



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JANUARY 25, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Called to order at 6:00 pm

PRESENT

Commissioner Johna Bilton
Commissioner Roscoe Haynes (via phone)
Chairwoman Robin McGhee-Frazier
Commissioner Connor Salisbury
Commissioner Chris Kondakor

ABSENT

Commissioner Otis Nole

APPROVAL OF MINUTES

1. Approval of Minutes for the November 30, 2021 meeting.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.

Voting Yea: Commissioner Bilton, Commissioner Haynes, Chairwoman McGhee-Frazier,
Commissioner Salisbury, Commissioner Kondakor

NEW BUSINESS

2. A Public Hearing to receive comment about the Town's application for a 2022 CDBG Grant

Mr. Polen gave an explanation of the CDBG application. No one spoke at the public hearing.

3. Consider an appeal to remove a 27" grand magnolia tree at 219 High Hill Drive

Mr. Polen presented the item. The applicants, Tiffany Morrison and Daryl Wiggins, spoke, explaining that the magnolia was over their electrical service line and damaged from a fire. Moreover, they have made substantial plantings in the last three years, including 4 fan palms, 2 jelly palms, 2 date palms, 2 sabal palms, and 4 banana trees. The applicants brought in pictures of their plantings.

Motion to allow the tree permit with no mitigation.

Motion made by Commissioner Salisbury, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Bilton, Commissioner Haynes, Chairwoman McGhee-Frazier,
Commissioner Salisbury, Commissioner Kondakor

OLD BUSINESS

4. Consider an application to rezone 13.84 acres on N. Live Oak Drive, TMS 142-03-01-008 & -009, from R-1, Single Family Residential, to R-3, Multi-Family Residential with Conditions

Mr. Polen presented the item. The applicants, Brad Greenberg (the developer) and Kevin Barry (Earthsource Engineering) spoke. Mr. Barry showed a stormwater map, explaining how all stormwater would be directed to stormwater ponds and eventually the California Branch.

Commissioner Kondakor asked about the size of the buffer. The buffer surrounding the property will be 25' wide.

Commissioner Bilton asked if a second entrance would be required. Mr. Polen stated that yes, a second entrance or the units would have to be sprinkled.

Mr. Greenberg stated that 40 single family detached houses could fit on this property. It makes more sense to have 58 senior living units, as that would be considerably less traffic, kids in school, etc.

Commissioner Bilton commended Mr. Greenberg for listening to the Planning Commission and having a better plan that met the Commission's concerns from the previous meeting.

Bill Salisbury of 215 Camelia spoke. He has lived there for 51 years and has seen the property flood many times.

John Dulude of 204 California spoke. Mr. Dulude stated that he is an engineer, and has concerns about traffic as well as the approximate flood data in the area.

Mr. Barry stated that all traffic and stormwater will be studied by SCDOT and SCDHEC, respectively.

Bill Wright of Pinopolis Road spoke. He owns the neighboring lot at 217 N. Live Oak, and lived there for years. He stated that the area to be built is a high, and never flooded in all the years he lived there. He also stated that growth helps pay for roads, schools, and stormwater repair without requiring services from those areas.

Commissioner Salisbury asked Mr. Wright if he would be in favor of 40 single family houses. Mr. Wright said he feels that the senior living is a better fit – less children, less activity, less traffic. It would be nicer and quieter.

Commissioner Salisbury stated that Bill Salisbury is his cousin and that he wants to see the property owner sell this property and make lots of money. However, he has no faith in SCDOT to do what is best for the Town. Also, as a 55-year-old parent of a school age child, he feels that this neighborhood wouldn't be strictly child-free.

The property owner, Patsy Rogerson of 205 N. Live Oak, stated that while children can visit, they cannot live there.

Gary Dupree of First Street spoke. He has an engineering degree and worked in stormwater permitting at Santee Cooper. He stated the California Branch flows quickly when full, but no more so now than when he was a child who swam in it. Moreover, he stated that pre- and post-development runoff will be equal, as per state and federal law. This development will not only not be bad for flooding, but it may make flooding better in the area.

Commissioner Bilton stated that Planning Commission's job isn't to stop development, but to decide the proper development for this lot. The difference between 40 single family homes and 58 senior living homes is minimal, and Town Council has the final say.

Motion to allow the rezoning with conditions.

Motion made by Commissioner Bilton, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Kondakor

Voting Nay: Commissioner Salisbury

Commissioner Haynes dropped off the phone line during the discussion.

PLANNER'S COMMENTS

Mr. Polen explained the new signage requirements for developments of this sort, referring to the sign that the applicant placed on site.

MOVE TO ADJOURN

Meeting adjourned at 7:25 p.m.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.

Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor

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.