



# BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, SEPTEMBER 02, 2025 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### ADOPTION OF MINUTES

- [1.](#) Approval of Minutes for the August 5, 2025 meeting.

### NEW BUSINESS

### OLD BUSINESS

- [2.](#) Consider a Special Exception (SE-25-02) request to expand a "Mini-warehouse & Outdoor Vehicle Storage" use in the General Commercial (C-2) zoning district located on Drive In Lane (123-00-04-009).

### 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, AUGUST 5, 2025, at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

Chairman Thurman Pllum  
Board Member Pat Smith  
Board Member Carolyn Haynes-Smith  
Board Member Clayton Morton

#### STAFF PRESENT

Justin Westbrook, Development Director  
Carter France, Planner

### APPROVAL OF MINUTES

1. Approval of Minutes for the meeting May 6, 2025.

Motion made by Board Member Haynes-Smith to approve the minutes as presented,  
Seconded by Board Member Smith.

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

### NEW BUSINESS

2. Consider a Variance (VR-25-01) request to reduce the required number of parking for a mixed use building in the General Commercial (C-2) zoning district located at 337 E Main Street (142-07-02-028).

Mr. France presented the request.

Chairman Pllum asked about nonconforming uses for the parcel and their associated parking. Mr. Westbrook clarified that a change of use is required by the Zoning Ordinance to bring all parking standards into compliance.

Chairman Pllum asked about the proposed parking spaces on Behrman St. Mr. France clarified those parking spaces were on Town-owned property and not available to be counted due to Town-owned facilities relying on the dedicated parking.

Chairman Pllum asked if existing salon use established prior to the current Zoning Ordinance. Mr. Westbrook stated they had, however as the only tenant occupying the building at the time, parking wasn't a concern with the existing delineated spaces.

Luke Jarrett, of Synchronicity Land Planning, spoke in favor of his client's application.

Adam Haselkorn, of 705 Newmarket Drive, Mount Pleasant, spoke in favor of his application.

Chairman Pellum stated that downtown businesses are limited in what they can do, compared to businesses outside of downtown, based on the parking standards and the properties seen downtown relating to their size and existing built environment.

Motion made by Chairman Pellum to approve the Variance request for ten (10) parking spaces for this parcel, Seconded by Board Member Smith.

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

3. Consider a Special Exception (SE-25-02) request to expand a "Mini-warehouse & Outdoor Vehicle Storage" use in the General Commercial (C-2) zoning district located on Drive In Lane (123-00-04-009).

Mr. Westbrook presented the request.

Steven Whitmer, of SBV Properties, the applicant, spoke in favor of his application.

Ray Goode, the general contractor for the applicant, spoke in favor of his client's application. Mr. Goode added that two (2) employees were expected at the storage mini-warehouse.

Tom Daniel, of Omni Engineering, stated that the existing pond is a mystery, however they need to do more survey and engineering work to find out more. He added that the final product would meet all environmental and stormwater concerns for the Board.

Robert Crawford, of Tailrace Crossing, the property owner, spoke in favor of the application. Mr. Crawford explained the existing pond was always temporary and can be moved. Mr. Crawford added the very light addition to traffic wouldn't be problematic, but if so, he would petition SCDOT to install a traffic light on Drive In Lane at US Highway 52.

Chairman Pellum reiterated his understanding, that SCDOT would not install a traffic signal at the Drive In intersection.

Mr. Crawford added that the normal wear and tear you would see for commercial would be less in this situation.

Chairman Pellum added his concern for fire access, as the intersection is barely capable to handle a fire apparatus. He added that any work on the site for stormwater would be a likely improvement, but he still has significant concerns. Chairman Pellum also added the added commercial aspect to the project was welcomed, but agreed with the Staff Report that commercial has always been promised to the Town, with little follow through.

Steven Whitmer Jr., of SBV Properties, added that the commercial would be build alongside the storage mini-warehouse and he was open to tying the Certificates of

Occupancy for both buildings to each other.

Steven Whitmer added that with the loss of the boat and RV storage comes a revenue loss, so the addition of commercial space to the project would regain some of its viability.

Chairman Pellow expressed concerns of the previously stated heat islands that appear on the plan. Reiterating his concerns for the previous meeting, the lack of landscaping on the plan was discouraging.

Mr. Whitmer added that they would landscape the project well, something for the Town to be proud of.

Chairman Pellow expressed his opinion that the existing conditions in the Tailrace area does not promote walkability. The existing Walmart was used as the primary example to convey this opinion. Board Member Haynes-Smith agreed with Chairman Pellow's opinion.

Chairman Pellow explained he is significantly more comfortable with the project overall, as the majority of his concerns have been addressed. He emphasized he is not confident in the landscaping currently proposed in the most recent Site Plan submitted by the applicant.

Chairman Pellow asked Staff if permitter landscape buffers are required for this project. Mr. Westbrook replied that permitter landscape buffers, as well as road frontage landscaping, are not required for this project per the Zoning Ordinance. Steven Whitmer Jr. noted the proposed retention pond, as shown on the Site Plan, adds an additional aesthetic factor to the project.

Ray Goode proceeded to show the Board of Zoning Appeals members the outlined landscaped area on the proposed Site Plan. Chairman Pellow informed the Applicant the proposed landscaping is not detailed enough for the Board of Zoning Appeals to set forth specific conditions.

Motion made by Chairman Pellow to table this request until the regularly scheduled September meeting, to give the applicant time to create a landscape plan, with Staff review prior to the meeting. Seconded by Board Member Smith.

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

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**

## **MOVE TO ADJOURN**

Motion made by Chairman Morton to adjourn, Seconded by Board Member Smith.

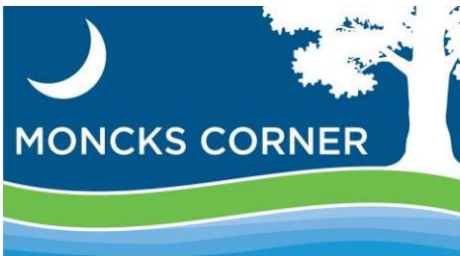
Voting Yea: Voting Yea: Chairman Pellow, Member Smith, Board Member Haynes-Smith, and Board Member Morton.

Meeting was adjourned at 7:36 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.*

DRAFT



*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-25-02) – SBV Companies – Mini-warehouse & Outdoor Vehicle Storage

**DATE:** September 1, 2025

**Background:** The applicant, Steve Witmer of SBV Companies, has applied for a **Special Exception** (SE-25-01) for a “mini-warehouse and outdoor vehicle storage” use on one (1) parcel (TMS # 123-00-04-009) within the General Commercial District (C-2), owned by Tail Race Crossing, LLC. A “mini-warehouse and vehicle storage” use within the C-2 – General Commercial zoning district, as prescribed in the Zoning Ordinance (Section 6-9), requires a **Special Exception** to be granted by the Board of Zoning Appeals.

**Existing Zoning:** The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the General Commercial 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	Retail, Various
	Flex 1 (Berkeley County)	UNIMPROVED
South	C-2	Retail (Tractor Supply)
	Flex 1 (Berkeley County)	UNIMPROVED
East	C-2	Retail, Various
West	Flex 1 (Berkeley County)	UNIMPROVED

**Existing Site Conditions:** The subject parcel comprises approximately 7.97 acres, which is currently undeveloped. The parcel is served by a 25-foot access easement near the southeast corner of the Tractor Supply parcel (TMS# 123-00-04-141), which provides easement access to US Highway 52. The parcel does not have direct access to any public right-of-way. The parcel also is adjacent to the privately-owned parcel which Drive In

Lane is on, however at the time of this Staff Report, it is unclear if there is an easement allowing the subject parcel access to Drive In Lane. The parcels to the northwest, west, and southwest are zoned Flex 1 within Berkeley County and are unimproved. The parcels to the northeast, east, and southeast are zoned **General Commercial (C-2)** and are occupied with buildings utilizing retail use types.

**Proposed Request:** The applicant has requested a **Special Exception** be issued for the property for a “mini-warehouse and outdoor vehicle storage” use. The applicant has provided a Site Plan showing a two-story, 60,000 ft<sup>2</sup> climate-controlled building to be built on the east side of the parcel near the privately-owned Drive-In Lane, adjacent to the Tailrace Crossing shopping center, where Walmart serves as an anchor tenant, along with Cato, Shoe Show and Dollar Tree.

The proposed use is more closely related to an industrial use type than a commercial or retail, which is of note as the area surrounding the subject parcel is predominantly retail, with the benefit of foot traffic, store fronts and similar use types that act cohesively.

Staff have only minimally reviewed the concept plan for zoning and land development regulations. The most recent Site Plan provided in June, shows a reduction in parking from 79 spaces, designed for boat trailers, moving trucks and other recreational vehicles, to 46 parking spaces for mini-warehouse and newly associated commercial building. No parking lot landscaping has been shown, except for minimal plantings to the rear of the parcel and adjacent to both the southwest property line and the southeast property line, approximate to Tractor Supply’s detention pond. Staff do not see any sign of landscaping along Drive In Lane. The Site Plan also does not show a dumpster enclosure, which as an industrial entity, the Town will not provide solid waste services for this use.

