



BOARD OF ZONING APPEALS

Town Council Chambers, Moncks Corner Municipal
Complex, 118 Carolina Avenue
TUESDAY, MAY 05, 2026 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

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

NEW BUSINESS

2. Consider a Variance (VR-26-01) request to reduce the required parking for an "Retail" use in the General Commercial (C-2) zoning district located at 340 E Main Street (142-07-06-052).

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, JANUARY 6, 2026, at 6:00 PM

MINUTES

CALL TO ORDER

Meeting called to order at 6:02 p.m.

PRESENT

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

STAFF PRESENT

Justin Westbrook, Development Director
Carter France, Planner

ABSENT

Board Member Pat Smith

APPROVAL OF MINUTES

1. Approval of Minutes for the meeting November 5, 2025.

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

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

NEW BUSINESS

2. Consider a Variance (VR-25-03) request to reduce the required number of parking for a
"Government Facility" use in the General Commercial (C-2) zoning district located at
102 Gulledge Street (142-07-02-048).

Mr. Westbrook presented the request.

Chairman Pellum asked if anyone representing the applicant would like to speak.

Darnell Hartwell, Berkeley County's Coroner, thanked the Board and Staff for their
support on the agenda item.

Motion made by Board Member Morton 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 Pellum, Board Member Haynes-Smith, Board
Member Morton, and Board Member McLaughlin.

OLD BUSINESS

PLANNER'S COMMENTS

Mr. Westbrook updated the board on various planning activities.

MOVE TO ADJOURN

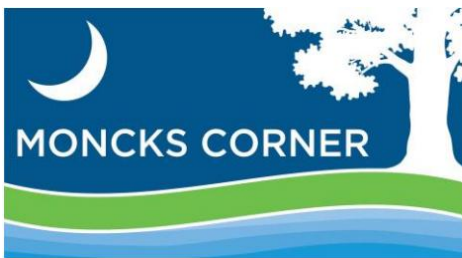
Motion made by Board Member Haynes-Smith to adjourn, Seconded by Board Member McLaughlin.

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

Meeting was adjourned at 6:16 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



STAFF REPORT

TO: Board of Zoning Appeals

FROM: Carter France, Planner

SUBJECT: Variance (VR-26-01) – Larry Miller – 340 E Main Street

DATE: May 5, 2026

Background: The applicant, Larry Miller, the owner of the subject parcel has applied for a **Variance** (VR-26-01) to reduce the number of required parking spaces for a parcel located in Downtown, at 340 East Main Street. The Town’s current Zoning Ordinance requires the proposed “retail” use to occupy the existing structure to have at least four (4) compliant 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 # 142-07-06-052), owned by “Miller Larry T & Sharon D Survivorship”, 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	Restaurant
South	C-2	The Depot
East	C-2	Delta Pharmacy
West	C-2	Restaurant

Existing Site Conditions: The subject parcel is comprised of approximately 2,090 square feet. There appears to be approximately 39 feet of road frontage along East Main Street and approximately 56 feet of road frontage along Railroad Avenue. The parcel is currently occupied by a one (1) story building, Currently the existing

structure on the subject-parcel is unoccupied. The representative of the applicant, Blair Still, noted in the applicable application the principle use parcel will be to serve as a grocery store.

The existing building appears to conflict with required setbacks in the **C-2** zoning. This effectively prohibits the applicant from constructing a compliant parking area in the side of the parcel. The previous tenant enjoyed a nonconforming situation and once the use vacated the building had sixty (60) 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 four (4) on-site parking spaces. The applicant is suggesting off-site near the subject parcel can meet the required four (4) spaces. The applicant has already demonstrated to Staff in the provided survey that the subject parcel *most likely 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 Town's adopted Zoning Ordinance. Granting this **Variance** request would allow the proposed use on the subject-lot to count off-site parking spaces surrounding the building to achieve the required four (4) 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. 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 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 market style grocery store on E 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 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 site's inability to provide a compliant 22-foot drive aisle reaching the rear of the parcel as required per Section 7-4.5 of the Zoning Ordinance, and the inability to provide paved parking whilst staying within the maximum allotted impervious lot coverage as required per Section 6-16 of the Zoning Ordinance. Staff has determined this after a brief review of the subject parcel on Berkeley County GIS and the applicant-provided survey. Without adequate parking facilities this would effectively prohibit the property from being used by any use, not just the proposed.

