



# BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, AUGUST 05, 2025 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### ADOPTION OF MINUTES

1. Approval of Minutes for the May 6, 2025 meeting.

### NEW BUSINESS

2. Consider a Variance (VR-25-01) request to reduce the required number of parking for a mixed use building in the General Commercial (C-2) zoning district located at 337 E Main Street (142-07-02-028).

### OLD BUSINESS

3. Consider a Special Exception (SE-25-02) request to expand a "Mini-warehouse & Outdoor Vehicle Storage" use in the General Commercial (C-2) zoning district located on Drive In Lane (123-00-04-009).

### 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 6, 2025, at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

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

#### STAFF PRESENT

Justin Westbrook, Development Director  
Carter France, Planner

### APPROVAL OF MINUTES

1. Approval of Minutes for the meeting March 4, 2025.

Motion made by Chairman Pllum to approve the minutes as presented, Seconded by Board Member Smith.

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

### NEW BUSINESS

Consider a Special Exception (SE-25-02) request to expand a "Mini-warehouse & Outdoor Vehicle Storage" use in the General Commercial (C-2) zoning district located on Drive In Lane (123-00-04-009).

Mr. Westbrook presented the request.

Mr. Stephen Witmer Jr., of SBV Properties, the applicant, spoke in favor of his application. Mr. Witmer Jr. explained that this use is a low-impact and critical need for residents. He continued to explain how this proposed use was in line with the 2024 Comprehensive Plan, specifically the Highway Commercial Overlay in the Future Land Use Map.

Mr. Sam Morris, of Nelson Mullins, attorney for the applicant, spoke in favor of his applicant's proposal. Mr. Morris stated that this is different from a typical self-storage product, reiterating that this project is low impact with minimal traffic. Mr. Morris explained that service vehicles, similarly, sized to the potential users for the use, already use the local roadways.

Chairman Pllum stated that he would never use Drive In Lane to access US Highway 52, that most people would cut through the Walmart parking lot and use Reid Hill

Road, further adding to the congestion in the parking lot and local roadways. Chairman Pellum also expressed that stormwater outflow was a big concern of his and agreed with Staff that more information was needed. He continued, that this amount of paving would never be allowed in his jurisdiction where he works professionally, that heat island is a real threat. Chairman Pellum returned back to traffic concerns, raising the fear that boat traffic on the weekends, particularly on Drive In Lane would be problematic.

Mr. Witmer Jr. responded that moving the pond helps solve issues with stormwater outflow and issues on Drive In Lane.

Chairman Pellum then expressed, in his professional opinion as a building official, it would not be possible to move the pond and added that this proposed use is not retail/commercial in nature.

Mr. Morris explained this proposed use was widely considered retail, and that it is common to mix these proposed use types that are incompatible with the Future Land Use Map.

Chairman Pellum responded that while setbacks can be overcome, the type of vehicular traffic was still a concern.

Board Member McLaughlin asked where the 50-foot access would be.

Mr. Witmer Jr. stated the entrance would be moved if the Board would prefer.

Board Member McLaughlin asked how this use would prevent end users for this proposed use from driving through heavily pedestrian areas.

Board Member Smith echoed the previous point, that she had concerns with traffic in the area and how it would logically flow, especially leaving the site and attempting to go north bound on US Highway 52.

Chairman Pellum requested the applicants preserve all of the canopy trees, but even should that be achieved, the concern with the heat island and excess paving would still be there. Vegetation and tree islands are very important, necessary due to the existing pavement in the area.

Mr. Ayden Carson, the general contractor for the applicant, asked if underground chamber system for stormwater would be acceptable. Chairman Pellum stated that would need to be engineered but not well received.

Chairman Pellum requested the applicant to look at alternatives and address the concerns expressed, specifically stormwater management.

Mr. Westbrook stated that any stormwater engineering report would need to be reviewed by the Town, and meeting next month's meeting would be difficult.

Chairman Pellum asked for more information regarding access. Mr. Westbrook stated it is difficult to understand as Staff is unaware of who owns what exactly. Mr. Witmer Jr. stated that he would achieve access easements to ensure proper legal connections

are made. Mr. Westbrook echoed that there has been little success in maintaining private roadways. Board Member Smith echoed that the private roads in the area are terrible. Chairman Pellum state that SCDOT would refuse to make changes, especially the intersection of Drive In Lane and US Highway 52. He continued that the applicant has not addressed his concerns with traffic.

Mr. Kyle Hild, of Coldwell Banker Realty, spoke in favor of the applicant. He asked if it was possible for the applicant to install or pay for a traffic light at the intersection. Chairman Pellum explained SCDOT would not allow a light to be installed, mainly due to the proximity to the Reid Hill Road traffic signal.

Mr. Witmer Jr. asked the Board if vehicle storage was removed from the request, would this alleviate the Board's concerns with traffic. Chairman Pellum stated it would help, but not relieve the concerns completely, adding, addition review would be required. Board Member Smith stated there will still be concerns for her, as box trucks would still be utilized to access the project. Chairman Pellum echoed, the larger vehicles were the concern.

Board Member Smith expressed that the applicant needs to go back to the drawing board and reset.

Chairman Pellum asked Staff if the item can be tabled or is a vote required. Mr. Westbrook stated that tabling would be appropriate, but in doing so, is the Board interested in tabling to a date-certain, or indefinite? Mr. Westbrook expressed that Staff would need adequate time to review any revisions, specifically any engineering reports for stormwater. Chairman Pellum indicated that the stormwater was his biggest concern.

Mr. Witmer Jr. stated that retail up front and storage in the back was another alternative. Chairman Pellum explained the Board cannot review hypotheticals, a plan will still need to be drawn up, reviewed by Staff, and presented.

Motion made by Chairman Pellum to table this request until the regularly schedule August meeting, Seconded by Board Member Smith.

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

## **OLD BUSINESS**

## **PLANNER'S COMMENTS**

## **MOVE TO ADJOURN**

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

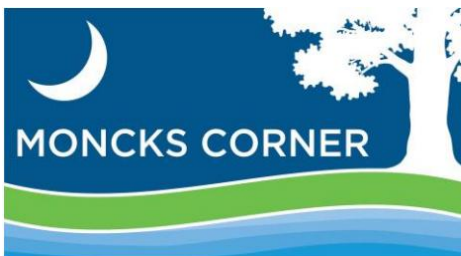
Voting Yea: Chairman Pellum, Board Member McLaughlin, Board Member Smith, Board Member Haynes-Smith, and Board Member Morton.

Meeting was adjourned at 7:19 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



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Board of Zoning Appeals

**FROM:** Carter France, Town Planner

**SUBJECT:** Variance (VR-25-01) – McComb – Benny Ernesto's

**DATE:** August 5, 2025

**Background:** The applicant, Anna McComb, has applied for a **Variance** (VR-25-01) to reduce the number of required parking spaces for a parcel with multiple uses located in Downtown, at 337 East Main Street. The Town's current Zoning Ordinance requires the multi-tenant building to have at least eighteen (18) parking spaces, as determined by use type and associated square footage. The Zoning Ordinance does not have an exception or provision for required on-site parking within the historic downtown along East Main Street, therefore Ordinance's parking standards significantly hinder business from operating in this area. The subject parcel (TMS # 142-07-02-028), owned by "MAIN ST MC LLC", is within the **General Commercial (C-2)** zoning district.

**Existing Zoning:** The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town's Zoning Ordinance, the General Commercial 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	Law Office
		Restaurant
South	C-2	Historic Train Depot
East	C-2	
West	C-2	Department Store

**Existing Site Conditions:** The subject parcel is comprised of approximately 9,583 square feet. There appears to be approximately 66 feet of road frontage along East Main Street, and an additional 206 feet of road frontage

along Behrman Street adjacent to the rear and East side of the subject parcel. The parcel is currently occupied by a two (2) story building, which was initially constructed as a bank, decades earlier. An existing beauty salon currently occupies the second story, while the first story remains unoccupied. The applicant, Anna McComb, noted in her request the goal is to divide the first story into a restaurant and a “future public assembly” space.

The building appears to maximize the parcel’s size, as it appears to conflict with required setbacks in the **C-2** zoning. This effectively prohibits the applicant from expanding the parking area as there is no room left to develop. The previous tenant, a bank, enjoyed a nonconforming situation and once the use vacated the building had sixty (60) days to reestablish or loose the nonconforming protection forever. This essentially made the building limited on use types that can occupy it, as the site only benefits from eight (8) parking spaces. There are very few use types allowed in the **C-2** district that only would require this minimal amount of on-site parking.

**Proposed Request:** The applicant has applied for a **Variance** seeking relief of ten (10) on-site parking spaces. The applicant is suggesting off-site and partially on-site parking spaces near the subject parcel can meet the required eighteen (18) spaces. The applicant has already demonstrated to Staff in “REVIEWED – Site Plan v1” that the subject parcel *may* adequately provide eight (8) on-site parking spaces that are fully compliant with the Parking standards presented in Sections 7-3 & 7-4 of the Town’s adopted Zoning Ordinance. Granting of this **Variance** request would allow the mixed-use building to count off-site parking spaces surrounding the building to achieve the required eighteen (18) total parking spaces.

**Procedural Issues:** As part of any Variance request, the Board of Zoning Appeals will hear and decide appeals for variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship. A **Variance** may be granted in an individual case of unnecessary hardship if the Board feels the applicant can prove their request and situation meets or exceeds the following:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

**Staff Analysis:**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.  
*Adequate number of on-site parking is not achievable, given the available acreage of the parcel, the existing built environment and building massing, and the number of businesses utilizing the building. The building cannot be reduce, the parcel can not obtain more land due to it being surrounded by right-of-way, and any nonconforming parking standards from the previous bank tenant has now been lost; all of which constitutes an extraordinary condition for this parcel.*
2. These conditions do not generally apply to other property in the vicinity.

*The vast majority of operating businesses along East Main Street sit on small parcels, relative to the existing buildings. The Zoning Ordinance did not take into account the difference between typical general commercial uses along a commercial corridor and a historic, existing urban downtown. This prohibits future businesses from establishing downtown, as the Town's parking standards apply to all C-2 zoning, including a Walmart on N Highway 52 or a pizza restaurant on N Main Street. Because these are two vastly different development types, but in the same Town and subject to the same parking standards, Staff believe that these restrictive conditions only apply to downtown parcels and do not apply to any other C-2 zoned districts throughout the Town.*

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

*The subject parcel's existing building square footage could efficiently allow a wide array of commercial use types, relative to other buildings along East Main Street. Absent a relief from the parking standards, the existing building will never reach full occupancy, causing the building's utilization and full potential to be undermined in a significant way.*

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

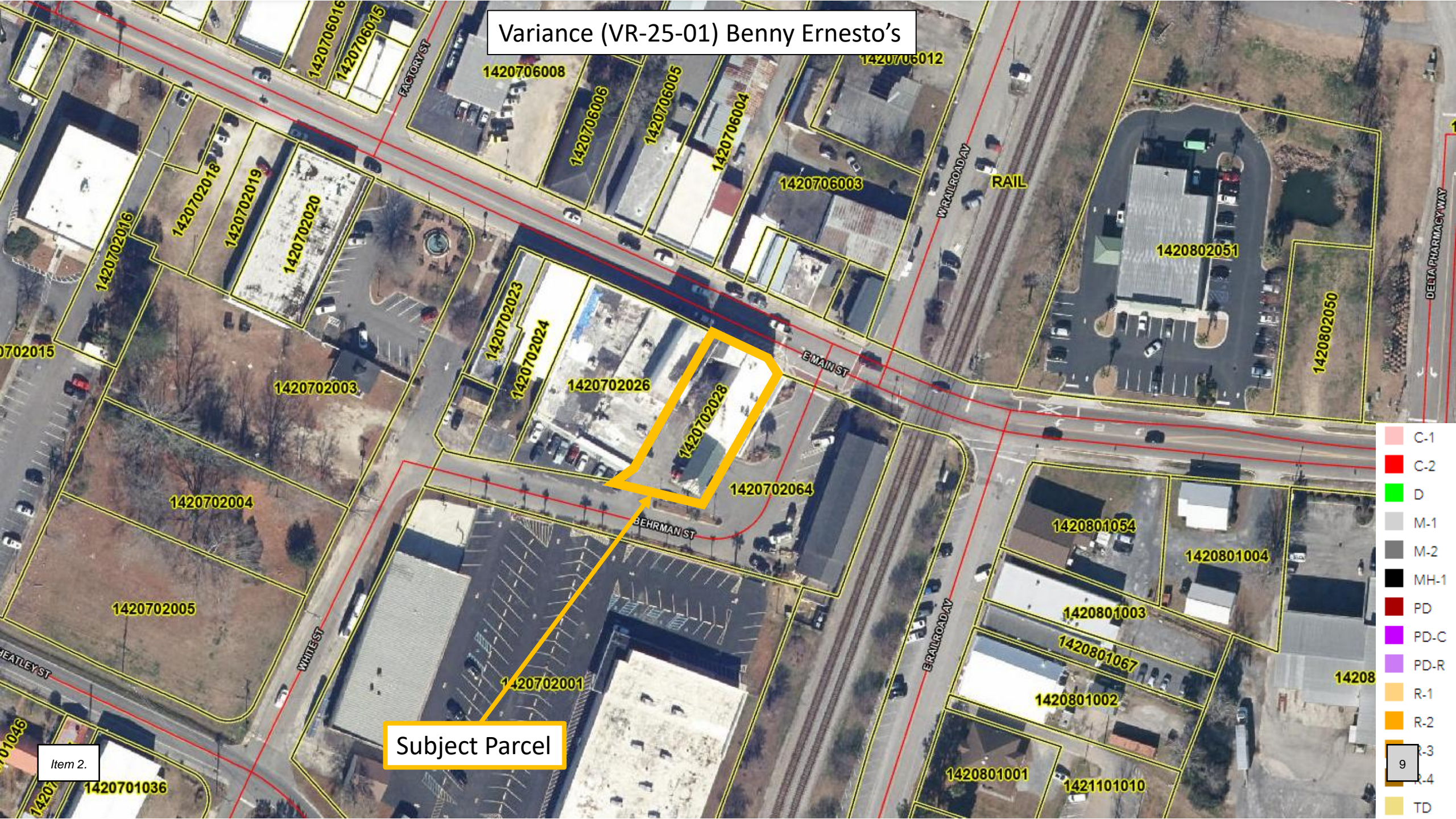
*Granting this request improves the public good and existing character of the district by allowing additional service-based businesses to locate downtown. This in turn benefits Town residents, by rejuvenating a once flourishing commercial corridor. Furthermore, it is Staff's believe that adequate off-site parking, as shown by the applicant, sufficiently meets the spirit and intent of the parking standards, just absent on-site location. By granting the **Variance** request, Staff does not believe that any harm will be caused to the public good and the character of the district. Utilizing the on-street parking to allow future commercial tenants to establish in downtown would, in Staff's professional opinion, increase the character of the district by presenting a busy, active and successful downtown by the visualization of vehicular parking and increase places to eat, shop and do business.*

**Staff Recommendation:** Staff recommends the Board of Zoning Appeal approves this request due to the reoccurrence of this request along this particular corridor and the parcel's identified hardships with entering obligatory compliance with the Town's current Zoning Ordinance.

**Attachments:**        *SIGNED – Application (20250623)*  
                              *Exhibits v2 (20250630)*  
                              *Justification (20250701)*  
                              *Bldg Plans v2 (20250731)*



Variance (VR-25-01) Benny Ernesto's



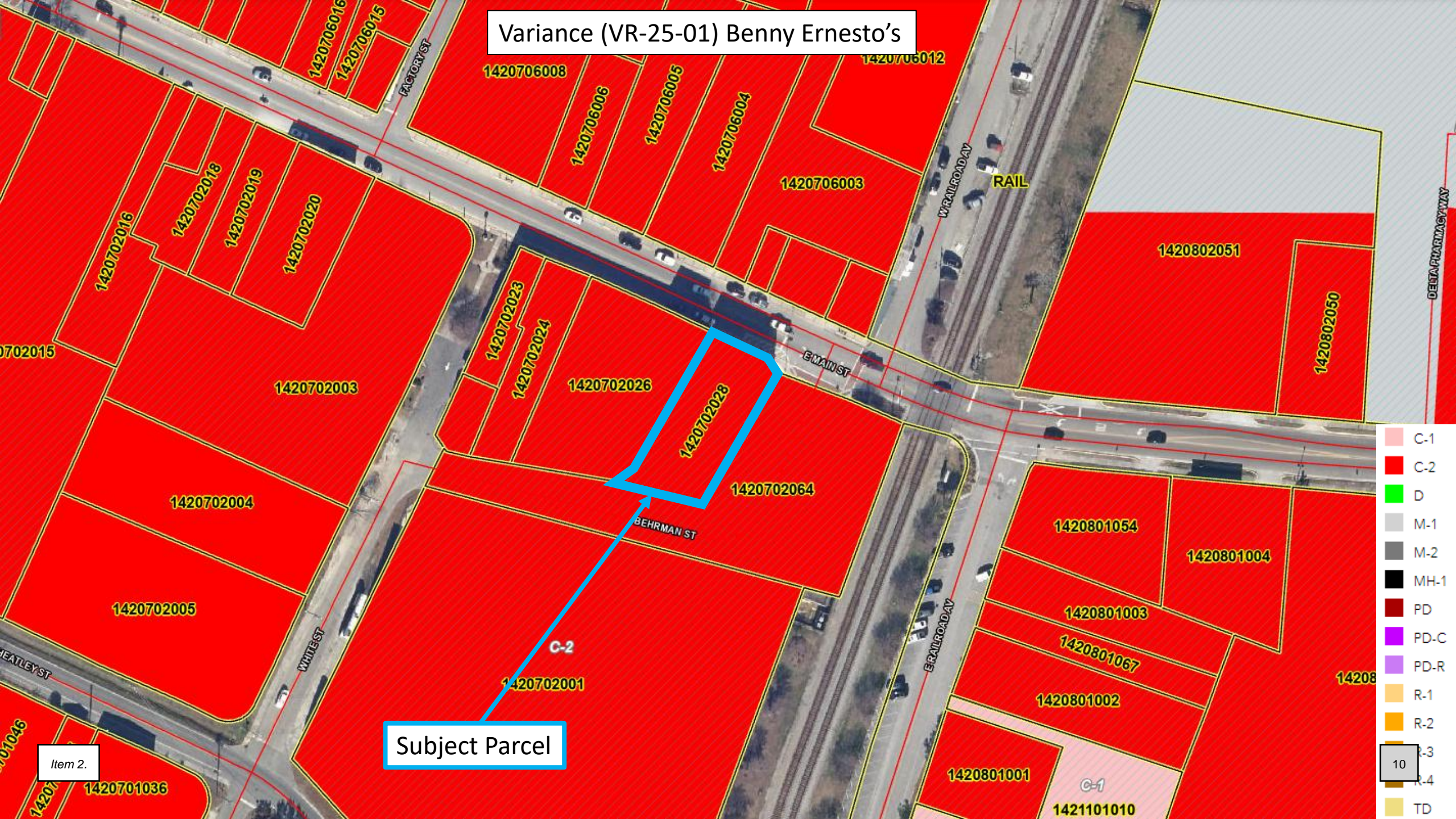
Subject Parcel

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD

Item 2.



Variance (VR-25-01) Benny Ernesto's



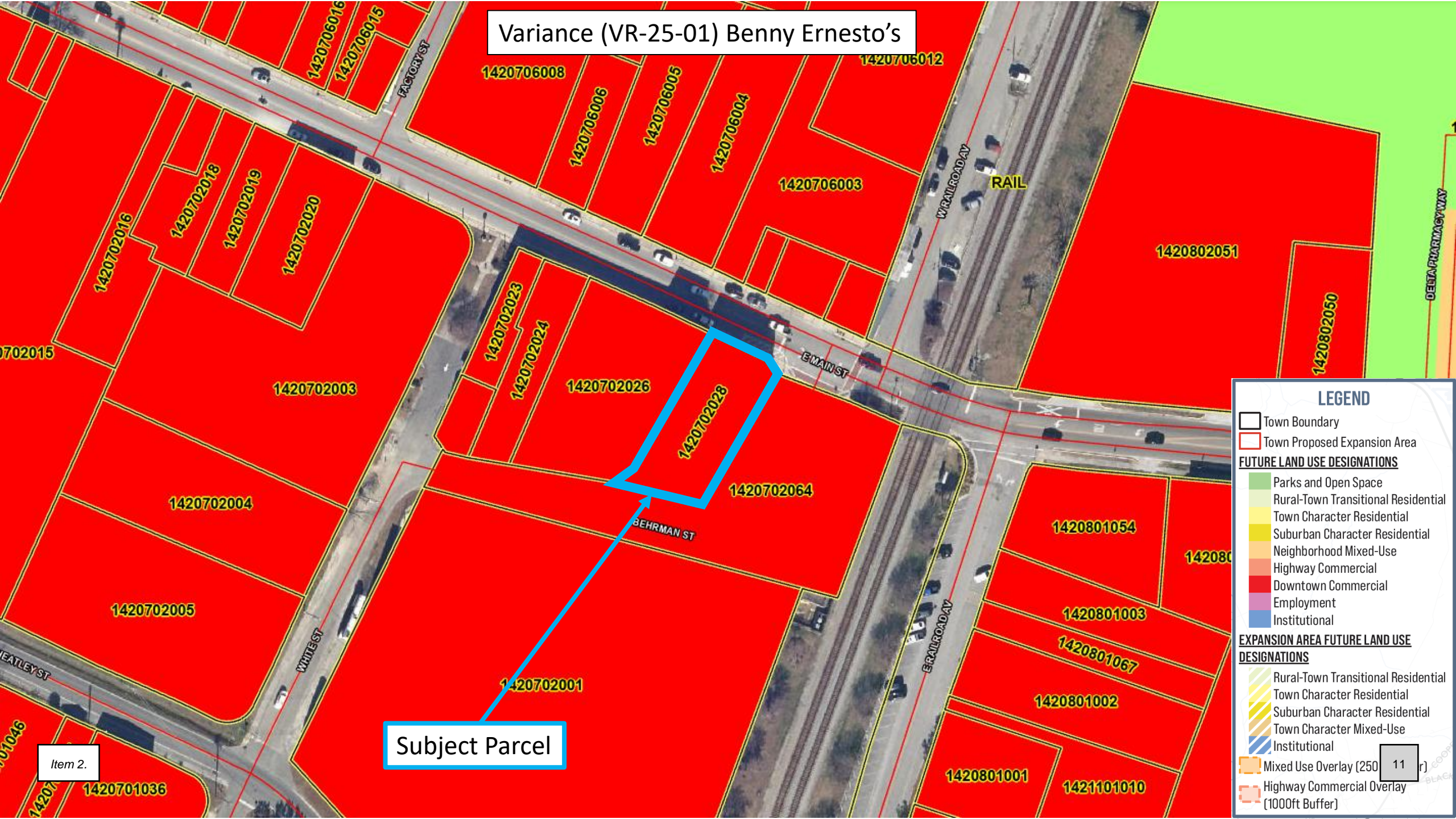
Subject Parcel

Item 2.

- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



Variance (VR-25-01) Benny Ernesto's



Subject Parcel

**LEGEND**

- Town Boundary
- Town Proposed Expansion Area

**FUTURE LAND USE DESIGNATIONS**

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

**EXPANSION AREA FUTURE LAND USE DESIGNATIONS**

- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Town Character Mixed-Use
- Institutional
- Mixed Use Overlay (250' Buffer)
- Highway Commercial Overlay (1000ft Buffer)





## Applicant Information

NAME	EMAIL ADDRESS
Anna McComb	anna@synchronicity.design
PHONE	ADDRESS
8432034766	69 Morris Street, Suite 101 Charleston, SC 29403

### HTML

## Property Owner

If different from applicant.

NAME	EMAIL ADDRESS
Adam Haselkorn	adam@bennypalmettos.com
PHONE	ADDRESS
4135313456	337 E. Main Street Moncks Corner, SC 29461

### PROPERTY LOCATION

[4G9VGK7ffqn8-25.06.20-PARKING-VARIANCE-SUBMITTAL.pdf](#)

### DESCRIBE THE VARIANCE REQUEST, REASON FOR REQUEST, AND ANY SUPPORTING INFORMATION

The existing structure is a 2 story building with an unoccupied first floor and salon suites on the second floor. The proposed design involves dividing the first floor into a restaurant and a future public assembly. We have designed 8 parking spaces on our property and requesting a variance for the additional 10 spaces to be off site parking, partially on site and immediately adjacent to the site serving local businesses.

### HAS ANY VARIANCE BEEN APPLIED FOR ON THIS PROPERTY PREVIOUSLY?

No

**CONSENT**

checked

**APPLICANTS SIGNATURE**

**DATE**

06/23/2025

Two handwritten signatures in black ink. The first signature on the left is a cursive 'A' followed by a small 'a'. The second signature on the right is a cursive 'M' followed by a series of loops and a long horizontal stroke.



## LETTER OF COMMENT

DATE: June 30, 2025  
PROJECT: Benny Ernesto's  
PROPERTY: 337 E. Main Street, Moncks Corner  
RE: Parking Variance Standards

## LETTER OF COMMENT

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1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.

The existing two-story commercial building is currently in use but does not have sufficient open, unobstructed area on site to accommodate the required parking. As a result, the building cannot be utilized to its full potential due to zoning code requirements that prohibit occupancy without meeting minimum parking standards.

2. These conditions do not generally apply to the other property in the vicinity.

The majority of the adjacent buildings are single story structures. In contrast, the existing two story building on our site faces a significantly greater challenge in meeting zoning code parking requirements, as it requires twice the amount of parking compared to neighboring properties due to its larger usable floor area.

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

The existing two-story building is a cornerstone of historic downtown Moncks Corner and plays a vital role in the district's ongoing success. Its highest and best uses — including a restaurant, salon, and public assembly space — naturally require significant street parking. However, these are precisely the uses that draw people into downtown. If the requested parking variance is not granted, about 30% of the building would remain vacant, undermining

its contribution to the area. As the largest and most substantial structure on Main Street, its ability to operate fully is crucial for the continued growth of the downtown community.

4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

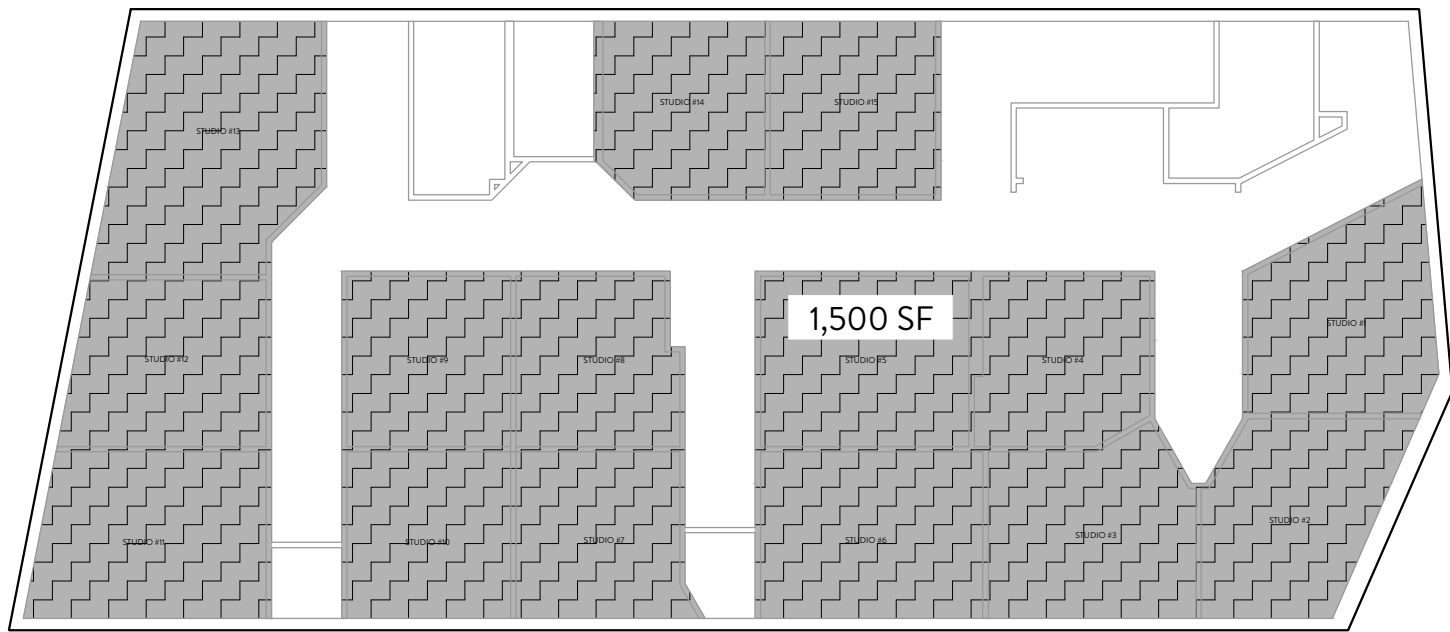
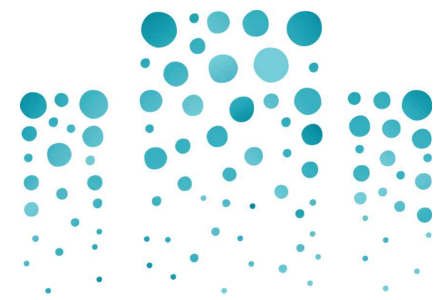
This area of Moncks Corner functions as a traditional urban downtown, where on site parking is not commonly provided. Instead, the area is supported by multiple modes of transportation, and street parking is the typical means of vehicle access. As such, the site remains accessible without dedicated on site parking, consistent with the character and infrastructure of the surrounding area.

