



The Lowcountry's Hometown

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MINUTES

Planning Commission Workshop 5:30 PM, February 7, 2019 Town Council Chambers

The Moncks Corner Planning Commission met held a workshop on February 7, 2019 at 6:00 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 6:00 p.m.

B. Roll Call

Commission Members:

Johna Bilton
Chris Griffin
Karyn Grooms
Roscoe Haynes
Robin McGhee-Frazier, Chair
John Joe Salazar
Connor Salisbury

Staff:

Doug Polen, Community Development Director

C. Workshop

Mr. Polen opened the workshop by explaining the current situation on the property and what the developer has proposed. T.J. Jarvis, Engineer with Thomas & Hutton, and Michael Condon with D.R. Horton represented the developer.

- Mr. Salisbury: Why are you seeking to come into the Town limits?
 - The Town's density incentive plan. We would like to create 6,000 s.f. lots.
- You do realize that the Planning Commission and Council determine the density and that it may change from 6,000 s.f.?
 - Understood
- Mr. Griffin: Have you approached the County?
 - No, not at this point

- Mr. Salazar: Have you made any updates to the plan since the last public meeting?
 - Yes, to traffic and access.
 - The traffic engineer, Matt Short, has been working with SCDOT to define the parameters of the required traffic study. It encompasses the area between the intersections of Hwy 52 & Old 52, Old 52 & Gaillard Road, and Hwy 52 & Gaillard Road.
 - Any mitigation measures required by SCDOT within that area would be performed and paid for by the developer.
 - The developer has been working on a second access point, with a probable location approximately 800' south of the primary access.
 - Gippy Dike Road would be used as an emergency access point.
- Mr. Salazar: The townhomes are very close to Lewisfield. Could they move closer to First St. John's?
 - Lewisfield is in a conservation easement and cannot be developed. Those townhomes are 3,000' from Gippy Dike Road. The main corridor between the entrance and the boat landing is lined with the larger lots.
- Mr. Salazar: Describe the lot sizes
 - The 52' wide lots are approximately 6,000 s.f., or .14 acres
 - The 62' wide lots are approximately 7,200 s.f., or .17 acres
 - The townhouses usually have 5 units per structure
- Rev. McGhee-Frazier: Describe the boat ramp
 - Still in the early planning stages, and potentially might not happen.
 - An agreement between the developer and the Town will be needed to determine how it is to be built and maintained.
- Ms. Bilton: Where is the area of archaeological interest?
 - In the northeast corner. We have added 47 additional acres of conservation area to the master plan to protect the area.
- Mr. Haynes: Will the buildings be made with hardiplank, brick, or stone?
 - We have four types of homes, some with vinyl. If the market says no to vinyl, then there will be no vinyl.
- Mr. Haynes: Gippy was grand when I was growing up, and I think it should remain grand. Vinyl is not grand.
- Mr. Salisbury: 6,000 s.f. lots aren't grand either.
 - The developer would not be building this if there was not market demand.
- Mr. Salisbury: We decide as a town what is best for Moncks Corner. When we wrote the Comprehensive Plan we knew that if we didn't annex down Hwy 52 Goose Creek would move up and take it. But that was Highway 52 - when people live there they turn right and shop in Charleston and Goose Creek. If you do build these residents are more likely to shop and eat in Moncks Corner. 1,200 homes is 12,000 trips a day, or 20,000 total on Old Highway 52. But, if we turn you down, then you will go to the County.
- Mr. Haynes: Does Oyster Point have vinyl siding?
 - No, they have hardiplank.
- Ms. Grooms: Exactly
- Rev. McGhee-Frazier: What about the drainage issues
 - Mr. Jarvis explained the drainage engineering, stating that no more stormwater that leaves the site
- Is this a flood zone?
 - In the rice fields, yes, but not where we are building.

