



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 03, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of April 5, 2022 minutes

NEW BUSINESS

2. Administrative Review for two drive-thru businesses at 2727 Hwy 52, TMS 197-00-01-020

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, APRIL 05, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

Due to inclement weather (a tornado warning), the meeting was held via telephone.

PRESENT

Board Member Carolyn Haynes-Smith (via phone)
Chairwoman Theresa McLaughlin (via phone)
Board Member Thurman Pellum (via phone)
Board Member Patricia Smith (via phone)

ABSENT

Board Member Clayton Morton

ADOPTION OF MINUTES

1. Approval of February 1, 2022 minutes
Item tabled to following meeting.

NEW BUSINESS

2. Consider a special exception for a chain link fence visible from the right of way at 408 S. Live Oak, TMS 142-10-01-054.

Item withdrawn by applicant.

3. Consider a special exception for a baseball field for those with special needs at the Regional Recreation Complex, 418 E Main Street, TMS 142-08-02-004.

Motion made to approve the special exception for the Miracle League Field.

Motion made by Chairwoman McLaughlin, Seconded by Board Member Haynes-Smith. Voting Yea: Board Member Haynes-Smith, Chairwoman McLaughlin, Board Member Pellum, Board Member Smith.

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:04 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.



Staff Report

Administrative Review Request

DATE: May 3, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Administrative Review
STAFF RECOMMENDATION: **Denial**

Report Summary	
<i>Property Location</i>	2727 S. Highway 52
<i>Property TMS</i>	197-00-01-020
<i>Acreage</i>	~1 acre
<i>Zoning</i>	PD-C, Planned Development Commercial
<i>Applicant/Owner</i>	Twin Rivers Capital
<i>Use</i>	Retail/Restaurant
<i>Request</i>	Review of Administrator's denial of a second drive thru

Background

The applicant, Twin Rivers Capital, is seeking to place a commercial building with two drive thru windows on a property in Foxbank.

Analysis

The Town does not disallow buildings with multiple drive thrus, but in this case the Zoning Administrator finds that the design is such that the drive thrus

interfere with normal traffic flow, parked vehicles, and possibly each other. The concerns are as follows:

1. There is enough stacking space for the proposed Dunkin' on the left of the store. However, if that queue goes long, Staff is concerned that the cars will wrap around the right side of the store, cutting off people leaving the second drive thru.
2. The second drive thru, on the right, has stacking for about four cars. This should be fine for businesses with no menu board or box, such as a dry cleaner. However, there is no guarantee that a restaurant will not go into this location someday. Any stacking over four cars would block parking.
3. There is cross traffic along the front of the building. Extra stacking in the second drive thru would be in the way of this cross traffic.