# BENNY ERNESTO'S 337 E. MAIN STREET

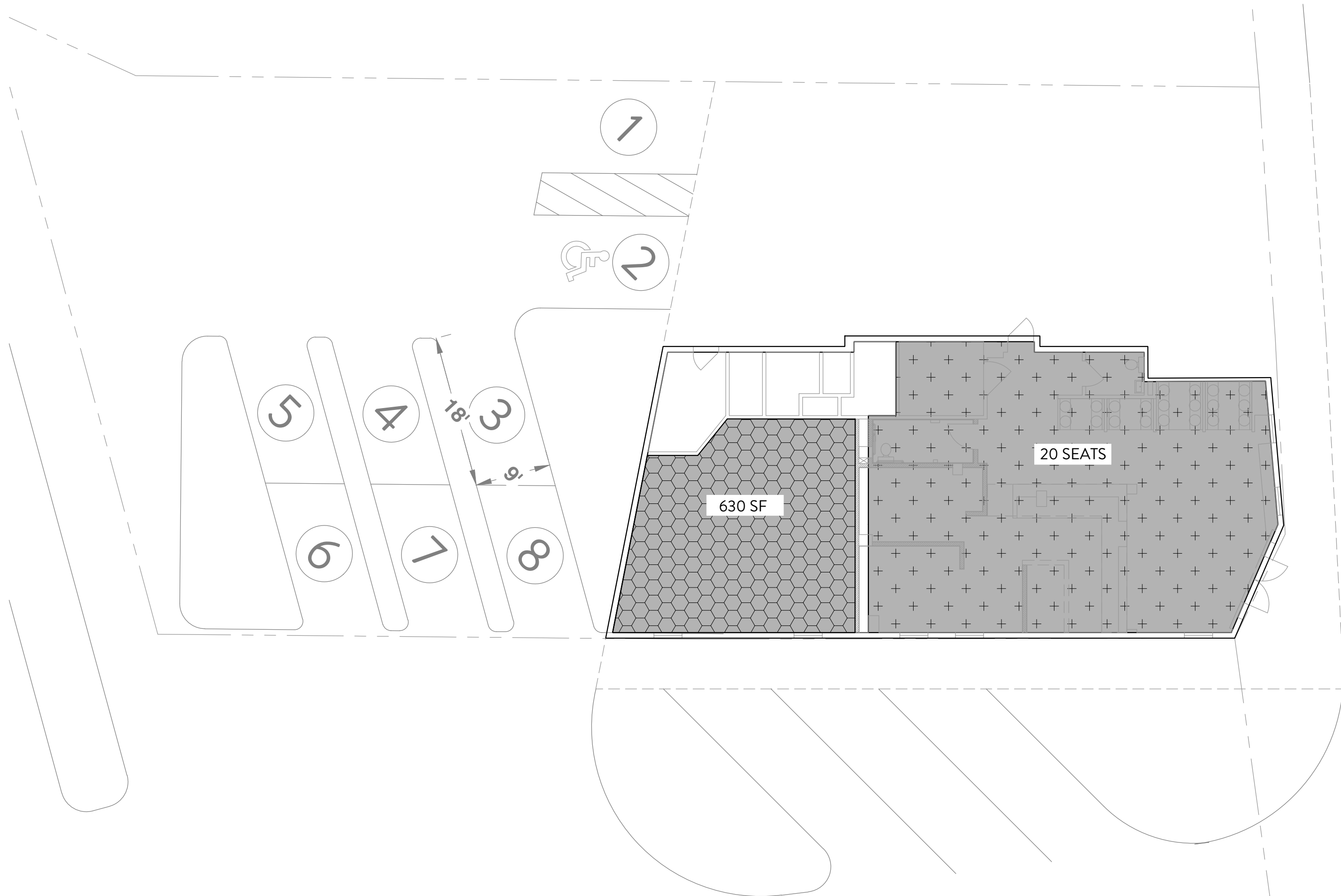
PARKING VARIANCE SUBMITTAL  
06.30.2025







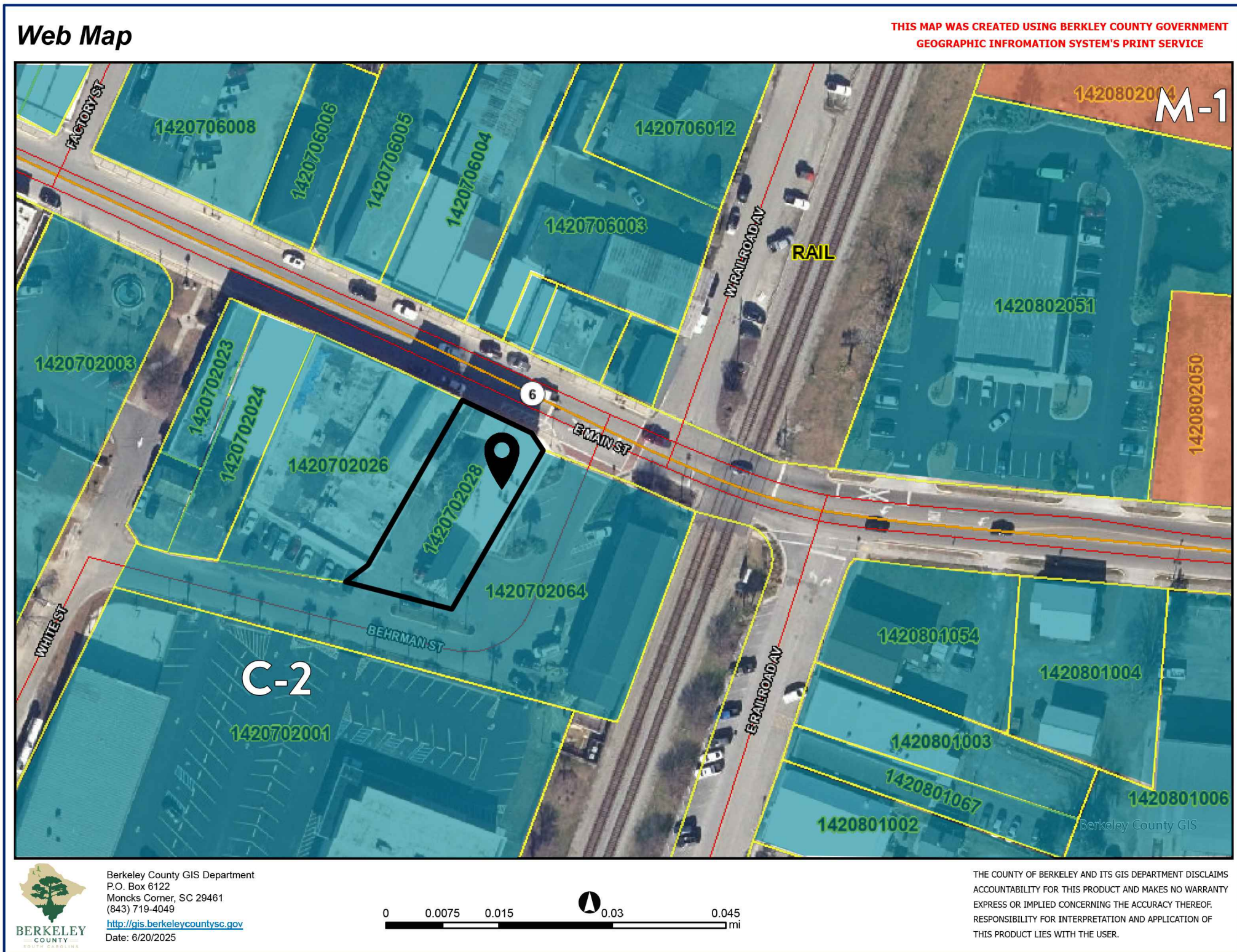
2 SECOND FLOOR USE CATEGORY PLAN  
SCALE: NTS



1 FIRST FLOOR USE CATEGORY PLAN  
SCALE: NTS

USE CATEGORY LEGEND	
	RESTAURANT
	PUBLIC ASSEMBLY SPACE - VACANT
	EXISTING BUSINESS OCCUPANCY - SALON USE

DEVELOPMENT SUMMARY	
337 E. MAIN STREET - MONCK'S CORNER, SC	
TMS#	142-07-02-028
C-2	EXISTING ZONING
9350 SF	TOTAL SITE AREA
N/A	FLOOD ZONE
PROPOSED BUILDING- AREAS	
20 SEATS	FIRST FLOOR- RESTAURANT
630 SF	FIRST FLOOR - PUBLIC ASSEMBLY SPACE (VACANT)
1500 SF	SECOND FLOOR - BUSINESS OCCUPANCY, SALON USE
FIRST FLOOR	
1 PER 4 SEATS	20 SEATS / 4 SEATS = 5 SPACES
1 PER 100 SF	630 / 100 = 7 SPACES
12 SPACES	FIRST FLOOR REQUIRED PARKING
SECOND FLOOR	
1 PER 250 SF	1,500 SF / 250 SF= 6 SPACES
6 SPACES	SECOND FLOOR REQUIRED PARKING
TOTAL PARKING CALCULATIONS	
18 SPACES	ON SITE PARKING REQUIRED
8 SPACES	ON SITE PARKING PROVIDED
10 SPACES	REQUESTED VARIANCE



BENNY ERNESTO'S  
P I Z Z E R I A  
MONCK'S CORNER  
SOUTH CAROLINA

SHEET TITLE  
ZONING & USE  
CATEGORY  
INFORMATION

SHEET #  
A-001

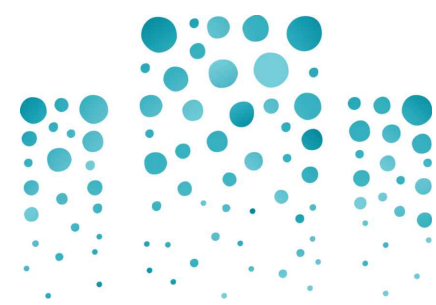
JOB #: 00000.00  
DATE: 06.30.2025  
RE: PARKING  
VARIANCE

NOT FOR CONSTRUCTION





Drawings and specifications are proprietary and property of Synchronicity, LLC. No usage on any other project or design permitted. Violations subject to full prosecution under law. Usage for any reason outside of this specific project must have written permission from Synchronicity, LLC.



BENNY ERNESTO'S  
P I Z E R I A  
MONCK'S CORNER  
A SOUTH CAROLINA

SHEET TITLE

EXISTING  
IMAGES

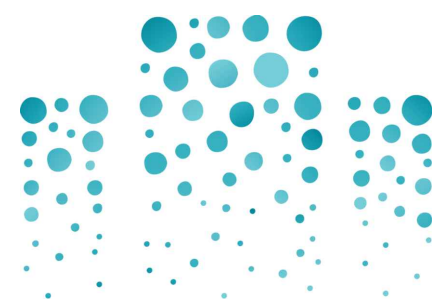
SHEET #

A-002

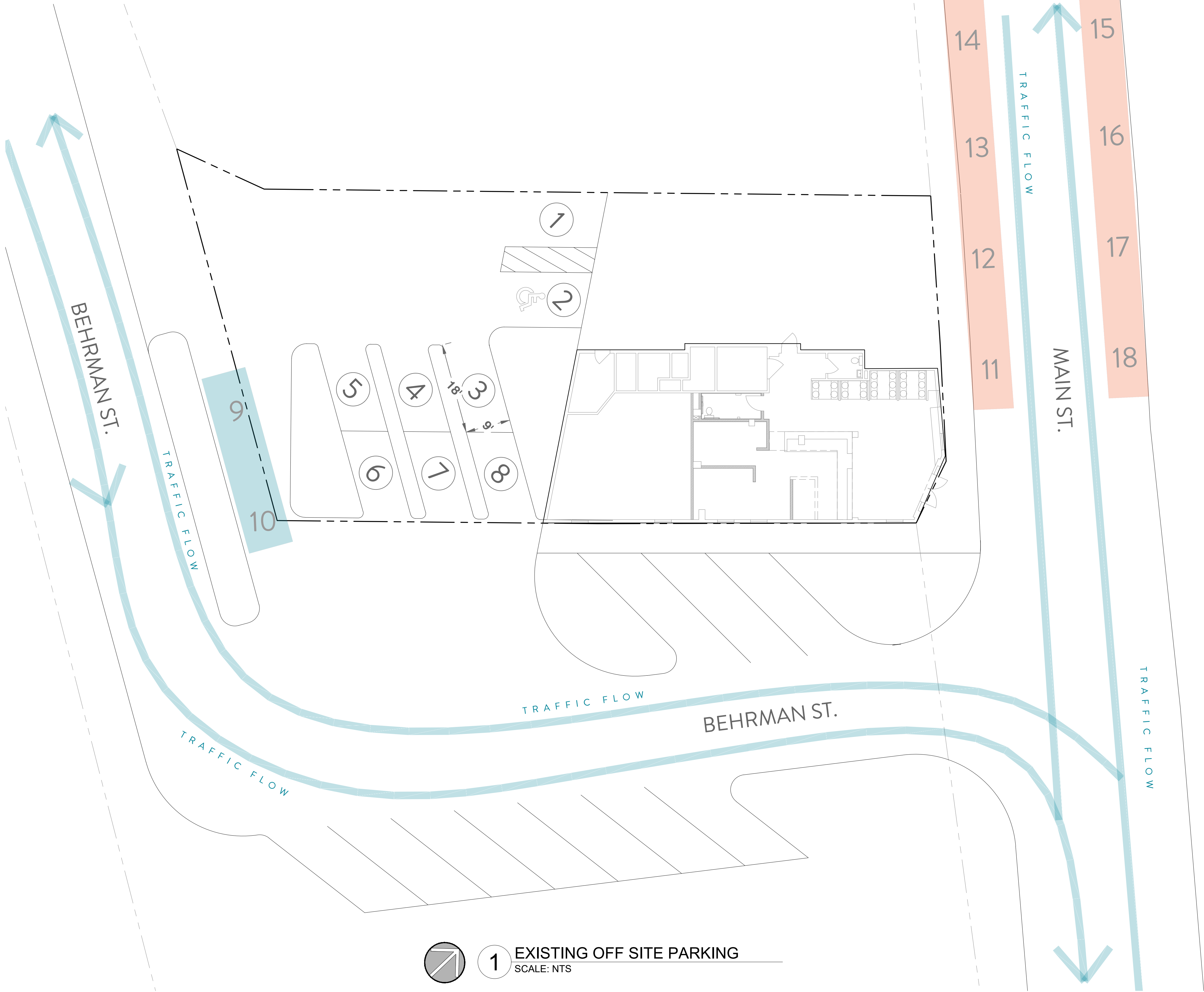
JOB #: 00000.00  
DATE: 06.30.2025  
RE: PARKING  
VARIANCE

NOT FOR CONSTRUCTION





LEGEND	
	PUBLIC PARKING IMMEDIATELY ADJACENT TO SITE- SUPPORTING LOCAL BUSINESSES
	PARKING PARTIALLY ON PROPERTY- NOT IN THE RIGHT OF WAY OF TRAFFIC



1 EXISTING OFF SITE PARKING  
SCALE: NTS

DEVELOPMENT SUMMARY	
337 E. MAIN STREET - MONCK'S CORNER, SC	
TMS#	142-07-02-028
C-2	EXISTING ZONING
9350 SF	TOTAL SITE AREA
N/A	FLOOD ZONE
PROPOSED BUILDING- AREAS	
20 SEATS	FIRST FLOOR- RESTAURANT
630 SF	FIRST FLOOR - PUBLIC ASSEMBLY SPACE (VACANT)
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1 PER 4 SEATS	20 SEATS / 4 SEATS = 5 SPACES
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TOTAL PARKING CALCULATIONS	
18 SPACES	ON SITE PARKING REQUIRED
8 SPACES	ON SITE PARKING PROVIDED
10 SPACES	REQUESTED VARIANCE

VARIANCE NOTES	
1.	THE EXISTING TWO-STORY COMMERCIAL BUILDING IS CURRENTLY IN USE BUT DOES NOT HAVE SUFFICIENT OPEN, UNOBSTRUCTED AREA ON SITE TO ACCOMMODATE THE REQUIRED PARKING. AS A RESULT, THE BUILDING CANNOT BE UTILIZED TO ITS FULL POTENTIAL DUE TO ZONING CODE REQUIREMENTS THAT PROHIBIT OCCUPANCY WITHOUT MEETING MINIMUM PARKING STANDARDS.
2.	THE MAJORITY OF THE ADJACENT BUILDINGS ARE SINGLE STORY STRUCTURES. IN CONTRAST, THE EXISTING TWO STORY BUILDING ON OUR SITE FACES A SIGNIFICANTLY GREATER CHALLENGE IN MEETING ZONING CODE PARKING REQUIREMENTS, AS IT REQUIRES TWICE THE AMOUNT OF PARKING COMPARED TO NEIGHBORING PROPERTIES DUE TO ITS LARGER USABLE FLOOR AREA.
3.	THE EXISTING TWO-STORY BUILDING IS A CORNERSTONE OF HISTORIC DOWNTOWN MONCK'S CORNER AND PLAYS A VITAL ROLE IN THE DISTRICT'S ONGOING SUCCESS. ITS HIGHEST AND BEST USES – INCLUDING A RESTAURANT, SALON, AND PUBLIC ASSEMBLY SPACE – NATURALLY REQUIRE SIGNIFICANT PARKING. HOWEVER, THESE ARE PRECISELY THE USES THAT DRAW PEOPLE INTO DOWNTOWN. IF THE REQUESTED PARKING VARIANCE IS NOT GRANTED, ABOUT 30% OF THE BUILDING WOULD REMAIN VACANT, UNDERMINING ITS CONTRIBUTION TO THE AREA. AS THE LARGEST AND MOST SUBSTANTIAL STRUCTURE ON MAIN STREET, ITS ABILITY TO OPERATE FULLY IS CRUCIAL FOR THE CONTINUED GROWTH OF THE DOWNTOWN COMMUNITY.
4.	THIS AREA OF MONCK'S CORNER FUNCTIONS AS A TRADITIONAL URBAN DOWNTOWN, WHERE ON SITE PARKING IS NOT COMMONLY PROVIDED. INSTEAD, THE AREA IS SUPPORTED BY MULTIPLE MODES OF TRANSPORTATION, AND STREET PARKING IS THE TYPICAL MEANS OF VEHICLE ACCESS. AS SUCH, THE SITE REMAINS ACCESSIBLE WITHOUT DEDICATED ON SITE PARKING, CONSISTENT WITH THE CHARACTER AND INFRASTRUCTURE OF THE SURROUNDING AREA.

BENNY ERNESTO'S  
P I Z E R I A  
MONCK'S CORNER  
A SOUTH CAROLINA

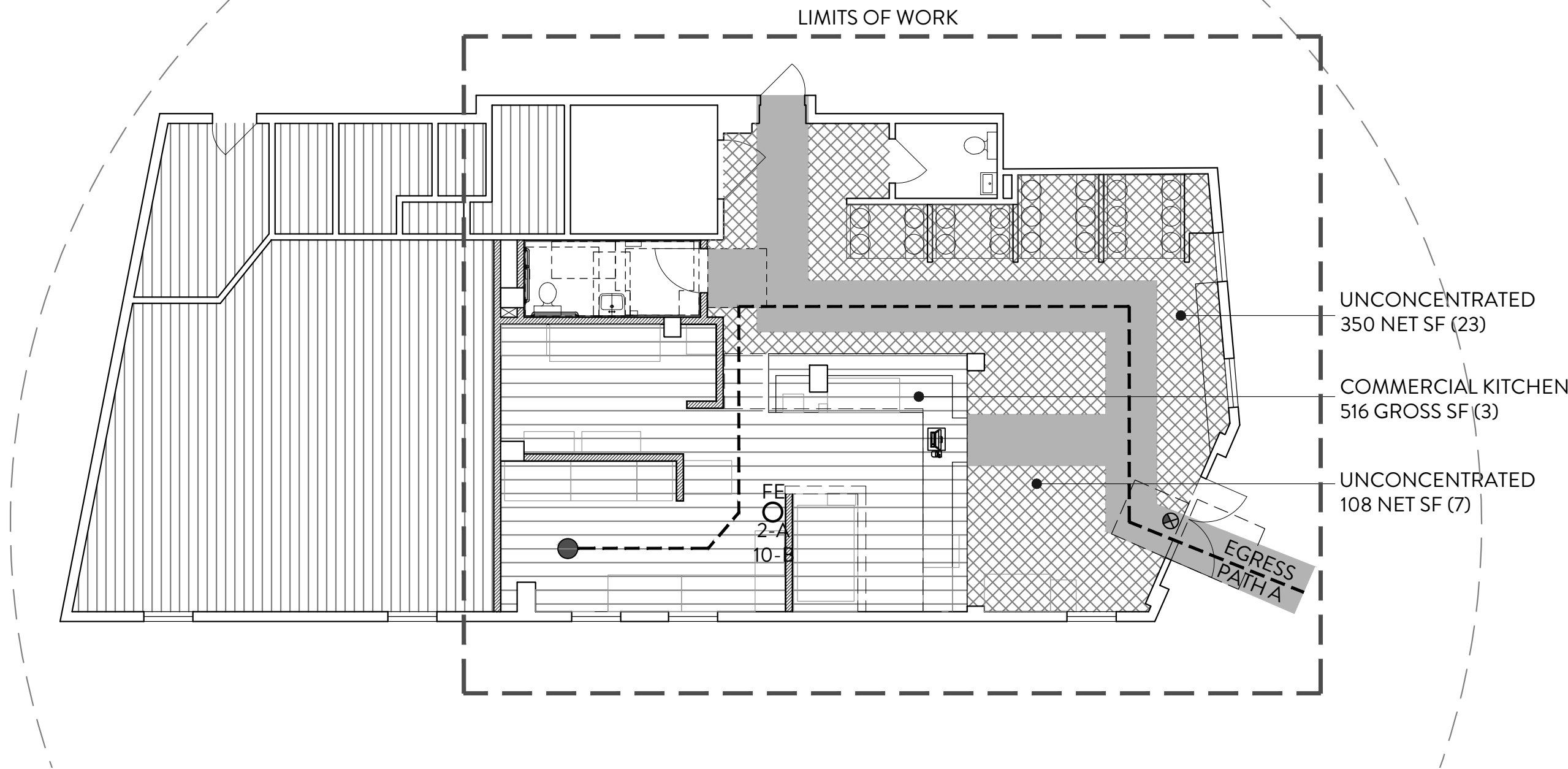
SHEET TITLE  
EXISTING OFF  
SITE PARKING  
SHEET #  
A-003  
JOB #:  
DATE:  
RE:

00000.00  
06.26.2025  
PERMIT SET

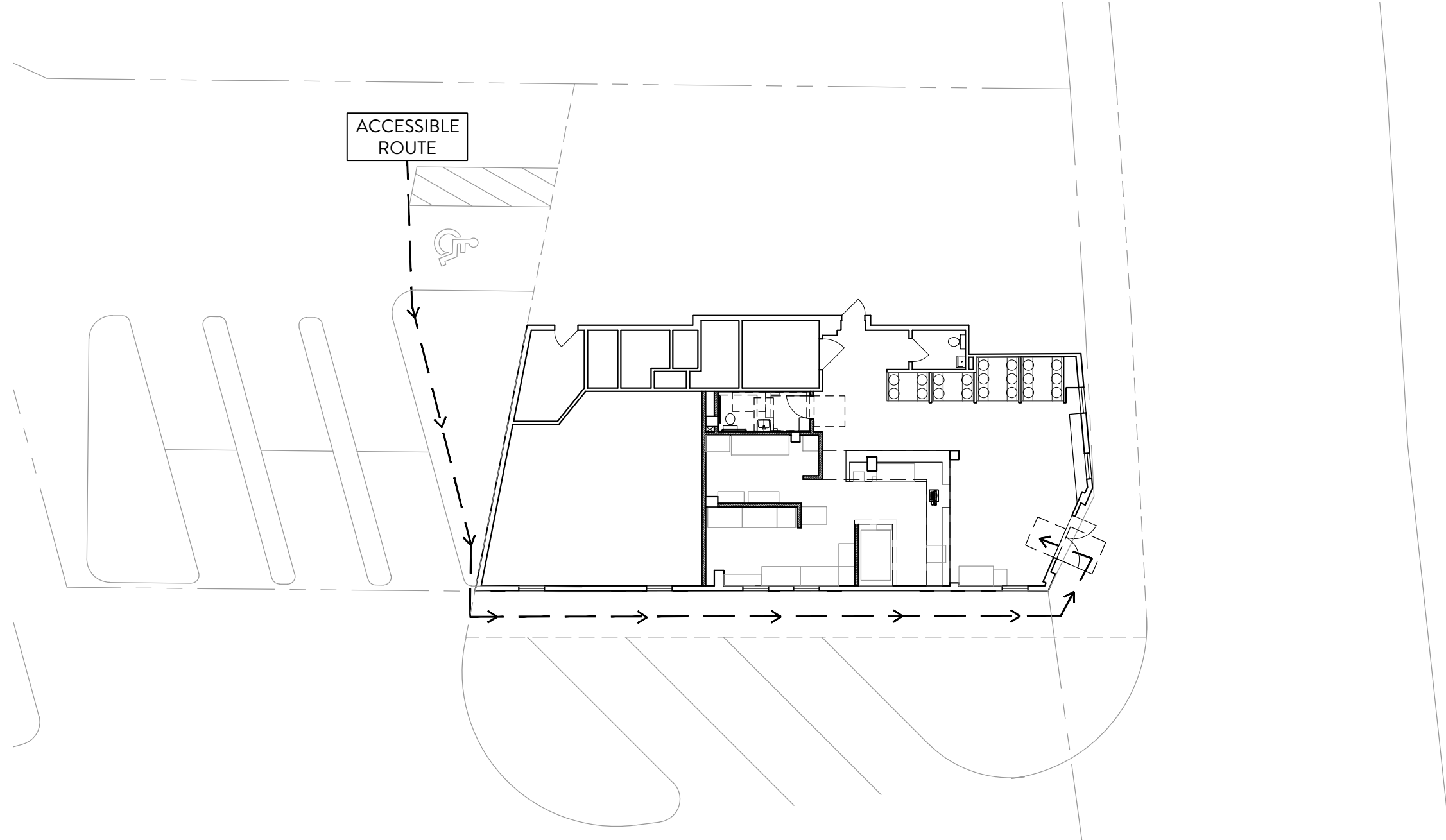


Drawings and specifications are proprietary and property of Synchronicity, LLC. No usage on any other project or design permitted. Violations subject to full prosecution under law. Usage for any reason outside of this specific project must have written permission from Synchronicity, LLC.

OCCUPANT LOAD LEGEND	
<div></div>	INDOOR DINING W/O FIXED SEATS - UNCONCENTRATED
<div></div>	COMMERCIAL KITCHEN
<div></div>	UNOCCUPIED (VACANT FOR FUTURE TENANT UPFIT)
<div></div>	aisle - 42" MIN CLEAR PER SCBC 1030.9.1



2 LIFE SAFETY PLAN  
SCALE: NTS



1 ACCESSIBILITY SITE PLAN  
SCALE: NTS

**J. ACCESSIBILITY\***  
(IBC 2021 CHAPTER 11 / ICC A117.1 - 2017)

ACCESSIBILITY\* (CHAPTER 11)  
ALL ACCESSIBILITY CLEARANCE FOR DOORWAYS SHOWN IN 1/A-103

ALL COMMERCIAL BATHROOM DOORS ARE ADA ACCESSIBLE AND ARE FOR INDIVIDUAL USE WITH IN-SWING DOORS AS PER ICC A117.1-2017 SEC. 603.2.2 EXCEPTION 2

**K. NOTES:**

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THE EMERGENCY LIGHTING SHALL BE DESIGNED AND INSTALLED SUCH THAT A FAILURE OF ANY INDIVIDUAL LIGHTING ELEMENT CANNOT LEAVE ANY SPACE REQUIRING EMERGENCY LIGHTING IN TOTAL DARKNESS PER NEC 700.16

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INDIVIDUAL ELECTRIC METERS, SWITCH GEAR AND GAS METERS SHALL BE CLEARLY LABELED TO INDICATE THE SPACE AND AREA SERVED

PROVIDE STRIPING ON THE FLOOR IN FRONT OF ELECTRICAL PANELS TO CLEARLY IDENTIFY A CLEAR FLOOR AREA/NO STORAGE AREA OF NO LESS THAN 36" PER IFC 604.3

EXPOSED GAS VALVES (INTERIOR OR EXTERIOR), SENSITIVE EQUIPMENT(INTERIOR OR EXTERIOR), FIRE HYDRANTS OR FIRE DEPARTMENT CONNECTIONS SHALL BE PROTECTED FROM DAMAGE PER IFC 312.1 & 507.5.6

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**F. MEANS OF EGRESS**

GENERAL MEANS OF EGRESS

1 EXIT SIGNS (1013)  
LOCATION REF. BUILDING EGRESS PLANS.

EXIT ACCESS TRAVEL DISTANCE ( TABLE 1006.2.1)

EGRESS PATH "A" 70' (< 75') SHOWN IN 2/A-001

**G. GENERAL BUILDING LIMITATIONS (CHAPTERS 5, 6)**

TYPES OF CONSTRUCTION	IIIB
ACTUAL BUILDING AREA	3,150 ft <sup>2</sup>
ALLOWABLE BUILDING AREA	19,000 ft <sup>2</sup>
ACTUAL BUILDING HEIGHT <u>N/A</u> FEET <u>2</u> STORY	
ALLOWABLE BUILDING HEIGHT <u>55'</u> FEET <u>3</u> STORY	
TOTAL FLOOR AREA (ALL STORIES)	6,306 ft <sup>2</sup>

**H. FIRE RESISTANCE RATING REQUIREMENTS**

NOT SPRINKLERED	
BUSINESS - GROUP B:	
INTERIOR EXIT STAIRWAYS, RAMPS & PASSAGEWAYS ( NOT SPRINKLERED )	TABLE 803.13 CLASS A
CORRIDORS & ENCLOSURES FOR EXIT ACCESS (NOT SPRINKLERED )	TABLE 803.13 CLASS B
ROOMS & ENCLOSED SPACES (NOT SPRINKLERED )	TABLE 803.13 CLASS C

**I. RESTRICTIONS**

NO HIGH-PILED COMBUSTIBLE STORAGE PER IFC(GREATER THAN 12')	IFC 2021
NO COMBUSTIBLE DUST PRODUCING OPERATIONS WITHIN THE STRUCTURE	IFC 2021

**B. APPLICABLE CODES**

2021 SOUTH CAROLINA BUILDING CODE  
2021 SOUTH CAROLINA FIRE CODE  
2021 SOUTH CAROLINA PLUMBING CODE  
2021 SOUTH CAROLINA MECHANICAL CODE  
2021 SOUTH CAROLINA FUEL GAS CODE  
2020 SOUTH CAROLINA ELECTRIC CODE  
ICC A117.1-2017

**C. AREA CALCULATIONS ZONING INFORMATION**

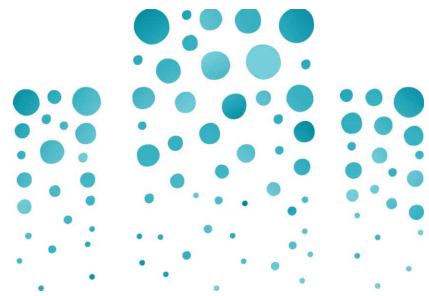
ZONE: C-2 FLOOD ZONE: N/A  
PRINCIPAL BUILDING AREA: 3,150 SF

D. OCCUPANT LOAD ( SCBC 2021 TABLE 1004.5)			
FIRST FLOOR - BENNY ERNESTO'S - LIMITS OF WORK	OCCUPANTS	AREA	OCCUPANT LOAD FACTOR
COMMERCIAL KITCHEN	3	516 SF	200 SF GROSS PER OCCUPANT
ASSEMBLY W/O FIXED SEATING UNCONCENTRATED	30	458 SF	15 SF NET PER OCCUPANT
TOTAL LIMITS OF WORK OCCUPANT LOAD :			33 OCCUPANTS
SECOND FLOOR - EXISTING BUSINESS - NOT IN LIMITS OF WORK	OCCUPANTS	AREA	OCCUPANT LOAD FACTOR
SALON	10	1,500 SF	150 SF GROSS PER OCCUPANT
TOTAL NOT IN LIMITS OF WORK OCCUPANT LOAD :			10 OCCUPANTS
TOTAL BUILDING FIRE AREA OCCUPANT LOAD:			43 OCCUPANTS

E. PLUMBING FIXTURES ( SCBC 2021 TABLE 2902.1)				
BUSINESS - GROUP B - LIMITS OF WORK				
	REQUIRED	EXISTING	PROPOSED	TOTAL
WATER CLOSET - MALE & FEMALE	2 (1:25)	1	1	2
LAVATORIES - MALE & FEMALE	2 (1:40)	1	1	2
DRINKING FOUNTAINS	1 (1:100)	0	0	0
SERVICE SINK	1	0	1	1
EXCEPTION PER IPC 2021 SECTION 410.4				

NOT FOR CONSTRUCTION





DEVELOPMENT SUMMARY	
337 E. MAIN STREET - MONCK'S CORNER, SC	
TMS#	142-07-02-028
C-2	EXISTING ZONING
9350 SF	TOTAL SITE AREA
N/A	FLOOD ZONE
PROPOSED BUILDING- AREAS	
20 SEATS	FIRST FLOOR- RESTAURANT
630 SF	FIRST FLOOR - PUBLIC ASSEMBLY SPACE (VACANT)
1500 SF	SECOND FLOOR - BUSINESS OCCUPANCY, SALON USE
FIRST FLOOR	
1 PER 4 SEATS	20 SEATS / 4 SEATS = 5 SPACES
1 PER 100 SF	630 / 100 = 7 SPACES
12 SPACES	FIRST FLOOR REQUIRED PARKING
SECOND FLOOR	
1 PER 250 SF	1,500 SF / 250 SF= 6 SPACES
6 SPACES	SECOND FLOOR REQUIRED PARKING
TOTAL PARKING CALCULATIONS	
18 SPACES	ON SITE PARKING REQUIRED
8 SPACES	ON SITE PARKING PROVIDED
10 SPACES	REQUESTED VARIANCE

