



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 02, 2024 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of Minutes for the March 5, 2024 meeting.

NEW BUSINESS

OLD BUSINESS

2. Consider a Special Exception (SE-24-01) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis (143-00-00-004).

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.



PLANNING COMMISSION

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MARCH 5, 2024, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director

ABSENT

APPROVAL OF MINUTES

1. Approval of Minutes for the April 4, 2023, meeting.

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

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

NEW BUSINESS

2. Consider a Special Exception (SE-24-01) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis Boulevard (143-00-00-004).

Mr. Westbrook presented the item.

Chairman Pllum asked Staff about plans to widen Rembert C. Dennis Boulevard. Mr. Westbrook stated there were no plans to his knowledge.

Jason Myers, of Ikon Financial Group, the applicant, spoke in favor of the application.

Chairperson Pllum asked if the proposed buffer would be on private property. Mr. Myers stated he was willing to provide additional trees and hedge. Mr. Myers added that the property would be gated facility, and he was willing to accept any recommendations a Traffic Impact Analysis would provide to mitigate traffic impacts for the use.

Chairman Pullum stated his concern with the Special Exception process; however, it should be used to identify how a use would fit in certain parts of town. Chairman Pullum expressed that this use is important to consider.

Mr. Myers expressed that no zoning allows by-right mini-warehouse, and the need for this use is for positive development. Mr., Myers continued, that there hasn't seen much commercial growth along Rembert C. Dennis Boulevard, and his desire to have his facility become one of the first developments. Mr. Myers commented on how the parcel size lends credit to the use being established along with its proximity to neighborhoods which have restrictive covenants. Mr. Myers explained his desire to make the facility a positive impact for the community and would be willing to continue the application to help provide answers for the Board of Zoning Appeals.

Board Member Smith asked if the buildings were to be one story. Mr. Myers confirmed they would be.

Chairman Pullum asked Staff if the residents have commented on the use. Mr. Westbrook said no.

Board Member Smith stated more information may be needed, with Board Member Haynes-Smith expressing she was open to the use, as nearby businesses seem compatible. Board Member Smith agreed, citing the existence of the bowling alley and Oaks Mall.

Board Member Haynes-Smith said that traffic numbers were not a great concern. Mr. Westbrook stated a Traffic Impact Analysis would help make this determination.

Chairman Pullum asked about the setbacks of the property. Mr. Westbrook stated 10 feet are expected for these buildings. Mr. Myers added the requirement to stay out of wetlands.

Chairman Pullum asked if a buffer would continue, not just along the eastern boundary, but the northern and southern boundary as well. Mr. Myers stated that would be agreeable, and asked if a fence could help mitigate the impact. Mr. Westbrook stated the maximum fence height was 7-feet.

Board Member Morton explained his desire to see more details.

Chairman Pellum agreed, along with exhibits showing buffer details and style of proposed fencing.

Board Member Haynes-Smith agreed with the Staff Report that a more detailed plan and visual representations would be helpful.

Motion made by Board Member Haynes-Smith to continue the request to the next Board of Zoning Appeals meeting on April 2nd, 2024. Seconded by Board Member Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:58 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



STAFF REPORT

TO: Board of Zoning Appeals
FROM: Justin Westbrook, Community Development Director
SUBJECT: Special Exception (SE-24-01) – Jason Myers
DATE: April 2, 2024

Background: The applicant, Jason Myers, has applied for a **Special Exception** (SE-24-01) for a parcel, owned by Berkeley County Agricultural Exposition (TMS # 143-00-00-004). The applicant is seeking the parcel be allowed to establish a “mini-warehouse and vehicle storage” use for the subject parcel within the **C-2 – General Commercial** zoning district, as prescribed in the Zoning Ordinance (Section 6-9).

The applicant presented the request to the Board of Zoning Appeals at the March 5, 2024 meeting. There conversation centered around the request use and compatibility with the surrounding residential neighborhood. Board Members pointed out adjacent commercial uses, such as Marvin’s and the bowling alley as being compatible, as well as the adjacent residential single family dwellings that were not compatible. The Board also discussed additional landscaping to the northern and southern boundaries, as well as a detailed landscape plan showing the buffering between the proposed use and the neighborhood to the east.

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	Professional Service (LBE Engineering)
South	C-1	VACANT
East	R-1	Single-family Detached Dwelling
West	C-2	VACANT
		Retail (Marvin’s)

Existing Site Conditions: The subject parcel comprises approximately 4.59 acres, which is currently vacant and

undeveloped. Per the National Wetlands Inventory map there appears to be significant wetlands on the subject parcel. The parcel is currently accessible by Rembert C. Dennis Boulevard, with approximately 436-feet of frontage, and is largely wooded. The parcels directly to the south and to the west are vacant and undeveloped, while the parcel to the southwest utilizes Marvin's, a large retail use. The parcel to the north utilizes an office building, most recently an engineering firm.

Proposed Request: The applicant has requested a **Special Exception** be issued for the property for a "mini-warehouse and vehicle storage use". At this time, there does not appear to be any additional standards offered by the applicant to mitigate potential impacts.

A 50-foot Type D bufferyard is shown on the Site Plan, however per the Zoning Ordinance that is conducive to the regulations for this proposed use type adjacent to single-family detached residential.

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

Transportation: Staff will work with the applicant on potential improvements for ingress/egress of the project on Rembert C. Dennis Boulevard, in accordance with SCDOT & Berkeley County requirements for driveway connectivity. At this time, the number of trips this proposed use would not automatically trigger a TIA

Environmental: Per the National Wetlands Inventory, the parcel is burdened with wetlands that appear to cover most of the parcel. Staff will require the applicant to provide a determination from the US Army Corps of Engineers if any wetlands exist on the property prior to approval of any required Site Plan.

