



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 03, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of Minutes for the October 6, 2026 meeting.

NEW BUSINESS

2. Consider a Variance (VR-26-04) request to reduce the required parking for a "Retail" use in the General Commercial (C-2) zoning district located at 202 Carolina Avenue (142-07-06-034).

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (843) 719- 7900 within 48 hours prior to the meeting in order to request such assistance.



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, OCTOBER 6, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

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

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

Absent

Board Member Clayton Morton

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting of August 4th, 2026.

Motion made by Board Member Haynes-Smith to approve the minutes as presented,
Seconded by Board Member Smith.

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

NEW BUSINESS

2. Consider a Variance (VR-26-03) request to reduce the required parking for an "Trade School" use in the General Commercial (C-2) zoning district located at 228 E Main Street (142-07-05-026).

Mr. France presented the agenda item.

Chairman Pllum concurred with Staff's recommendation of approval for the agenda item.

Motion made by Board Member Haynes-Smith to approve the Variance request as the strict application of the provisions of the Ordinance would result in unnecessary hardship due to the existing size of the parcel and building. Seconded by Board Member McLaughlin.

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

3. Consider a Special Exception (SE-26-07) request to establish a "Government" use in a

Transitional District (TD) and Single-family Residential (R-1) zoning district located at N Live Oak Drive (142-03-01-009).

Mr. Westbrook presented the agenda item.

Danny Thrower, the Applicant and Chief Infrastructure Officer of Berkeley County, noted that the Traffic Impact Analysis provided for the project analyzes minimal congestion impact to Live Oak Drive. Mr. Thrower further believes that the Site Plan provided considers the impact on adjacent residentially used parcels and is of the opinion that the services provided by the proposed facility will benefit Town residents once completed.

Chairman Pellum asked Staff what buffer type is shown on plan-west of the presented Site Plan. Mr. Westbrook responded stating Staff does not currently have that information available in the meeting, but the bufferyard required is likely a twenty-five foot "Type C" bufferyard.

Chairman Pellum asked Staff what entity will manage on-site stormwater facilities. Mr. Westbrook responded, stating the property owner is required to maintain such facilities, but the Town has standards and mechanisms in place to enforce compliance. The proposed detention pond for the project will be located on an adjacent parcel that is already used by the applicant as an existing Government Facility.

Danny Thrower noted that the proposed detention pond will be constructed above the Town's minimum standards at the "100-year flood" level.

Chairman Pellum asked Staff if the Town feels comfortable with the proposed detention pond for the project traversing different government jurisdictions. Mr. Westbrook responded yes, noting an Inter Governmental Agreement is in place between Berkeley County and the Town of Moncks Corner.

Motion made by Board Member McLaughlin to approve the Special Exception request with no board-imposed conditions. Seconded by Board Member Haynes-Smith.

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

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook noted to the Board that November's regularly scheduled Board of Zoning Appeals meeting will have one agenda item.

MOVE TO ADJOURN

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

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

Meeting was adjourned at 6:27 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, Planner

SUBJECT:# Variance (VR-26-04) – Reeves – 202 Carolina

DATE: ## November 3, 2026

Background: The applicant, Richard Reeves, the owner of the subject parcel (TMS # 142-07-06-034) has applied for a **Variance** (VR-26-04) to reduce the number of required parking spaces for a parcel located in Downtown, at 202 Carolina Avenue. The Town's current Zoning Ordinance requires the proposed "Retail" use to occupy the existing structure to have at least eight (8) compliant off-street 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 downtown district along Carolina Avenue, therefore Ordinance's parking standards significantly hinder business / other use types from operating in this area.

Existing Zoning: The subject parcel is currently in the **General Commercial (C-2)** zoning district. Per the Town's Zoning Ordinance, the **General Commercial (C-2)** 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	Single-Family Detached Dwelling
South	C-2	Single-Family Attached Dwelling
East	C-2	Single-Family Detached Dwelling
West	C-2	Park (Grady Park)

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Existing Site Conditions: The subject parcel is comprised of approximately 11,910 square feet. There appears to be approximately 100 feet of road frontage along Carolina Avenue. The parcel is currently occupied by a one (1) story building. Currently the existing structure on the subject-parcel is currently vacant, formerly occupied by a Personal Service use-type. The applicant intends on utilizing a portion of the parcel as a "Retail" use.

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The previous tenant enjoyed a nonconforming situation and once the use vacated the building had ninety (90) days to reestablish or nonconforming protections would be lost. This essentially made the building limited on use types that can occupy it, as the site does not have any existing parking spaces compliant with the Town's current standards.