- Mr. Salazar: Can you maintain the Level of Service (LOS) on the road? Are you prepared to mitigate that?
 - Yes. We will maintain the LOS per SCDOT within reason. If they request to widen Old 52 to 4 lanes the entire way, we may rethink the project.
- Mr. Salazar: The density just seems like so much, and 6,000 & 8,000 s.f. lots just seem so small.
 - We can develop 482 acres. Under our current plan we only develop 250 acres, clustering the houses on the already disturbed land.
- Mr. Salazar: I understand, but we are a proud town. Vinyl hurt's Roscoe's feelings – let's build something we're proud of.
 - Mr. Jarvis: That's why we're here.
- Mr. Haynes: What is the lot size in Oyster Point?
 - 6,000 – 8,000 s.f.
- Mr. Salisbury: How many house plans are you going to use?
 - A lot. We have 30-40 house plans with ten elevations each.
- Mr. Salisbury: What is the average square footage?
 - 2,000 – 2,200 s.f.
- Rev. McGhee-Frazier: Will these houses be built on crawl spaces?
 - No – slab
- Ms. Bilton: The rendering shows a house on a crawl space.
 - The rendering shows a house in a flood zone.
- Ms. Bilton: Is drainage a problem?
 - No. Each home will have ground falling away from the house, piping, and will be placed at least 2' above the lake high water line.
- Ms. Grooms: Why vinyl and slab homes here but not in Oyster Point?
 - We will build whatever the market demands.
- Ms. Bilton: The market is the market, but we want to see something upscale and nice.
- Mr. Griffin: Do you have water and sewer?
 - There have been no studies yet, but we will have water and sewer. There are water lines there, but sewer will need to be extended.
- How will we police the removal of trees?
 - Mr. Polen: During the construction phase an inspector will be out there nearly every day, and a tree survey will show where all protected trees are located.
- Rev. McGhee-Frazier: Will the ponds be expanded?
 - Yes, but we don't by how much. The stormwater survey will let us know what needs to be done.
- Mr. Salazar: Will there be a school survey?
 - No
- Mr. Salazar: Traffic will be negatively impacted. How can you possibly justify this?
 - That is why the analysis is being done.
- Mr. Salazar: I think the development needs to be scaled down. The market may not care about vinyl, but we do.
- Mr. Haynes: I don't want any trailers on Gippy. Trailers have vinyl.
- Rev. McGhee-Frazier: This land will be developed and we want it to be developed, but we want it to look like it looks now – beautiful.
- Ms. Bilton: Developing Gippy breaks my heart, because I grew up there, but I know development will happen. I just want to see something tasteful.
 - Mr. Jarvis: The developer, Stefan Hoyer, is very progressive and tasteful. 68% of the property will remain undisturbed.

The public was invited to speak. The first speaker was Leonard "Butch" Volf of 1206 McCrae Drive. He stated that Berkeley County GIS pegs approximately 1,000 homes on Rembert Dennis Bypass. This development would double that amount of homes. He compared the proposed Gippy development to Jacob's Cove, and asked how we can absorb 15 more Jacob's Coves into the area. There are 1,300 petition signers asking for the property to not be developed. Or, 1-3 acre lots would be more appropriate.

The next speaker was Terry Cox, address unknown. He stated that the development will affect our land, destroying wetlands and wildlife.

The next speaker was Kevin Davidson of 1212 O.T. Wallace Blvd. He stated that groundwater can't be properly absorbed when impervious surfaces are placed on the land. Mr. Salisbury then stated that he understands the law to state that all runoff must remain on the property. Mr. Jarvis stated that there can be no adverse impact to neighboring properties.

Jason Crowley from the Coastal Conservation League spoke. The petition to stop development now has over 1,300 signatures. He stated that Berkeley County has OK'd over 77,000 homes in the County. We can do better than that and say no. Mr. Salisbury asked what the CCL's stance on Fort Fairlawn was. Mr. Crowley stated that CCL wasn't focused on Moncks Corner at the time Fort Fairlawn came in, but they would have felt the same way.

Ryan Asbury, 234 Dove Hill, spoke. He lives adjacent to the proposed development and feels that the impacts to his property will be significant.

The final speaker was there representing Anna Hawkins of Cordesville. Both the speaker and Ms. Hawkins are students in historic preservation at the College of Charleston and would like to know if a cultural impact study had been performed. Mr. Jarvis explained that the Type 1 survey was complete and the report was being written.

Ms. Bilton expressed surprise that only one site of archaeological importance was found.

D. Planner Comments

Mr. Polen informed those present of the prospective schedule of upcoming meetings concerning the Gippy Plantation development.

E. Motion to Adjourn

Motion to adjourn: motion made by Mr. Haynes, seconded by Ms. Bilton. Motion passed 7-0. Meeting adjourned at 7:30 p.m.