



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, JULY 05, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of May 3, 2022 minutes

NEW BUSINESS

2. Consider a variance to sign regulations for 777 Stony Landing Road, TMS #143-00-00-051
3. Consider a variance to design regulations for a proposed structure west of 309 Rembert Dennis Blvd., TMS 143-00-00-002.

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, MAY 03, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:00 pm

PRESENT

Board Member Carolyn Haynes-Smith
Chairwoman Theresa McLaughlin
Board Member Clayton Morton
Board Member Patricia Smith

STAFF PRESENT

Doug Polen, Development Director

ABSENT

Board Member Thurman Pellum

ADOPTION OF MINUTES

1. Approval of April 5, 2022 minutes

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

NEW BUSINESS

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

Mr. Polen presented the item. For reasons of safety and the blocking of traffic, Mr. Polen recommends denial of the appeal.

Sanders Chapman, development associate from Twin Rivers Capital, spoke on behalf of the applicant. He mentioned a few businesses in Town with right side drive-thrus, such as Little Caesar's and That's My Dawg. At both examples, the Board stated that those areas are dangerous and block traffic flow through the parking lot.

Mr. Chapman stated that they could remove the talkbox to deter businesses with food or longer lines.

Board Members Smith and Morton both stated that they thought the second drive thru would interfere with traffic in the parking lot.

Motion made to deny the appeal. Motion made by Board Member Morton, Seconded by Board Member Smith. Voting Yea: Board Member Haynes-Smith, Chairwoman McLaughlin, Board Member Morton, Board Member Smith

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:30 p.m.

Motion made by Chairwoman McLaughlin, Seconded by Board Member Smith.

Voting Yea: Board Member Haynes-Smith, Chairwoman McLaughlin, Board Member Morton,
Board Member Smith

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

Variance Request

DATE: July 5, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Variance Request
STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Report Summary	
<i>Property Location</i>	777 Stony Landing Road
<i>Property TMS</i>	143-00-00-051
<i>Acreage</i>	22 acres
<i>Zoning</i>	C-1, Office & Institutional
<i>Applicant/Owner</i>	Berkeley County School District
<i>Use</i>	Berkeley Elementary School
<i>Request</i>	Variance to Sign Regulations
<i>Current Requirements</i>	In the C-1 Districts, freestanding signs may only be 6' tall, 16 sq. ft., externally lit, and may not feature electronic message boards

Background

The applicant is seeking to place a new freestanding sign at the location of Berkeley Intermediate School, which is now Berkeley Elementary. The new sign is 8' 2" tall, which is taller than the 6' normally allowed in the C-1 District. Also, the sign face is 5' 8" tall and 10' wide, which at 57 sq. ft. is larger than the

50 sq. ft. permitted in the General Commercial District, much less the 16 sq. ft. permitted in the C-1.

Moreover, electronic message boards may be no more than 50% of the total area in the C-2, while the proposed message board makes up 52.5% of the total sign face. Generally electronic message boards are not permitted in the C-1, as internally lit signs are not permitted.

Analysis

1. Are there are extraordinary and exceptional conditions pertaining to the particular piece of property?

No.

2. Do these conditions generally apply to other property in the vicinity?

N/A

3. Because of these conditions, does the application of the ordinance to the particular piece of property effectively prohibit or unreasonably restrict the utilization of the property?

No. The property is already in use with an existing sign.

4. Will the authorization of the variance be of substantial detriment to adjacent property or to the public good, and will the character of the district be harmed by the granting of the variance?

No, Staff does not feel that there will be a substantial detriment to the area if the variance is granted. However, Staff does have concerns with lighting from the sign after hours as a number of houses will be in view of the sign.

5. The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be grounds for a variance. Does the request accompany any of the aforementioned considerations?

