



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, APRIL 04, 2023 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Adopt minutes from March 7, 2023.

NEW BUSINESS

2. Consider a request for a Special Exception to allow the retail sales of Go-Karts, Mopeds, Dirt Bikes, and ATVs in the C-1 Office and Institutional District.

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, MARCH 07, 2023 at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

Board Member Carolyn Haynes-Smith
Board Member Clayton Morton
Board Member Patricia Smith

STAFF PRESENT

Tim Shiner, Building Official
Wyatt Stitely, Interim Town Planner

ABSENT

Chairman Thurman Pellum
Board Member Theresa McLaughlin

ADOPTION OF MINUTES

1. Adopt minutes from January 3, 2023.

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

NEW BUSINESS

2. Consider a Special Exception to allow a Church in C-2 Zoning at 304 East Main Street.
TMS 142-07-06-019

Mr. Stitely introduced the applicant, Ms. Erin Winters. Mr. Stitely then presented the item.

Board Member Smith asked the applicant their plans regarding aesthetics and improvements to the building façade. Ms. Winters explained their plans to paint the building and possibly add an awning and sign on the Main Street façade.

Board Member Smith asked the typical days of use for the new church, to which Ms. Winters replied they plan on services on Sundays and youth group once per week.

Board Member Haynes-Smith expressed concern over parking for the use. Mr. Shiner explained the applicant's parking plan and identified various parking lots within 500-feet of the use that could help alleviate any concern. Mr. Shiner also described the applicant's property in more detail, highlighting a large portion of the property that can be utilized for parking.

Motion made to approve the variance.

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

OLD BUSINESS

There was no old business to be brought before the Board of Zoning Appeals.

STAFF COMMENTS

There were no additions comments from staff.

MOVE TO ADJOURN

Motion made to adjourn at 6:13 p.m.

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

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VARIANCE APPLICATION

Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hamletown

Applicant Information

Name: Kai Fu Lin Address: 104 WESTOVER GOOSE CREEKE
 Phone: 843-576-9786 E-Mail: ~~TONY~~ TONYMOTORSD1@GMAIL.COM

Property Owner Information (If Different)

Name: JAMES G. EDWARDS Address: P.O. BOX 4636 PINOPOLIS, SC 29969
 Phone: 843-566-3692 E-Mail: SJEKEMPA@GMAIL.COM

Property Location (Attach Plat if Available): _____

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

our use is not on zoning code, which is retail sale Go-kart, Moped, Dirt Bike, And
ATVs.

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: Sarah E Kemp, personal representative to James G. Edwards Esq Date: 02/22/2023

Authentication

2/22/2023 9:25:12 PM GMT

Applicant's Signature: Kai Fu Lin Date: _____

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____



The Lowcountry's Hometown

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Staff Report

Special Exception Request

DATE: April 4, 2023

TO: Moncks Corner Board of Zoning Appeals

FROM: Wyatt Stitely, Interim Town Planner

SUBJECT: Special Exception Request

ACTION REQUESTED: Consider a request for a Special Exception in the C-1 Office and Institutional District

Report Summary	
Property Location	221 N Highway 52
Property TMS	142-08-03-045
Acreage	
Zoning	C-1 Office and Institutional
Applicant/Owner	Kaifu Lin
Use	Retail Sales of Go-Karts, Mopeds, Dirt Bikes, and ATVs
Request	Special Exception to allow the retail sales of Go-Karts, Mopeds, Dirt Bikes, and ATVs
Current Requirements	

Background

The applicant is seeking to convert an old dry cleaners into a retail establishment and intends to sell Go-Karts, Mopeds, Dirt Bikes, and ATVs. Per the Zoning Ordinance, this use would not fall under the permitted 'boutique retail and restaurants less than 2,000 sf in size' or any other use listed as a permitted, conditional, or special exception under the C-1 district. However, per Section 11-2.2, Special Exceptions, the Board of Zoning Appeals has the authority to permit uses by special exception.

Analysis

Upon approval, Town Staff and the Applicant have agreed upon the following conditions:

- Parking or storage of vehicles for sale on public display shall be on paved surfaces only.
- Outdoor parking or storage of vehicles for repair or maintenance is prohibited.
- Display platforms or elevated parking structures are prohibited.
- The parking requirements shall follow the same formula as auto sales.
- Outdoor repair and maintenance of motorized vehicles shall be prohibited.
- Current landscaping and buffer requirements must be met and will include a new screening wall or fence on property line adjoining residential district.
- Chain link fencing is not permitted.
- There shall be no parking or storage of motorized vehicles from the rear of the building to the property line adjacent to the residential district.

From Section 11-2.2 of the Zoning Ordinance:

Duties of the Board – To permit uses by special exception subject to the terms and conditions for the uses set forth below. Special exceptions may be allowed after determination by the BZA of additional controls required and after the holding of a public hearing. A listed special exception is eligible for location within the subject zoning district if all of the following conditions can be clearly demonstrated to exist:

- a. 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;

Yes. The Comprehensive Plan shows this area as a commercial area.

- b. 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;

The conditions agreed upon by Town Staff and the Applicant would help mitigate any potential adverse impacts to adjacent properties.

- c. 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 conditions agreed upon by Town Staff and the Applicant would help mitigate any potential adverse impacts to adjacent properties.

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

The proposed use is converting an existing building into a new business establishment and therefore requires little to no development that would adversely impact any on-site natural features.

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

The proposed use is converting an existing building into a new business establishment and therefore requires little to no development that would adversely impact any on-site natural, scenic, or historical features.

- f. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;

The conditions agreed upon by Town Staff and the Applicant would help mitigate any potential adverse impacts to vehicular traffic and pedestrian movement.

- g. The proposed use complies with all applicable regulations and development standards of the Town.

Yes. The proposed use will comply with all applicable regulations and development standards.

Staff Findings and Recommendations:

Staff recommends **APPROVAL** of this special exception request so long as the Applicant adheres to the agreed upon conditions.

221 Hwy 52

TMS 142-08-03-045

Board of Zoning Appeals | April 4, 2023



221 Hwy 52

TMS 142-08-03-045

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Google

View from Hwy 52

221 Hwy 52

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View from Wall Street