



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, DECEMBER 03, 2024 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

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

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 Gullledge Avenue (142-07-02-048).
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).

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, JULY 2, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:14 p.m.

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

NONE

APPROVAL OF MINUTES

1. Approval of Minutes for the June 4, 2024, meeting.

Motion made by Chairman Pellum, Seconded by Board Member Morton.

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

NEW BUSINESS

OLD BUSINESS

2. Consider a Special Exception (SE-24-02) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis Boulevard (143-09-04-033 & 143-09-04-034).
Mr. Westbrook presented the item.
Chairman Pellum asked about the buffer to the rear of the project. The applicant, Mike Flannery, explained the buffer will prevent anyone off site from seeing the development. There will be a masonry wall up front with a privacy fence around the other three sides of the development with a 50-foot buffer and red maples added where appropriate.
Chairman Pellum asked if anyone had any concerns regarding complete buildout verse two-phases. The applicant answered they could do it in two-phases.
Board Member Haynes-Smith asked what the two-phases would look like. Board Member Smith stated that phasing would help, but unless specifically promised in the motion, it wouldn't be guaranteed.

Chairman Pllum asked the Board about making a motion regarding the phases to coincide with the two existing properties. Mr. Westbrook stated that the project was advertised as one project on two properties, phasing could not be part of the motion as it was not part of the initial request by the applicant.

Chairman Pllum explained the additional 50-foot buffer and addition of wood fence addresses most of his concerns. The applicant explained that the 50-foot buffer would add "thick foliage" for the adjacent residents.

Board Member Smith added that the revised plans make more sense now that it mimics the recently approved project to the north. Chairman Pllum asked if the Town would require a traffic study. The applicant explained they have reached out to Berkeley County, who said no traffic study would be necessary. Chairman Pllum added the Town is not the County, to which the applicant explained they would work with Staff to get the necessary approvals.

Board Member Haynes-Smith explained she didn't have any issues with the fencing or lighting for the proposal. Chairman Pllum asked if the major issues from before were addressed. Board Member Morton agreed.

Motion made by Board Member Haynes-Smith to approve the requested Special Exception. Seconded by Board Member Morton.

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

PLANNER'S COMMENTS

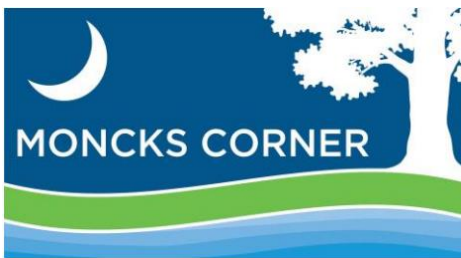
MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:40 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

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-24-03) – Berkeley County – Coroner's Office Expansion

DATE: December 3, 2024

Background: The applicant, Berkeley County, has applied for a **Special Exception** (SE-24-03) to expand a “governmental facility” within the General Commercial (C-2) district, operated by the Coroner’s Office (TMS # 142-07-02-048). The applicant currently operates the County’s Coroner office. Per the County Coroner, his office is operating a maximum capacity, and as the County continues to grow, so to does the need for expansion of this vital service. As with any “governmental facility” within the Town of Moncks Corner, an expansion of a governmental facility requires a Special Exception, as prescribed in the Zoning Ordinance (Section 6-9).

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	Offices
South	C-2	Parking (Berkeley County)
East	C-2	Governmental Facility (BCSD)
West	C-2	Bank (Farmers & Merchants Bank)
		Offices (Berkeley County)

Existing Site Conditions: The subject parcel comprises approximately 0.2 acres, which is currently occupied by the Berkeley County Coroner’s Office; a government facility. The parcel is currently accessible by Gulledge Street, with approximately 111-feet of frontage. The parcels to the South and East are also government facilities, owned and operated by Berkeley County and Berkeley County School Board, respectively.

Proposed Request: The applicant has requested a **Special Exception** for the property for an approximate 3,000 ft² expansion of the existing “governmental facility”. The applicant has provided a Concept Plan showing the approximate area of the expansion, as well as a Narrative with background information, the applicant’s justification of the Special Exception, as well as potential architectural renderings of the expansion.

All other additional elements as required by the Zoning Ordinance must be met by the County.

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 “Downtown Commercial”. This is described as,

“Intended to protect and promote the historic and economic interests of the downtown. Similar to the Neighborhood Mixed Use, higher intensity commercial-residential mixed uses are encouraged. Unique, walkable and family-oriented businesses should be the focus of this designation.”

Additionally, the parcel appears to be within the “Mixed Use Overlay” future land use designation. This 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. Common commercial uses could include professional or medical offices, salons, corner stores, and other uses that provide daily services to local residents.”

The current zoning designation does appear to be in line with the designated future land use.

Staff Analysis: The applicant has met with Staff to go over their space needs assessment, along with their current facilities spread across the Town, their need for additional space, as well as their needs to upgrade their capabilities to maintain professionalism and personability in their mission.

