



# BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal  
Complex, 118 Carolina Avenue  
TUESDAY, MARCH 05, 2024 at 6:00 PM

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## AGENDA

### CALL TO ORDER

### ADOPTION OF MINUTES

1. Approval of Minutes for the April 4, 2023 meeting.

### NEW BUSINESS

2. Consider a Special Exception (SE-24-01) request to establish a "mini-warehouse and vehicle storage" use in the General Commercial (C-2) zoning district located on Rembert C. Dennis (143-00-00-004).

### 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, APRIL 4, 2023 at 6:00 PM

## MINUTES

### CALL TO ORDER

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

#### PRESENT

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

#### STAFF PRESENT

Justin Westbrook, Community Development Director  
Tim Shiner, Building Official

#### ABSENT

Board Member Clayton Morton

### ADOPTION OF MINUTES

1. Adopt minutes from March 7, 2023.

Motion made by Board Member Haynes-Smith, Seconded by Board Member Smith  
Voting Yea: Board Member Haynes-Smith, Board Member Smith, Board Member  
McLaughlin, Chairman Pllum.

### NEW BUSINESS

2. Consider a Special Exception to allow a Retail Sales Use Type of Go-Karts, Mopeds, Dirt Bikes, and ATVs in C-1 Zoning at 221 N Highway 52. TMS 142-08-03-045

Mr. Shiner then presented the item.

Motion made to approve the Special Exception.

Motion made by Board Member Smith, Seconded by Board Member Smith.  
Voting Yea: Board Member Haynes-Smith, Board Member Smith, Board Member  
McLaughlin, Chairman Pllum.

### OLD BUSINESS

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

### STAFF COMMENTS

There were no additions comments from staff.

### MOVE TO ADJOURN

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

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

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

*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

**TO:** Board of Zoning Appeals

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

**SUBJECT:** Special Exception (SE-24-01) – Jason Myers

**DATE:** March 5, 2024

**Background:** The applicant, Jason Myers, has applied for a **Special Exception** (SE-24-01) for a parcel, owned by Berkeley County Agricultural Exposition (TMS # 143-00-00-004). The applicant is seeking the parcel be allowed to establish a “mini-warehouse and vehicle storage” use for the subject parcel within the **C-2 – General Commercial** zoning district, as prescribed in the Zoning Ordinance (Section 6-9).

**Existing Zoning:** The subject parcel is currently in the **C-2 – General Commercial** zoning district. Per the Town’s Zoning Ordinance, the Office & Institutional 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	Professional Service (LBE Engineering)
South	C-1	VACANT
East	R-1	Single-family Detached Dwelling
West	C-2	VACANT
		Retail (Marvin’s)

**Existing Site Conditions:** The subject parcel comprises approximately 4.59 acres, which is currently vacant and undeveloped. Per the National Wetlands Inventory map there appears to be significant wetlands on the subject parcel. The parcel is currently accessible by Rembert C. Dennis Boulevard, with approximately 436-feet of frontage, and is largely wooded. The parcels directly to the south and to the west are vacant and undeveloped, while the parcel to the southwest utilizes Marvin’s, a large retail use. The parcel to the north utilizes an office building, most recently an engineering firm.

**Proposed Request:** The applicant has requested a **Special Exception** be issued for the property for a “mini-warehouse and vehicle storage use”. At this time, there does not appear to be any additional standards offered by the applicant to mitigate potential impacts.

A 50-foot Type D bufferyard is shown on the Site Plan, however per the Zoning Ordinance that is conducive to the regulations for this proposed use type adjacent to single-family detached residential.

All other additional elements as required by the Zoning Ordinance must be met by the developer.

**Transportation:** Staff will work with the applicant on potential improvements for ingress/egress of the project on Rembert C. Dennis Boulevard, in accordance with SCDOT & Berkeley County requirements for driveway connectivity. At this time, the number of trips this proposed use would not automatically trigger a TIA

**Environmental:** Per the National Wetlands Inventory, the parcel is burdened with wetlands that appear to cover most of the parcel. Staff will require the applicant to provide a determination from the US Army Corps of Engineers if any wetlands exist on the property prior to approval of any required Site Plan.

**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:** Adopted in 2017 as part of the Town’s Comprehensive Plan, the Future Land Use Map identifies the subject parcels as “Commercial”. The current zoning designation is in line with the designated future land use; however, the requested zoning designation is also congruent with the “Commercial” designation of the Future Land Use Map.

