



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 30, 2021 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Johna Bilton
Chairwoman Robin McGhee-Frazier
Commissioner Connor Salisbury
Commissioner Chadwick Sweatman
Commissioner Chris Kondakor

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Roscoe Haynes
Commissioner Otis Nole

APPROVAL OF MINUTES

1. Approval of Minutes for the September 28, 2021 meeting.

Motion to approve the September 28, 2021 meeting minutes.

Motion made by Commissioner Salisbury, Seconded by Commissioner Sweatman.

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

NEW BUSINESS

2. Consider an appeal to remove a 35" grand oak tree at 215 High Hill Drive

Mr. Polen presented the item.

James Wadford, the applicant, spoke. He stated that they have had to remove items from around the tree due to falling limbs. Being in the corner of the lot, it could fall on to four different properties if it was blown over. He is afraid of causing property damage, and his neighbors complain about the limbs. The tree has a hollow that has gotten worse over the sixteen years he's lived there. His tree cutter feels that the tree needs to come down.

Commissioner Sweatman asked if he had any intention of replanting. Mr. Wadford stated that he didn't enough room on his third of an acre property to replant. He does have room in Saint Stephen.

Commissioner Sweatman is concerned about the loss of life and property, but feels that an accredited arborist needs to be consulted.

Commissioner Salisbury stated that he does not feel that it is the Town's responsibility to tell people what they can do with trees on their own property.

Motion made to table this item at this time pending review by an accredited arborist. If the arborist determines that the tree is dead or near death, Mr. Polen may authorize removal of the tree without mitigation. However, if the arborist finds that the tree is salvageable Mr. Wadford may bring the application back to Planning Commission for determination.

Motion made by Commissioner Sweatman, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Sweatman, Commissioner Kondakor
Voting Nay: Commissioner Salisbury

3. Consider an application to rezone 7.13 acres on McCormick Circle, TMS 123-00-01-058 & -060, from C-2, General Commercial, to R-3, Multi-Family Residential with Conditions
Mr. Polen presented the item.

The applicant's agent, Anna Propst, spoke. This property has been on the market for over a year and there has been no commercial interest, but they have had two residential offers. She doubts that commercial would go behind Cinco de Mayo. The owner had reached out to Best Western and Hampton Inn, and they were not interested. She believes the units would be good for investment property or Airbnb's.

Chairwoman McGhee-Frazier stated that this was a commercial area and she didn't see townhomes or Airbnb's there.

Commissioner Salisbury asked if the property owner has worked with the Town to market the property. The property owner, Bob Patel, stated that he had been marketing the property since 2006 and this was his first interest.

Commissioner Bilton stated that our hotel study shows that two hotels will work in Town. Mr. Polen stated that he would more than happy to take the property to the Town's retail consultants to search for a buyer.

Commissioner Sweatman asked when the last hotel study was performed. Mr. Patel stated 2012. Commissioner Sweatman stated that much has changed in Town in the last decade and that he may be pleasantly surprised in current hotel interest with a modern study.

Motion made to deny the rezoning.

Motion made by Commissioner Sweatman, Seconded by Commissioner Salisbury.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

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 week prior to the Planning Commission meeting staff met and determined that townhomes without a senior living component was more appropriate than senior duplexes.

Brad Greenberg, the applicant, spoke. He stated that his firm is willing to build whatever the Town would want, be it senior living, townhouses or something else.

Bill Salisbury of 215 Camellia Drive, spoke. He stated that he had concerns about this development and was opposed to anything being built there. He stated that California Branch flows through that area and that flooding is a concern. Also, we do not need all this traffic and growth.

Commissioner Sweatman stated that he was concerned about increased traffic and school over-crowding. This is the core of downtown, and single-family residential makes more sense.

Mr. Greenberg stated that the stormwater can be mitigated, and senior living would result in no impact on the schools.

Commissioner Salisbury asked if a traffic study had been conducted. The answer was no.

Motion made to deny the rezoning.

Motion made by Commissioner Sweatman, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

5. Consider an application to rezone +/- 23 acres on Rembert C. Dennis Blvd, TMS 143-00-00-030 & 143-05-00-046, from C-1, Office & Institutional, and C-2, General Commercial, to R-3, Multi-Family Residential with Conditions.

Mr. Polen presented the item.

Buddy Pusser, engineer with Seamon Whiteside, spoke for the applicant. This property has been marketed as commercial since 1979 and there has been no interest.

Commissioner Salisbury stated that he wanted to be sensitive to property owners, but this is a commercial area. This isn't the Town's vision and commercial is needed.

Commissioner Sweatman stated that he liked the concept, but not the location on commercial land.

Commissioner Kondakor stated that the project fits the current development to the west and north, but was concerned about the property east of Rembert Dennis.

The developer stated that they would be willing to consider just the larger lot on the west.

Motion made to deny the rezoning.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.
Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, Commissioner Kondakor

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Polen stated that he will be meeting with his counterparts at the County, Hanahan, and Goose Creek in January to discuss growth with the Berkeley County Schools in an effort to be more coordinated.

He went on to state that he will be bringing an ordinance to the Commission in the coming months to change how SCDOT traffic analyses are handled. Summerville and Berkeley County commission the studies themselves at the developer's expense in order to have more control over the results.

Mr. Polen stated that annual Christmas lunch would be held at noon on December 17, so please let him know if the commissioners plan on attending.

Lastly, Commissioners McGhee-Frazier, Bilton, and Salisbury are seeing their terms come to an end. If they are interested in continuing on the Commission they will need to inform the Town.

MOVE TO ADJOURN

Meeting adjourned at 7:30 p.m.

Motion made by Commissioner Salisbury, Seconded by Commissioner Bilton.

Voting Yea: Commissioner Bilton, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Sweatman, 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.