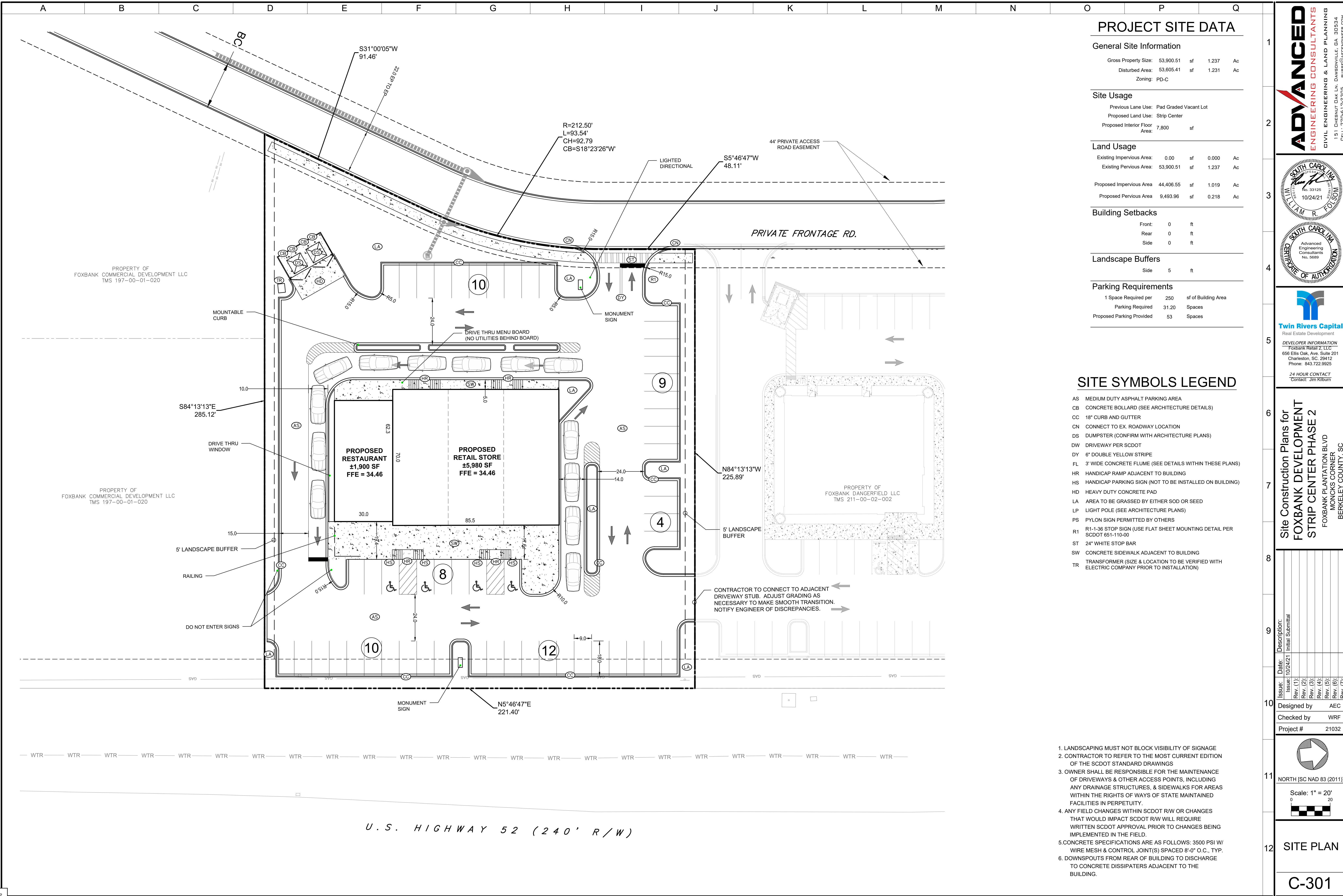
Staff has requested that the applicant show examples of where a drive thru set up like this is working. Thus far he has presented no similar buildings

Staff Recommendation

Staff feels that while this double drive thru setup may work most of the time, there will definitely be times when the queues are longer than normal and the stacking will interfere with parking, thru drivers, and each other. The queues at the Starbuck's in Moncks Corner and Dunkin' in Carnes Crossroads are good, local examples of the number of cars that wait in line at these type businesses, and Staff feels that this site will not operate correctly if those customer levels come to Town.

Staff recommends allowing the drive thru as it is for the left (southern) endcap, but removing the drive through from the right endcap.

The Board may also wish to consider any specified conditions it wishes to place upon the property should it determine to grant a special exception



PROJECT SITE DATA

General Site Information

Gross Property Size:	53,900.51	sf	1.237	Ac
Disturbed Area:	53,605.41	sf	1.231	Ac
Zoning:	PD-C			

Site Usage

Previous Lane Use:	Pad Graded Vacant Lot			
Proposed Land Use:	Strip Center			
Proposed Interior Floor Area:	7,800	sf		

Land Usage

Existing Impervious Area:	0.00	sf	0.000	Ac
Existing Pervious Area:	53,900.51	sf	1.237	Ac
Proposed Impervious Area:	44,406.55	sf	1.019	Ac
Proposed Pervious Area:	9,493.96	sf	0.218	Ac

Building Setbacks

Front:	0	ft
Rear:	0	ft
Side:	0	ft

Landscape Buffers

Side:	5	ft
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Parking Requirements

