



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 24, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Glen Pipkin
Commissioner Jeff Roper
Commissioner Shacara Johnson
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting January 27, 2026.

Motion made by Commissioner Campbell to approve the Staff provided October meeting minutes, Seconded by Commissioner Johnson.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, Commissioner Roper

NEW BUSINESS

2. Consider a Conditional Zoning Map Amendment (CZ-26-01) request for two (2) parcels (142-08-04-012 and -013) totaling ~5.43 acres, located at 402 Wall Street. The parcels are requesting to be zoned Conditional Zoning - Residential Single Family (CZ R-2).

Mr. Westbrook presented the agenda item.

Commissioner Pipkin asked the Applicant the estimated price point of the dwellings within the proposed subdivision. The Applicant, Davis McNair of McNair Design & Development, estimated the proposed dwellings will be priced in the mid three-hundred thousand dollars.

Commissioner Pipkin asked if Impact Fees would be applicable to the proposed subdivision. Mr. Westbrook responded, yes.

Davis McNair noted his belief that by seeking a Conditional Zoning he hopes to benefit the existing Wall Street Community. He mentioned he partook in a Community Meeting amongst existing Wall Street residents. He aims to memorialize an existing wall that fronts Wall Street, which has been deemed important by existing residents. Furthermore, Davis McNair claimed he has reached a legal agreement with the Grace Impact

Development Center where existing residents will be compensated with a “revitalization fee”. Staff was not partied to this agreement.

Commissioner Johnson noted she favors the proposed development.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Roper.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

3. Consider an Zoning Map Amendment (ZA-26-01) request for two (2) parcels (162-00-01-018 & -059) totaling ~13.18 acres, located at 1190 Ben Barron Road. The parcel is requesting to be zoned Industrial Park (M-2).).

Mr. France presented the agenda item.

The Applicant, Devin Terrill of Paragon Investment Group, spoke in favor of his request.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Johnson.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

4. Consider an Zoning Map Amendment (ZA-26-02) request for four (4) parcels (142-07-04-011, -012, -014, -032) totaling ~4.19 acres, located at 106 Church Street. The parcels are requesting to be zoned General Commercial (C-2).

Mr. France presented the agenda item.

Guy Purvis, a representative of Moncks Corner United Methodist Church (the Applicant) spoke in favor of their request, noting the request is to seek larger signage than what is currently permissible within the properties' current zoning designation.

Commissioner Johnson asked if this request would affect Berkeley County School District's zoning designation. Mr. Westbrook responded, no.

Motion made by Commissioner Campbell to recommend approval for the request as presented by Staff. Second, by Commissioner Roper.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

OLD BUSINESS

5. Consider an amendment to the previously recommended Conditional Zoning (CZ-25-01) Village Square Planned Development. Amendment contains architectural standards for the Planned Development (PD) district to enhance and strengthen the design regulations of the project and previous recommendation from Planning Commission on June 24, 2025.

Mr. Westbrook presented the agenda item.

Commissioner Pipkin asked if Town Council approved the hearing for the Village Square Development Agreement. His understanding was they tabled the request for the following month. Mr. Westbrook clarified that the request was approved with intention to move to the next Town Council reading.

Commissioner Roper asked how Staff enforce the quality of the recreation facilities offered to the Town. Mr. Westbrook clarified that such facilities will be reviewed and approved by the Staff.

Commissioner Pipkin expounded upon Commissioner Roper's question. Mr. Westbrook clarified that Staff approves the plans, and we ensure the facilities are being constructed in accordance with the stamp-approved plans. In addition, Staff has the ability to hold Plats if these facilities are not built to the Town's satisfaction.

Commissioner Campbell asked if the proposed "Village Square" Subdivision had Architectural Guidelines in their previously heard requests. Mr. Westbrook responded, stating previous request contained architectural standards, but by having the current request adopted by Town Council Staff could ensure structures are built in accordance with the renderings presented to both the commissioners and council members by the Applicant.

Motion made by Commissioner Johnson to recommend approval for the request as presented by Staff. Second, by Commissioner Campbell.

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that if they wish, they can be included on Staff's monthly development update email if requested.

Mr. France informed the commission that Staff and Planning Commission members are required to partake in the Municipal Association of South Carolina's "Required Orientation For Planning & Zoning Officials". Mr. France suggested that Staff will be sending out a packet to all commissioners containing applicable information regarding this requirement.

MOVE TO ADJOURN

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

Voting Yea: Commissioner Pipkin, Commissioner Campbell, Commissioner Johnson, and Commissioner Roper

Meeting was adjourned at 7:24 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