



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, NOVEMBER 01, 2022 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of the October 4, 2022 minutes

NEW BUSINESS

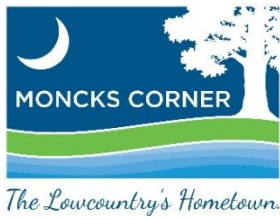
2. Consider a special exception to allow for outdoor storage at 2700 Hwy 52, TMS 197-00-01-027

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 04, 2022 at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:04 p.m.

PRESENT

Board Member Theresa McLaughlin
Board Member Clayton Morton
Chairman Thurman Pllum
Board Member Patricia Smith

STAFF PRESENT

Douglas Polen, Development Director

ABSENT

Board Member Carolyn Haynes-Smith

ADOPTION OF MINUTES

1. Approval of the September 6, 2022 minutes

Motion made by Board Member Smith, Seconded by Board Member Morton.

Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pllum,
Board Member Smith

NEW BUSINESS

2. Consider a variance to street access at 136 Pinewood Drive, TMS 142-05-01-027

Mr. Polen presented the item. Chairman Pllum asked about access, and Mr. Polen responded that he had spoken with Fire Chief Gass about this new construction. Chief Gass was confident that the fire trucks could back down S. Williams Drive and that the nearby fire hydrants were sufficient.

The applicant, Wayne Lee, spoke.

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

Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pllum,
Board Member Smith

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

Meeting adjourned at 6:11 p.m.

Motion made by Board Member McLaughlin, Seconded by Board Member Smith.
Voting Yea: Board Member McLaughlin, Board Member Morton, Chairman Pellum, Board Member Smith

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



Staff Report

Special Exception Request

DATE: November 1, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Special Exception Request
STAFF RECOMMENDATION: **APPROVAL WITH CONDITIONS**

Report Summary	
<i>Property Location</i>	2700 S Hwy 52
<i>Property TMS</i>	197-00-01-027
<i>Acreage</i>	5.07 acres
<i>Zoning</i>	C-2, General Commercial
<i>Applicant/Owner</i>	Michael McAlhany
<i>Use</i>	Outdoor Vehicle Storage
<i>Request</i>	Special Exception to allow outdoor storage of vehicles
<i>Current Requirements</i>	Per the Zoning Ordinance, all outdoor vehicle storage requires a special exception to allow the use

Background

The applicant is seeking to purchase property adjacent to his current storage facility, Extra Room Storage, located at 1505 Cypress Gardens Road. The proposed additional property is located at 2700 S. US 52 and is currently owned by Berkeley Electric Cooperative. This property will also be a storage facility featuring outdoor storage.

Per the Zoning ordinance, all mini-warehouses and outdoor storage of vehicles requires a special exception in order to be considered an allowable use. If approved as a use, the Board of Zoning Appeals must designate the proper landscape buffer required in this particular instance.

Analysis

From Sec. 11-2 of the Zoning Ordinance:

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

- a. **The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district;**

Yes. The Comprehensive Plan shows this area as an Employment Area, and the zoning of C-2, General Commercial allows this use.

- b. **The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community;**

Yes. While the Town would like to see retail, restaurant, or office uses at this location, the surrounding uses such as the existing storage to the south, the Terminix building to the north, DAK to the east and the Cubesmart storage a quarter mile north show that industrial uses are very common in this area.

- c. **Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors;**

Should the Board of Zoning Appeals approve the use of outdoor vehicle storage on this lot, Staff strongly recommends the equivalent of a Type D buffer be placed on the property, so as to shield the vehicles from view by the nearby properties and the road. A Type C buffer with an opaque screen is the equivalent of a Type D.

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

The property appears to be free of any natural features.

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

This is a heavily trafficked residential area with considerable recent commercial investment, so the Town wishes to see the beauty of the area protected as much as possible.

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

Staff sees no negative effect on adjacent roads.

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

Yes.

Staff Recommendation

Staff recommends **APPROVAL** with the following requirements:

1. A Type D Equivalent buffer along U.S. 52. This would most likely take the form of a Type C Buffer and opaque screen. A Type C buffer is 25' deep and features six trees and fifty shrubs per 100 linear feet. The applicant submitted a tree plan that appears to be approximately 22' deep with five trees and fifty shrubs per 100 linear feet but which meets the plantings proposed for the existing storage facility. Staff would like to see the same Type D equivalent buffer placed along both properties, as the southern storage area has not yet been planted.
2. The applicant also proposes to place fence stripping into the existing chain link fence to create a visual barrier. The Town would prefer to see a wooden privacy fence placed in front of the chain link as the fence stripping. If the Board chooses not to require a wooden fence, the Town would like to see stripping along the entire length of the fence across both storage properties owned by the applicant.
3. The Town recommends a modified Type B Buffer and fence stripping along the north side of the property adjacent to Terminix to shield the view from the road. A Type B normally consists of 4 trees and 50 shrubs per 100 linear feet, but in this case 6 trees and no shrubs located behind the existing fence makes more sense. This fence will also feature stripping.
4. No buffer would be required from the south of the property or on the east side of the property.

