



# 2022 COMPREHENSIVE PLANNING WORKSHOP

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, MAY 17, 2022 at 4:00 PM

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## MINUTES

### CALL TO ORDER

The special meeting of Town Council was called to order by Mayor Michael Locklear at 4:00 p.m.

#### Present:

Mayor Michael A. Locklear  
Mayor Pro-Tem David A. Dennis, Jr.  
Councilmember James N. Law, Jr.  
Councilmember Latorie Lloyd  
Councilmember Chadwick D. Sweatman  
Councilmember James B. Ware, III

#### Staff Present:

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

Absent: Councilmember DeWayne G. Kitts

### AGENDA ITEMS

- 1. Discussion:** 2022 Comprehensive and Land Use Plan  
Mark Brodeur of the Berkeley Charleston Dorchester Council of Governments led discussions for the workshop. He requested some guidance and direction from Council of their expectations for continued growth, future development, and revitalization of downtown.

The following comments/suggestions were discussed:

Townhomes – do not add to the Hometown feel of the community. The consensus, single-family detached homes better define the slogan Lowcountry's Hometown. Future Townhome development should be in areas such as the 17-A and Highway 52 corridor, across the bridge, and on the outskirts of Town. Areas will need to be defined in the comp plan. Future townhome development should include a high-quality exterior, front porches, covered parking with alley loaded detached garages, possibly preferred. Limit how narrow each unit can be.

Downtown – revitalization a priority and methods to assure its success. High quality and mom and pop operations are desirable verses national chains. The heart throb of downtown was defined as the area around the Recreation Complex and the Train Depot. A hotel close to downtown and the Recreation Complex is a priority. Lot size requirements are a consideration. The concept of attracting higher density residential to the downtown area isn't the mindset at this time. Would like to maintain a hometown look which will include extensive study of the surrounding area.

Single-Family Developments – there seems to be a demand for more single-family dwellings. The belief is that the average homeowner isn't looking for custom built homes anymore, many track homes have front porches, garages, large alleys. The plan could include 6000 sq ft plus lots.

R.C. Dennis Blvd should remain commercial for the most part, do not want to see this area as a townhome community.

The Comp Plan should have character aspects for planned developments in place so that the Town could establish our own overlay. Areas can be designated accordingly. Provide incentives for the developers.

## **ADJOURNMENT**

Motion was made by Mayor Pro-Tem Dennis, seconded by Councilmember Ware to adjourn the Comprehensive Plan Workshop. Meeting was adjourned at 5:32 p.m. Motion was approved unanimously as follows.

Voting Yea: Mayor Pro-Tem Dennis, Councilmember Kitts, Councilmember Law, Councilmember Lloyd, Councilmember Sweatman, Councilmember Ware.

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:*

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Marilyn M. Baker/Clerk to Council

June 21, 2022  
DATE