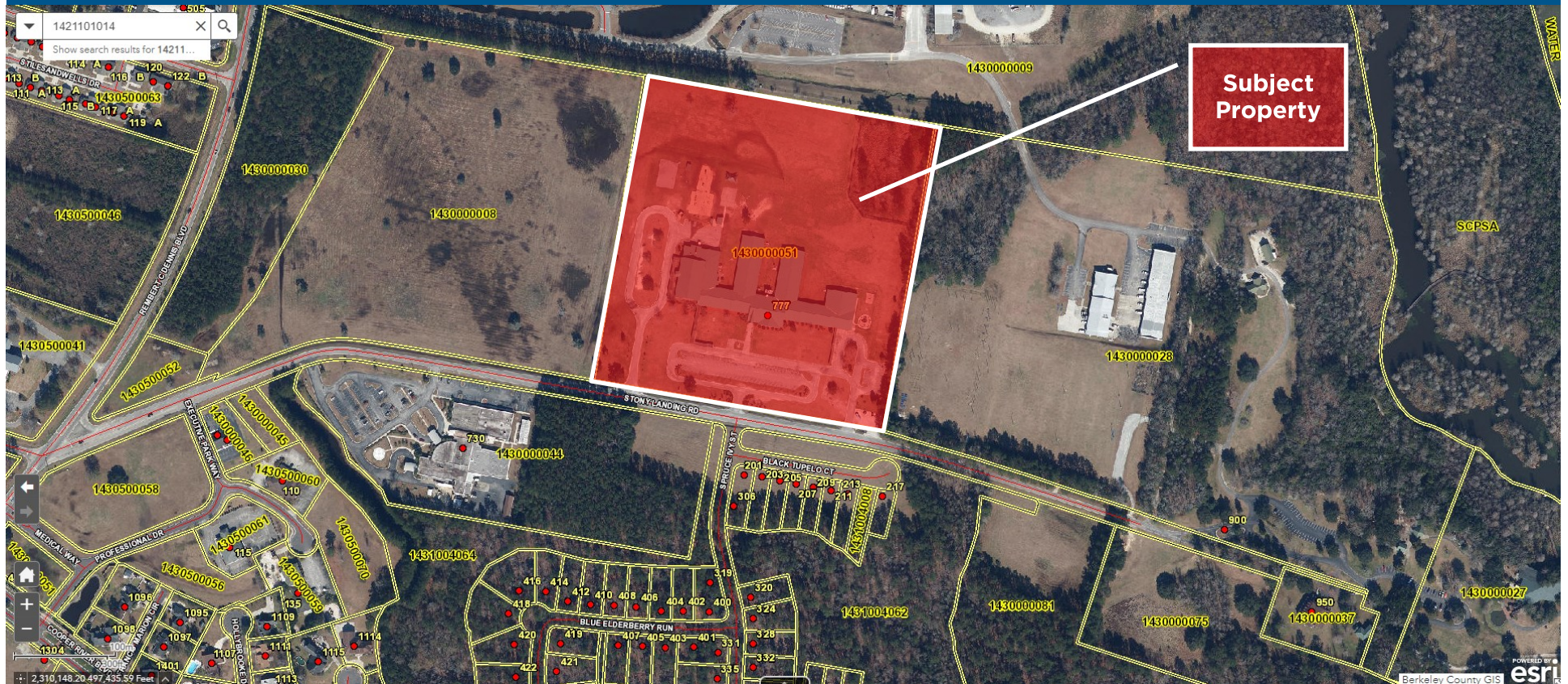
No.

Staff Recommendation

Staff's only concern is with the overall size of the sign and the residential lots across the street. Staff recommends **APPROVAL** with the condition that the sign face be reduced in size to 50 sq. ft. and that the reader board be dimmed at sundown so that nearby residents are not bothered by the light from the sign.

