



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JANUARY 24, 2023 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 Drew Ensor
Commissioner Nick Ross
Commissioner Charlotte Cruppenink

STAFF PRESENT

Jeff Lord, Town Administrator

ABSENT

Commissioner Chris Kondakor

APPROVAL OF MINUTES

1. Approval of Minutes for the November 15, 2022 Meeting.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.

Voting Yea: Commissioner McGhee-Frazier, Chairman Salisbury, Commissioner Ensor,
Commissioner Ross, Commissioner Cruppenink

NEW BUSINESS

2. Consider a recommendation to annex 15.8 acres along the intersection of Rembert C. Dennis and Main Street Extension, TMS 143-00-00-080 and 143-00-00-079, and zone the property as R-3, Single Family Attached Residential, with conditions.

Mr. Lord presented the item. Commissioner Ensor asked about the purpose of the extension off the east side cul-de-sac. Mr. Lord explained that we envision that property developing in the future, so we left that space there as an access point to connect the neighborhood to the potential future development.

Commissioner McGhee-Frazier asked if the stormwater ponds would have fencing around them. Mr. Lord stated that fencing is not something that typically goes around a residential storm water pond.

Commissioner Cruppenink asked about possible amenities in the subdivision. Mr. Lord explained that considering it is such a small development, there is not much room remaining for amenities nor did we want people crossing the highway to get to the amenities with the neighborhood being split. He stated that in lieu of the amenity, we asked for additional buffer on the highway side to help hide the development.

Commissioner McGhee-Frazier inquired about the number of units in the development. Mr. Lord stated that the current plans are for 84 units.

Commissioner Ensor inquired about what could be built if the parcel stays in the County. Mr. Lord explained that the County does not have the restrictions that we do and the land could not be subdivided; therefore, they would all be rental properties.

Commissioner Cruppenink stated that annexing it into Town would give us control over what they build, quality, and how they build it, leading to a higher-class product. Mr. Lord added that if it is in Town, we would have code enforcement, as well.

Commissioner Cruppenink inquired about infrastructure in regard to fire, police, etc. Mr. Lord stated that we have automatic aid and mutual aid agreements, so we would be responding.

Chris Neumann, from Ryan Homes spoke. Chairman Salisbury asked about a traffic study. Chris explained that a traffic study would be completed, and they would do exactly what the traffic study and SCDOT recommends.

Mike Curby, from the public, expressed traffic concerns and the need for turning lanes into existing neighborhoods. Commissioner Ensor expressed that those are DOT roads. Mr. Lord added that if the traffic analysis shows the need for those turning lanes, turning lanes would be added.

Commissioner Ensor inquired about the number of possible rental units if the property were to stay in the County. Chris Neumann stated that there could be a couple hundred.

Mr. Housand, from the public, asked about stormwater management and retention versus detention areas. Mr. Lord stated that the builder's engineer would come up with the plan, then we would submit that plan to our engineers for final approval.

Gina Sherman, from the public, expressed her concerns in regard to traffic safety.

Shae McMakin, Head of Architectural Committee on the Sterling Oaks HOA Board, expressed current stormwater concerns and that there is already too much development in Moncks Corner. Bryan Lynch, VP Sterling Oaks HOA, expressed concerns about the 10% rental rate being too high and who would be running the HOA. Chris Neumann stated that typically a third party management company runs the HOA, but there is an option that at a certain level of occupancy that the homeowners themselves can take it over.

Elaine Ling, who lives in Fairlawn Barony, expressed her concerns about getting children in and out safely for school.

Frank Caston, from the public, asked about who controls the 10% rental rate. Mr. Lord expressed that the HOA would control the rental rate.

Ms. Rearden, who lives in Fairlawn Barony, inquired about when the decision on annexation would be made. Mr. Lord explained that it would be presented to Council in February and March.

Heather Vermaho, from Sterling Oaks, expressed her concerns with the school system and adding more residents to our area.

Tina Scott, from Sterling Oaks, expressed her concerns about the development, traffic, and overall growth in Moncks Corner and that there is no need for this potential development.

Commissioner Ensor asked if they were prepared to build in the County if it is not annexed into Town. Chris Neumann stated that they were.

Chairman Salisbury expressed his concerns with the growth of the Town.

Motion made by Commissioner Ensor, Seconded by Commissioner Cruppenink.

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

Voting Nay: Chairman Salisbury

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 7:20 p.m.

Motion made by Commissioner Cruppenink, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Commissioner McGhee-Frazier, Chairman Salisbury, 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.