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## MINUTES

### Planning Commission 6:00 PM, August 27, 2019 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on August 27, 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 6:00 p.m.

#### **B. Roll Call**

##### **Commission Members:**

Johna Bilton  
Chris Griffin  
Roscoe Haynes  
Rev. Robin McGhee-Frazier  
John Joe Salazar  
Connor Salisbury

##### **Staff:**

Douglas Polen, Community Development Director  
Chad Kelly, Chief Building Official

#### **C. Adoption of Minutes**

Motion to adopt July 23, 2019 Regular Meeting Minutes: motion made by Mr. Salisbury, seconded by Ms. Bilton. Motion passed 6-0.

#### **D. New Business**

1. *Consider an application to annex approximately 300 acres located on Highway 52, 162-00-01-019 and portions of 162-00-01-039 & -024.*

Mr. Polen presented the item, explaining both the residential annexation as well as the possible commercial annexation in the future. Jeff Winkler and Bill Eubanks, representatives for the applicant, both spoke about the project, known as Carolina Groves. The project is re-using old industrial property rather than undeveloped land, and will feature a mile-long oak

grove along Highway 52, buffering the development from the road.

Questions from the Planning Commission included:

- Mr. Salisbury asked about the proposed IGA Grocery Store on the property and why it did not annex in.
  - Mr. Winkler explained that IGA was in the process of purchasing the property before the annexation discussion with the Town took place. The applicant spoke to IGA about annexation, but they chose not to pursue it.
- Mr. Salisbury asked about any environmental concerns on the property.
  - Mr. Winkler stated that, as a commercial nursery, insecticides and fertilizers were used sparingly as they would be very expensive. An environmental study was performed on the property and no concerns were discovered. Mr. Eubanks reiterated that there were no environmental concerns.
- Mr. Haynes asked if there was any need to remove topsoil for environmental reasons?
  - No
- Mr. Salazar asked three questions - would there ever be more than 650 units, will there be on-street parking, and would golf carts be allowed?
  - No - 650 units is the cap.
  - On-street parking is permitted in the street sections that allow for such parking
  - The golf cart question has not been answered, but probably yes.

Mr. Salazar made a motion to recommend approval of the project to Town Council, seconded by Ms. Bilton. Motion passed 5-1, Mr. Salisbury against.

*2. Consider an application for a minor amendment to the Matthews-Strawberry PUD, executed July 24, 2018; TMS 211-00-02-007 & -008.*

Mr. Polen presented the item, explaining that due to the wetlands on the property, the original plan for multi-family residential must be dropped. A representative of Thomas & Hutton, engineers for the project, was present to answer any questions.

Ms. Bilton made a motion to allow the minor amendment, seconded by Mr. Haynes. Motion passed 6-0.

*3. Consider approval of the preliminary plat for Foxbank Tract Q, TMS 197-00-01-023*

Mr. Polen presented the item. Emily Sotherland, engineer with Stantec and representative of the applicant, was present to answer any questions.

Members of the Commission questioned the number of houses that close to Foxbank Plantation Boulevard and their effect on traffic. Mr. Polen

explained that Town Council granted development rights to the property in 2007 and that the existence of the homes was not in question – merely the design of the plat.

Mr. Salazar made a motion to accept the preliminary plat, seconded by Ms. Bilton. Motion passed 6-0.

4. *Consider an appeal to replace 1,293” of trees removed without a permit on Hutchinson Street*

Mr. Haynes abstained, as the property owner is his half-sister.

Mr. Polen presented the item, explaining that the 1,293” of trees on the subject property were removed without a permit and violated the Town’s tree ordinance.

Debbie Myers, the contractor who cut the trees, spoke. She stated that Barbara Daniels, the property owner, spoke with Mr. Polen at the beginning of the process. Later, Tim Shiner, Town Building Inspector, went to the site and refused to walk the area as it was too overgrown to enter.

Around this time, Ms. Myers spoke with Chad Kelly, Chief Building Official.

Ms. Myers claims that she attempted to reach Mr. Shiner numerous times but that he would not return her phone calls. At this time Mr. Polen pointed out that Mr. Shiner works for Mr. Kelly and Mr. Polen, and that even if he could not reach Mr. Shiner, we were readily available to answer any questions she might have.

Mr. Salazar pointed out that she misrepresented herself on the tree removal application, stating that there were no grand trees on the property.

Ms. Bilton made a motion for 50% mitigation or \$75/inch (\$48,525) for the Town Tree Fund, stating that she thought that a 50% mitigation was very fair. Mr. Salazar seconded. Motion passed 5-0, with Mr. Haynes abstaining.

Mr. Griffin stated that the Town has had a lot of issues with people clear cutting property without permission, and that we can’t let these things go.

Rev. McGhee-Frazier stated that she applauded Ms. Myers for accepting the responsibility for what happened, but she recommends that the property owner, Ms. Daniels, be present at any possible appeal.

**E. Planner Comments**

None

**F. Motion to Adjourn**

Motion to adjourn: motion made by Mr. Haynes, seconded by Mr. Griffin. Motion passed 6-0. Meeting adjourned at 7:20 p.m.