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

Board of Zoning Appeals | July 5, 2022



Berkeley Elementary Sign Variance

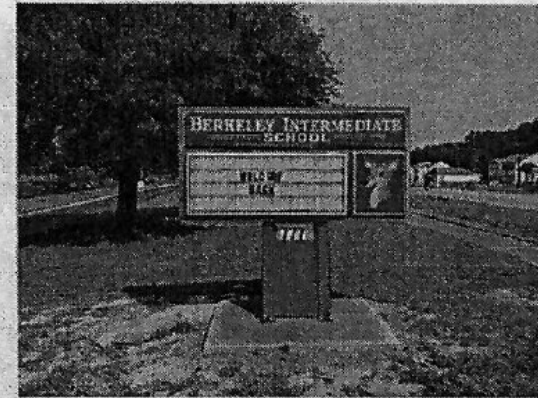
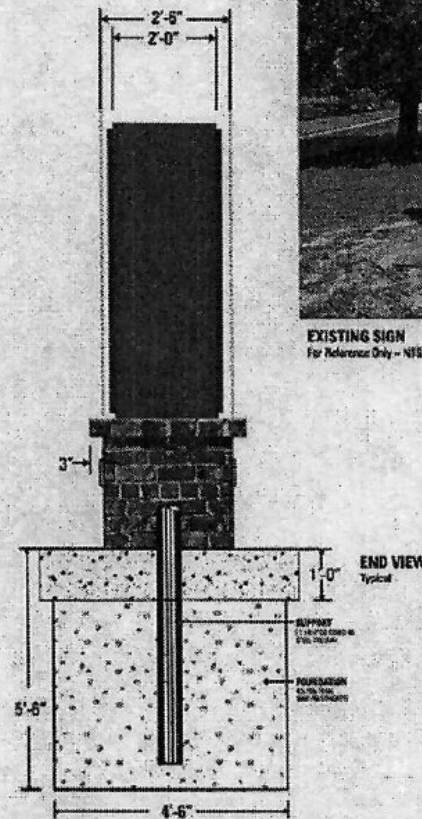
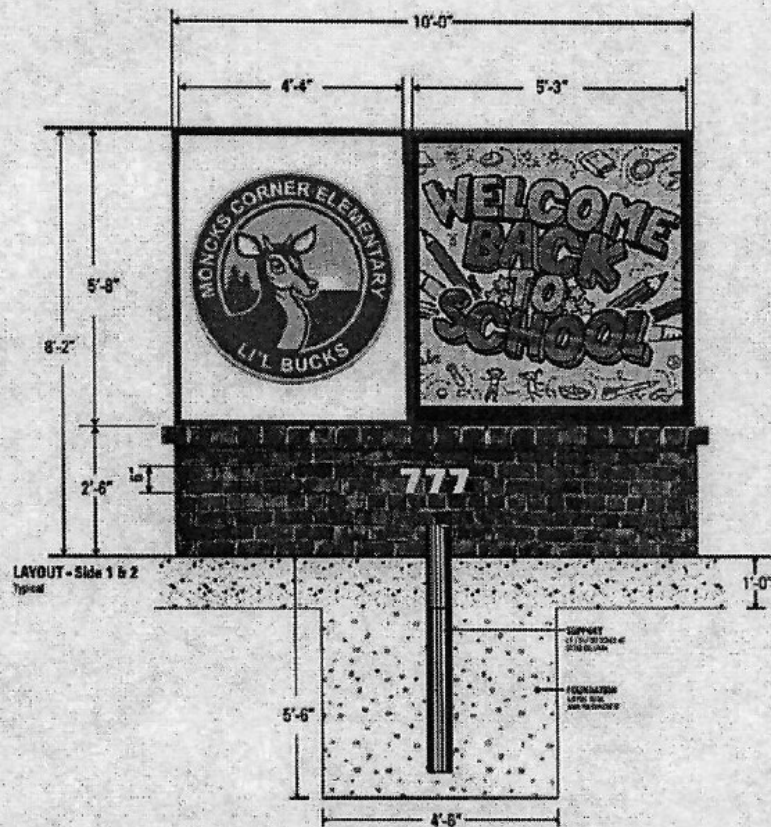
Board of Zoning Appeals | July 5, 2022



Current Sign

Berkeley Elementary Sign Variance

Board of Zoning Appeals | July 5, 2022



EXISTING SIGN
For Reference Only - NIS

NOTES

MAIN CABINET: 55.66 SQ. FT.