BENNY ERNESTO'S  
P I Z E R I A  
MONCK'S CORNER  
A SOUTH CAROLINA

S H E E T   T I T L E

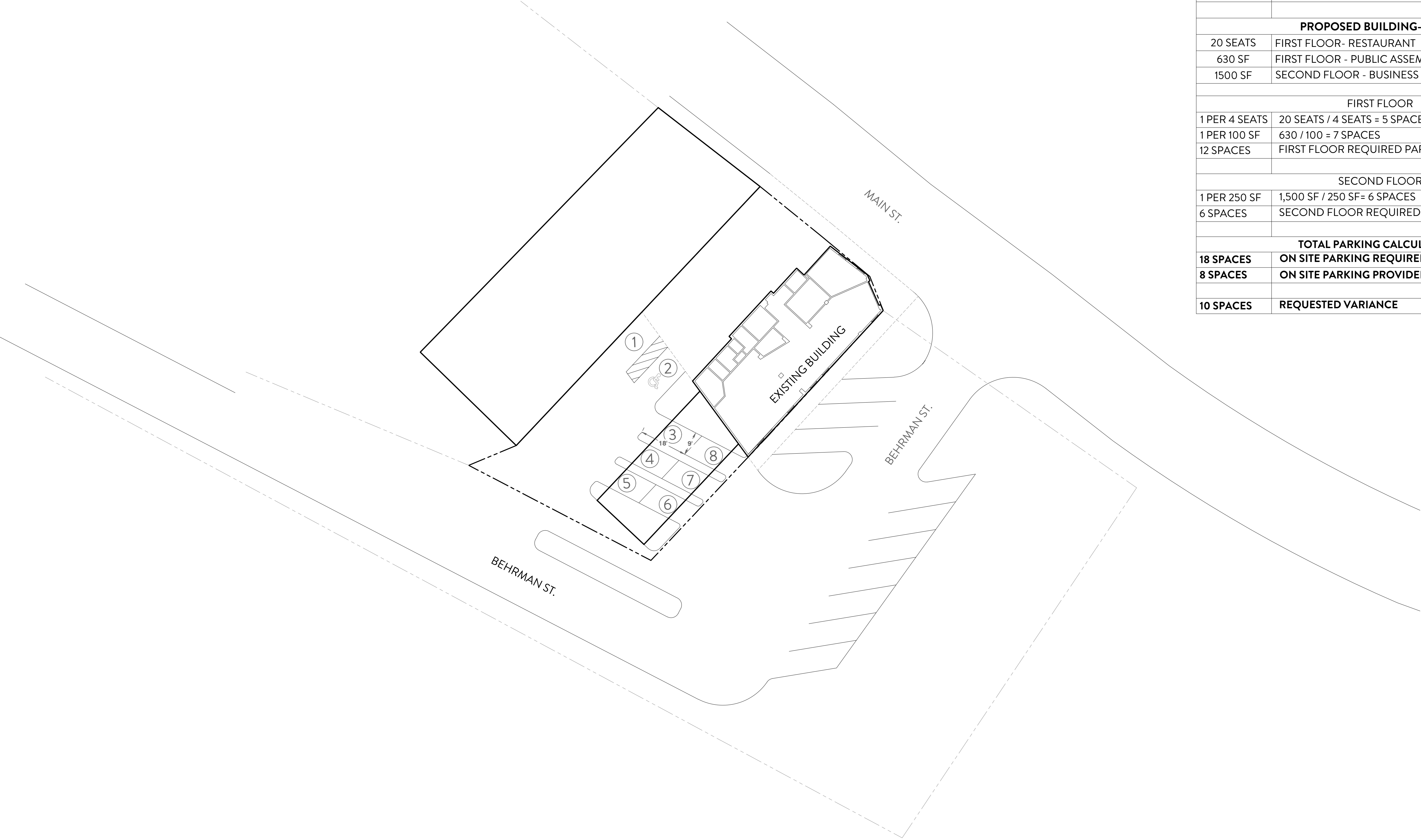
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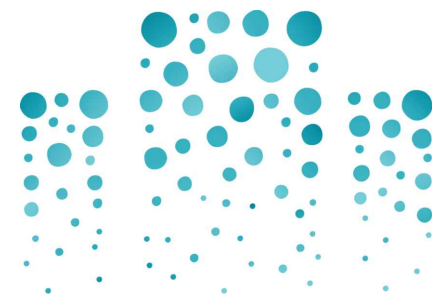
S H E E T   #

A-100

JOB #: 00000.00  
DATE: 06.30.2025  
RE: PARKING  
VARIANCE

NOT FOR CONSTRUCTION





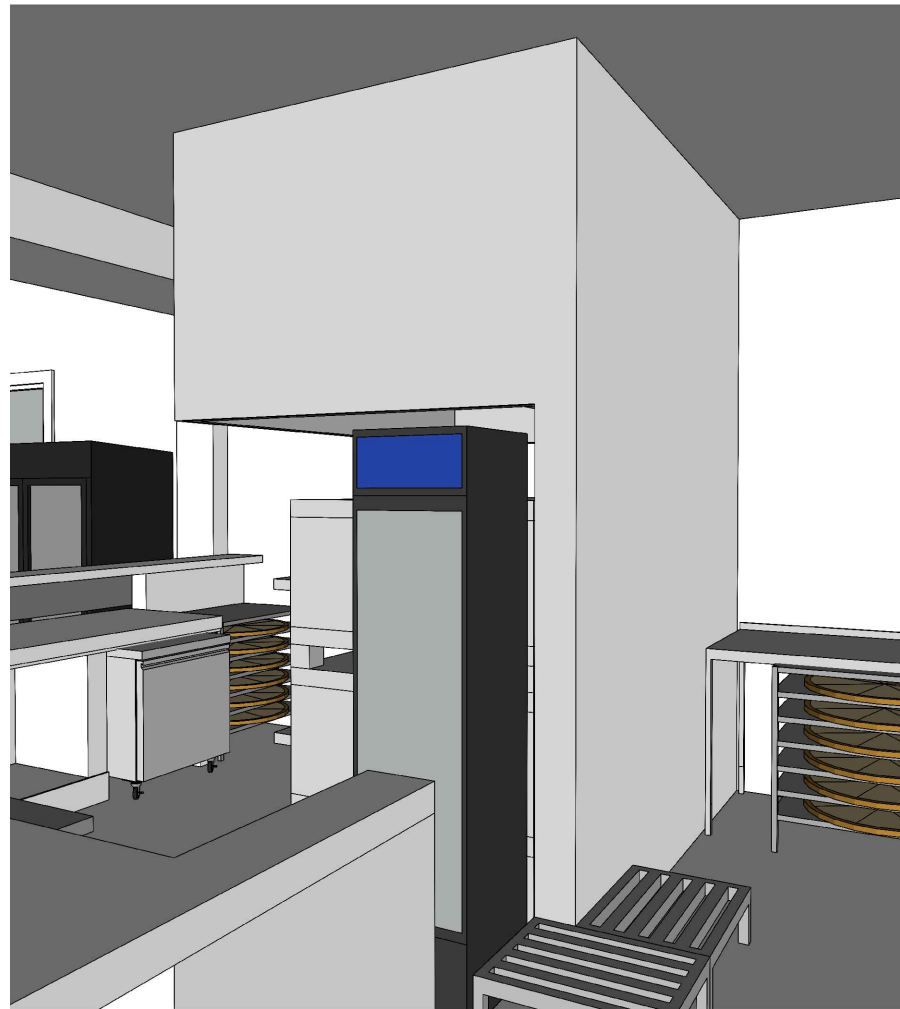
DOOR SCHEDULE											
TAG NO.	DOOR							FRAME		FIRE RATING LABEL	REMARKS
	R.O. W X H	THK	TYPE	HEADER	MATL	TYPE	GLAZING	MATL	TYPE		
101	3'-0" X 8'-0"	1 3/4"	INTERIOR	8'-0"	-	-	-	-	-	-	RESTROOM DOOR

GENERAL PLAN NOTES

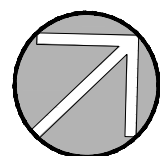
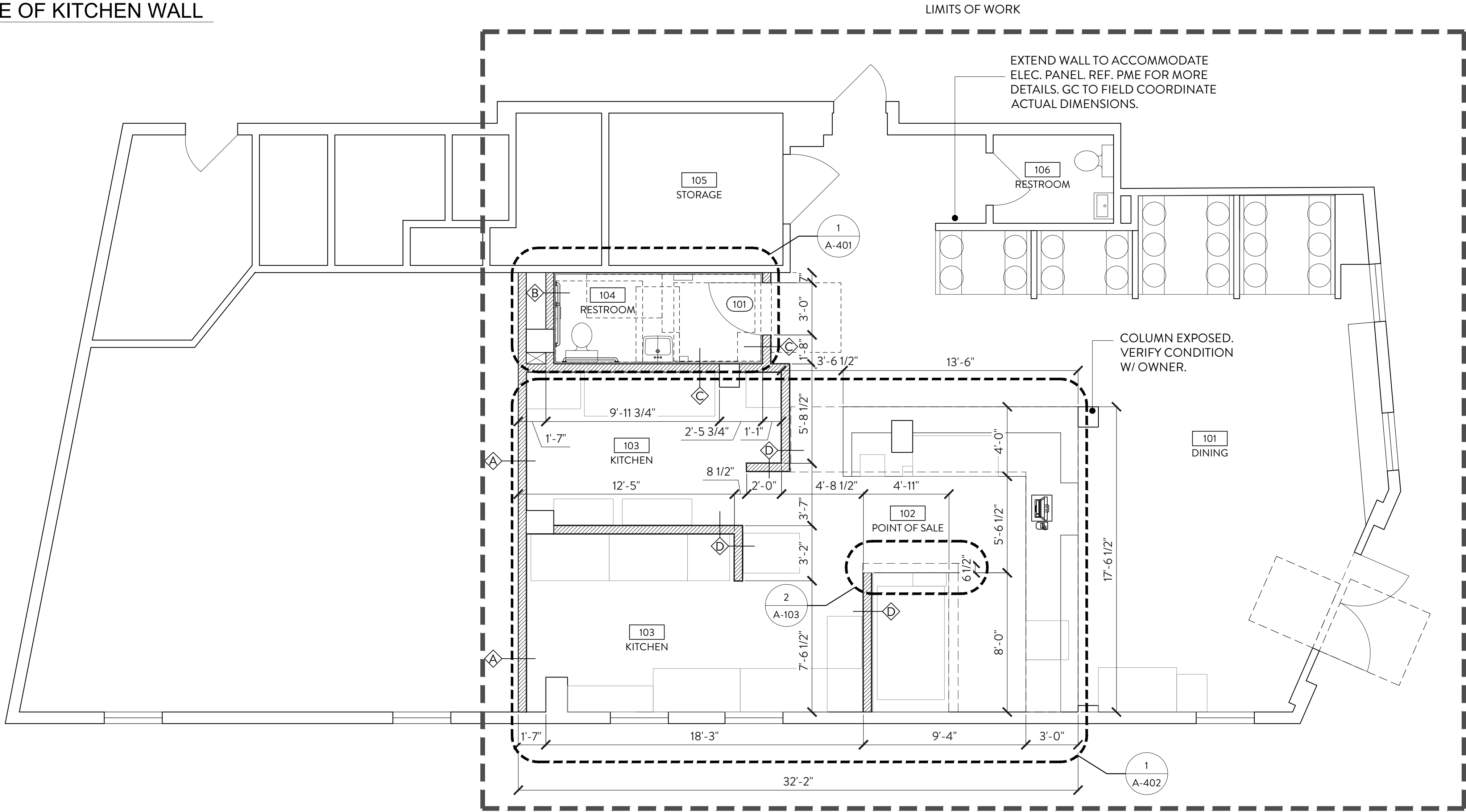
- ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD OR THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF ANY DRAWING IS UNCLEAR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA STATE BUILDING CODE AND ICC A117.1-2017; IN ADDITION, STRICT ATTENTION MUST BE GIVEN TO ALL LOCAL AND STATE ORDINANCES WHICH APPLY TO THIS WORK.
- ALL NOTES, DIMENSIONS, AND ANNOTATIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

- |     |  |
|-----|--|
| 001 | DOOR TAG - REFER TO SHEET A-103 FOR MORE INFORMATION |
| A   | WALL TAG - REFER TO SHEET A-501 FOR MORE INFORMATION |



2 IMAGE REFERENCE OF KITCHEN WALL  
SCALE: NTS



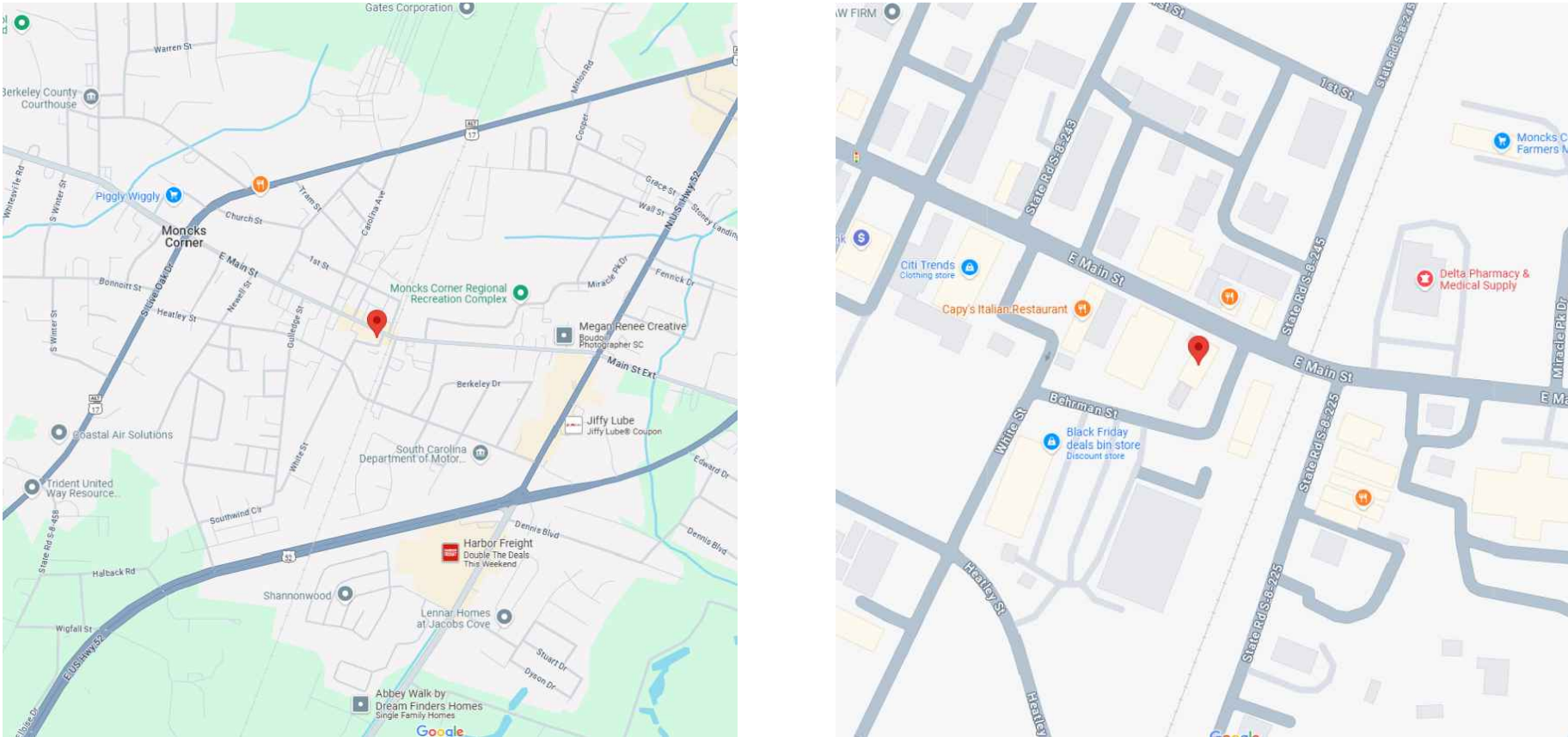
1 PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"



BENNY ERNESTO'S

337 E. MAIN ST MONCKS CORNER SOUTH CAROLINA

LOCATION MAPS



OWNER

BENNY ERNESTO'S

ADAM HASELKORN

337 E. MAIN STREET  
MONCKS CORNER, SC 29461

P: 843.531.3456

LANDSCAPE ARCHITECT

SYNCHRONICITY, LLC

TODD RICHARDSON, PLA

69 MORRIS STREET, SUITE 101  
CHARLESTON, SC 29403

P: 843.203.4766

ARCHITECT

SYNCHRONICITY, LLC

LUKE JARRETT, AIA

69 MORRIS STREET, SUITE 101  
CHARLESTON, SC 29403

P: 843.203.4766

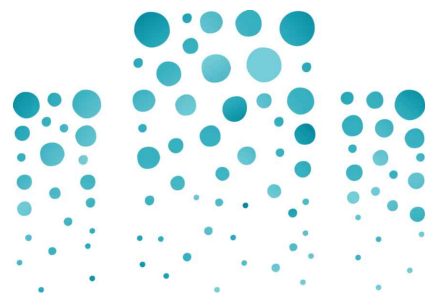
P / M / E

CONSTANTINE ENGINEERING

CHRIS CONSTANTINE, PE

1350 ASHLEY RIVER ROAD, SUITE 400  
CHARLESTON, SC 29407

P: 843.518.0319



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF TENANT IMPROVEMENTS TO DESIGNATE A PORTION OF THE FIRST STORY FOR THE ESTABLISHMENT OF A PIZZA RESTAURANT, CLASSIFIED AS SCBC GROUP B PER SECTION 303.1.2.1. NO ALTERATIONS ARE MADE TO THE EXISTING OCCUPIED SECOND STORY, CLASSIFIED AS BUSINESS OCCUPANCY, SALON USE. THERE IS NO REQUIREMENT FOR FIRE SEPARATION BETWEEN STORIES, AND NO SPRINKLER SYSTEM IS REQUIRED.

SHEET INDEX

LANDSCAPE ARCHITECTURE

L-100 SITE PLAN

P / M / E

- P001 PLUMBING PLAN - DEMOLITION
- P101 PLUMBING PLAN - SUPPLY NEW WORK
- P201 PLUMBING PLAN - DRAIN, WASTE AND VENT NEW WORK
- P301 PLUMBING SCHEDULES, DETAILS AND SPECIFICATIONS
- P302 PLUMBING SCHEDULES
- M001 MECHANICAL PLAN - DEMOLITION
- M101 MECHANICAL PLAN - NEW WORK
- M201 MECHANICAL SCHEDULES, DETAILS, SPECIFICATIONS
- M202 CAPTIVEAIRE MECHANICAL SUBMITTAL INFORMATION
- M203 CAPTIVEAIRE MECHANICAL SUBMITTAL INFORMATION
- M204 CAPTIVEAIRE MECHANICAL SUBMITTAL INFORMATION
- M205 CAPTIVEAIRE MECHANICAL SUBMITTAL INFORMATION
- E001 ELECTRICAL PLAN - POWER DEMOLITION
- E002 ELECTRICAL PLAN - LIGHTING DEMOLITION
- E101 ELECTRICAL PLAN - POWER NEW WORK
- E201 ELECTRICAL PLAN - LIGHTING NEW WORK
- E301 ELECTRICAL SCHEDULES, DETAILS AND SPECIFICATIONS

ARCHITECTURE

- A-000 INDEX
- A-001 CODE INFORMATION
- A-002 ZONING INFORMATION
- A-101 EXISTING FLOOR PLAN
- A-102 DEMOLITION FLOOR PLAN
- A-103 PROPOSED FLOOR PLAN
- A-104 PROPOSED REFLECTED CEILING PLAN
- A-401 ENLARGED RESTROOM DETAILS
- A-402 ENLARGED KITCHEN PLAN
- A-403 KITCHEN BAR / COUNTER DETAILS
- A-404 KITCHEN BAR / COUNTER DETAILS
- A-501 WALL TYPE DETAILS



BENNY ERNESTO'S

P I Z E R I A

MONCKS CORNER SOUTH CAROLINA

SHEET TITLE

INDEX

SHEET #

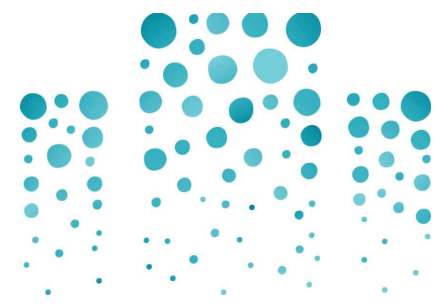
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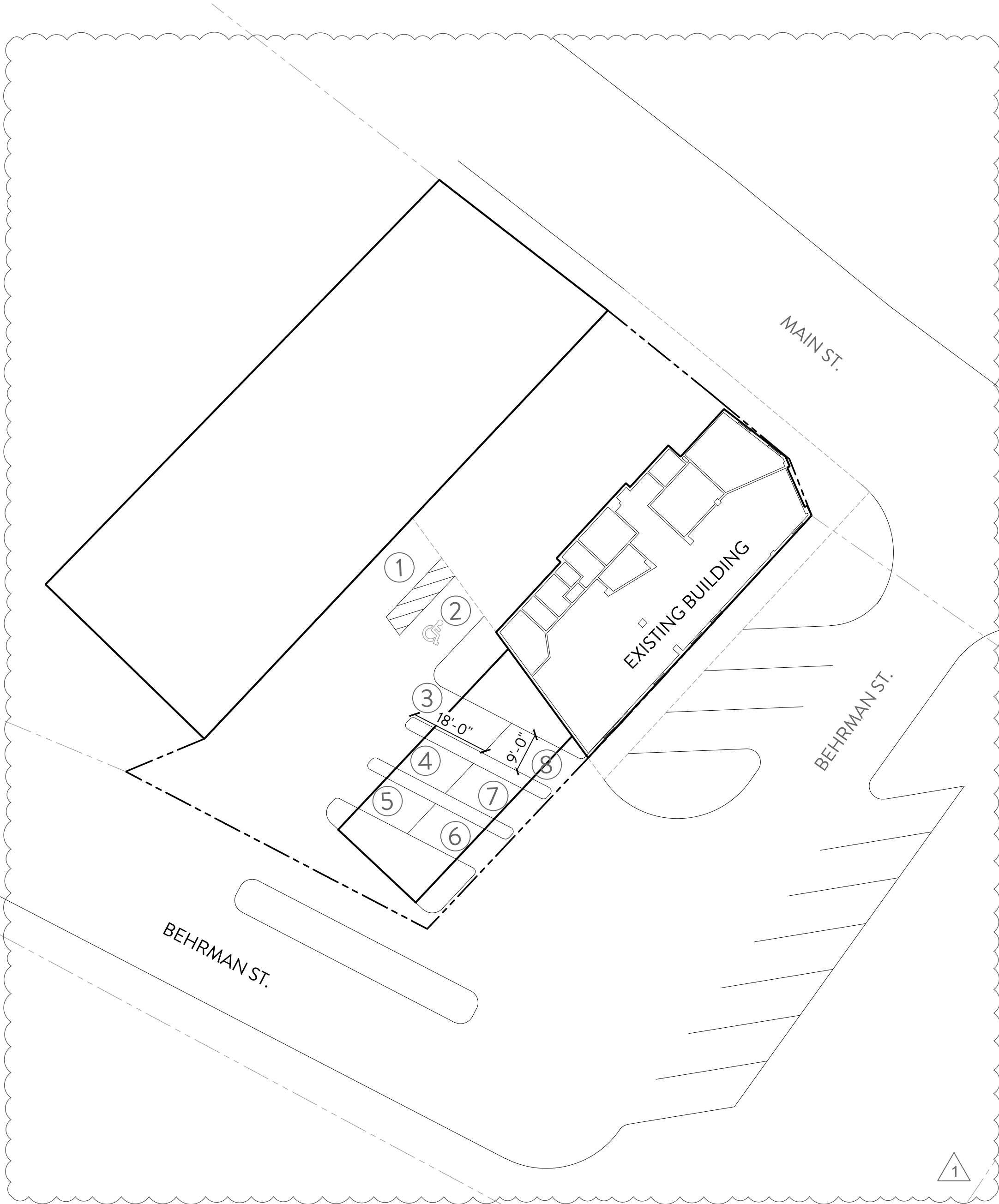
DATE: 07.29.2025

RE: PERMIT REV.1





BENNY ERNESTO'S  
P I Z Z E R I A  
MONCK'S CORNER  
A SOUTH CAROLINA



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LETTER OF COMMENT

1. ALL REQUIRED PARKING MUST BE LOCATED ON THE SAME PARCEL AS THE USES EXIST. SEE SECTION 7-3.1 OF THE ZONING ORDINANCE FOR MORE INFORMATION.

THE REQUIRED PARKING SPACES ON THE PARCEL WERE ADDRESSED IN THE ZONING VARIANCE SUBMITTAL ON 7/1/2025.

SHEET TITLE

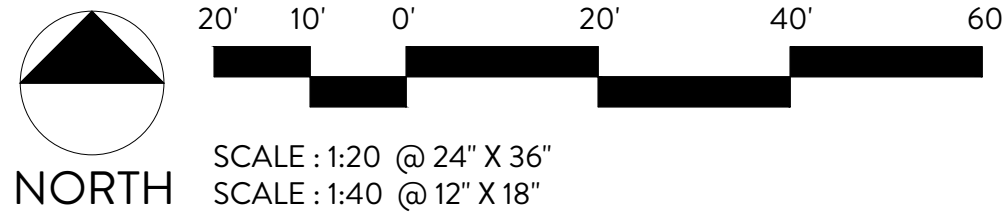
SITE PLAN

SHEET #

A-100

JOB #: 00000.00  
DATE: 07.29.2025  
RE: PERMIT REV.1

NOT FOR CONSTRUCTION

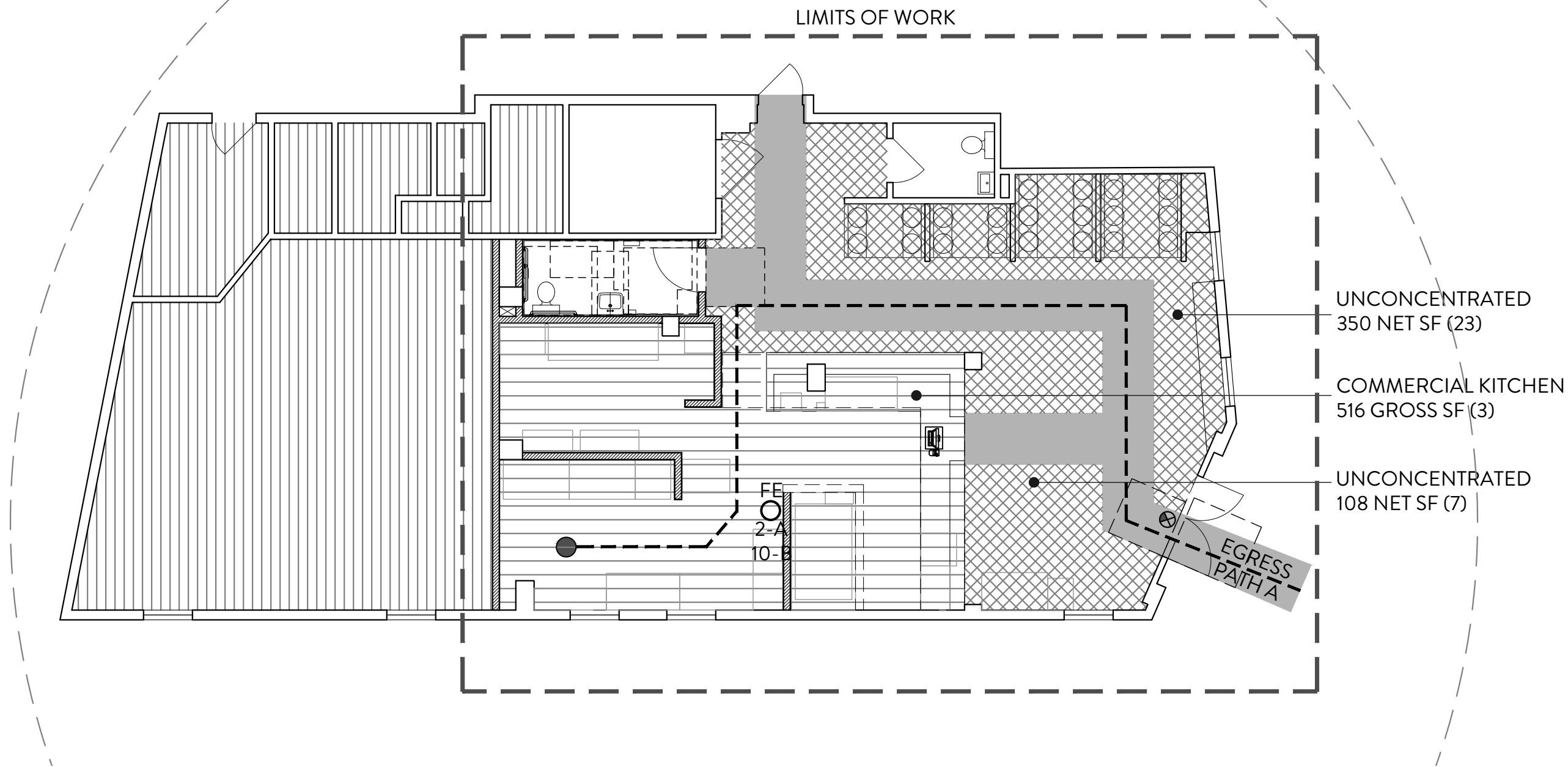


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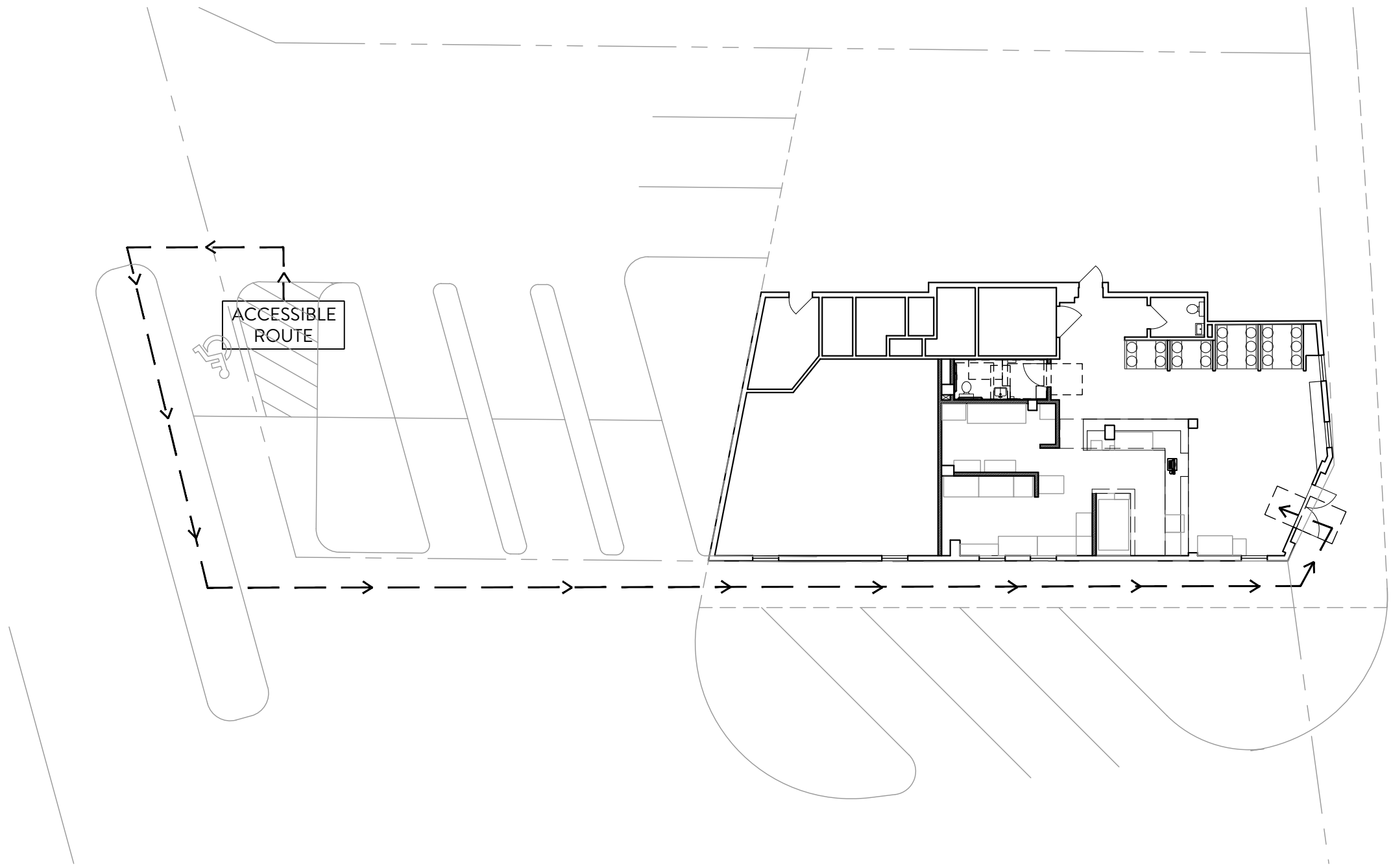


Drawings and specifications are proprietary and property of Synchronicity, LLC. No usage on any other project or design permitted. Violations subject to full prosecution under law. Usage for any reason outside of this specific project must have written permission from Synchronicity, LLC.

