



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, May 28, 2019 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on May 28, 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 6:10 p.m.

B. Roll Call

Commission Members:

Johna Bilton

Chris Griffin

Karyn Grooms

Robin McGhee-Frazier, Chair

Staff:

Doug Polen, Community Development Director

Connor Salisbury's absence was excused.

C. Adoption of Minutes

Motion to adopt April 23, 2019 Regular Meeting Minutes: motion made by Ms. Bilton, seconded by Ms. Grooms. Motion passed 4-0.

D. New Business

1. *Consider an application to annex or rezone 56 acres of land located along Old Highway 52, TMS 142-00-01-064, -073, -077, and -078*

Mr. Polen presented the item, recommending approval.

Cawood South, representative for the applicant, and Chuck Thompson, builder, spoke about the project.

Questions included:

- Commissioner McGhee-Frazier: Will all the houses have solar power?
 - Yes.
- Commissioner Griffin: Have discussions been had with Santee Cooper or Berkeley Electric concerning the solar power?
 - Mr. Thompson: I have spoken with BEC and they are well aware.
- What kinds of exterior materials will we see?
 - Brick and hardiplank on the fronts, with vinyl on the sides and rear. This is a high quality vinyl, and the houses will be twice as efficient as a typical new South Carolina home.
- Commissioner McGhee-Frazier: When will this project start?
 - Approximately six months from now.
- Commissioner Bilton: Who will fix the street lamps if broken?
 - The HOA
- Who will maintain the garden?
 - The HOA and the homeowners.
- Commissioner Bilton: What price point are you looking at?
 - \$300,000 plus.
- Will the project be phased?
 - Yes. We will begin with the 30 lots at the entrance and work backwards.

Commissioner Bilton made a motion to recommend approval to Town Council, seconded by Commissioner Grooms. Motion passed 4-0.

2. Density Incentive Discussion

Mr. Polen went over possible changes to the density incentive program that the Town put in place in 2018. Since then a number of developments have taken advantage of the program and the Town is seeking to strengthen the requirements to ensure that only higher-quality developments earn the density bonus.

The Commission was happy with the proposed changes, and offered no modifications.

E. Planner Comments

None

F. Motion to Adjourn

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