councilmember James B. Ware, III

Staff Present:

Jeffrey V. Lord, Town Administrator
Marilyn M. Baker, Clerk to Council
Douglas R. Polen, Community Development Director

AGENDA ITEMS

- 1. Discussion:** 2022 Comprehensive and Land Use Plan
Community Development Director Doug Polen led discussions for the workshop. He requested some guidance and direction from Council of their expectations for continued growth, future development, short and long-term goals for the Town of Moncks Corner.

The following comments/suggestions were discussed:

- Would like to see a balance between managing growth while protecting and preserving the heart/face of the Town.
- Need to manage development in a way that everything is not the same design. Have developments that have a unique architectural design.

Director Polen – The new ordinance should address some of the development issues. There is a new section in the zoning ordinance that is called “Negotiated Zoning Districts.” All non-standard residential districts have specific architectural requirements, including hardiplank and diversity of house plans. They also have incentives to encourage a more upscale development. The goal is to give the illusion of custom-built homes, it includes parking on one side of the street and

include thru ways to accommodate emergency vehicles etc. The sizes of the lots and homes are also a factor in the new ordinance as well. Most of the development calls received are residential in nature.

- It was suggested that the architectural design of these home be required to go around all four sides of the dwelling and not just on three sides.
- Would like to end the core part of Town at the old Berkeley Ford/Oak Hill Subdivision locations on Highway 52.
- Townhouses and condo communities are not the mindset of Council for the Town. At this time, there are approximately 1000 Townhouses on the books that have been approved that have not yet been built. There are approximately 1500 – 2000 single family units approved and ready to be built according to Director Polen.
- Suggest limits on how many Townhouses are developed in the future. Do not want to become another Summerville. Final recommendation was to throttle back but not to stop development.
- Concerns were expressed about holding on to a lot of commercial property and not bringing the people into our core. Concerns of developers going to Goose Creek or North Charleston.
- Identify areas for developing residential and commercial to keep in line with our communities.
- It was suggested that Council look at a map of our corridor area and identify areas that we would like to see restaurants, hotels, and single-family homes. To bring people in, we need to do this the right way.
- Developers want the traffic. Staff will bring to Council the best project that can be negotiated.
- It was suggested that the By-pass would be more in line with becoming a commercial corridor. If Stony Landing and Sterling Oaks residents were surveyed, they would probably suggest more commercial development in this area.
- It was suggested that a mixed development residential/light commercial in core areas could be beneficial then businesses would be within walking distance.
- Highway 6 annexation would require density to move this project forward. If building codes/rules are in place it would be okay.
- Satisfied with the way Moncks Corner is, however if we are thinking about bringing in more commercial, we need more roof tops. There seems to be more demand for single-family dwellings.

Director Polen - suggested a mapping workshop to identify and discuss Council's desire for future development. The Town needs to develop a land use map to guide developers and not cause them to spend an excessive amount of money for a potential development that could possibly be turned down by the Town. Historically the Town has not utilized the most current land use plan in place.

The consensus was to provide individual zoning maps to Council and have them identify areas they envision to be best suited for future land use and development that will help shape the future of Moncks Corner. Also requested was a list of vacant commercial buildings in Town. Council will meet again to discuss.

ADJOURNMENT

Motion was made by Mayor Pro-Tem Dennis, seconded by Councilmember Sweatman to adjourn the Comprehensive Plan Workshop. Meeting was adjourned at 5:47 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

A copy of this meeting's agenda was e-mailed to the Post and Courier, The Berkeley Independent, Live 5 News, Channel 4, Channel 2, and The News Journal Scene. As required, the agenda was posted on the Municipal Complex bulletin board and Town Website at least 24 hours prior to the meeting.

Minutes Approved and Adopted:

Marilyn M. Baker/Clerk to Council

May 17, 2022
DATE