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 feels the proposed expansion of an existing use **is consistent** with the purpose and intent of both the “Downtown Commerical” and “Mixed Use Overlay” future land use designations.*
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 expansion of an existing use **is compatible** with the existing uses in the vicinity, such as the County’s Public Defender’s Office and Berkeley County School Board offices.*
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 feels, outside zoning regulations which are required to be met by the property owner, additional **adequate provisions** for setbacks and buffering are provided for.*
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;
*Staff believes that the submitted Concept Plan will **generally preserve and incorporate important natural features**. The existing property is a parking lot, and the applicant has indicated their desire for any addition to match the architecture of the existing office.*
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 that the proposed expansion of an existing use **will not destroy**, create a loss or cause damage to natural, scenic, or historic features of significant importance, namely the streetscape of Downtown.*
7. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
*Staff believes, the proposed expansion of the existing use, will **not hinder** vehicular traffic or pedestrian movement on adjacent roads, however required parking for the use may be a challenge, and could be overcome by combining properties under the County’s ownership, along with a potential shared parking solution between multiple governmental agencies.*
8. The proposed use complies with all applicable regulations and development standards of the Town.
*During a preliminary review of the provided Concept Plan, it appears all applicable regulations and zoning standards **have been complied with**. During the official review and approval, Staff will ensure **the required Site Plan 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 an addition to the existing Coroner’s Office on adjacent commercial parcels and the overall streetscape of our Downtown within the Corner Renaissance Overlay District.

Attachments: SIGNED - Application (Alison Simmons, County Representative)(20241028)
Concept Plan (20241119)
Narrative & Concepts (20241119)



Zoning Special Exception Application

PROPERTY OWNER

Berkeley County Government

ADDRESS

102 Gulledge Street Moncks Corner 29461

OWNER PHONE

843-719-4567

Applicant Information

APPLICANT NAME

Darnell Hartwell, Coroner; Please note that Alison Simmons is submitting this application on Mr. Hartwell's Behalf

ADDRESS

102 Gulledge Street Moncks Corner 29461

APPLICANT PHONE

843-719-4567

PROPERTY INTEREST

Operator/Coroner - Berkeley County Coroner's Office

PROPERTY LOCATION

102 Gulledge Street

UPLOAD PLAT

[yCyilGXV8ppC-Coroners-Office.pdf](#)

Property Information

TAX MAP #

142-07-02-048

ZONING CLASSIFICATION

C-2

CURRENT USE OF PROPERTY

Governmental Facility;
Berkeley County Coroner's
Office

LOT DIMENSIONS

+/- 107.6' x 82.5'

LOT AREA

+/- 8,665.76 square feet

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

No.

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.

On behalf of Mr. Hartwell, the County is requesting a Special Exception pursuant to Sec. 6-9 to expand the existing Coroner's Office facility by +/- 2,000 square feet to respond to increasing operational demands attributed to population growth, consolidate services into one accessible location, and improve operational efficiency and public service delivery. Please see enclosures for additional information.

SIGNATURE OF APPLICANT**DATE**

10/28/2024



**BERKELEY
COUNTY SC**

RICH HISTORY.
BRIGHT FUTURE.
One Berkeley

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

November 19, 2024

Mr. Justin Westbrook

Community Development Director
Town of Moncks Corner

Mr. Thurman Pellum

Chairman, Board of Zoning Appeals
Town of Moncks Corner

Dear Messrs. Westbrook and Pellum:

Please accept this narrative as a supplement to the application for Special Exception submitted on behalf of Mr. Darnell Hartwell, Berkeley County Coroner, for an intended +/- 3,000 square foot expansion of the Coroner's Office facility, located at 102 Gulledge Street.

Background:

The subject parcel is zoned in the General Commercial (C-2) District, approximately 0.20 acres (8,800 square feet) in size, and contains an existing office building of 3,159 square feet that is occupied by the Berkeley County Coroner's Office. Records suggest that the subject property has been used continuously as a governmental facility since 1991. Further, the site is adjacent/proximate to parcels that contain similar governmental facilities.

The subject property is not contained within the Corner Renaissance Overlay District.

Summary of the Request:

According to recent population trends, Berkeley County is the 4th fastest-growing and 8th most-populous county in the state. From the spring of 2020 to the summer of 2023, the County's population increased by over 25,000 people to yield a total of 255,217. We anticipate these upward trends to continue as the One Berkeley Comprehensive Plan forecasts the population to increase to nearly 400,000 by 2040.

To respond to current and future demands, boost efficiency in operations, and provide convenient and accessible essential public services, the Coroner's Office is seeking the expansion of its facility to consolidate its services/functions under one roof. Right now, Coroner's Office and support services personnel as well as the County's citizens must travel to an off-site location, which is grossly undersized for its needs and contained in unincorporated Berkeley County, to access necessary storage and support functions critical to Coroner's Office operations.