— One (1) double face aluminum sign cabinet fabricated from 2" aluminum square tube with routed and painted .125 aluminum faces backed with 3/16" white acrylic and first surface applied digitally printed logo and letters on 3M translucent material with protective laminate. Cabinet fillers will be .080 aluminum painted. Internal illumination by use of white LEDs.

ELECTRICAL:

— Signage to be wired for 120V (unless specified otherwise)

LEDs:

— Principal Primary Stick - 48" double sided 24V - Ten (10) each
— Principal Power Supplies - 24V - Two (2) each

LED DISPLAY:

— Watchline 10MM Color LED Displays w/ broadband communication 5'-6" x 5'-3" x 8" cabinet

INSTALLATION:

— Remove existing & dispose
— Install new sign in same location
— Direct embed installation with new steel and foundation as shown
— Base: Included. Brick base to match existing brick base
— Address numbers: 1/4" painted aluminum plate sign mounted to brick base structure

COLORS

- COLORS SHOWN ARE REPRESENTATIVE ONLY
- ☐ White (Acrylic)
 - ☐ PMS #300 C (Vinyl)
 - ☐ PMS #455 C (Vinyl)

Scale: 1/2" = 1'-0"

Qty. (1) D/F Monument Sign - Option 3



VARIANCE APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hamletown

Applicant Information

Name: Berkeley County School District Address: 107 East Main Street, Moncks Corner SC 29461
Phone: 843-899-8600 E-Mail: diane@bcsdschools.net

Property Owner Information (If Different)

Name: Berkeley County School District Address: 777 Stoney Landing Rd, Moncks Corner SC 29461
Phone: 843-899-8870 E-Mail: Jacksond@bcsdschools.net

Property Location (Attach Plat if Available): Plot attached

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

Purchase of digital Marquis for Berkeley Intermediate .

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

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: _____

Date: 6/6/22

Applicant's Signature: _____

Date: 6/6/22

For Official Use Only

Received: _____

Property Posted: _____

Receipt #: _____

Hearing: _____

Advertised: _____

Approved: _____

Town of Moncks Corner
Community Development Department



Staff Report

Variance Request

DATE: July 5, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Variance Request
STAFF RECOMMENDATION: **DENIAL**

Report Summary	
<i>Property Location</i>	West of 309 Rembert C. Dennis Blvd
<i>Property TMS</i>	143-00-00-002
<i>Acreage</i>	+/- 1.0 acre
<i>Zoning</i>	R-2, Single Family Residential
<i>Applicant/Owner</i>	Ricky Parler
<i>Use</i>	Vacant
<i>Request</i>	Variance to design regulations
<i>Current Requirements</i>	Metal warehouse-type architecture shall not be permitted except in Industrial Zones

Background

The applicant, Ricky Parler, is seeking to build new commercial construction on Main Street Extension, right behind Marvin's. The initial design submitted for the building, which is to be a repair shop, featured metal, warehouse-style architecture on all four sides other than a brick knee wall on the front and the front quarter of the two sides.

The Town Zoning Ordinance states the following:

The following architectural design objectives are intended to apply to all nonresidential, attached and multi-family residential development within the Town. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance.

*Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products, including but not limited to cementitious siding (i.e. HardiePlank), brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass. Metal exteriors are not permitted unless used as an architectural style, such as modern steel and glass architecture, and approved by the Zoning Administrator. **Metal warehouse-type architecture shall not be permitted except in the Industrial Zones.** External Insulation Finished Systems (E.I.F.S.) material shall be utilized only on the building trim and accent areas.*

This ordinance banning warehouse-style architecture went before Planning Commission on February 22, 2022 and was passed by Council on April 19, 2022. Mr. Parler began working on this project on February 15, 2022. Prior to February, 2022, the Zoning Ordinance read as follows:

The following architectural design objectives are intended to apply to all nonresidential and multifamily residential development within the Town. New building construction shall provide a sense of permanence and timelessness. High quality construction and materials should be used to ensure that buildings will not look dated or worn down over time, nor require excessive maintenance.