OCCUPANT LOAD LEGEND	
	INDOOR DINING W/O FIXED SEATS - UNCONCENTRATED
	COMMERCIAL KITCHEN
	UNOCCUPIED (VACANT FOR FUTURE TENANT UPFIT)
	aisle - 42" MIN CLEAR PER SCBC 1030.9.1



**2 LIFE SAFETY PLAN**  
SCALE: NTS



**1 ACCESSIBILITY SITE PLAN**  
SCALE: NTS

**J. ACCESSIBILITY\***  
(IBC 2021 CHAPTER 11 / ICC A117.1 - 2017)

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CORRIDORS & ENCLOSURES FOR EXIT ACCESS (NOT SPRINKLERED )

TABLE 803.13  
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ROOMS & ENCLOSED SPACES (NOT SPRINKLERED )

TABLE 803.13  
CLASS C

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IFC 2021

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IFC 2021

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2021 SOUTH CAROLINA FIRE CODE  
2021 SOUTH CAROLINA PLUMBING CODE  
2021 SOUTH CAROLINA MECHANICAL CODE  
2021 SOUTH CAROLINA FUEL GAS CODE  
2020 SOUTH CAROLINA ELECTRIC CODE  
ICC A117.1-2017

**C. AREA CALCULATIONS  
ZONING INFORMATION**

ZONE: C-2 FLOOD ZONE: N/A  
PRINCIPAL BUILDING AREA: 3,150 SF

**A. PROJECT INFORMATION**

NAME OF PROJECT: BENNY ERNESTO'S

ADDRESS: 337 E. MAIN STREET ZIP CODE: 29461

TMS #: 142-07-02-028

PROPOSED USE: BUSINESS - GROUP B

ALTERATION LEVEL: LEVEL 2 ALTERATION

OWNER OR AUTHORIZED AGENT: ADAM HASELKORN PHONE #: (413) 531-3456

OWNED BY: ☐ CITY/COUNTY ☒ PRIVATE ☐ STATE

CODE ENFORCEMENT JURISDICTION ☒ CITY ☐ COUNTY ☐ STATE

**D. OCCUPANT LOAD ( SCBC 2021 TABLE 1004.5)**

FIRST FLOOR - BENNY ERNESTO'S - LIMITS OF WORK	OCCUPANTS	AREA	OCCUPANT LOAD FACTOR
COMMERCIAL KITCHEN	3	516 SF	200 SF GROSS PER OCCUPANT
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SALON	10	1,500 SF	150 SF GROSS PER OCCUPANT

TOTAL NOT IN LIMITS OF WORK OCCUPANT LOAD : 10 OCCUPANTS

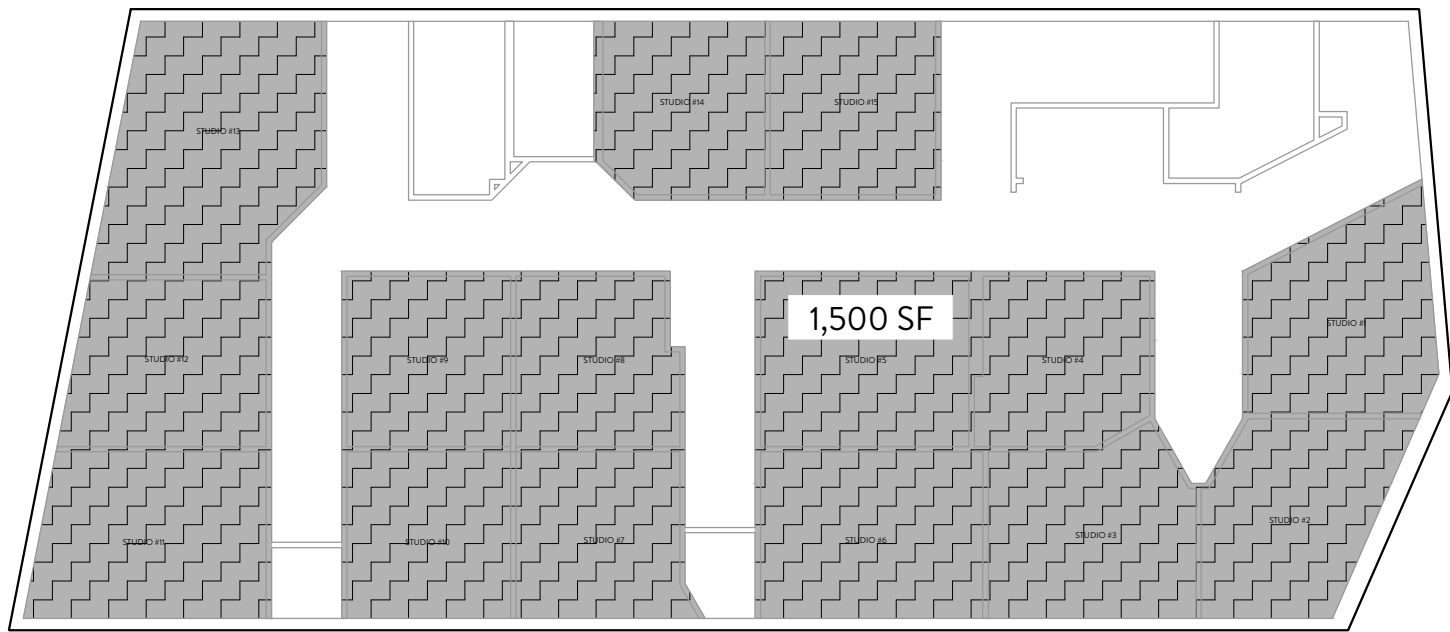
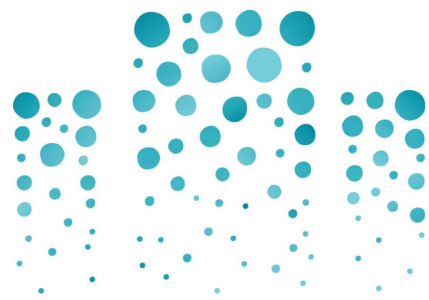
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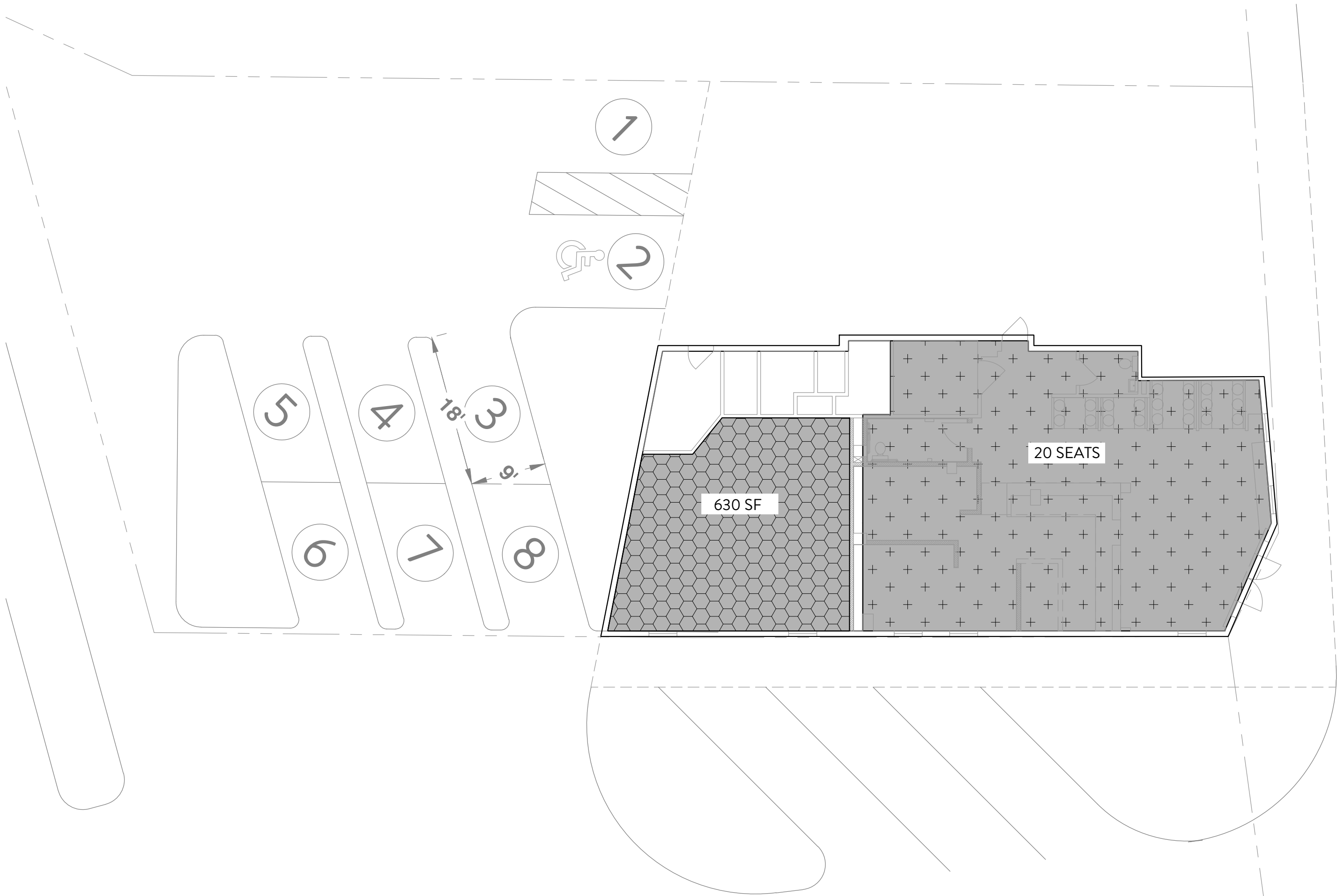
**BUSINESS - GROUP B - LIMITS OF WORK**

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WATER CLOSET - MALE & FEMALE	2 (1:25)	1	1	2	
LAVATORIES - MALE & FEMALE	2 (1:40)	1	1	2	
DRINKING FOUNTAINS	1 (1:100)	0	0	0	EXCEPTION PER IPC 2021 SECTION 410.4
SERVICE SINK	1	0	1	1	





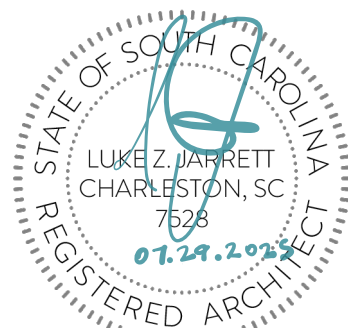
2 SECOND FLOOR USE CATEGORY PLAN  
SCALE: NTS



1 FIRST FLOOR USE CATEGORY PLAN  
SCALE: NTS

USE CATEGORY LEGEND	
	RESTAURANT
	PUBLIC ASSEMBLY SPACE - VACANT
	EXISTING BUSINESS OCCUPANCY - SALON USE

DEVELOPMENT SUMMARY	
337 E. MAIN STREET - MONCK'S CORNER, SC	
TMS#	142-07-02-028
C-2	EXISTING ZONING
9350 SF	TOTAL SITE AREA
N/A	FLOOD ZONE
PROPOSED BUILDING- AREAS	
20 SEATS	FIRST FLOOR- RESTAURANT
630 SF	FIRST FLOOR - PUBLIC ASSEMBLY SPACE (VACANT)
1500 SF	SECOND FLOOR - BUSINESS OCCUPANCY, SALON USE
FIRST FLOOR	
1 PER 4 SEATS	20 SEATS / 4 SEATS = 5 SPACES
1 PER 100 SF	630 / 100 = 7 SPACES
12 SPACES	FIRST FLOOR REQUIRED PARKING
SECOND FLOOR	
1 PER 250 SF	1,500 SF / 250 SF= 6 SPACES
6 SPACES	SECOND FLOOR REQUIRED PARKING
TOTAL PARKING CALCULATIONS	
18 SPACES	ON SITE PARKING REQUIRED
8 SPACES	ON SITE PARKING PROVIDED
10 SPACES	REQUESTED VARIANCE



BENNY ERNESTO'S  
P I Z Z E R I A  
MONCK'S CORNER  
SOUTH CAROLINA

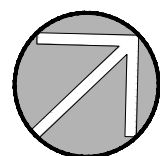
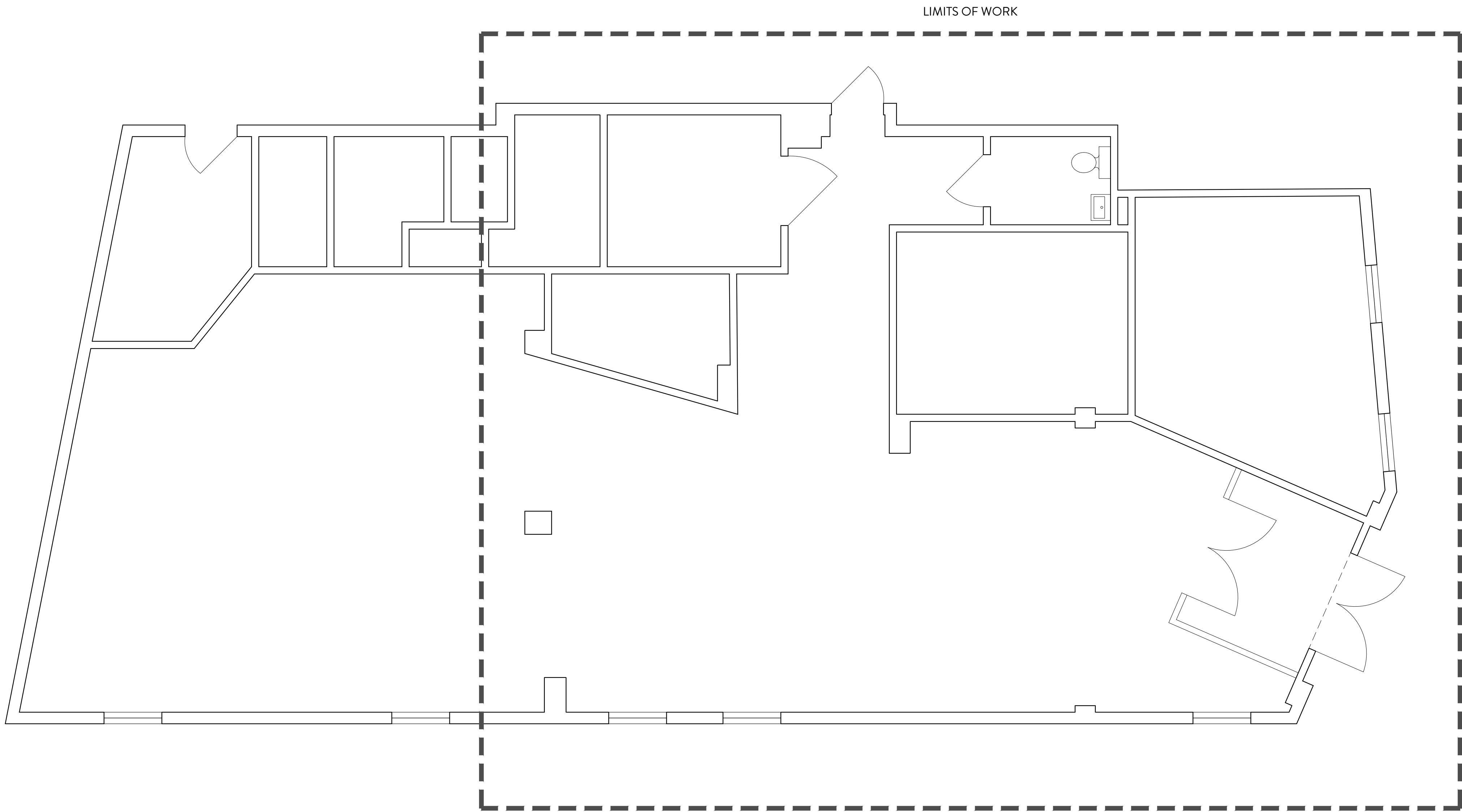
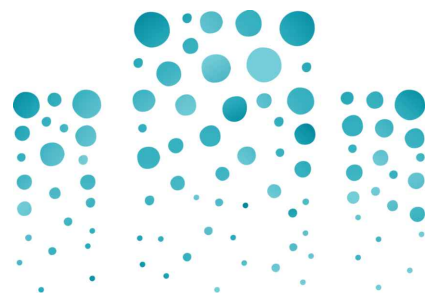
SHEET TITLE  
ZONING & USE  
CATEGORY  
INFORMATION

SHEET #  
A-002

JOB #: 00000.00  
DATE: 07.29.2025  
RE: PERMIT REV.1



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**1** EXISTING FLOOR PLAN  
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"

**GENERAL PLAN NOTES**

1. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD OR THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
2. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF ANY DRAWING IS UNCLEAR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA STATE BUILDING CODE AND ICC A117.1-2017; IN ADDITION, STRICT ATTENTION MUST BE GIVEN TO ALL LOCAL AND STATE ORDINANCES WHICH APPLY TO THIS WORK.
4. ALL NOTES, DIMENSIONS, AND ANNOTATIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.



**BENNY ERNESTO'S**  
P I Z E R I A MONCKS CORNER SOUTH CAROLINA

SHEET TITLE

EXISTING  
FLOOR PLAN

SHEET #

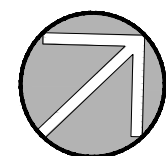
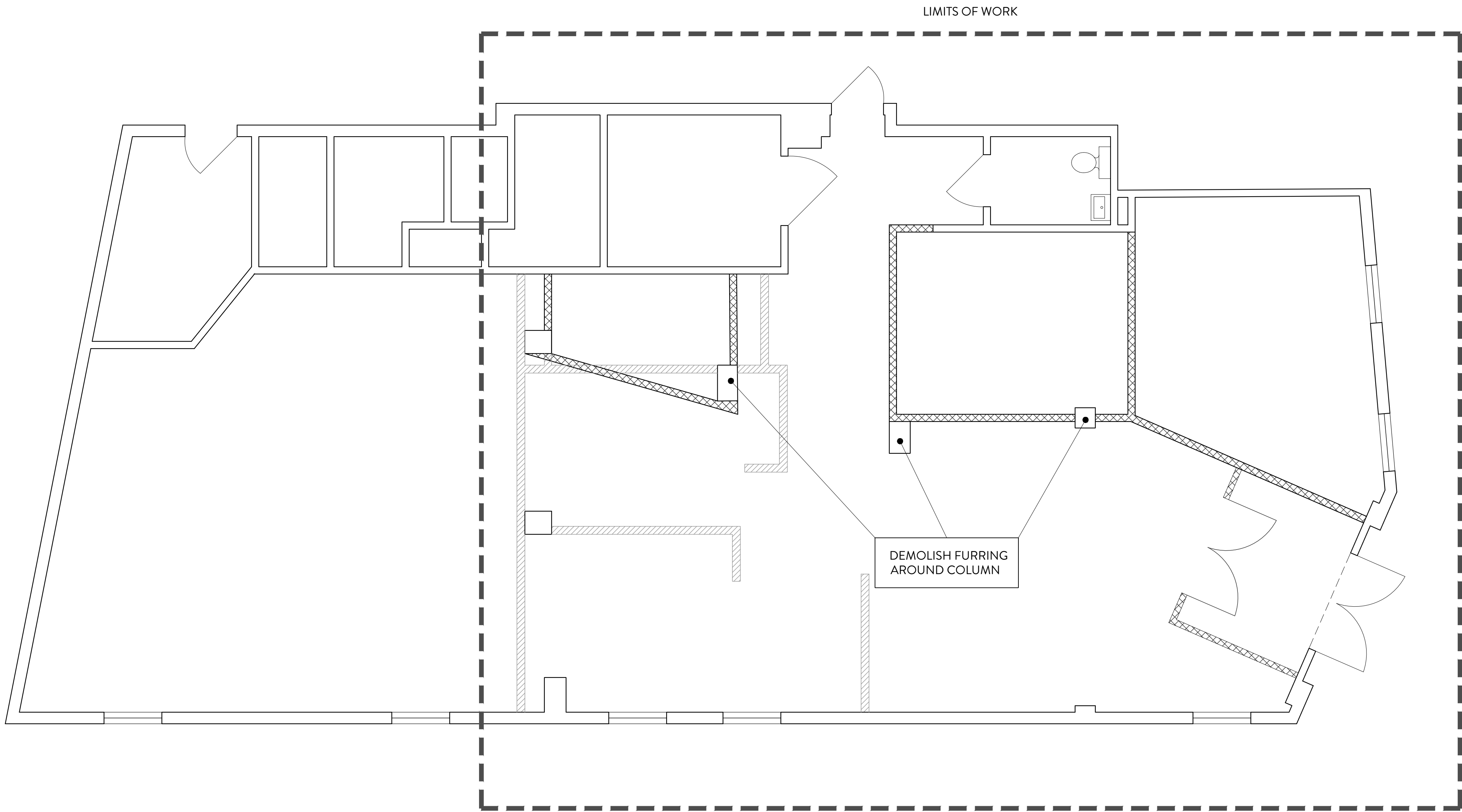
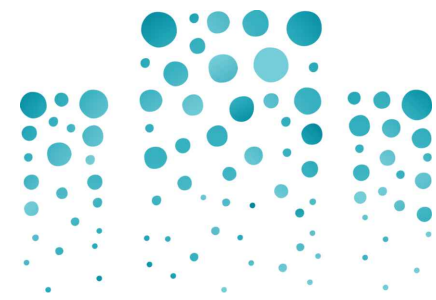
**A-101**

JOB #: **00000.00**  
DATE: **07.29.2025**  
RE: **PERMIT REV.1**





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**1 DEMOLITION FLOOR PLAN**  
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"

**GENERAL PLAN NOTES**

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2. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF ANY DRAWING IS UNCLEAR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.
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4. ALL NOTES, DIMENSIONS, AND ANNOTATIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

**DEMOLITION NOTES**

1. EXISTING STRUCTURAL COLUMNS TO REMAIN.
2. EXISTING PLUMBING FIXTURES TO REMAIN.
3. DEMOLISH EXISTING ACT CEILING.
4. DEMOLISH EXISTING ENTRY VESTIBULE.
5. EXISTING EXTERIOR WINDOWS & DOORS TO REMAIN.
6. EXISTING VAULT ROOM/DOOR TO REMAIN.

**CONSTRUCTION LEGEND**

	WALL OR ELEMENT TO BE DEMOLISHED
	NEW WALLS

SHEET TITLE

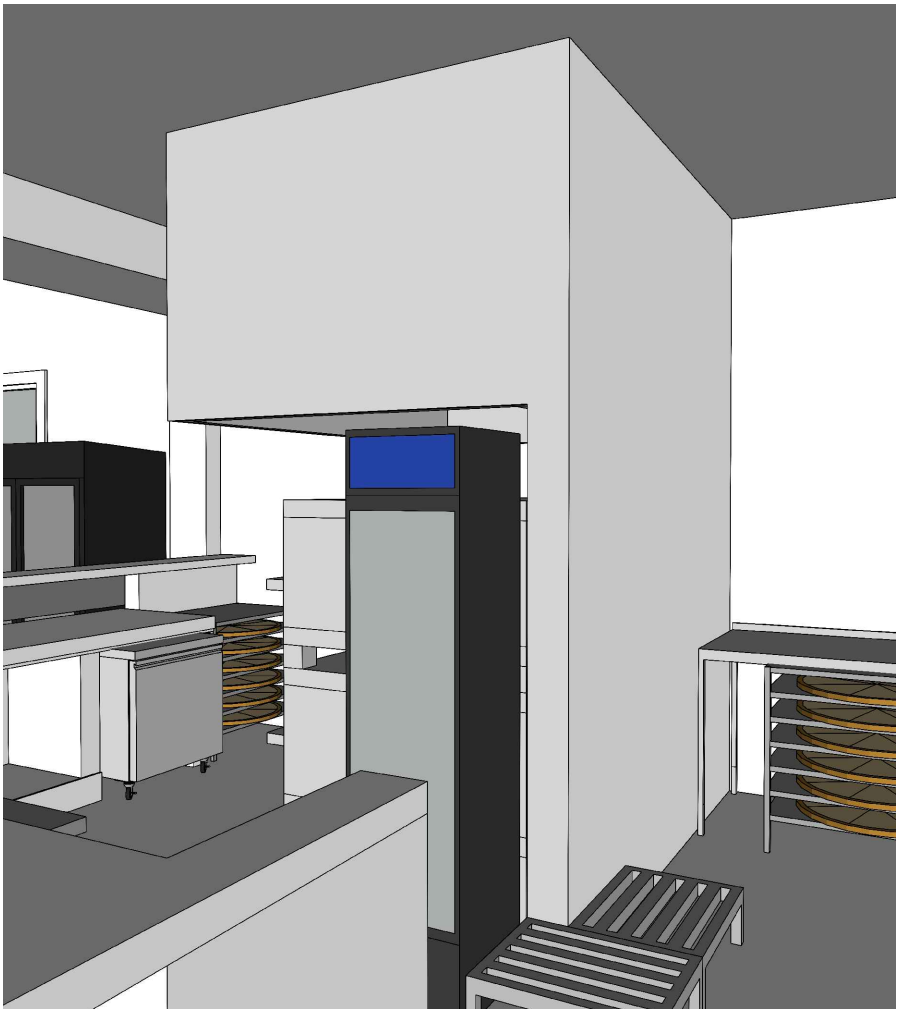
DEMOLITION  
FLOOR PLAN

SHEET #

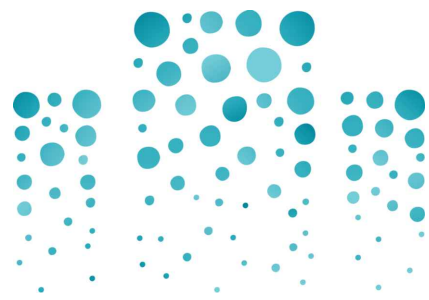
A-102

JOB #: 00000.00  
DATE: 07.29.2025  
RE: PERMIT REV. 1

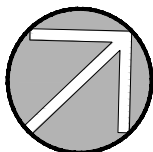
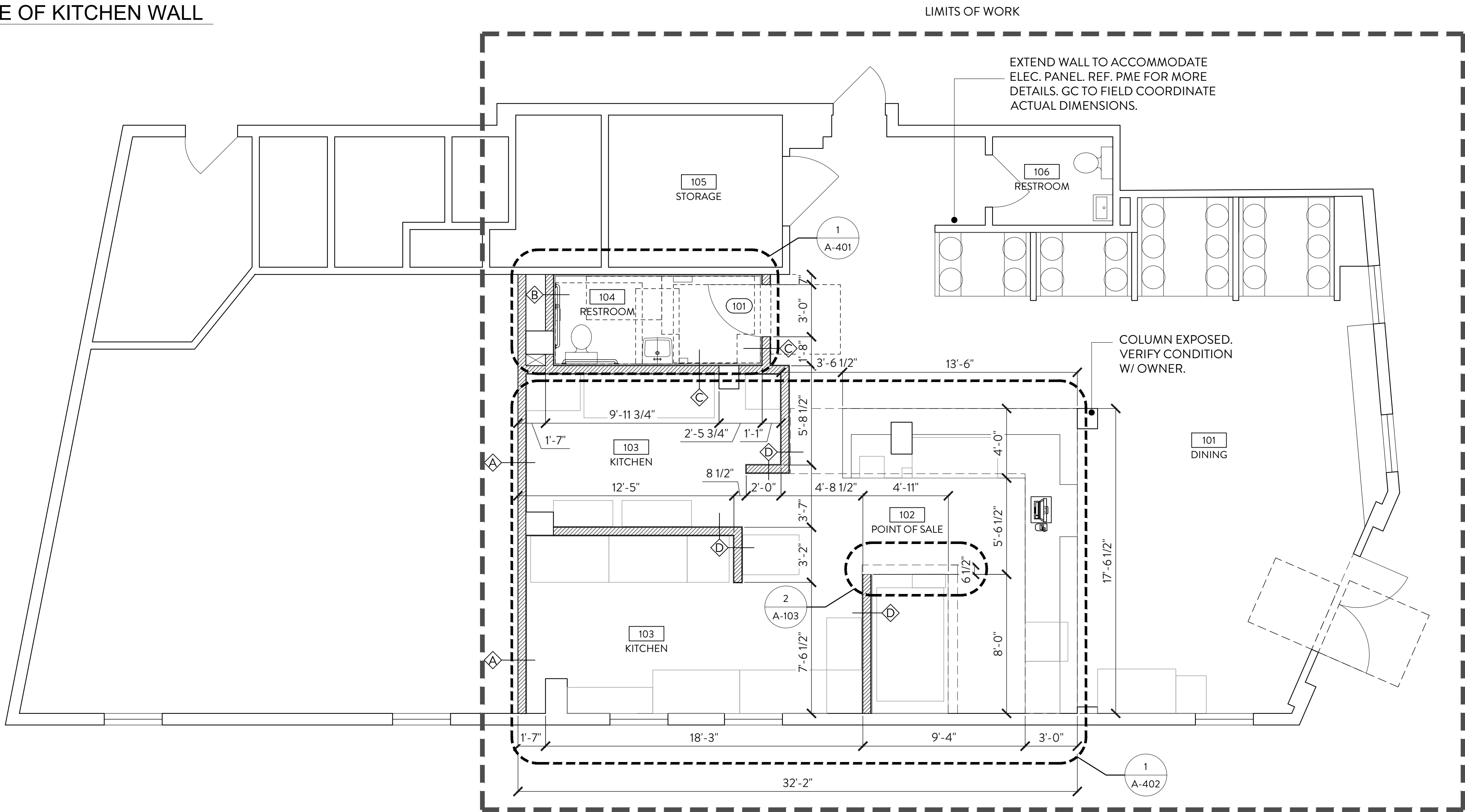
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2 IMAGE REFERENCE OF KITCHEN WALL  
SCALE: NTS



DOOR SCHEDULE											
TAG NO.	DOOR							FRAME		FIRE RATING LABEL	REMARKS
	R.O. W X H	THK	TYPE	HEADER	MATL	TYPE	GLAZING	MATL	TYPE		
101	3'-0" X 8'-0"	1 3/4"	INTERIOR	8'-0"	-	-	-	-	-	-	RESTROOM DOOR



1 PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"

GENERAL PLAN NOTES

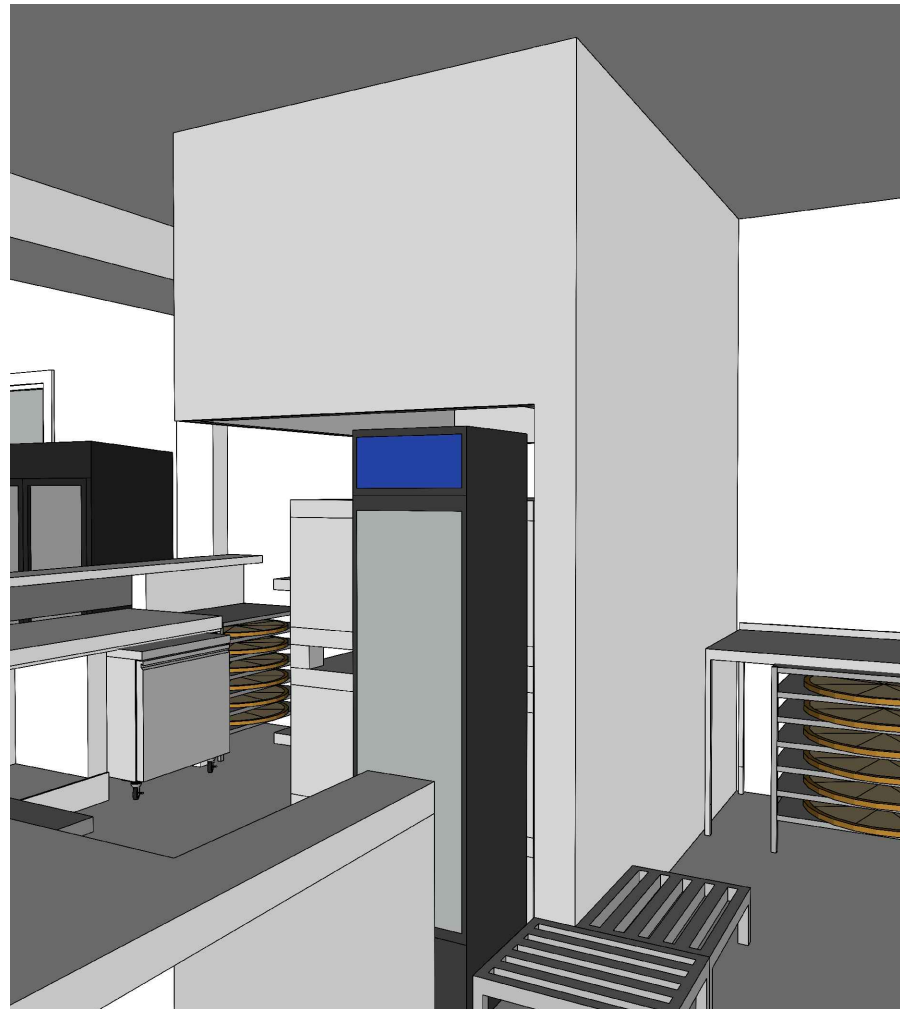
- ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD OR THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
- IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF ANY DRAWING IS UNCLEAR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA STATE BUILDING CODE AND ICC A117.1-2017; IN ADDITION, STRICT ATTENTION MUST BE GIVEN TO ALL LOCAL AND STATE ORDINANCES WHICH APPLY TO THIS WORK.
- ALL NOTES, DIMENSIONS, AND ANNOTATIONS TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.