**Transportation:** The most recent Site Plan shows the dual entrances to the property directly accessing the privately-owned Drive In Lane, which is not within a public right-of-way, and the rear of existing commercial properties and their associated parking lots. While Drive In Lane is owned by (Tail Race Shops, LLC) a similarly named entity to the property owner of this request (Tail Race Crossing, LLC), Staff is unable to confirm if the two limited liability corporations are under the same ownership, and if the parcel in question has legal access to the privately-owned Drive In Lane. This question is vital to the ability for this use to establish and have reasonable access that isn’t in violation of the standards of a **Special Exception**. The most recent version of the applicant’s Site Plan show access being gained through the parking lot of another private entity, closer to Tractor Supply. Staff have concerns regarding access to the property, as well as design for trailers, moving trucks and similarly sized vehicles traversing through private property that may or may not meet minimum standards, especially with the presence of landscape islands on Drive In Lane.

**Environmental:** Per the National Wetlands Inventory, the parcel does appear to be subject to wetlands, primarily on the west side of the property. Based on the most recent Site Plan, the applicant is leaving the wetlands undisturbed, with stormwater intending to flow to two detention areas. One detention area appears on the northern corner of the parcel, most likely outflowing to those designated wetlands, while the other detention area to the east, does not have any clear outfall indicated.

The property currently has a pond on the property that does not have a clear purpose. The pond is clearly a man-made device, complete with an engineered wing-wall and outfall that runs towards Drive In Lane for overflow purposes. This has significantly damaged Drive In Lane where pothole patches have occurred and the narrow road is still in rough shape. Flooding occurs regularly by Staff accounts and continues to add to roadway damage. After several site visits by Staff, including the Town's Stormwater Division, it is believed that this feature serves a detention pond for the Tailrace Crossing shopping center, flowing through the shopping center ending up at the Walmart pond. This calls into question the applicant's Site Plan and feasibility of filling in a required device.

At this time, full civil plans area not required and may be premature for this request, however Staff does have concerns about environmental impacts per the requirements to issue a **Special Exception**.

**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 "Highway Commercial", which is described as,

*"Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions."*

The parcel is also within the "Highway Commercial Overlay", which is described as,

*"A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential*

*units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”*

**Application Update:** At the conclusion of the May 2025 Board of Zoning Appeals meeting, the Board expressed several concerns regarding the application. The primary concerns the Board had of the request centered around stormwater management, trailer and pedestrian traffic and the proposed use type in a predominant commercial area.

At the meeting, the Board indicated without more information regarding stormwater, the Board would feel uncomfortable with the request, particularly with known stormwater issues in the area that Staff was unable to determine the source and resolution for. The Board specifically questioned the existing pond on the property and the outfall for it, along with any future impervious area or “heat islands”, and the future stormwater outfall from the newly developed site. The applicant worked with Consolidated Design Professionals and Aegis Engineering & Planning to provide the Board with the requested stormwater analysis. At Staff’s request, the provided Preliminary Stormwater Management Plan Analysis, was to be reviewed by the Town’s engineering consultants, Hussey Gay Bell. The analysis was prepared and provided to Staff who requested a review of the plan analysis, to which the Town’s engineering consultants provided a letter indicated that the analysis is incomplete. The letter from the Town’s engineering consultants stated that a full drainage analysis would be needed to “adequately evaluate any potential stormwater impacts from the site and surrounding area”. This indicates that the stormwater management plan is incomplete, and Staff’s initial concerns remain unresolved.

In June, the applicant provided an updated Concept Plan for the site development, which appears to eliminate the trailer parking which may reduce the concern for long trailers and recreational vehicles, which were initially a concern for Staff and the Board. In Staff’s review of the new conceptual plan, there appears to be a secondary ingress/egress for the development, but without offsite survey work of how exactly the new plan ties in to existing development, Staff is fearful that the secondary access connects to a dangerous and congested rear driveway for a former medical clinic and the Tractor Supply. Staff still has remaining concern regarding moving trucks for the remaining 60,000 ft<sup>2</sup> two-story storage building. As Board Member Smith indicated in May, the use will still use box trucks and moving trucks to access the site, keeping intact what Staff perceives as the second most vocal concern the Board had with the proposed use on the subject parcel. The secondary access does not appear to alleviate any concerns, as all traffic will still exit out Drive In Lane, an inadequate travel way for commercial grade box and moving trucks. The intersection of Drive In Lane and US Highway 52 is a current problem intersection, due to the congestion and traffic volume on the highway, making a north-bound left turn an all day affair. As the Board adequately noted in May, a light at this intersection will not be possible per SCDOT standards, and adding box and moving trucks to this intersection, specifically those with intentions to go north towards the Tail Race Canal, will add severe traffic impacts. As mentioned in May, a Traffic Impact Analysis (TIA) would have no benefit to the area, as the applicant noted, the number of trips will be insignificant, even if the vehicles are much larger and taxing on the local roadway network.

The third biggest concern the Board had, in Staff’s understanding of the May meeting, was the presence of a truck-heavy use in a pedestrian and retail predominate area. Comments from the Board ranged from rerouting

vehicles through the Walmart parking lot, to pedestrians accessing the local retail storefronts, to the use being more industrial in nature regardless of the aesthetically pleasing architecture. The applicant has attempted to resolve this by adding a presumed 15,000 ft<sup>2</sup> retail building adjacent to the Drive In Lane frontage. While adding commercial and retail would initially be positive, additional concerns are raised, specifically the likelihood of development, timing of construction, and parking which appears to be lacking. Staff have experience with developers indicating commercial and retail aspects of development to help make their main goal more digestible to the Town's boards and committees. Several high-profile projects have been approved and developed, however the promised and conditioned commercial aspect has yet to develop. With the addition of retail, Staff has concerns if the commercial will ever develop, and unless it's directly tied to the Certificate of Occupancy for the mini-warehouse, Staff is concerned. Staff also have done an initial review of the concept plan and using a typical 1 space per 300 ft<sup>2</sup> of commercial, the commercial aspect appears to be at least sixteen (16) parking spaces short for that amount of commercial. As the request is tied to a site plan, Staff is concern that the feasibility for commercial development is limited and these three (3) concerns cannot be addressed in an adequate fashion.

**Staff Analysis:** The applicant has met with Staff concerning their proposed use on multiple occasions. At the request of Staff, the applicant has provided an addendum to their application expressing how they believe their request meets all the standards of a **Special Exception**. Staff is concerned with the applicant's addendum as it heavily mentions the "need" for this use for the community, which is NOT an item that can be considered by the Board of Zoning Appeals for a **Special Exception**. The applicants have provided other necessary documents for this application, including an updated Site Plan, building elevations and even building renderings. At this time, the most recent Site Plan has only generally been reviewed and serves as more of a conceptual plan than a civil plan. Therefore, Staff is unable to review the document for compliance regarding landscaping or other standards required in the Zoning Ordinance. Staff will ensure the applicant's civil plans will meet all standards of the Zoning Ordinance.

Regarding the applicant's addendum and justification, Staff must be clear that the Board of Zoning Appeals (BZA) may only consider the seven (7) criteria as laid out in the Zoning Ordinance. The BZA cannot consider communal need for this use, as a **Special Exception** is the proposed use on the proposed parcel, not the use in relation to the Town or public good.

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;

*Staff believes that the proposed use is **not consistent** with the purpose and intent of the Highway Commercial land use designation as listed in the Town's 2024 Comprehensive Plan. This designation indicates that future growth in the area shall be "automotive dependent commercial", which Staff interprets as more retail and restaurants. While the future land use designation allows for rare industrial exceptions, Staff argue that the surrounding current land uses are far more compatible with the 2024 Comprehensive Plan desired retail than the proposed industrial-like use of a mini-warehouse with outdoor vehicle storage. Furthermore, Staff believes that proposed use is **not consistent** with the*

presence of the “Highway Commercial Overlay”, as this too plans for commercial based uses with high density residential mixed in; two use types that are not conducive to the proposed industrial-like use. Staff views the Highway 52 corridor as the main commercial area for Moncks Corner, and the proposed use does not fit with the purpose and intent of the overall highway commercial designations of the Town.

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 feel that the proposed use **is not compatible** with the existing uses in the vicinity, such as the retail and restaurant uses. As a vacant commercially zoned property, Staff believes the impact of the proposed use would be detrimental to the adjacent highway commercial use types, by detracting from the commercial district and not adding to the automotive dependent commercial uses. Staff also believe that the elevations show a visual disruption to the surrounding inviting storefronts by proposing a rear elevation that will be seen from Drive In Lane, that depicts a 35-foot x 145-foot wall, with a simple two-door entryway, and minimal glazing with Bahama shutters. This rear elevation, the most predominately viewed side of the 60,000ft<sup>2</sup> building, will directly detract from the retail and walkability character of the immediate commercial area and contrast with the commercial storefronts along Drive In Lane and the Tailrace Crossing shopping center.

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 believe the proposed industrial developed property **may have adequate provisions** for adverse influence. Staff are concerned about buffering for the proposed industrial use along Drive In Lane, a private-owned road predominately occupied with commercial storefronts. If the building is not to be similar in architectural style of walkable and approachable storefronts, then the lack of landscaping amplifies the misplacement of this industrial use in the immediate retail vicinity. Staff is also concerned with the traffic impact of the type of vehicles this use will invite, particularly the conflict of larger trailers, moving trucks and similar recreational vehicles on a mere 22-foot-wide road. No plans to Staff’s knowledge are in place to widen Drive In Lane, and the absence of a dedicated traffic signal at Drive In Lane and US Highway 52 presents turning issues for vehicles that have maneuverability challenges.