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

2700 S. U.S. 52 Special Exception TMS 197-00-01-027

Board of Zoning Appeals | November 1, 2022



Berkeley
Ford

Subject
Property

Publix

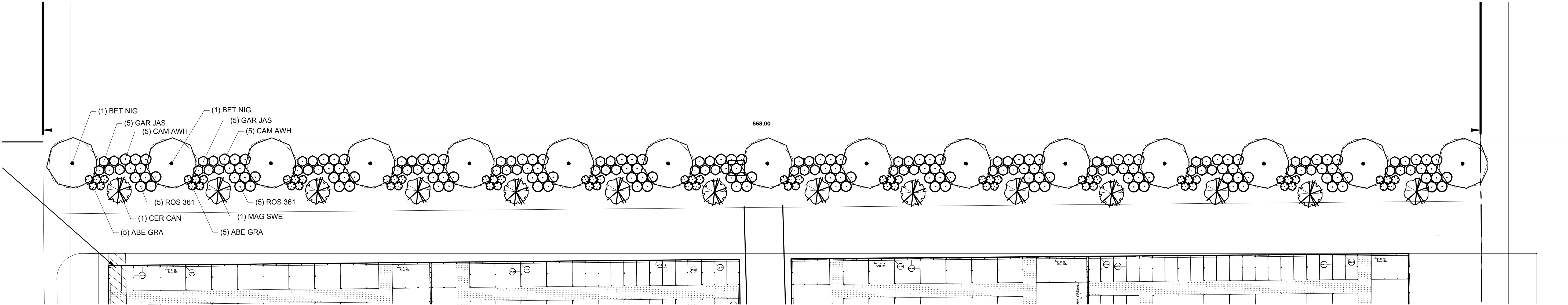
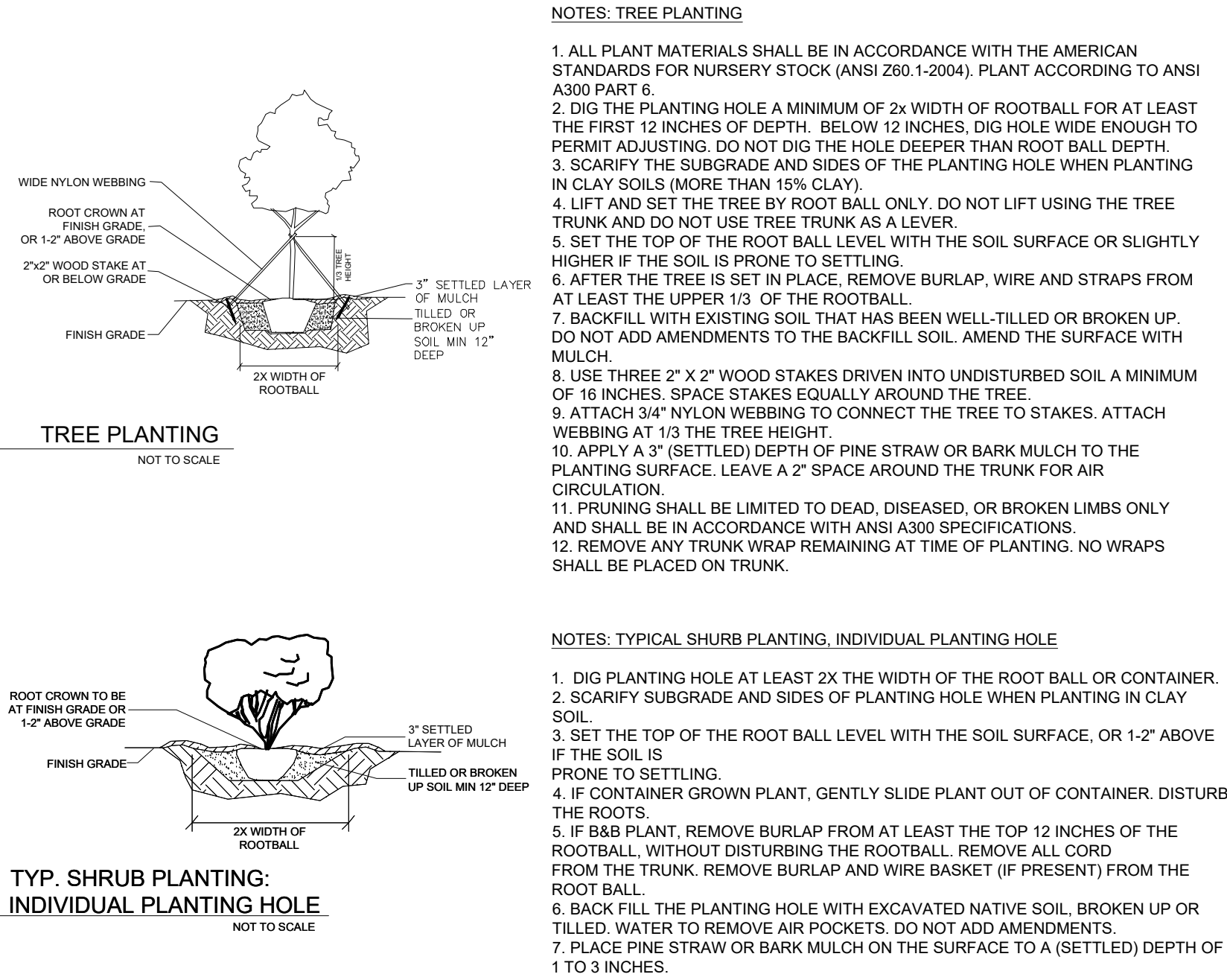
2700 S. U.S. 52 Special Exception TMS 197-00-01-027

