



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JUNE 4, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

NONE

APPROVAL OF MINUTES

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

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

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

NEW BUSINESS

1. Consider a Special Exception (SE-24-02) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis Boulevard (143-09-04-033 & 143-09-04-034).

Mr. Westbrook presented the item.

Chairman Pellum asked if the landscape plan for this application was compared to the landscape plan on the previously approved "mini-warehouse and vehicle storage" use to the north. Staff indicated it had not.

Chairman Pellum asked if a landscape plan had been submitted. Staff responded that no landscape plan beyond the renderings has been provided to date.

Michael Flannery, of Boats & Towes, the applicant, spoke in favor of the application.

Chairman Pellum asked if a fence would be installed along the other three sides of the property, beyond the road frontage. Mr. Flannery stated that he was hoping to use the adjacent property's proposed fence along their northern property line. Chairman

Pellum stated there may be a drainage easement along that property line, so tying in to an adjacent fence may not be possible.

Chairman Pellum asked what the applicant intended to use as fencing. Mr. Flannery explained they were looking to use a wood fence for cost saving benefit, and was unsure what they would install along the eastern property line, but would use wood along the southern property line adjacent to Oaks Mall and the bowling alley.

Chairman Pellum asked if they would leave the wooded area along to the east. Mr. Flannery stated they would like to.

Chairman Pellum asked if they would bolster the eastern property edge with additional landscaping. Mr. Flannery stated they were not planning on it.

Chairman Pellum stated he was not comfortable approving the request without knowing more about landscaping and proposed fencing. Board Member Smit agreed, stating she would like to see security around the entire project area.

Mr. Flannery stated his intention would be to add a 6-foot wood fence around the project. Chairman Pellum stated 7-foot, the maximum allowed per the Zoning Ordinance, would be preferred. Board Member Smith agreed, 7-foot would be preferred height for fencing.

Board Member Smith stated she would like the western boundary, or road frontage along Rembert C. Dennis Boulevard have a similar look and feel to the fence that was submitted and conditioned with the project to the north.

Chairman Pellum stated we needs more information, specifically a plant-specific landscape plan, fence or wall detail, photographs, and that he preferred a Traffic Impact Analysis be required. Board Member Smith agreed.

Chairman Pellum stated he was not opposed to the use, but needed more information and the applicant should go above and beyond the requirements of the Zoning Ordinance when considering a Special Exception.

Board Member Smith asked if any lighting was proposed. Mr. Flannery stated that was not considered at this time. Chairman Pellum asked Staff is a lighting plan would be required, to which Mr. Westbrook stated that was his understanding.

Chairman Pellum asked Staff when the applicant would need to submit the requested information to be on the agenda in July. Mr. Westbrook stated the applicant would need to have all materials to Staff by June 18th.

Motion made by Chairman Pellum to continue the request to the July 2 meeting.
Seconded by Board Member Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

Motion made by Board Member Haynes-Smith 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 6:29 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.