



# PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, JULY 25, 2023 at 6:00 PM

## MINUTES

### CALL TO ORDER

Meeting called to order at 6:00 p.m.

#### PRESENT

Commissioner Charlotte Cruppenink  
Commissioner Glen Pipkin  
Commissioner Nick Ross  
Commissioner Rev. Robin McGhee-Frazier  
Commissioner Chris Kondakor

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Commissioner Drew Ensor

### APPROVAL OF MINUTES

1. Approval of Minutes for the June 27, 2023 Meeting.

Motion made by Commissioner Pipkin, Seconded by Commissioner Ross.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross,  
Commissioner McGhee-Frazier and Commissioner Kondakor.

### NEW BUSINESS

2. Consider a Zoning Map Amendment request for 0.788 acres located on Hutchinson Lane (142-04-01-033), from R-2 (Single Family Residential) to CZ R-2 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

April Elswick, Volunteer Coordinator for Habitat for Humanity, spoke in favor of the request.

Commissioner McGhee-Frazier asked about a fence surrounding the proposed detention device. Mr. Westbrook stated that should one be required by building code or other Town regulation; one would be installed by the applicant. Ms. Elswick added that Habitat for Humanity is committed to bringing the neighborhood to life and making the best use of the land.

Commissioner McGhee-Frazier asked why the pond would be in its proposed location, near N. Live Oak Street. Mr. Westbrook stated that typically detention devices are placed in the lowest lying area of a project.

Motion made by Commissioner McGhee-Frazier to recommend approval, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

3. Consider a Zoning Map Amendment request for 4.08 acres located on Broughton Road (122-14-00-017), from R-1 (Single Family Residential) to CZ R-1 (Conditional Zoning - Single Family Residential).

Mr. Westbrook presented the item.

Mr. Jason Hennessee, 1481 Menhaden Lane, Mount Pleasant, spoke in favor of his request.

Commissioner McGhee-Frazier asked about the driveway location details for the property. Mr. Westbrook responded that all other requirements of the Town Ordinance, Berkeley County standards and potentially SCDOT would still be required.

Commissioner McGhee-Frazier asked how many spaces the applicant was considering for boat storage. Mr. Hennessee stated he believes there will be room for 150 parking spaces.

Commissioner Ross asked about the landscaping planned for the project. Mr. Hennessee stated he anticipated using a hedge around the property or crepe myrtles, trying to use as much of the existing vegetation as possible.

Commissioner McGhee-Frazier asked about the duration of parking at the site, to which Mr. Hennessee replied that it would be year-round parking.

Chairwoman Cruppenink asked the applicant about security measures at the property. The applicant explained that there would be an electric-powered gate, and either an eight-foot black powder coated chain-link or wood privacy fence around the property.

Chairwoman Cruppenink asked about lighting for the property. Mr. Hennessee stated there would be two systems lighting the property, to include motion activated lighting, with cameras on each light pole.

Commissioner Ross asked if the vehicle storage was to be open or covered. The applicant said they expected the storage to be open at first, potentially covered in the future.

Commissioner Ross asked Staff about the mini-warehouses designation in the proposed use. Staff explained the use in the Zoning Ordinance is "mini warehouse and vehicle storage" and that it cannot be separated at this time. Staff further explained that all promises by the applicant tonight were non-binding. The applicant is only required to follow the regulations in place at the time of development.

Chairwoman Cruppenink stated their maybe security issues for this use, to which the applicant explained there will be an eight-foot fence with barbwire around the property.

Motion made by Commissioner Kondakor to recommend approval with an additional condition to require an eight-foot fence with barbwire to surround the property, Seconded by Commissioner McGhee-Frazier.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

4. Consider a Text Amendment to Article 13 of the Zoning Ordinance, to create standards for a multi-face signs within the C-1 zoning district.

Mr. Westbrook presented the item.

Chairwoman Cruppenick commented regarding potential safety benefits for passing motorists from a centrally located sign compared to business signs located within a development.

Commissioner Kondakor added his concern regarding visibility for motorists and traffic at nearby intersections. Mr. Westbrook explained that sight triangle standards and potential right-of-way setbacks should alleviate those potential conflicts.

Ms. Hannah Gamble, owner of Berkeley Kids Academy, spoke in favor of the request.

Commissioner McGhee-Frazier voiced concern regarding potential sidewalk and signage conflicts. Mr. Westbrook explained that as sidewalks are built within the right-of-way, and signs must be on private property, any potential conflict should be minimized, however Staff could research how other jurisdictions look at this concern and report back.

Motion made by Commissioner McGhee-Frazier to approve with a request that Staff research concerns regarding potential conflicts between sign location and proposed sidewalks, Seconded by Commissioner Pipkin

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

## **OLD BUSINESS**

### **PLANNER'S COMMENTS**

Mr. Westbrook gave a brief update on previously considered applications and their results from recent Town Council meetings.

### **MOVE TO ADJOURN**

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Ross, Commissioner McGhee-Frazier and Commissioner Kondakor.

Meeting adjourned at 7:01 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.*