

BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 05, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of February 1, 2022 minutes

NEW BUSINESS

2. Consider a special exception for a chain link fence visible from the right of way at 408 S. Live Oak, TMS 142-10-01-054.
3. Consider a special exception for a baseball field for those with special needs at the Regional Recreation Complex, 418 E Main Street, TMS 142-08-02-004.

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, FEBRUARY 01, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 p.m.

PRESENT

Board Member Carolyn Haynes-Smith
Board Member Theresa McLaughlin
Board Member Clayton Morton
Chairman Thurman Pellum
Board Member Patricia Smith

ADOPTION OF MINUTES

1. Approval of August 3, 2021 minutes

Motion made by Board Member Haynes-Smith, Seconded by Board Member Smith.

Voting Yea: Board Member Haynes-Smith, Board Member McLaughlin, Board Member Morton, Chairman Pellum, Board Member Smith

NEW BUSINESS

2. Consider a variance to allow greater impervious lot coverage at property north of 319 Merrimack Blvd., TMS 142-11-02-061

Mr. Polen presented the item. Tripp West, engineer from Davis & Floyd, spoke on behalf of the applicant. The Board asked questions about stormwater flowing through the site currently. Mr. West explained that the stormwater facilities being constructed for the project would be large enough to handle water coming into the lot as well as necessary rain water.

Motion made by Board Member Morton, Seconded by Board Member Haynes-Smith.

Voting Yea: Board Member Haynes-Smith, Board Member McLaughlin, Board Member Morton, Chairman Pellum, Board Member Smith

OLD BUSINESS

STAFF COMMENTS

Mr. Polen spoke on new developments coming into Town.

MOVE TO ADJOURN

Meeting adjourned at 6:25 p.m.

Motion made by Board Member Haynes-Smith, Seconded by Board Member Smith.

Voting Yea: Board Member Haynes-Smith, Board Member McLaughlin, Board Member

Morton, Chairman Pellum, Board Member Smith

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



Staff Report

Special Exception Request

DATE: April 5, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Special Exception Request
STAFF RECOMMENDATION: N/A

Report Summary	
<i>Property Location</i>	408 S. Live Oak Drive
<i>Property TMS</i>	142-10-01-054
<i>Acreage</i>	0.37 acres
<i>Zoning</i>	C-2, General Commercial
<i>Applicant/Owner</i>	Latorie Lloyd
<i>Use</i>	Daycare
<i>Request</i>	Special Exception to allow a chain link fence to be visible from the right of way
<i>Current Requirements</i>	Chain link fences are only permitted to be visible from the right of way with a special exception

Background

The applicant is opening a daycare center on the subject property. In the course of upgrading the building the applicant built a chain link fence to surround the outdoor play area. This chain link fence is plainly visible from the right of way, and so requires a special exception.

The applicant has since planted a number of shrubs in front of the fence in an effort to shield it's view from the right of way, as well as to better beautify the lot.

This parcel was last used as a used car lot, and it should be noted that the upgrades made by the applicant have made the lot much more attractive.

Analysis

From Sec. 11-2 of the Zoning Ordinance:

Duties of the Board – To permit uses by special exception subject to the terms and conditions for the uses set forth below. Special exceptions may be allowed after determination by the BZA of additional controls required and after the holding of a public hearing. A listed special exception is eligible for location within the subject zoning district if all of the following conditions can be clearly demonstrated to exist:

- a. **The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district;**

Yes, this use is consistent with the character of the underlying zoning district of C-2, which allows for daycares. Moreover, the land use is commercial, which is consistent with the use.

- b. **The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;**

Yes, the use is consistent with existing uses in the vicinity.

- c. **Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;**

The Town's only concern here is the chain link fence.

- d. **Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;**

There are no natural features to the property.

- e. **The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;**

No.

- f. **Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;**

Staff sees no negative effect on adjacent roads.

- g. **The proposed use complies with all applicable regulations and development standards of the Town.**

The facility meets all town requirements except for the visible chain link fence.

Staff Recommendation

The question for the Board is whether the chain link fence is acceptable, if the plantings made by the applicant are sufficient, or if something else is required to better shield the fence from view.

Staff makes no recommendation on this application.