LEGEND

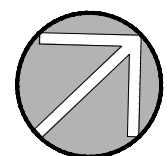
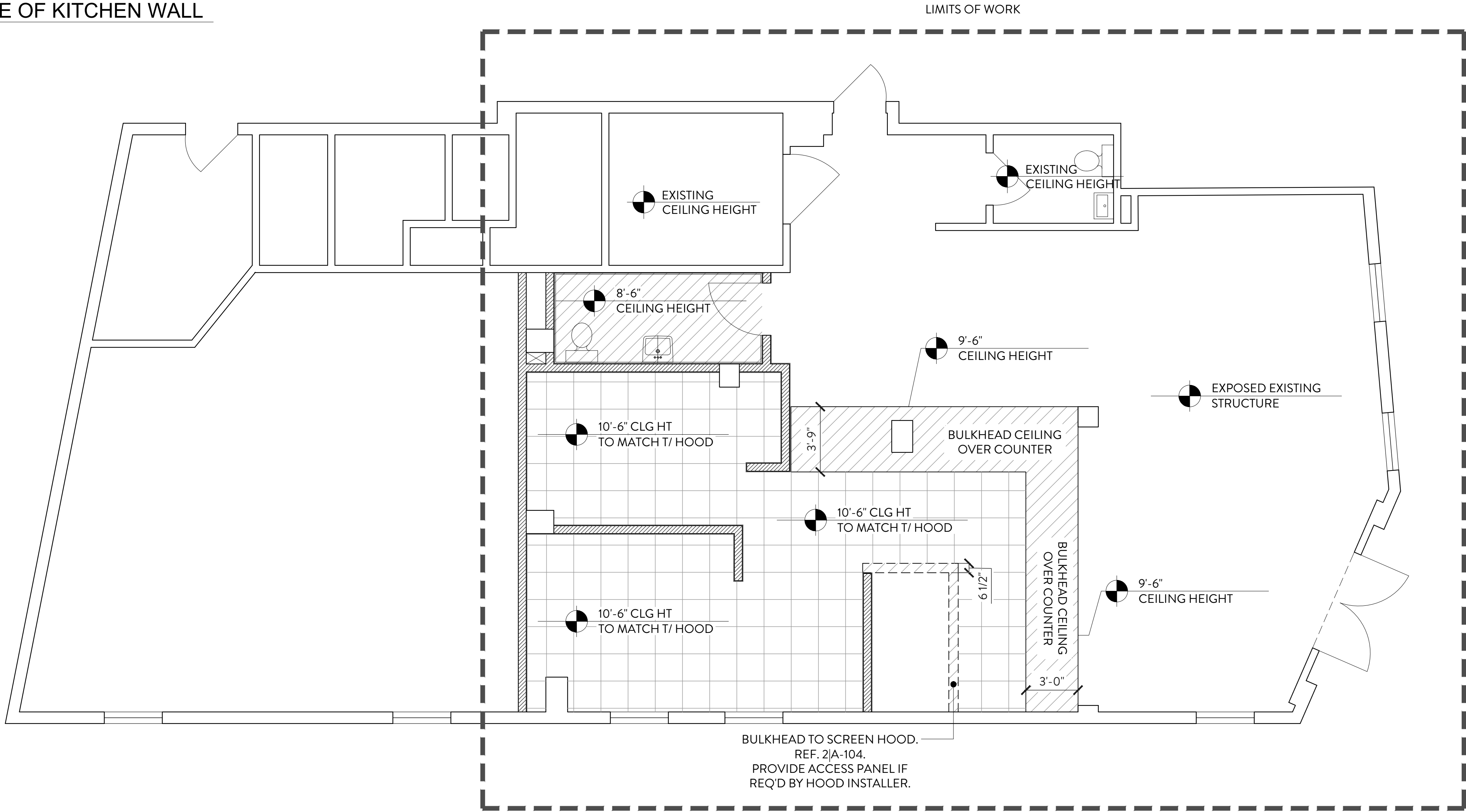
- DOOR TAG - REFER TO SHEET A-103 FOR MORE INFORMATION
- WALL TAG - REFER TO SHEET A-501 FOR MORE INFORMATION



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2 IMAGE REFERENCE OF KITCHEN WALL  
SCALE: NTS



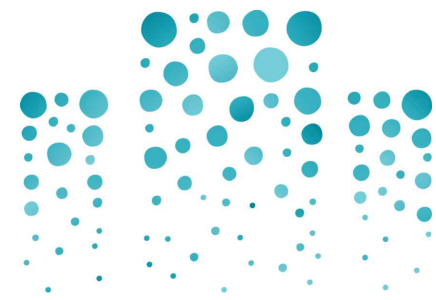
1 PROPOSED REFLECTED CEILING PLAN  
SCALE: 1/4"=1'-0" @ 24"x36" OR 1/8"=1'-0" @ 12"x18"

GENERAL PLAN NOTES

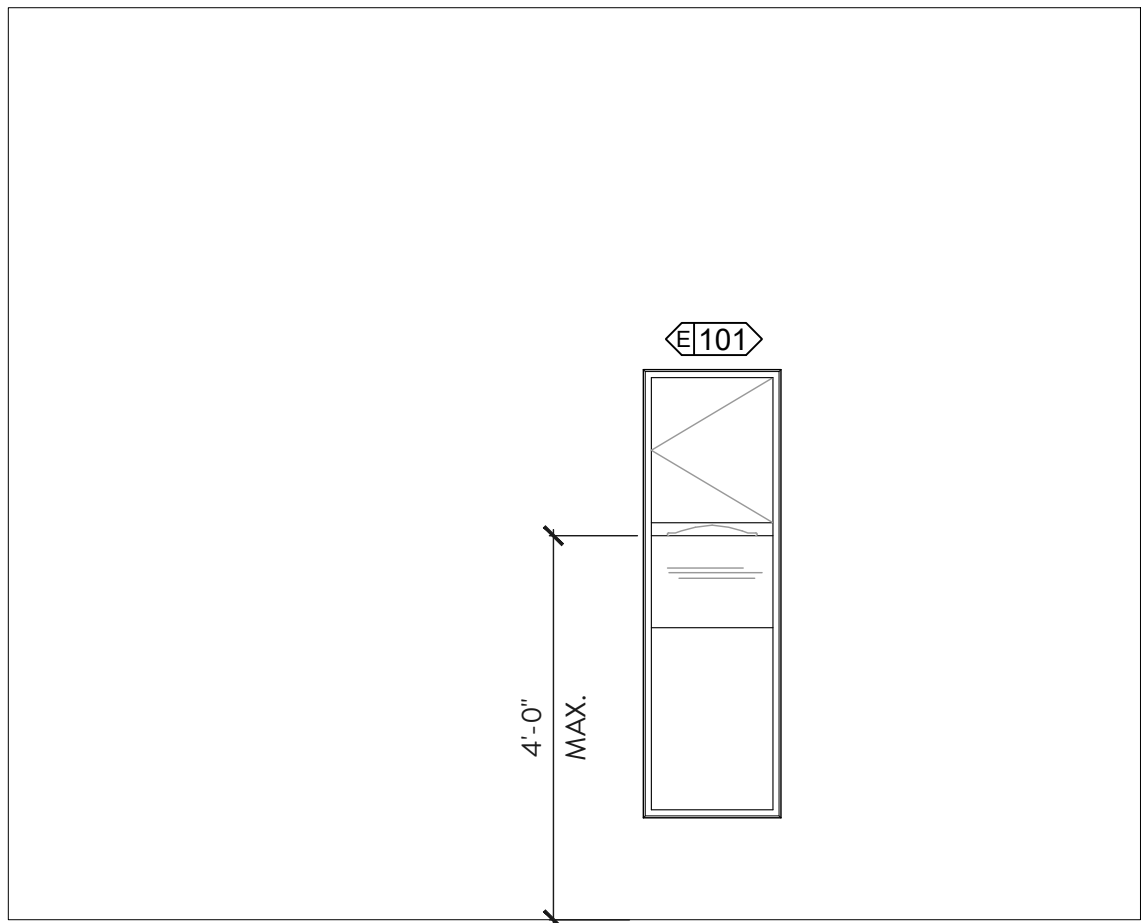
1. ALL DIMENSIONS ARE TAKEN FROM THE FACE OF STUD OR THE CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED.
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CEILING TYPE LEGEND

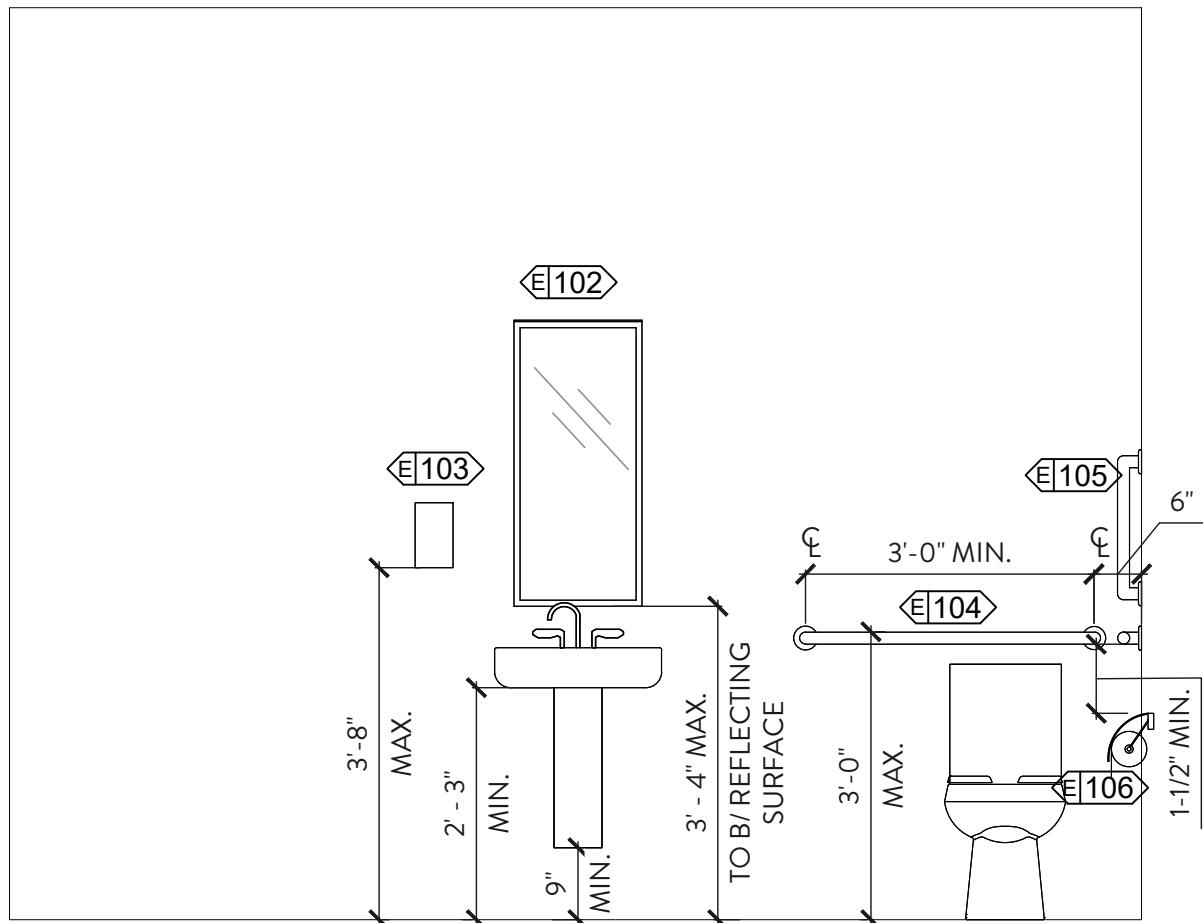
	ACT CEILING - CLEANABLE TILE
	MOISTURE RESISTANT GWB CEILING - CLEANABLE FINISH



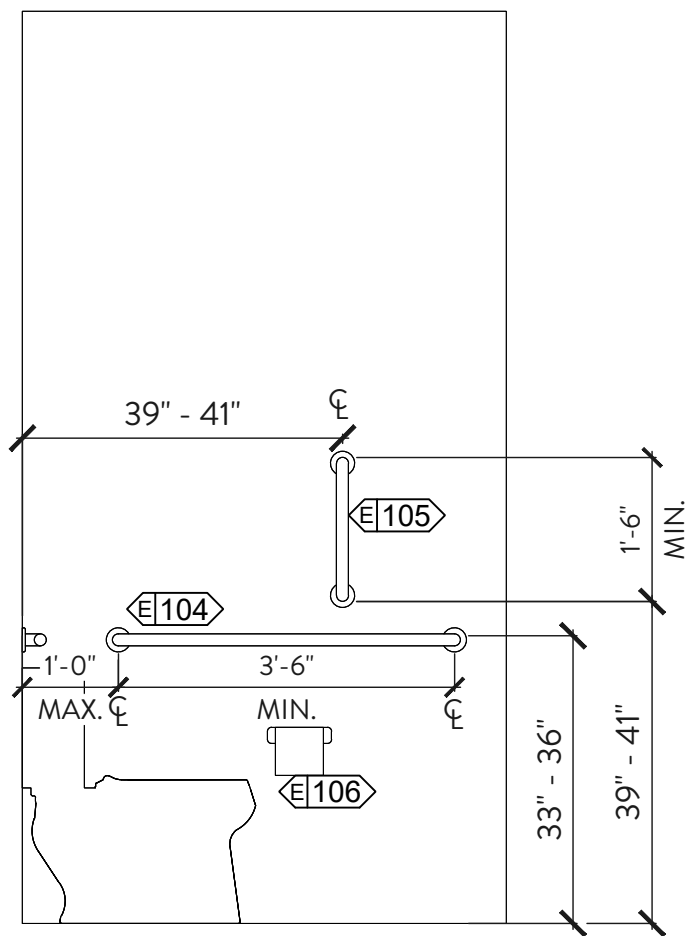
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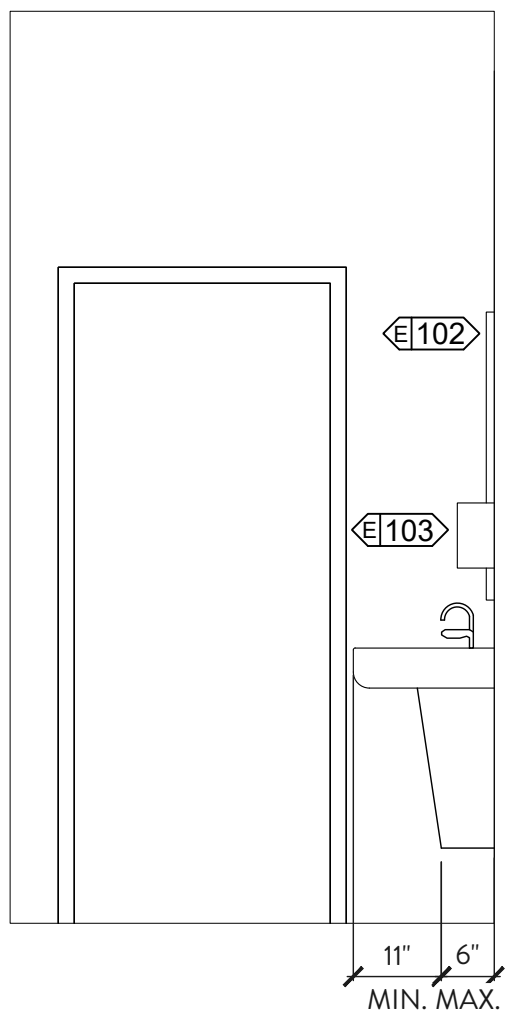
4 RESTROOM ELEVATION  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"



5 RESTROOM ELEVATION  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"



3 RESTROOM ELEVATION  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"



2 RESTROOM ELEVATION  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"

EQUIPMENT SCHEDULE - RESTROOM			
TAG NO.	# REQ'D	DESCRIPTION	LOCATION
E101	1	PAPER TOWEL DISPENSER & WASTE RECEPTACLE	@EA. SINK
E102	1	MIRROR	@EA. SINK
E103	1	SOAP DISPENSER, FOR LIQUID, LOTION, SOAPS, & DETERGENTS	@EA. SINK
E104	2	1 1/4" (32MM) DIAMETER STAINLESS STEEL HORIZONTAL GRAB BARS WITH SNAP FLANGE	@EA. H.C. STALL
E105	1	1 1/4" (32MM) DIAMETER STAINLESS STEEL VERTICAL GRAB BAR WITH SNAP FLANGE	@EA. H.C STALL
E106	1	TOILET PAPER DISPENSER	@ EA. STALL



6 ACCESSIBLE ENTRANCE SIGN  
NTS

ACCESSIBILITY NOTES

1. ENLARGED BATHROOM DETAILS ARE PROVIDED TO DEMONSTRATE REQUIRED DIMENSION, CLEAR FLOOR AREA, AND HARDWARE. ALL DIMENSIONS ARE TAKEN FROM FINISHED WALL OR FLOOR SURFACES. GC TO FIELD COORDINATE. IF CONSTRUCTED CONDITIONS DIFFER FROM REQUIRED DIMS G.C. SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.

2. GRAB BARS SHALL BE INSTALLED PER ICC A117.1-2017 SECTION 609.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 SOUTH CAROLINA BUILDING CODE AND ICC A117.1-2017; IN ADDITION, STRICT ATTENTION MUST BE GIVEN TO ALL LOCAL AND STATE ORDINANCES WHICH APPLY TO THIS WORK.

4. IF DISCREPANCIES ARE FOUND IN THE DRAWINGS OR IF ANY DRAWING IS UNCLEAR THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT AND BE GIVEN DIRECTION OR CLARIFICATION IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT BY THE ARCHITECT BEFORE PROCEEDING WITH AFFECTED WORK.

RESTROOM NOTES

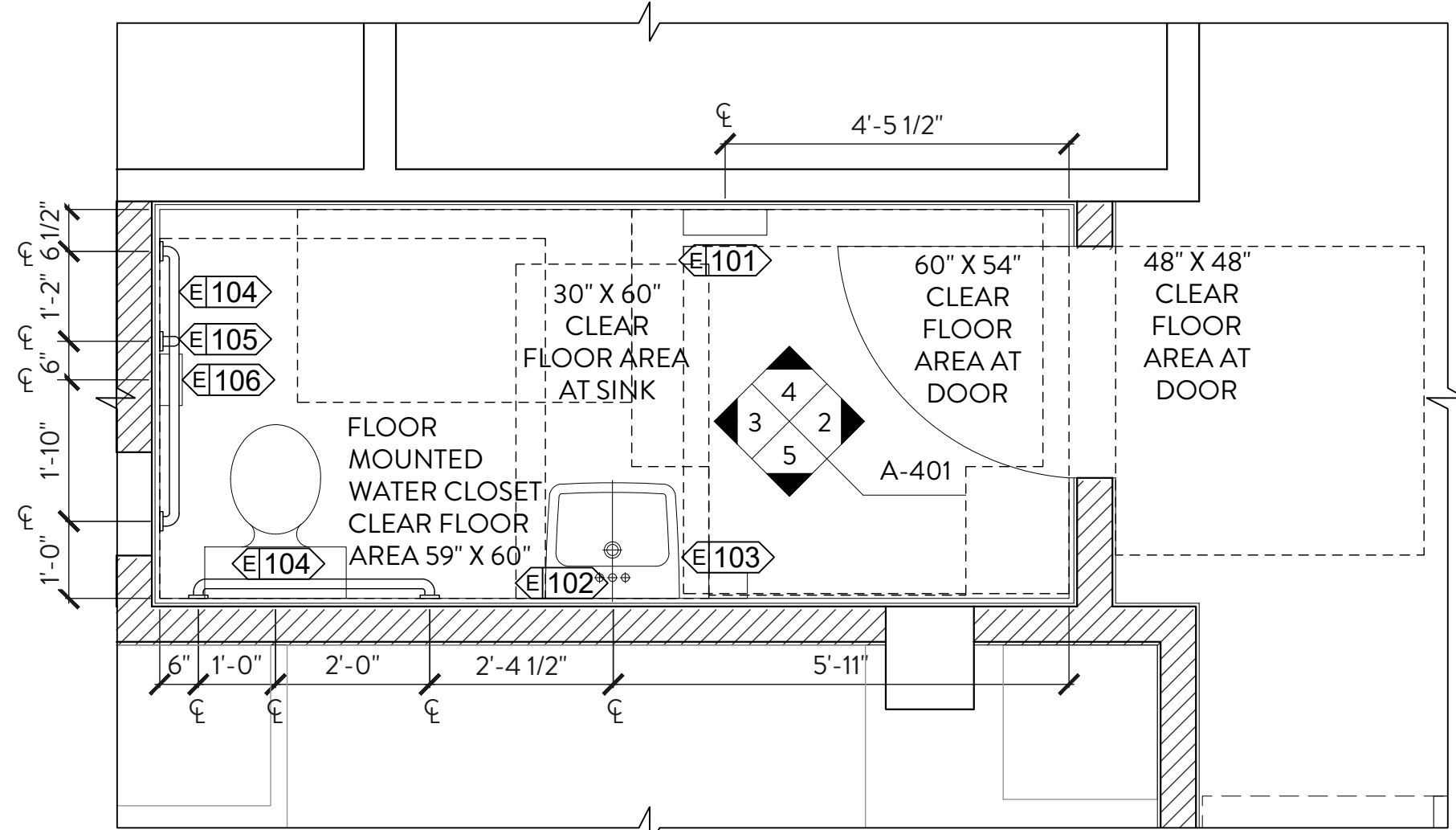
1. RESTROOM WALLS AND PARTITIONS NEED TO COMPLY WITH SCBC SECTION 1210.2.2.

2. BATHROOMS SHALL HAVE SHATTERPROOF MIRRORS, SLIP RESISTANT FLOORING AND THE PARTITION BETWEEN STALLS SHALL BE EASILY CLEANABLE.

3. NO GLASS DISPENSERS IN RESTROOMS.

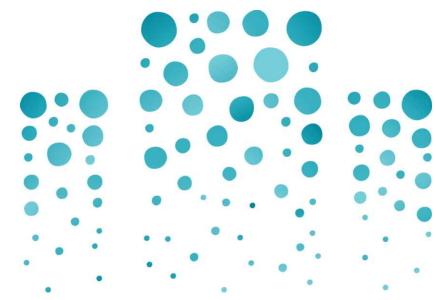
4. RESTROOM WALL AND FLOOR INTERSECTIONS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASEBOARD. REFER TO SCBC SECTION 1210.2.1.

5. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES.



1 ENLARGED RESTROOM PLAN  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"





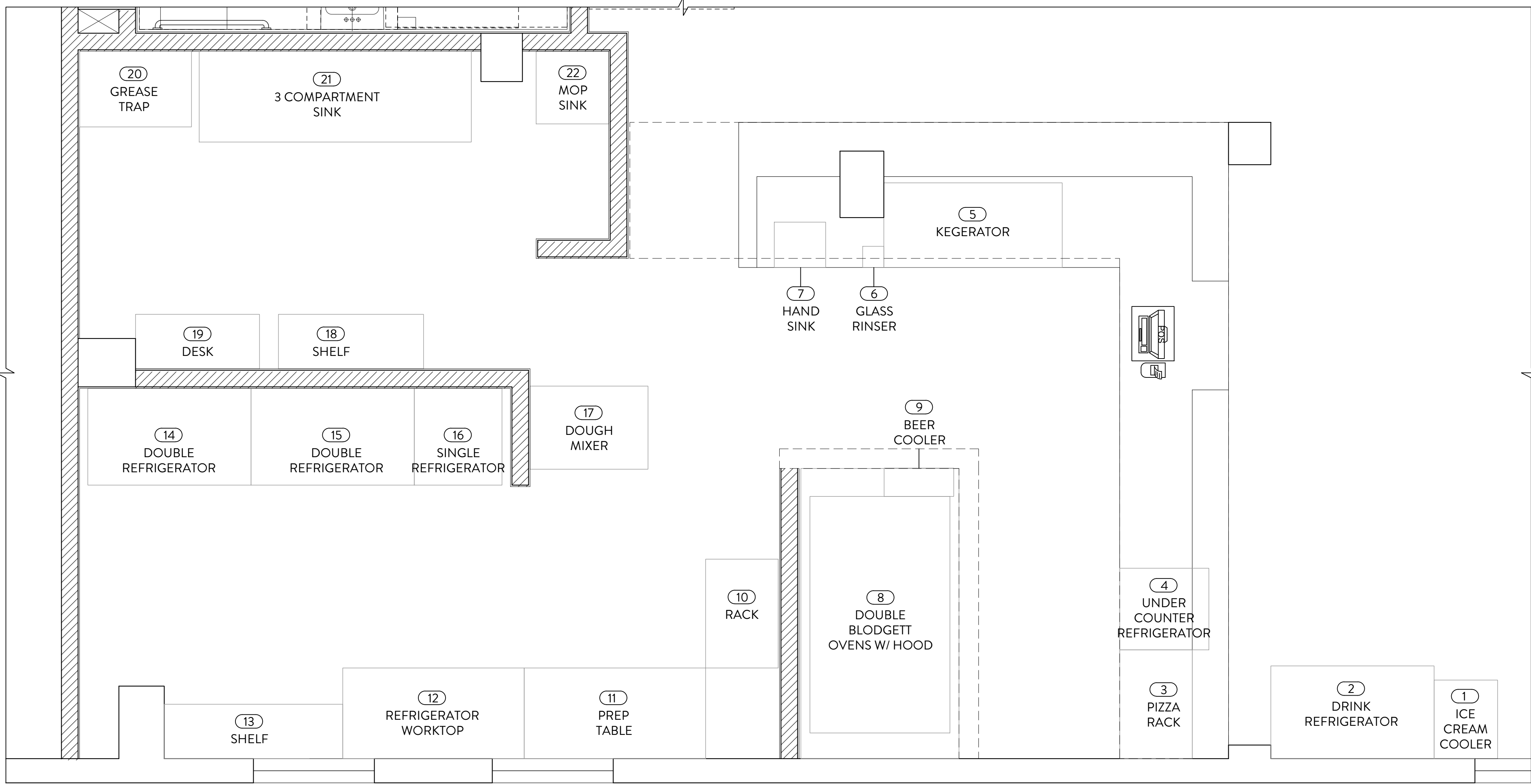
NO.	QTY.	DESCRIPTION	MANUFACTURER & MODEL	SIZE
1	1	ICE CREAM REF	<a href="#">Avantco DFC6-HCL 26 3/16" Customizable Curved Top Display Ice Cream Freezer</a>	26 3/16"W X 28 1/8"D X 34 1/2"H
2	1	DRINK REF		
3	2	PIZZA RACK	<a href="#">Regency 24" x 36" NSF Chrome Wire Shelf</a>	24"W X 36"L SHELF. 34"H POST
4	1	27" UNCERCOUNTER REF	<a href="#">Beverage-Air UCR27AHC-24-23 27" Low Profile Undercounter Refrigerator with Left Hinged Door</a>	27"W X 29 1/2"D X 35 1/4"H
5	1	TRIPLE TAP KEG	<a href="#">Avantco UDD-2-HC-S Four Tap Kegerator Beer Dispenser - Stainless Steel, (2) 1/2 Keg Capacity</a>	58 7/8"W X 27 3/4"D X 35 5/8"H
6	1	GLASS RINSER	<a href="#">Micro Matic MM-5821 6 3/8" Surface Mount Glass Rinser</a>	6 3/8"L X 6 3/8"W X 3/4"H
7	1	HAND SINK	<a href="#">Regency 17" x 15" Wall Mounted Hand Sink with Gooseneck Faucet</a>	17"L X 15"W X 13 1/2"H
8	1	OVEN	<a href="#">Blodgett 1060 Natural Gas Double Pizza Deck Oven</a>	78 1/16"W X 45 5/16"D X 62"H
8	1	HOOD	<a href="#">Stratovent SV-VHB-PSP-F-ND Model #6624</a>	8'0"L
9	1	BEER COOLER	<a href="#">Galaxy GDN-5 16 9/16" Black Swing Glass Door Merchandiser Refrigerator</a>	16"W X 17.5"D X 74"H
10	1	DUNNAGE RACK	<a href="#">Regency 36" x 24" x 8" Aluminum Dunnage Rack</a>	36"L X 24"W X 8"H
11	1	60" OPEN BASE PREP TABLE	<a href="#">Advance Tabco TFLG-305 30" x 60" 14 Gauge Open Base Stainless Steel Commercial Work Table</a>	60"L X 30"D X 35 1/2"H
12	1	60" REF WORKTOP	<a href="#">Avantco AWT-60R-HC 60" Worktop Refrigerator with 3 1/2" Backsplash</a>	60 1/4"L X 29 1/2"D X 35 1/4"H
13/18	2	STORAGE SHELF	<a href="#">Regency 18" Wide NSF Chrome Wire Shelf</a>	18"W X 48"L SHELF. 74"H POST
14/15	2	54" DOUBLE REACH IN REF	<a href="#">Avantco SS-2R-HC 54" Stainless Steel Solid Door Reach-In Refrigerator</a>	54"W X 32 3/16"D X 82 1/2"H
16	1	29" SINGLE REACH IN REF	<a href="#">Avantco SS-1R-HC 29" Stainless Steel Solid Door Reach-In Refrigerator</a>	29"W X 32 3/16"D X 82 1/2"H
17	1	MIXER	<a href="#">Hobart H600 60-Quart All Purpose Mixer</a>	27 1/2"W X 39 1/4"D X 55 7/8"H
20	1	GREASE TRAP	<a href="#">Ashland PolyTrap 4850 100 lb. Grease Trap with Threaded Connections</a>	37"L X 25"W X 19"H
21	1	3 COMPARTMENT SINK	<a href="#">Advance Tabco FE-3-1824-18RL Three Compartment Stainless Steel Commercial Sink</a>	90"L X 29 3/4"W X 43 1/2"H

- KITCHEN NOTES
1. OMIT BASEBOARD AT KITCHEN.

2. PROVIDE BLOCKING FOR ALL WALL MOUNTED ACCESSORIES.

3. PROVIDE ADDITIONAL BLOCKING BEHIND DESK AREA.

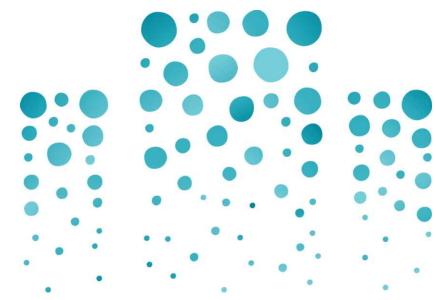
4. GREASE TRAP TO BE SUPPLIED BY OWNER.