Board of Zoning Appeals | November 1, 2022



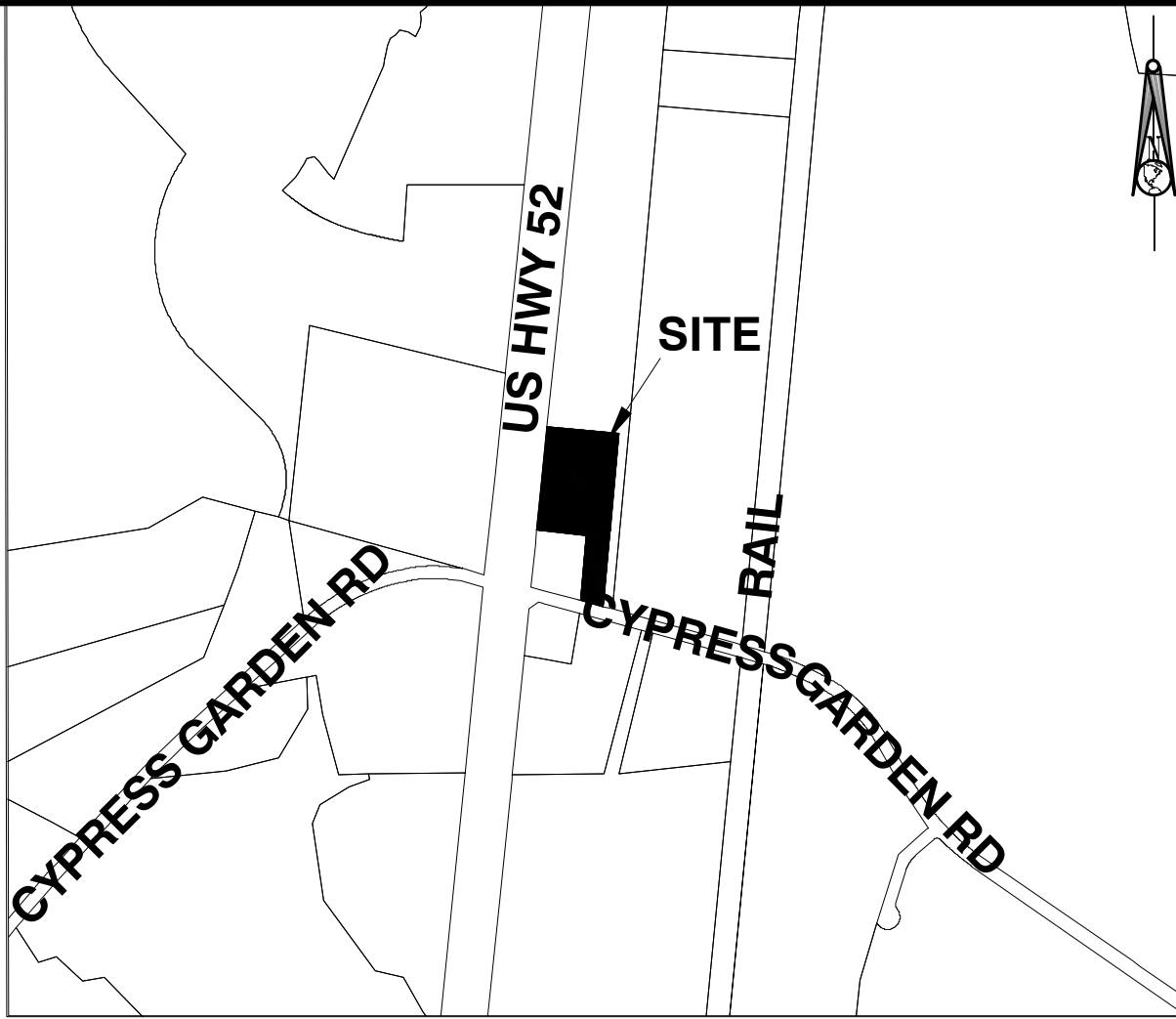
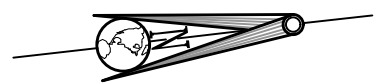
DRAWING NAME: V:\Projects\211211 Cypress Gardens Self Storage\CE\Bldg\211211 - LANDSCAPE.dwg TBL Lst Jun 05, 2022 - 10:58am tmsd