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

Staff believe that with the proposed industrial property they **may generally preserve and incorporate important natural features**. Staff are concerned about wetland encroachment, both with the physical built environment, and the stormwater impact from outfalls. With a Special Exception, Staff typically expects the perimeter landscaping to go above and beyond the Zoning Ordinance due to the impact the use may have on the adjacent community. It is not clear, based on the most recent Site Plan, that the provided landscaping even meets the minimum standards set forth in the Zoning Ordinance. Staff feels the submitted landscape plan does add important natural features with potential for significant tree canopy and an decrease in heat islands. As mentioned earlier, Staff is also concerned about the existence

*of a man-made detention pond, what purpose it serves currently, and where the water will go when filled in per the applicant's Site Plan.*

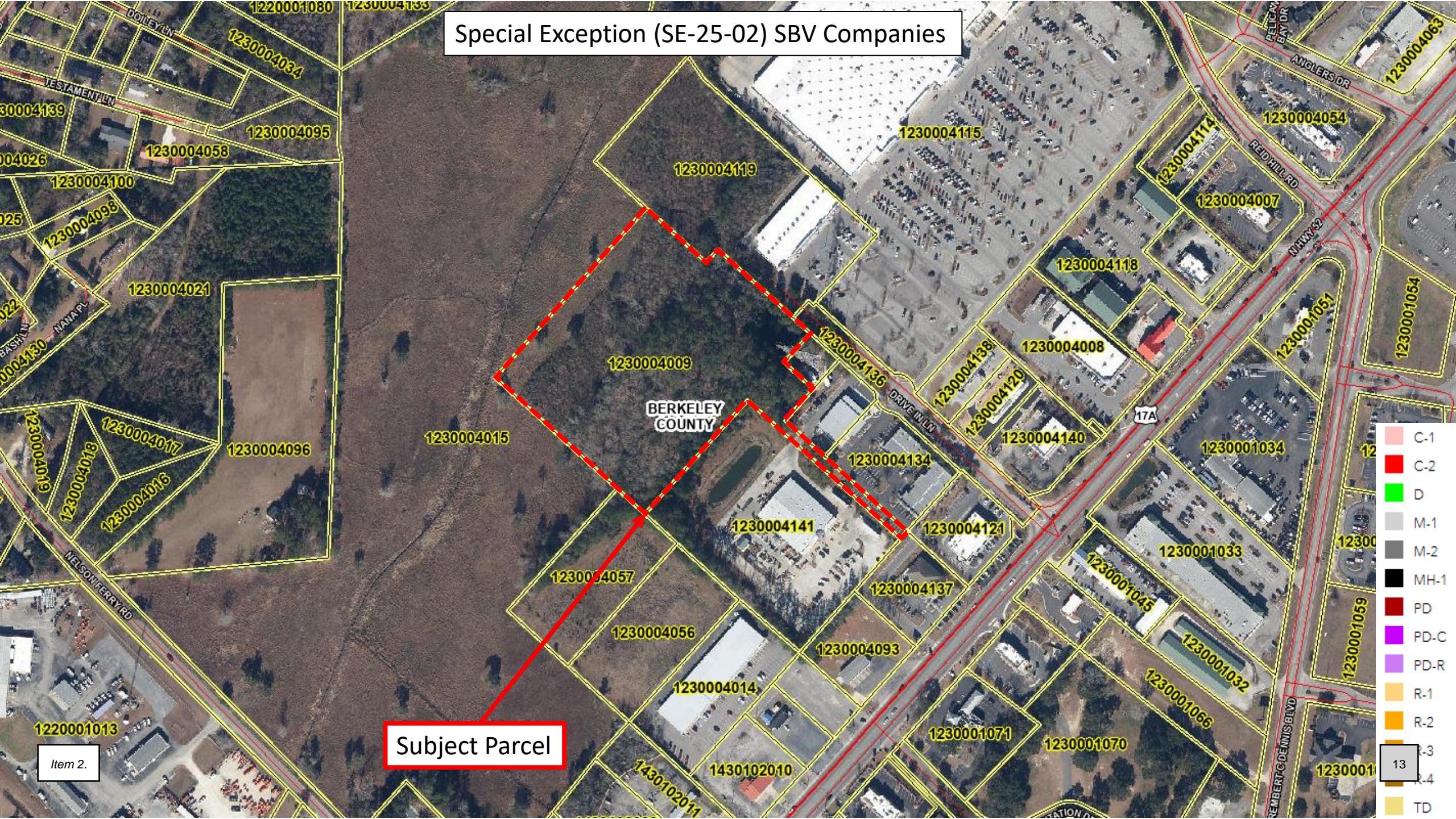
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;  
*Staff believes, the proposed use **may destroy, create loss, or cause damage to natural, scenic, or historic features of significant importance** with the loss of significant tree coverage and filling in of a man-made detention pond. The submitted landscape plan shows additional landscaping along Drive In Lane and throughout the property, including an apparent attempt to reduce the heat island effect, Staff believes that natural and scenic features of importance may be loss, but appears to be thoughtfully replaced.*
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.  
*Staff believe the proposed use **may hinder** vehicular traffic or pedestrian movement on adjacent roads. Drive In Lane is a privately-owned road that is a mere 22-foot in width near the proposed driveway. Drive In Lane does expand, however with the addition of traffic islands closer to US Highway 52, along with the lack of a dedicated traffic signal for Drive In Lane from US Highway 52, Staff has concerns regarding moving trucks and other recreational vehicles adding to an already congested area, not from a number's standpoint, but a safety aspect.*
7. The proposed use complies with all applicable regulations and development standards of the Town.  
*Staff will ensure **the required civil plan and building permit comply** with all applicable regulations and development standards.*

**Staff Recommendation:** While Staff can confidently say the applicant has worked very closely with the Town to create the best possible Site Plan and submittal, Staff continues to recommend denial for the proposed use of the Board of Zoning Appeals. This is based on Staff's understanding of probable impacts of the proposal will cause on the surrounding commercial area, along with conflicts with the Town's 2024 Comprehensive Plan. Added with the lack of similar use types in the area, potential traffic impacts of a narrow privately-owned road with larger than typical vehicles seen on Drive In Lane, Staff believes the impacts are too great for the surrounding retail area.

*Attachments:                SIGNED - Application (SVB Properties, Applicant)(20250331)  
                                      Site Plan v3 (20250613)  
                                      Survey (2025063)  
                                      Renderings (20250702)  
                                      Prelim. Stormwater Management Analysis (20250613)  
                                      REVIEWED – Prelim. Stormwater Management Analysis (20250722)  
                                      Landscape Plan (20250819)*