1

ENLARGED KITCHEN PLAN  
SCALE: 1/2"=1'-0" @ 24"x36" OR 1/4"=1'-0" @ 12"x18"





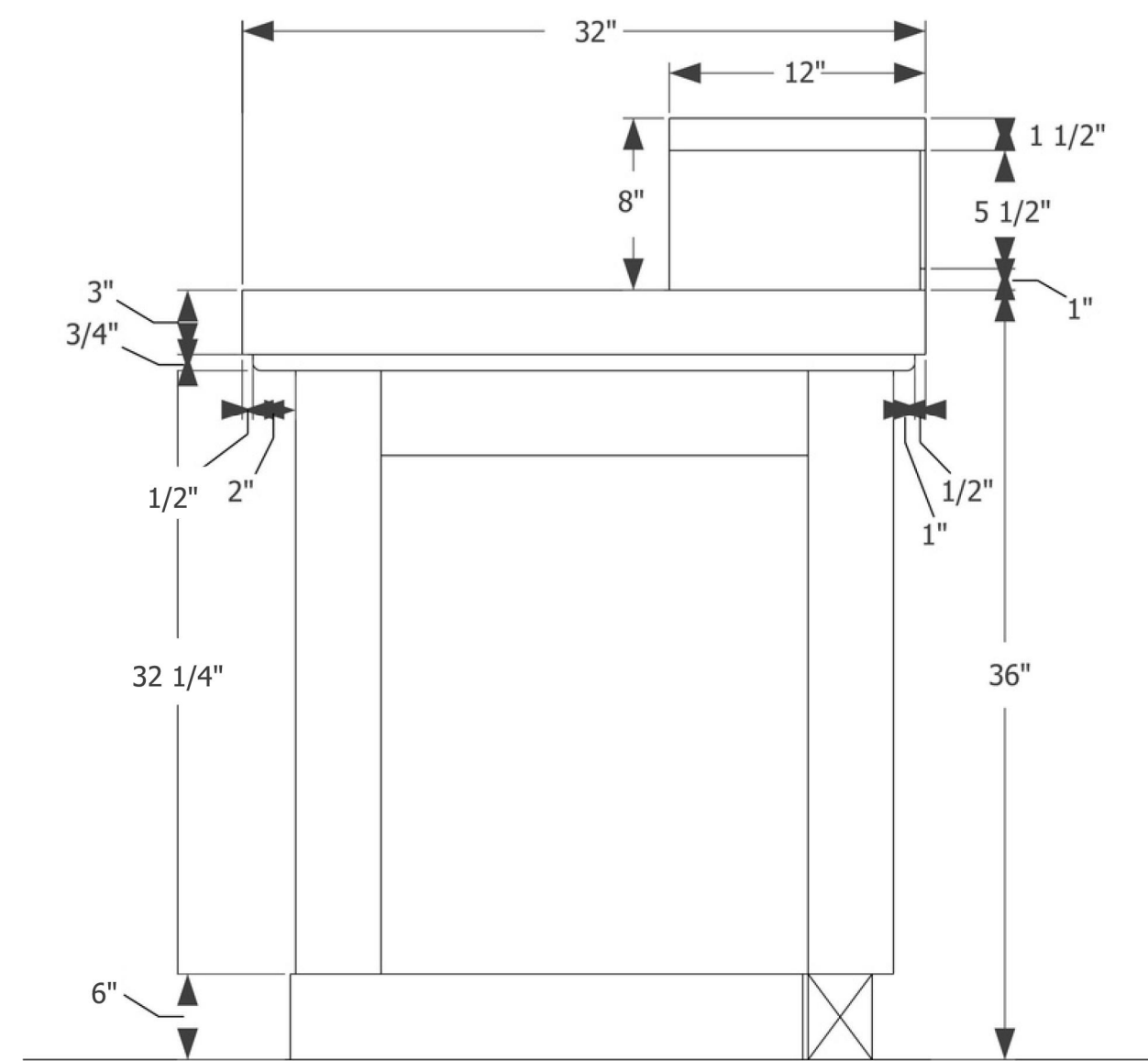
### KITCHEN COUNTER NOTE

GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS AND DESIGN IN THE FIELD WITH OWNER.

## DIMENSIONS



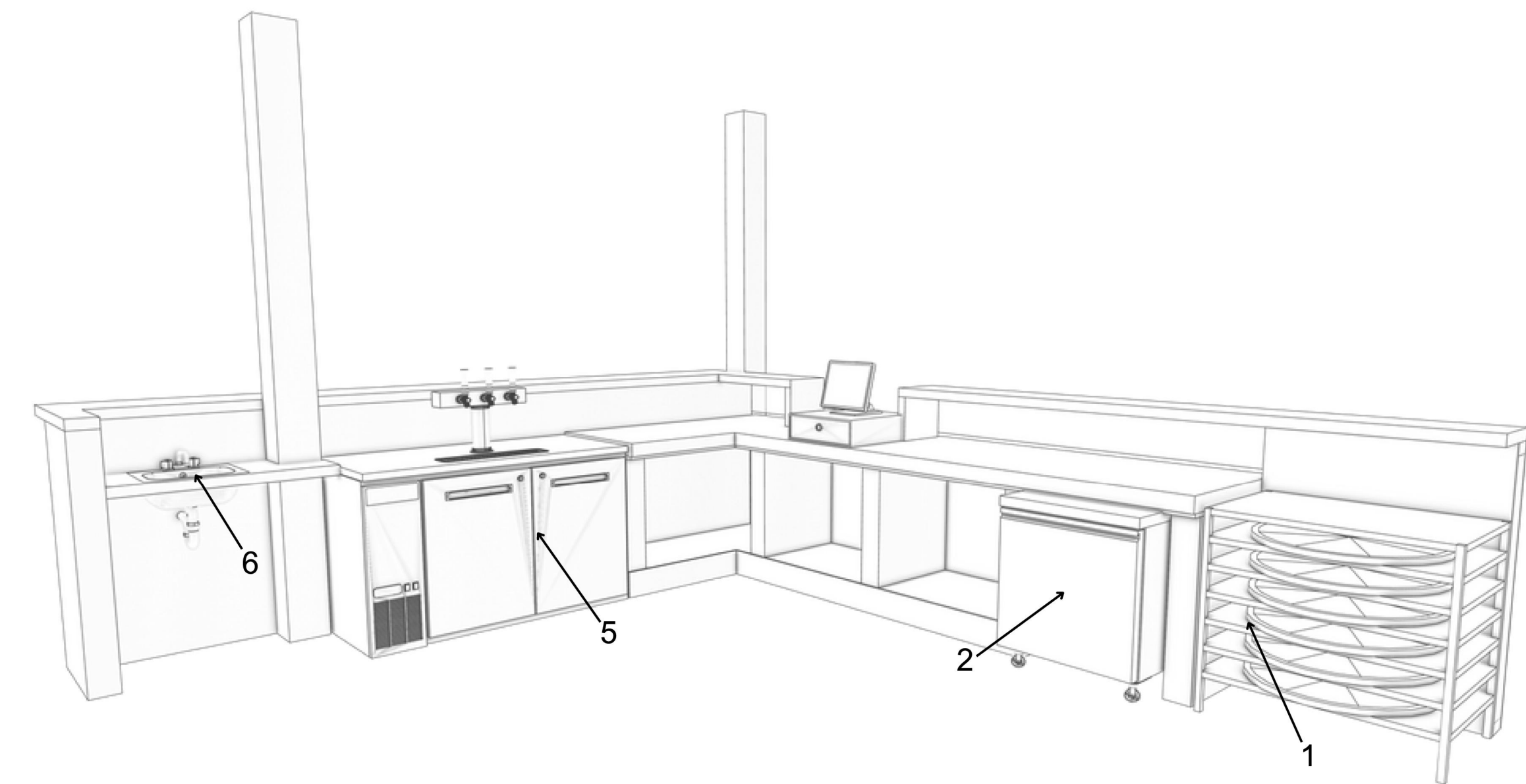
PLAN VIEW



SECTION CUT

## EQUIPMENT AND FINISHES

PROPOSED KITCHEN EQUIPMENT SCHEDULE					
NO.	QTY.	DESCRIPTION	MANUFACTURER & MODEL	SIZE	REMARKS
1	2	PIZZA RACK	Regency Shelf - Item #460EC2436 Regency Post - Item #460ECP34	24"W x 36"L shelf 34"H post	Shelf inset in counter 6 Shelves, 4 Posts
2	1	27" UNDERCOUNTER REFRIGERATOR	Avantco SS-UC-27R-HC - Item #178SSUC27RHC	27"W x 29 1/2" x 35 1/4"H	Inset in counter
5	1	TRIPLE TAP KEGERATOR	Avantco UDD-2-HC-S - Item #178UDD2S3	58 7/8"W x 27 3/4"D x 35 5/8"H	
6	1	HAND SINK	Regency - Item #600HS17	17"L x 15"W x 13 1/2"H	



WRAP VISIBLE PORTION OF COLUMN IN BARN WOOD. BOTTOM WRAP IN PLYWOOD.

STAINLESS SPLASH GUARD

SNEEZEGUARD GLASS START 1" ABOVE COUNTER

BUTCHER BLOCK FOR SINK

BLACK PAINT

STAINLESS STEEL

### 1 BAR / COUNTER DETAILS SCALE: NTS

SHEET TITLE

KITCHEN BAR /  
COUNTER  
DETAILS

SHEET #

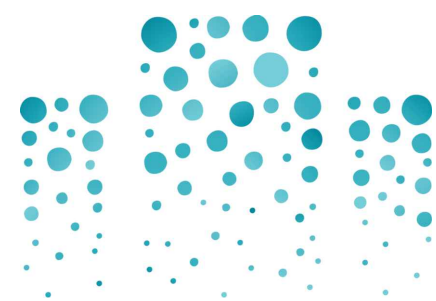
A-403

JOB #: 00000.00

DATE: 07.29.2025

RE: PERMIT REV.1

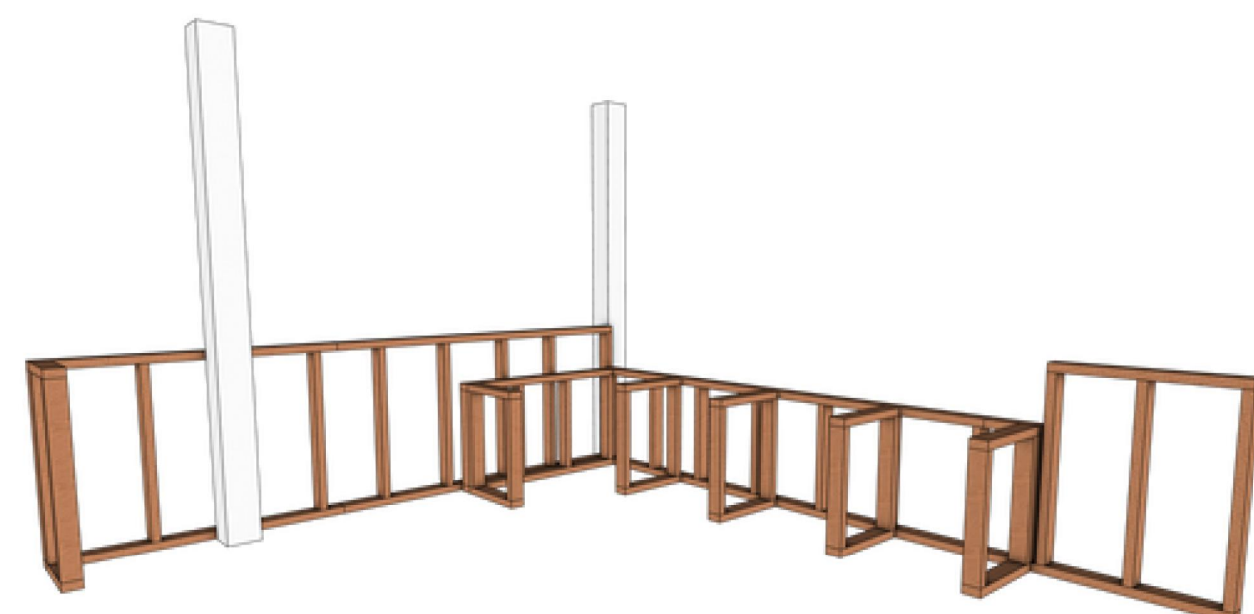




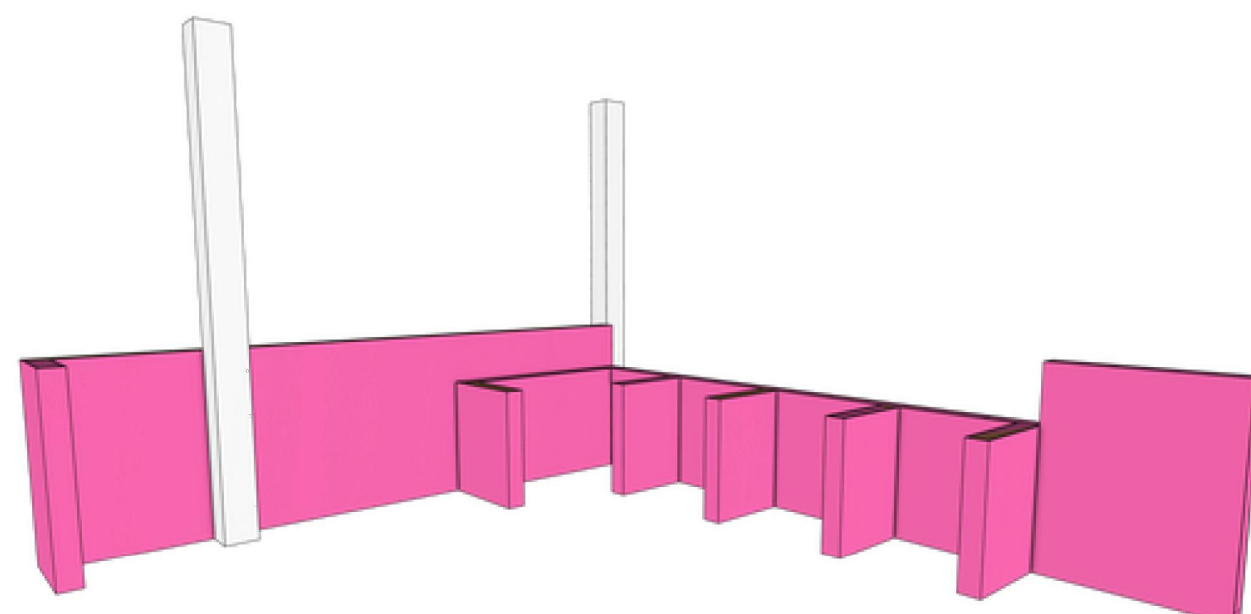
# KITCHEN COUNTER NOTE

GENERAL CONTRACTOR MUST VERIFY ALL DIMENSIONS AND DESIGN IN THE FIELD WITH OWNER.

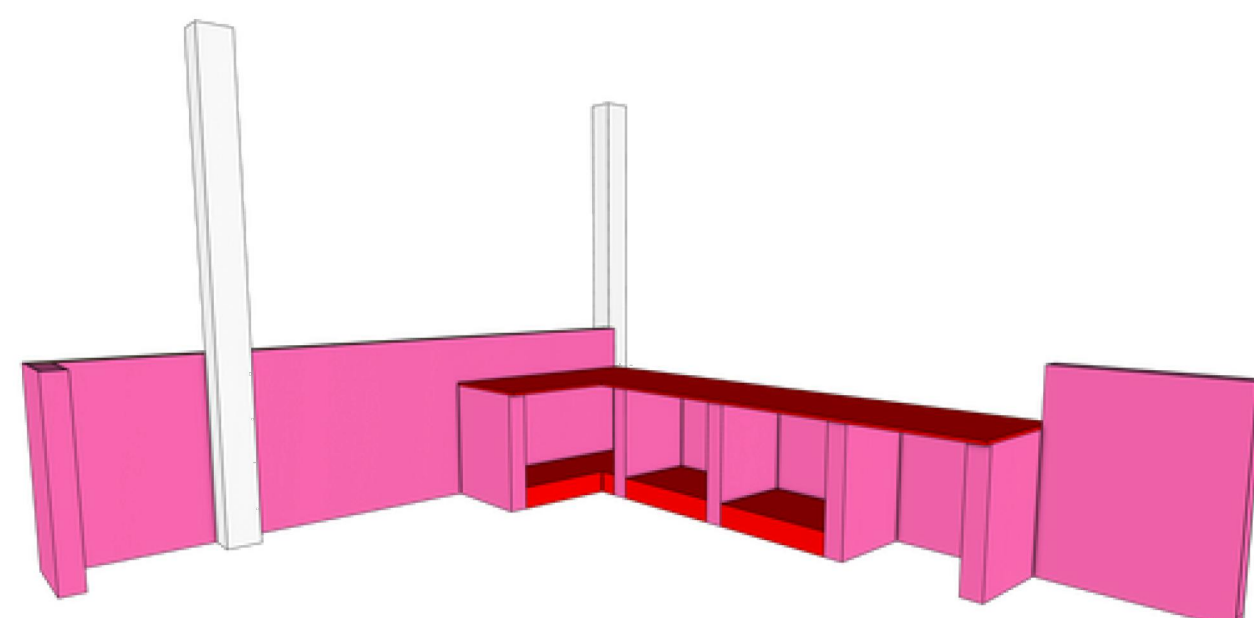
## BUILDING MATERIALS



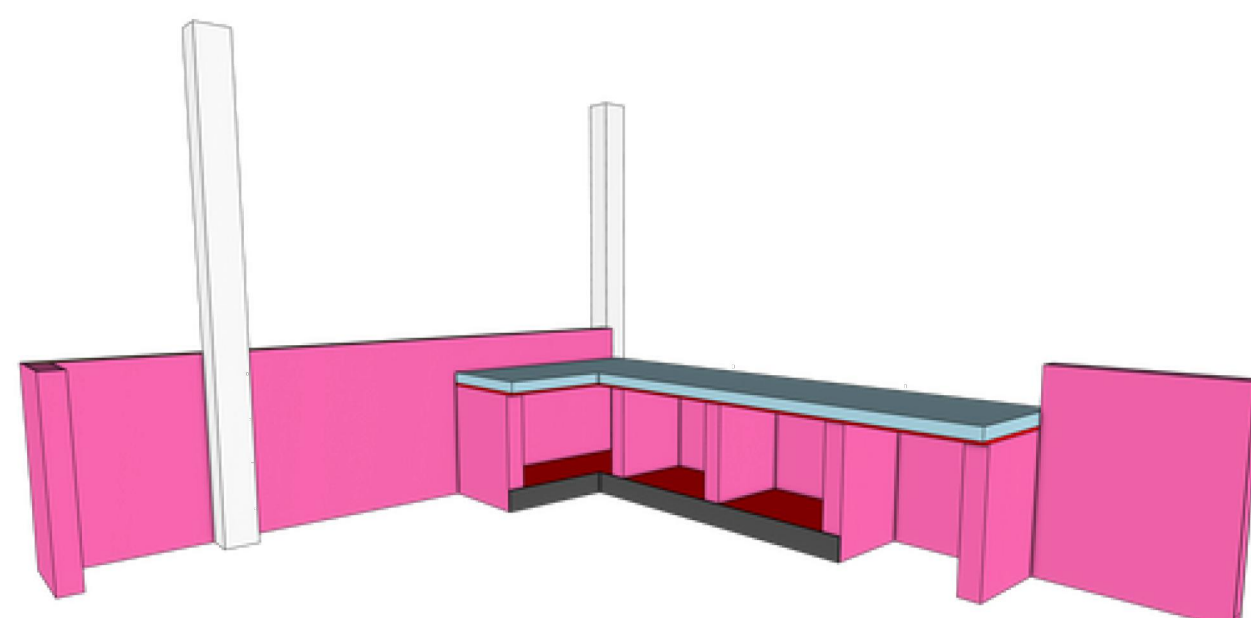
1. WOOD OR METAL SUPPORT FRAME



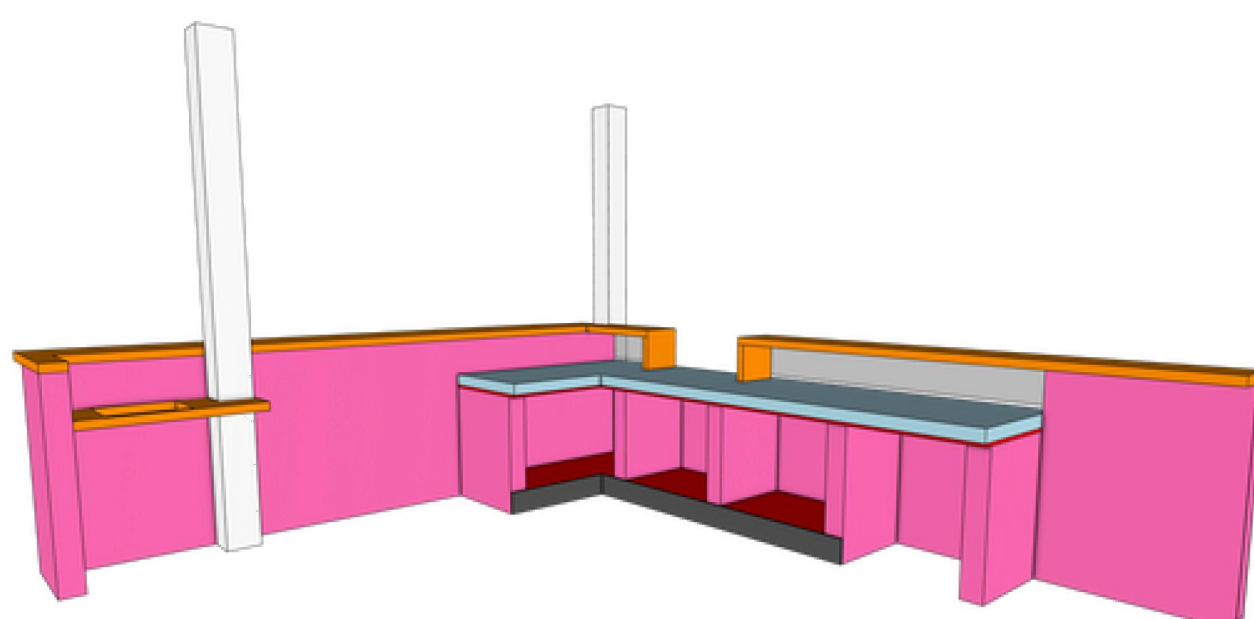
2. PLYWOOD FINISHED FRAME  
• 3/4" PLYWOOD COVERING SUPPORT FRAME



3. PLYWOOD  
• 3/4" PLYWOOD SUPPORT FOR BRICK  
• 3/4" PLYWOOD SHELF FOR STORAGE



4. BRICK AND BASEBOARD  
• BRICK VENEER COUNTERTOP WITH 3" LEDGE  
• COVE BASE INSIDE COUNTER AS SHOWN



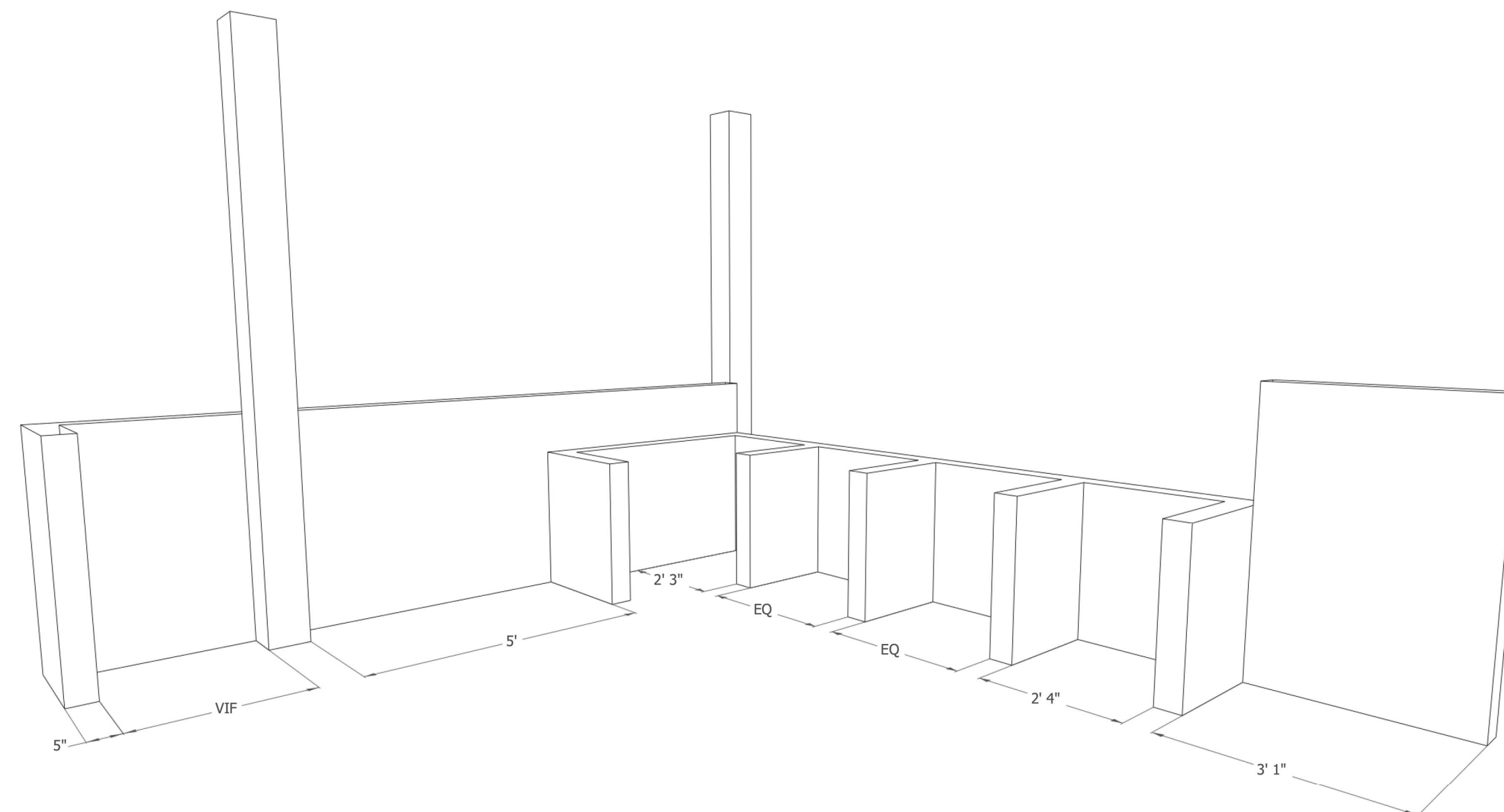
5. BUTCHER BLOCK AND SNEEZEGUARD  
• BAR HEIGHT COUNTERTOP AND SINK AREA  
• CUSTOM SNEEZEGUARD GLASS TO START 1" ABOVE THE BRICK



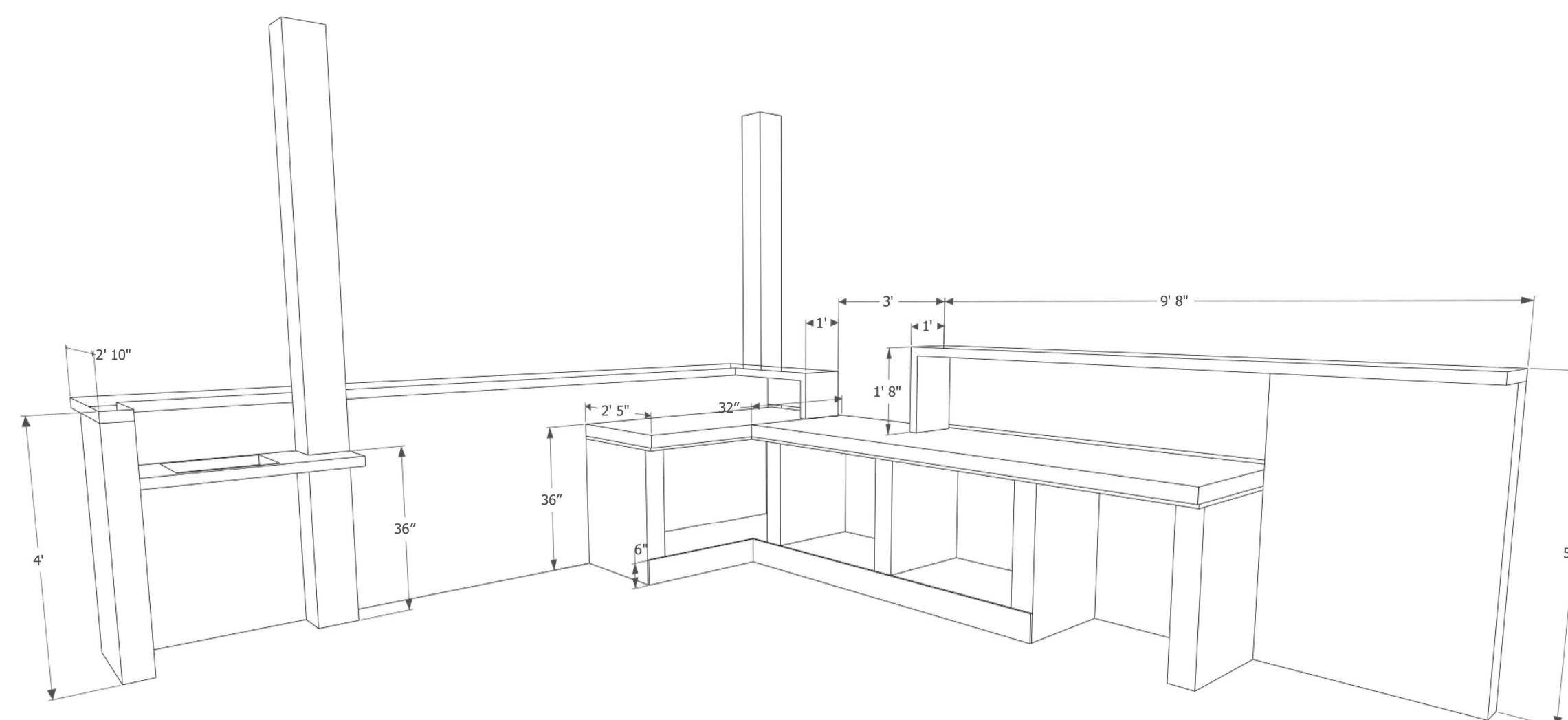
6. EQUIPMENT

2

## DIMENSIONS



FRAME DIMENSIONS

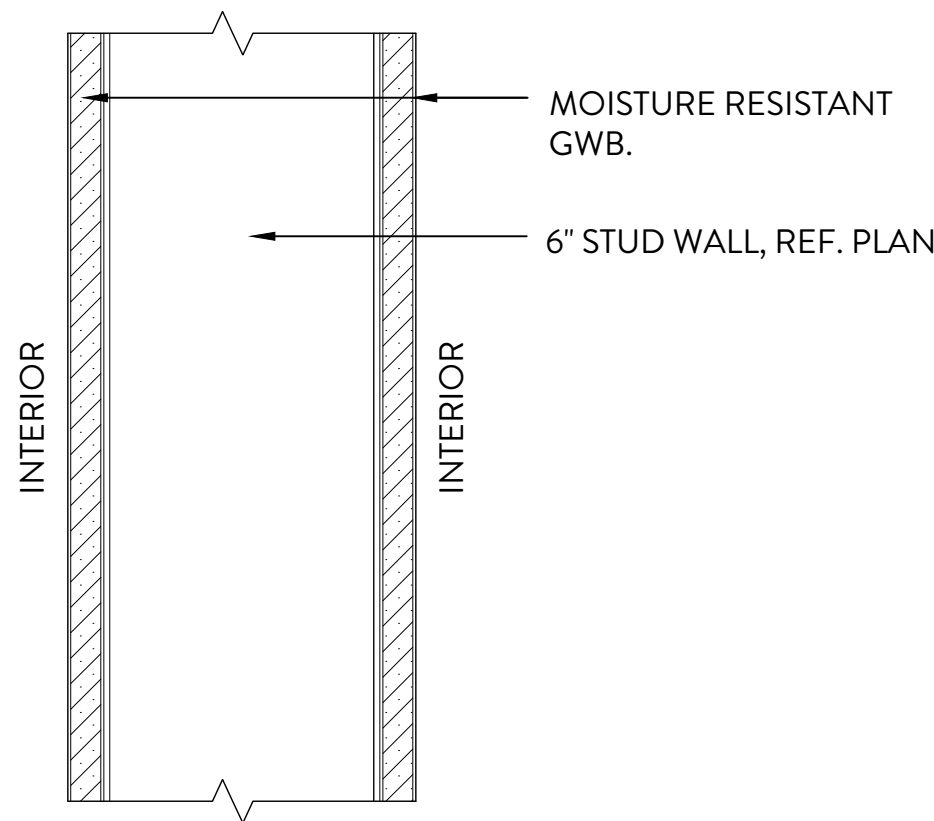
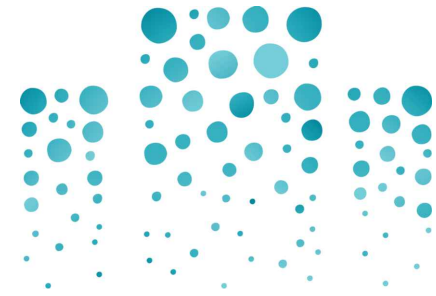


