



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

Minutes of Meeting  
August 7, 2018 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on August 7, 2018 at 6:00 pm. The meeting was open to the public and took place in the Conference Room, 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  
Carolyn Haynes Smith  
Sammy Law  
Theresa McLaughlin, Chair  
Pat Smith

#### **Staff Present:**

Douglas Polen, Community Dev. Director  
Chad Kelly, Building Official

### **C. Adoption of July 3, 2018 minutes**

Motion to adopt July 3, 2018 minutes: motion made by Ms. Dennis, seconded by Pat Smith. Motion passed 5-0.

### **D. New Business**

- 1. Consideration of a variance to the street access and lot frontage of property east of Old Fort Road, TMS 143-00-00-076.*

Mr. Polen presented the item and staff recommendation.

Motion made by Ms. Dennis, seconded by Carolyn Smith. Motion passed 5-0.

- 2. Consideration of a Variance to the front setback and freight container usage for property at 203 White Street, TMS 142-07-01-036 & -037*

Mr. Polen presented the item and staff recommendation.

The applicants, Mr. & Mrs. Kreck, spoke.

Discussion topics included:

- a. Can White Street be considered the front of the property, thus reducing the required setback on Heatley? Yes, as a corner lot with a White Street address and the new building facing White Street, that is allowable. This reduced the required setback from 25' to 12.5'.
- b. Mr. Kelly spoke on fire protection, explaining that a metal building would need to be located more than 10' off all property lines or else the walls of the structure would require a multi-hour fire rating.
- c. Mr. Polen asked if the building could be reduced in size or rotated so as to not require a variance. The applicants would like to create an L-shaped lot for a better appearance. Shortening the building is stated by the applicant to be impossible for structural reasons.
- d. The Conex buildings are discussed at length. The Board may permit the use of the buildings, but they will need to meet fire, wind, and seismic codes. Mr. Kelly feels that doing so would be cost prohibitive. Mr. Polen asks if a storage building can be constructed instead. Compromise is reached that the Conex buildings may be moved and used as temporary storage for nine months. At the end of the temporary period, the applicants may seek a variance from the BZA to keep the Conex containers.

Mr. Polen recommends a motion: The building is permitted 10' off of Heatley Street and 10' off of the side property line. The Conex containers may remain on the lot for nine (9) months following the beginning of construction on the new building.

Motion made by Ms. Dennis, seconded by Mr. Law. Motion passed 5-0.

#### **E. Staff Comments**

None

#### **F. Motion to Adjourn**

Motion made by Ms. Dennis, seconded by Pat Smith. Motion passed 5-0.  
Meeting Adjourned at 6:38 p.m.