Special Exception (SE-25-02) SBV Companies



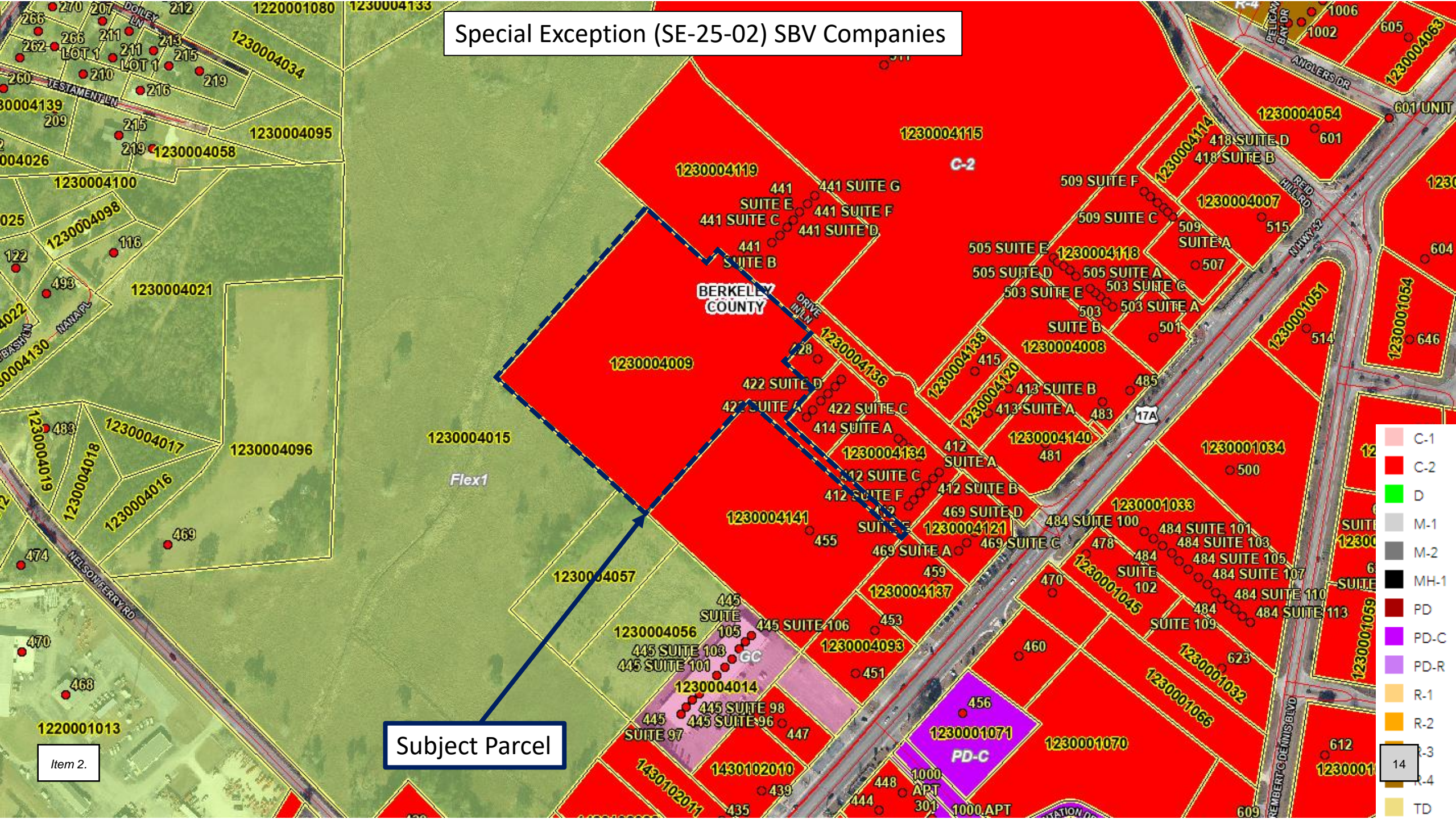
Subject Parcel

Item 2.

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



Special Exception (SE-25-02) SBV Companies



Subject Parcel

Item 2.

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



Special Exception (SE-25-02) SBV Companies

Subject Parcel

Item 2.

**LEGEND**

Town Boundary

Town Proposed Expansion Area

**FUTURE LAND USE DESIGNATIONS**

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

**EXPANSION AREA FUTURE LAND USE DESIGNATIONS**

- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Town Character Mixed-Use
- Institutional
- Mixed Use Overlay (250' Buffer)
- Highway Commercial Overlay (1000ft Buffer)

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## Zoning Special Exception Application

### PROPERTY OWNER

Tail Race Crossing, LLC

### ADDRESS

0 Drive In Ln Moncks Corner 29461

## Applicant Information

### APPLICANT NAME

Stephen Witmer

### ADDRESS

3284 northside parkway suite 600 Atlanta 30327

### APPLICANT PHONE #

14049092601

### PROPERTY INTEREST

Buyer

### PROPERTY LOCATION

Behind the Tractor Supply in Moncks Corner, SC. Titled tract W2 on the survey.

### UPLOAD PLAT

[kxiAzAqrXa4b-16-088-MONCKS-CORNER-PLAT-18X24-8-Acres.pdf](#)

## Property Information

### TAX MAP #

1230004009

### ZONING CLASSIFICATION

C-2

**CURRENT USE OF PROPERTY**

Vacant Land

**LOT AREA**

8 acres, 5 acres of upland

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

Yes. The special exception for self-storage was considered on May 6, 2025. The board asked for edits to be made to the site plan and to address storm water concerns.

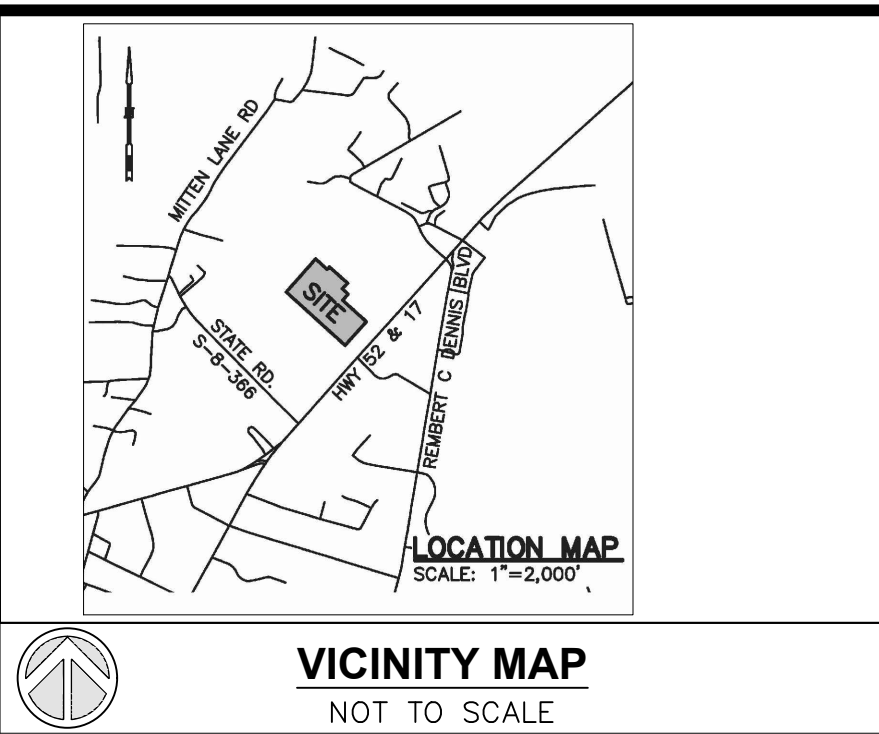
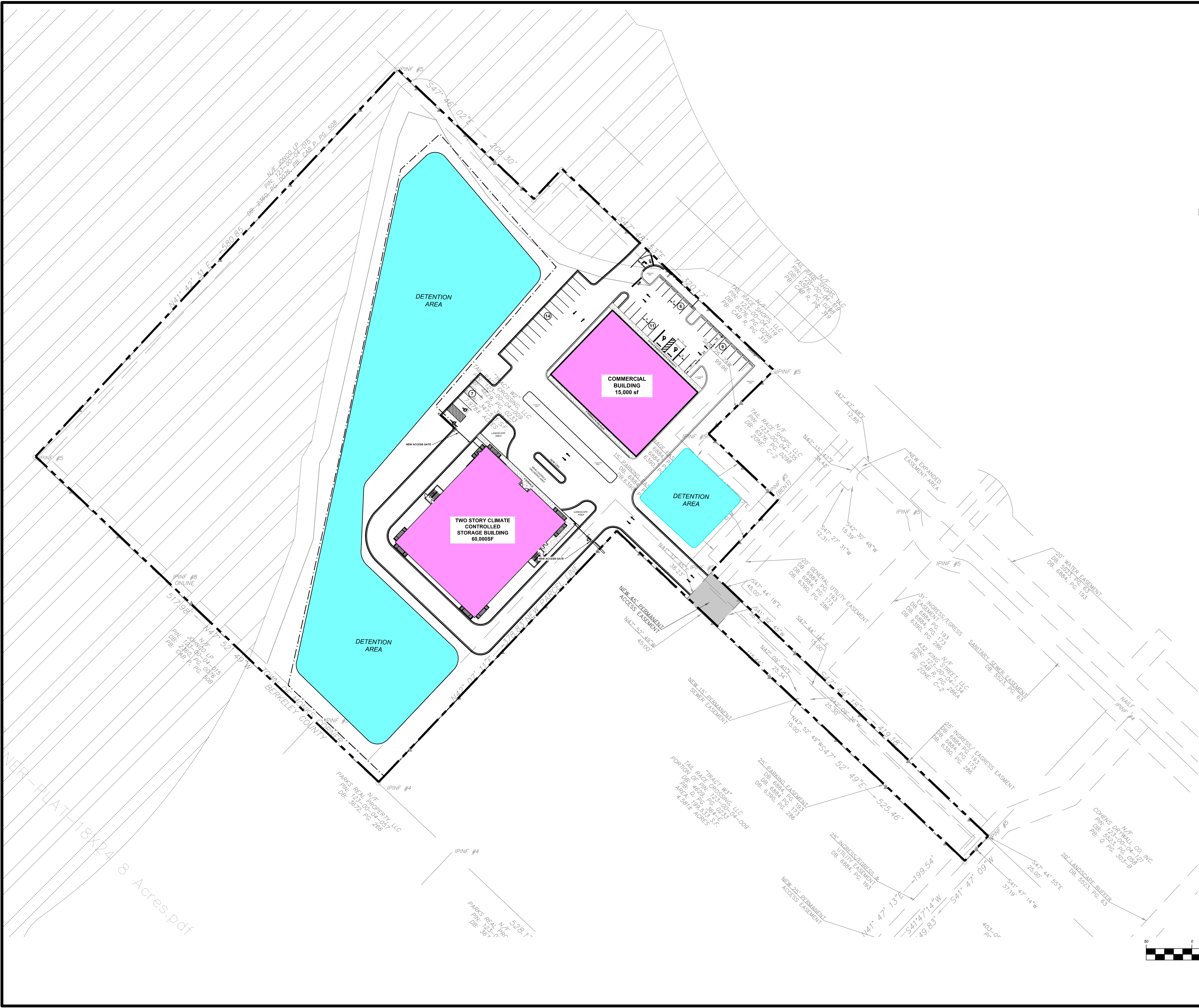
**I REQUEST A SPECIAL EXCEPTION FROM THE FOLLOWING PROVISIONS OF THE ZONING ORDINANCE SO THAT THE PROPERTY LISTED IN THIS APPLICATION CAN BE USED IN A MANNER INDICATED BELOW (CITE SECTION NUMBER): PLEASE EXPLAIN REASONS FOR REQUEST AND ANY SUPPORTING INFORMATION.**

We request this special exception to allow self-storage at 0 Drive In Ln because it fulfills a critical need, aligns with the Comprehensive Plan's vision, and fits the C-2 and Highway Commercial Overlay's service oriented intent. Its minimal impact, strategic location behind Tractor Supply, and ability to address and undersupply of storage in Moncks Corner with climate-controlled options make it a valuable addition to Moncks corner. Supporting data, market undersupply, growth trends, and site compatibility reinforce this as a practical, community-driven solution deserving approval.

