



BOARD OF ZONING APPEALS

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

TUESDAY, JULY 2, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:14 p.m.

PRESENT

Chairman Thurman Pellum
Board Member Theresa McLaughlin
Board Member Carolyn Haynes-Smith
Board Member Pat Smith
Board Member Clayton Morton

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

NONE

APPROVAL OF MINUTES

1. Approval of Minutes for the June 4, 2024, meeting.

Motion made by Chairman Pellum, Seconded by Board Member Morton.

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

NEW BUSINESS

OLD BUSINESS

2. Consider a Special Exception (SE-24-02) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis Boulevard (143-09-04-033 & 143-09-04-034).

Mr. Westbrook presented the item.

Chairman Pellum asked about the buffer to the rear of the project. The applicant, Mike Flannery, explained the buffer will prevent anyone off site from seeing the development. There will be a masonry wall up front with a privacy fence around the other three sides of the development with a 50-foot buffer and red maples added where appropriate.

Chairman Pellum asked if anyone had any concerns regarding complete buildout verse two-phases. The applicant answered they could do it in two-phases.

Board Member Haynes-Smith asked what the two-phases would look like. Board Member Smith stated that phasing would help, but unless specifically promised in the motion, it wouldn't be guaranteed.

Chairman Pllum asked the Board about making a motion regarding the phases to coincide with the two existing properties. Mr. Westbrook stated that the project was advertised as one project on two properties, phasing could not be part of the motion as it was not part of the initial request by the applicant.

Chairman Pllum explained the additional 50-foot buffer and addition of wood fence addresses most of his concerns. The applicant explained that the 50-foot buffer would add "thick foliage" for the adjacent residents.

Board Member Smith added that the revised plans make more sense now that it mimics the recently approved project to the north. Chairman Pllum asked if the Town would require a traffic study. The applicant explained they have reached out to Berkeley County, who said no traffic study would be necessary. Chairman Pllum added the Town is not the County, to which the applicant explained they would work with Staff to get the necessary approvals.

Board Member Haynes-Smith explained she didn't have any issues with the fencing or lighting for the proposal. Chairman Pllum asked if the major issues from before were addressed. Board Member Morton agreed.

Motion made by Board Member Haynes-Smith to approve the requested Special Exception. Seconded by Board Member Morton.

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

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:40 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.