



Board of Zoning Appeals (BZA)
Minutes of Meeting
April 4, 2017 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on April 4, 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

Members Present:

Wendy Dennis

Theresa McLaughlin

Carolyn Haynes Smith

Jimmy Smith

Staff Present:

Douglas Polen, Town Planner

Others Present

Charlotte Cruppenink, Town Council

C. Adoption of January 3, 2017 Minutes

Motion to adopt January 3, 2017 BZA Minutes: motion made by Ms. McLaughlin, seconded by Ms. Dennis. Motion passed 4-0.

D. New Business

1. Public Hearing: Consideration of a variance from the Moncks Corner Zoning Ordinance (Lot Frontage and Lot Size) for 123 George Street, TMS # 143-05-00-023. The property is zoned R-1 (Single Family Residential).

Mr. Polen presented the case, explaining that due to the large number of lots in the immediate area with sizes and lot widths smaller than that being requested by the applicant, staff recommended approval. Motion to approve the variance listed above made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 4-0.

2. Public Hearing: Consideration of a variance from the Moncks Corner Zoning Ordinance (Lot Frontage) for 121 Jolly Lane, TMS # 142-06-05-021. The property is zoned R-1 (Single Family Residential).

Ms. Dennis recused herself, as she owns the lot directly south of the subject property.

Mr. Polen presented the case, stating that while there were two lots in the immediate area with frontages of 70' or less, the vast majority were well-above the minimums for the zone. As such, staff recommended denial of the variance.

The applicant, Ethan Gaskins, spoke, stating that he did not have any immediate plans for the lot but wanted options in the future. Mr. Polen pointed out that he can have any accessory structures on that lot, such as a garage or a pool. The only structure that would require the variance and a subsequent lot split would be a single family home.

Ms. Cruppenink asked if development on the new lot would affect anyone's driveways or if there would be any other issues for neighbors. Staff responded that any construction would have to meet all Town codes.

Ms. Cruppenink asked if anyone had contacted staff to state an opinion on the case. Mr. Polen stated that he had received approximately three calls, and all simply wanted information and none stated an opinion on the case.

Motion to deny the variance made by Ms. McLaughlin, seconded by Mr. Smith. Motion passed 3-0.

3. Public Hearing: Consideration of a variance from the Moncks Corner Zoning Ordinance (Signs) for 511 N Hwy 52, TMS # 123-00-04-115. The property is zoned C-2 (General Commercial).

Mr. Polen stated that the applicant's representative had been delayed at the Atlanta Airport and would not be able to make the meeting. Mr. Polen presented the case, stating that Wal-Mart was well under the allowable signage area and was seeking a variance due to the distance between the signs on the building. Mr. Polen stated that since the building could have twice as much signage under current law, a variance to allow the distance while keeping overall signage at a minimum was preferable. As such, staff recommended approval.

Motion to approve the variance made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 4-0.

E. Staff Comments

Mr. Polen stated that he would be out of the Town on the scheduled date of the next meeting, May 2nd. The Board decided that May's meeting would be rescheduled to May 9th.

F. Motion to Adjourn

Motion made by Ms. Dennis, seconded by Ms. McLaughlin. Motion passed 4-0.

Meeting Adjourned at 6:15 p.m.