

**MINUTES  
CITY OF GOOSE CREEK  
BOARD OF ZONING APPEALS  
TUESDAY, JULY 16, 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; Don Mason; Robert Smith; Jen Wise

**Absent:** Kelli Maddox

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

**II. APPROVAL OF MINUTES**

a. BOARD OF ZONING APPEALS MEETING MAY 21, 2024

**Motion:** A motion was made to approve the minutes as submitted with the following corrections: Jen Wise abstained from the vote for Chair, and Bob Smith abstained from the vote for Vice Chair. **Moved by** Board Member Guzman; **Seconded by** Vice Chairperson Smith.

**Discussion:** None.

**Vote:** All voted in favor (4-0).

**III. NEW BUSINESS**

a. 2024-001-SE (TMS # 244-13-03-002) - REQUEST FROM APRIL MANIGUALT FOR A SPECIAL EXCEPTION TO OPERATE A BANQUET HALL AT 225 RED BANK ROAD

**Applicant:** April Manigault for CC Event Center

**Property Owner:** Brian Scholten for 225 Red Bank LLC

**Requested Action:** Special Exception to establish a banquet hall in the GC zoning district.

Director Wise stated the applicant is requesting a special exception to establish a banquet hall in a 3,000 square foot unit identified as L1, which is part of a twelve (12) unit building with a combined total of +/- 12,600 square feet. CC Event Center plans to host baby showers, micro weddings, birthday parties and other events on site. Other tenants in this location currently consist of a mix of commercial uses including retail, grocery, and personal services. Records indicate that the parcel totals +/-1.04 acres of land with two buildings on the property. The second building is comprised of approximately 3,750 square feet. Occupants and customers of both buildings currently share parking.

The applicant was present to answer questions from the Board. Vice Chairperson Smith shared his concerns with having enough parking for the maximum capacity of 99 people. The applicant stated the hours of operation will be Saturday and Sunday only from 9am to 11pm. She stated most of the tenants are only open during the week and the few that are open during the weekend close around 4pm. She stated the events will not start until around 4pm but will be open earlier to decorate. She stated there is a hard cut off at 11pm as that's when cleaning will need to start, and the facility will

be vacated by 12am. The board shared concerns about music playing until 11pm as a residential neighborhood is located behind this property. The applicant stated the music will be placed so as to only be heard in the building. Board Member Guzman inquired about the plan for overflow parking. The applicant stated the owner of the property assisted her with a parking plan. No one from the public spoke for or against this request.

**Motion:** A motion was made to defer this request until next month's meeting to allow the board to look at the facility and for the applicant to provide an overflow parking plan. **Moved by** Vice Chairperson Smith; **Seconded by** Board Member Guzman.

**Discussion:** None.

**Vote:** Board Member Guzman, Vice Chairperson Smith and Chairperson Wise voted in favor of the motion. Board Member Mason opposed (3-1). Motion carried.

b. 2024-002-SE (TMS # 244-09-01-017) - REQUEST FROM ODALIS MARTE FOR A SPECIAL EXCEPTION TO ESTABLISH WAREHOUSE/DISTRIBUTION AT 1 BELKNAP ROAD

**Applicant:** Odalis Marte for Make-A-Way Logistics

**Property Owner:** George Druyos, CEO for Habitat for Humanity of Berkeley County

**Requested Action:** Special Exception to establish warehouse/distribution in the GC zoning district.

Director Wise stated the applicant is requesting a special exception to establish the use of warehouse/distribution at this site. The building is currently owned and occupied by Habitat for Humanity of Berkeley County and used as a retail location. Make-A-Way Logistics is a delivery service company partnered exclusively with Amazon. The company plans to park vans on site that will be used daily for deliveries. Records indicate that the parcel totals +/-3.60 acres of land with one large building comprised of approximately 21,100 square feet and two open sheds providing approximately 11,680 square feet of additional covered outdoor area.

The applicant presented the request. The applicant is working to purchase this property to park the vans on the site. The applicant stated this is not a distribution company and that the warehouse will continue to be used for Habitat for Humanity. The property is fully gated and secure. The applicant noted that this site buffers an industrial concrete business and borders a railroad. In addition, the applicant stated he would donate the entire side wall of the building for public artwork. The applicant expressed that the hours of delivery would be between 10am and 8 pm and that these times should not impact traffic. The applicant then answered questions from the Board. It was stated that between 40 to 50 vans will be stored at this site. The applicant stated not all vans will arrive and depart at once. He noted that the vans will leave in a staggered manner so that there will not be a line of vans leaving at 10am. In addition, he noted that there would be no loading of the vans at this site. His intent is to only use this location for parking. The drivers using the vans would park their personal cars on site, which is why the van count would be limited. The vans would then go to a distribution center to load. Habitat for Humanity would continue to use their building through a lease.

No one from the public spoke in opposition of the request. Mr. Steve Ray with Carolina One spoke in favor of the request as the sale of this property will allow Habitat for Humanity to build a newer facility in the City.

**Motion:** A motion was made to approve the request with the requirements of additional screening and improved landscaping as conditions to meet the standards of the special exception. **Moved by** Vice Chairperson Smith; **Seconded by** Board Member Guzman.

**Discussion:** None.

**Vote:** All voted in favor (4-0). Motion carried.

**IV. CLOSING REMARKS & ADJOURNMENT**

Director Wise stated the next meeting will be scheduled on Tuesday, August 20, 2024.

**Motion:** A motion was made to adjourn. **Moved by** Vice Chairperson Smith; **Seconded by** Board Member Guzman.

**Discussion:** None.

**Vote:** All in favor. The motion carried (4-0).

Chairperson Wise adjourned the meeting at approximately 6:51 p.m.

\_\_\_\_\_

Date: \_\_\_\_\_

Jen Wise, Chair