Proposed Request: The applicant has applied for a **Variance** seeking relief of eight (8) on-site parking spaces. The applicant has suggested off-site parking near the subject parcel can meet the required eight (8) spaces. Off-site parking space relief is intended to come from delineated on-street facilities adjacent to the subject-parcel. The applicant has demonstrated to Staff in the provided documentation that the subject parcel *will not* provide any on-site parking spaces that are fully compliant with the Parking standards presented in Sections 7-3 & 7-4 of the Zoning Ordinance. Granting this **Variance** request would allow the proposed use on the subject-lot to count off-site parking spaces near the subject-parcel to achieve the required eight (8) 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 mass. Any nonconforming parking standards from the previous 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 Carolina Avenue and East Main Street sit on small parcels, relative to the existing buildings. The Zoning Ordinance did not consider 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 music school on E Main Street. Because these are two vastly different development types, but in the same Town and subject*

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*to the same parking standards, Staff believe that these restrictive conditions only apply to downtown parcels and do not apply to any other **General Commercial 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 size of the existing structure relative to the size of the subject parcel effectively prohibits any commercial use from providing off-street parking in conjunction with Section 7-4 of the Zoning Ordinance. This is due to the inability to provide paved parking and to safely configure nine by eighteen parking stalls on the subject parcel per Section 7-4.4 of the Zoning Ordinance. Staff has determined this after a brief review of the subject parcel on Berkeley County GIS and the applicant-provided documentation. Without adequate parking facilities this would effectively prohibit the property from being used by any use, not just the proposed.

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 commercial uses to locate downtown. This in turn benefits Town residents, by rejuvenating a once flourishing commercial corridor. Furthermore, it is Staff's belief 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.*

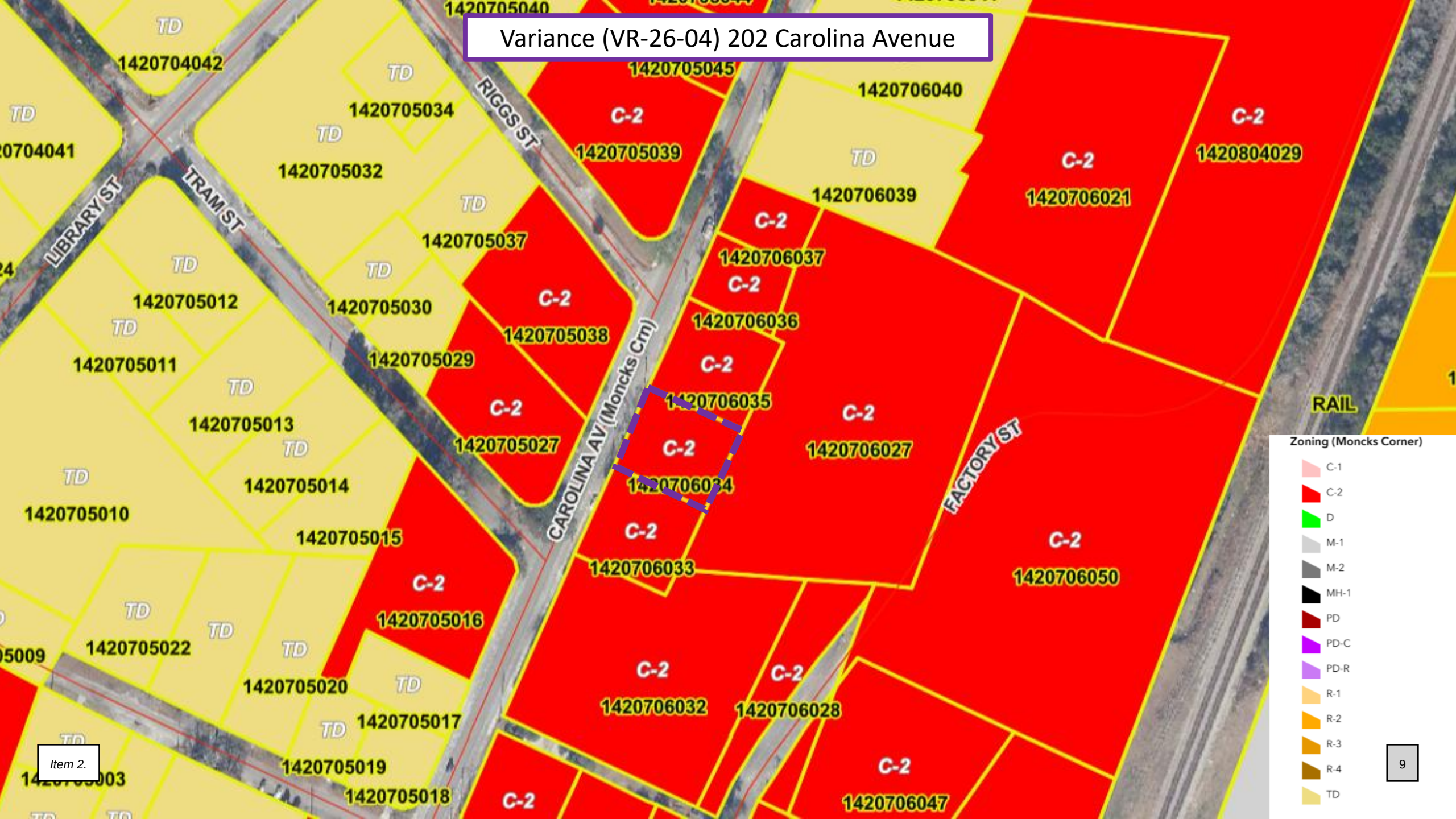
Staff Recommendation: Staff recommends the Board of Zoning Appeal **approves** this request due to the reoccurrence of this request along this corridor and the parcel's identified hardships with entering obligatory compliance with the Town's current Zoning Ordinance.

