



Department of Planning and Development

Planning Commission
DRAFT Minutes of Meeting
 March 14, 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 5:40 p.m.

B. Roll Call

<u>The Following members were present:</u>	<u>Staff:</u>
Mattie Gethers (Arrived, 5:45 p.m.)	Douglas Polen, Town Planner
Jamie Grady	
Chris Griffin	<u>Additional Public Officials</u>
Roscoe Haynes	Councilwoman Charlotte Cruppenink
Rev. Robin McGhee-Frazier, Chair	(arrived 6:00 p.m.)
Tobie Mixon	
<u>Members absent</u>	
Robert Harrelson	

C. Adoption of February 8, 2016 Minutes

Motion to adopt February 8, 2016 Planning Commission Minutes: motion made by Commissioner Haynes, seconded by Commissioner Grady. Motion passed unanimously.

D. New Business

1. Mr. Polen went over the changes proposed to Article Six of the Zoning Ordinance. Questions were asked on overhangs in the setbacks and other minor concerns. Commissioner Griffin asked a question about removing the M-2 district and any effect that might have on Santee Cooper. As there is no usefulness in removing the M-2 district other than cleaning up the ordinance, Mr. Polen made a change to the

amendment to leave the M-2 district as is. Motion to recommend changes to Town Council made by Commissioner Grady and seconded by Commissioner Griffin. Motion passed unanimously.

2. Mr. Polen went over the changes proposed to Section 7-12 of the Zoning Ordinance. Questions were asked on the economic impact of the PDR-3 rules and other minor concerns. While explaining changes to the Commission, Mr. Polen explained that the Planning Commission and Town Council still had the power to be flexible with a developer in terms of items such as lot size and setbacks. In order to ensure that this fact was captured in the amended ordinance, Mr. Polen made a note to add a paragraph describing this power to the ordinance amendment. Motion to recommend changes to Town Council made by Commissioner Haynes and seconded by Commissioner Grady. Motion passed unanimously.
3. Mr. Polen went over the Vision and Guiding Principles created by the Planning Commission at the previous meeting. Motion to accept the Vision and Guiding Principles made by Commissioner Grady and seconded by Commissioner Haynes. Motion passed unanimously.

E. Staff Comments

Mr. Polen passed out copies of a newly written Sign Ordinance and went over the proposed changes. The sign ordinance will be coming back the Planning Commission at the April meeting for official review.

Mr. Polen explained that Chris Bailey has resigned from the BCD Council of Government and that he will be meeting with Kathryn Basha, BCD COG Planning Director, to discuss next steps for the comprehensive plan.

Lastly, Mr. Polen pointed out that Commissioner Robert Harrelson had missed three consecutive meetings without an excuse as of tonight's meeting. Mr. Polen explained that the Town Code states that the Planning Commission *shall* recommend to the Town Council the removal of any member who misses three consecutive meetings. Co-Chairman Mixon made a motion to recommend the removal of Commissioner Harrelson to Town Council, seconded by Commissioner Haynes. Motion passed unanimously.

F. Motion to Adjourn

Motion to adjourn: motion made by Commissioner Grady, seconded by Co-Chairman Mixon. Motion passed unanimously.

Meeting adjourned at 7:15 p.m.