Exterior building materials should be aesthetically pleasing and compatible with materials and colors of nearby structures. Predominant exterior building facade materials shall consist of high quality, durable products. Durable building materials such as brick, sandstone, fieldstone, decorative concrete masonry units, wood, and glass are recommended. External Insulation Finished Systems (E.I.F.S.) material should be utilized only on the building trim and accent areas.

The applicant's case is based on the timing of the new ordinance versus when he began working on this building.

Analysis

1. Are there are extraordinary and exceptional conditions pertaining to the particular piece of property?

No.

2. Do these conditions generally apply to other property in the vicinity?

N/A

3. Because of these conditions, does the application of the ordinance to the particular piece of property effectively prohibit or unreasonably restrict the utilization of the property?

No. The applicant can build his property following the current design standards.

4. Will the authorization of the variance be of substantial detriment to adjacent property or to the public good, and will the character of the district be harmed by the granting of the variance?

No. There appears to be a metal and brick building across the street, and the Fastenal building, while full brick in the front, is metal for the rear two thirds. That having been said, Town Council passed this ordinance to put a stop to metal building construction in Town.

5. The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be grounds for a variance. Does the request accompany any of the aforementioned considerations?

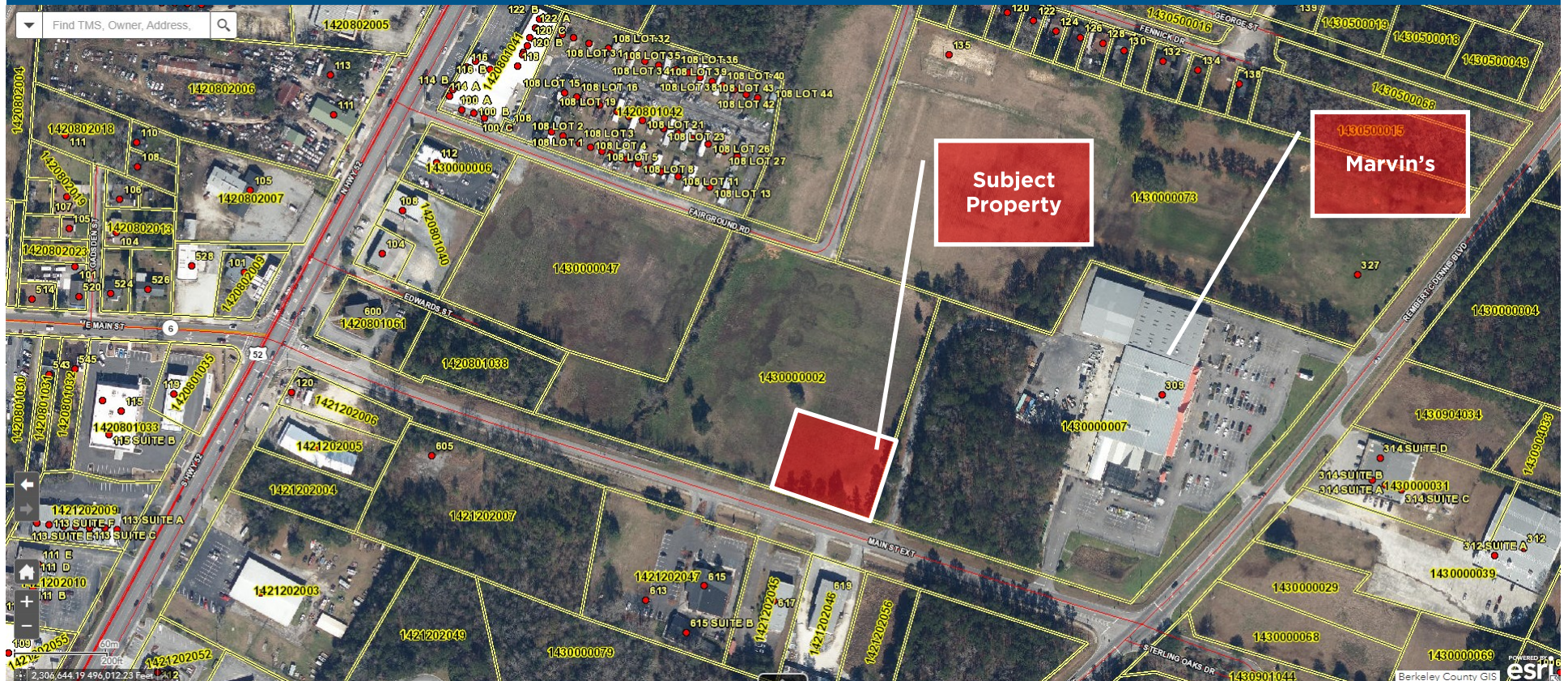
No, unless one considers that the applicant may be unable to afford construction without a variance.

