



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 22, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Commissioner Charlotte Cruppenink
Commissioner Glen Pipkin
Commissioner Chris Kondakor
Commissioner Drew Ensor

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Commissioner Nick Ross
Commissioner Rev. Robin McGhee-Frazier

APPROVAL OF MINUTES

1. Approval of Minutes for the July 25, 2023 meeting.

Motion made by Commissioner Pipkin, Seconded by Commission Ensor.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Kondakor and Commissioner Ensor.

NEW BUSINESS

2. Consider a Zoning Map Amendment request for five (5) parcels (123-00-06-057, -060, -061, -062 & -063) located on Reid Hill Road, from C-2 (General Commercial) to R-4 (Multi-family Residential).

Mr. Westbrook presented the item.

Karl Rakes, 3771 Belvedere Road, Johns Island, spoke in favor of his request.

Mr. Rakes requested clarification regarding allowable density with the requested R-4 zoning district. Mr. Westbrook responded that the applicant and Staff can discuss density at a later date.

Motion made by Commissioner Pipkin to recommend approval, Seconded by Commissioner Kondakor.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Kondakor and Commissioner Ensor.

3. Consider a Tree Removal request located at 521 Division Street (142-03-02-047).

Mr. Westbrook presented the item.

Daniel Causey, 521 Division Street, spoke in favor of his request.

Chairwoman Cruppenink spoke to the exposed roots of the tree and discussed how rain events can pose stability concerns for trees with exposed roots.

Commissioner Ensor asked about the approximate height of the tree and distance of the tree to the house. Mr. Causey responded that he believed the tree may be seventy (70) feet tall.

Commissioner Kondakor asked assistance in identifying the structures in the pictures to help understand the situation more clearer. Mr. Causey helped identify an accessory structure on the property and the adjacent neighbor's house.

Chairwoman Cruppenink asked if the applicant had spoken to any of the neighbors regarding the tree removal request. Mr. Causey stated that none were in opposition, primarily due to potential danger the tree could pose the young children living next door.

Motion made by Commissioner Ensor to grant the Tree Removal Permit and waive the required mitigation due to the tree posing an imminent threat to nearby structures and exposed root system, Seconded by Commissioner Pipkin.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Kondakor and Commissioner Ensor.

4. Consider a Tree Removal request located at 220 First Street (142-07-05-022).

Mr. Westbrook presented the item.

Chris Havens, 220 First Street, spoke in favor of his request.

Terry Helms, 222 First Street, spoke in favor of the request.

Chairwoman Cruppenink asked about the trees that were planted after the pine tree was removed. Mr. Havens indicated that three (3) Pawpaw trees, two (2) Loquat trees, one (1) Persimmon tree and one (1) Fig tree were planted on the property.

Commissioner Pipkin asked about the damage the tree did to adjacent structures. Mr. Havens explained large tree branches had fallen during wind events, causing roof damage to nearby accessory structures.

Mr. Helms added that the tree hung over a pool where kids swam, along with the structure on his property, and the next event may cause significant damage to his property and potential harm to occupants of the grounds.

Commissioner Ensor asked if the damage in the presentation was caused by the tree that was removed, to which Mr. Helms confirmed it was.

Chairwoman Cruppenink asked which company removed the tree. Mr. Helms stated it was Carolina Tree Care of Manning, SC.

Chairwoman Cruppenink asked if a Tree Removal Permit was applied for before the tree was removed. Mr. Haven stated that a Tree Removal Permit and Business License was applied for the same afternoon the Code Enforcement Staff visited the site.

Chairwoman Cruppenink asked when the applicant knew to apply for the Tree Removal Permit. Mr. Haven explained that Code Enforcement visited the contractors as the work was being performed, and that's when the requirements were explained to the property owners.

Motion made by Commissioner Kondakor to grant the Tree Removal Permit and waive the required mitigation due to the tree posing an imminent threat, Seconded by Commissioner Ensor.

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Kondakor and Commissioner Ensor.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook summarized action taken by the Town Council regarding recent requests that the Planning Commission had deliberated on.

MOVE TO ADJOURN

Chairwoman Cruppenink thanked the citizens in the audience for attending and reiterated that the Planning Commission is a volunteer recommending body to the Town Council.

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

Voting Yea: Chairwoman Cruppenink, Commissioner Pipkin, Commissioner Kondakor and Commissioner Ensor.

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.