**Staff Analysis:** Staff feels that provide application and concept plan demonstrate compliance with several of the required standards. However, Staff also feel that this proposed use is not compatible with the existing adjacent residential properties, or the existing commercial currently established along Rembert C Dennis Boulevard.

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 feels the proposed use **is compatible** 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;  
*Staff feels that the proposed use **is not compatible** with the existing uses in the vicinity, such as the single-family detached residential adjacent to the subject parcel, or the relative sporadic commercial properties in the vicinity, such as Marvin’s and the bowling alley. Rembert C. Dennis appears to be a commercial corridor, with big box, a gas station and strip centers to the south and similar uses to the north of the subject parcel. However, Staff believes at this time that the proposed use would be less in-fill of an existing heavy commercial corridor that it would be out of place and character for the existing commercial and vacant properties. This is supported by the fact that of the fifteen (15) parcels have frontage along Rembert C. Dennis Boulevard, between Main Street and Stoney Landing Road, only four (4) of them are developed. Of those fifteen (15) parcels, only seven (7) are zoned **C-2**, while four (4) are zoned **C-1** and four (4) are zoned **R-2**; neither of which could seek a “mini-warehouse and vehicle storage” use without a **Zoning Map Amendment**.*
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 has preliminarily reviewed the attached Site Plan and it does appear to meet the Zoning Ordinance as prescribed. However, as this use does require a **Special Exception**, Staff **does not feel that adequate provisions** have been shown by simply following the Zoning Ordinance. Staff believes that a specific use requiring higher scrutiny in this particular zoning district should go above the Zoning Ordinance to mitigate impact, particularly adjacent to single-family detached residential.*
4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate and important natural features;  
*Staff believes that the submitted Site Plan will **generally preserve and incorporate important natural features**. It appears thought has been paid to preserving existing trees and adding a buffer to a blue-line stream. The submitted Site Plan also appears to utilize tree-saving techniques where applicable as an aspect of the overall development plan.*
5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance;  
*While developing any green-field site may destroy or create a loss of natural or scenic areas, Staff believes this proposal **does not appear to** destroy, create a loss, or cause damage. No historical features of significant importance appear on the property to Staff’s knowledge.*
6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered;  
*Staff believe that vehicular traffic and pedestrian movement on adjacent roads **may be hindered**. The type of vehicles expected to be entering and exiting the subject parcel, along with the limited capacity and width of Rembert C. Dennis, may make traffic unsafe and more congested. No additional enhancements have been shown by the applicant, and without a required Traffic Impact Analysis (TIA),*

*Staff is unable to require such improvements. In our initial assessment, such enhancements could be limited ingress-egress or north-bound deceleration lanes. Staff feel additional enhancements may limit the impact of this proposed use on the transportation network, however it just appears to be a simple driveway at this time.*

7. The proposed use complies with all applicable regulations and development standards of the Town. *During a preliminary review of the provided Site Plan, it appears all applicable regulations and development standards **have been complied with**. During the official review and approval, Staff will ensure **the proposed use complies** with all applicable regulations and development standards.*

**Staff Recommendation:** Staff recommends denial of the requested **Special Exception** for the subject parcel. Staff has reached this recommendation due to certain required standards of granting a **Special Exception** lacking adequate protections for the Town and its residents; specifically Standard #2 addressing compatibility with existing uses in the vicinity, Standard #3 addressing adequate mitigation and buffering to adjacent properties, and potentially Standard #6 addressing traffic impacts of the proposed use.