The expansion will maintain a similar architectural style, form, placement, and aesthetic to the existing office building and, as such, complement the character of its surroundings/Downtown. The existing parking area will be relocated to the adjacent site,



BERKELEY
COUNTY SC

RICH HISTORY.
BRIGHT FUTURE.
One Berkeley

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

TMS 142-07-02-009, which is planned to be improved into an asphaltic parking lot intended for shared use between the Town and the County.

To help provide notice of this application, Mr. Hartwell personally engaged adjacent businesses/facilities to inform them of the request.

Conditions Analysis: Mr. Hartwell carefully considered the conditions established Sec11-2(2)(a)(1) when preparing this request. Please see below a description of how this application addresses these prescribed conditions.

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.

The proposed expansion seeks to direct resources and investment Downtown in a manner that is consistent and complimentary within the surrounding fabric, which is goal of the Moncks Corner 2024 Comprehensive Plan.

This expansion will result in the consolidation of Coroner's Office services under one roof, which will improve public accessibility, enhance the delivery of essential public services, and accommodate both current and future needs in alignment with *Guiding Principle 2, enhance and expand the quality and range of public services and infrastructure to accommodate the needs of current and future residents.*

Lastly, given that the parcel is presently and will continue to be used for governmental services, it aligns with the intent of the C-2 zone to *accommodate a variety of general commercial and nonresidential uses.*

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.

Sited adjacent and proximate to similar governmental facilities, the subject parcel is located within a "governmental services cluster". As such, the request is compatible in the use context of the area concerned. Further, because the expansion will maintain an aesthetic, architectural style, form, and placement similar to the existing office facility, it will complement the unique historic and walkable character of Downtown Moncks Corner.



BERKELEY
COUNTY SC

RICH HISTORY.
BRIGHT FUTURE.
One Berkeley

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461



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.***

The expansion will be similar in architectural style, form, and placement as the existing office facility so to blend within the fabric of Downtown and maintain a walkable, pedestrian-scale orientation; any existing grandfathering applicable to the building and site will be retained, but not exceeded. A privacy fence will be installed along the rear of the site to provide screening and privacy. Parking will be relocated to the adjoining parcel, TMS 142-07-02-009, which is planned to be improved into an asphaltic parking lot intended for shared use between the Town and the County. This paving improvement will eliminate dust migration, provide an aesthetic improvement to Downtown, and establish order within the existing parking lot.

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

This expansion will pose no impact to any important natural features.



**BERKELEY
COUNTY SC**

RICH HISTORY.
BRIGHT FUTURE.
One Berkeley

BERKELEY COUNTY
PLANNING AND ZONING DEPARTMENT
Alison Simmons, AICP, Director
P.O. Box 6122
1003 Highway 52
Moncks Corner, SC 29461

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

This expansion will complement the historic and architectural character of Downtown; it will not destroy, create a loss of, or cause damage to any natural, scenic, or historic features.

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

The expansion will not hinder or endanger pedestrian or vehicular movement; rather, it will enhance it. Because the expansion will follow similar form, placement, and architectural style to the existing office facility, it will maintain the same level of pedestrian and vehicular accessibility. ADA accessibility and accommodations will be retained in accordance with applicable Codes. Parking will be accommodated by way of the improvements envisioned to TMS 142-07-02-009, which will include sidewalk connectivity to the Coroner's Office.

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

The expansion will conform with applicable prevailing regulations. Prior to the commencement of vertical construction and site improvements, site and building plans will be submitted to the Town for review through the typical entitlement review process and, upon demonstrated conformance, approval. The County will pursue and obtain any applicable SCDOT encroachment permits for new curb-cuts and other improvements within the Gulledge Street right of way prior to commencement of construction.

We find that this request adequately addresses applicable Special Exception conditions, will enhance the delivery of essential public services, equip the Coroner's Office with the resources to respond to current and future needs, and allow us, together as "One Berkeley", to place a lasting imprint on the future of our community.

We appreciate your consideration of this request.
Sincerely,

Alison R. Simmons, AICP, Planning and Zoning Director
Alison.Simmons@BerkeleyCountySC.Gov
843.719.4164

