



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue

TUESDAY, NOVEMBER 5, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 p.m.

PRESENT

Chairman Thurman Pllum
Board Member Pat Smith
Board Member Clayton Morton
Board Member Theresa McLaughlin

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Carolyn Haynes-Smith

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting September 2, 2025.

Motion made by Board Member Morton to approve the minutes as presented,
Seconded by Board Member McLaughlin.

Voting Yea: Voting Yea: Chairman Pllum, Board Member Smith, Board Member
Morton, and Board Member McLaughlin.

NEW BUSINESS

2. Consider a Variance (VR-25-02) request to reduce the required number of parking for a "professional Office" use in the General Commercial (C-2) zoning district located at 220 E Main Street (142-07-05-051).

Mr. France presented the request.

Chairman Pllum asked where along Main Street were parking spaces and how far down could one park. Mr. Westbrook indicated that a parking study by our engineers was underway, however preliminary designs indicate parking along Main Street almost down to the Live Oak Drive intersection. Mr. France explained that in the immediate vicinity, adjacent parcels benefited from larger lot sizes and dedicated off-street parking, making the need for on-street parking by the neighboring businesses minimal and open for use by the applicant.

Chairman Pllum asked where the 22-foot drive aisle requirement came from. Mr. France indicated the regulation resided in Section 7-4 of the Zoning Ordinance.

Mike Johnson and Trey Linton, of Forsberg Engineering, spoke in favor of their

application.

Chairman Pellum asked the applicants what the extent of their footprint in town might be.

Mr. Johnson explained the number of employees that will work in this building, with Mr. Linton adding that is the company's expected use of the building at this time, with no plans to increase the number of employees.

Motion made by Board Member McLaughlin to approve the Variance request as the strict application of the provisions of the Ordinance would result in unnecessary hardship due to the existing size of the parcel and building, with impossible means of ingress/egress on to the parcel from E. Main Street.

Voting Yea: Voting Yea: Chairman Pellum, Board Member Smith, Board Member Morton, and Board Member McLaughlin.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook updated the board on various planning activities.

MOVE TO ADJOURN

Motion made by Board Member Morton to adjourn, Seconded by Board Member Smith.

Voting Yea: Voting Yea: Chairman Pellum, Board Member Smith, Board Member Morton, and Board Member McLaughlin.

Meeting was adjourned at 6:18 p.m.

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.