BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal Complex, 118 Carolina Avenue
TUESDAY, AUGUST 4, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:03 p.m.

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

STAFF PRESENT
Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting of May 5th, 2026.

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

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

NEW BUSINESS

2. Consider a Special Exception (SE-26-02) request to establish a "Restaurants less than two-thousand (2,000) sq. ft" use in the Transitional District (TD) zoning district located at 417 Altman Street (142-12-03-020)

   Mr. France presented the agenda item.

   Chairman Pellum asked Staff what the noted conflict is of the Future Land Use Map as identified in Staff's presentation. Mr. France responded, stating the "Town Character Residential" designation only promotes residential use-types, while that overlaying "Mixed-Use Overlay" promotes low-intensity commercial use-types.

   Chairman Pellum asked Staff if landscape buffers would be required for the proposed use if approved. Mr. Westbrook stated the Zoning Ordinance would require a landscape buffer if triggered but would not be significant.

   The Applicant, Lisa Young, of 415 Altman Street, noted that the proposed use would not operate past 7:00 PM. In addition, the applicant stated their position that the proposed

use is consistent with other existing uses on Altman Street and that the existing conditions of the parcel include natural buffering.

Winthrop Meadows, 1009 Meadows Court, spoke in favor of the agenda item.

Chairman Pellum asked Mr. Meadows what the estimated percentage of on-site customers would be in comparison with the noted catering aspect. Mr. Meadows responded, stating approximately fifteen to twenty percent of consumers would be on-site.

Sandy Ray, of 978 S Live Oak, spoke in favor of the agenda item.

John Hamer, 218 Palmetto Street, noted his concern regarding on-site parking.

Chairman Pellum noted his concerns regarding the agenda item which includes buffering from adjacent residentially used parcels and on-site parking facilities. Mr. Westbrook responded, stating the majority on on-site parking is located at the rear of the parcel.

Board Member Smith asked if the proposed use intended to sell alcoholic beverages. Mr. Westbrook noted that the question is not applicable to the request.

Board Member Smith asked if Staff have received any complaints from adjacent parcels regarding this agenda item prior to the board meeting. Mr. Westbrook responded, no.

Chairman Pellum noted that he is willing to vote for approval of the agenda item with the condition that 6-foot opaque privacy screening is installed.

Motion made by Chairman Pellum to approve the Special Exception request with the condition a 6-foot opaque fence is installed along the rear property line of the subject-parcel. Seconded by Board Member Smith.

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

3. Consider a Special Exception (SE-26-06) request to establish a "Church" use in the General Commercial (C-2) zoning district located at 388 Corner Square (143-01-02- 020)

Mr. France presented the agenda item.

Eric Francis, of 535 Rosings Drive, spoke in favor of the application.

Chairman Pellum asked if the proposed use ("Churches") would negatively effect the surrounding, existing use-types. Mr. Westbrook responded, stating it's Staff's position that the proposed use would not have any adverse effects on existing adjacent uses.

Board Member Haynes-Smith noted the area where the proposed use is intended to locate has existing traffic issues.

Chairman Pellum asked Mr. Francis what the hours of operation would be for the proposed use. Mr. Francis stated operation would typically be Wednesday evenings

and Sunday mornings.

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

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

4. Consider a Special Exception (SE-26-03) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 103 S Hwy 52 (142-12-02-013).

   Mr. France presented the agenda item.

   Danda Todd, of 808 S Beach Ave, and the representative of Berkeley County, spoke in favor of the agenda item. Ms. Todd noted that Berkeley County's existing parking facilities for their administrative building is over capacity & that the proposed parking facility is proposed to be only permitted for Berkeley County employees.

   Chairman Pellum asked if the applicant is actively working with the South Carolina Department of Transportation for the proposed crosswalk across Altman Street as shown in Staff's presentation. Ms. Todd responded, yes.

   Mr. Westbrook informed that Board that Staff received a noted concern from an adjacent property owner regarding stormwater. John Hamer, 218 Palmetto Street, stated is concerns to the Board.

   Ms. Todd stated that the proposed facility is to have approximately eighty parking spaces & access to the facility would only be from 7:00 AM to 5:00 PM on weekdays.

   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 Morton, Board Member Smith, and Board Member McLaughlin.

5. Consider a Special Exception (SE-26-05) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 432 E Main Street (142-08-02-044 & -046).

   Mr. Westbrook presented the agenda item.

   Chairman Pellum asked Staff why the parcel addressed as 418 E Main Street is not included as part of this request. Mr. Westbrook noted that such parcel is already occupied by a "Government Facilities" use, thus not required to be included in the request.

   Grayland Harper, of 211 Ellis Street, asked if the proposed facility would adversely impact the adjacent church use. Mr. Westbrook stated that the Town hopes to be in strong communication with the adjacent church, but at this time the Town does not intend to vary from the proposed concept plan included within Staff's presentation.

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Board Member McLauglin asked Staff when construction is proposed to begin if the agenda item is approved. Mr. Westbrook noted a construction date has not been finalized at this time.

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

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

6. Consider a Special Exception (SE-26-04) request to establish a "Government" use in the General Commercial (C-2) zoning district located at 315 E Main Street (142-07-02-020).

   Mr. Westbrook presented the agenda item.

   Chairman Pellum asked Staff where proposed parking would be located. Mr. Westbrook said that question is covered in the next agenda item, but the applicant intends on providing parking on the parcels directly adjacent to the subject parcel.

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

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

7. Consider a Variance (VR-26-02) request to reduce the required parking for an "Government" use in the General Commercial (C-2) zoning district located at 315 E Main Street (142-07-02-020).).

   Mr. Westbrook presented the agenda item.

   Chairman Pellum noted his support for approving the agenda item as the existing building would not be usable due to the strict Application of the Zoning Ordinance.

   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 Morton.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

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Meeting was adjourned at 7:39 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.

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