Encl: Conceptual Exhibits



CONCEPTUAL

BERKELEY COUNTY CORONER
OFFICE EXPANSION
EXISTING FRONT



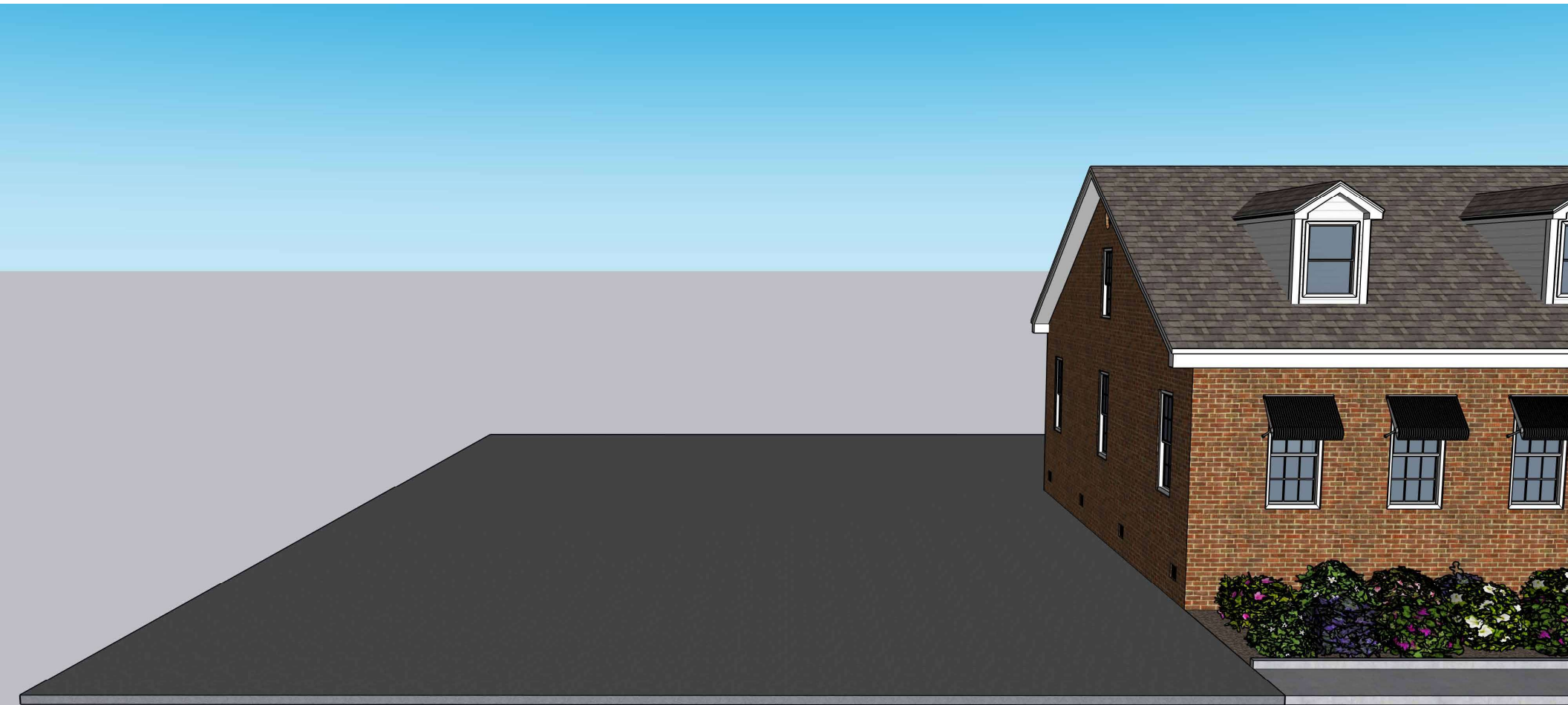
BERKELEY COUNTY CORONER
OFFICE EXPANSION
EXISTING REAR

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
EXISTING REAR LEFT CORNER

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
EXISTING FRONT

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
PROPOSED FRONT WITH ADA RAMP