FINISH DIMENSIONS

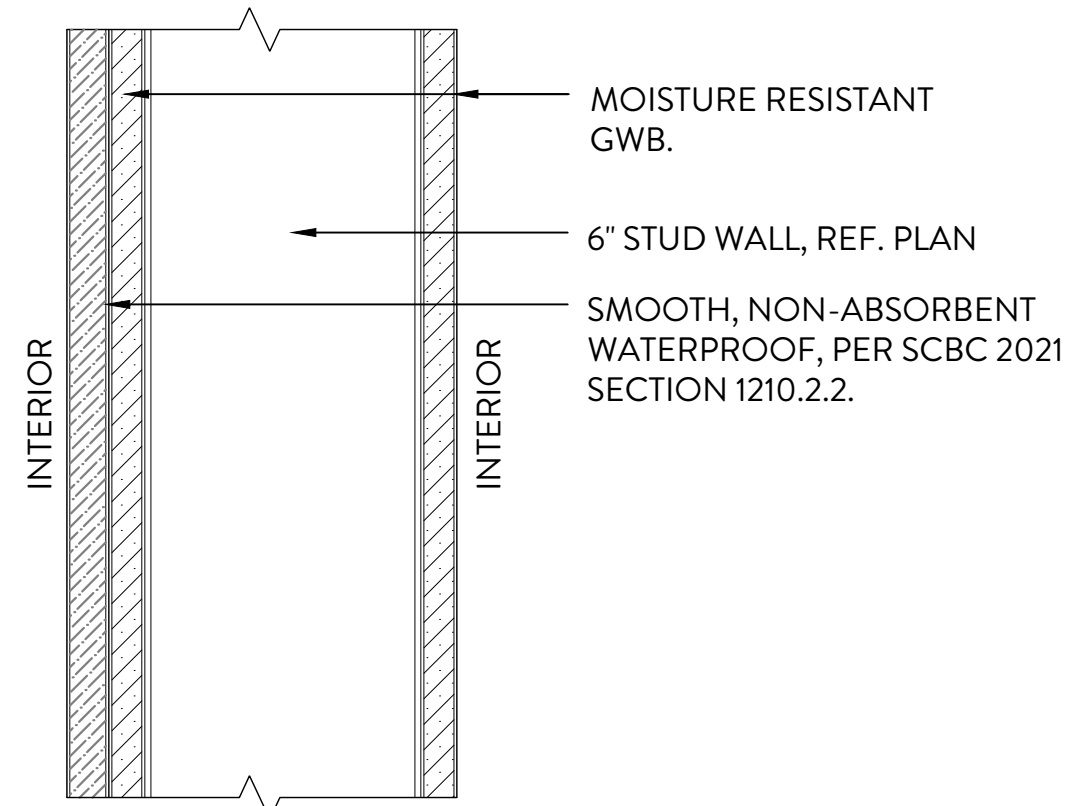
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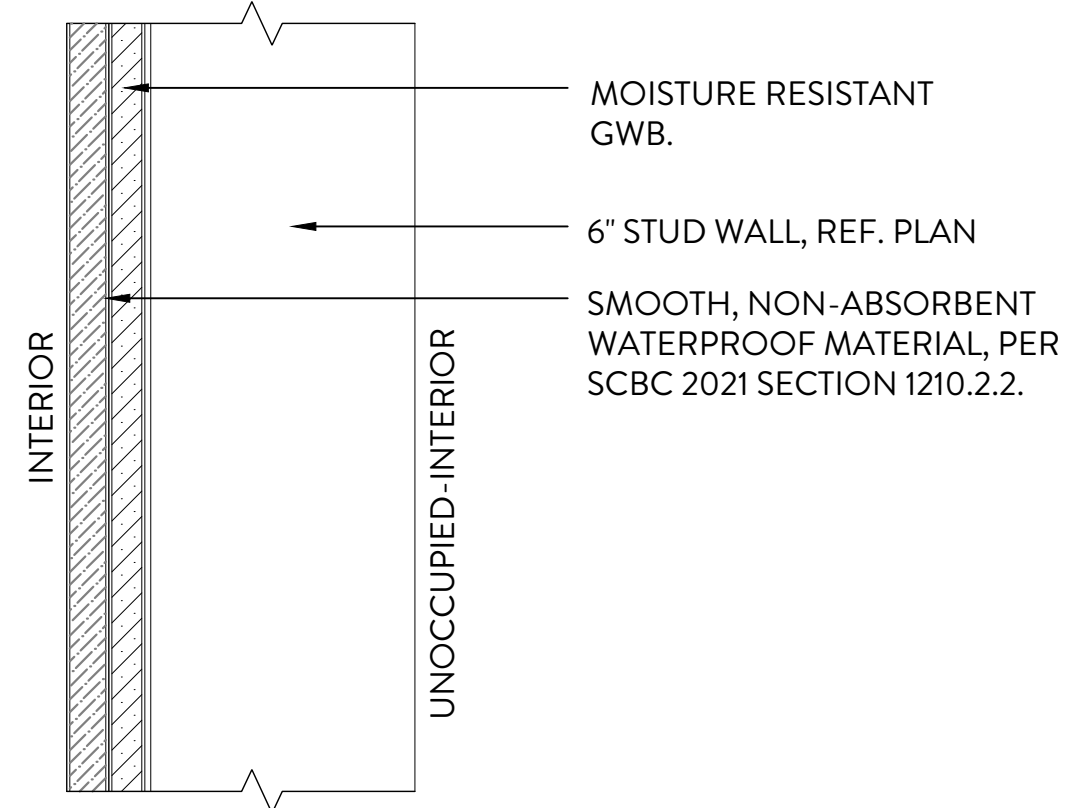
Drawings and specifications are proprietary and property of Synchronicity, LLC. No usage on any other project or design permitted. Violations subject to full prosecution under law. Usage for any reason outside of this specific project must have written permission from Synchronicity, LLC.



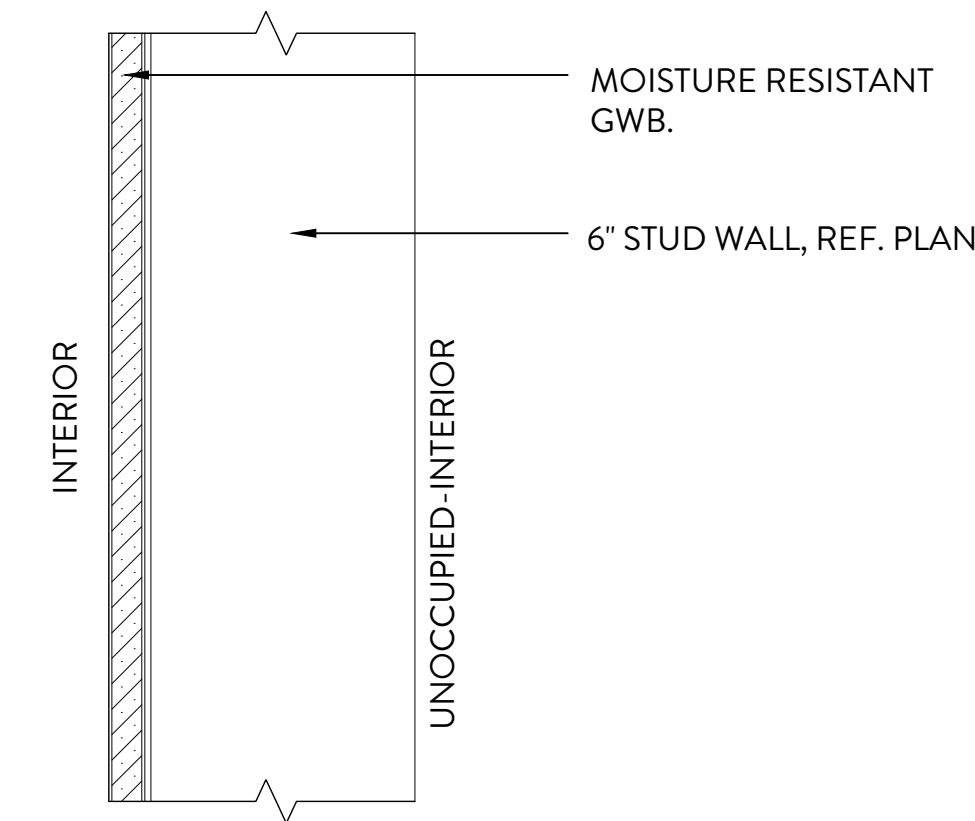
**D** WALL TYPE  
SCALE: NTS



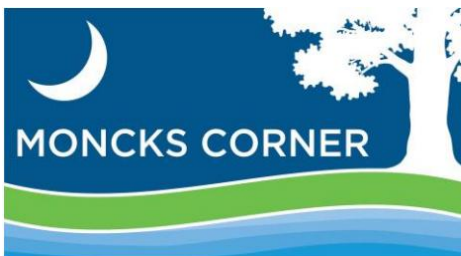
**C** WALL TYPE  
SCALE: NTS



**B** WALL TYPE  
SCALE: NTS



**A** WALL TYPE  
SCALE: NTS



*The Lowcountry's Hometown*

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## STAFF REPORT

**TO:** Board of Zoning Appeals

**FROM:** Justin Westbrook, Community Development Director

**SUBJECT:** Special Exception (SE-25-02) – SBV Companies – Mini-warehouse & Outdoor Vehicle Storage

**DATE:** August 5, 2025

**Background:** The applicant, Steve Witmer of SBV Companies, has applied for a **Special Exception** (SE-25-01) for a “mini-warehouse and outdoor vehicle storage” use on one (1) parcel (TMS # 123-00-04-009) within the General Commercial District (C-2), owned by Tail Race Crossing, LLC. A “mini-warehouse and vehicle storage” use within the C-2 – General Commercial zoning district, as prescribed in the Zoning Ordinance (Section 6-9), requires a **Special Exception** to be granted by the Board of Zoning Appeals.

**Existing Zoning:** The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the General Commercial 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	Retail, Various
	Flex 1 (Berkeley County)	UNIMPROVED
South	C-2	Retail (Tractor Supply)
	Flex 1 (Berkeley County)	UNIMPROVED
East	C-2	Retail, Various
West	Flex 1 (Berkeley County)	UNIMPROVED

**Existing Site Conditions:** The subject parcel comprises approximately 7.97 acres, which is currently undeveloped. The parcel is served by a 25-foot access easement near the southeast corner of the Tractor Supply parcel (TMS# 123-00-04-141), which provides easement access to US Highway 52. The parcel does not have direct access to any public right-of-way. The parcel also is adjacent to the privately-owned parcel which Drive In



Lane is on, however at the time of this Staff Report, it is unclear if there is an easement allowing the subject parcel access to Drive In Lane. The parcels to the northwest, west, and southwest zoned Flex 1 within Berkeley County and are unimproved. The parcels to the northeast, east, and southeast are zoned **General Commercial (C-2)** and are occupied with buildings utilizing retail use types.

**Proposed Request:** The applicant has requested a **Special Exception** be issued for the property for a “mini-warehouse and outdoor vehicle storage” use. The applicant has provided a Site Plan showing a two-story, 60,000 ft<sup>2</sup> climate-controlled building to be built on the east side of the parcel near the privately-owned Drive-In Lane, adjacent to the Tailrace Crossing shopping center, where Walmart serves as an anchor tenant, along with Cato, Shoe Show and Dollar Tree.

The proposed use is more closely related to an industrial use type than a commercial or retail, which is of note as the area surrounding the subject parcel is predominantly retail, with the benefit of foot traffic, store fronts and similar use types that act cohesively.

Staff have only minimally reviewed the concept plan for zoning and land development regulations. The most recent Site Plan provided in June, shows a reduction in parking from 79 spaces, designed for boat trailers, moving trucks and other recreational vehicles, to 46 parking spaces for mini-warehouse and newly associated commercial building. No parking lot landscaping has been shown, except for minimal plantings to the rear of the parcel and adjacent to both the southwest property line and the southeast property line, approximate to Tractor Supply’s detention pond. Staff do not see any sign of landscaping along Drive In Lane. The Site Plan also does not show a dumpster enclosure, which as an industrial entity, the Town will not provide solid waste services for this use.

**Transportation:** The most recent Site Plan shows the dual entrances to the property directly accessing the privately-owned Drive In Lane, which is not within a public right-of-way, and the rear of existing commercial properties and their associated parking lots. While Drive In Lane is owned by (Tail Race Shops, LLC) a similarly named entity to the property owner of this request (Tail Race Crossing, LLC), Staff is unable to confirm if the two limited liability corporations are under the same ownership, and if the parcel in question has legal access to the privately-owned Drive In Lane. This question is vital to the ability for this use to establish and have reasonable access that isn’t in violation of the standards of a **Special Exception**. The most recent version of the applicant’s Site Plan show access being gained through the parking lot of another private entity, closer to Tractor Supply. Staff have concerns regarding access to the property, as well as design for trailers, moving trucks and similarly sized vehicles traversing through private property that may or may not meet minimum standards, especially with the presence of landscape islands on Drive In Lane.

**Environmental:** Per the National Wetlands Inventory, the parcel does appear to be subject to wetlands, primarily on the west side of the property. Based on the most recent Site Plan, the applicant is leaving the wetlands undisturbed, with stormwater intending to flow to two detention areas. One detention area appears on the northern corner of the parcel, most likely outflowing to those designated wetlands, while the other detention area to the east, does not have any clear outfall indicated.

The property currently has a pond on the property that does not have a clear purpose. The pond is clearly a man-made device, complete with an engineered wing-wall and outfall that runs towards Drive In Lane for overflow purposes. This has significantly damaged Drive In Lane where pothole patches have occurred and the narrow road is still in rough shape. Flooding occurs regularly by Staff accounts and continues to add to roadway damage. After several site visits by Staff, including the Town's Stormwater Division, it is believed that this feature serves a detention pond for the Tailrace Crossing shopping center, flowing through the shopping center ending up at the Walmart pond. This calls into question the applicant's Site Plan and feasibility of filling in a required device.

At this time, full civil plans area not required and may be premature for this request, however Staff does have concerns about environmental impacts per the requirements to issue a **Special Exception**.

**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 "Highway Commercial", which is described as,

*"Intended for automotive dependent commercial uses such as gas stations, banks, fast food restaurants, auto sales, groceries, etc. While less common, light industrial uses such as auto shops, car washes and storage units, as well as conditional use/special exceptions."*

The parcel is also within the "Highway Commercial Overlay", which is described as,

*"A 1000 ft commercial buffer (2000 ft in total width) along the US 52 Corridor is approximately eleven miles in length and is intended to allow for low intensity (ideally service based) commercial businesses such as medical offices, banks, pharmacies, etc. along the highway corridor while permitting residential*



*units behind. Higher density residential units such as multi-family apartments would be permitted, however, should be part of a larger planned development.”*

**Application Update:** At the conclusion of the May 2025 Board of Zoning Appeals meeting, the Board expressed several concerns regarding the application. The primary concerns the Board had of the request centered around stormwater management, trailer and pedestrian traffic and the proposed use type in a predominant commercial area.

At the meeting, the Board indicated without more information regarding stormwater, the Board would feel uncomfortable with the request, particularly with known stormwater issues in the area that Staff was unable to determine the source and resolution for. The Board specifically questioned the existing pond on the property and the outfall for it, along with any future impervious area or “heat islands”, and the future stormwater outfall from the newly developed site. The applicant worked with Consolidated Design Professionals and Aegis Engineering & Planning to provide the Board with the requested stormwater analysis. At Staff’s request, the provided Preliminary Stormwater Management Plan Analysis, was to be reviewed by the Town’s engineering consultants, Hussey Gay Bell. The analysis was prepared and provided to Staff who requested a review of the plan analysis, to which the Town’s engineering consultants provided a letter indicated that the analysis is incomplete. The letter from the Town’s engineering consultants stated that a full drainage analysis would be needed to “adequately evaluate any potential stormwater impacts from the site and surrounding area”. This indicates that the stormwater management plan is incomplete, and Staff’s initial concerns remain unresolved.

In June, the applicant provided an updated Concept Plan for the site development, which appears to eliminate the trailer parking which may reduce the concern for long trailers and recreational vehicles, which were initially a concern for Staff and the Board. In Staff’s review of the new conceptual plan, there appears to be a secondary ingress/egress for the development, but without offsite survey work of how exactly the new plan ties in to existing development, Staff is fearful that the secondary access connects to a dangerous and congested rear driveway for a former medical clinic and the Tractor Supply. Staff still has remaining concern regarding moving trucks for the remaining 60,000 ft<sup>2</sup> two-story storage building. As Board Member Smith indicated in May, the use will still use box trucks and moving trucks to access the site, keeping intact what Staff perceives as the second most vocal concern the Board had with the proposed use on the subject parcel. The secondary access does not appear to alleviate any concerns, as all traffic will still exit out Drive In Lane, an inadequate travel way for commercial grade box and moving trucks. The intersection of Drive In Lane and US Highway 52 is a current problem intersection, due to the congestion and traffic volume on the highway, making a north-bound left turn an all day affair. As the Board adequately noted in May, a light at this intersection will not be possible per SCDOT standards, and adding box and moving trucks to this intersection, specifically those with intentions to go north towards the Tail Race Canal, will add severe traffic impacts. As mentioned in May, a Traffic Impact Analysis (TIA) would have no benefit to the area, as the applicant noted, the number of trips will be insignificant, even if the vehicles are much larger and taxing on the local roadway network.

The third biggest concern the Board had, in Staff’s understanding of the May meeting, was the presence of a truck-heavy use in a pedestrian and retail predominate area. Comments from the Board ranged from rerouting

vehicles through the Walmart parking lot, to pedestrians accessing the local retail storefronts, to the use being more industrial in nature regardless of the aesthetically pleasing architecture. The applicant has attempted to resolve this by adding a presumed 15,000 ft<sup>2</sup> retail building adjacent to the Drive In Lane frontage. While adding commercial and retail would initially be positive, additional concerns are raised, specifically the likelihood of development, timing of construction, and parking which appears to be lacking. Staff have experience with developers indicating commercial and retail aspects of development to help make their main goal more digestible to the Town's boards and committees. Several high-profile projects have been approved and developed, however the promised and conditioned commercial aspect has yet to develop. With the addition of retail, Staff has concerns if the commercial will ever develop, and unless it's directly tied to the Certificate of Occupancy for the mini-warehouse, Staff is concerned. Staff also have done an initial review of the concept plan and using a typical 1 space per 300 ft<sup>2</sup> of commercial, the commercial aspect appears to be at least sixteen (16) parking spaces short for that amount of commercial. As the request is tied to a site plan, Staff is concern that the feasibility for commercial development is limited and these three (3) concerns cannot be addressed in an adequate fashion.

**Staff Analysis:** The applicant has met with Staff concerning their proposed use on multiple occasions. At the request of Staff, the applicant has provided an addendum to their application expressing how they believe their request meets all the standards of a **Special Exception**. Staff is concerned with the applicant's addendum as it heavily mentions the "need" for this use for the community, which is NOT an item that can be considered by the Board of Zoning Appeals for a **Special Exception**. The applicants have provided other necessary documents for this application, including an updated Site Plan, building elevations and even building renderings. At this time, the most recent Site Plan has only generally been reviewed and serves as more of a conceptual plan than a civil plan. Therefore, Staff is unable to review the document for compliance regarding landscaping or other standards required in the Zoning Ordinance. Staff will ensure the applicant's civil plans will meet all standards of the Zoning Ordinance.

Regarding the applicant's addendum and justification, Staff must be clear that the Board of Zoning Appeals (BZA) may only consider the seven (7) criteria as laid out in the Zoning Ordinance. The BZA cannot consider communal need for this use, as a **Special Exception** is the proposed use on the proposed parcel, not the use in relation to the Town or public good.

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 believes that the proposed use is **not consistent** with the purpose and intent of the Highway Commercial land use designation as listed in the Town's 2024 Comprehensive Plan. This designation indicates that future growth in the area shall be "automotive dependent commercial", which Staff interprets as more retail and restaurants. While the future land use designation allows for rare industrial exceptions, Staff argue that the surrounding current land uses are far more compatible with the 2024 Comprehensive Plan desired retail than the proposed industrial-like use of a mini-warehouse with outdoor vehicle storage. Furthermore, Staff believes that proposed use is **not consistent** with the*



presence of the “Highway Commercial Overlay”, as this too plans for commercial based uses with high density residential mixed in; two use types that are not conducive to the proposed industrial-like use. Staff views the Highway 52 corridor as the main commercial area for Moncks Corner, and the proposed use does not fit with the purpose and intent of the overall highway commercial designations of the Town.

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 feel that the proposed use **is not compatible** with the existing uses in the vicinity, such as the retail and restaurant uses. As a vacant commercially zoned property, Staff believes the impact of the proposed use would be detrimental to the adjacent highway commercial use types, by detracting from the commercial district and not adding to the automotive dependent commercial uses. Staff also believe that the elevations show a visual disruption to the surrounding inviting storefronts by proposing a rear elevation that will be seen from Drive In Lane, that depicts a 35-foot x 145-foot wall, with a simple two-door entryway, and minimal glazing with Bahama shutters. This rear elevation, the most predominately viewed side of the 60,000ft<sup>2</sup> building, will directly detract from the retail and walkability character of the immediate commercial area and contrast with the commercial storefronts along Drive In Lane and the Tailrace Crossing shopping center.

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 believe the proposed industrial developed property **may have adequate provisions** for adverse influence. Staff are concerned about buffering for the proposed industrial use along Drive In Lane, a private-owned road predominately occupied with commercial storefronts. If the building is not to be similar in architectural style of walkable and approachable storefronts, then the lack of landscaping amplifies the misplacement of this industrial use in the immediate retail vicinity. Staff is also concerned with the traffic impact of the type of vehicles this use will invite, particularly the conflict of larger trailers, moving trucks and similar recreational vehicles on a mere 22-foot-wide road. No plans to Staff’s knowledge are in place to widen Drive In Lane, and the absence of a dedicated traffic signal at Drive In Lane and US Highway 52 presents turning issues for vehicles that have maneuverability challenges.

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

Staff believe that with the proposed industrial property they **may generally preserve and incorporate important natural features**. Staff are concerned about wetland encroachment, both with the physical built environment, and the stormwater impact from outfalls. With a Special Exception, Staff typically expects the perimeter landscaping to go above and beyond the Zoning Ordinance due to the impact the use may have on the adjacent community. It is not clear, based on the most recent Site Plan, that the provided landscaping even meets the minimum standards set forth in the Zoning Ordinance. Staff feels it is troublesome the applicant did not chose to enhance important natural features with the loss of significant tree canopy and an increase in heat islands. As mentioned earlier, Staff is also concerned about

*the existence of a man-made detention pond, what purpose it serves currently, and where the water will go when filled in per the applicant's Site Plan.*

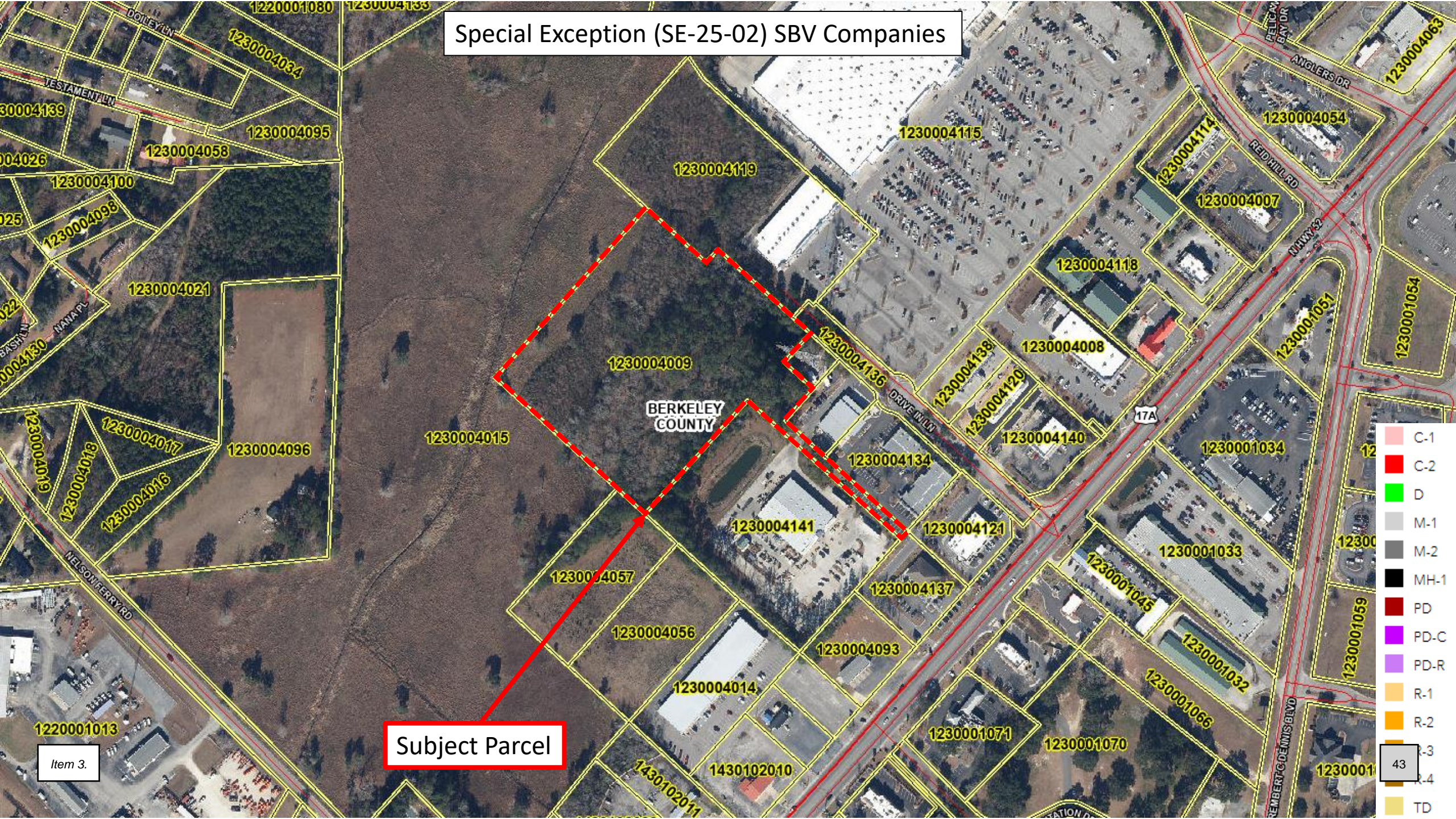
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;  
*Staff believes, the proposed use **may destroy, create loss, or cause damage to natural, scenic, or historic features of significant importance** with the loss of significant tree coverage and filling in of a man-made detention pond. With the loss of a purpose-built pond, coupled with the lack of additional landscaping along Drive In Lane, Staff believes that natural and scenic features of importance may be loss with the approval of this request.*
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.  
*Staff believe the proposed use **may hinder** vehicular traffic or pedestrian movement on adjacent roads. Drive In Lane is a privately-owned road that is a mere 22-foot in width near the proposed driveway. Drive In Lane does expand, however with the addition of traffic islands closer to US Highway 52, along with the lack of a dedicated traffic signal for Drive In Lane from US Highway 52, Staff has concerns regarding moving trucks and other recreational vehicles adding to an already congested area, not from a number's standpoint, but a safety aspect.*
7. The proposed use complies with all applicable regulations and development standards of the Town.  
*Staff will ensure **the required civil plan and building permit comply** with all applicable regulations and development standards.*

**Staff Recommendation:** Staff continues to recommend denial for the proposed use of the Board of Zoning Appeals. This is based on Staff's understanding of probable impacts of the proposal will cause on the surrounding commercial area, along with conflicts with the Town's 2024 Comprehensive Plan. Added with the lack of similar use types in the area, potential traffic impacts of a narrow privately-owned road with larger than typical vehicles seen on Drive In Lane, Staff believes the impacts are too great for the surrounding retail area.

*Attachments:           SIGNED - Application (SVB Properties, Applicant)(20250331)  
                                  Site Plan v3 (20250613)  
                                  Survey (2025063)  
                                  Renderings (20250702)  
                                  Prelim. Stormwater Management Analysis (20250613)  
                                  REVIEWD – Prelim. Stormwater Management Analysis (20250722)*



Special Exception (SE-25-02) SBV Companies



Subject Parcel

Item 3.

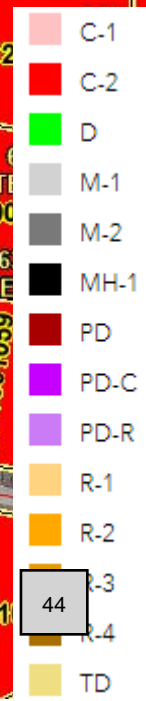
- C-1
- C-2
- D
- M-1
- M-2
- MH-1
- PD
- PD-C
- PD-R
- R-1
- R-2
- R-3
- R-4
- TD



## Special Exception (SE-25-02) SBV Companies

## Subject Parcel

*Item 3.*





Special Exception (SE-25-02) SBV Companies

Subject Parcel

Item 3.

**LEGEND**

Town Boundary

Town Proposed Expansion Area

**FUTURE LAND USE DESIGNATIONS**

- Parks and Open Space
- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Neighborhood Mixed-Use
- Highway Commercial
- Downtown Commercial
- Employment
- Institutional

**EXPANSION AREA FUTURE LAND USE DESIGNATIONS**

- Rural-Town Transitional Residential
- Town Character Residential
- Suburban Character Residential
- Town Character Mixed-Use
- Institutional
- Mixed Use Overlay (250' Buffer)
- Highway Commercial Overlay (1000ft Buffer)

45



## Zoning Special Exception Application

### PROPERTY OWNER

Tail Race Crossing, LLC

### ADDRESS

0 Drive In Ln Moncks Corner 29461

## Applicant Information

### APPLICANT NAME

Stephen Witmer

### ADDRESS

3284 northside parkway suite 600 Atlanta 30327

### APPLICANT PHONE #

14049092601

### PROPERTY INTEREST

Buyer

### PROPERTY LOCATION

Behind the Tractor Supply in Moncks Corner, SC. Titled tract W2 on the survey.

### UPLOAD PLAT

[kxiAzAqrXa4b-16-088-MONCKS-CORNER-PLAT-18X24-8-Acres.pdf](#)

## Property Information

### TAX MAP #

1230004009

### ZONING CLASSIFICATION

C-2



**CURRENT USE OF PROPERTY**

Vacant Land

**LOT AREA**

8 acres, 5 acres of upland

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

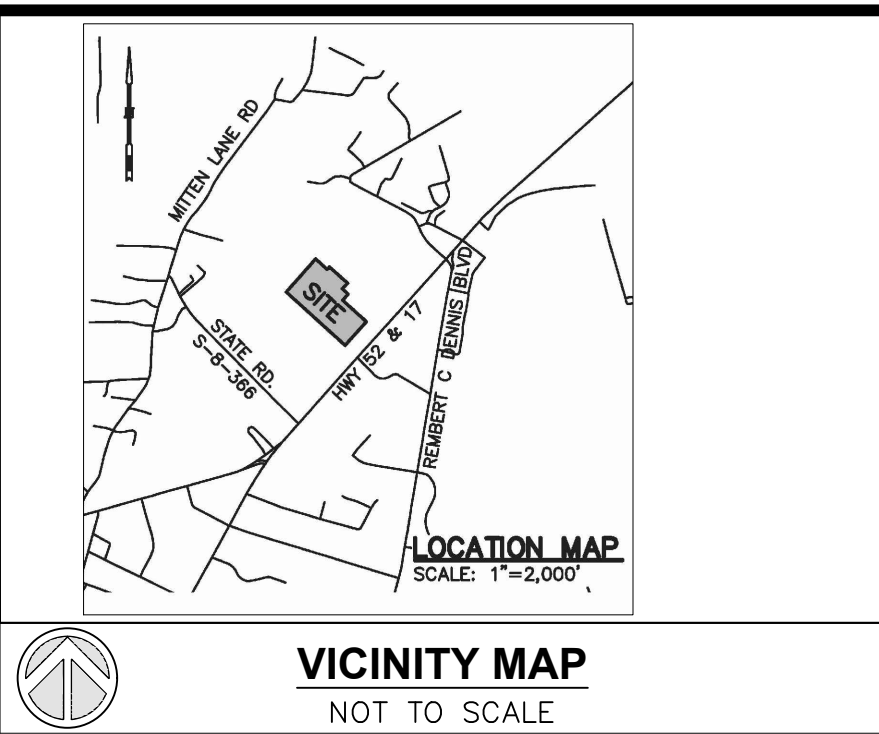
Yes. The special exception for self-storage was considered on May 6, 2025. The board asked for edits to be made to the site plan and to address storm water concerns.

**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 request this special exception to allow self-storage at 0 Drive In Ln because it fulfills a critical need, aligns with the Comprehensive Plan's vision, and fits the C-2 and Highway Commercial Overlay's service oriented intent. Its minimal impact, strategic location behind Tractor Supply, and ability to address and undersupply of storage in Moncks Corner with climate-controlled options make it a valuable addition to Moncks corner. Supporting data, market undersupply, growth trends, and site compatibility reinforce this as a practical, community-driven solution deserving approval.