Staff Recommendation

Staff understands the applicant's position, designing a project to an ordinance and then having the ordinance change during the process. However, at no point did the applicant or his designers reach out to the Town prior to submittal. Town Council passed the ordinance banning warehouse style construction for a reason, and Staff feels that a lack of ability or desire on the part of the applicant to meet that ordinance is not a hardship in the sense that variances were designed to correct. Staff recommends **DENIAL** of this variance.

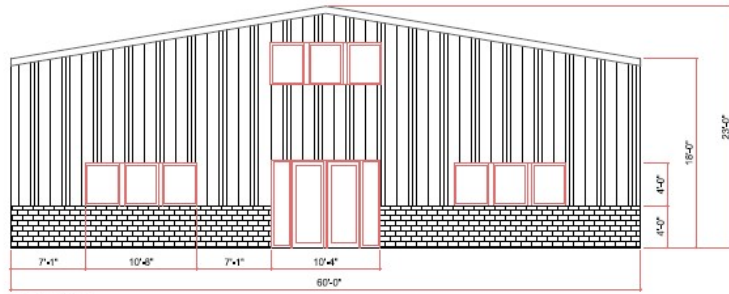
The Board may also wish to consider any specified conditions it wishes to place upon the property should it determine to grant a variance.

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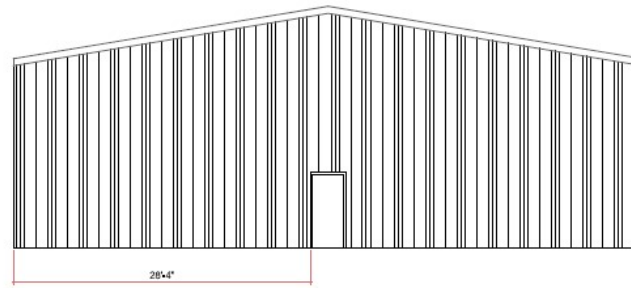


