BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 6, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

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

STAFF PRESENT
Justin Westbrook, Development Director
Carter France, Planner

Absent
Board Member Clayton Morton

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting of August 4th, 2026.

   Motion made by Board Member Haynes-Smith to approve the minutes as presented, Seconded by Board Member Smith.

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

NEW BUSINESS

2. Consider a Variance (VR-26-03) request to reduce the required parking for an "Trade School" use in the General Commercial (C-2) zoning district located at 228 E Main Street (142-07-05-026).

   Mr. France presented the agenda item.

   Chairman Pellum concurred with Staff's recommendation of approval for the agenda item.

   Motion made by Board Member Haynes-Smith 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. Seconded by Board Member McLaughlin.

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

3. Consider a Special Exception (SE-26-07) request to establish a "Government" use in a

Transitional District (TD) and Single-family Residential (R-1) zoning district located at N Live Oak Drive (142-03-01-009).

Mr. Westbrook presented the agenda item.

Danny Thrower, the Applicant and Chief Infrastructure Officer of Berkeley County, noted that the Traffic Impact Analysis provided for the project analyzes minimal congestion impact to Live Oak Drive. Mr. Thrower further believes that the Site Plan provided considers the impact on adjacent residentially used parcels and is of the opinion that the services provided by the proposed facility will benefit Town residents once completed.

Chairman Pellum asked Staff what buffer type is shown on plan-west of the presented Site Plan. Mr. Westbrook responded stating Staff does not currently have that information available in the meeting, but the bufferyard required is likely a twenty-five foot "Type C" bufferyard.

Chairman Pellum asked Staff what entity will manage on-site stormwater facilities. Mr. Westbrook responded, stating the property owner is required to maintain such facilities, but the Town has standards and mechanisms in place to enforce compliance. The proposed detention pond for the project will be located on an adjacent parcel that is already used by the applicant as an existing Government Facility.

Danny Thrower noted that the proposed detention pond will be constructed above the Town's minimum standards at the "100-year flood" level.

Chairman Pellum asked Staff if the Town feels comfortable with the proposed detention pond for the project traversing different government jurisdictions. Mr. Westbrook responded yes, noting an Inter Governmental Agreement is in place between Berkeley County and the Town of Moncks Corner.

Motion made by Board Member McLaughlin to approve the Special Exception request with no board-imposed conditions. Seconded by Board Member Haynes-Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook noted to the Board that November's regularly scheduled Board of Zoning Appeals meeting will have one agenda item.

MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:27 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