



Department of Planning and Development

Planning Commission
DRAFT Minutes of Meeting
 April 11, 2016 • 5:30 p.m.

The Town of Moncks Corner Planning Commission met in regular session on March 14, 2016 at 5:30 p.m. The meeting was open to the public and took place in 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

<u>The Following members were present:</u>	<u>Staff:</u>
Mattie Gethers	Douglas Polen, Town Planner
Jamie Grady	
Chris Griffin	<u>Additional Public Officials</u>
Roscoe Haynes	Councilwoman Charlotte Cruppenink
Rev. Robin McGhee-Frazier, Chair	Kathryn Basha, BCDCOG Planning Director
Tobie Mixon	
<u>Members absent</u>	
Robert Harrelson	

C. Adoption of March 14, 2016 Minutes

Motion to adopt February 14, 2016 Planning Commission Minutes: motion made by Commissioner Haynes, seconded by Commissioner Mixon. Motion passed unanimously.

D. New Business

1. Request to Amend the Official Zoning Map of the Town of Moncks Corner

Mr. Polen gave a presentation on the proposed rezoning.

Discussion was held on the historic nature of the applicant's home located at 121 E. Main Street.

Commissioner Grady asked for clarification of the conditions recommended by Mr. Polen.

Councilwoman Cruppenink asked the applicant whether moving to a C-2 zoning would reduce the number of options available for development as homes would no longer be allowed. Mr. Morgan explained that he felt that C-2 would give him more options.

Councilwoman Cruppenink mentioned that the trees on Newell Street lead to drainage problems in the area and that traffic may be an issue along Newell Street regardless of what kind of development occurs along the street.

Karen and Randy Grooms of 104 Newell Street were in attendance and Ms. Grooms asked questions and read a short note explaining that, while she knew growth was inevitable, she would ask that the Commission guide growth wisely and not ruin the historic nature of the town.

Mr. Polen explained that any commercial development of the subject property would require buffering from neighboring properties as well as stormwater and possible street improvements.

Motion made by Commissioner Haynes to recommend rezoning three of the four subject properties to C-2 with the conditions recommended by Mr. Polen, while leaving the property at 121 E. Main TD. Seconded by Commissioner Mixon. Vote failed 1-3, with Commissioner Haynes in favor, Commissioners Grady, McGhee-Frazier, and Griffin opposed. Commissioners Mixon and Gathers abstained.

Motion made by Commissioner Grady to recommend rezoning all four subject properties to C-2 with the conditions recommended by Mr. Polen. Seconded by Commissioner Griffin. Vote passed 4-2, with Commissioners Mixon and Haynes opposed.

The conditions recommended by Council are as follows:

Permitted Uses:

1. All uses allowed in R-1, R-2, R-3, C-1 within the requirements of that district
2. All types of business and commercial activity related to retail sales, business and professional offices, financial institutions, and personal service shops
3. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, liquor stores and party shops
4. Private clubs, walk-in theaters, assembly and concert hall
5. Hotels and motels

2. Discussion of the 2016 Comprehensive Plan

a. Population Element

Ms. Basha went over the element as written by the Council of Governments.

Discussion topics were

- Should and how should the Town maintain diversity in population, particularly in age groups?

- How does the Town ensure new developments in and around its boundaries are sensitive to the environment and /or quality of life that characterize the Town?
- How can residents of these new developments (e.g. Foxbank Plantation) be incorporated into the Town's sense of community?

Thoughts included community policing, community newsletter and other communication, support of the senior center, ensuring that courses desired by local residents are offered at Trident, HOA sponsored police/government employee cookouts.

b. Housing Element

Discussion topics:

- How can the Town provide for a wider variety of housing options for different groups: transient residents, retirees, young professionals, families, etc.?
- What type/size of housing units are desirable to these groups?
- How can the Town maintain its affordability?

Thoughts included ensuring mixed use in the downtown overlay district; incentivize said mixed use, such as by allowing shared parking; allow smaller lots with smaller houses, perhaps even tiny houses, with a cottage ordinance.

c. Cultural Resources Element

Discussion topics:

- What other cultural resources exist or are desirable to support in the future? (churches, organizations, events)
- What kind of protection is there for the identified historic sites within the Town?
- What efforts are needed to achieve the goals cited above?

Thoughts included need to identify the historic sites in town (i.e. plaques on historic homes and other buildings), support the Moncks Corner and Berkeley County Historical Societies.

d. Natural Resources Element

Discussion topics:

- Is there a need to identify additional natural areas and/or green spaces within the Town? (habitat corridors)
- What type of tree conservation policies and ordinances are in place/needed to become a Tree City?
- Are there organizations to partner with in implementing efforts to conserve historic trees, tree canopies and other natural resources? (County green infrastructure plan)

Thoughts included creation of a stronger tree ordinance, including a tree bank; roadside trees, requirements for trees in front yard of new construction, and the creation of a tree committee.

3. Request to Amend the Text of the Moncks Corner Zoning Ordinance

Discussion was had the proposed changes to the Article 13: Signs. Mr. Polen explained the changes from the draft presented at the March meeting.

Motion made by Commissioner Griffin to recommend approval of the text amendment to the Town Council, seconded by Commissioner Grady. Vote passed unanimously.

E. Motion to Adjourn

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

Meeting adjourned at 8:00 p.m.

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