



## 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 APPLICANT**A handwritten signature consisting of the letters 'B', 'M', and 'T' in a stylized, cursive-like font.

**DATE**

01/20/2025