**SIGNATURE OF APPLICANT****DATE**

06/30/2025



PROJECT INFORMATION

CONTRACTOR  
VALSTON, LLC  
337 REYNOLDS DR.  
EATONTON, GA

PROJECT MANAGER  
OMNI CONSULTING SERVICES  
401 Westpark Court, Suite 200  
Peachtree City, GA 30269  
(850) 294-2501 - TOM DANIEL

ENGINEER  
Peter Seckinger, PE  
401 Westpark Court, Suite 200  
Peachtree City, GA 30269

**OMNI CONSULTING SERVICES**  
401 Westpark Court  
Suite 200  
Peachtree City, Ga 30269  
ph: 770.302.1701  
fax: 770.818.5663

Project Manager

**26 YEARS**  
PROFESSIONAL EXCELLENCE  
1999 - 2025

Construction Documents  
PREPARED FOR:

**VALSTON**  
DEVELOP • DESIGN • BUILD

**VALSTON, LLC**  
337 REYNOLDS DRIVE  
EATONTON, GA

CLIENT

#	DATE & BY

**MONCKS CORNER SELF-STORAGE**

16-688 MONCKS CORNER  
US HIGHWAY 17 & 52  
TOWN OF MONCKS CORNER,  
BERKELEY COUNTY, SOUTH CAROLINA

PROJECT

**Know what's below.  
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Or Call 800-632-4849

**811**  
SOUTH CAROLINA  
REGISTERED PROFESSIONAL ENGINEER  
No. 18075  
PETER R SECKINGER

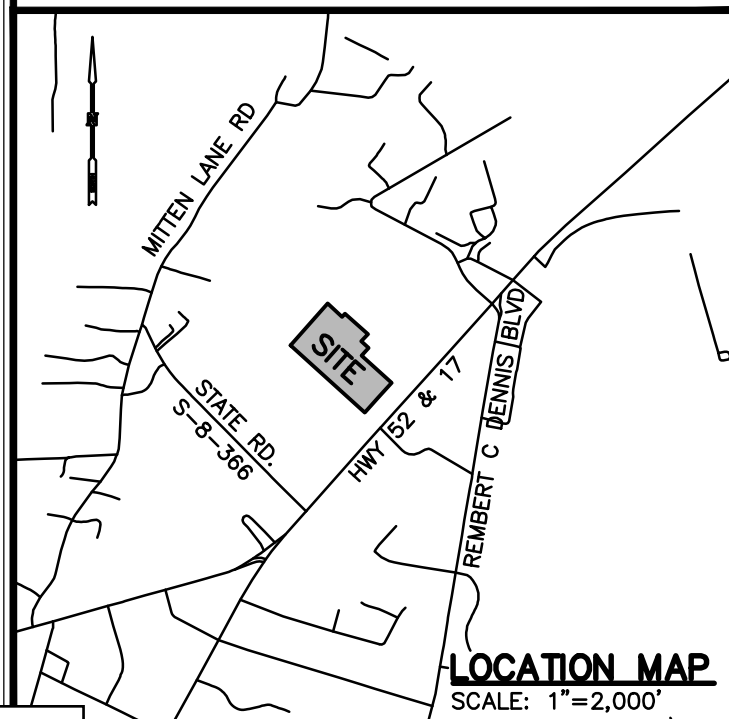
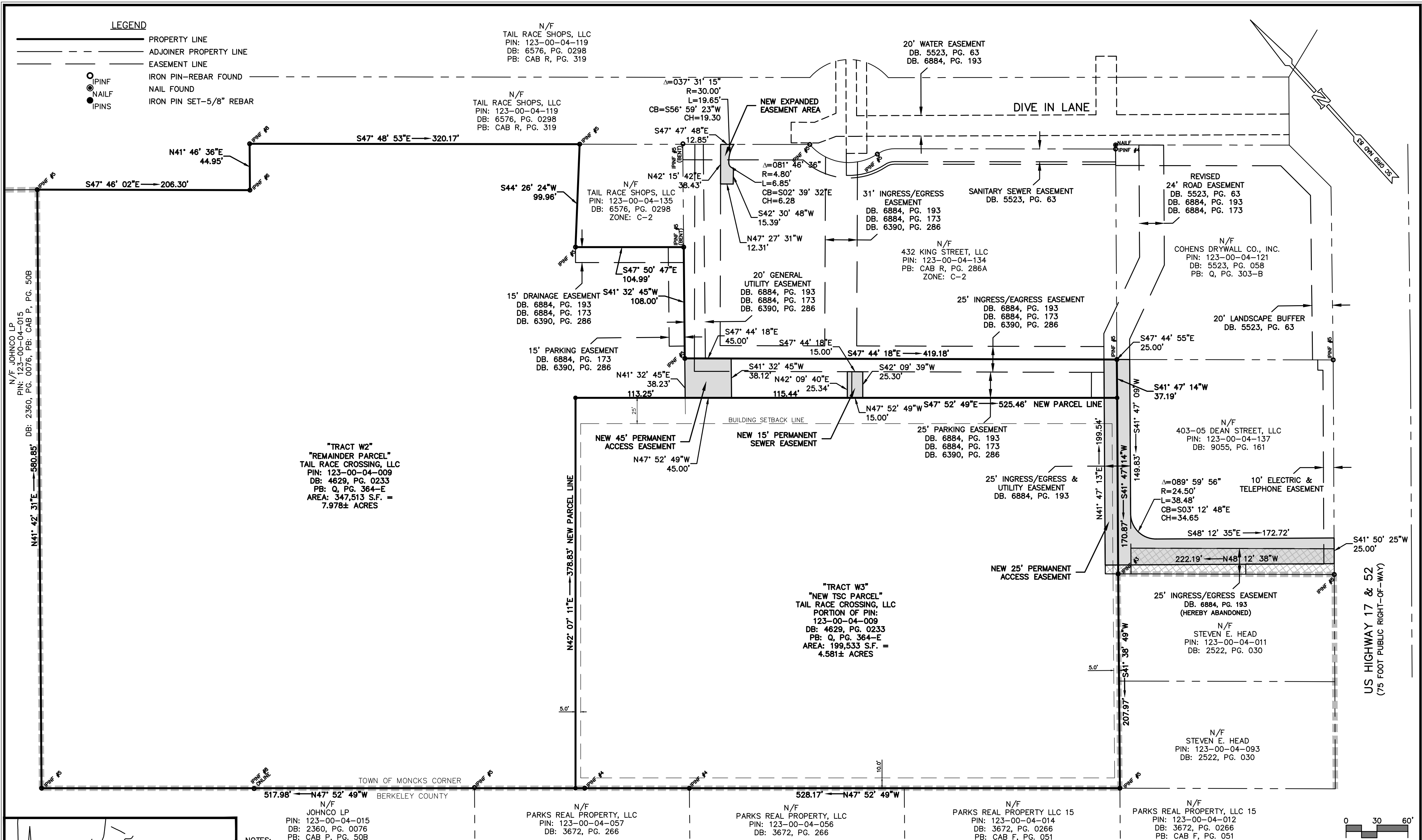
SEAL

DATE: 3/27/2025
PROJECT NO. -----
DWG FILE - Moncks Corner Master.dwg
SCALE: AS SHOWN

**SITE PLAN  
C 3.0**

SHEET





- NOTES:
1. NORTH ARROW AND BEARINGS ARE BASED UPON SC GRID NAD 83.
  2. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:  
A. PLAT CABINET R, PAGE 286-A BERKELEY COUNTY REGISTER OF DEEDS OFFICE.
  3. THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
  4. THE AREA WAS DETERMINED BY DMD METHOD.
  5. ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
  6. THE PROPERTY APPEARS TO BE IN FEMA ZONE X PER MAP NUMBER 45015C0405D WITH EFFECTIVE DATE 10/16/2003.
  7. ZONING PROVIDED BY THE TOWN OF MONCK'S CORNER TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
  8. NEW PARCEL AREA = 199,581 S.F. = 4.581± ACRES

OWNER:

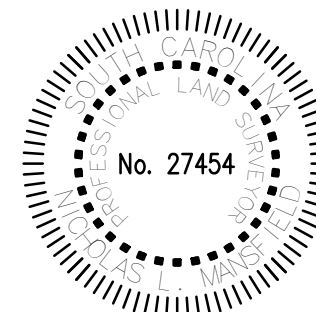
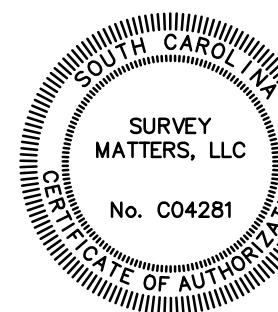
Tail Race Crossing, LLC  
171 Church Street  
Suite 340  
Charleston, SC 29401  
843-723-6605

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN.

NICHOLAS L. MANSFIELD

DATE: 2/28/2017

REGISTRATION #27454



MINOR SUBDIVISION PLAT

PREPARED FOR:  
TRACTOR SUPPLY COMPANY  
PROPERTY OF:  
TAIL RACE CROSSING, LLC  
DRIVE IN LANE  
TOWN OF MONCK'S CORNER, BERKELEY COUNTY, SOUTH CAROLINA

NLM	NLM	16-088
DRAWN	CHECKED	PROJECT NO.
SCALE	1" = 60'	1 OF 1
DATE	2/28/2017	SHEET NO.

SURVEY MATTERS, LLC  
LAND SURVEYING SERVICES  
107 Hillcrest Avenue  
Simpsonville, South Carolina 29681  
(864) 451-0176  
nick@survey-matters.com

















# **PRELIMINARY STORMWATER MANAGEMENT PLAN ANALYSIS**

## **MONCKS CONER STORAGE**

DATE: JUNE 6,2025

### **PREPARED BY:**

Peter Seckinger, PE  
**Consolidated Design Professionals, LLC**  
2940 Kerry Forest Parkway, Suite 101  
Tallahassee, FL 32309

### **IN CONJUNCTION WITH:**

**Aegis Engineering & Planning, LLC**



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## Memo

To: Thomas Daniel

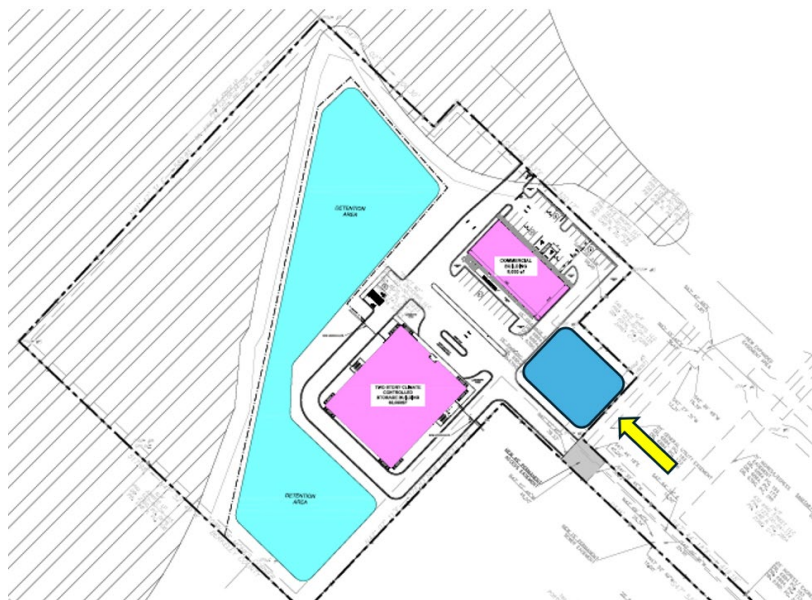
From: Gregory Duncan, P.E., LEED-AP

CC:

### Memorandum: Moncks Corner SWM

#### Synopsis:

Aegis has reviewed the proposed site with the direction given to (also) address SWM for the neighboring properties at the front of the complex (Satellite Healthcare – Moncks Corner, Sam’s Tobacco & Vape, Sovereign Strength Society). Based on USGS topography there appears to be a 3-5’ vertical difference in grade between the properties already developed and the new concept proposed. Consequently, it is recommended that a proposed pond (for the already existing uses) be constructed in a manner to account for the area flowing onsite as well as the proposed development proposed. (as shown in the figure below). The current pattern of the drainage collection system for the existing plaza is unknown and may require modification for direction of runoff to the newly proposed SWM pond. Access rights to the existing plaza may need to be discussed if not owned by the developer.



Schematic of Proposed Drainage Pattern



## 1.0 Executive Summary and Project Development

The proposed Development is planned for an undeveloped property located in Moncks Corner, South Carolina. The total site drainage area for this study is 12. acres. The undeveloped area will continue to drain into its existing discharge point with no modifications. The site has a high point located midway and this will be maintained in the proposed conditions. The drainage from this pond will be captured and infiltrated onsite and any emergency overflow will be directed into the existing drainage departure point located on the northern portion of the property.

## 2.0 Pond Design

On the northside of the site, a retention pond with percolation will be used for stormwater management. A total on-site drainage area of 12. acres will be directed to Pond #1. Overall, this volume is to be captured as “dead storage” within a closed basin below the lowest piped outlet and equates to approximately 3.16’ column of water during a 100-yr/24-hr storm. Offsite areas on the west and south currently contributing to the site are to be diverted around the site using swales and collection systems.

The pond bottom has been set at elevation 50.00 with the top of the berm set at elevation 50.50.

**Treatment Required** is to be the full volume of the 100-yr/24-hr event for closed basins. Recovery is to be achieved by infiltration.

**Peak Rate Controls** of all storms up to and including the 100-year storm. Water quality for this online retention pond will provide storage for 100-yr/24-hr (post-developed) volume and recovery is estimated to be less than 25 hours. The primary drainage structure for overflow will be an 8” weir plate set at ELEV 50.25’ discharging to a box with an 18” culvert which will direct extreme flows (above 100-yr) to a riprap apron on the southern edge of the project. The emergency Outfall from the pond is also directed to the northern edge of Pond #1 with a crest elevation of 50.50’.

#### 4.0 Summary & Conclusions

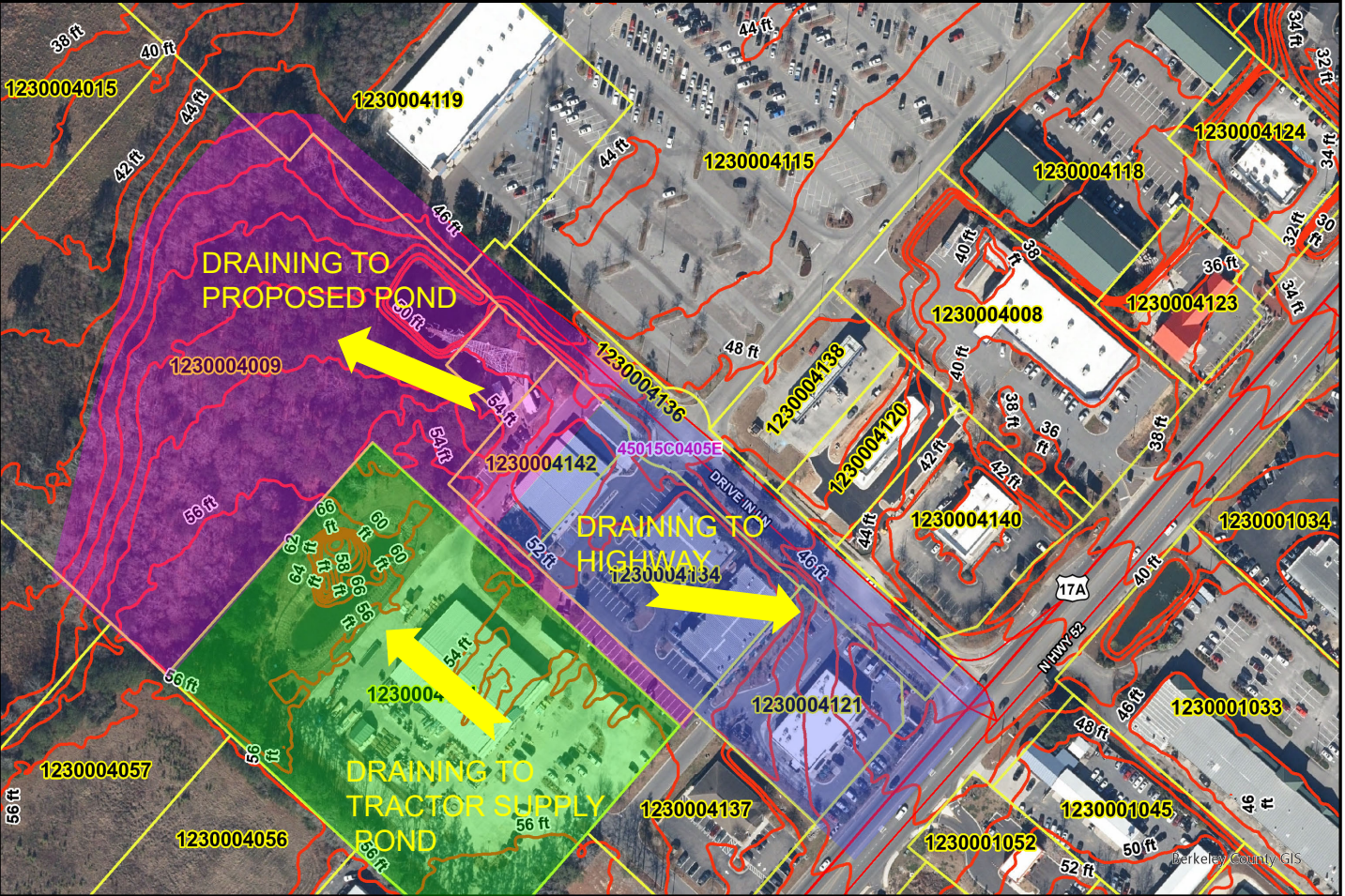
The proposed development should meet the City's level of service requirements with no increase in stormwater released from the site. A wet retention percolation pond has been provided to capture on-site runoff. The pond adequately provides the necessary rate controls to meet the pre/post development controls and is estimated to achieve the required water quality provisions with some special provisions provided by the design.

For the purposes of this design, it is assumed that infiltration will allow passage of the site runoff volume into the lower into a fine sand layer. Based on this special provision, the infiltration rate (8 ft/day) was used in the MODRET calculation (considering also a safety factor of 2) and subsequently in the HydroCAD pond routing model. MODRET was used to calculate the resulting infiltration loss rate in terms of cubic feet per second (CFS). The volumetric loss rate calculated in MODRET was brought in as a volumetric flow loss rate for Pond #1 in HydroCAD to calculate the time until recovery for the volume stored in dead storage (1'). In consideration of MODRET's estimation of infiltration loss (0.87 cfs), it is calculated that estimated that recovery would occur in 25 hours.

Based on a series of pond routings performed in HydroCAD adequate storage has been provided to provide capture and infiltration of post-developed flow rates up to and including the 100-yr event. Lower flow rates offsite to the north have been achieved by rerouting the majority of the site's drainage area to Pond #1 leaving a small residual drainage area to contribute north thus meeting peak flow rate reductions in that direction by reduced drainage area the same is the case for diverted flows to the south from direct release areas.



## **A. Drainage & Soils Map**

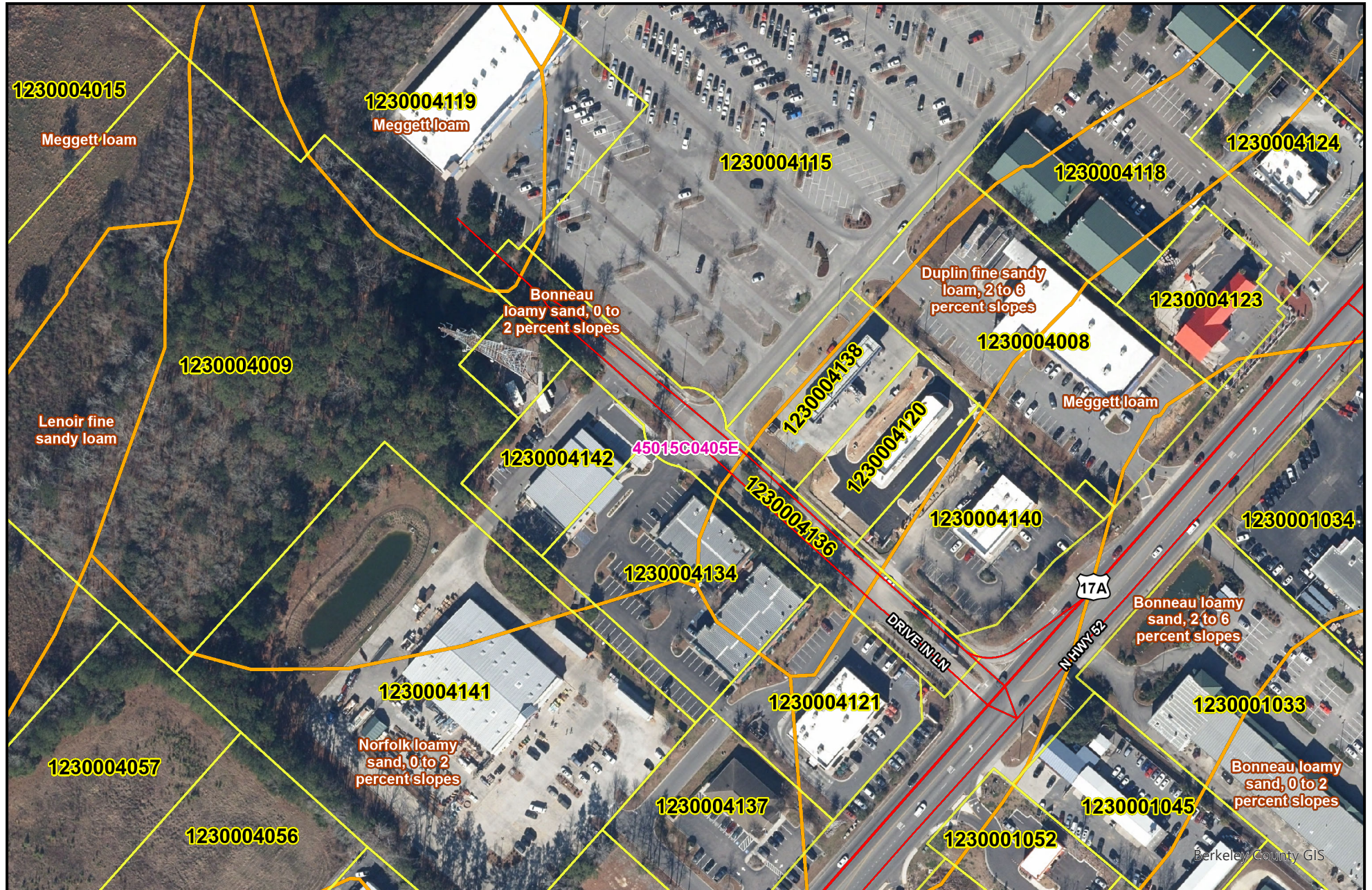


Berkeley County GIS Department  
P.O. Box 6122  
Moncks Corner, SC 29461  
(843) 719-4049  
<http://gis.berkeleycountysc.gov>  
Date: 6/13/2025



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Item 3.

Berkeley County GIS Department  
P.O. Box 6122  
Moncks Corner, SC 29461  
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<http://gis.berkeleycountysc.gov>  
Date: 6/13/2025

0 0.0175 0.035 0.07 0.105 mi



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**B. Mounding Analysis (MODRET)**



# MODRET

## HYDROGRAPH DATA INPUT - SCS UNIT METHOD

**Project Name : SCS Hydrograph (24 hrs)**  
**Rainfall Distribution : SCS (24 hrs)**

Contributing Basin Area	12.93 ac.
SCS Curve Number	80.00
Time of Concentration	10.00 min.
Rainfall Depth	12.90 in.
Shape Factor	484
Percent DCIA	0.00 %

# MODRET

## SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

**PROJECT NAME : Pond 1**  
**HYDROGRAPH RUNOFF DATA USED**  
**UNSATURATED ANALYSIS EXCLUDED**

Pond Bottom Area	3,417.00 ft <sup>2</sup>
Pond Volume between Bottom & DHWL	103,221.00 ft <sup>3</sup>
Pond Length to Width Ratio (L/W)	3.70
Elevation of Effective Aquifer Base	35.00 ft
Elevation of Seasonal High Groundwater Table	45.00 ft
Elevation of Starting Water Level	50.00 ft
Elevation of Pond Bottom	50.00 ft
Is there overflow ?	Y
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.30
Unsaturated Vertical Hydraulic Conductivity	8.00 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	12.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.30
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	0.25 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	50.00

### Runoff Hydrograph File Name: SCS Hydrograph (24 hrs).SCS

Time of Peak Runoff: 12.03 hrs

Rate of Peak Runoff: 3.48 cfs

### Hydraulic Control Features:

#### Groundwater Control Features - Y/N

Distance to Edge of Pond

Elevation of Water Level

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00
0.00	0.00	0.00	0.00

#### Impervious Barrier - Y/N

Elevation of Barrier Bottom

Top	Bottom	Left	Right
N	N	N	N
0.00	0.00	0.00	0.00



# MODRET

## ELEVATION VS OVERFLOW RELATIONSHIP

**PROJECT NAME : Pond 1 Structure**  
**Type: BROAD CRESTED**

Crest Elevation	53.50 ft
Crest Length	10.00 ft
Coefficient of Discharge	3.31
Weir Flow Exponent	1.50
Number of Contractions	0.00
Design High Water Level Elevation	54.50 ft

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
00.00 - 1.98	50.000	0.000 *		
			0.00000	
1.98	50.000	0.86886		
			0.86886	
2.24	50.000	0.86886		0.00
			0.86886	
2.50	50.000	0.86886		0.00
			0.86886	
2.76	50.000	0.86886		0.00
			0.86886	
3.02	50.000	0.86886		0.00
			0.86886	
3.28	50.000	0.86886		0.00
			0.86886	
3.54	50.000	0.86886		0.00
			0.86886	
3.80	50.000	0.86886		0.00
			0.86886	
4.06	50.000	0.86886		0.00
			0.86886	
4.32	50.000	0.86886		0.00
			0.86886	
4.58	50.000	0.86886		0.00
			0.86886	
4.84	50.000	0.86886		0.00
			0.86886	
5.10	50.000	0.86886		0.00
			0.86886	
5.36	50.000	0.86886		0.00



# MODRET

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CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
5.62	50.000	0.86886		0.00
			0.86886	
5.88	50.001	0.86886		0.00
			0.86886	
6.14	50.003	0.86886		0.00
			0.86886	
6.40	50.006	0.86886		0.00
			0.86886	
6.66	50.011	0.86886		0.00
			0.86886	
6.92	50.016	0.86886		0.00
			0.86886	
7.18	50.023	0.86886		0.00
			0.86886	
7.44	50.030	0.86886		0.00
			0.86886	
7.70	50.040	0.86886		0.00
			0.86886	
7.96	50.051	0.86886		0.00
			0.86886	
8.22	50.075	0.86886		0.00
			0.86886	
8.48	50.113	0.86886		0.00
			0.86886	
8.74	50.152	0.86886		0.00
			0.86886	
9.00	50.191	0.86886		0.00

# MODRET

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PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
9.26	50.232	0.86886		0.00
			0.86886	
9.52	50.273	0.86886		0.00
			0.86886	
9.78	50.316	0.86886		0.00
			0.86886	
10.04	50.359	0.86886		0.00
			0.86886	
10.30	50.424	0.86886		0.00
			0.86886	
10.56	50.497	0.86886		0.00
			0.86886	
10.82	50.576	0.86886		0.00
			0.86886	
11.08	50.658	0.86886		0.00
			0.86886	
11.34	50.762	0.86886		0.00
			0.86886	
11.60	50.868	0.86886		0.00
			0.86886	
11.86	50.976	0.86886		0.00
			0.86886	
12.12	51.080	0.86886		0.00
			0.86886	
12.38	51.160	0.86886		0.00
			0.86886	
12.64	51.234	0.86886		0.00



# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
12.90	51.283	0.86886		0.00
			0.86886	
13.16	51.331	0.86886		0.00
			0.86886	
13.42	51.380	0.86886		0.00
			0.86886	
13.68	51.430	0.86886		0.00
			0.86886	
13.94	51.484	0.86886		0.00
			0.86886	
14.20	51.536	0.86886		0.00
			0.86886	
14.46	51.585	0.86886		0.00
			0.86886	
14.72	51.634	0.86886		0.00
			0.86886	
14.98	51.684	0.86886		0.00
			0.86886	
15.24	51.733	0.86886		0.00
			0.86886	
15.50	51.783	0.86886		0.00
			0.86886	
15.76	51.814	0.86886		0.00
			0.86886	
16.02	51.833	0.86886		0.00
			0.86886	
16.28	51.852	0.86886		0.00

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PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
16.54	51.871	0.86886		0.00
			0.86886	
16.80	51.892	0.86886		0.00
			0.86886	
17.06	51.914	0.86886		0.00
			0.86886	
17.32	51.934	0.86886		0.00
			0.86886	
17.58	51.953	0.86886		0.00
			0.86886	
17.84	51.972	0.86886		0.00
			0.86886	
18.10	51.991	0.86886		0.00
			0.86886	
18.36	52.010	0.86886		0.00
			0.86886	
18.62	52.029	0.86886		0.00
			0.86886	
18.88	52.048	0.86886		0.00
			0.86886	
19.14	52.068	0.86886		0.00
			0.86886	
19.40	52.087	0.86886		0.00
			0.86886	
19.66	52.100	0.86886		0.00
			0.86886	
19.92	52.090	0.86886		0.00



# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
20.18	52.090	0.86886		0.00
			0.86886	
20.44	52.109	0.86886		0.00
			0.86886	
20.70	52.116	0.86886		0.00
			0.86886	
20.96	52.104	0.86886		0.00
			0.86886	
21.22	52.092	0.86886		0.00
			0.86886	
21.48	52.080	0.86886		0.00
			0.86886	
21.74	52.068	0.86886		0.00
			0.86886	
22.00	52.056	0.86886		0.00
			0.86886	
22.26	52.035	0.86886		0.00
			0.86886	
22.52	52.007	0.86886		0.00
			0.86886	
22.78	51.980	0.86886		0.00
			0.86886	
23.04	51.953	0.86886		0.00
			0.86886	
23.30	51.926	0.86886		0.00
			0.86886	
23.56	51.898	0.86886		0.00

# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.86886	
23.82	51.871	0.86886		0.00
			0.86886	
24.08	51.843	0.86886		0.00
			0.86886	
24.34	51.801	0.85044		0.00
			0.00000	
36.34	51.710	0.00000		0.00
			0.00000	
48.34	51.417	0.00000		0.00
			0.00000	
60.34	51.198	0.00000		0.00
			0.00000	
72.34	51.086	0.00000		0.00
			0.00000	
84.34	51.011	0.00000		0.00
			0.00000	
96.34	50.980	0.00000		0.00
			0.00000	
108.34	50.804	0.00000		0.00
			0.00000	
120.34	50.712	0.00000		0.00
			0.00000	
132.34	50.643	0.00000		0.00
			0.00000	
144.34	50.509	0.00000		0.00
			0.00000	
156.34	50.473	0.00000		0.00



# MODRET

## SUMMARY OF RESULTS

PROJECT NAME : Pond 1

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft <sup>3</sup> )
			0.00000	
168.34	50.311	0.00000		0.00
			0.00000	
180.34	50.000	0.00000		0.00
			0.00000	
192.34	50.000	0.00000		0.00
			0.00000	
204.34	50.000	0.00000		0.00
			0.00000	
216.34	50.000	0.00000		0.00
			0.00000	
228.34	50.000	0.00000		0.00
			0.00000	
240.34	50.000	0.00000		0.00
			0.00000	
252.34	50.000	0.00000		0.00
			0.00000	
264.34	50.000	0.00000		0.00
			0.00000	
276.34	50.000	0.00000		0.00
			0.00000	
288.34	50.000	0.00000		0.00
			0.00000	
300.00	50.000	0.00000		0.00

Maximum Water Elevation: 52.116 feet @ 20.70 hours

Recovery @ 624.340 hours

\* Time increment when there is no runoff

Maximum Infiltration Rate: 4.000 ft/day

Analysis Date: 5/27/2025





July 22, 2025

Justin Westbrook  
Community Development Director  
Town of Moncks Corner Planning  
118 Carolina Ave.  
Moncks Corner, SC 29461

***Re: Moncks Corner Self-Storage***

Dear Mr. Westbrook,

Hussey Gay Bell has reviewed the site plan dated March 27, 2025, and the Stormwater Analysis dated June 6, 2025, for the above referenced project located within the Town of Moncks Corner’s review jurisdiction. It is our opinion that a full drainage analysis as specified in the Town of Moncks Corner Stormwater Design Standards Manual will need to be provided to be able to adequately evaluate any potential stormwater impacts from the site and surrounding area.

Sincerely,

***Hussey Gay Bell***

William B. Godwin, P.E.