



Department of Planning and Development

Board of Zoning Appeals (BZA)

DRAFT Minutes of Meeting

January 3, 2017 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on January 3, 2017 at 6:00 pm. The meeting was open to the public and took place in the Council 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

The Following members were present:

Wendy Dennis

Sammy Law

Theresa McLaughlin

Carolyn Haynes Smith

Jimmy Smith

The following staff was present:

Douglas Polen, Town Planner

Others Present

Charlotte Cruppenink, Town Council

C. Adoption of November 1, 2016 Minutes

Motion to adopt November 1, 2016 BZA Minutes: motion made by Ms. Dennis, seconded by Mr. Law. Motion passed 5-0.

D. New Business

1. Appointment of Chair and Co-Chair

Motion by Mr. Smith to appoint Ms. Smith as Chair and Ms. Dennis as Vice-Chair, seconded by Mr. Law. Motion passed 5-0.

2. **Public Hearing: Consideration of a variance from the Moncks Corner Zoning Ordinance (Lot Coverage) for 1300 Victorian Lane, TMS # 143-10-03-003. The property is zoned R-1 (General Residential).**

Mr. Polen stated that the applicant had withdrawn the application earlier in the day.

3. **Public Hearing: Consideration of a special exception for property located at 212 Cooper Street, TMS # 142-08-03-003. The property is zoned R-2 (Single-Family Residential). The property owner is seeking to permit a community space for after-school, senior, and supplemental educational/training.**

Mr. Polen presented the item to the Board, after which the floor was open for questions. The applicant asked if the special exception prevents her from exploring other options on the property. Mr. Polen replied that the special exception expands her options, as she will still be able to develop the lot residentially or simply demolish the existing buildings, but the exception would also allow for a community center. Another question that came up was the effect of a community center on property tax rates in the neighborhood. Mr. Polen stated that that is a question for the County Assessor. However, as assessments are based on market values, staff feels that the existence of a small, modest community center would have little effect on area rates.

Staff recommended approval of the variance with the condition that any development on the property meet all requirements of commercial/religious institutions in regards to parking, buffering, and other development standards.

Motion to approve the special exception with conditions listed above made by Ms. Dennis, seconded by Mr. Smith. Motion passed 5-0.

E. Staff Comments

None

F. Motion to Adjourn

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

Meeting Adjourned at 6:15 p.m.