**SIGNATURE OF APPLICANT**A handwritten signature in black ink, appearing to be 'S. L. ...', written over a light gray background.**DATE**

06/30/2025





PROJECT INFORMATION

CONTRACTOR  
VALSTON, LLC  
337 REYNOLDS DR.  
EATONTON, GA

PROJECT MANAGER  
OMNI CONSULTING SERVICES  
401 Westpark Court, Suite 200  
Peachtree City, GA 30269  
(850) 294-2501 - TOM DANIEL

ENGINEER  
Peter Seckinger, PE  
401 Westpark Court, Suite 200  
Peachtree City, GA 30269

**OMNI CONSULTING SERVICES**  
401 Westpark Court  
Suite 200  
Peachtree City, Ga 30269  
ph: 770.302.1701  
fax: 770.818.5663

Project Manager

**26 YEARS**  
PROFESSIONAL EXCELLENCE  
1999 - 2025

Construction Documents  
PREPARED FOR:

**VALSTON**  
DEVELOP • DESIGN • BUILD

**VALSTON, LLC**  
337 REYNOLDS DRIVE  
EATONTON, GA

CLIENT

#	DATE & BY

**MONCK'S CORNER SELF-STORAGE**

16-688 MONCK'S CORNER  
US HIGHWAY 17 & 52  
TOWN OF MONCK'S CORNER,  
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT

**Know what's below.  
Call before you dig.**  
Dial 811  
Or Call 800-632-4849

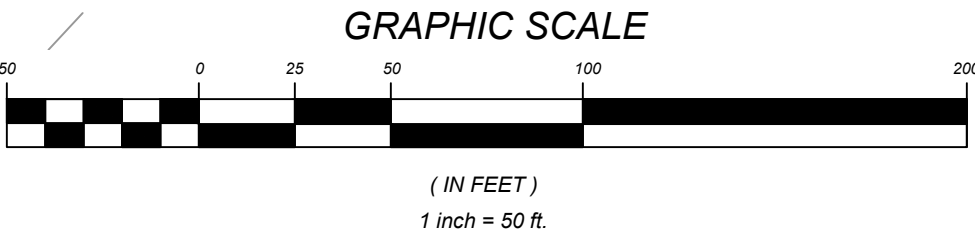
**811**  
SOUTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
No. 18075  
**PETER R SECKINGER**

SEAL

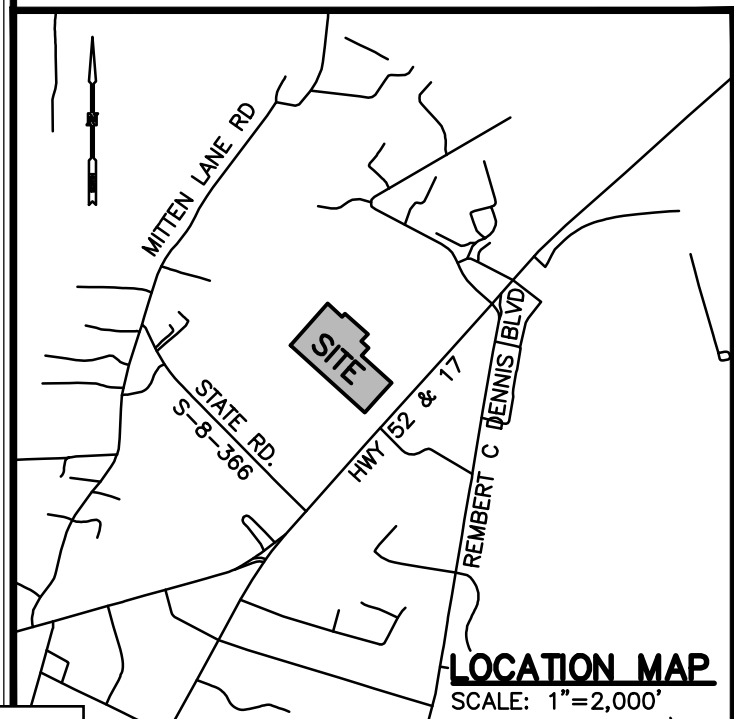
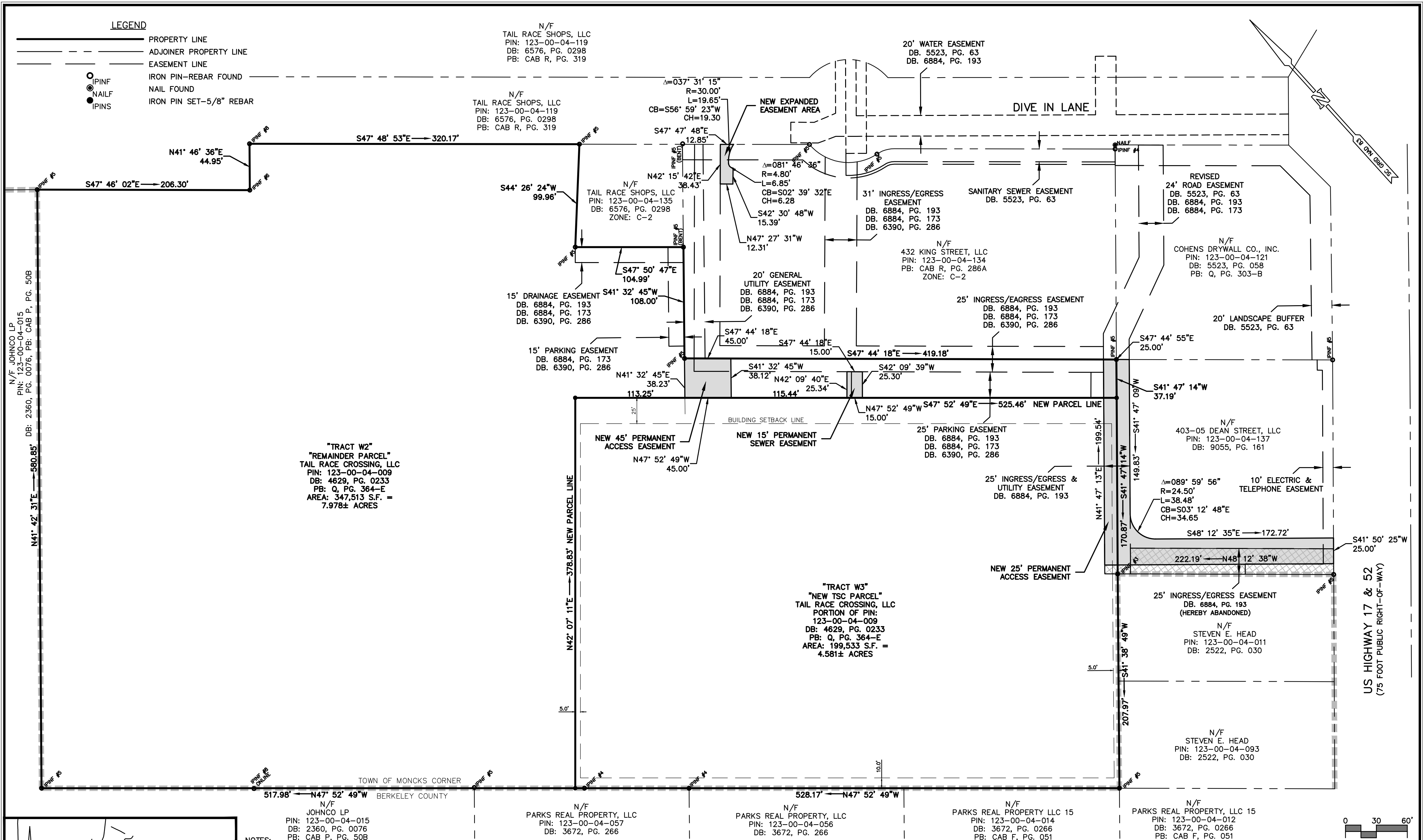
DATE: 3/27/2025
PROJECT NO. -----
DWG FILE - Moncks Corner Master.dwg
SCALE: AS SHOWN

**SITE PLAN  
C 3.0**

SHEET







- NOTES:
- NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID NAD 83.
  - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:  
A. PLAT CABINET R, PAGE 286-A BERKELEY COUNTY REGISTER OF DEEDS OFFICE.
  - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
  - THE AREA WAS DETERMINED BY DMD METHOD.
  - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
  - THE PROPERTY APPEARS TO BE IN FEMA ZONE X PER MAP NUMBER 45015C0405D WITH EFFECTIVE DATE 10/16/2003.
  - ZONING PROVIDED BY THE TOWN OF MONCK'S CORNER TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
  - NEW PARCEL AREA = 199,581 S.F. = 4.581± ACRES

OWNER:

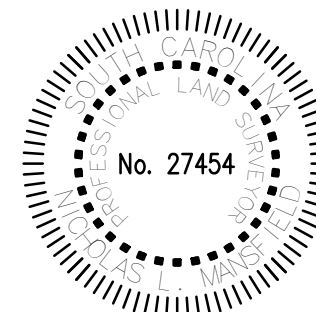
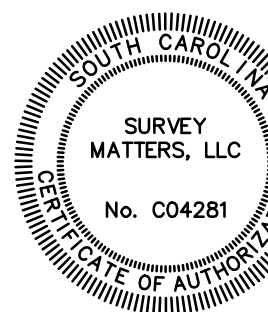
Tail Race Crossing, LLC  
171 Church Street  
Suite 340  
Charleston, SC 29401  
843-723-6605

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

NICHOLAS L. MANSFIELD

DATE: 2/28/2017

REGISTRATION #27454



MINOR SUBDIVISION PLAT

PREPARED FOR:  
TRACTOR SUPPLY COMPANY  
PROPERTY OF:  
TAIL RACE CROSSING, LLC  
DRIVE IN LANE  
TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA

NLM	NLM	16-088
DRAWN	CHECKED	PROJECT NO.
SCALE	1" = 60'	1 OF 1
DATE	2/28/2017	SHEET NO.

