



BOARD OF ZONING APPEALS

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

TUESDAY, SEPTEMBER 2, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Board Member Pat Smith
Board Member Clayton Morton
Board Member Theresa McLaughlin

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting August 5, 2025.

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

Voting Yea: Voting Yea: Board Member Smith, Board Member Morton, and Board
Member McLaughlin.

NEW BUSINESS

OLD BUSINESS

2. 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.

Board Member McLaughlin asked why Drive In Lane wasn't to be widened. Mr. Westbrook explained the roadway is privately owned, and the owner spoke at the last meeting stating their intention to do everything they could to absolve traffic concerns.

Board Member McLaughlin asked where the access towards the south exit out to. Mr. Westbrook explained there were three potential access routes through that point, including through the Tractor Supply property and two other accesses to Drive In Lane.

Board Member Smith asked if the access was to be gated. Ian Carnes, the general contractor for the applicant, spoke in favor of his client's application. Mr. Carnes stated providing the gate for vehicular access wouldn't be an issue if that was the desire of the Board.

Board Member McLaughlin asked if the building was to be 24-hour access. Mr. Carnes

explained it was his understanding it was. Mr. Carnes explained the internal access buildings don't generally have a need for vehicular security. Board Member asked how a gate could work, to which Mr. Carnes explained gates could be used at the access points to that area of the property.

Motion made by Board Member Smith to approve the Special Exception request as presented by Staff, with the addition of controlled vehicular access to prevent security concerns for isolated parking areas. Seconded by Board Member McLaughlin.

Voting Yea: Voting Yea: Board Member Smith, Board Member Morton, and Board Member McLaughlin.

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

Voting Yea: Voting Yea: Board Member Smith, Board Member Morton, and Board Member McLaughlin.

Meeting was adjourned at 6:19 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.