



# BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue

TUESDAY, DECEMBER 3, 2024, at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Board Member Theresa McLaughlin  
Board Member Carolyn Haynes-Smith  
Board Member Pat Smith

#### STAFF PRESENT

Justin Westbrook, Development Director

#### ABSENT

Chairman Thurman Pellum  
Board Member Clayton Morton

### APPROVAL OF MINUTES

1. Approval of Minutes for the July 2, 2024, meeting.

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

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

### NEW BUSINESS

2. Consider a Special Exception (SE-24-03) request to expand a "Government Facilities " use in the General Commercial (C-2) zoning district located on 102 Gulledge Avenue (142-07-02-048).

Mr. Westbrook presented the request.

Mr. Darnell Hartwell, of the Berkeley County Coroner's Office, spoke regarding his application. He explained that the rapid growth in the County has unfortunately increased his work load, and that a centralized location for his office's services would be convenient and consolidate his facilities spread out throughout Town.

Board Member Haynes-Smith agreed that the need for additional space is unfortunate.

Board Member Pat Smith asked where the parking for the existing office and new expansion would be. Mr. Hartwell explained the adjacent lot is already a County owned parking lot utilized by the Coroner's Office, with plans to improve the parking facility.

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

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

3. Consider a Special Exception (SE-24-04) request to allow a "Freestanding Sign" in the Corner Renaissance (CR) zoning district located on 543 E. Main Street (142-08-01-031).

Mr. Westbrook presented the request.

Karyn Grooms, the applicant, spoke in favor of her application.

Board Member Smith stated the lettering used was similar to the sign at the business's previous location.

Board Member Haynes-Smith stated no objection to the sign, just that a sign permit would have been preferable prior to installation.

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

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

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**

## **MOVE TO ADJOURN**

Motion made by Board Member McLaughlin to adjourn, Seconded by Board Member Smith.

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

Meeting was adjourned at 6:36 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.*