



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, June 11, 2018 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on June 11, 2018 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:

Chris Griffin

Karyn Grooms

Roscoe Haynes

Robin McGhee-Frazier, Chair

Connor Salisbury

Staff:

Douglas Polen, Community Dev. Director

Other Officials:

N/A

Ms. Gethers was absent for health reasons. Absence excused.

C. Adoption of Minutes

Motion to adopt April 23, 2018 Planning Commission Minutes: motion made by Mr. Griffin, seconded by Mr. Salisbury. Motion passed 4-0. After vote, Ms. Grooms entered the meeting.

D. New Business

- 1. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property M-1 & C-2 and to amend the official zoning map of the Town to so reflect. The property, located east of the intersection of Foxbank Plantation Boulevard and Highway 52, is also known as TMS # 197-00-01-097 & 197-00-01-098.**

Item presented by Mr. Polen. Motion to recommend annexation and accompanying zoning made by Mr. Haynes and seconded by Mr. Salisbury. Motion passed 5-0.

- 2. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property C-2 and to amend the official zoning map of the Town to so reflect. The property, located at 2700 Highway 52, is also known as TMS # 197-00-01-027.**

Item presented by Mr. Polen. Motion to recommend annexation and accompanying zoning made by Ms. Grooms and seconded by Mr. Haynes. Motion passed 5-0.

- 3. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property C-2 and to amend the official zoning map of the Town to so reflect. The property, located at 1505 Cypress Gardens Road, is also known as TMS # 197-00-01-024.**

Item presented by Mr. Polen. Motion to recommend annexation and accompanying zoning made by Mr. Griffin and seconded by Mr. Salisbury. Motion passed 5-0.

- 4. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property PD-R & PD-C and to amend the official zoning map of the Town to so reflect. The property, located at 2824 Highway 52, is also known as TMS # 211-00-02-007 & 211-00-02-008.**

Item presented by Mr. Polen. Questions asked by the Commission were as follows. Answers were provided by Mr. Polen and Mitch Bohannon, developer's representative.

- How is the residential property to be accessed: full intersections along Highway 52 and Cypress Gardens Road, and a right-in/right-out at the southern end of the property on Hwy 52.
- When would the project begin: approximately twelve months.
- Has there been any response from the public concerning the public hearing signs posted: Yes, Mr. Polen had received approximately a dozen phone calls. Most were concerned that the Town was planning to annex their private property. Mr. Polen explained that only property that has actively requested annexation could be annexed. The other concern has been funding for the Pimlico Fire Station.

Motion to recommend annexation and accompanying zoning made by Mr. Salisbury and seconded by Mr. Haynes. Motion passed 5-0.

- 5. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property C-2 and to amend the official zoning map of the Town to so reflect. The property, located at 1530 Cypress Gardens Road, is also known as TMS # 211-00-02-067.**

Item presented by Mr. Polen. Motion to recommend annexation and accompanying zoning made by Mr. Salisbury and seconded by Ms. Grooms. Motion passed 5-0.

E. Planner Comments

Mr. Polen presented a map showing all residential development projects from the last decade plus all currently proposed projects.

Mr. Polen also explained that Ms. Gethers has expressed an interest in resigning her position on the Planning Commission. Due to a concurrent opening on the Board of Zoning Appeals for which applications have been received, the Planning Commission may welcome back Ms. Johna Bilton. Ms. Bilton was a commissioner for years before becoming a Town Councilmember from 2009-2017.

F. Motion to Adjourn

Motion to adjourn: motion made by Mr. Haynes, seconded by Mr. Salisbury. Motion passed 5-0.

Meeting adjourned at 6:17 p.m.