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: Adopted in 2017 as part of the Town's Comprehensive Plan, the Future Land Use Map identifies the subject parcels as "Commercial". The current zoning designation is in line with the designated

future land use; however, the requested zoning designation is also congruent with the “Commercial” designation of the Future Land Use Map.

Staff Analysis: Since the Board of Zoning Appeals meeting in March, Staff has met with the applicant and discussed potential mitigation for impacts discussed in the previous Staff Report and during the March meeting. The applicant was able to offer additional protections, such as a 7-foot-tall masonry wall along the eastern property boundary and additional landscaping along the northern and southern boundaries. The applicant has also agreed to abide by any recommendations from a Traffic Impact Analysis, to help mitigate traffic congestion that may be caused by the requested use. While Staff still feels that this proposed use is not compatible with the existing adjacent residential properties, we acknowledge significant protections have been offered by the applicant, as well as protections offered by the Board of Zoning Appeals that the applicant is agreeable with.

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 use **is compatible** 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;
*Staff feels that the proposed use **is not compatible** with the existing uses in the vicinity, such as the single-family detached residential adjacent to the subject parcel. The applicant has countered this impact with the addition of a 7-foot-tall masonry wall adjacent to all residential parcels. Rembert C. Dennis appears to be a commercial corridor, with big box, a gas station and strip centers to the south and similar uses to the north of the subject parcel. However, Staff believes at this time that the proposed use would be less in-fill of an existing heavy commercial corridor that it would be out of place and character for the existing commercial and vacant properties. This is supported by the fact that of the fifteen (15) parcels have frontage along Rembert C. Dennis Boulevard, between Main Street and Stoney Landing Road, only four (4) of them are developed. Of those fifteen (15) parcels, only seven (7) are zoned **C-2**, while four (4) are zoned **C-1** and four (4) are zoned **R-2**; neither of which could seek a “mini-warehouse and vehicle storage” use without a **Zoning Map Amendment**.*
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 reviewed the updated attached Site Plan and it does appear to meet the Zoning Ordinance as prescribed. With the additional landscaping and masonry wall, Staff **feels that adequate provisions** have been shown by simply following the Zoning Ordinance. Staff believes that a specific use requiring higher scrutiny in this particular zoning district should go above the Zoning Ordinance to mitigate impact, particularly adjacent to single-family detached residential, which the applicant appears to have attempted.*
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 Site Plan will **generally preserve and incorporate important natural features**. It appears thought has been paid to preserving existing trees and adding a buffer to a blue-line*

stream. The submitted Site Plan also appears to utilize tree-saving techniques where applicable as an aspect of the overall development plan.

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

*The applicant has shown additional landscaping to the rear (east) of the parcel, but also significant landscaping planned for the road frontage (west) of the parcel. This will help maintain an appealing streetscape along Rembert C. Dennis. Staff believes this proposal **does not appear to** destroy, create a loss, or cause damage. No historical features of significant importance appear on the property to Staff's knowledge.*

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered; Staff believes, with all recommendations of a Traffic Impact Analysis (TIA) to be installed by the developer, that vehicular traffic and pedestrian movement on adjacent roads most likely will **not be hindered**. The type of vehicles expected to be entering and exiting the subject parcel, along with the limited capacity and width of Rembert C. Dennis, may make traffic unsafe and more congested, however the TIA will address those concerns and the developer will act accordingly. The proposed use complies with all applicable regulations and development standards of the Town.

*During a preliminary review of the provided Site Plan, it appears all applicable regulations and development standards **have been complied with**. During the official review and approval, Staff will ensure **the proposed use complies** with all applicable regulations and development standards.*

Staff Recommendation: Staff recommends the Board of Zoning Appeal consider the impacts of the proposed use on adjacent to residential parcels. Staff believes the applicant has made a good-faith effort to address all required considerations of a **Special Exception** for the subject parcel..