The Board may also wish to consider any specified conditions it wishes to place upon the property should it determine to grant a special exception

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408 S. Live Oak

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408 S. Live Oak

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SPECIAL EXCEPTION APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Latorie S. Lloyd Address: 408 South Live Oak Drive, Moncks Corner, SC 29461

Phone: 843-364-1496 E-Mail: Latorie@AspireEarlyLearningAcademy.com

Property Owner Information (If Different)

Name: Scott Balsitis Address: P.O. Box 1215, Goose Creek, SC 29445

Phone: 843-810-3164 E-Mail: jlcproperties@comcast.com

Property Location (Attach Plat if Available): _____

Describe the special exception request, reason for request, and any supporting information:

I would like to request a special exception for the chain-linked fence that was installed for the playground area. This style fence

was chosen to provide transparency and safety for the children and staff at the preschool. We have planted azaleas and

loropetalums along the front of the fence to cover the view of the fence from the highway.

Has the Board of Zoning Appeals taken action on this property previously? YES ☐ NO ☒

If Yes, Please Describe: _____

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this application.

Owner's Signature: Latorie S. Lloyd Date: March 7, 2022

Applicant's Signature: Scott Balsitis Date: 03/07/2022

3/7/2022 5:04:43 PM EST

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



Staff Report

Special Exception Request

DATE: April 5, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Special Exception Request
STAFF RECOMMENDATION: **APPROVAL**

Report Summary	
<i>Property Location</i>	418 E Main Street
<i>Property TMS</i>	142-08-02-004
<i>Acreage</i>	52 acres
<i>Zoning</i>	M-1, Light Industrial
<i>Applicant/Owner</i>	Town of Moncks Corner
<i>Use</i>	Regional Recreation Complex
<i>Request</i>	Special Exception to allow a government facility - baseball field for those with special needs - on the property
<i>Current Requirements</i>	Per the Zoning Ordinance, all government facilities require a special exception to allow the use

Background

The applicant is seeking to place a baseball field for those with special needs, as well as associated parking, on the property. Per the Zoning ordinance, all government facilities require a special exception in order to be considered an allowable use.

Analysis

From Sec. 11-2 of the Zoning Ordinance:

Duties of the Board – To permit uses by special exception subject to the terms and conditions for the uses set forth below. Special exceptions may be allowed after determination by the BZA of additional controls required and after the holding of a public hearing. A listed special exception is eligible for location within the subject zoning district if all of the following conditions can be clearly demonstrated to exist:

- a. **The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district;**

Yes, this use is consistent with the character of the underlying zoning district of M-1, which allows any non-residential use. Moreover, the land use is Recreation and Open Space, which is consistent with the proposed use.

- b. **The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;**

Yes, the use is consistent with existing uses in the vicinity.

- c. **Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;**

Yes. The property is over 200' from the nearest neighboring property, a church. The project includes landscaping should produce no adverse effects.

- d. **Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;**

There are no natural features to the property.

- e. **The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;**

No.

- f. **Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;**

Staff sees no negative effect on adjacent roads. Most games are played on Saturday mornings, when adjacent roads are rarely used.

- g. **The proposed use complies with all applicable regulations and development standards of the Town.**

Yes, the facility meets all town requirements.

Staff Recommendation

Staff recommends **APPROVAL** of the special exception.

The Board may also wish to consider any specified conditions it wishes to place upon the property should it determine to grant a special exception

Miracle League Field

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Miracle League Field

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Available for sponsorship:

- | | |
|-----------------------|-----------------|
| ① Magnolia Tree | ⑥ Pavilion |
| ② Palmetto Tree | ⑦ Backstop |
| ③ Dugout | ⑧ Palmetto Tree |
| ④ Flagpole | ⑨ Scoreboard |
| ⑤ Miracle League Sign | |

TOWN OF MONCK'S CORNER
REGIONAL RECREATION COMPLEX

Miracle League

PREPARED FOR:

