



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 28, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:09 p.m.

PRESENT

Chairwomen Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Patryce Campbell
Commissioner Jeff Roper

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Kathleen Prodocimo
Commissioner Shacara Johnson
Commissioner Tory Liferidge

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting June 23, 2026.

Motion made by Commissioner Pipkin to approve the Staff provided June meeting minutes, Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Campbell, and Commissioner Roper

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-26-03) request for a parcel (142-00-01-009) totaling ~0.86 acres, located at 311 W Main Street. The parcels are requesting to be zoned Conditional Zoning - General Commercial (CZ C-2).

Mr. Westbrook presented the agenda item.

Chairwomen Cruppenink asked what the previous use of the subject-parcel was. Mr. Westbrook noted that it's Staff's understanding the subject-parcel was occupied by a residential dwelling containing a home occupation and transitioned to a commercial entity when the residential aspect vacated.

Commissioner Pipkin asked if any site improvements would be required, using a detention pond as an example. Mr. Westbrook noted the Town's current Zoning Ordinance triggers parking improvements when a change of use is proposed. If the new use falls under the same parking standards as the previous use, then no additional parking would be required. If the new use fell under different parking standards from

the previous use, then additional parking would be required. Mr. Westbrook also noted that the site improvements discussed are only applicable to planning and does not absolve the requirements of the Building or Fire Departments respectively.

Commissioner Campbell asked if a conditional zoning request, if approved, transfers if the property is sold. Mr. Westbrook responded, yes.

The applicant, Tammy Brinson of 232 S Live Oak Dr, noted there is an existing paved parking lot on the subject-parcel, and the previous home occupation was an accounting firm use-type.

Commissioner Roper asked about the existing mobile signage on the subject-parcel. Ms. Brinson stated that she informed the new tenant that permits for signage would likely be required via the Town.

Chairwomen Cruppenink asked Staff what the new proposed use-type on the subject parcel is to be. Mr. Westbrook responded, stating its Staff's understanding the proposed use is for HVAC contractor use-type.

Commissioner Campbell expressed displeasure that gasoline filling stations would be an allowable by-right use in the current conditional zoning request. Mr. Westbrook noted that the Planning Commission has the right to recommend additional conditions to Town Council for the applicable agenda item.

Chairwomen Cruppenink asked why the applicant does not seek a Special Exception through the Board of Zoning Appeals for the proposed use given the subject-parcel's current zoning designation. Mr. Westbrook noted that the proposed use is not eligible for a Special Exception in accordance with the Town's Zoning Ordinance.

Chairwomen Cruppenink asked if the proposed use would be allowed to store business-related items outdoors. Mr. Westbrook responded yes.

Motion made by Commissioner Campbell to approve the request with the recommendation that Town Council removes the gasoline filling station use type from the allowable by-right uses of the conditional zoning request. Seconded, by Commissioner Roper.

Voting Yea: Commissioner Campbell, and Commissioner Roper

Voting Nay: Chairwomen Cruppenink, and Commissioner Pipkin

The motion failed due to a lack of majority support, therefore the recommendation to the Town Council by the Planning Commission was to recommend denial.

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Motion made by Commissioner Campbell to adjourn, Seconded by Commissioner Pipkin.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Campbell, and Commissioner Roper.

Meeting was adjourned at 6:50 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.

DRAFT