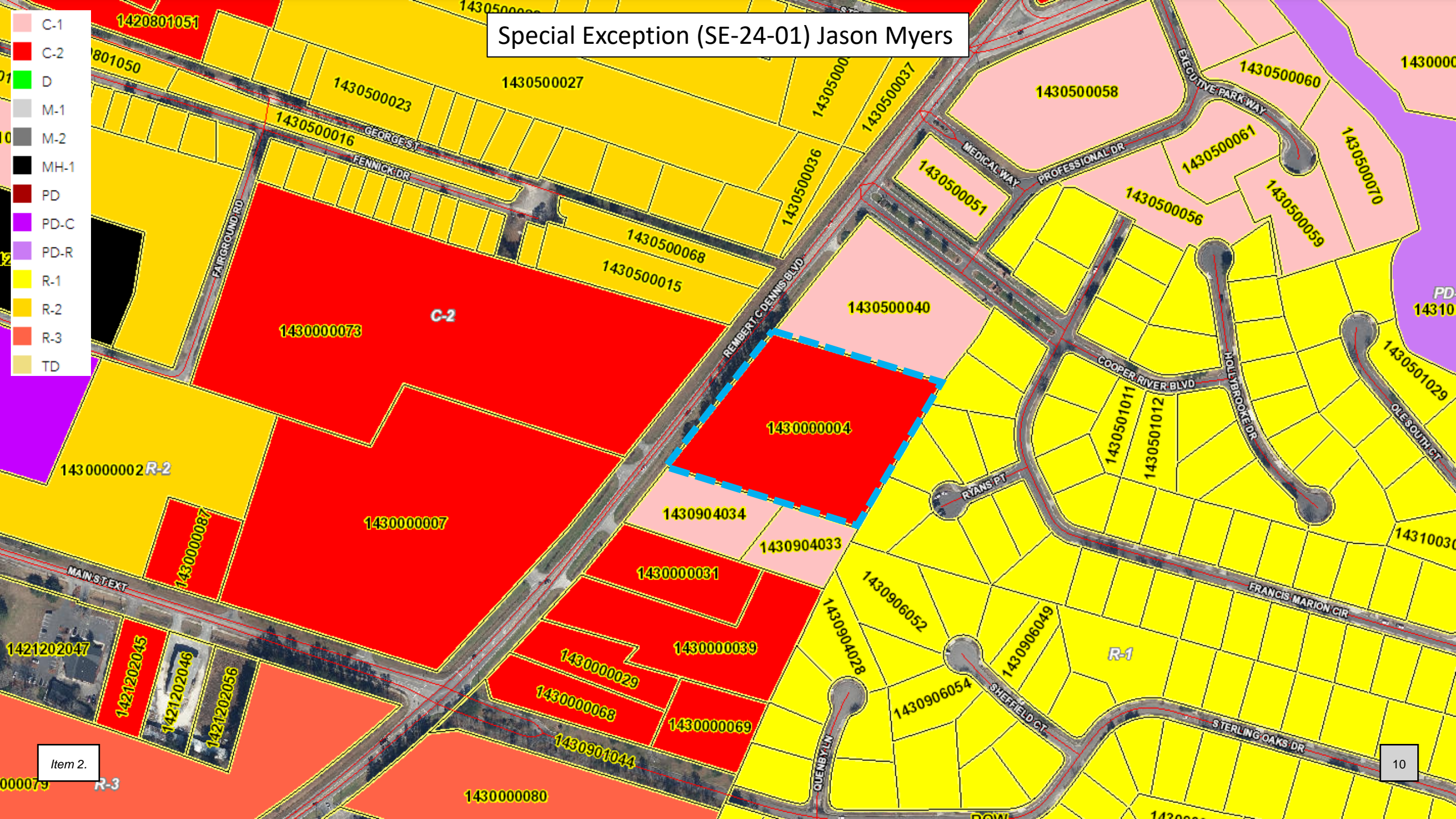
Attachments: *Location Maps (Aerial, Zoning, Future Land Use Map)*
 SIGNED - Application (Jason Myers, Business Owner)(20240122)
 Site Plan (20240311)
 Landscape Plan (20240311)
 Renderings (20240313)

Special Exception (SE-24-01) Jason Myers



Item 2.

Special Exception (SE-24-01) Jason Myers



Item 2.

Special Exception (SE-24-01) Jason Myers

Santee Cooper

Stone Ridge

Sterling Oaks

Subject Parcel

Item 2.

Proposed Future Land Use (FLU) Areas

- HD Residential Nodes
- Recreation Node
- Commercial Nodes
- ◆ Mixed Use Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High Density Residential
- Proposed Recreation/Open Space

Berkeley County Future Land Use

- Conservation/Recreation
- Constrained Residential Growth
- Employment
- Low Density Suburban
- Moderate Density Suburban

New Form Entry #227 for Zoning Special Exception Application

Town of Moncks Corner Marketing <noreply@monckscornersc.gov>

Tue 1/30/2024 4:26 PM

To:tomc inspections <tomcinspections@monckscornersc.gov>

📎 1 attachments (340 KB)

BYrMVHaEwy8Z-Rembert-Dennis-TREES.pdf;

You have a new website form submission:

1. **Property Owner**
Store it Self Storage LLC
2. **Address**
Property Address : 350 Rembert C Dennis blvd
City : moncks Corner
ZIP / Postal Code : 29469
3. **Owner Phone #**
8432099735

Applicant Information

1. **Radio**
No
2. **Applicant Name**
Jason Myers
3. **Address**
Applicant Address : PO Box 201
City : isle of palms
ZIP / Postal Code : 29451
4. **Applicant Phone #**
8432099735
5. **Property Interest**
purchasing property upon proper zoning
6. **Property Location**
350
7. **Upload plat**
[BYrMVHaEwy8Z-Rembert-Dennis-TREES.pdf](#)

Property Information

1. **Tax Map #**
143-00-00-004
2. **Zoning Classification**
C2
3. **Current Use of Property**
wooded agricultural
4. **Lot Dimesions**
5. **Lot Area**
5.5 acres
6. **Has any application involving this property been considered previously by the Moncks Corner Board of Appeals?**
Not that I am aware of
7. **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 are proposing to construct a self storage facility
8. **Signature of Applicant**
[AFCJymDjQxpF6Cu3.png](#)
9. **Date**
01/30/2024

Item 2.