CONCEPTUAL

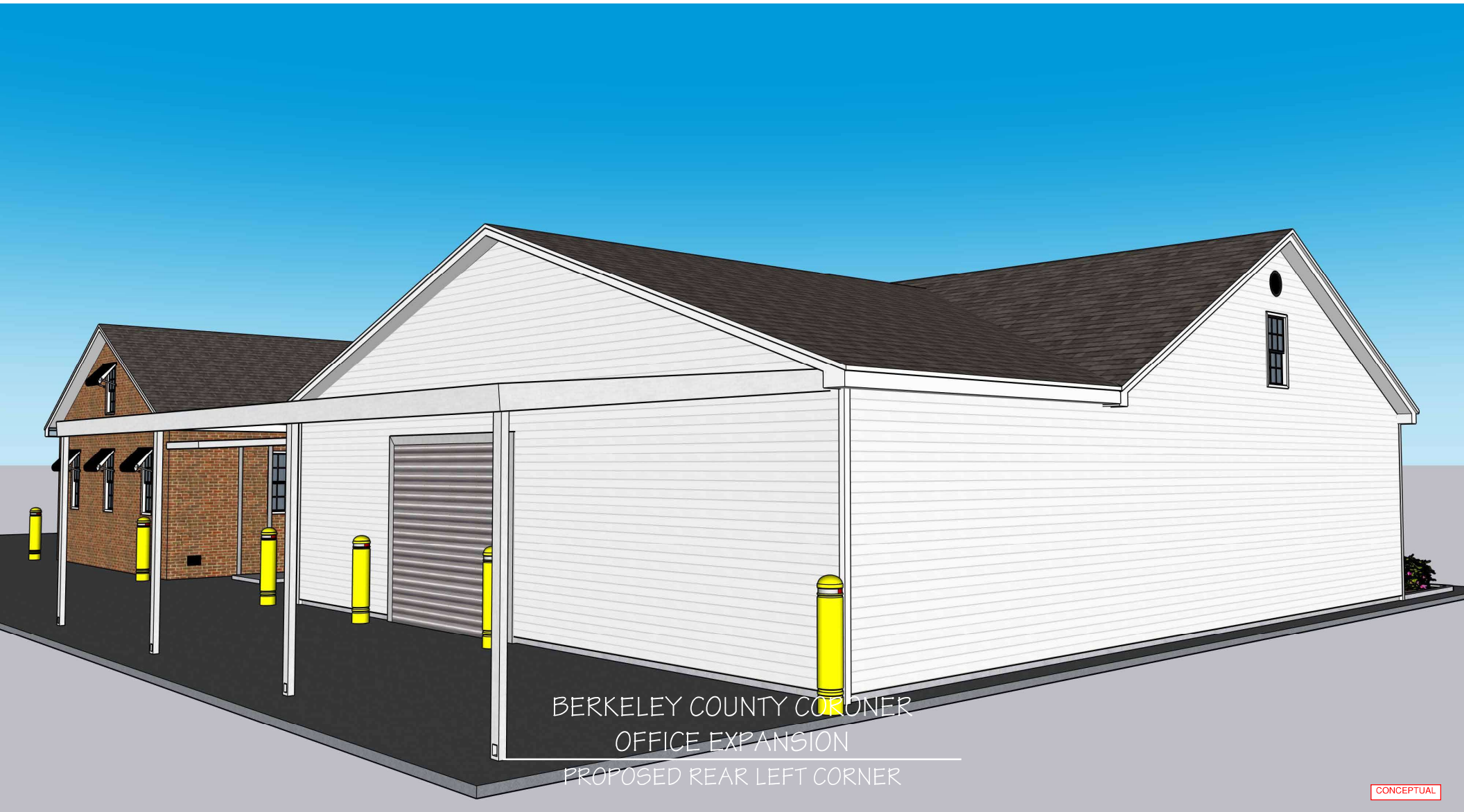




BERKELEY COUNTY CORONER
OFFICE EXPANSION
PROPOSED REAR RIGHT CORNER

CONCEPTUAL







BERKELEY COUNTY CORONER
OFFICE EXPANSION
PROPOSED FRONT LEFT CORNER

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
PROPOSED EXPANSION FRONT

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
