



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, AUGUST 1, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairman Thurman Pllum
Board Member Pat Smith
Board Member Carolyn Haynes-Smith
Board Member Clayton Morton

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting May 6, 2025.

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

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

NEW BUSINESS

2. Consider a Variance (VR-25-01) request to reduce the required number of parking for a mixed use building in the General Commercial (C-2) zoning district located at 337 E Main Street (142-07-02-028).

Mr. France presented the request.

Chairman Pllum asked about nonconforming uses for the parcel and their associated parking. Mr. Westbrook clarified that a change of use is required by the Zoning Ordinance to bring all parking standards into compliance.

Chairman Pllum asked about the proposed parking spaces on Behrman St. Mr. France clarified those parking spaces were on Town-owned property and not available to be counted due to Town-owned facilities relying on the dedicated parking.

Chairman Pllum asked if existing salon use established prior to the current Zoning Ordinance. Mr. Westbrook stated they had, however as the only tenant occupying the building at the time, parking wasn't a concern with the existing delineated spaces.

Luke Jarrett, of Synchronicity Land Planning, spoke in favor of his client's application.

Adam Haselkorn, of 705 Newmarket Drive, Mount Pleasant, spoke in favor of his application.

Chairman Pellum stated that downtown businesses are limited in what they can do, compared to businesses outside of downtown, based on the parking standards and the properties seen downtown relating to their size and existing built environment.

Motion made by Chairman Pellum to approve the Variance request for ten (10) parking spaces for this parcel, Seconded by Board Member Smith.

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

NEW BUSINESS

3. 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.

Steven Whitmer, of SBV Properties, the applicant, spoke in favor of his application.

Ray Goode, the general contractor for the applicant, spoke in favor of his client's application. Mr. Goode added that two (2) employees were expected at the storage mini-warehouse.

Tom Daniel, of Omni Engineering, stated that the existing pond is a mystery, however they need to do more survey and engineering work to find out more. He added that the final product would meet all environmental and stormwater concerns for the Board.

Robert Crawford, of Tailrace Crossing, the property owner, spoke in favor of the application. Mr. Crawford explained the existing pond was always temporary and can be moved. Mr. Crawford added the very light addition to traffic wouldn't be problematic, but if so, he would petition SCDOT to install a traffic light on Drive In Lane at US Highway 52.

Chairman Pellum reiterated his understanding, that SCDOT would not install a traffic signal at the Drive In intersection.

Mr. Crawford added that the normal wear and tear you would see for commercial would be less in this situation.

Chairman Pellum added his concern for fire access, as the intersection is barely capable to handle a fire apparatus. He added that any work on the site for stormwater would be a likely improvement, but he still has significant concerns. Chairman Pellum also added the added commercial aspect to the project was welcomed, but agreed with the Staff Report that commercial has always been

promised to the Town, with little follow through.

Steven Whitmer Jr., of SBV Properties, added that the commercial would be build alongside the storage mini-warehouse and he was open to tying the Certificates of Occupancy for both buildings to each other.

Steven Whitmer added that with the loss of the boat and RV storage comes a revenue loss, so the addition of commercial space to the project would regain some of it's viability.

Chairman Pellum expressed concerns of the previously stated heat islands that appear on the plan. Reiterating his concerns about the previous meeting, the lack of landscaping on the plan was discouraging.

Mr. Whitmer added that they would landscape the project well, something for the Town to be proud of.

Chairman Pellum expressed his opinion that the existing conditions in the Tailrace area does not promote walkability. The existing Walmart was used as the primary example to convey this opinion. Board Member Haynes-Smith agreed with Chairman Pellum's opinion.

Chairman Pellum explained he is significantly more comfortable with the project overall, as most of his concerns have been addressed. He emphasized he is not confident in the landscaping currently proposed in the most recent Site Plan submitted by the applicant.

Chairman Pellum asked Staff if permitter landscape buffers are required for this project. Mr. Westbrook replied that permitter landscape buffers, as well as road frontage landscaping, are not required for this project per the Zoning Ordinance. Steven Whitmer Jr. noted the proposed retention pond, as shown on the Site Plan, adds an additional aesthetic factor to the project.

Ray Goode proceeded to show the Board of Zoning Appeals members the outlined landscaped area on the proposed Site Plan. Chairman Pellum informed the Applicant the proposed landscaping is not detailed enough for the Board of Zoning Appeals to set forth specific conditions.

Motion made by Chairman Pellum to table this request until the regularly schedule September meeting, to give the applicant time to create a landscape plan, with Staff review prior to the meeting. Seconded by Board Member Smith.

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

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 7:36 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.