



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, December 18, 2017 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on December 18, 2017 at 5:30 p.m. The meeting was open to the public and took place in the Town Council Chambers, Municipal Building, 118 Carolina Avenue, Moncks Corner, South Carolina.

A. Call to Order

The meeting was called to order at 5:30 p.m.

B. Roll Call

Commission Members:

Mattie Gethers

Chris Griffin

Roscoe Haynes

Robin McGhee-Frazier

Tobie Mixon, Chair

Connor Salisbury

Staff:

Douglas Polen, Community Dev. Director

Additional Public Officials:

Charlotte Cruppenink

C. Adoption of Minutes

Motion to adopt November 27, 2017 Planning Commission Minutes: motion made by Mr. Salisbury, seconded by Mr. Haynes. Motion passed 6-0.

D. New Business

1. Grand Tree Removal - 230 S. Live Oak Drive

Staff presented the item, recommending the removal of all three trees with a mitigation of 12½”.

Motion to adopt staff recommendation made by Mr. Salisbury, seconded by Mr. Haynes. Motion passed 6-0.

2. Grand Tree Removal – 400 Broughton Road

Staff presented the item, and explained that while the grand tree in front needs to be mitigated with 12 ½” of new trees, the Commission could choose to waive mitigation of the non-grand trees in the rear yard, resulting in total mitigation of 12 ½”, rather than a total mitigation of 21”.

Motion to adopt Staff alternative made by Mr. Haynes, seconded by Ms. Mixon. Motion passed 6-0.

3. Grand Tree Removal – 489 E. Main Street

Staff explained that this was a last minute item. The tree in question is dead and the owner would like to remove it so as to facilitate opening a new retail space on the lot. Staff recommended approval of the tree removal.

Motion to adopt Staff recommendation made by Ms. Mixon, seconded by Ms. Gethers. Motion passed 6-0.

4. Consider an Ordinance to reclassify real property within the corporate limits of the Town of Moncks Corner from PD-R, Planned Residential to D-1, Development District, and to amend the official zoning map of the Town to so reflect. The property, located off of Kitfield Road, is identified as TMS # 142-00-01-024, -042, and -060.

Staff presented the item, recommending approval of the rezoning. Staff pointed out that in the definition of the D-1 zone it is understood that the owner of a D-1 property would likely want to rezone the property to a higher use in the future and that such a rezoning should be considered.

Motion to adopt Staff recommendation made by Mr. Salisbury, seconded by Mr. Haynes. Motion passed 6-0.

E. Planner Comments

Reminded Commission that a chairman would need to be elected in January.

Councilwoman Charlotte Cruppenink, ex-officio member of the Commission, spoke. She stated that she did not know if she would be chosen to continue as ex-officio member in 2018, and if she is not she has greatly enjoyed her time working with the Planning Commission.

F. Motion to Adjourn

Motion to adjourn: motion made by Mr. Haynes, seconded by Ms. McGhee-Frazier. Motion passed 6-0.

Meeting adjourned at 6:10 p.m.