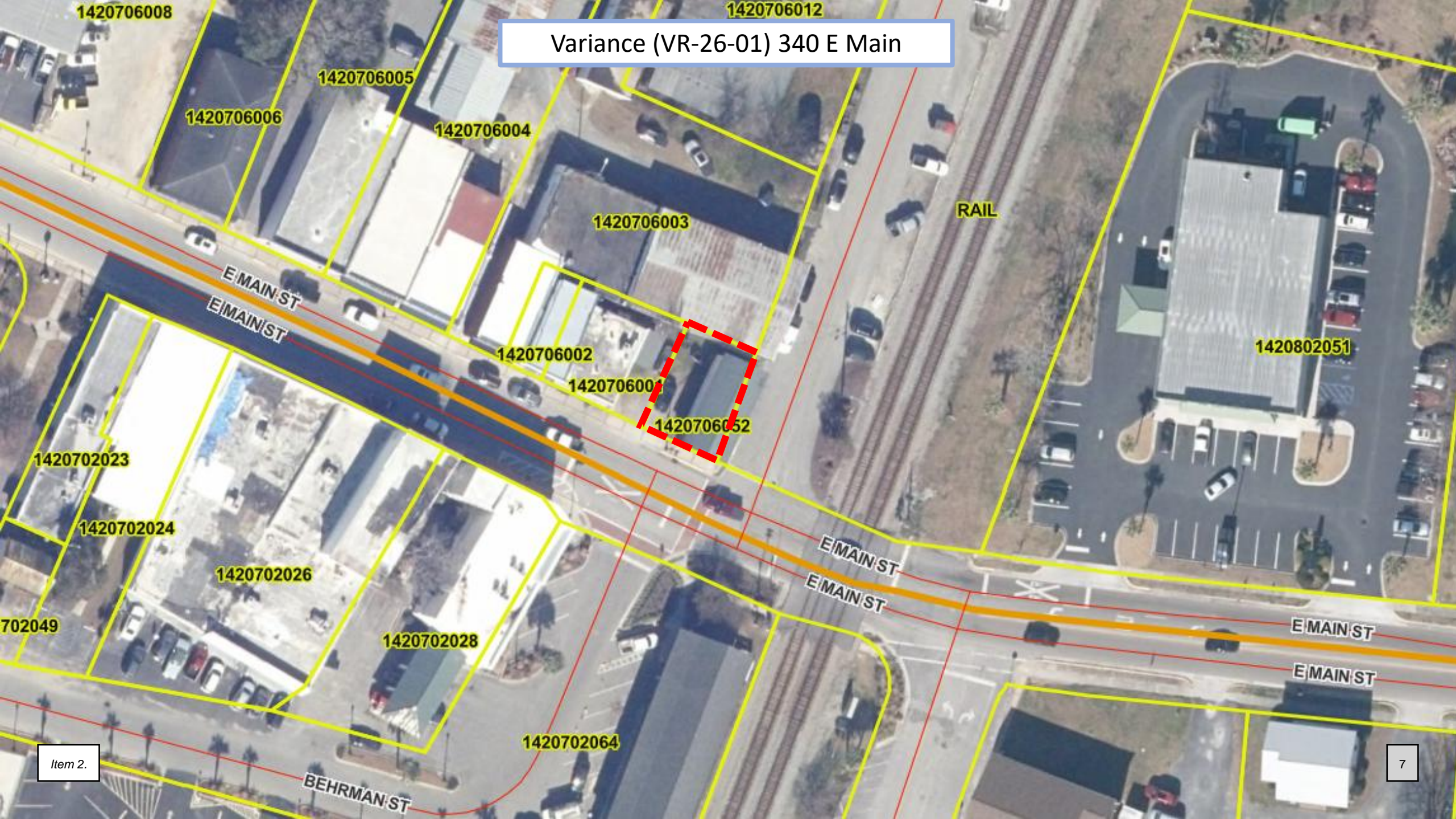
4. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

*Granting this request improves the public good and existing character of the district by allowing additional businesses 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.*

