



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 04, 2025 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of Minutes for the December 3, 2024 meeting.

NEW BUSINESS

2. Consider a Special Exception (SE-25-01) request to expand a "Churches" use in the General Commercial (C-2) zoning district located on 223-B Heatley Street (142-07-01-027).

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, DECEMBER 3, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:01 p.m.

PRESENT

Board Member Theresa McLaughlin
Board Member Carolyn Haynes-Smith
Board Member Pat Smith

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

Chairman Thurman Pellum
Board Member Clayton Morton

APPROVAL OF MINUTES

1. Approval of Minutes for the July 2, 2024, meeting.

Motion made by Board Member McLaughlin, Seconded by Board Member Smith.

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

NEW BUSINESS

2. Consider a Special Exception (SE-24-03) request to expand a "Government Facilities " use in the General Commercial (C-2) zoning district located on 102 Gulledge Avenue (142-07-02-048).

Mr. Westbrook presented the request.

Mr. Darnell Hartwell, of the Berkeley County Coroner's Office, spoke regarding his application. He explained that the rapid growth in the County has unfortunately increased his work load, and that a centralized location for his office's services would be convenient and consolidate his facilities spread out throughout Town.

Board Member Haynes-Smith agreed that the need for additional space is unfortunate.

Board Member Pat Smith asked where the parking for the existing office and new expansion would be. Mr. Hartwell explained the adjacent lot is already a County owned parking lot utilized by the Coroner's Office, with plans to improve the parking facility.

Motion made by Board Member McLaughlin, Seconded by Board Member Smith.

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

3. Consider a Special Exception (SE-24-04) request to allow a "Freestanding Sign" in the Corner Renaissance (CR) zoning district located on 543 E. Main Street (142-08-01-031).

Mr. Westbrook presented the request.

Karyn Grooms, the applicant, spoke in favor of her application.

Board Member Smith stated the lettering used was similar to the sign at the business's previous location.

Board Member Haynes-Smith stated no objection to the sign, just that a sign permit would have been preferable prior to installation.

Motion made by Board Member Smith, Seconded by Board Member McLaughlin.

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

OLD BUSINESS

PLANNER'S COMMENTS

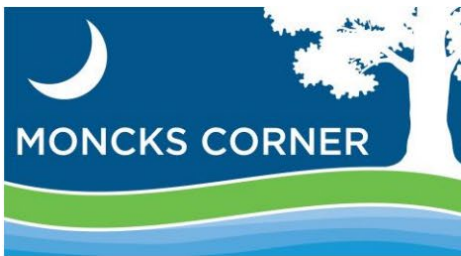
MOVE TO ADJOURN

Motion made by Board Member McLaughlin to adjourn, Seconded by Board Member Smith.

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

Meeting was adjourned at 6:36 p.m.

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.



The Lowcountry's Hometown

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STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-25-01) – Brandon Tomlinson - Churches

DATE: March 4, 2024

Background: The applicant, Brandon Tomlinson, has applied for a **Special Exception** (SE-25-01) for a “church” use within the General Commercial District (C-2), owned by CJL Investments, LLC (TMS # 142-07-01-027). The applicant represents a group that hopes to establish a church within the unit addressed at 223-B Heatley Street.

Existing Zoning: The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the Office & Institutional zoning district is intended to:

“...accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics. Certain related structures and uses are permitted outright or are permissible as special exceptions subject to the restrictions and requirements intended to best fulfill the intent of this ordinance.”

Adjacent Zoning		Adjacent Land Use
North	C-2	Berkeley County Senior Center
South	R-3	Single-family Attached Dwelling
	C-1	VACANT
East	C-2	Parking Lot / VACANT
West	R-2	Single-family Detached Dwelling

Existing Site Conditions: The subject parcel comprises approximately 1.07 acres, which is currently occupied by a commercial style building. The building has two tenant spaces, one vacant for the proposed use, and the other occupied by an attorney. The parcel is currently accessible by Heatley Street, with approximately 242-feet of frontage, and utilizes a rear access to Gulledge Street, with approximately 174-feet of frontage. The parcels to the north and east are zoned commercial, utilized by the Berkeley County Government and private parking lots. The parcels directly to the South appear to be residential single-family attached dwelling, and vacant Office & Institutional (C-1) zoned property.

Proposed Request: The applicant has requested a **Special Exception** be issued for the property for a “churches” use. The applicant has provided a site plan showing the number of parking spaces for the property, as well as dimensions for the existing building (223-A & 223-B Heatley Street). All other additional elements as required by the Zoning Ordinance must be met by the business owner.

Environmental: Per the National Wetlands Inventory, the parcels do not appear to be subject to any wetlands.

Procedural Issues: As part of any Special Exception, the Board of Zoning Appeals shall hold a Public Hearing and may impose additional terms and conditions. Prior to granting the Special Exception, the Board of Zoning Appeals must determine the following standards were clearly demonstrated.

1. 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;
2. 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;
3. 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;
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;
7. The proposed use complies with all applicable regulations and development standards of the Town.

Consistency with Plans: As part of the new 2024 Comprehensive Plan, the Future Land Use Map identifies the subject parcel as “Town Character Residential”, which is described as,

“Intended to promote and enhance smaller lot, town mixed residential type neighborhoods near the downtown, commercial corridors and transportation nodes. A mixture of densities should be promoted to include single-family houses, duplexes, triplexes, accessory dwelling units (ADUs), and small-scale apartments.”

The parcel is also within the “Mixed Use Overlay”, which is described as,

“A 250 ft mixed-use buffer (500 ft in total width) along select roadways is intended to allow for a mixture of higher density residential and low intensity service-based commercial land uses. This overlay provides flexibility for the Town to expand economic opportunities beyond the traditional downtown or strip mall type commercial corridors.”