ALTERNATE PROPOSED REAR

CONCEPTUAL



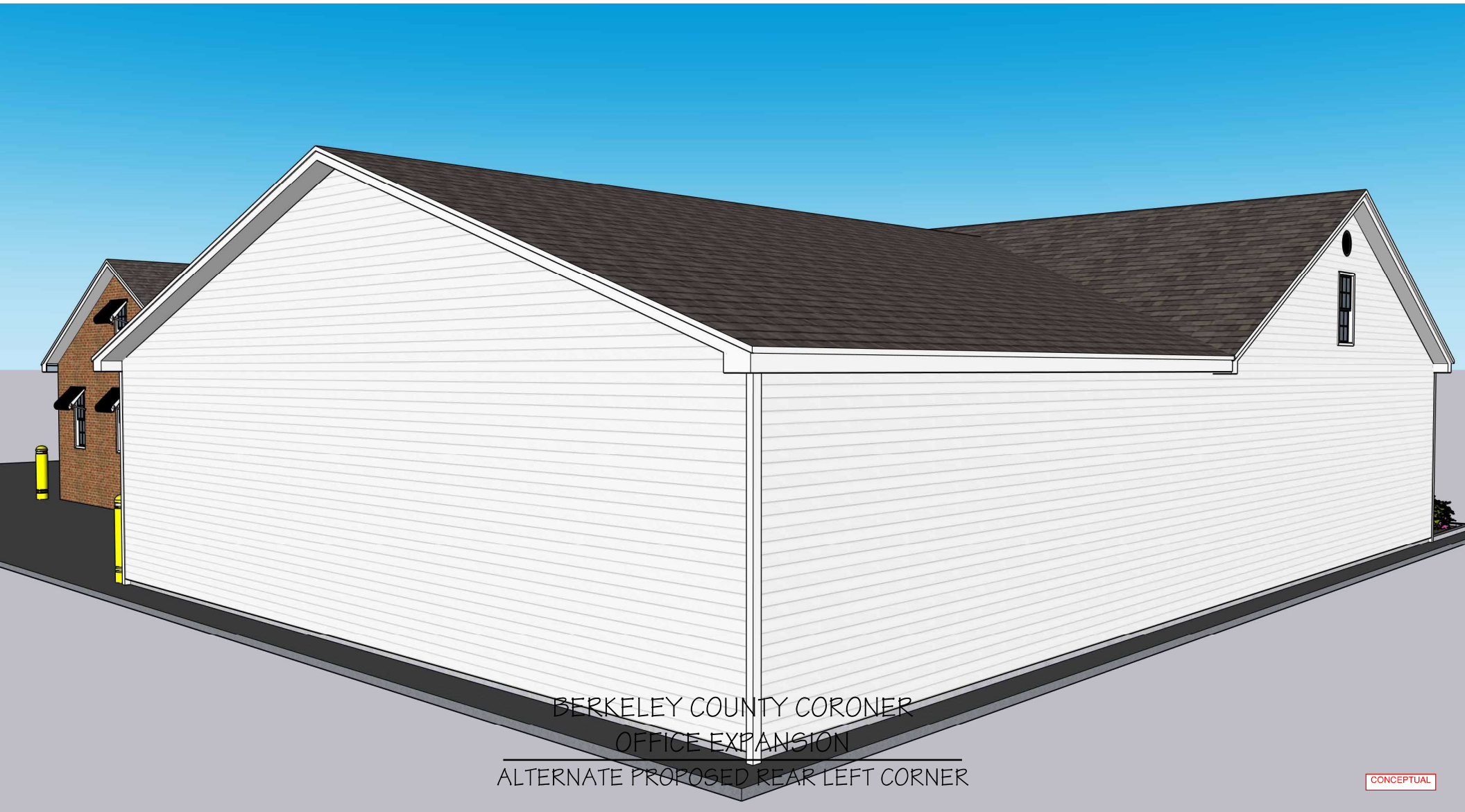
BERKELEY COUNTY CORONER
OFFICE EXPANSION
ALTERNATE PROPOSED REAR RIGHT CORNER

CONCEPTUAL



BERKELEY COUNTY CORONER
OFFICE EXPANSION
ALTERNATE PROPOSED REAR

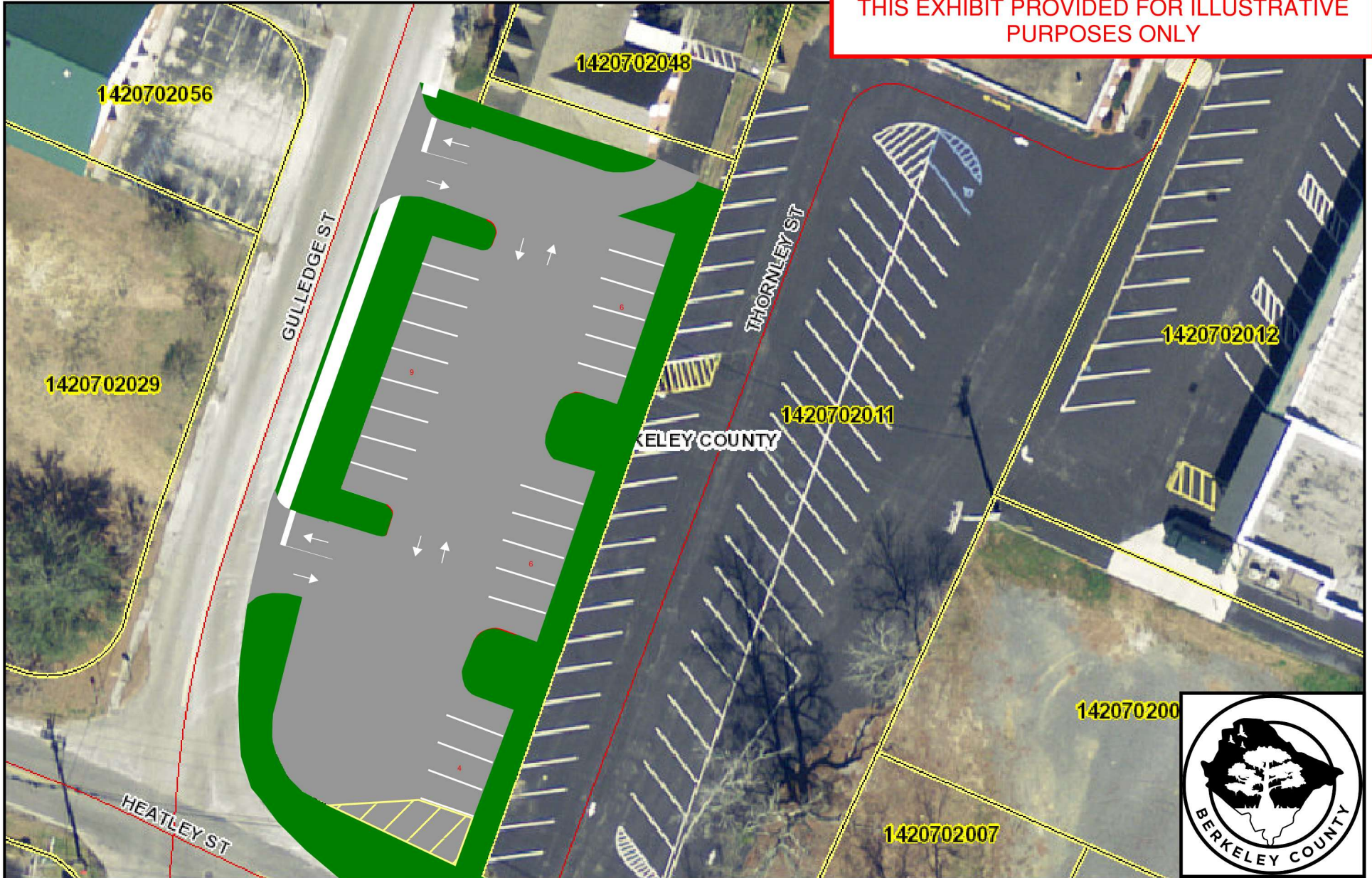
CONCEPTUAL





Berkeley County GIS Online Mapping