Ricky Parler Variance

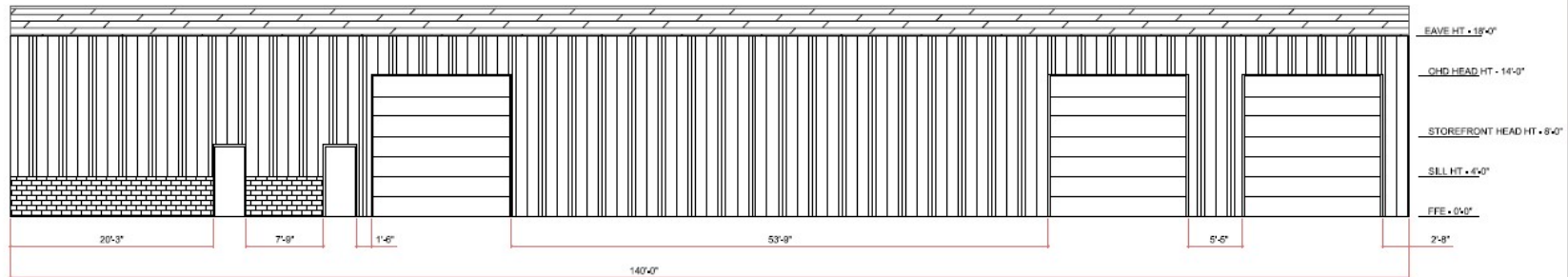
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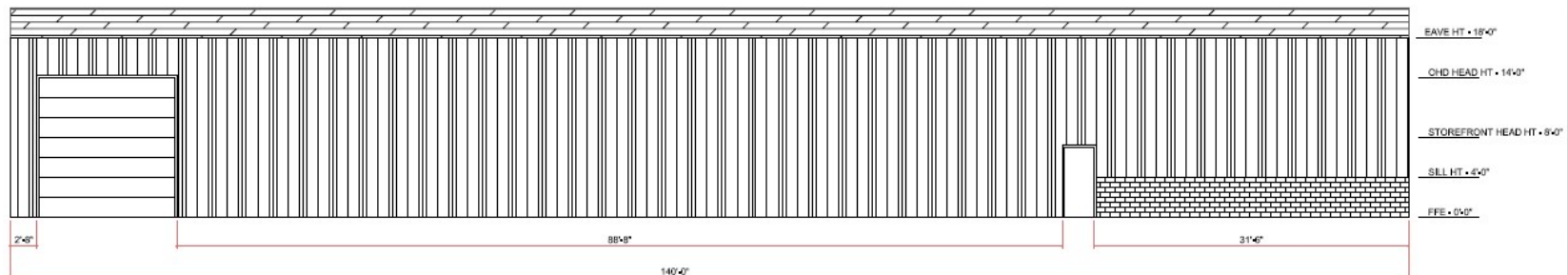
ENDWALL LINE 1



ENDWALL LINE 6



SIDEWALL B



SIDEWALL A

ORIGINAL SUBMITTAL

design-build construction
8561 HANBERG ROAD
LADSON, SC 29455-4322
PHONE: (843) 851-1449
FAX: (843) 851-0718

