



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 23, 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 Shacara Johnson
Commissioner Tory Liferidge
Commissioner Patryce Campbell

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Commissioner Jeff Roper
Commissioner Kathleen Prodocimo

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting May 26, 2026.

Motion made by Commissioner Liferidge to approve the Staff provided May meeting minutes, Seconded by Commissioner Campbell.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, Commissioner Campbell

NEW BUSINESS

2. Consider a Tree Removal request for a grand tree, located at 617 Resinwood Road (162-01-03-048).

Mr. Westbrook explains the recent changes to the Town's adopted Tree Ordinance to the Planning Commission. Mr. Westbrook noted Live Oak trees at / greater than twenty-four inches (24") at diameter breast height (DBH) are protected by the Tree Ordinance. In addition, the commission was informed the Chief Building Official was the Staff lead on this request. Due to the absence of the applicant at the meeting, Staff recommends that the commission continue the agenda item to the next available Planning Commission.

Chairwomen Cruppenink asked Staff if they discussed the agenda item, would the commission lose the chance to offer a continuance.

Commissioner Pipkin asked Staff how the commission should proceed if the applicant does not appear at the next meeting if a continuance is offered. Mr. Westbrook noted that any decision would be at the Planning Commission's discretion.

Chairwomen Cruppenink asked Staff if a tree removal request for this specific tree has ever been poised to be heard by the Planning Commission. Mr. Westbrook stated no, not to his knowledge.

Chairwomen Cruppenink asked Staff if the applicant's issuance company has requested the tree to be removed. Mr. Westbrook stated no, not to his knowledge.

Commissioner Johnson noted that she is dissuaded by the fact the applicant did not attend the meeting, but does support a continuance of the agenda item.

Commissioner Campbell offered her support for the agenda item to be continued.

Commissioner Pipkin asked Staff if that the commission denied the applicant's request, could the Town be held liable if the tree damages the property in the future. Mr. Westbrook noted that it is difficult for him to see any legal liability, and the Town's attorney reviews all proposed Ordinances prior to adoption.

Mr. Westbrook explained the standards of grand tree mitigation that appear within the Town's Tree Ordinance.

Commissioner Campbell asked if the potential for the requested tree to conflict with existing sewer / sanitation infrastructure on the property could be considered a safety hazard. Mr. Westbrook stated such decision would be a judgement call, but it is possible for that specific issue to be considered a safety hazard.

Motion made by Commissioner Johnson to continue the agenda item to the next regularly scheduled Planning Commission meeting. Seconded, by Commissioner Johnson.

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook informed the commission that Staff's "Development Update" email was sent earlier in the afternoon and invited the commissioners to contact Staff with any questions.

Mr. Westbrook provided the commission with a timeline of adoption for the proposed Unified Development Ordinance.

Mr. Westbrook noted that Staff is actively conducting interviews for the Code Enforcement Officer position.

Mr. Westbrook discussed the ongoing construction of the Town's Lacey Park Project.

Mr. Westbrook discussed which items are slated to be included in the next Planning Commission's agenda which to include the proposed subdivision within the Whipporwill Tract.

MOVE TO ADJOURN

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

Voting Yea: Chairwomen Cruppenink, Commissioner Pipkin, Commissioner Johnson, Commissioner Liferidge, and Commissioner Campbell.

Meeting was adjourned at 6:38 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.