1 Space Required per	250	sf of Building Area
Parking Required	31.20	Spaces
Proposed Parking Provided	53	Spaces

SITE SYMBOLS LEGEND

AS	MEDIUM DUTY ASPHALT PARKING AREA
CB	CONCRETE BOLLARD (SEE ARCHITECTURE DETAILS)
CC	18" CURB AND GUTTER
CN	CONNECT TO EX. ROADWAY LOCATION
DS	DUMPSTER (CONFIRM WITH ARCHITECTURE PLANS)
DW	DRIVEWAY PER SCDOT
DY	6" DOUBLE YELLOW STRIPE
FL	3" WIDE CONCRETE FLUME (SEE DETAILS WITHIN THESE PLANS)
HR	HANDICAP RAMP ADJACENT TO BUILDING
HS	HANDICAP PARKING SIGN (NOT TO BE INSTALLED ON BUILDING)
HD	HEAVY DUTY CONCRETE PAD
LA	AREA TO BE GRASSED BY EITHER SOD OR SEED
LP	LIGHT POLE (SEE ARCHITECTURE PLANS)
PS	PYLON SIGN PERMITTED BY OTHERS
R1	R1-1-36 STOP SIGN (USE FLAT SHEET MOUNTING DETAIL PER SCDOT 651-110-00)
ST	24" WHITE STOP BAR
SW	CONCRETE SIDEWALK ADJACENT TO BUILDING
TR	TRANSFORMER (SIZE & LOCATION TO BE VERIFIED WITH ELECTRIC COMPANY PRIOR TO INSTALLATION)