12



EARTHWORK QUANTITIES

	DISTURBED AREA (SQ.FT.)	CUT (CU.YD.)	FILL (CU.YD.)	NET (CU.YD.)
TOTAL	136,071.00	7,477.81	334.68	7143.12 CUT

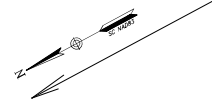
VALUE ADJUSTED BY CUT OR FILL FACTOR OTHER THAN 1.0

Pipe Table

NAME	SIZE	LENGTH	SLOPE	MATERIAL
Pipe#101	12"	10.00'	0.25%	HDPE
Pipe#102	18"	20.00'	0.25%	HDPE
Pipe#103	12"	30.00'	0.25%	HDPE
Pipe#104	12"	15.00'	0.25%	HDPE
Pipe#105	12"	30.00'	0.25%	HDPE
Pipe#106	12"	15.00'	0.25%	HDPE
Pipe#107	12"	15.00'	0.25%	HDPE
Pipe#108	12"	15.00'	0.25%	HDPE
Pipe#109	12"	15.00'	0.25%	HDPE
Pipe#110	12"	15.00'	0.25%	HDPE
Pipe#111	12"	15.00'	0.25%	HDPE
Pipe#112	12"	15.00'	0.25%	HDPE
Pipe#113	12"	15.00'	0.25%	HDPE
Pipe#114	12"	15.00'	0.25%	HDPE
Pipe#115	12"	15.00'	0.25%	HDPE
Pipe#116	12"	15.00'	0.25%	HDPE
Pipe#117	12"	15.00'	0.25%	HDPE
Pipe#118	12"	15.00'	0.25%	HDPE
Pipe#119	12"	15.00'	0.25%	HDPE
Pipe#120	12"	15.00'	0.25%	HDPE

STRUCTURE TABLE

STRUCTURE NAME	DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
FLARED#001	STORMTECH	RM 1-2000 BY DETAIL UC1.24	Pipe#106, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
FLARED#002	STORMTECH	RM 1-2000 BY DETAIL UC1.24	Pipe#102, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
FLARED#003	STORMTECH	RM 1-2000 BY DETAIL UC1.24	Pipe#103, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#001	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#101, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#002	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#102, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#003	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#103, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#004	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#104, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#005	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#105, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#006	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#106, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#007	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#107, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#008	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#108, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#009	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#109, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#010	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#110, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#011	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#111, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#012	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#112, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#013	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#113, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#014	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#114, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#015	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#115, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#016	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#116, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#017	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#117, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#018	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#118, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#019	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#119, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
SCALES#020	CORP-BUILT	RM 1-1000 BY DETAIL UC1.24	Pipe#120, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#1	---	RM 1-1000 BY DETAIL UC1.24	Pipe#101, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#2	---	RM 1-1000 BY DETAIL UC1.24	Pipe#102, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#3	---	RM 1-1000 BY DETAIL UC1.24	Pipe#103, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#4	---	RM 1-1000 BY DETAIL UC1.24	Pipe#104, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#5	---	RM 1-1000 BY DETAIL UC1.24	Pipe#105, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#6	---	RM 1-1000 BY DETAIL UC1.24	Pipe#106, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#7	---	RM 1-1000 BY DETAIL UC1.24	Pipe#107, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#8	---	RM 1-1000 BY DETAIL UC1.24	Pipe#108, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#9	---	RM 1-1000 BY DETAIL UC1.24	Pipe#109, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#10	---	RM 1-1000 BY DETAIL UC1.24	Pipe#110, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#11	---	RM 1-1000 BY DETAIL UC1.24	Pipe#111, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#12	---	RM 1-1000 BY DETAIL UC1.24	Pipe#112, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#13	---	RM 1-1000 BY DETAIL UC1.24	Pipe#113, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#14	---	RM 1-1000 BY DETAIL UC1.24	Pipe#114, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#15	---	RM 1-1000 BY DETAIL UC1.24	Pipe#115, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#16	---	RM 1-1000 BY DETAIL UC1.24	Pipe#116, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#17	---	RM 1-1000 BY DETAIL UC1.24	Pipe#117, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#18	---	RM 1-1000 BY DETAIL UC1.24	Pipe#118, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#19	---	RM 1-1000 BY DETAIL UC1.24	Pipe#119, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104
TRAP#20	---	RM 1-1000 BY DETAIL UC1.24	Pipe#120, 12" HDPE BY OUT #104	Pipe#101, 12" HDPE BY OUT #104

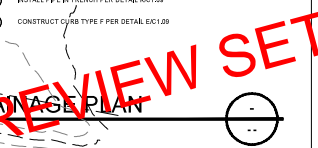


TRACT "C"
PROPERTY OF
BERKELEY COUNTY
AGRICULTURAL
EXPOSITION
200,012.91 sq.ft.
4.592 acres
TMS 143-09-00-004

- LEGEND**
- REAR SET AS DESCRIBED
 - R-O-W RIGHT-OF-WAY
 - CENTERLINE OF ROAD
 - S 1/4" SM SANITARY SEWER MANHOLE
 - UTILITY POLE
 - TREES
 - BUILDING FOOTPRINT
 - (E) ASPHALT
 - (I) ASPHALT
 - PROPERTY LINE
 - FIRE HYDRANT
 - OVERHEAD POWER LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - APPROXIMATE WETLANDS 4-1-2-3-4
 - WETLAND TRIBUTARY 4-316 LF
 - LANDSCAPE AREAS

