



JOINT WORKSHOP OF TOWN COUNCIL AND PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, DECEMBER 20, 2022 at 4:00 PM

MINUTES

CALL TO ORDER

The joint meeting of Town Council and the Planning Commission was called to order at 4:05 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 S. Lloyd
Councilmember James B. Ware, III

Staff Present:

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

Planning Commission Present:

Rev. Dr. Robin McGhee-Frazier
Connor Salisbury
Charlotte Cruppenink
Nick Ross
Drew Ensor

Presenter:

Mark Brodeur, Comprehensive Plan Presenter with BCDCOG

Absent:

Councilmember Chadwick D. Sweatman

AGENDA ITEMS

1. **Discussion:** Comprehensive Plan Update

Highlights of discussions were as follows during the joint meeting. These are questions and considerations compiled by staff and presenter Mark Brodeur for Council and the Planning Commission to take into consideration when developing the Comprehensive Plan:

- 1.) Keeping local college graduates in Moncks Corner has been shown to be a struggle as most leave to find higher-paying professions in nearby cities. Other than investing in amenities and services geared toward young professionals, what else might the community do to minimize the relocation of our graduates?

Mark Brodeur added that Moncks Corner actually has a lot of college graduates that have located here in the past 10-15 years but did not originally come from this area. Council suggested the following:

- Family oriented events throughout the year.
- Recreation Programs
- More business development downtown. Businesses that cater to this age group.
- Affordable housing.
- Employment opportunities closer to town. Partnership with businesses/larger corporations to offer employment opportunities, internships etc.
- Education system for children.

- 2.) There is demand for senior living (over 55) development apart from the standard detached single-family houses on 6,000 s.f. lots otherwise permitted in Town. What forms of increased density may be palatable to the Council?

- Courtyard housing is an option; however, developers are not accustomed to building these type developments in this area.
- Parking can be an issue when considering density.
- Think we should have a product that will attract senior living with amenities.
- Most people in this area grew up on large properties. Have to offer a product that will change that mindset.

- 3.) For the foreseeable future, attached townhomes seem to be a preferred development type by developers. The Town currently requires that all townhome development have multiple facades, use Hardiplank and earn bonus density points. What MORE would you like to see townhouse development be required to do for you to support it?

Suggestions to consider.

- a. Only allow townhouses in a Planned Development. Not permitted on individual parcels of base zoning.
- b. Do not allow ANY parked cars in front of the townhomes. Require rear-loaded garages or spaces only.
- c. Require that the minimum lot width for each townhome meet a 24-foot width.
- d. Restrict how many individual townhomes can be connected to five or fewer.
- e. Required sidewalks and planted parkways on all roads in the townhouse development.
- f. Provide most of the required parking in attached garages behind the townhome. Allow tandem parking garages.
- g. Prohibit any exterior stairs.
- h. Require real, substantial front porches on each dwelling unit.

- 4.) Planned Development (PD) Zoning, in many cases, permits a developer to establish smaller lots than that would otherwise be permitted by the rules contained in the Zoning Code. Current PD zoning allows a minimum of 6,000 square foot lots, 50' wide. How small is the Town willing to permit a single-family detached home on in a Planned Development?
- a. 8,500 square feet
 - b. 7,000 square feet
 - c. 6,000 square feet
 - d. Smaller?
 - e. What is the right size?

Mr. Brodeur suggested that Council take these options into consideration and codify the list.

- 5.) Would the Town support granting a density bonus to a developer building "affordable housing"?
- Community Development Director Polen commented that density bonuses are a guideline. We haven't done this. If anyone ask, it may be offered, but we haven't received any inquiries so far.
- 6.) If the Town were to allow for higher density residential, where in Town would you encourage this?
- In and around the Downtown
 - Along the major corridors (such as US 17A, US 52, SC 6)
- 7.) Should the Town continue the Corner Renaissance Fund's purpose to support the construction of single-family detached homes in depressed neighborhoods?
- Administrator Lord responded that the intent is to utilize the funds for this purpose. We are at the point that we are going to start implementing it. The consensus of Council is to utilize the funds as it was intended.
- 8.) Would the Town be willing to incentivize small piecemeal lots along commercial corridors to allow better master planning of commercial sites? The incentives could include parking reductions, building height allowances and relation of other zoning code regulations.
- Administrator Lord responded that we are currently working on an ordinance for shared parking areas for businesses.
- 9.) If townsfolk want a small hotel and better dining/restaurants, is the Town prepared to increase the overall population to attract those to town?
- Yes, if the appropriate traffic modifications are paid for by that increased development. Got to have the infrastructure.

- 10.) Based on high (1) to low (6) priority, please rank the following six concerns that you think the Town should focus on over the next ten years.

The following will be ranked by Council for future discussions.

- ☐ Preserve the Community Character & limit overdevelopment
- ☐ Increase population to attract more economic development (through annexing or higher density)
- ☐ Improve existing infrastructure & services to accommodate current population before approval of new development
- ☐ Invest in new parks & recreational opportunities & improving the quality of life
- ☐ Increase the Town's tax base by encouraging any & all development
- ☐ Maintain the current affordability of housing and encourage new developments to have a certain percent be affordable housing

- 11.) Mr. Brodeur asked that Council rank the following Priority Investments that the Town should tackle over the next five years.

The following will be ranked by Council for future discussions.

- ☐ Economic Development planning to attract larger employers
- ☐ Invest in more walking and biking opportunities for residents
- ☐ Build a large multi-purpose recreational building
- ☐ Invest in new police and fire safety apparatus
- ☐ Traffic improvements to existing roadways
- ☐ Invest in better designed Town entries
- ☐ Expand Town Hall and improve employee recruitment and retention
- ☐ Expand parks and recreational opportunities, particularly in neighborhoods with limited access to existing facilities
- ☐ Retain existing small businesses and advertise the vacant commercial spaces within the Downtown
- ☐ Improve overall desirability/aesthetic of Downtown to attract new businesses
- ☐ Organize more community events to foster community pride and character
- ☐ Protect and conserve natural resources within Town with the potential to create passive parks
- ☐ Other:

- 12.) How would Town choose to pay for the items above in #11?

- Bond issuance, etc.
- Impact fees

- 13.) In what direction do you wish to see expansion by annexation?

- North across the river
- Filling in towards the south and Goose Creek
- Westward expansion down Hwy 17 and Hwy 6?

14.) If the Town expands, what land uses would you like to see in the expansion areas? The following options were given. Mr. Bordeur added that the more variety you have, the more sustainable your community becomes.

- Large lot residential
- Small lot residential
- Townhomes
- Apartments
- Commercial
- Business Park

ADJOURNMENT

The meeting was adjourned at 5:07 p.m.

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

January 17, 2023

DATE