*Attachments: SIGNED – Application (20260930)
 Location Maps (20261030)
 Justification Letter (20260930)
 Variance Request (20260930)*

Variance (VR-26-04) 202 Carolina Avenue



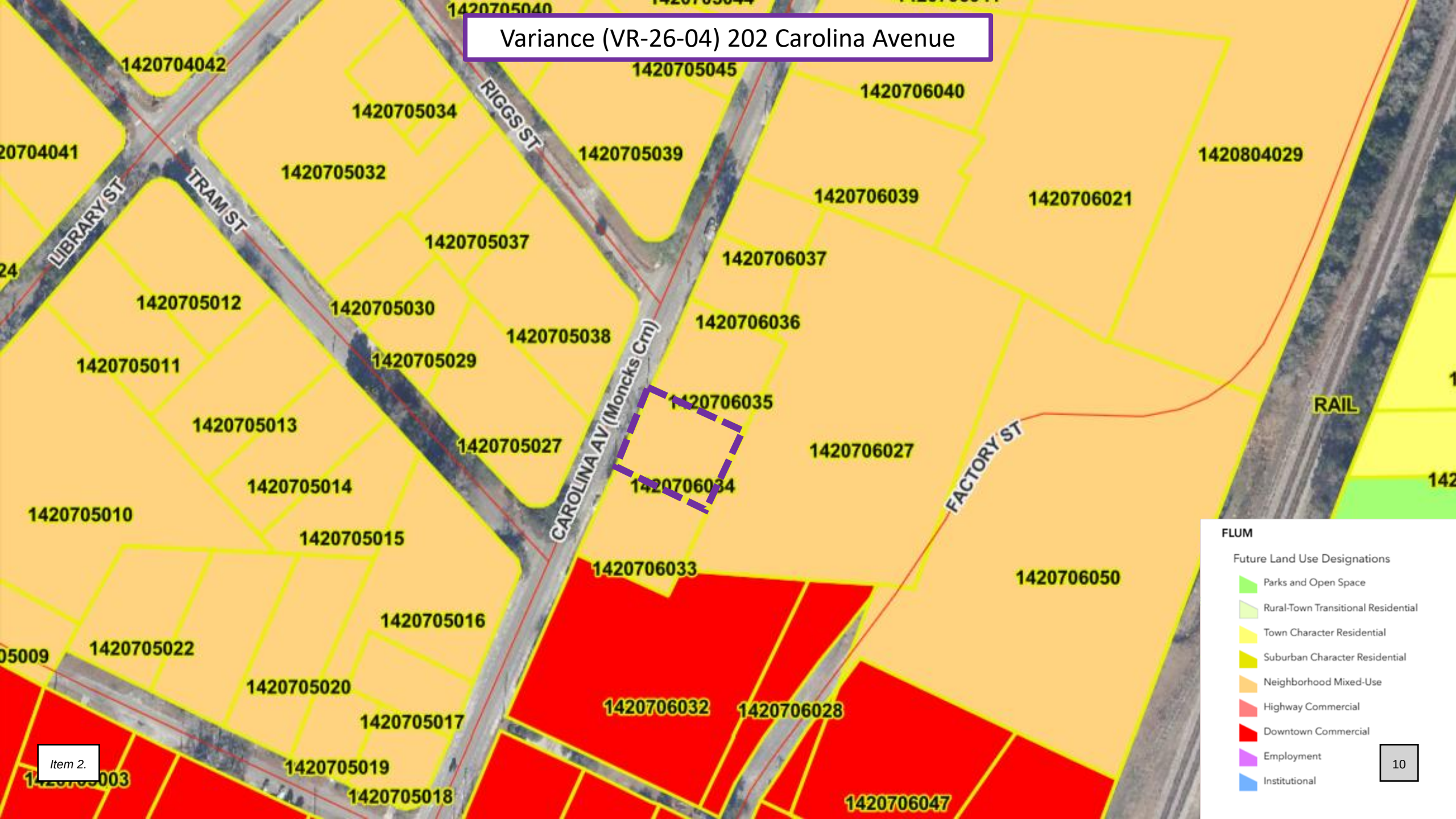
Variance (VR-26-04) 202 Carolina Avenue



Zoning (Moncks Corner)

- 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-26-04) 202 Carolina Avenue



To whom it may concern, Board of Zoning Appeals,

We are looking for a variance request for our parking located at the address of 202 Carolina Avenue in Moncks Corner SC 29461. We are requesting 8 parking spaces for our 1600 square foot retail space. The reason for this request is based on the following four hardships:

Extraordinary Conditions: The building predates the current zoning and parking regulations that were established in 1993. The current structure occupies a substantial portion of the lot, leaving limited spacing for driveways which would require substantially altering the existing structure to bring the driveways up to code.

Other Property: The surrounding properties are similarly characterized by the same age of development, established building footprint, and limited lot size that also predate the current parking requirements.

Utilization: The existing structure occupies a significant portion of the lot and the property has a limited remaining area for additional parking. Meeting compliance with the current requirements would require substantial alterations to the building.

Detriment: The authorization of this variance will not be of substantial detriment to the adjacent and surrounding properties or to public good. Many of the surrounding properties on the street have also been converted from residential to commercial use. The proposed parking arrangement will not block neighboring driveways or interfere with access to adjacent buildings. The variance would not result in additional building mass or substantial changes to drainage, setbacks, or the relationship between the subject property and surrounding buildings.

Granting the variance would allow the existing structure to be preserved and to continue to be adaptively reused rather than requiring substantial demolition or reconstruction solely to meet parking regulations designed for newer development. The requested variance would not increase the intensity of development beyond what the existing building and site can reasonably accommodate.

We greatly appreciate your time and consideration regarding this matter.

Sincerely,

Rick Reeves



Applicant Information

NAME	EMAIL ADDRESS
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Eugenia and Richard Reeves Trust

PHONE	ADDRESS
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843-224-0743

