

**MINUTES
CITY OF GOOSE CREEK
BOARD OF ZONING APPEALS
TUESDAY, AUGUST 20, 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; Jen Wise

Absent: Robert Smith

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

II. APPROVAL OF MINUTES

a. BOARD OF ZONING APPEALS MEETING JULY 16, 2024

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

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

Original Property Owner: Brian Scholten for 225 Red Bank LLC

Current Property Owner: Property recently transferred possession to Sam Patel for PSM 1 Rental LLC

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

The applicant previously appeared before the Board on July 16, 2024, and the request was deferred by the Board at that time. Director Wise presented the case summary and stated that staff received an updated property waiver from the new property owner, Mr. Patel.

The applicant presented her request to open a banquet hall at 225 Red Bank Road. She noted that she would offer décor as well as baby showers, micro weddings, birthday parties and other events such as anniversary parties. The applicant answered questions from the Board.

Members of the public were invited to speak. No one from the public spoke in favor of or in opposition to the request. Testimony was closed and Board Member discussion ensued.

Motion: A motion was made to deny this request due to the applicant not meeting the requirements of sections A, B and D for special exceptions under § 151-2.3(B)(3). **Moved by** Board Member Maddox; **Seconded by** Board Member Guzman.

Discussion: None.

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

IV. CLOSING REMARKS & ADJOURNMENT

Director Wise stated information will be sent out to the Board for additional training next month.

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

Discussion: None.

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

Chairperson Wise adjourned the meeting at approximately 6:46 p.m.

Date: _____

Jen Wise, Chair