



The Lowcountry's Hometown

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Board of Zoning Appeals (BZA)

Minutes of Meeting
December 5, 2017 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on December 5, 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
Theresa McLaughlin
Carolyn Haynes Smith
Jimmy Smith

Staff Present:

Douglas Polen, Town Planner

Others Present:

Charlotte Cruppenink, Council

C. Adoption of October 3, 2017 minutes

Motion to adopt October 3, 2017 minutes: motion made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 4-0.

D. New Business

- 1. Consideration of a variance from the Moncks Corner Zoning Ordinance regulations for front setback for the property located at 405 Ambergate Lane, TMS # 197-13-03-039. The property is zoned PD-R (Planned Development Residential).**
- 2. Consideration of a variance from the Moncks Corner Zoning Ordinance regulations for front setback for the property located at 409 Ambergate Lane, TMS # 197-13-03-041. The property is zoned PD-R (Planned Development Residential).**

Mr. Polen presented the Staff case and recommended approval. The buildings have already been constructed and issued Certificates of

Occupancy, and the structures' non-conformity involve front patios built less than two feet into the front setback. The structures are not built too close to the neighboring structures, and the driveways are the proper length. The applicant has stated that this will not happen again in the future and he has made changes to his process to ensure this.

Phil Brooks from Sabal Homes was on hand to answer any questions.

Motion to approve the variances made by Ms. Dennis, seconded by Mr. Smith. Motion passed 4-0.

E. Staff Comments

None

F. Motion to Adjourn

Motion made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 4-0. Meeting Adjourned at 6:04 p.m.