Staff Analysis: The applicant has met with Staff concerning their proposed use. They have provided necessary documents for this application, including a Site Plan, and continue to work with Staff. Initial numbers regarding

square footage of the existing use of the building (Suite A), the attorney's office, and their proposed floor plan, indicate enough parking spaces to satisfy the Town's Zoning Ordinance for minimum parking requirements.

1. 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;
*With a strict interpretation of the Town's 2024 Comprehensive Plan, the proposed use is not compatible with the purpose and intent of the Future Land Use Plan. However, as the property is already developed as an office type commercial building, with previous tenants that may be considered more intensive than the proposal, Staff feels that the application **is compatible** with the character and intent of the underlying zoning district.*
2. 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;
*Staff feels that the proposed use **is compatible** with the existing uses in the vicinity, such as the office for Berkeley County Senior Center, Berkeley County Corner's Office, commercial parking and other downtown-centric uses. As an existing commercially developed property, Staff believes the impact of the proposed use is minimal to the adjacent residentially zoned property.*
3. 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;
*Staff believes the existing commercially developed property **has adequate provisions** for setbacks and buffering.*
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
*Staff believes that with the existing commercially developed property, the proposed use will **generally preserve and incorporate important natural features**.*
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
6. *Staff believes, the proposed use **will not destroy**, create loss, or cause damage to natural, scenic, or historic features of significant importance, particularly with the previously commercially developed property and the more-intense uses seen in this space and allowed by-right with the General Commercial (C-2) zoning.*
7. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
*Staff believes, the proposed use **will not hinder** vehicular traffic or pedestrian movement on adjacent roads, particularly with the volume seen on Heatley Street and the previously more-intense uses seen in this space and allowed by-right with the General Commercial (C-2) zoning.*
8. The proposed use complies with all applicable regulations and development standards of the Town.
*During a preliminary review of the provided Site Plan, it appears all applicable regulations and parking standards **have been complied with**. During the official review and approval, Staff will ensure **the proposed building permit complies** with all applicable regulations and development standards.*

Staff Recommendation: Staff recommends the Board of Zoning Appeal consider the impacts of the proposal to grant a Special Exception for a “church” use, specifically the existing commercial property to which they will only be a tenant.

Attachments: SIGNED - Application (Brandon Tomlinson, Applicant)(20250121)
Site Plan (20250121)



Zoning Special Exception Application

PROPERTY OWNER

CJL INVESTMENTS LLC

ADDRESS

223 Heatley Street, Unit B MONCKS CORNER 29461

OWNER PHONE

843-709-8447

Applicant Information

APPLICANT NAME

Brandon Tomlinson

ADDRESS

255 Saxony Loop Summerville 29486

APPLICANT PHONE

985-788-0281

PROPERTY INTEREST

Representative of the church as the new tenant

PROPERTY LOCATION

223 Heatley Street, Unit B

UPLOAD PLAT

[9JqFIH4myz7Y-site-plan.pdf](#)

Property Information

TAX MAP #

142-07-01-027

ZONING CLASSIFICATION

Moncks Corner - C-2

CURRENT USE OF PROPERTY

Unit B is vacant but was a photography studio and bakery

LOT AREA

1.07 acres

HAS ANY APPLICATION INVOLVING THIS PROPERTY BEEN CONSIDERED PREVIOUSLY BY THE MONCKS CORNER BOARD OF APPEALS?

I do not know

I REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE SO THAT THE PROPERTY LISTED IN THIS APPLICATION CAN BE USED IN A MANNER INDICATED BELOW (CITE SECTION NUMBER): PLEASE EXPLAIN REASONS FOR REQUEST AND ANY SUPPORTING INFORMATION.

SECTION 6-9 - C-2, GENERAL COMMERCIAL DISTRICT Special Exceptions: 1. Churches SECTION 11-2 - POWERS AND DUTIES OF THE BOARD OF ZONING APPEALS 2. Special Exceptions a) 1. a. We believe our usage of the property as a church will not negatively impact the Town's Comprehensive Plan or the character or intent of the zoning. We believe our church to be a positive influence on the surrounding community. We simply seek a place to assemble for the purposes of studying the Bible and conducting worship consistent with the first century church examples contained in the New Testament which consist of praying, teaching, giving money to the treasury, singing hymns without any accompanying music and holding communion. Also, occasionally meeting with a smaller subset of members to make decisions for typical administrative or "business" matters of the church. b. We do not have any plans to alter the exterior of the building or the lot. Today there are at least 7 existing churches within a 1 mile radius and at least 4 churches within 1/2 mile radius. The majority of these churches stand out as church buildings whereas our location will not stand out due to being an existing commercial building. The existing signage at the road will be updated with "church of Christ" or something similar and the entry door will have a similar decal applied stating assembly times. c. We have no plans to alter the lot. Our use will not negatively contribute to the factors listed in c. d. We have no plans to alter the lot. e. We have no plans to alter the lot. f. Vehicular traffic will be minimum and generated only outside of normal business hours every week on Wednesday only (except approximately 1 or 2 times a year also on Thursday, Friday and Saturday) after 6:00 PM to 8:00 PM and on Sunday mornings between 9:00 AM to 12:00 PM. Also, approximately once per quarter on Saturday morning between 9:00 AM and 11:00 for a smaller group assembling for administrative purposes. Pedestrian movement on adjacent roads is anticipated to be extremely low to zero. g. To our knowledge our proposed use complies with all applicable regulations and development standards of the Town.

SIGNATURE OF APPLICANTA handwritten signature in black ink, consisting of the letters 'B', 'M', and 'T' written in a stylized, cursive-like font.

01/20/2025

