



Department of Planning and Development

Planning Commission  
Minutes of Meeting  
February 8, 2016 • 5:30 p.m.

The Town of Moncks Corner Planning Commission met in regular session on February 8, 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, S.C.

**A. Call to Order**

The meeting was called to order at 5:35 p.m.

**B. Roll Call**

**The Following members were present:**

Mattie Gethers  
Jamie Grady  
Roscoe Haynes  
Rev. Robin McGhee-Frazier  
Tobie Mixon

**Staff:**

Douglas Polen, Town Planner

**Guest**

Chris Bailey, BCD COG

**Members absent**

Robert Harrelson

**Additional Public Officials**

Councilwoman Charlotte Cruppenink

**C. Adoption of January 11, 2016 Minutes**

Motion to adopt January 11, 2015 Planning Commission Minutes: motion made by Commissioner Haynes, seconded by Commissioner Grady. Motion passed unanimously.

**D. New Business**

1. Motion made by Commissioner Haynes to nominate Commissioners McGhee-Frazier and Mixon as Co-Chairs of the Planning Commission, seconded by Commissioner Grady. Motion passed unanimously.

Motion made by Commissioner Haynes to nominate Douglas Polen as secretary of the Planning Commission, seconded by Commissioner Grady. Motion passed unanimously.

**E. Staff Comments**

In order to give time to Chris Bailey, guest presenter from BCD COG, Town Planner Polen presented proposed edits to the zoning ordinance for consideration at the March meeting: Article 6 – Zoning Districts, Article 7 – Planned Unit Development, and Article 13 – Signs.

**F. New Business**

2. Comprehensive Plan Workshop

A. Vision

1. Vision as presented by Town Planner: In the face of inevitable growth and change, the Town of Moncks Corner will strive to remain a place where people live and work by choice, not by chance. The Town will maintain its small town character, values, and way of life while accommodating the residents, visitors, and businesses brought by the growth of the region.
2. Staff was asked to include the words *livability*, *recreation*, *all ages/family*, *quality of life*, and *history*
3. Revised Vision:

In the face of inevitable change, the Town of Moncks Corner will strive to remain a place where people live and work by choice, not by chance. By preserving its history and promoting its livability, recreational opportunities, and focus on the importance of family, the Town will maintain its small town character, values, and quality of life while accommodating the residents, visitors, and businesses brought by the growth of the region.

B. Guiding Principles, as Approved by Planning Commission following Discussion

1. Maintain the family-oriented, small-town feel of the community that appeals to existing and future residents of all ages
2. Manage the development and expansion of infrastructure systems that adequately serve current and future residents
3. Support the development of businesses to give residents access to daily needs and provide jobs and opportunities
4. Promote reinvestment in existing residential and commercial neighborhoods in order to provide options to a diverse population;
5. Maintain an exceptional level of safety and security for its residents as well as the protection and preservation of its natural and cultural resources
6. Encourage and enhance recreational diversity and availability

C. Population Goals

1. Guide population growth to allow for inevitable expansion without sacrificing the environment or the quality of life which currently characterizes the Town
2. Promote a sense of community among its residents and neighborhoods

#### D. Land Use Goals

1. Continue annexation efforts to better guide the growth of land currently adjacent to the Town
2. Collaborate with Berkeley County on zoning issues that directly impact the Town
3. Support preservation of natural areas and green space and encourage the development of new green space areas
4. Seek to require set asides during land development that is appropriate and dedicated toward expanding neighborhood recreational amenities
5. Pursue infill and redevelopment opportunities where appropriate to maximize the use of existing infrastructure
6. Promote development that is appropriate and compatible with neighboring uses
7. Plan for inevitable growth by promoting orderly and efficient land use patterns and development that will enhance the quality of life for future generations
8. Establish a downtown area that serves as a community focal point providing a mix of uses for residents and visitors

#### E. Transportation Element

1. Resurface and pave streets
2. Create a sidewalk inventory and construction plan to ensure the provision of sidewalks in areas such as the vicinity of Berkeley High School and along Heatley Street
3. Find and improve areas for public parking
4. Support improved transportation roadways for commuters traveling to and/or from commercial, residential, and employment centers within the greater planning area and region
5. Encourage a multimodal transportation system that promotes community and economic development and provides a sustainable balance between pedestrian, bicycle and automobile traffic

#### F. Community Facilities

1. Continue work on the Moncks Corner Recreation Complex, especially basketball offerings and an amphitheater/performing arts venue
2. Work to help provide a hospital in Moncks Corner to provide medical services and economic opportunity for residents
3. Build additional Fire Station
4. Continue to provide high levels of service provision through needed improvements and expansion in order to meet the needs of the growing community
5. Collaborate with various actors in the educational sector to support the enhancement of the local educational system for all ages

G. Housing Element

1. Promote the development and provision of diverse housing types, including workforce housing and senior housing
2. Protect and enhance the quality of existing housing stock within the Town

H. Economic Development

1. Support the efforts of Corner Renaissance and the revitalization of the Main Street area
2. Develop an economic development strategy including all possible programs, incentives, and the like
3. Promote existing local businesses
4. Encourage diversification of the local economic base by attracting more professional offices and higher paying jobs to the community

I. Cultural Resources

1. Continue to preserve and protect historic and cultural resources for future generations
2. Aid in the re-establishment of the historical society as a vital organization
3. Create new opportunities for cultural sites, events, and traditions, in order to better meet the cultural and economic needs of the community

J. Natural Resources

1. Support preservation of natural areas and green space
2. Better protect trees from development by revising and enforcing Town ordinances
3. Seek to become a Tree City USA

**G. Motion to Adjourn**

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

Meeting adjourned at 7:45 p.m.