Item 2.



LANDSCAPE AREA ALONG HWY. 52

SCALE 1"=20'



VICINITY MAP
TMS#197-00-01-024

PLANT SCHEDULE

CANOPY DECIDUOUS	BOTANICAL / COMMON NAME	QTY
	Betula nigra / River Birch Multi-Trunk 2.5' Cal.	15
UNDERSTORY DECIDUOUS	BOTANICAL / COMMON NAME	QTY
	Corcisa canadensis / Eastern Redbud Min. 5' height	7
UNDERSTORY EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Magnolia virginiana / Sweet Bay Min. 5' height	7
SHRUBS 4'-6" DECIDUOUS	BOTANICAL / COMMON NAME	QTY
	Rosa x 'Radtko' TM / Double Knock Out Red Rose 3 GAL. - SPACING 4'	70
SHRUBS 4'-6" EVERGREEN	BOTANICAL / COMMON NAME	QTY
	Abelia x grandiflora / Glossy Abelia 3 GAL. - SPACING 4'	70
	Camellia sinensis "Yellow Leaf" / Yellow Leaf Tea 3 GAL. - SPACING 4'	70
	Gardenia jasminoides / Gardenia 3 GAL. - SPACING 4'	70

OWNER NOTES:

MICHAEL MCALHANEY
234 SEVEN FARMS DR 111-B
CHARLESTON, SC 29492

GENERAL NOTES:

THIS PROPERTY IS KNOWN AS CYPRESS GARDENS SELF STORAGE PH 2.

TMS#197-00-01-024

THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE X ACCORDING TO F.I.R.M. # 45015C0555 E DATED DEC. 07, 2019

EARTHWORKS
planning and design consultants

11655 HIGHWAY 707
MURRELLS INLET, SC 29576
843.651.7900
(FAX) 843.651.7903
www.earthworksgroup.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISION SCHEDULE

NO.	DATE	DESCRIPTION	BY
1	06/17/2022	REVISED STORMWATER PER NEW SURVEY	RH

CYPRESS GARDENS SELF STORAGE PH 2

LANDSCAPE PLAN

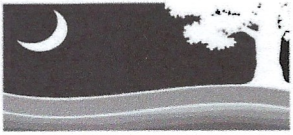
PREPARED FOR:
MICHAEL MCALHANEY
MONCK'S CORNER, SOUTH CAROLINA

PROJECT:	211211.000
DATE:	11/22/21
SCALE:	1" = 20'
DESIGNED BY:	DTP
DRAWN BY:	DTP
CHECKED BY:	SGS

SHEET

LP1.0

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SPECIAL EXCEPTION APPLICATION

Moncks Corner Community Development

MONCKS CORNER

The Lowcountry's Hometown

Applicant Information

Name:

Michael McAlhany

Address:

1505 Cypress Grove Rd

Phone:

843 442-0037

E-Mail:

mmcalhany@unitsstorage.com

Twp 197-00-01-027

Property Owner Information (If Different)

Name:

Address:

Phone:

E-Mail:

Property Location (Attach Plat if Available):

Describe the special exception request, reason for request, and any supporting information:

Buffer for Hwy 52

Has the Board of Zoning Appeals taken action on this property previously? YES ☐ NO ☒

If Yes, Please Describe:

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

Owner's Signature:

[Signature]

Date:

9-28-22

Applicant's Signature:

[Signature]

Date:

9-28-22

For Official Use Only

Received:

Property Posted:

Receipt #:

Hearing:

Advertised:

Approved:

Town of Moncks Corner
Community Development Department