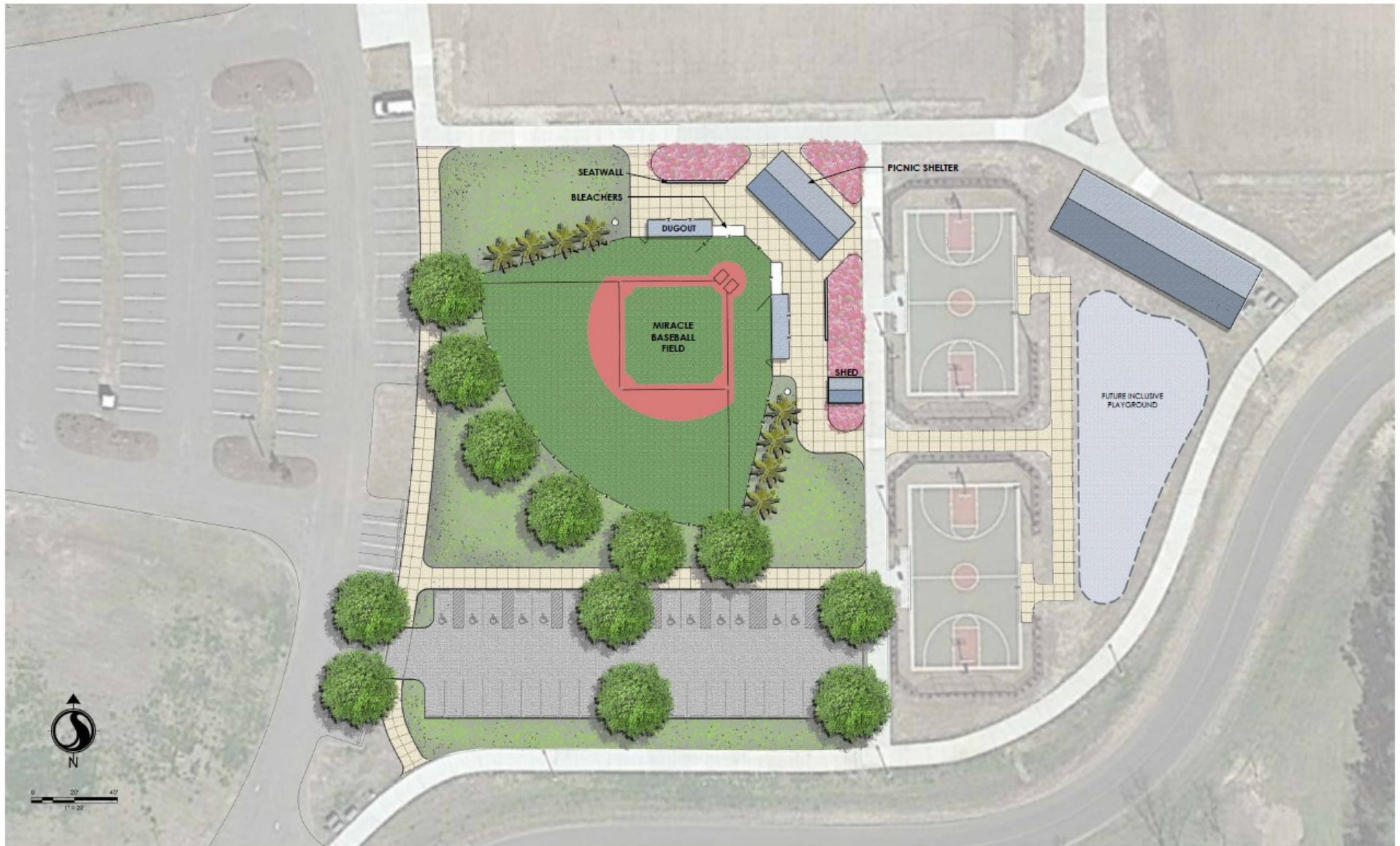


PREPARED BY:



Miracle League Field

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SPECIAL EXCEPTION APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Town of Moncks Corner Address: 118 Carolina Ave

Phone: 843-719-7913 E-Mail: douglaspolen@gmail.com

Property Owner Information (If Different)

Name: _____ Address: _____

Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): 418 E. Main St

Describe the special exception request, reason for request, and any supporting information:

Placement of baseball field for those with special needs at the Regional Recreation Complex

Has the Board of Zoning Appeals taken action on this property previously? YES ☐ NO ☒

If Yes, Please Describe: _____

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this application.

Owner's Signature: _____ Date: _____

Applicant's Signature: Douglas R. Polen Date: 3/29/2022

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____