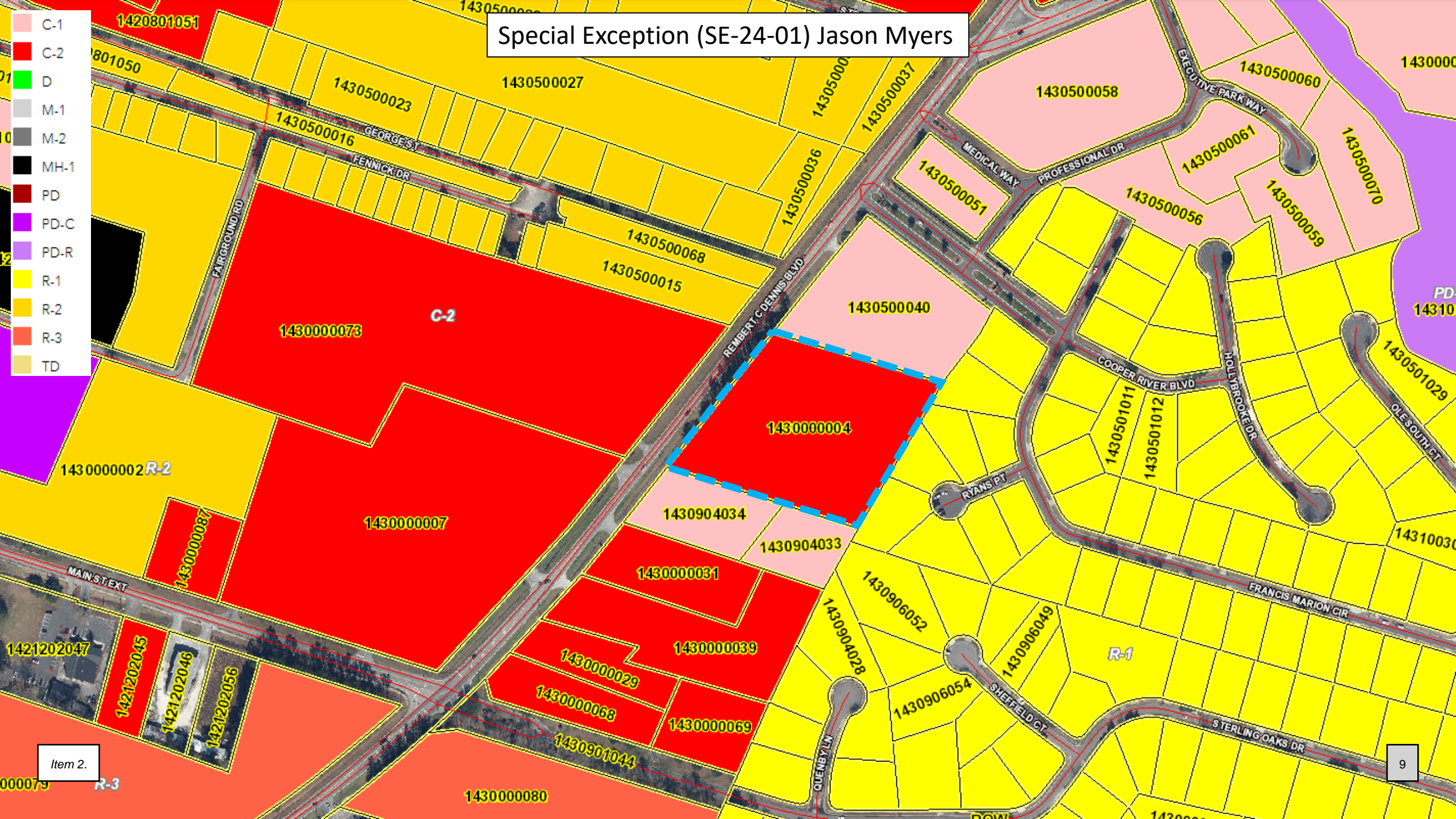
Absent additional testimony from the applicant and based on the analysis of Staff for this parcel and the immediate vicinity, Staff feels a recommendation of denial to be appropriate at this time.

*Attachments:                    Location Maps (Aerial, Zoning, Future Land Use Map)  
                                          SIGNED - Application (Jason Myers, Business Owner)(20240122)  
                                          Concept Plan (20240130)  
                                          Site Plan (20240130)  
                                          Turning Diagrams (20240130)*





# Special Exception (SE-24-01) Jason Myers



Item 2.

Special Exception (SE-24-01) Jason Myers

Santee Cooper

Stone Ridge

Sterling Oaks

Subject Parcel

REMBERT C DENNIS BLVD

REMBERT C

Item 2.

**Proposed Future Land Use (FLU) Areas**

- HD Residential Nodes
- Recreation Node
- Commercial Nodes
- Mixed Use Node
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Corner Renaissance
- Commercial
- Employment
- Public/Institutional
- Recreation/Open Space
- Proposed Employment
- Proposed High Density Residential
- Proposed Recreation/Open Space

**Berkeley County Future Land Use**

- Conservation/Recreation
- Constrained Residential Growth
- Employment
- Low Density Suburban
- Moderate Density Suburban

# New Form Entry #227 for Zoning Special Exception Application

Town of Moncks Corner Marketing <noreply@monckscornersc.gov>

Tue 1/30/2024 4:26 PM

To:tomc inspections <tomcinspections@monckscornersc.gov>

📎 1 attachments (340 KB)