SURVEY MATTERS, LLC  
LAND SURVEYING SERVICES  
107 Hillcrest Avenue  
Simpsonville, South Carolina 29681  
(864) 451-0176  
nick@survey-matters.com

















# **PRELIMINARY STORMWATER MANAGEMENT PLAN ANALYSIS**

## **MONCKS CONER STORAGE**

DATE: JUNE 6,2025

### **PREPARED BY:**

Peter Seckinger, PE  
**Consolidated Design Professionals, LLC**  
2940 Kerry Forest Parkway, Suite 101  
Tallahassee, FL 32309

### **IN CONJUNCTION WITH:**

**Aegis Engineering & Planning, LLC**

## TABLE OF CONTENTS

1.0	Executive Summary & Project Description
2.0	Pond Design
4.0	Summary & Conclusions

### Attachments

- A. Drainage & Soils Map
- B. Modrat Analysis

## Memo

**To:** Thomas Daniel

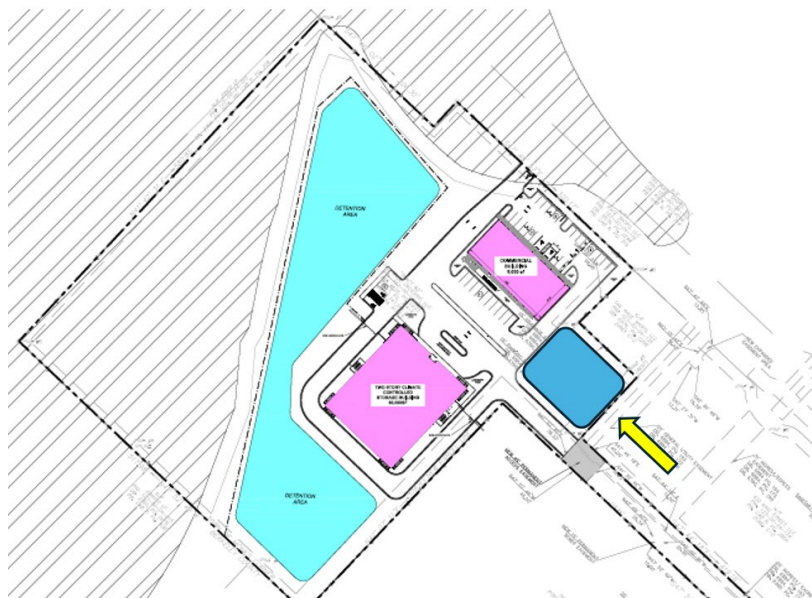
**From:** Gregory Duncan, P.E., LEED-AP

**CC:**

### Memorandum: Moncks Corner SWM

#### Synopsis:

Aegis has reviewed the proposed site with the direction given to (also) address SWM for the neighboring properties at the front of the complex (Satellite Healthcare – Moncks Corner, Sam’s Tobacco & Vape, Sovereign Strength Society). Based on USGS topography there appears to be a 3-5’ vertical difference in grade between the properties already developed and the new concept proposed. Consequently, it is recommended that a proposed pond (for the already existing uses) be constructed in a manner to account for the area flowing onsite as well as the proposed development proposed. (as shown in the figure below). The current pattern of the drainage collection system for the existing plaza is unknown and may require modification for direction of runoff to the newly proposed SWM pond. Access rights to the existing plaza may need to be discussed if not owned by the developer.



Schematic of Proposed Drainage Pattern



## 1.0 Executive Summary and Project Development

The proposed Development is planned for an undeveloped property located in Moncks Corner, South Carolina. The total site drainage area for this study is 12. acres. The undeveloped area will continue to drain into its existing discharge point with no modifications. The site has a high point located midway and this will be maintained in the proposed conditions. The drainage from this pond will be captured and infiltrated onsite and any emergency overflow will be directed into the existing drainage departure point located on the northern portion of the property.

## 2.0 Pond Design

On the northside of the site, a retention pond with percolation will be used for stormwater management. A total on-site drainage area of 12. acres will be directed to Pond #1. Overall, this volume is to be captured as “dead storage” within a closed basin below the lowest piped outlet and equates to approximately 3.16’ column of water during a 100-yr/24-hr storm. Offsite areas on the west and south currently contributing to the site are to be diverted around the site using swales and collection systems.

The pond bottom has been set at elevation 50.00 with the top of the berm set at elevation 50.50.

**Treatment Required** is to be the full volume of the 100-yr/24-hr event for closed basins. Recovery is to be achieved by infiltration.

**Peak Rate Controls** of all storms up to and including the 100-year storm. Water quality for this online retention pond will provide storage for 100-yr/24-hr (post-developed) volume and recovery is estimated to be less than 25 hours. The primary drainage structure for overflow will be an 8” weir plate set at ELEV 50.25’ discharging to a box with an 18” culvert which will direct extreme flows (above 100-yr) to a riprap apron on the southern edge of the project. The emergency Outfall from the pond is also directed to the northern edge of Pond #1 with a crest elevation of 50.50’.

#### 4.0 Summary & Conclusions

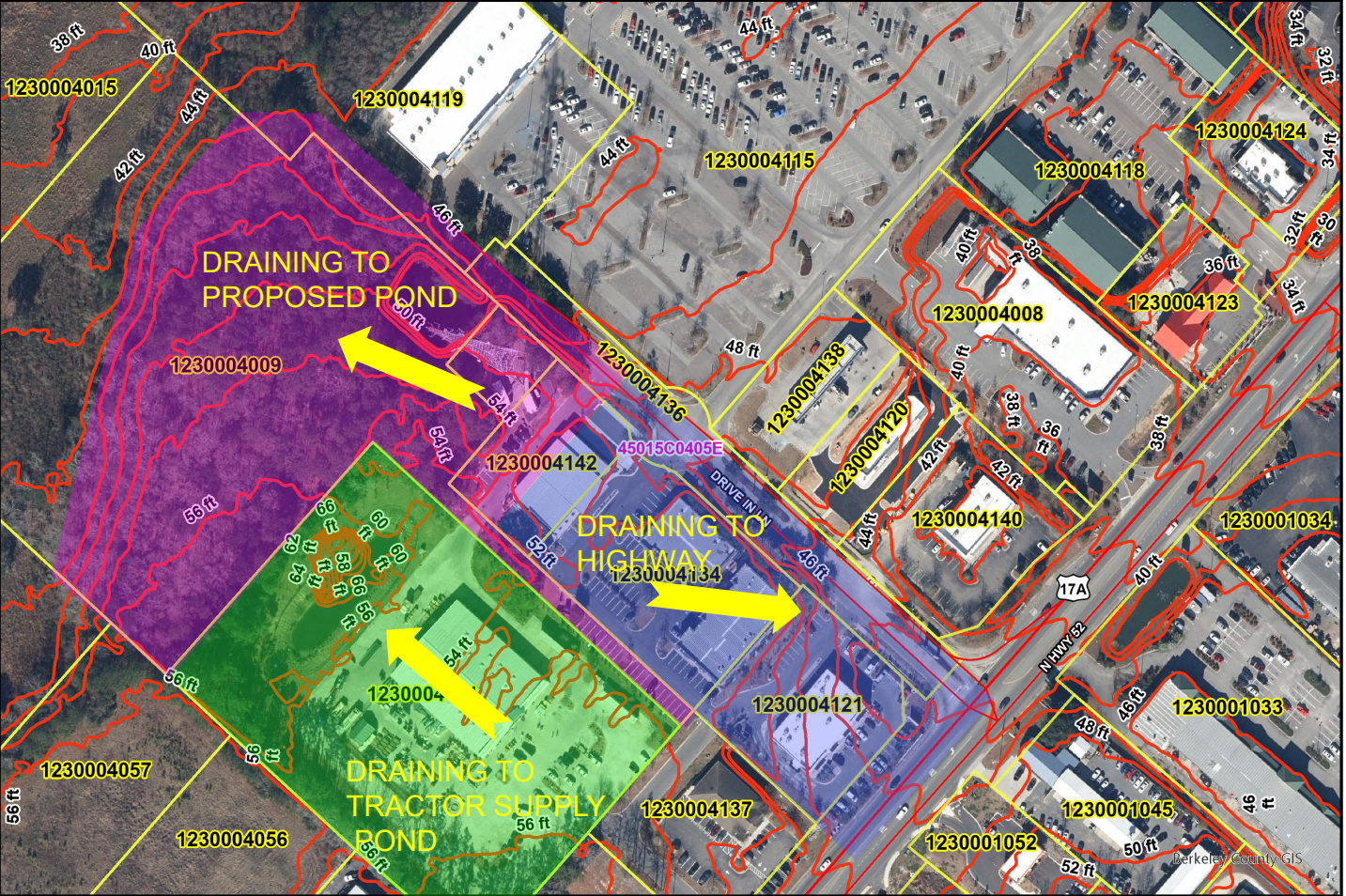
The proposed development should meet the City's level of service requirements with no increase in stormwater released from the site. A wet retention percolation pond has been provided to capture on-site runoff. The pond adequately provides the necessary rate controls to meet the pre/post development controls and is estimated to achieve the required water quality provisions with some special provisions provided by the design.

