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Board of Zoning Appeals (BZA)

Minutes of Meeting
May 9, 2017 at 6:00pm

The Town of Moncks Corner Board of Zoning Appeals met in regular session on May 9, 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

C. Adoption of April 4, 2017 Minutes

Motion to adopt April 4, 2017 BZA Minutes: motion made by Ms. Dennis, seconded by Mr. Law. Motion passed 5-0.

D. New Business

1. Public Hearing: Consideration of a variance from the Moncks Corner Zoning Ordinance (Setbacks and Use) for the property south of 405 Jenna Lane, TMS # 142-11-08-045. The property is zoned R-3, Multi-Family Residential.

Mr. Polen presented the case, explaining that due to the size of the lot staff was recommending both the use and the setback variances. The conditions recommended by staff included the following:

- Front Setback: 3'

- Side Setbacks: 5'
- Rear Setback: 10' with the builder's choice of a Type B buffer along the rear property line, or a Type A buffer with a 6' tall wooden privacy fence. If the house maintains a 15' rear setback, no buffer will be required.
- Two off-street parking spaces

The applicant, Martin Kemp, was on hand to answer any questions. He explained that he intended to build a single-story home in keeping with the neighborhood.

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 July meeting fell on July 4th, and asked if the Board would like to reschedule any possible July meeting to July 11th. The Board agreed to push the July meeting back one week.

F. Motion to Adjourn

Motion made by Ms. Dennis, seconded by Mr. Law. Motion passed 5-0.
Meeting Adjourned at 6:10 p.m.