BYrMVHaEwy8Z-Rembert-Dennis-TREES.pdf;

You have a new website form submission:

1. **Property Owner**  
Store it Self Storage LLC
2. **Address**  
**Property Address** : 350 Rembert C Dennis blvd  
**City** : moncks Corner  
**ZIP / Postal Code** : 29469
3. **Owner Phone #**  
8432099735

## Applicant Information

1. **Radio**  
No
2. **Applicant Name**  
Jason Myers
3. **Address**  
**Applicant Address** : PO Box 201  
**City** : isle of palms  
**ZIP / Postal Code** : 29451
4. **Applicant Phone #**  
8432099735
5. **Property Interest**  
purchasing property upon proper zoning
6. **Property Location**  
350
7. **Upload plat**  
[BYrMVHaEwy8Z-Rembert-Dennis-TREES.pdf](#)

## Property Information

1. **Tax Map #**  
143-00-00-004
2. **Zoning Classification**  
C2
3. **Current Use of Property**  
wooded agricultural
4. **Lot Dimesions**
5. **Lot Area**  
5.5 acres
6. **Has any application involving this property been considered previously by the Moncks Corner Board of Appeals?**  
Not that I am aware of
7. **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 are proposing to construct a self storage facility
8. **Signature of Applicant**  
[AFCJymDjQxpF6Cu3.png](#)
9. **Date**  
01/30/2024

Item 2.

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OWNER'S NAME/CONTACT: BERKELEY COUNTY AGRICULTURAL EXPOSITION  
 FARMBOX  
 MOCKS CORNER  
 SC 294610729

ZONING: C-2  
 TOTAL ACRES: 4.592 A.C.  
 TIME: 1430040004  
 REVISIONS/REVISED: DISCOVERY 2.0 & BY PASS COMMERCIAL / RESIDENTIAL  
 CONCISE OBJECT: C1  
 FILE OBJECT: F15  
 TALK OBJECT: T16  
 TR ZONE: 0  
 JURISDICTION: 09  
 LOTS: 0

**SITE PLAN NOTES:**

- PROVIDE A LISTED NON-REMOVABLE BACK FLOW PREVENTION DEVICE AT ALL HOSE BIBBS OR A LISTED ATMOSPHERIC VACUUM BREAKER PER APPLICABLE CODE.
- REFERENCE THE CIVIL PLANS FOR ALL GRADING, ON-SITE CONSTRUCTION, WHICH MAY REQUIRE BUILDING PERMIT.
- ALL EXTERIOR WALLS NOT ATTACHED TO THE PRIMARY STRUCTURE SHALL REQUIRE A SEPARATE BUILDING PERMIT.
- SIDEWALKS, DRIVEWAYS AND OTHER FLAT WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SOILS REPORT.
- STRUCTURES SHALL BE LOCATED BY A QUALIFIED SURVEYOR ONLY, AND SHALL FURNISH PAD CERTIFICATION REPORT TO DESIGNER PRIOR TO PLACING OF FOUNDATION.
- PROPERTY LINE DIMENSIONS ARE PREPARED WITH INFORMATION FURNISHED BY THE OWNER AND SHALL NOT BE CONSTRUED TO BE A SURVEY OF THE PROPERTY. FINAL STRUCTURE PLACEMENTS IN RELATION TO THE PROPERTY LINES SHALL BE DESIGNATED ON THE CIVIL DRAWINGS AND SHALL CONFORM TO ALL LOCAL ZONING & BUILDING CODES, AMENDMENTS AND/OR APPROVED VARIANCES.
- BUILDER SHALL LOCATE ALL STRUCTURES AND CERTIFY COMPLIANCE WITH SETBACKS PRIOR TO ANY WORK.

**ZONING REQUIREMENTS:**

- CURRENT ZONING: C-2  
 MINIMUM FRONT YARD DEPTH: 25'  
 SIDE SETBACK: 10'  
 REAR SETBACK: 10'  
 MIN LOT AREA: N/A  
 MAX LOT COVERAGE: N/A%  
 MAX BUILDING HEIGHT: 40FT