For the purposes of this design, it is assumed that infiltration will allow passage of the site runoff volume into the lower into a fine sand layer. Based on this special provision, the infiltration rate (8 ft/day) was used in the MODRET calculation (considering also a safety factor of 2) and subsequently in the HydroCAD pond routing model. MODRET was used to calculate the resulting infiltration loss rate in terms of cubic feet per second (CFS). The volumetric loss rate calculated in MODRET was brought in as a volumetric flow loss rate for Pond #1 in HydroCAD to calculate the time until recovery for the volume stored in dead storage (1'). In consideration of MODRET's estimation of infiltration loss (0.87 cfs), it is calculated that estimated that recovery would occur in 25 hours.

Based on a series of pond routings performed in HydroCAD adequate storage has been provided to provide capture and infiltration of post-developed flow rates up to and including the 100-yr event. Lower flow rates offsite to the north have been achieved by rerouting the majority of the site's drainage area to Pond #1 leaving a small residual drainage area to contribute north thus meeting peak flow rate reductions in that direction by reduced drainage area the same is the case for diverted flows to the south from direct release areas.



## **A. Drainage & Soils Map**



Berkeley County GIS Department  
P.O. Box 6122  
Moncks Corner, SC 29461  
(843) 719-4049  
<http://gis.berkeleycountysc.gov>  
Date: 6/13/2025



THE COUNTY OF BERKELEY AND ITS GIS DEPARTMENT DISCLAIMS  
ACCOUNTABILITY FOR THIS PRODUCT AND MAKES NO WARRANTY  
EXPRESS OR IMPLIED CONCERNING THE ACCURACY THEREOF.  
RESPONSIBILITY FOR INTERPRETATION AND APPLICATION OF  
THIS PRODUCT LIES WITH THE USER.





Item 2.

Berkeley County GIS Department  
P.O. Box 6122  
Moncks Corner, SC 29461  
(843) 719-4049  
<http://gis.berkeleycountysc.gov>  
Date: 6/13/2025

0 0.0175 0.035 0.07 0.105 mi



THE COUNTY OF BERKELEY AND ITS GIS DEPARTMENT DISCLAIMS  
ACCOUNTABILITY FOR THIS PRODUCT AND MAKES NO WARRANTY  
EXPRESS OR IMPLIED CONCERNING THE ACCURACY THEREOF.  
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THIS PRODUCT LIES WITH THE USER.



**B. Mounding Analysis (MODRET)**

# MODRET

## HYDROGRAPH DATA INPUT - SCS UNIT METHOD

**Project Name : SCS Hydrograph (24 hrs)**  
**Rainfall Distribution : SCS (24 hrs)**

Contributing Basin Area	12.93 ac.
SCS Curve Number	80.00
Time of Concentration	10.00 min.
Rainfall Depth	12.90 in.
Shape Factor	484
Percent DCIA	0.00 %

# MODRET

## SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : Pond 1**  
**HYDROGRAPH RUNOFF DATA USED**  
**UNSATURATED ANALYSIS EXCLUDED**

Pond Bottom Area	3,417.00 ft <sup>2</sup>
Pond Volume between Bottom & DHWL	103,221.00 ft <sup>3</sup>
Pond Length to Width Ratio (L/W)	3.70
Elevation of Effective Aquifer Base	35.00 ft
Elevation of Seasonal High Groundwater Table	45.00 ft
Elevation of Starting Water Level	50.00 ft
Elevation of Pond Bottom	50.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.30
Unsaturated Vertical Hydraulic Conductivity	8.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	12.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.30
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	0.25 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	50.00

### Runoff Hydrograph File Name: SCS Hydrograph (24 hrs).SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 3.48 cfs

### Hydraulic Control Features:

#### Groundwater Control Features - Y/N

Distance to Edge of Pond

Elevation of Water Level

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

#### Impervious Barrier - Y/N

Elevation of Barrier Bottom

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00

# MODRET

## ELEVATION VS OVERFLOW RELATIONSHIP

**PROJECT NAME : Pond 1 Structure**  
**Type: BROAD CRESTED**

Crest Elevation	53.50 ft
Crest Length	10.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	54.50 ft

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
00.00 - 1.98	50.000	0.000 *		
			0.00000	
1.98	50.000	0.86886		
			0.86886	
2.24	50.000	0.86886		0.00
			0.86886	
2.50	50.000	0.86886		0.00
			0.86886	
2.76	50.000	0.86886		0.00
			0.86886	
3.02	50.000	0.86886		0.00
			0.86886	
3.28	50.000	0.86886		0.00
			0.86886	
3.54	50.000	0.86886		0.00
			0.86886	
3.80	50.000	0.86886		0.00
			0.86886	
4.06	50.000	0.86886		0.00
			0.86886	
4.32	50.000	0.86886		0.00
			0.86886	
4.58	50.000	0.86886		0.00
			0.86886	
4.84	50.000	0.86886		0.00
			0.86886	
5.10	50.000	0.86886		0.00
			0.86886	
5.36	50.000	0.86886		0.00



# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
5.62	50.000	0.86886		0.00
			0.86886	
5.88	50.001	0.86886		0.00
			0.86886	
6.14	50.003	0.86886		0.00
			0.86886	
6.40	50.006	0.86886		0.00
			0.86886	
6.66	50.011	0.86886		0.00
			0.86886	
6.92	50.016	0.86886		0.00
			0.86886	
7.18	50.023	0.86886		0.00
			0.86886	
7.44	50.030	0.86886		0.00
			0.86886	
7.70	50.040	0.86886		0.00
			0.86886	
7.96	50.051	0.86886		0.00
			0.86886	
8.22	50.075	0.86886		0.00
			0.86886	
8.48	50.113	0.86886		0.00
			0.86886	
8.74	50.152	0.86886		0.00
			0.86886	
9.00	50.191	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
9.26	50.232	0.86886		0.00
			0.86886	
9.52	50.273	0.86886		0.00
			0.86886	
9.78	50.316	0.86886		0.00
			0.86886	
10.04	50.359	0.86886		0.00
			0.86886	
10.30	50.424	0.86886		0.00
			0.86886	
10.56	50.497	0.86886		0.00
			0.86886	
10.82	50.576	0.86886		0.00
			0.86886	
11.08	50.658	0.86886		0.00
			0.86886	
11.34	50.762	0.86886		0.00
			0.86886	
11.60	50.868	0.86886		0.00
			0.86886	
11.86	50.976	0.86886		0.00
			0.86886	
12.12	51.080	0.86886		0.00
			0.86886	
12.38	51.160	0.86886		0.00
			0.86886	
12.64	51.234	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
12.90	51.283	0.86886		0.00
			0.86886	
13.16	51.331	0.86886		0.00
			0.86886	
13.42	51.380	0.86886		0.00
			0.86886	
13.68	51.430	0.86886		0.00
			0.86886	
13.94	51.484	0.86886		0.00
			0.86886	
14.20	51.536	0.86886		0.00
			0.86886	
14.46	51.585	0.86886		0.00
			0.86886	
14.72	51.634	0.86886		0.00
			0.86886	
14.98	51.684	0.86886		0.00
			0.86886	
15.24	51.733	0.86886		0.00
			0.86886	
15.50	51.783	0.86886		0.00
			0.86886	
15.76	51.814	0.86886		0.00
			0.86886	
16.02	51.833	0.86886		0.00
			0.86886	
16.28	51.852	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
16.54	51.871	0.86886		0.00
			0.86886	
16.80	51.892	0.86886		0.00
			0.86886	
17.06	51.914	0.86886		0.00
			0.86886	
17.32	51.934	0.86886		0.00
			0.86886	
17.58	51.953	0.86886		0.00
			0.86886	
17.84	51.972	0.86886		0.00
			0.86886	
18.10	51.991	0.86886		0.00
			0.86886	
18.36	52.010	0.86886		0.00
			0.86886	
18.62	52.029	0.86886		0.00
			0.86886	
18.88	52.048	0.86886		0.00
			0.86886	
19.14	52.068	0.86886		0.00
			0.86886	
19.40	52.087	0.86886		0.00
			0.86886	
19.66	52.100	0.86886		0.00
			0.86886	
19.92	52.090	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
20.18	52.090	0.86886		0.00
			0.86886	
20.44	52.109	0.86886		0.00
			0.86886	
20.70	52.116	0.86886		0.00
			0.86886	
20.96	52.104	0.86886		0.00
			0.86886	
21.22	52.092	0.86886		0.00
			0.86886	
21.48	52.080	0.86886		0.00
			0.86886	
21.74	52.068	0.86886		0.00
			0.86886	
22.00	52.056	0.86886		0.00
			0.86886	
22.26	52.035	0.86886		0.00
			0.86886	
22.52	52.007	0.86886		0.00
			0.86886	
22.78	51.980	0.86886		0.00
			0.86886	
23.04	51.953	0.86886		0.00
			0.86886	
23.30	51.926	0.86886		0.00
			0.86886	
23.56	51.898	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
23.82	51.871	0.86886		0.00
			0.86886	
24.08	51.843	0.86886		0.00
			0.86886	
24.34	51.801	0.85044		0.00
			0.00000	
36.34	51.710	0.00000		0.00
			0.00000	
48.34	51.417	0.00000		0.00
			0.00000	
60.34	51.198	0.00000		0.00
			0.00000	
72.34	51.086	0.00000		0.00
			0.00000	
84.34	51.011	0.00000		0.00
			0.00000	
96.34	50.980	0.00000		0.00
			0.00000	
108.34	50.804	0.00000		0.00
			0.00000	
120.34	50.712	0.00000		0.00
			0.00000	
132.34	50.643	0.00000		0.00
			0.00000	
144.34	50.509	0.00000		0.00
			0.00000	
156.34	50.473	0.00000		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.00000	
168.34	50.311	0.00000		0.00
			0.00000	
180.34	50.000	0.00000		0.00
			0.00000	
192.34	50.000	0.00000		0.00
			0.00000	
204.34	50.000	0.00000		0.00
			0.00000	
216.34	50.000	0.00000		0.00
			0.00000	
228.34	50.000	0.00000		0.00
			0.00000	
240.34	50.000	0.00000		0.00
			0.00000	
252.34	50.000	0.00000		0.00
			0.00000	
264.34	50.000	0.00000		0.00
			0.00000	
276.34	50.000	0.00000		0.00
			0.00000	
288.34	50.000	0.00000		0.00
			0.00000	
300.00	50.000	0.00000		0.00