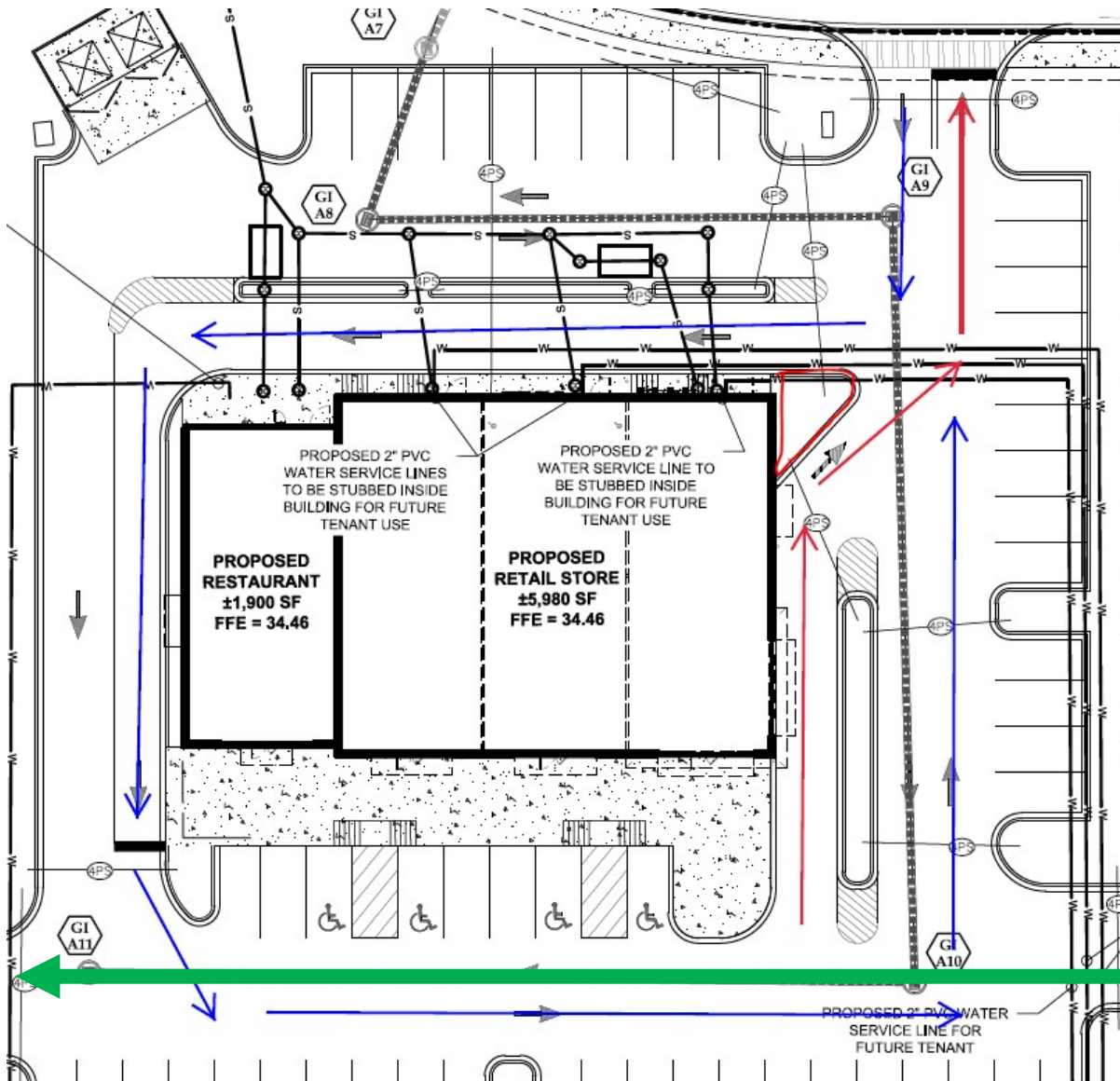
1. LANDSCAPING MUST NOT BLOCK VISIBILITY OF SIGNAGE
2. CONTRACTOR TO REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS
3. OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS & OTHER ACCESS POINTS, INCLUDING ANY DRAINAGE STRUCTURES, & SIDEWALKS FOR AREAS WITHIN THE RIGHTS OF WAYS OF STATE MAINTAINED FACILITIES IN PERPETUITY.
4. ANY FIELD CHANGES WITHIN SCDOT R/W OR CHANGES THAT WOULD IMPACT SCDOT R/W WILL REQUIRE WRITTEN SCDOT APPROVAL PRIOR TO CHANGES BEING IMPLEMENTED IN THE FIELD.
5. CONCRETE SPECIFICATIONS ARE AS FOLLOWS: 3500 PSI W/ WIRE MESH & CONTROL JOINT(S) SPACED 8'-0" O.C., TYP.
6. DOWNSPOUTS FROM REAR OF BUILDING TO DISCHARGE TO CONCRETE DISSIPATERS ADJACENT TO THE BUILDING.

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Proposed Foxbank Commercial Building

