



The Lowcountry's Hometown

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MINUTES

Planning Commission 5:30 PM, November 27, 2017 Town Council Chambers

The Moncks Corner Planning Commission met in regular session on November 27, 2017 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:

Mattie Gethers

Chris Griffin

Roscoe Haynes

Robin McGhee-Frazier

Tobie Mixon, Chair

Connor Salisbury

Staff:

Douglas Polen, Community Dev. Director

Additional Public Officials:

Charlotte Cruppenink

C. Adoption of Minutes

Motion to adopt September 25, 2017 Planning Commission Minutes: motion made by Ms. McGhee-Frazier, seconded by Ms. Gethers. Motion passed 6-0.

D. New Business

1. Grand Tree Removal - 508 Division Street

Staff presented the item and explained that the tree appears to be healthy. The recommendation was for denial. Mr. Salisbury asked if the applicant was aware that he could bring in an arborist to defend his desire to remove the tree. Mr. Polen stated that he informed the applicant of that. The applicant, Wayne Varner, was not present at the meeting.

Ms. Cruppenink asked how deep tulip tree roots go, and if there is flooding in that area. Staff could not answer those questions at this time.

Mr. Salisbury stated that he did not like cases like this. A lifelong resident and a good citizen wishes to remove a tree that he owns from his own property and he can be prevented. He understands the law, but is not happy with the circumstance.

Ms. McGhee-Frazier made a motion to deny the application to remove the tree, seconded by Mr. Haynes. Motion passed 6-0.

2. Consider proposed changes to the Zoning Ordinance of the Town of Moncks Corner

Staff presented the item, going thorough each individual change. Discussion was held on the following items:

- Would modular buildings be allowed as accessory structures? Staff stated yes, but non-certified buildings would not be allowed for habitation.
- Should front fences be 4' rather than 3'? Councilwoman Cruppenink did some research and it appeared that 3' was the common height sold at Lowe's, so 3' was accepted.
- Mr. Haynes asked if there can be a rule for house numbering. Staff said that they would look into that and see if it is addressed in the Property Maintenance Code.

Mr. Haynes made a motion to recommend the changes to the Zoning Ordinance to Town Council, seconded by Ms. McGhee-Frazier. Motion passed 6-0.

3. Reschedule December Meeting

Mr. Polen explained that the December meeting is scheduled for Christmas Day, so he would like to move the meeting to the 18th of December.

Mr. Salisbury made a motion to move the December meeting to the 18th, seconded by Mr. Griffin. Motion passed 6-0.

E. Planner Comments

None

F. Motion to Adjourn

Motion to adjourn: motion made by Mr. Haynes, seconded by Ms. McGhee-Frazier. Motion passed 6-0.

Meeting adjourned at 6:10 p.m.