



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 6, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting March 4, 2025.

Motion made by Chairman Pllum to approve the minutes as presented, Seconded by Board Member Smith.

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

NEW BUSINESS

Consider a Special Exception (SE-25-02) request to expand a "Mini-warehouse & Outdoor Vehicle Storage" use in the General Commercial (C-2) zoning district located on Drive In Lane (123-00-04-009).

Mr. Westbrook presented the request.

Mr. Stephen Witmer Jr., of SBV Properties, the applicant, spoke in favor of his application. Mr. Witmer Jr. explained that this use is a low-impact and critical need for residents. He continued to explain how this proposed use was in line with the 2024 Comprehensive Plan, specifically the Highway Commercial Overlay in the Future Land Use Map.

Mr. Sam Morris, of Nelson Mullins, attorney for the applicant, spoke in favor of his applicant's proposal. Mr. Morris stated that this is different from a typical self-storage product, reiterating that this project is low impact with minimal traffic. Mr. Morris explained that service vehicles, similarly, sized to the potential users for the use, already use the local roadways.

Chairman Pllum stated that he would never use Drive In Lane to access US Highway 52, that most people would cut through the Walmart parking lot and use Reid Hill

Road, further adding to the congestion in the parking lot and local roadways. Chairman Pellum also expressed that stormwater outflow was a big concern of his and agreed with Staff that more information was needed. He continued, that this amount of paving would never be allowed in his jurisdiction where he works professionally, that heat island is a real threat. Chairman Pellum returned back to traffic concerns, raising the fear that boat traffic on the weekends, particularly on Drive In Lane would be problematic.

Mr. Witmer Jr. responded that moving the pond helps solve issues with stormwater outflow and issues on Drive In Lane.

Chairman Pellum then expressed, in his professional opinion as a building official, it would not be possible to move the pond and added that this proposed use is not retail/commercial in nature.

Mr. Morris explained this proposed use was widely considered retail, and that it is common to mix these proposed use types that are incompatible with the Future Land Use Map.

Chairman Pellum responded that while setbacks can be overcome-able, the type of vehicular traffic was still a concern.

Board Member McLaughlin asked where the 50-foot access would be.

Mr. Witmer Jr. stated the entrance would be moved if the Board would prefer.

Board Member McLaughlin asked how this use would prevent end users for this proposed use from driving through heavily pedestrian areas.

Board Member Smith echoed the previous point, that she had concerns with traffic in the area and how it would logically flow, especially leaving the site and attempting to go north bound on US Highway 52.

Chairman Pellum requested the applicants preserve all of the canopy trees, but even should that be achieved, the concern with the heat island and excess paving would still be there. Vegetation and tree islands are very important, necessary due to the existing pavement in the area.

Mr. Ayden Carson, the general contractor for the applicant, asked if underground chamber system for stormwater would be acceptable. Chairman Pellum stated that would need to be engineered but not well received.

Chairman Pellum requested the applicant to look at alternatives and address the concerns expressed, specifically stormwater management.

Mr. Westbrook stated that any stormwater engineering report would need to be reviewed by the Town, and meeting next month's meeting would be difficult.

Chairman Pellum asked for more information regarding access. Mr. Westbrook stated it is difficult to understand as Staff is unaware of who owns what exactly. Mr. Witmer Jr. stated that he would achieve access easements to ensure proper legal connections

are made. Mr. Westbrook echoed that there has been little success in maintaining private roadways. Board Member Smith echoed that the private roads in the area are terrible. Chairman Pellum state that SCDOT would refuse to make changes, especially the intersection of Drive In Lane and US Highway 52. He continued that the applicant has not addressed his concerns with traffic.

Mr. Kyle Hild, of Coldwell Banker Realty, spoke in favor of the applicant. He asked if it was possible for the applicant to install or pay for a traffic light at the intersection. Chairman Pellum explained SCDOT would not allow a light to be installed, mainly due to the proximity to the Reid Hill Road traffic signal.

Mr. Witmer Jr. asked the Board if vehicle storage was removed from the request, would this alleviate the Board's concerns with traffic. Chairman Pellum stated it would help, but not relieve the concerns completely, adding, addition review would be required. Board Member Smith stated there will still be concerns for her, as box trucks would still be utilized to access the project. Chairman Pellum echoed, the larger vehicles were the concern.

Board Member Smith expressed that the applicant needs to go back to the drawing board and reset.

Chairman Pellum asked Staff if the item can be tabled or is a vote required. Mr. Westbrook stated that tabling would be appropriate, but in doing so, is the Board interested in tabling to a date-certain, or indefinite? Mr. Westbrook expressed that Staff would need adequate time to review any revisions, specifically any engineering reports for stormwater. Chairman Pellum indicated that the stormwater was his biggest concern.

Mr. Witmer Jr. stated that retail up front and storage in the back was another alternative. Chairman Pellum explained the Board cannot review hypotheticals, a plan will still need to be drawn up, reviewed by Staff, and presented.

Motion made by Chairman Pellum to table this request until the regularly schedule August meeting, Seconded by Board Member Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 7:19 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