Maximum Water Elevation: 52.116 feet @ 20.70 hours

Recovery @ 624.340 hours

\* Time increment when there is no runoff

Maximum Infiltration Rate: 4.000 ft/day

Analysis Date: 5/27/2025





July 22, 2025

Justin Westbrook  
Community Development Director  
Town of Moncks Corner Planning  
118 Carolina Ave.  
Moncks Corner, SC 29461

***Re: Moncks Corner Self-Storage***

Dear Mr. Westbrook,

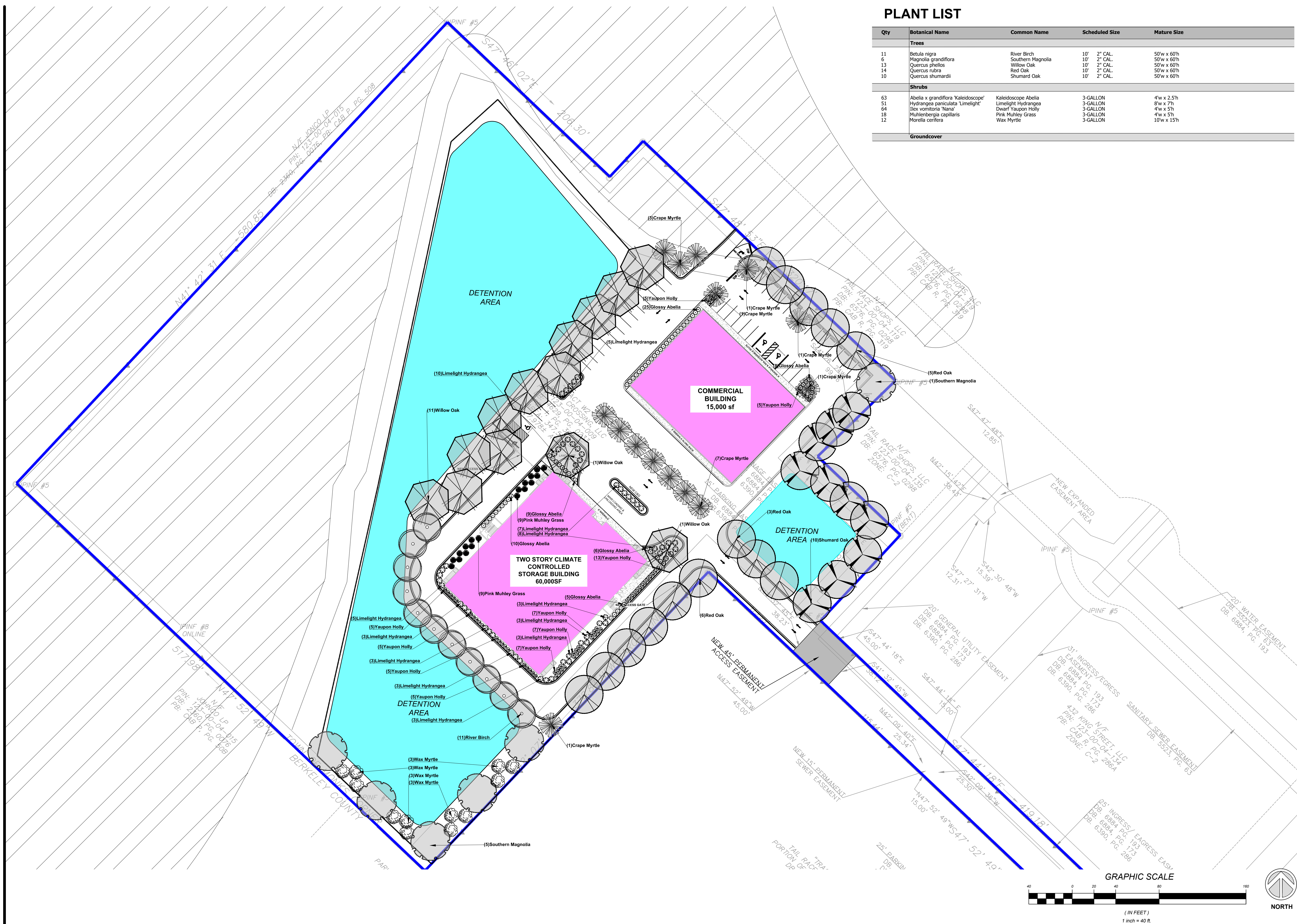
Hussey Gay Bell has reviewed the site plan dated March 27, 2025, and the Stormwater Analysis dated June 6, 2025, for the above referenced project located within the Town of Moncks Corner’s review jurisdiction. It is our opinion that a full drainage analysis as specified in the Town of Moncks Corner Stormwater Design Standards Manual will need to be provided to be able to adequately evaluate any potential stormwater impacts from the site and surrounding area.

Sincerely,

***Hussey Gay Bell***

William B. Godwin, P.E.





## PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Mature Size
<b>Trees</b>				
11	Betula nigra	River Birch	10' 2" CAL.	50'w x 60'h
6	Magnolia grandiflora	Southern Magnolia	10' 2" CAL.	50'w x 60'h
13	Quercus phellos	Willow Oak	10' 2" CAL.	50'w x 60'h
14	Quercus rubra	Red Oak	10' 2" CAL.	50'w x 60'h
10	Quercus shumardii	Shumard Oak	10' 2" CAL.	50'w x 60'h
<b>Shrubs</b>				
63	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	3-GALLON	4'w x 2.5'h
51	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	3-GALLON	8'w x 7'h
64	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3-GALLON	4'w x 5'h
18	Muhlenbergia capillaris	Pink Muhley Grass	3-GALLON	4'w x 5'h
	Morella cerifera	Wax Myrtle	3-GALLON	10'w x 15'h
<b>Groundcover</b>				



OMNI  
CONSULTING  
SERVICES

401 Westpark Court  
Suite 200  
Peachtree City, Ga 30269  
ph: 770.302.1701  
fax: 770.818.5663

### Project Manager

PROFESSIONAL  
EXCELLENCE  
1999 - 2025

Construction Documents

PREPARED FOR:



VALSTON, LLC  
337 REYNOLDS DRIVE  
EATONTON, GA

## CLIENT

#	DATE & BY

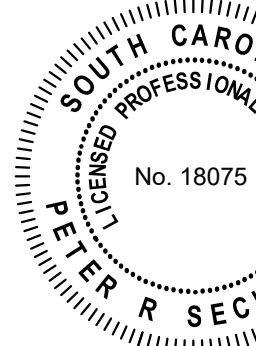
## MONCK'S CORNER SELF-STORAGE

16-088 MONCKS CORNER  
US HIGHWAY 17 & 52  
TOWN OF MONCKS CORNER,  
BERKELEY COUNTY SOUTH CAROLINA

PROJEC



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SEAL

DATE: 8/18/2025

PROJECT NO. -----

DWG FILE - Moncks Corner Master.dwg

**SCALE: AS SHOWN**

**LANDSCAPE  
PLAN  
L 8.1**

SHEET