



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 22, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

PRESENT

Commissioner Roscoe Haynes (via phone)
Chairwoman Robin McGhee-Frazier
Commissioner Connor Salisbury
Commissioner Chris Kondakor
Commissioner Nick Ross

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Commissioner Otis Nole
Commissioner Drew Ensor

APPROVAL OF MINUTES

1. Approval of Minutes for the January 25, 2022 meeting.

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

NEW BUSINESS

2. Nominate and vote for a Planning Commission Chair for 2022.

Chairwoman McGhee-Frazier nominated Connor Salisbury as Chair. Commissioner Salisbury accepted the nomination.

Motion made by Chairwoman McGhee-Frazier, Seconded by Commissioner Haynes.
Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Kondakor, Commissioner Ross
Voting Abstaining: Commissioner Salisbury

3. Discussion with Mark Brodeur, Berkeley Charleston Dorchester Council of Government, concerning the 2022 Comprehensive Plan.

Mr. Brodeur spoke, stating that the Comprehensive Plan is the most important thing that the Planning Commission will pass. A full, new comp plan is due every ten years, with an update every five years. This is a new comp plan. The comp plan is a statement of where you want to be in the next ten years and provides the foundation upon which every other decision is based. Mr. Brodeur then presented his PowerPoint deck.

Commissioner Kondakor asked how the plan works with the SCDOT, Board of Education, etc. Mr. Brodeur stated that participation from sister agencies is important in the feedback loop section of the plan. Typically, sister agencies are supportive of the plan, but we want them to know our thoughts and for us to know theirs so we can work together.

Commissioner Salisbury asked about the timeline. Mr. Brodeur stated that that wasn't fixed yet. We'll be meeting with the Mayor & Council soon and the public thereafter.

Commissioner Salisbury asked what is required of the Planning Commission. Mr. Brodeur stated that we will try to meet in regularly scheduled meetings or in special meetings if need be to go over the plan and everyone's thoughts. The Commission is welcome to come to public meetings, but try to not become a quorum by standing near each other.

4. Consider a recommendation to amend Articles 5, 6 & 7 of the Zoning Ordinance.

Mr. Polen presented the various changes to the plan. Commissioner Salisbury recommended an addition whereby major interior roads are widened and parking is only permitted on one side of the road so that emergency vehicles can better travel through neighborhoods. Floor Area Ratios were also discussed, with the Commission stating that they would like to see restrictions placed on smaller houses on large lots in the PDs.

Motion made by Commissioner Salisbury, Seconded by Commissioner Ross.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross

OLD BUSINESS

PLANNER'S COMMENTS

None

MOVE TO ADJOURN

Meeting adjourned at 7:10 p.m.

Motion made by Commissioner Salisbury, Seconded by Commissioner Kondakor.

Voting Yea: Commissioner Haynes, Chairwoman McGhee-Frazier, Commissioner Salisbury, Commissioner Kondakor, Commissioner Ross

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.