- CONSTRUCTION NOTES**
1. DETECTABLE WARNING AT SIDE WALK CURB RAMP TO MEET ADA STANDARDS PER SCOOT TYPICAL DETAILS
 2. SAW CUT AND REMOVE EXISTING AC PAVING 18 INCHES MINIMUM FROM FACE OF AC CURB AND AT LEAST 6 INCHES INTO COMPETENT STRUCTURAL SECTION. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL. SEE DETAIL A51.09
 3. MATCH (E) CONTRACTOR TO VERIFY MATCH LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. CONTACT ENGINEER OF RECORD IF DISCREPANCIES ARE
 4. CONSTRUCT ASPHALTIC DRIVEWAY PAVEMENT PER DETAIL UC1.06 IN ACCORDANCE WITH SCOOT DRIVEWAY PROFILE ON C1.09
 5. INSTALL STORMTECH MC-200 CHAMBERS, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT A MINIMUM 10,000.00 CUBIC FEET OF STORAGE. PROVIDE 4 ROWS OF (8) CHAMBERS. (2) END CAPS. 12" STONE BELOW AND 12" STONE ABOVE.
 6. INSTALL STORMTECH MC-200 CHAMBERS, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS. INSTALL AT A MINIMUM 8,415.00 CUBIC FEET OF STORAGE. PROVIDE 4 ROWS OF (7) CHAMBERS. (2) END CAPS. 12" STONE BELOW AND 12" STONE ABOVE.
 7. 24" x 24" WHITE STOP BAR 4'-0" FROM CROSSWALK
 8. 4.35 FOOT LONG MINIMUM 8" DOUBLE YELLOW DOUBLE STRIPE.
 9. ALL DIRECTIONAL STRIPING MUST BE THERMOPLASTIC PER SCOOT STANDARDS
 10. INSTALL 8-1/2" (3P) 38" STOP SIGN
 11. INSTALL 9" WIDE CURB INLET CATCH BASIN PER DETAIL UC1.09
 12. INSTALL PIPE IN TRENCH PER DETAIL KC1.20
 13. CONSTRUCT CURB TYPE F PER DETAIL EC1.09

GRADING & DRAINAGE PLAN
SCALE: 1" = 30'-0"



PROFESSIONAL SEAL

DATE: _____

REVISION: _____

PROJECT TITLE:
SELF STORAGE FACILITY

PROJECT ADDRESS:
350 REMBER C DENNIS BLVD, MONCK'S CORNER, SC

SHEET TITLE:
GRADING & DRAINAGE PLAN

E.O.R.: BARRETT CROOK (SC LIC. 21786)

DRAWN BY: _____

SHEET NUMBER:
C1.08

OWNER'S NAME/CONTACT: BERKELEY COUNTY AGRICULTURAL EXPOSITION
FOODBOX
MONCK'S CORNER
SC 29419725

ZONING: G-2
TOTAL ACRES: 4.592 A.C.
TIME: 143400400
NEIGHBORHOOD: DISCOVERY 52.5 BY-PASS COMMERCIAL / RESIDENTIAL
CONTRACTOR: CS
PROJECT: F15
TAX DISTRICT: 9
TID CODE: 9
JOB NUMBER: 0P
LOTS: 0

GENERAL PLANTING NOTES:

1. STREET TREES SHALL BE INSTALLED SUCH THAT ONE TREE IS REQUIRED ALONG THE RESIDENTIAL STREET AS SHOWN, SPACED EVERY 40 FEET.
2. DO NOT PLACE STREET TREES WITHIN A PUBLIC STORM OR UTILITY EASEMENT.
3. ALL CANOPY TREES SHALL BE MIN. 8" TALL AND 2" CALIPER AT TIME OF PLANTING.
4. ALL UNDERSTORY TREES SHALL BE MIN. 6" TALL AND 1" CALIPER AT TIME OF PLANTING.
5. LANDSCAPING IN AREAS OUTSIDE OF RIGHT OF WAY ARE TO BE PROVIDED BY THE DEVELOPER. ANY LANDSCAPING INSTALLED WITHIN THESE AREAS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL HOME OWNERS ASSOCIATION (HOA) IS ESTABLISHED. HOA WILL BE RESPONSIBLE FOR CONTINUED MAINTENANCE OF LANDSCAPING AND ANY IMPROVEMENTS OUTSIDE THE RIGHT OF WAY.
6. ADDITIONAL LANDSCAPING ON SITE MAYBE PROVIDED BY DEVELOPER.