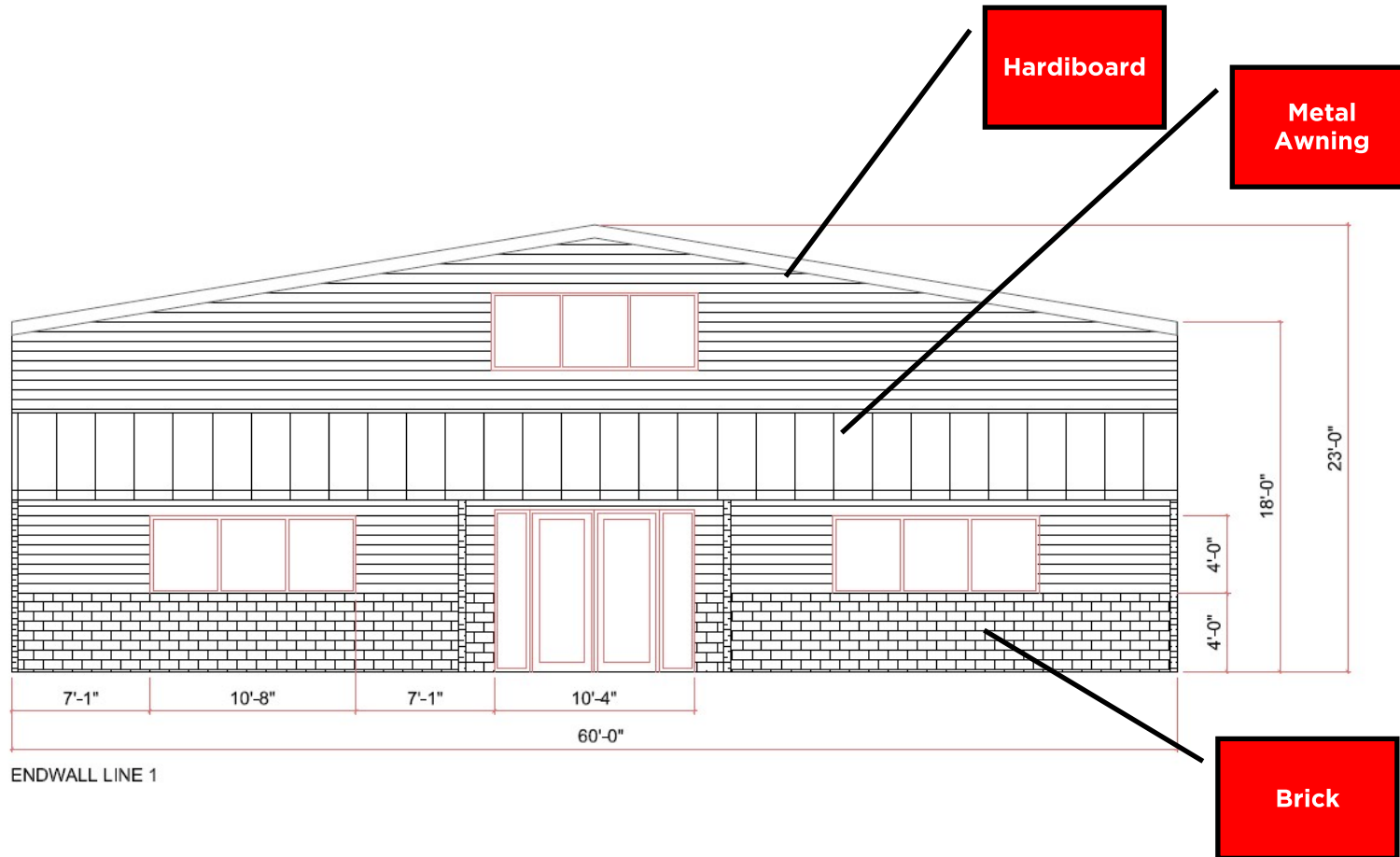
New Facility
MOCO GENERAL LLC.

REVISIONS		
#	DATE	DESCRIPTION

DRAWING INFORMATION		
ELEVATIONS		
05/17/2022		
PLOT DATE		
3/32" = 1'-0"		
SCALE		
A-2	I	△
SHT. NO.	TOTAL	REVISION

Ricky Parler Variance

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REVISED SUBMITTAL



design-build
construction
9561 HAMMING ROAD
LADSON, SC 29455-4322
PHONE: (843) 851-1448
FAX: (843) 851-8718

New Facility
MOCO GENERAL LLC.
TMS 143-00-00-002

REVISIONS		
#	DATE	DESCRIPTION

DRAWING INFORMATION		
FACADE ELEVATION		
05/17/2022		
PLOT DATE		
3/16" = 1'-0"		
SCALE		
A-2	I	△
SHT. NO.	TOTAL	REVISION



VARIANCE APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: Jack R Parler SR Address: 109 Almond St
Phone: 843-810-8951 E-Mail: Ricky Parler@Gmail.com

Property Owner Information (If Different)

Name: Wiggins Address: TMS# 143-00-00-002
Phone: _____ E-Mail: _____

Property Location (Attach Plat if Available): Marion St Ext.

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

When I started the process of getting property divided, getting buildings
designed and quoted, talking with Bank and getting an OK metal
buildings were allowed process began on 2-15-22.

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: Carl H Wiggins Date: 6-8-2022

Applicant's Signature: [Signature] Date: 6-8-22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____