Board of Zoning Appeals | May 3, 2022



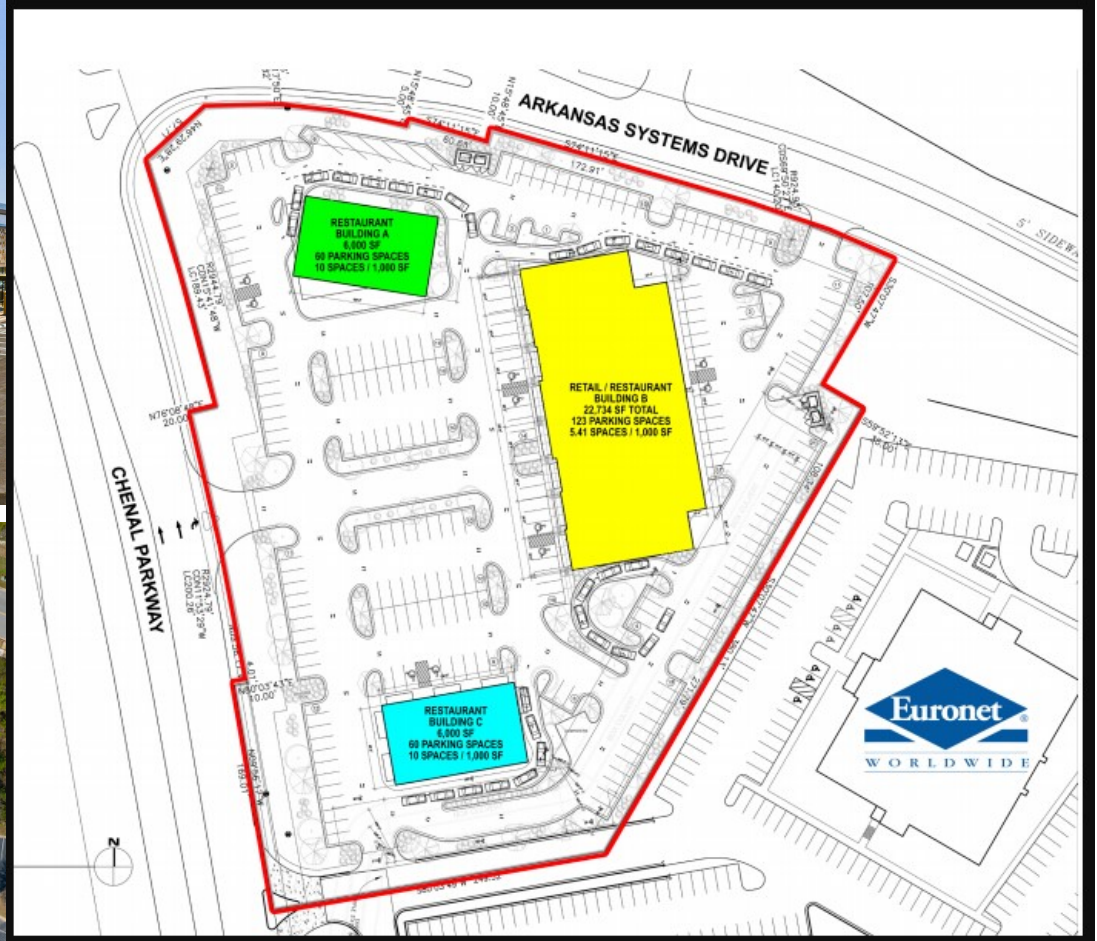
Driving direction map, provided by the applicant.

Note the one blue line on the bottom of the diagram. It does not take into account the cars driving from the right to the left. There is a dentist office on the right (north) and a future outparcel on the left (south). This thru traffic (green line) would cut off an extended queue on the right.

Meanwhile, if there is an extended queue for the Dunkin' on the left, cars may line up along the right side of the building, cutting cars off from leaving the right drive thru.

Proposed Foxbank Commercial Building

Board of Zoning Appeals | May 3, 2022



Shopping Center in Little Rock, AR, provided by applicant

Two proposed drive thrus on one building, but the two queues do not interact.

Note that when constructed, the 2nd drive thru was not constructed, and the upper left outbuilding also dropped it's drive thru.

Proposed Foxbank Commercial Building

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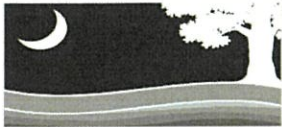


Shopping Center in Appleton, Wisconsin, provided by applicant

Two drive thrus, but they do not interact.

On both, the queue doesn't seem to affect nearby parking or the drive aisle





VARIANCE APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Sanders Chapman Address: 656 Ellis Oak, Suite 201 Charleston, SC 29412

Phone: (854)429-4081 E-Mail: sanders@twinriverscap.com

Property Owner Information (If Different)

Name: FORBANK COMMERCIAL DEVELOPMENT Address: " "

Phone: " " E-Mail: " "

Property Location (Attach Plat if Available): _____

Describe the variance request, reason for request, and any supporting information:

TWO DRIVE-THRU'S AT 9,000 SF STRIP CENTER.

Has any variance been applied for on this property previously? YES NO

If Yes, Please Describe: _____

I (we) certify that I (we) are the free holder(s) of the property(s) involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this variance.

Owner's Signature: [Signature] Date: 4/7/22

Applicant's Signature: [Signature] Date: 4/7/22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____