



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 25, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Tory Liferidge

ABSENT

Commissioner Kathleen Prodocimo
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting July 28, 2026.

Motion made by Commissioner Roper to approve the Staff provided July meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

NEW BUSINESS

2. Consider an Zoning Map Amendment (ZA-26-06) request for two (2) parcels (143-05- 00-015 & -068) totaling ~2.032 acres, located on Rembert C. Dennis near Cooper River Blvd. The parcels are requesting to be zoned Office & Institutional (C-1).

Mr. France presented the agenda item.

Commissioner Liferidge asked Staff if landscape buffers would be required at the time of site development. Mr. Westbrook responded, stating the Zoning Ordinance requires landscape buffers along property lines adjacent to conflicting land uses.

Walter Brown, of 114 Fennick Dr Moncks Corner, stated his concerns regarding additional cut-through traffic between Rembert C Dennis BLVD and US HWY-52. Mr. Westbrook responded, stating that if the future use requires a Traffic Impact Analysis a cut-through to Fennick Drive would be prohibited as Staff is the ultimate authority in determining Traffic Impact Analysis requirements and overall site design.

Commissioner Liferidge asked Staff if the possibility for a connection to Fennick Drive exists. Mr. Westbrook stated this is a possibility in future development and the parcel's

existing conditions as zoning districts does not dictate a property owner's ability to construct a roadway.

Commissioner Liferidge asked if Staff intends on informing the Town Council of Mr. Brown's traffic concerns regarding this application. Mr. Westbrook responded yes, stating a synopsis will be provided within the Staff Report given to Town Council members.

Motion made by Commissioner Johnson to recommend approval for the request as presented by Staff. Seconded, by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the Commission that the Town's Community Development Department is actively advertising for a "Planning Technician" position.

Mr. Westbrook & Mr. France informed the Commission of various development updates on active projects within the Town.

MOVE TO ADJOURN

Motion made by Commissioner Liferidge to adjourn, Seconded by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Roper, Commissioner Johnson, and Commissioner Liferidge.

Meeting was adjourned at 6:41 p.m.

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.