**AREA CALCULATION:**

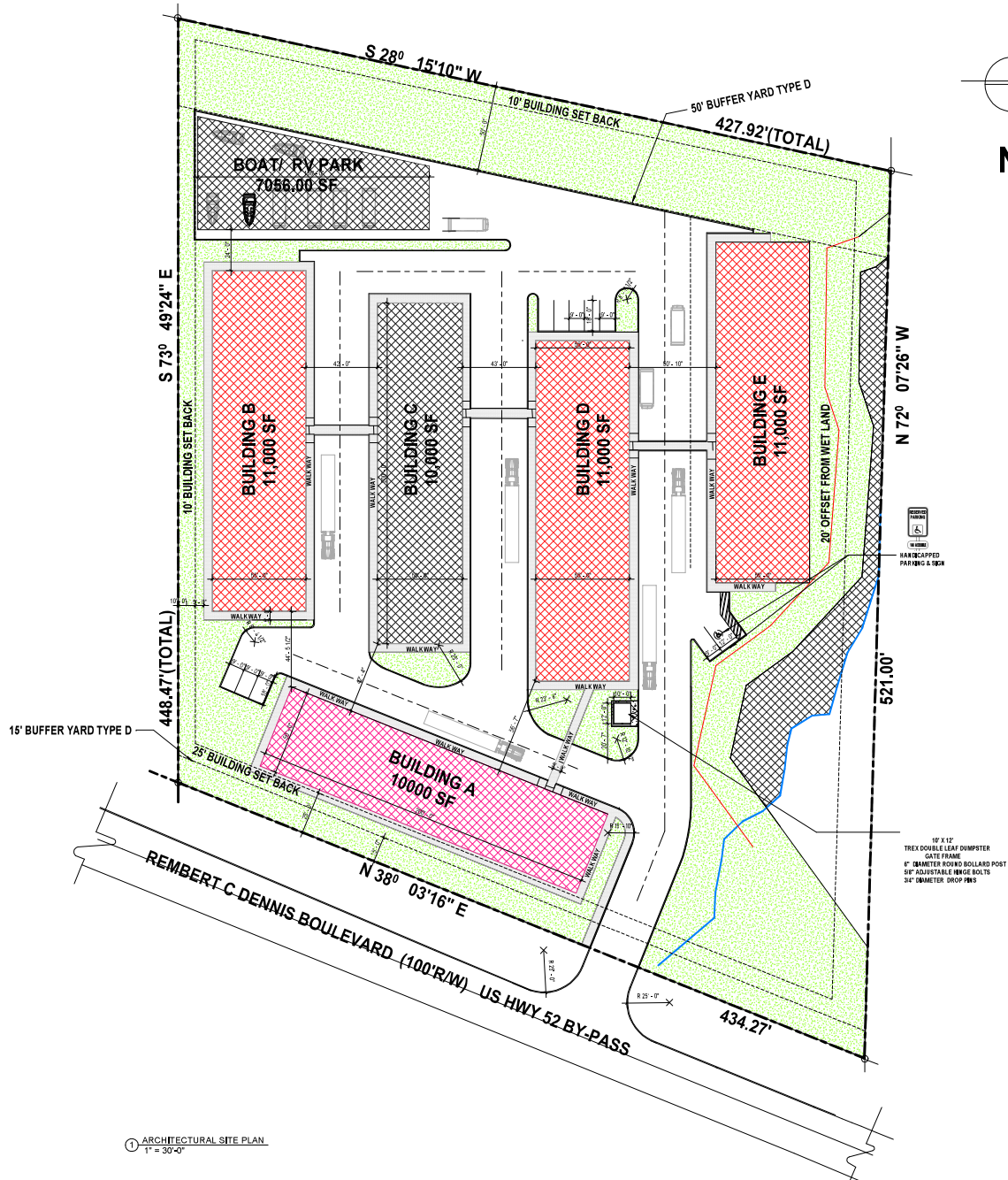
- PROPOSED BUILDING: 40,000.00 SQ.FT  
 BOAT / RV PARK: 7056.00 SF  
 WALK WAY: 12726.43 SQ.FT  
 TOTAL BUILT UP AREA: 79,782.43 SQ.FT.  
 NO. OF PARKING LOT: 9  
 ADA PARKING LOT: 1  
 TOTAL LOT AREA: 200,012.00 SQ.FT.  
 UNUSED LOT AREA: 120,229.57 SQ.FT.  
 PERCENTAGE LOT COVERAGE: 39.8%