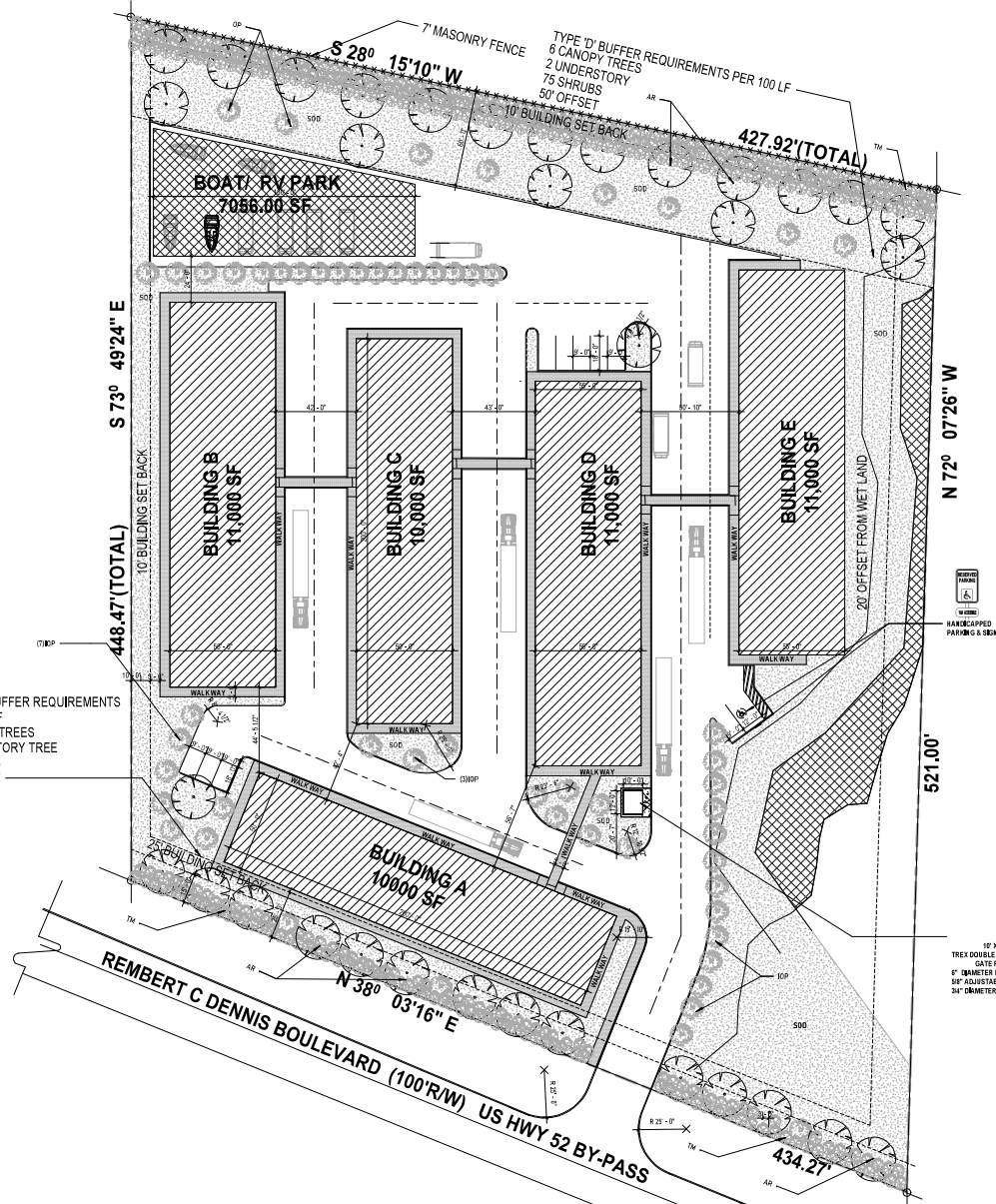
SITE DATA TABLE

TAX MAP INFORMATION:	143-00-00-004
SUBJECT PARCEL ZONING:	GENERAL COMMERCIAL
SUBJECT PARCEL(S) AREA:	4.592 A.C. / 200,012.00 SF
BUILDING AREA-PROPOSED:	BUILDING A= 10,000 S.F. BUILDING B= 11,000 S.F. BUILDING C= 10,000 S.F. BUILDING D= 11,000 S.F. BUILDING E= 11,000 S.F. TOTAL= 46,000 S.F.
SITE BUFFER REQUIREMENTS:	FRONT: 15' TYPE 'B' (STREET) REAR: 50' TYPE 'D' (RESIDENTIAL) SIDE: NONE
BUILDING HEIGHT LIMITS:	40'
ADDRESS:	380 REMBER, C, DENNIS, BLVD MONCK'S CORNER, SC
PROPOSED BUILDING:	= 46,000.00 SQ.FT
BOAT / RV PARK:	= 7056.00 SF
WALK WAY:	= 12726.43 SQ.FT
TOTAL BUILT UP AREA:	= 79,782.43 SQ.FT.
NO. OF PARKING LOT:	= 9
ADA PARKING LOT:	= 1
TOTAL LOT AREA:	= 200,012.00 SQ.FT.
UNUSED LOT AREA:	= 120,229.57 SQ.FT.
PERCENTAGE LOT COVERAGE:	= 39.8%
CURRENT ZONING:	= C-2
MINIMUM FRONT YARD DEPTH:	= 25'
SIDE SETBACK:	= 10'
REAR SETBACK:	= 10'
MIN LOT AREA:	= N/A.
MAX LOT COVERAGE:	= 60%
MAX. BUILDING HEIGHT:	= 70FT

KEY	PLANT	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
CANOPY TREES					
AR		<i>Acer Rubrum</i> / Red Maple	2" CAL 10" ht	AS SHOWN	34
UNDERCANOPY TREES/ EVERGREEN					
IOP		<i>Ilex Opaca</i> / American Holly	24" HT	AS SHOWN	57
SHRUBS					
TM		<i>Acer Buergerianum</i> / Trident Maple	6"	AS SHOWN	390
GREEN GRASS					
SOD		<i>Stenotaphrum Secundatum</i> / St. Augustine Grass	All green area		

NOTES: ABOVE QUANTITIES ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR WILL MAKE OWN TAKE-OFF.
ALL GREEN GRASS WILL BE STENOTAPHRUM SECUNDATUM / ST. AUGUSTINE GRASS

TYPE 'B' BUFFER REQUIREMENTS PER 100 LF
3 CANOPY TREES
1 UNDERSTORY TREE
50 SHRUBS
15' OFFSET



1 LANDSCAPE PLAN
1" = 30'-0"

PROFESSIONAL SEAL:

DATE:

REVISION:

PROJECT TITLE:
SELF STORAGE FACILITY

PROJECT ADDRESS:
380 REMBER C DENNIS BLVD, MONCK'S CORNER, SC

SHEET TITLE:
LANDSCAPE PLAN

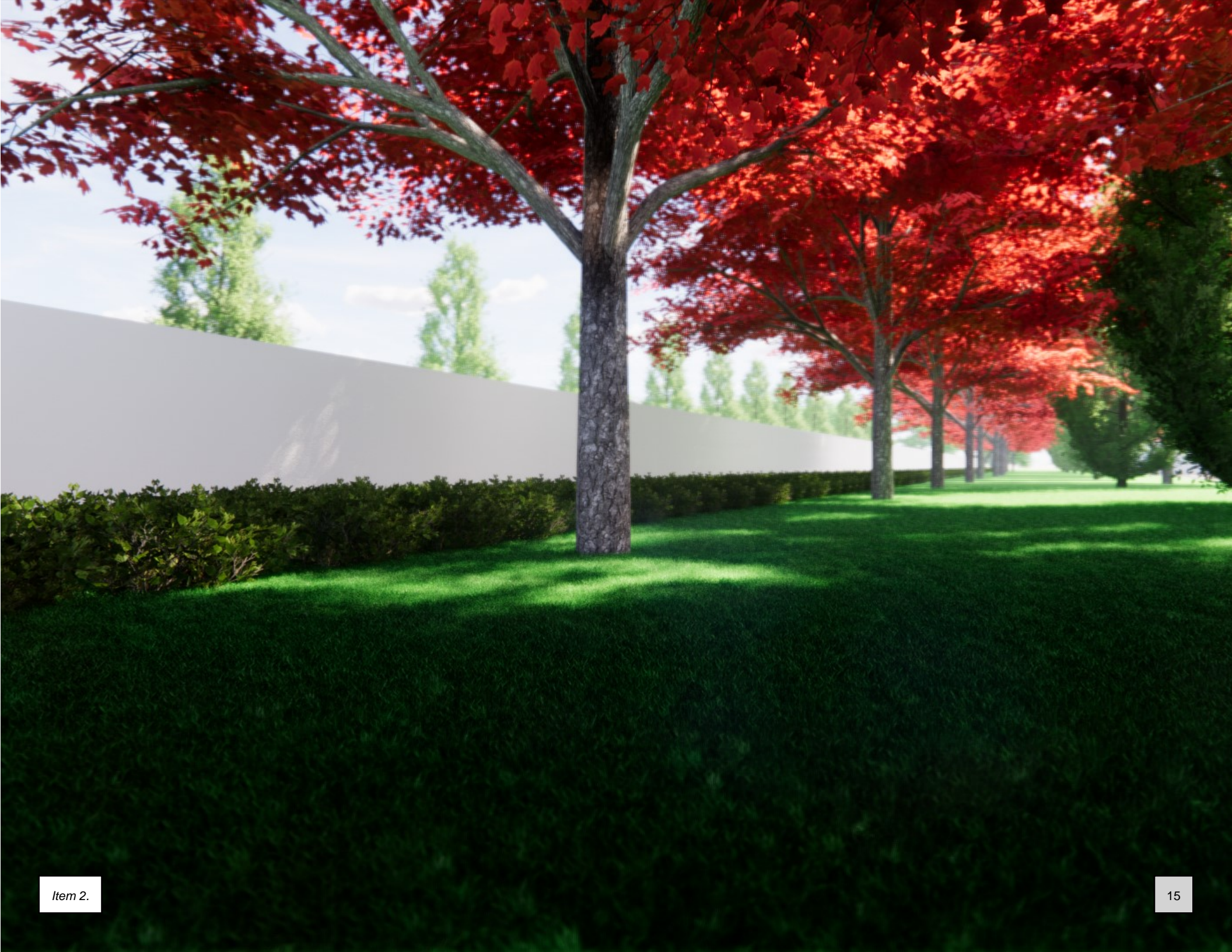
