



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 4, 2025, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Chairman Thurman Pellum
Board Member Theresa McLaughlin
Board Member Pat Smith

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Board Member Carolyn Haynes-Smith
Board Member Clayton Morton

APPROVAL OF MINUTES

1. Approval of Minutes for the December 3, 2025, meeting.

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

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

NEW BUSINESS

2. Consider a Special Exception (SE-25-01) request to establish a "Churches " use in the General Commercial (C-2) zoning district located on 102 Gulledge Avenue (142-07-02-048).

Mr. Westbrook presented the request.

Chairman Pellum asked if there was room to accommodate additional landscaping around the property. Mr. Westbrook stated their might be, but would not be required per the Zoning Ordinance and would not recommend as a condition to this request. Chairman Pellum agreed with Staff.

Mr. Brandon Tomlison, 225 Saxony Loop in Summerville, spoke regarding his application. He explained that the church would use existing parking off-hours from the adjacent tenant on the property, as the attorney's office is not open on Sunday.

Chairman Pellum stated he had no concerns with the application, that this proposed use would be less intense with what could establish there by-right. Board Member McLaughlin agreed. Board Member Smith stated it is nice to see the property kept up with, and a new tenant would help ensure that.

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

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

Meeting was adjourned at 6:15 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.