



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 5, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:01 p.m.

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

APPROVAL OF MINUTES

1. Approval of Minutes for the April 4, 2023, meeting.

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

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

NEW BUSINESS

2. Consider a Special Exception (SE-24-01) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis Boulevard (143-00-00-004).

Mr. Westbrook presented the item.

Chairman Pllum asked Staff about plans to widen Rembert C. Dennis Boulevard. Mr. Westbrook stated there were no plans to his knowledge.

Jason Myers, of Ikon Financial Group, the applicant, spoke in favor of the application.

Chairperson Pllum asked if the proposed buffer would be on private property. Mr. Myers stated he was willing to provide additional trees and hedge. Mr. Myers added that the property would be gated facility, and he was willing to accept any recommendations a Traffic Impact Analysis would provide to mitigate traffic impacts for the use.

Chairman Pullum stated his concern with the Special Exception process; however, it should be used to identify how a use would fit in certain parts of town. Chairman Pullum expressed that this use is important to consider.

Mr. Myers expressed that no zoning allows by-right mini-warehouse, and the need for this use is for positive development. Mr., Myers continued, that there hasn't seen much commercial growth along Rembert C. Dennis Boulevard, and his desire to have his facility become one of the first developments. Mr. Myers commented on how the parcel size lends credit to the use being established along with its proximity to neighborhoods which have restrictive covenants. Mr. Myers explained his desire to make the facility a positive impact for the community and would be willing to continue the application to help provide answers for the Board of Zoning Appeals.

Board Member Smith asked if the buildings were to be one story. Mr. Myers confirmed they would be.

Chairman Pullum asked Staff if the residents have commented on the use. Mr. Westbrook said no.

Board Member Smith stated more information may be needed, with Board Member Haynes-Smith expressing she was open to the use, as nearby businesses seem compatible. Board Member Smith agreed, citing the existence of the bowling alley and Oaks Mall.

Board Member Haynes-Smith said that traffic numbers were not a great concern. Mr. Westbrook stated a Traffic Impact Analysis would help make this determination.

Chairman Pullum asked about the setbacks of the property. Mr. Westbrook stated 10 feet are expected for these buildings. Mr. Myers added the requirement to stay out of wetlands.

Chairman Pullum asked if a buffer would continue, not just along the eastern boundary, but the northern and southern boundary as well. Mr. Myers stated that would be agreeable, and asked if a fence could help mitigate the impact. Mr. Westbrook stated the maximum fence height was 7-feet.

Board Member Morton explained his desire to see more details.

Chairman Pellum agreed, along with exhibits showing buffer details and style of proposed fencing.

Board Member Haynes-Smith agreed with the Staff Report that a more detailed plan and visual representations would be helpful.

Motion made by Board Member Haynes-Smith to continue the request to the next Board of Zoning Appeals meeting on April 2nd, 2024. Seconded by Board Member Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:58 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.

DRAFT