CONCEPTUAL PARKING LOT IMPROVEMENTS -
SUBJECT TO CHANGE
THIS EXHIBIT PROVIDED FOR ILLUSTRATIVE
PURPOSES ONLY



1 inch = 42 feet



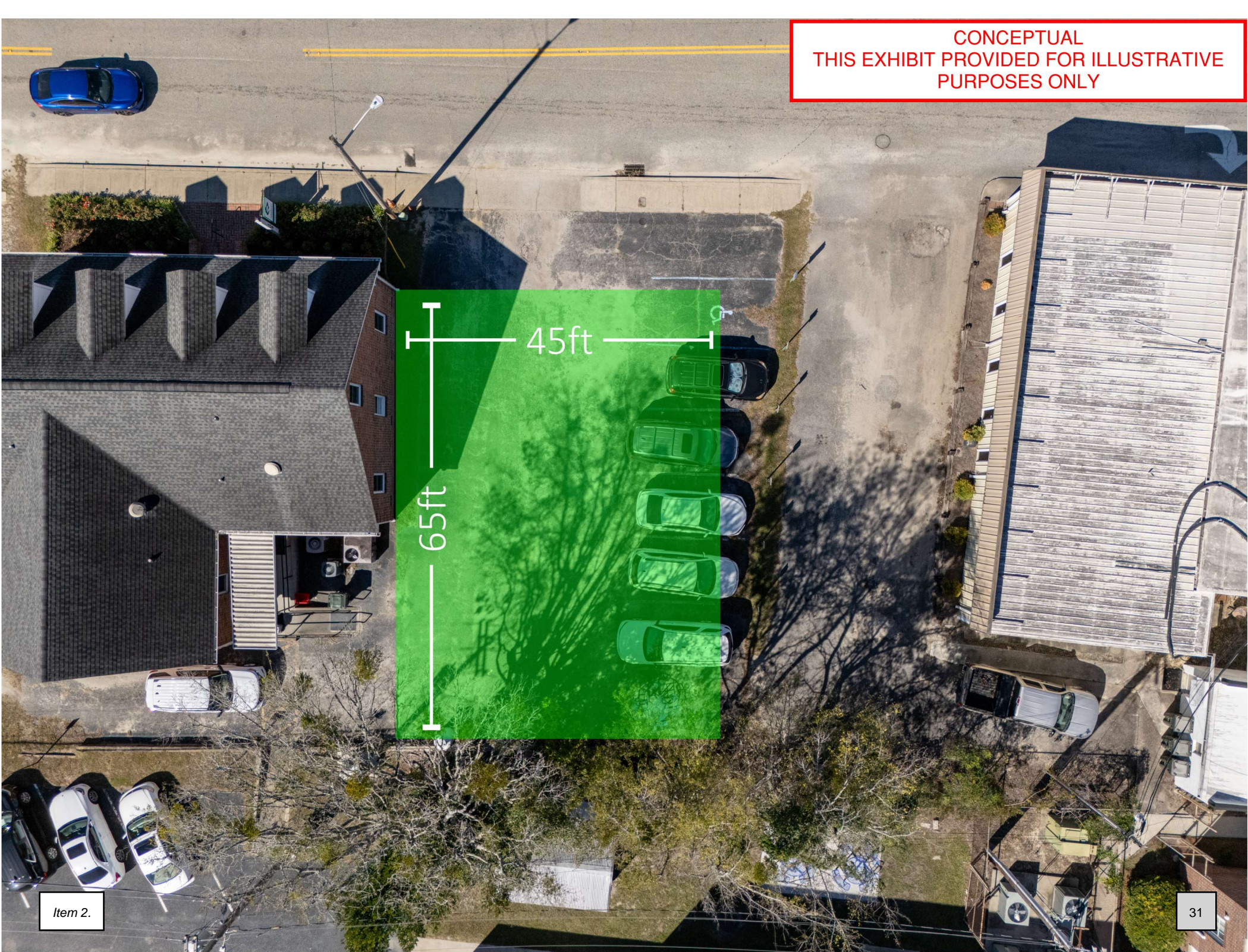
Date: 5/8/2024

Berkeley County GIS



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.

CONCEPTUAL
THIS EXHIBIT PROVIDED FOR ILLUSTRATIVE
PURPOSES ONLY



Item 2.



