



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 5, 2026, 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
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting January 6, 2026.

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

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

NEW BUSINESS

2. Consider a Variance (VR-26-01) request to reduce the required parking for a "Retail" use in the General Commercial (C-2) zoning district located at 340 E Main Street (142-07-06-052).

Mr. France presented the request.

Board Member Smith asked what the proposed use is to be. Blair Still, of 427 Still Oak Lane, informed the board the proposed use is to be a market primarily selling "fresh produce".

Board Member Haynes-Smith asked where the proposed off-site parking will be located. Mr. Westbrook responded, stating the location of off-site parking remains to be seen, but Staff is actively working with the Railroad to codify the existing parking spaces within the railroad rights-of-way.

Chairman Pllum recognized that without the possibility for on-site parking this building would be essentially be prohibited to the public, which constitutes hardship in the

opinion of the Chairman.

Motion made by Board Member Morton 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 Smith.

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 Smith.

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

Meeting was adjourned at 6:12 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.