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## **Board of Zoning Appeals (BZA)**

Minutes of Meeting  
October 3, 2017 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on October 3, 2017 at 6:00 pm. The meeting was open to the public and took place in the Council Chambers, Municipal Building, 118 Carolina Avenue, Moncks Corner, South Carolina.

### **A. Call to Order**

The meeting was called to order at 6:00 p.m.

### **B. Roll Call**

#### **Members Present:**

Wendy Dennis  
Sammy Law  
Theresa McLaughlin  
Carolyn Haynes Smith  
Jimmy Smith

#### **Staff Present:**

Douglas Polen, Town Planner

#### **Others Present:**

Charlotte Cruppenink, Council

### **C. Adoption of May 9, 2017 and September 5, 2017 Minutes**

Motion to adopt May 9, 2017 and September 5, 2017 minutes: motion made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 5-0.

### **D. New Business**

- 1. Consideration of a variance from the Moncks Corner Zoning Ordinance (minimum lot frontage) for the property located at 215 Palmetto Street, TMS # 142-12-02-029. The property is zoned R-2 (Single Family Residential).**

Mr. Polen stated that the applicant has withdrawn the application.

**2. Consideration of a variance from the Moncks Corner Zoning Ordinance (use) for the property located at 117 Winter Street, TMS # 142-06-04-036. The property is zoned R-1 (Single Family Residential).**

Mr. Polen presented the Staff case and recommended denial, explaining that while this appears to be a good project it does not meet the legal standard whereby a recommendation of approval would be warranted.

David Hill of 1001 Carswell Lane in Moncks Corner spoke on behalf of the applicant. Mr. Hill stated that the applicant plans on building a quality product that will be indistinguishable from a single family residence.

Mr. Polen stated that should the Board choose to approve the variance, that it should be conditioned upon meeting the standards outlined in the application: split face block, an elevator, and a fire escape.

Motion to approve the variance with the conditions outlined by staff made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 5-0.

**3. Consideration of a variance from the Moncks Corner Zoning Ordinance (minimum lot size & frontage) for the property located at 502 Hill Street, TMS # 122-15-01-026. The property is zoned R-1 (Single Family Residential).**

Staff presented the Town's case, recommending approval.

Councilwoman Cruppenink asked about abating asbestos in the house to be demolished. Mr. Polen stated that as a residential structure, no abatement procedures will be required.

Motion to approve the variance with the conditions outlined by staff made by Ms. Dennis, seconded by Mr. Law. Motion passed 5-0.

**E. Staff Comments**

Mr. Polen stated that the annual Christmas luncheon would be held on December 15 and that all were invited.

Two Board members' appointments to the Board are coming to an end in December: Carolyn Haynes Smith and Jimmy Smith. Both expressed interest in being reappointed. Mr. Polen will pass their interest along to the Town Council.

**F. Motion to Adjourn**

Motion made by Ms. Dennis, seconded by Mr. Smith. Motion passed 5-0. Meeting Adjourned at 6:19 p.m.