**SITE DATA TABLE**

TAX MAP INFORMATION:	143-00-00-004
SUBJECT PARCEL ZONING:	GENERAL COMMERCIAL
SUBJECT PARCEL(S) AREA:	4.592 A.C / 200,012.00 S.F
BUILDING AREA-PROPOSED:	BUILDING A+ 10,000 S.F BUILDING B+ 11,000 S.F BUILDING C+ 10,000 S.F BUILDING D+ 11,000 S.F BUILDING E+ 11,000 S.F TOTAL: 43,000 S.F
SITE BUFFER REQUIREMENTS:	FRONT: 15' TYPE B1 STREET REAR: 50' TYPE D1 RESIDENTIAL SIDE: NONE
BUILDING HEIGHT LIMITS:	40'
ADDRESS:	350 REMBER, C DENNIS, BLVD MOCKS CORNER, SC

**FLOOD ZONE INFORMATION**

THE GRAPHICALLY DEPICTED BUILDINGS SHOWN ON THIS MAP OF SURVEY IS WITHIN AND OUTSIDE OF THE SPECIAL FLOOD HAZARD AREA



ARCHITECTURAL SITE PLAN  
 1" = 30'-0"

PROFESSIONAL SEAL:

DATE: 01/30/24

REVISION:

PROJECT TITLE:  
 STORAGE UNITS

PROJECT ADDRESS:  
 350 REMBER, C DENNIS, BLVD MOCKS CORNER, SC

SHEET TITLE:  
 Unnamed

E.O.R: BARRET CROOK (21786)  
 DRAWN BY

SHEET NUMBER

A101

SHEET SCALE:

1" = 30'-0"



TRACT "C"  
PROPERTY OF  
BERKELEY COUNTY  
AGRICULTURAL  
EXPOSITION  
200,012.91 sq.ft.  
4.592 acres  
TMS 143-00-00-004

**LEGEND**

- REBAR SET AS DESCRIBED
- R-O-W RIGHT-OF-WAY
- CENTERLINE OF ROAD
- ⊙ SMH SANITARY SEWER MANHOLE
- ⊙ UTILITY POLE
- ⊙ TREES
- ▭ BUILDING FOOTPRINT
- ▨ (E) ASPHALT
- ▨ (N) ASPHALT
- PROPERTY LINE
- ⊕ FIRE HYDRANT
- OVERHEAD POWER LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- ▨ APPROXIMATE WETLANDS - 1:5 ZAC
- WETLAND TRIBUTARY - 1:316 LF
- ▨ LANDSCAPE AREAS

**GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'-0"



PROFESSIONAL SEAL:

DATE:	
REVISION:	

