



*The Lowcountry's Hometown*

PO Box 700 | Moncks Corner, SC 29461 | 843.719.7900 | monckscornersc.gov

## 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>	<b>Special Exception to allow a government facility - baseball field for those with special needs - on the property</b>
<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**