E.O.R: BARRRET CROOK (21786)
DRAWN BY

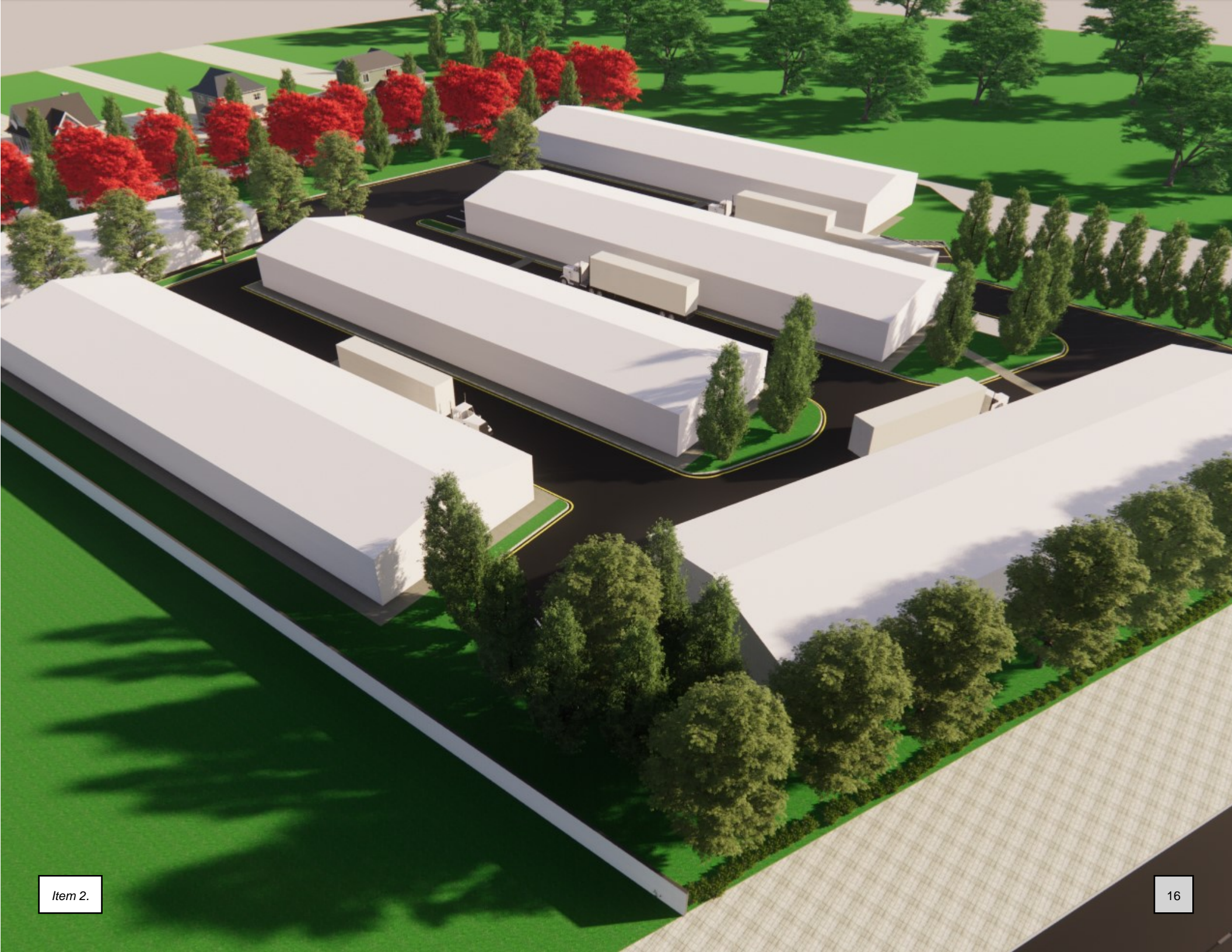
SHEET NUMBER

L-001

SHEET SCALE:

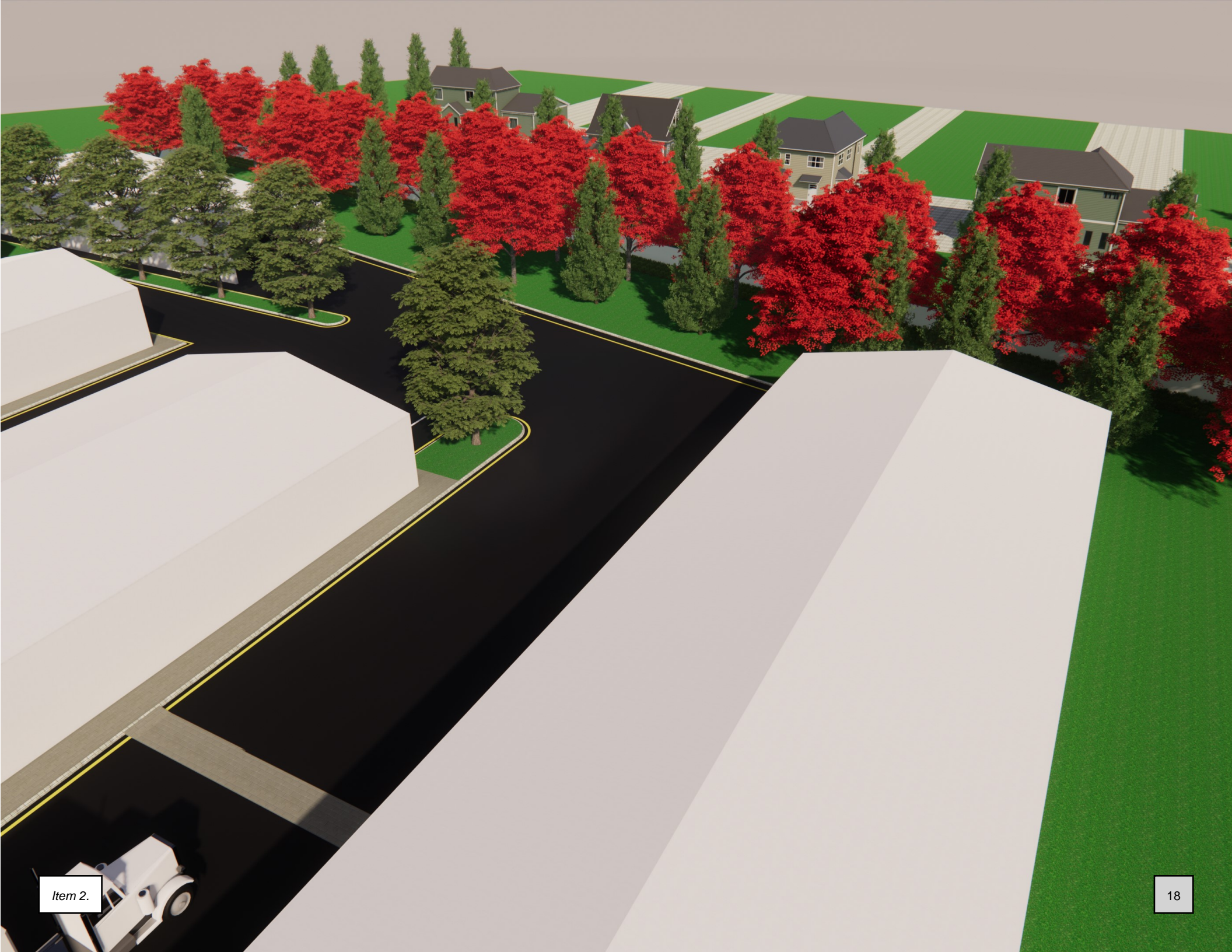
1" = 30'-0"







Item 2.



Item 2.