



Community Development Department

Planning Commission  
**DRAFT** Minutes of Meeting  
 January 23, 2017 ◦ 5:30 p.m.

The Town of Moncks Corner Planning Commission met in regular session on January 23, 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 5:33 p.m.

B. **Roll Call**

<b><u>The Following members were present:</u></b>	<b><u>Staff:</u></b>
Mattie Gethers	Douglas Polen, Community Development Director
Chris Griffin	
Roscoe Haynes	<b><u>Additional Public Officials</u></b>
Robin McGhee-Frazier, Chair	Charlotte Cruppenink, Town Council
Tobie Mixon	Chad Sweatman, Town Council
Ryan Nelson	
Connor Salisbury	

C. **Adoption of December 12, 2016 Minutes**

Motion to adopt December 12, 2016 Planning Commission Minutes: motion made by Commissioner Salisbury, seconded by Commissioner Griffin. Motion passed 7-0.

D. **New Business**

1. **Appointment of Chair and Vice Chair positions for 2017**

Motion to continue with the Rev. Robin McGhee-Frazier and Tobie Mixon as co-chairs made by Commissioner Haynes and seconded by Commissioner Gethers. Motion passed 7-0.

2. Consider an Ordinance to annex real property into the corporate limits of the Town of Moncks Corner, to zone said property R-1, Single-Family Residential, and to amend the official zoning map of the Town to so reflect. The property, located at 1262 Old Highway 52, is classified as TMS # 142-00-01-065.

Mr. Polen presented the item to the Commission, recommending approval of the annexation. The applicant, Town Council member Chad Sweatman, was present to answer any questions.

Motion made by Commissioner Haynes to recommend the approval of the annexation to the Town Council, seconded by Commissioner Salisbury. Motion passed 7-0.

3. Consider an ordinance to create a new zoning classification – the Corner Renaissance Overlay District

Mr. Polen presented the item to the Commission. A discussion was held on the signage and whether freestanding signs should be permitted by special exception or whether there should be strict guidelines. Mr. Polen explained that with the various different areas of downtown, signs that might be appropriate in one area, such as the old Kerr Drug building, would not be appropriate on Railroad Avenue. For this reason, approval on a site by site basis makes more sense. A discussion on grandfathered signs and signs for non-operating businesses was also held, and Mr. Polen explained that a system of “carrots and sticks” would be the best way to bring older signs into the current Code.

Councilwoman Cruppenink brought up extending the downtown limits to the Main Street Extension and on to Rembert Dennis.

Motion made by Commissioner Salisbury to recommend approval of the zoning ordinance amendment to Town Council, seconded by Commissioner Griffin. Motion passed 7-0.

4. Discussion of the 2016 Comprehensive Plan

Mr. Polen discussed the final element of the Comprehensive Plan, the Priority Investment Element. He also discussed the changes that he and Town Administrator Jeff Lord had made to the Plan since the December meeting.

An open house has been scheduled for the afternoon prior to the February Planning Commission meeting for the public to review the Plan prior to the Commission’s final vote on the Plan that evening. The open house will be scheduled on February 27 at Town Hall from 2:00 – 5:00 p.m.

E. **Planner Comments**

Mr. Polen and Town Councilwoman Cruppenink mentioned that training on parliamentary procedure will be occurring in the coming months to better ensure that meetings run smoothly and in accordance with the Town Code.

F. **Motion to Adjourn**

Motion to adjourn: motion made by Commissioner Haynes, seconded by Commissioner Griffin. Motion passed unanimously.

Meeting adjourned at 6:35 p.m.