



**GOOSE CREEK BOARD OF ZONING APPEALS MEETING
TUESDAY, MAY 19, 2026 • REGULAR MEETING AT 6:00PM**
Municipal Court - 519 N Goose Creek Boulevard, Bldg. D

BOARD MEMBERS: LISA ANAGNOSTOPOULOS, DAN GUZMAN, DON MASON, ROBERT SMITH, JEN WISE

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AT (843) 797-6220.

I. CALL TO ORDER & ROLL CALL

II. APPROVAL OF MINUTES

- a. BOARD OF ZONING APPEALS MEETING NOVEMBER 19, 2024

III. NEW BUSINESS

- a. ELECTION OF CHAIR
- b. ELECTION OF VICE CHAIR

IV. EXECUTIVE SESSION

- a. EXECUTIVE SESSION IN ACCORDANCE WITH S.C. CODE SECTION 30-4-70 (A)(2) FOR REQUIRED ANNUAL BZA LEGAL TRAINING COVERED BY THE ATTORNEY CLIENT PRIVILEGE.

V. CLOSING REMARKS & ADJOURNMENT



Request for Board of Zoning Appeals Agenda Item

To: BOARD OF ZONING APPEALS MEMBERS

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to Purchase

Ordinance/Resolution Title

BOARD OF ZONING APPEALS MEETING NOVEMBER 19, 2024

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date

**MINUTES
CITY OF GOOSE CREEK
BOARD OF ZONING APPEALS
TUESDAY, NOVEMBER 19, 2024, 6:00 PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Dan Guzman; Kelli Maddox; Don Mason; Robert Smith; Jen Wise

Absent: None

Staff Present: Kendra Wise, Planning and Zoning Director; Lili Ortiz-Ludlum, Administrative Assistant

II. APPROVAL OF MINUTES

a. BOARD OF ZONING APPEALS MEETING AUGUST 20, 2024

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Smith; **Seconded by** Board Member Maddox.

Discussion: None.

Vote: All voted in favor (5-0).

III. NEW BUSINESS

a. 2024-003-SE (TMS # 234-00-00-101 AND TMS #234-00-00-146) - REQUEST FROM FRANK FINLAW OF KHOV FOR A SPECIAL EXCEPTION TO USE PROPERTY FOR TOWNHOMES LOCATED OFF OLD MONCKS CORNER ROAD

Subject Property: TMS# 234-00-00-101 and 234-00-00-146

Zoning District: Village Node District (VN) and Central Creek Overlay District (CCD)

Applicant: Frank Finlaw for K. Hovnanian Southeast Coastal Division, Inc. (KHOV)

Property Owner: Southwood Realty Company

Requested Action: Special Exception to allow use of Townhomes on property.

Applicable Sections of Zoning Ordinance: § 151-4.2 Dwelling, Townhouse allowed in VN District by special exception § 151-2.3(B)(3) Standard criteria for special exceptions

Case History: N/A

Chairperson Wise administered the Oath to all applicants. Director Wise provided staff report. The applicant is requesting a special exception to allow development of seventy-five (75) townhomes on these parcels. The parcels total approximately 12.54 acres and are adjacent to Old Moncks Corner Road, which is maintained by SCDOT. The parcels to the West are located across Old Moncks Corner

Road and are zoned both Residential Single Family (RSF) and Village Node (VN). The property to the North and East of these lots is zoned Conservation (C). Other parcels to the South are also zoned Village Node (VN) and are part of the Central Creek Overlay District (CCD).

The applicant was represented by Keane McLaughlin with Thomas and Hutton. He presented the request and provided their response pertaining to the seven (7) criteria for a special exception.

(a) The proposed special exception will not have a substantial adverse impact on vehicular traffic or vehicular and pedestrian safety.

Mr. McLaughlin stated that the project will encourage pedestrian connections to the adjacent parcels including the commercial property next door. He stated that he does not see this development impacting traffic too much and that a traffic impact analysis would be conducted at a later time.

(b) The proposed special exception will not have a substantial adverse impact on adjoining properties in terms of environmental factors such as noise, lights, glare, vibration, fumes, odors, obstruction of air or light, and litter.

The applicant stated that since this project is a residential development there will not be too much noise, lights, glare, or litter. He stated there will be streetlights for safety, but he does not see those lights impacting the adjacent properties in an adverse manner.

(c) The proposed special exception will not have a substantial adverse impact on the aesthetic character of the area, to include a review of the orientation and spacing of buildings.

The applicant stated that they presented a good product for this goal by orienting some of the buildings towards the main road, which helps address the street, along with interior orientation for the rest of the units. Spacing is appropriate as they meet all the fire requirements. Mr. McLaughlin also noted that the plan creates a nice urban grid.