**PROJECT TITLE:**  
SELF STORAGE FACILITY

**PROJECT ADDRESS:**  
350 REMBER C DENNIS BLVD., MONCK'S CORNER, SC

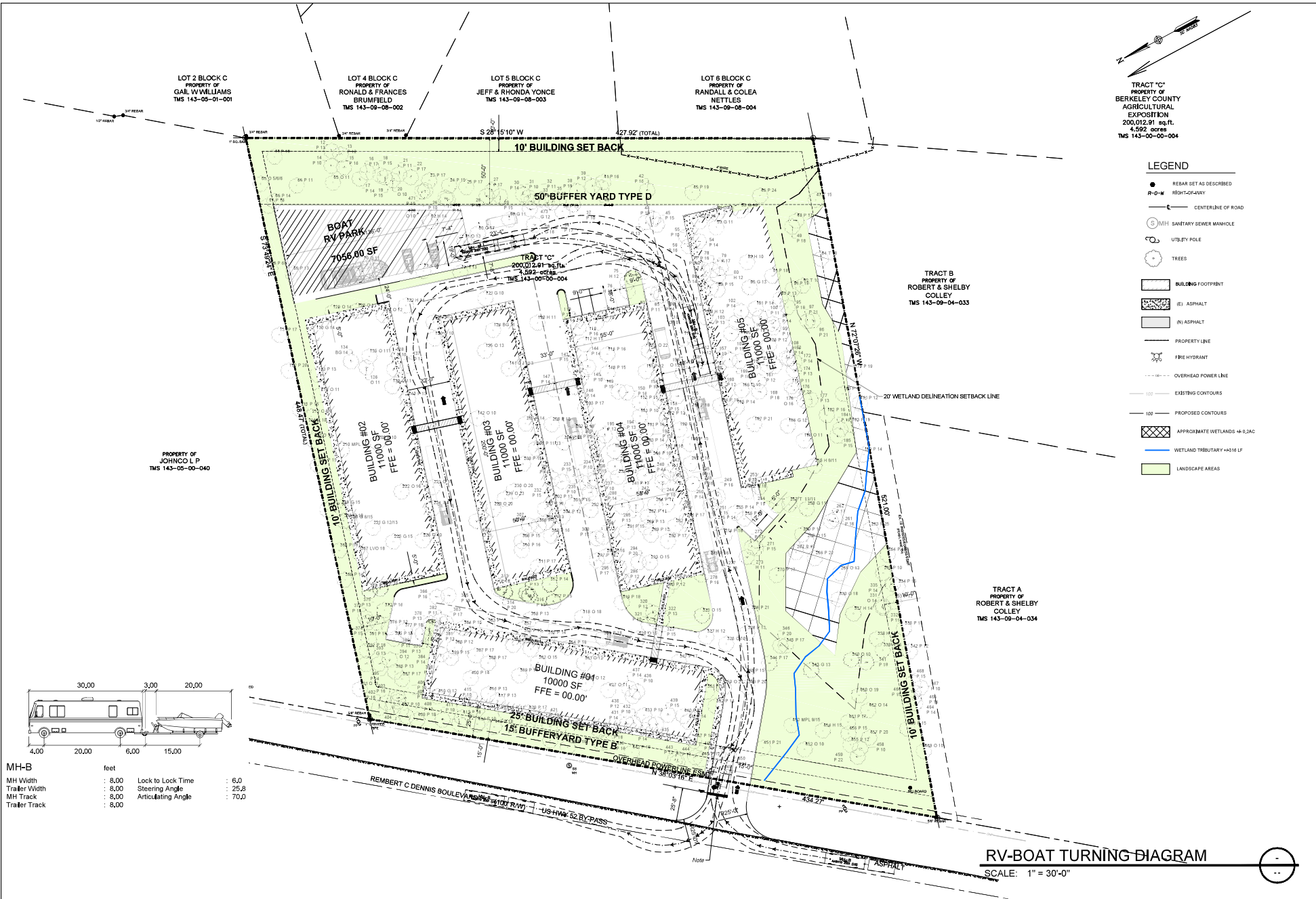
**SHEET TITLE:**  
GRADING & DRAINAGE PLAN

E.O.R.: BARRETT CROOK (SC LIC. 21786)  
DRAWN BY:

**SHEET NUMBER**  
C1.08

Item 2.

