



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, SEPTEMBER 24, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 p.m.

PRESENT

Chairwoman Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Rev. Robin McGhee-Frazier
Commissioner Drew Ensor
Commissioner Shanda Phillips

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Kathleen Prosdocimo

APPROVAL OF MINUTES

1. Approval of Minutes for the July 23, 2024, meeting.

Motion made by Commissioner Pipkin, Seconded by Commission Ensor.

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

NEW BUSINESS

2. Consider an Annexation (AN-24-02) and Zoning Map Amendment request for one (1) parcel (181-00-01-024) totaling 9.99 acres, located on Westbury Lane and US Highway 52. The parcel would be zoned Singel Family Residential (R-3) to allow single-family attached (townhomes) dwelling units.

Mr. Westbrook presented the item. Mr. Westbrook explained that as a request for these parcels were denied by Town Council in March 2024, and this request is within a year of that denial, the Planning Commission potentially may have two decisions regarding this request. The first decision was to determine if the application met either threshold set forth by the Zoning Ordinance (Section 12-7) for reconsideration, and should that be approved by Planning Commission, the second decision was their traditional recommendation to Town Council for the request. Mr. Westbrook explained that should the Planning Commission move that the reconsideration did not meet the standards of the Zoning Ordinance, that the request would be denied and not reach Town Council for consideration.

Commissioner Ensor asked what the current zoning in the County was, to which Mr. Westbrook responded Flex-1.

Chairwoman Cruppenink asked why the previous request was denied by Town Council. Mr. Westbrook stated that he would not speculate why, outside of the Staff concerns presented to Town Council regarding conflict with the Comprehensive Plan, as well as concerns over density, lack of walkability, and traffic impacts.

Commissioner Ensor asked if any plans were updated and presented to Staff. Mr. Westbrook stated no.

Commissioner Phillips asked if Staff knew how many units would be proposed. Mr. Westbrook stated what the density could be but at this time it was difficult to say with any amount of certainty.

Brandon Gaskins, an attorney with Moore & Van Allen represented the applicant. Mr. Gaskins explained that in his opinion Section 12-7 of the Zoning Ordinance does not apply to this situation as the previous request was for a Planned Development and this current request was for R-3. He also believed that due to less density, not being age-restricted dwellings and removal of the commercial aspect, the plan was different enough to merit reconsideration.

Mr. Gaskin explained that Town Council previously stated they wanted only residential, and with the adoption of a new Comprehensive Plan since that decision, the applicants regrouped and submitted a plan that could be approved.

Mr. Gaskin explained the new plan, he believed, is consistent with the new Comprehensive Plan, adhering to the "Suburban Residential" future land use. He compared the application to surrounding developments regarding density.

Commissioner Pipkin asked if these units would be for sale or rent, and the anticipated size. Mr. Gaskins responded he believed the units would be for sale and did not know the anticipated size of the units.

Commissioner McGhee-Frazier asked if the applicant intended to seek the maximum density allowed by the Zoning Ordinance of sixteen (16) dwelling units per acre. Mr. Gaskins stated he believed the plan would be closer to four (4) dwelling units per acre.

Commissioner Ensor asked if the plan could be developed in the County. Mr. Gaskins replied no, but County Staff seemed supportive of the idea.

Shirley Thomas, daughter of the property owner, spoke in favor of the request.

Shannondoah Deaver, real estate agent for the property owner, spoke in favor of the request.

Motion made by Commissioner McGhee-Frazier to reconsider the request due to a new plan presented with the submittal. Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Ensor, and Commissioner Phillips.

Voting No: None

Motion made by Commissioner McGhee-Frazier to recommend approval of the request. Seconded by Commissioner Pipkin.

Voting Yea: Commissioner Pipkin, Commissioner McGhee-Frazier, and Commissioner Phillips.

Voting No: Chairwoman Cruppenink and Commissioner Ensor

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner McGhee-Frazier, Commissioner Ensor, and Commissioner Phillips.

Meeting was adjourned at 7:03 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.