(d) The proposed special exception will not have a substantial adverse impact on public safety or create nuisance conditions detrimental to the public interest or conditions likely to result in increased law enforcement response.

The applicant again stated that this project is a residential neighborhood and that it will be a nice neighborhood. He noted that he did not foresee any impact to increase law enforcement involvement and that it might help with improvements.

(e) The establishment of the proposed special exception does not create a concentration or proliferation of the same or similar types of special exception use, which concentration may be detrimental to the development or redevelopment of the area in which the special exception use is proposed to be developed.

The applicant stated due to the location of the site that this project would not increase this development as they are located near apartments, single-family homes, parks and commercial sites. He stated that the proposed use would be good for this location as it fits the context of the neighborhood.

(f) The proposed special exception is compatible with the general character and purpose of the district and location in which it is proposed.

The applicant stated he believes the context of the design and use of the site fits the neighborhood well. He stated this development does not bring anything abnormal or adverse to the neighborhood.

(g) The proposed special exception use will comply with all applicable standards for development (municipal, state, federal) as applicable.

The applicant stated that the project will use professional architects and engineers who will follow all laws.

The applicant then answered questions from the Board. Members of the public shared their concerns pertaining to traffic and wetlands. Members of the Board also spoke. The applicant spoke again regarding other uses that could be placed at this site by right and that a traffic impact analysis would be required later in the process.

Motion: A motion was made to approve the project based on meeting all required criteria.
Moved by Board Member Mason; **Seconded by** None.

Discussion: None.

Vote: Motion failed.

Motion: A motion was made to deny the request as not meeting criteria A regarding adverse impact on traffic and criteria D regarding adverse impact on public safety under the Special Exception criteria. **Moved by** Board Member Smith; **Seconded by** Board Member Maddox.

Discussion: None.

Vote: All voted in favor (5-0).

- b. 2024-004-VAR (TMS # 222-00-00-227) - REQUEST FROM HEIDI HOEKMAN OF PERSONA TRIANGLE FOR A VARIANCE TO INCREASE THE NUMBER OF SIGNS ALLOWED AND TO INCREASE THE ALLOWABLE SQUARE FOOTAGE OF SIGNAGE ON THE BUILDING LOCATED AT 2501 NORTH MAIN STREET

Subject Property: 2501 North Main Street (TMS# 222-00-00-227)

Zoning District: Planned Development (PD) - Carnes Crossroads

Applicant: Heidi Hoekman for Persona Triangle

Property Owner: John V. DeVera for AVAHARP, LLC

Requested Action: Variance to increase the number of allowed signs and to increase the allowable square footage of signage on the building

Applicable Sections Of Zoning Ordinance: § 505.4.2(d) Commercial sign ordinance from the Master Plan Zoning Text for Carnes Crossroads § 151-2.3(B)(2) Standard criteria for variance

Case History: N/A

Chairperson Wise administered the Oath to all applicants. Director Wise presented staff report. She stated the applicant is requesting a variance for three additional signs and 60 square feet of additional signage along Carnes Crossing Boulevard (Frontage 1). The property is currently owned by AVAHARP, LLC, and leased for use as a Freddy's restaurant. The parcel is comprised of approximately .967 acres. Along Carnes Crossing Boulevard (Frontage 1), the applicant was allowed two signs and a total of 77.6 square feet of signage. Along North Main Street (Frontage 2), they were allowed three signs and approximately 72 square feet of signage. Two signs have already been permitted and installed as shown on the exhibit. As a condition of approval, the applicant is required to demonstrate to the Board of Zoning Appeals (BZA) how the conditions found in § 151-2.3(B)(2) are met.

The applicant presented his request and answered questions from the Board. The Board stated they need to present extraordinary and exceptional conditions pertaining to this piece of property that would warrant the change that they would be allowed to have the signage and someone else would not. The owner of the restaurant spoke regarding brand awareness. Chairperson Wise stated from ordinance that *"The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance."* No one from the public spoke for or in opposition of this request.

Motion: A motion was made to deny the request as it does not meet an extraordinary and exceptional condition pertaining to this property. **Moved by** Board member Smith; **Seconded by** Board Member Maddox.

Discussion: None.

Vote: All in favor. The motion carried (5-0).

IV. CLOSING REMARKS & ADJOURNMENT

None

Motion: A motion was made to adjourn. **Moved by** Board member Smith; **Seconded by** Board Member Maddox.

Discussion: None.

Vote: All in favor. The motion carried (5-0).

Chairperson Wise adjourned the meeting at approximately 7:13 p.m.

Date: _____

Jen Wise, Chair



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Ordinance/Resolution Title

ELECTION OF CHAIR

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