The Lowcountry's Hometown

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

STAFF REPORT

TO: Board of Zoning Appeals

FROM: Justin Westbrook, Community Development Director

SUBJECT: Special Exception (SE-24-04) – Friar Tuck’s Signage

DATE: December 3, 2024

Background: The applicant, Karyn Grooms, has applied for a **Special Exception** (SE-24-04) for a “freestanding sign” within the Corner Renaissance Overlay District (CR), owned by Robert Strickland (TMS # 142-08-01-031). The applicant has erected a “freestanding sign” without a required Sign Permit. Furthermore, within the CR district, a “freestanding sign” requires a Special Exception, as prescribed in the Zoning Ordinance (Section 6-15).

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	TD	VACANT
South	R-2	Single-family Detached Dwelling
East	C-2	Gas Station (Parker’s)
West	C-2	Vehicle Sales (Main Street Automotive, LLC)

Existing Site Conditions: The subject parcel comprises approximately 0.28 acres, which are currently occupied by what appears to be a former single-family detached dwelling which is currently used by Friar Tuck’s retail use. The parcel is currently accessible by E. Main Street, with approximately 39-feet of frontage. The parcels to the east and west are largely commercial, with across E. Main Street and to the North is a parcel within the Transitional District with a former office building that appears vacant. The parcel directly to the South appears to be residential single-family detached dwelling.

Proposed Request: The applicant has requested a **Special Exception** be issued for the property for a “freestanding sign”. The applicant has provided a picture of the installed sign, as well as the dimensions of the sign.

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 “Neighborhood Mixed Use”. This is described as,

“Intended to provide small-scale neighborhood level services to the adjacent neighborhoods. Commercial-residential mixed uses are encouraged. Typically located along heavily traveled roadways, may act as a transition between higher intensity commercial corridors and residential neighborhoods. This area should have a strong focus around form-based zoning and high-quality design elements.”

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.”

The current zoning designation does not appear to be in line with the designated future land use.

Staff Analysis: The applicant has already erected the sign, in violation of the Town Code of Ordinances and the Town's Zoning Ordinance. Staff has issued a Notice of Violation and has an ongoing lack of communication between the business proprietor and the Town.

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 feels the proposed sign **is compatible** with the purpose and intent of the Town's 2024 Comprehensive Plan, as well as the character and intent of the underlying zoning district and overlay district. The sign is on a parcel that appears to be a former residence, which see significant setbacks from the roadway to the detriment of the business and not faced by traditional downtown buildings. The underlying General Commercial (C-2) zoning district does allow freestanding signage to be alarmingly tall in the overlay district, as well as large, which may detract from 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 sign **may be compatible** with the existing uses in the vicinity, such as the Parker's and Main Street Automotive.*
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 has not had an opportunity to review all documents provided by the applicant, but feel the sign as it has been installed **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 the submitted Sign Plan will **generally preserve and incorporate important natural features**. It appears thought has been paid to preserving existing trees.*
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;
Staff believes that allowing a freestanding sign detracts from the historic features of significant importance, namely the streetscape of Downtown. While the sign has been installed, freestanding signs have the process to seek a Special Exception for a reason, and past decisions and neighboring uses and their signage should not be considered when the Board decides the merit of this request.
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
*Staff believes, the erected and proposed sign, will **not hinder** vehicular traffic or pedestrian movement on adjacent roads.*
7. The proposed use complies with all applicable regulations and development standards of the Town.
*During a preliminary review of the provided Sign Plan, it appears all applicable regulations and sign standards **have been complied with**. During the official review and approval, Staff will ensure **the proposed sign 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 the illegally installed sign on adjacent commercial parcels and the overall streetscape of our Downtown within the Corner Renaissance Overlay District.

Attachments: SIGNED - Application (Kayrn Grooms, Business Owner)(20241024)
Sign Plan (20241125)



Zoning Special Exception Application

PROPERTY OWNER

Robert Strickland

ADDRESS

543 East Main St. Moncks Corner 29461

OWNER PHONE

8437187044

Applicant Information

APPLICANT NAME

Karyn Elizabeth Grooms

ADDRESS

543 East Main St Moncks Corner 29461

APPLICANT PHONE

8437187044

PROPERTY INTEREST

FRIAR TUCK'S commercial property

PROPERTY LOCATION

543 East Main St

UPLOAD PLAT

[pzjqkwhU6laW-IMG_1991.jpeg](#)

Property Information

TAX MAP #

142-08-01-031

ZONING CLASSIFICATION

Commercial

CURRENT USE OF PROPERTY

Interior Design

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

No

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.

Requesting a special variance in order to move forward w/ sign permit procedures Do not have the lot dimensions on hand for the property however, the owner will provide us with them before meeting. Have included map ID, pictures of plat provided

SIGNATURE OF APPLICANT**DATE**

10/21/2024

IMG_0228.jpg

Download



Item 3.

116, 17, 11

From Pavement +

14, 311

From Curve

24" Deep