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PROFESSIONAL SEAL

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

**PROJECT TITLE:**  
SELF STORAGE FACILITY

**PROJECT ADDRESS:**  
350 REMBER C DENNIS BLVD, MONCK'S CORNER, SC

**SHEET TITLE:**  
RV-BOAT TURNING DIAGRAM

**E.O.R.:** BARRETT CROOK (SC LIC. 21786)

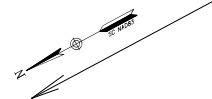
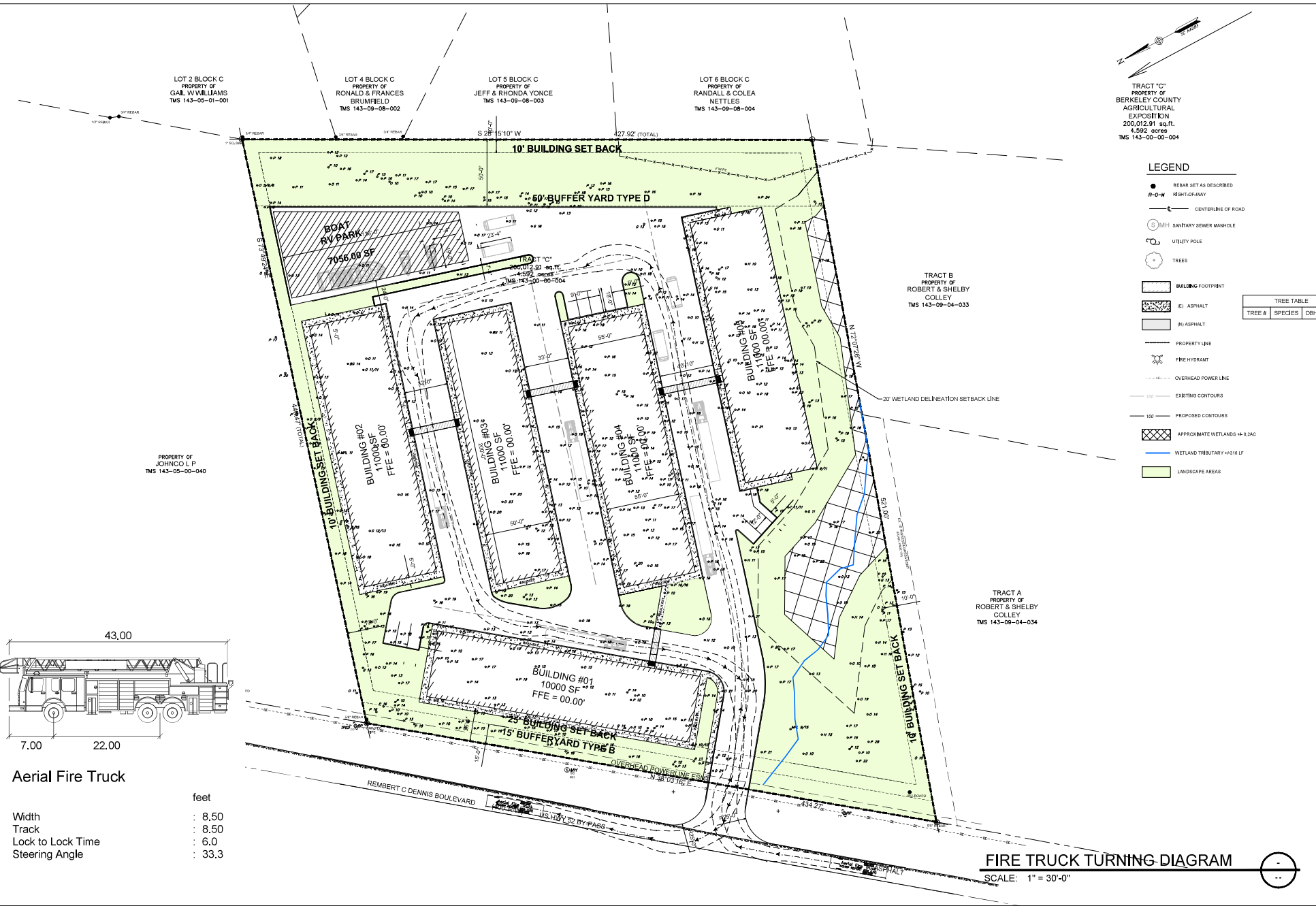
**DRAWN BY:** \_\_\_\_\_

**SHEET NUMBER**

AT1.0

Item 2.

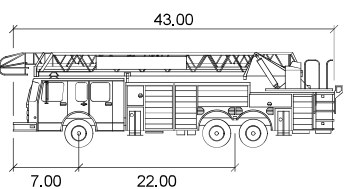
14



TRACT "C"  
PROPERTY OF  
BERKELEY COUNTY  
AGRICULTURAL  
EXPOSITION  
200,012.91 sq.ft.  
4.592 acres  
TMS 143-00-00-004

**LEGEND**

- REBAR SET AS DESCRIBED
  - R-D-W RIGHT-OF-WAY
  - CENTERLINE OF ROAD
  - ⊙ SMH SANITARY SEWER MANHOLE
  - UTILITY POLE
  - TREES
  - ▭ BUILDING FOOTPRINT
  - ▨ (E) ASPHALT
  - ▨ (I) ASPHALT
  - PROPERTY LINE
  - FIRE HYDRANT
  - OVERHEAD POWER LINE
  - EXISTING CONTOURS
  - PROPOSED CONTOURS
  - ▨ APPROXIMATE WETLANDS 4-6,2AC
  - WETLAND TRIBUTARY +4316 LF
  - ▨ LANDSCAPE AREAS
- | TREE TABLE |         |     |
|------------|---------|-----|
| TREE #     | SPECIES | CGH |
|            |         |     |
|            |         |     |



**Aerial Fire Truck**

- feet
- Width : 8.50
  - Track : 8.50
  - Lock to Lock Time : 6.0
  - Steering Angle : 33.3

**FIRE TRUCK TURNING DIAGRAM**

SCALE: 1" = 30'-0"



PROFESSIONAL SEAL:				
DATE:				
REVISION:				
PROJECT TITLE:	<b>SELF STORAGE FACILITY</b>			
SHEET TITLE:	<b>FIRE TRUCK TURNING DIAGRAM</b>			
PROJECT ADDRESS:	350 REMBER C DENNIS BLVD, MONCK'S CORNER, SC			
DRAWN BY:	E.O.R., BARRETT CROOK (SC LIC. 21786)			
SHEET NUMBER:	AT2.0			