



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 28, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

PRESENT

Commissioner Roscoe Haynes
Commissioner Robin McGhee-Frazier
Chairman Connor Salisbury
Commissioner Chris Kondakor
Commissioner Drew Ensor
Commissioner Charlotte Cruppenink

STAFF PRESENT

Doug Polen, Development Director

APPROVAL OF MINUTES

1. Approval of Minutes for the April 26, 2022 meeting

Commissioner Ensor pointed out that in the Call to Order Section, Otis Nole was shown as present rather than Charlotte Cruppenink. [Mr. Polen has since changed the official minutes]

Motion to accept the minutes with the change above.

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

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

NEW BUSINESS

A motion was made to move the North Live Oak Rezoning item ahead of the Pinewood Street Tree Item.

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

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

2. Consider an application to rezone property at 306 N. Live Oak, TMS 142-04-01-004, from C-1, Office & Institutional, to R-2, Single-Family Residential

Mr. Polen presented the item. Jim Prouse, the CFP of Pointe North Church, spoke for the applicant. He stated that the property was donated to the church and has been on sale as a commercial property for years and that there has been no interest. The idea is to subdivide the lot into two residential lots, to be accessible from Roper Circle.

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

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

3. Consider an appeal to the removal of two protected trees at 120 Pinewood Road without a permit.

Mr. Polen presented the item, while Ben Coker spoke on behalf of the applicant, Angela Horne. Ms. Horne was in attendance.

Mr. Coker stated that that a healthy tree can increase the value of a house by 18%, so Ms. Horne has already lost a lot of value by losing the tree. Ms. Cruppenink questioned that, as dead trees would not increase the value of a home.

Ms. Cruppenink asked if the tree was dangerous. Mr. Coker said yes. Ms. Cruppenink asked if there were limbs over the house and did they fall on the house? Ms. Horne said several times.

Mr. Salisbury asked the height of the red maple. Mr. Coker stated over 30' tall.

Mr. Coker stated that Ms. Horne had told him that she was going to cut the trees down. Ms. Cruppenink asked Mr. Coker if he had ever cut down trees and gotten a permit to do so. Mr. Coker would not answer the question, stating that he was not on trial.

Mr. Ensor asked why wait 8 months for a permit? Why not simply get a permit?

The Rev. Dr. McGhee-Frazier said that she feels that there will be some repercussions here.

Ms. Cruppenink asked if the tree cutter was licensed. Mr. Polen stated no.

Mr. Salisbury stated that while he feels that everyone on the Commission feels that the trees had to be removed, there is a dilemma. He feels that a fine is necessary.

Mr. Coker stated that since the trees were dead, why must a fine be owed?

Ms. Cruppenink said that she would consider a fine of \$500 plus the purchase of two trees for mitigation.

Mr. Coker asked if he could take a 2 ½" caliper live oak that he has under an electric line and needs to be removed and plant said tree in Ms. Horne's front yard. Mr. Polen stated that if the motion is approved, yes, any 2 ½" mitigation trees, as approved by the code, would be acceptable.

Ms. Cruppenink amended her motion to a \$500 fine and two 2 ½" mitigation trees to be placed in the front yard (or \$225 per tree into the Town Tree Fund) to be placed by the end of 2022.

Mr. Coker said that he appreciated their reconsidering, but he truly believes that moving just the one tree is enough.

Motion made by Commissioner Cruppenink, Seconded by Commissioner Haynes.

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

Voting Nay: Chairman Salisbury

Mr. Polen thanked the Planning Commission for their time and consideration. He stated that the Community Development Department fields approximately 130 tree permits a year. If a person applies for a permit and is denied, they usually do not cut the trees. However, if they cut the trees without a permit, there has been historically a good chance that that individual will not face any mitigation. This creates a two tier system whereby it may be a better course of action for a person seeking to remove a tree to simply do so without a permit in an effort to see if forgiveness is more forthcoming than permission.

4. Consider a recommendation to amend Article 6 of the Zoning Ordinance.

Doug presented the item.

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

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

The meeting was adjourned at 7:05 p.m.

Motion made by Commissioner Ensor, Seconded by Commissioner Kondakor.

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