



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, April 2, 2019 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on April 2, 2019 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:

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

Staff:

Doug Polen, Community Development Director

C. Adoption of Minutes

Motion to adopt January, 2019 Regular Meeting Minutes and February, 2019 Workshop Minutes: motion made by Mr. Salisbury, seconded by Ms. Bilton. Motion passed 5-0. Commissioner Griffin arrived following the vote.

D. New Business

1. *Consider an application to annex or rezone 798 acres of land located along Old Hwy 52, TMS 162-00-02-020, 143-00-00-001, 142-00-01-057, and 142-00-01-032*

Mr. Polen presented the item.

T.J. Jarvis, Engineer with Thomas & Hutton, spoke. He discussed the changes that have been made since the workshop, including a reduction to 1,000 units, access issues, drainage, the removal of all multi-family units, and going making 20% of all units sheathed in hardiplank. He further stated that according to the Town's Comprehensive Plan, this development has considerably less density than that contemplated by the Plan. He concluded by discussing the amount of open space to be provided.

Michael Condon with D.R. Horton then discussed the types of homes to be built on the property. Active adult units would be approximately 1,600 s.f. while traditional homes would be 1,800 - 2,800 s.f. Hardiplank would be an option on all homes, but 20% will be required to be hardiplank.

Stefan Hoyer, the applicant, explained why they would like to use vinyl, explaining that it is much more easily maintained than hardiplank and has a 50 year warranty.

Questions included the following:

- Chairwoman McGhee-Frazier: Who decided the placement of the homes?
 - The customers can choose their homes as long as they aren't too close to the same design.
- Mr. Haynes: Do they have to choose between the homes pictured?
 - No. There will be closer to 40 different house plans.
- Ms. Bilton: Where will the hardiplank homes go?
 - That is undetermined. Possibly in a hardiplank neighborhood.
- Mr. Salisbury: What is the lot size?
 - 6,000 - 8,000 s.f.
 - Mr. Salisbury: I have a concern about the density and lot sizes. I'd like to see lots greater than 6,000 s.f.
 - Mr. Jarvis: The Comp Plan says 4-8 units per acre.
 - Mr. Hoyer: We are using the Comp Plan to help design a better plan for the development.
- Mr. Salisbury: I appreciate the willingness of the developer to meet with the public and make changes. Also, the Cumbies (the property owners) are friends of mine. However, I will listen to the voices of the community and we want to get this right. We won't get a second chance with Gippy. I don't know if this is the right plan right now.
- Ms. Bilton: Will this be phased?
 - We develop approximately two years out, and will sell approximately 100 homes per year. Sales start in 2021, and will still be selling in 2030.
- Chairwoman McGhee-Frazier: Where will the first phase be located?
 - The far west along Old 52. The first home for sale will be about 500' from Old 52, with perhaps some models located closer to the road.
- Ms. Grooms: When will the traffic study be done?

- It will be ready by the time of the 1st reading at Council.
- Ms. Grooms: What is happening with the boat landing?
 - There is a question with permitting. Assuming a permit is received, the landing will be available for a fee.
- Mr. Haynes: I thought we were going to see some grand homes in this neighborhood.
 - The slides show the types of homes we envision. They will be a low-country Southern type of feel. We really can't be specific with home plans at this time.

Chairwoman McGhee-Frazier opened the session up to public comment.

- Chris Volf, 1206 McCrae: Will the homes be slab on grade?
 - Most will be slab on grade, but some will be elevated as required.
- Ryan Asbury, 234 Dove Hill: When does the second entrance open?
 - At the time of the 500th Certificate of Occupancy.
- Barbara McElfresh, 147 Gippy Dike Road: Why is Gippy Dike Road not given over to the HOA at the time of platting? I do not want it to be a construction entrance.
 - The Development Agreement states that the roads will not be used as a construction entrance. We are taking great pains to ensure these roads aren't abused.

Comment from the Planning Commission:

- Ms. Bilton: Why D.R. Horton?
 - Hoyer builds the infrastructure, and we partner with D.R. Horton because they have really nice product lines that will fit into this neighborhood.

Public Comment, Continued:

- Norman Brunswig, 1002 McCrae: I look at this development, and it does not fit the environment. Why not build in concert with what we already have?
 - We believe this neighborhood is in harmony with the existing neighborhoods. We have 1.8 units per gross acre, much less than 3.8-4.6 units per acre in nearby developments.
- Butch Volf, 1206 McCrae: 8,000 sq. ft. is 5 units per acre. Explain.
 - The 2.1 net density includes parks and open space.
- Ryan Asbury, 234 Dove Hill: Where is the accountability?
 - Accountability is provided by the zoning and the development agreement.

Comment from Planning Commission:

- Mr. Haynes: Have you been to Stoney Landing? Can Gippy look better than Stoney Landing?

- Mr. Salisbury: At Fort Fair Lawn we approved 8,500 and 12,000 sq. ft. lots.

Motion:

Mr. Salisbury stated that he was not in favor of the development agreement as it is presented. He stated that he would like to see 15,000 sq. ft. lots on the property. He started a motion that effect, and then retracted it. He then made a motion to deny the recommendation for the annexation, seconded by Mr. Haynes. The motion passed 4-2, with Ms. Bilton and Chairwoman McGhee-Frazier against.

Mr. Hoyer spoke, explaining that with 15,000 – 30,000 sq. ft. lots the project is either economically infeasible or you lose many of the trees that he is trying to protect. “I cannot compete with the emotional attachment people have with this property,” stated Mr. Hoyer.

E. Planner Comments

Mr. Polen explained to those in attendance what the next steps would be. The applicant could do the following:

- Proceed to the Town Council with a recommendation of denial from the Planning Commission
- Come back to the Planning Commission with a revised plan to seek a recommendation of approval
- Withdraw the application for annexation, cancelling the process

F. Motion to Adjourn

Motion to adjourn: motion made by Mr. Salisbury, seconded by Ms. Bilton. Motion passed 6-0. Meeting adjourned at 6:30 p.m.