2 Kilmarnok Way Charleston SC 29414

HTML

Property Owner

If different from applicant.

NAME	EMAIL ADDRESS
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Eugenia and Richard Reeves

PHONE	ADDRESS
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853-224-0743

2 Kilmarnok Way Charleston SC 29414

PROPERTY LOCATION

[plvLpGZzW03c-image.jpg](#)

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

To whom it may concern, Board of Zoning Appeals, We are looking for a variance request for our parking located at the address of 202 Carolina Avenue in Moncks Corner SC 29461. We are requesting 8 parking spaces for our 1600 square foot retail space. The reason for this request is based on the following four hardships: Extraordinary Conditions: The building predates the current zoning and parking regulations that were established in 1993. The current structure occupies a substantial portion of the lot, leaving limited spacing for driveways which would require substantially altering the existing structure to bring the driveways up to code. Other Property: The surrounding properties are similarly characterized by the same age of development, established building footprint, and limited lot size that also predate the current parking requirements. Utilization: The existing structure occupies a significant portion of the lot and the property has a limited remaining area for additional parking. Meeting compliance with the current requirements would require substantial alterations to the building. Detriment: The authorization of this variance will not be of substantial detriment to the adjacent and surrounding properties or to public good. Many of the surrounding properties on the street have also been converted from residential to commercial use. The proposed parking arrangement will not block neighboring driveways or interfere with access to adjacent buildings. The variance would not result in additional building mass or substantial changes to drainage, setbacks, or the relationship between the subject property and surrounding buildings. Granting the variance would allow the existing structure to be preserved and to continue to be adaptively reused rather than requiring substantial demolition or reconstruction solely to meet parking regulations designed for newer development. The requested variance would not increase the intensity of development beyond what the existing building and site can reasonably accommodate. We greatly appreciate your time and consideration regarding this matter. Sincerely, Rick Reeves

HAS ANY VARIANCE BEEN APPLIED FOR ON THIS PROPERTY PREVIOUSLY?

No

CONSENT

checked

APPLICANTS SIGNATURE**DATE**

09/30/2026



