



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, April 23, 2019 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on April 23, 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:

Karyn Grooms

Roscoe Haynes

Robin McGhee-Frazier, Chair

John Joe Salazar

Staff:

Doug Polen, Community Development Director

Chad Kelly, Chief Building Official

John West, Town Attorney

Chris Griffin and Connor Salisbury's absences were excused.

C. Adoption of Minutes

Motion to adopt April 2, 2019 Special Meeting Minutes: motion made by Mr. Haynes, seconded by Ms. Grooms. Motion passed 4-0.

D. New Business

1. *Consider a motion to remove a grand tree at 105 Broughton Rd.*

Mr. Polen presented the case, explaining that the tree emanates from the neighboring property but is causing damage to the property at 105 Broughton. The Town recommends approval of the removal.

Jade and Derrill Clark of 105 Broughton spoke as applicants.

Commissioner Haynes asked if the applicants wanted to remove all of the limbs. The applicants responded that they only wished to remove the limbs [trunk] that were on their house and any others that need to be removed in the opinion of the tree cutting service.

Chris Biering, representing the owner of 103 Broughton Road, stated that the building at 103 used to be in disrepair. The tree in question is the largest live oak in Berkeley County. The Berkeley Independent ran an article about this tree the week the property at 105 was bought by the applicant. He further stated that Ms. Biering offered to purchase the house at 105 to save the tree. He feels that cutting the tree will damage the tree and perhaps destabilize or kill the tree. Mr. Biering feels that if the Town does not respect trees than it should repeal the tree ordinance. Mr. Biering concluded that the Clarks do not own the tree and that the Planning Commission does not have enough information to make this decision.

Chairwoman McGhee-Frazier stated that trees matter, but so does the welfare of the community. She went on to state that if the tree were damaging Mr. Biering's property, she believes that he would want it removed.

Commissioner Grooms said that she saw a similar situation in Summerville. The applicants are not asking for anything outrageous and the limb is dangerous.

Commissioner Haynes made a motion to allow for the removal of the tree that grows out onto the applicant's property, seconded by Commissioner Salazar. Motion passed 4-0.

2. Consider a motion to remove grand trees at 121 Jolly Lane

Mr. Polen presented the item.

The applicants, Mr. & Mrs. Scott Roberts, spoke.

The Commission discussed the item and decided that the oak tree as well as the three gum trees closest to the road could be removed. The 18" tree is considered to be rotten, so no mitigation is required. Overall, 22" of mitigation was required.

Commissioner Salazar made a motion to the effect of the above, seconded by Commissioner Haynes. Motion passed 4-0.

3. Consider a motion to remove a grand tree at 250 High Hill

Mr. Polen presented the item.

Donna Graff and her husband, the applicants, spoke.

Commissioner Grooms made a motion to grant the removal of the tree, seconded by Commissioner Haynes. Motion passed 4-0.

4. *Consider an appeal to replace 253" of trees removed without a permit at 107 Pine Street*

Mr. Polen and Mr. Kelly presented the case.

The applicant, Wilfred Hamilton, and his attorney, George Bishop, spoke. They explained that it was a misunderstanding, not a flagrant act, and asked to only replace a buffer on the property in the amount of 168".

Commissioner Salazar motioned to require only the placement of buffers as explained in the Staff report, seconded by Commissioner Haynes. Motion passed 4-0.

5. *Consider a minor amendment to the plans for the Fairmont Pines development*

Mr. Polen presented the case.

The applicant, Jason Hutchinson, spoke.

Commissioner Grooms made a motion to allow the minor amendment, seconded by Commissioner Haynes. Motion passed 4-0.

6. *Presentation by the developers of Carolina Groves*

Presentation made by Jeff Winkler with InterTech.

E. Planner Comments

None

F. Motion to Adjourn

Motion to adjourn: motion made by Commissioner Haynes, seconded by Commissioner Grooms. Motion passed 4-0. Meeting adjourned at 7:05 p.m.