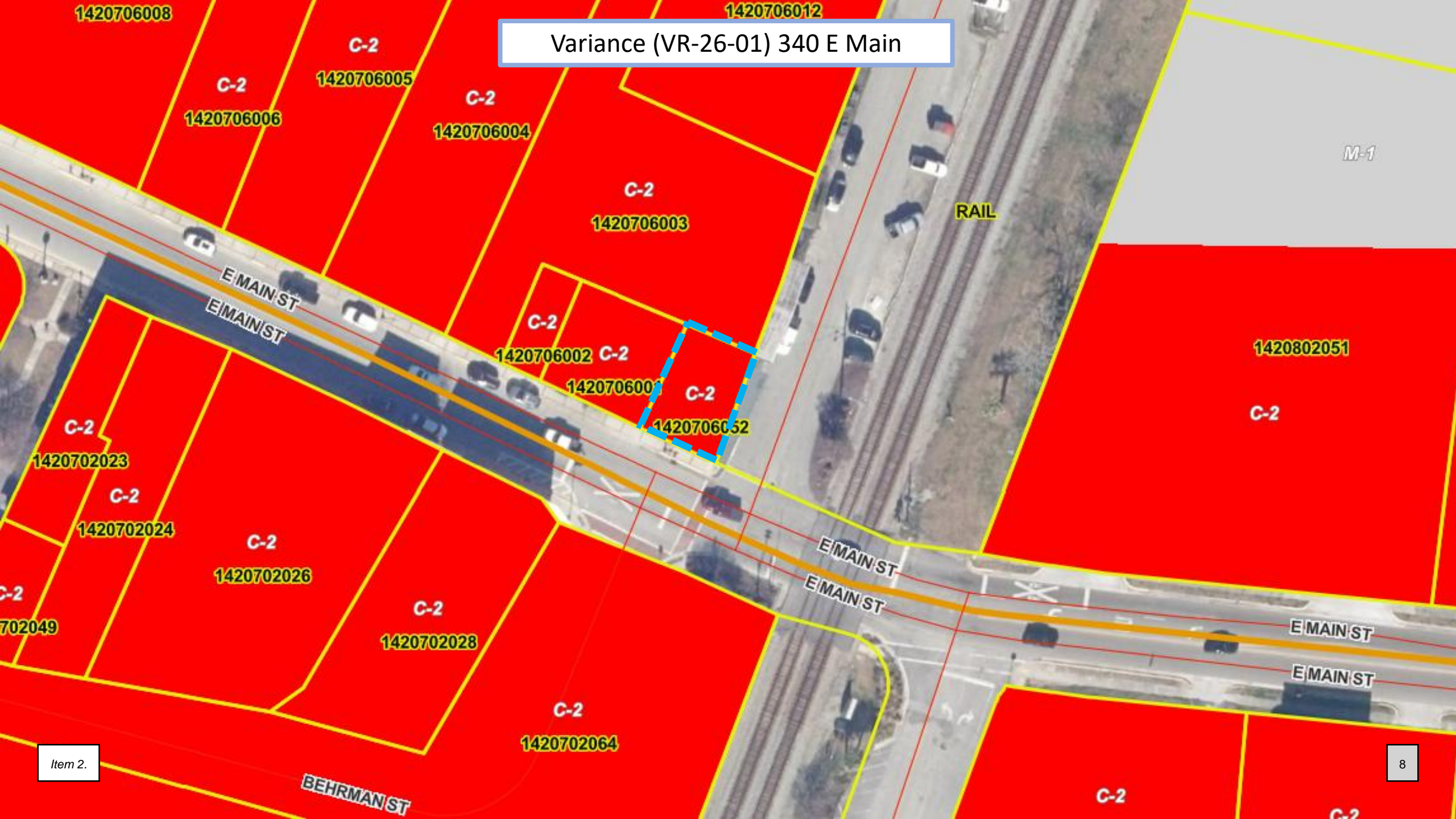
Staff Recommendation: Staff recommends the Board of Zoning Appeal **approves** this request due to the reoccurrence of this request along this particular corridor and the parcel's identified hardships with entering obligatory compliance with the Town's current Zoning Ordinance.

Attachments: *SIGNED – Application (20260331)*
 Applicant Package (VR-26-01)(L. Miller) (20260427)
 Location Maps (20260428)

Variance (VR-26-01) 340 E Main



Variance (VR-26-01) 340 E Main





Applicant Information

NAME	EMAIL ADDRESS
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Blair Still

PHONE	ADDRESS
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8433035199

427 Still Oaks Lane Moncks Corner

HTML

Property Owner

If different from applicant.

NAME	EMAIL ADDRESS
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Larry Miller

PHONE	ADDRESS
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8438607001

340 E Main St. Moncks Corner

PROPERTY LOCATION

[foFSSPW4sYQ6-340-E-Main-St-Plat.pdf](#)

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

Variance request - parking. New Business to 340 E Main St.

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

No

CONSENT

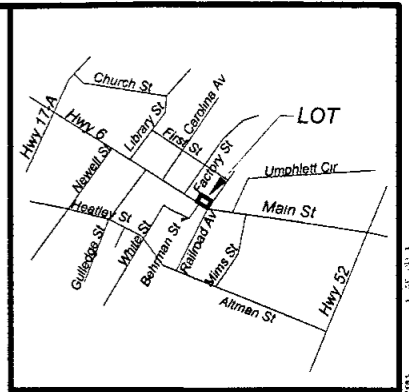
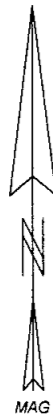
checked

APPLICANTS SIGNATURE

DATE

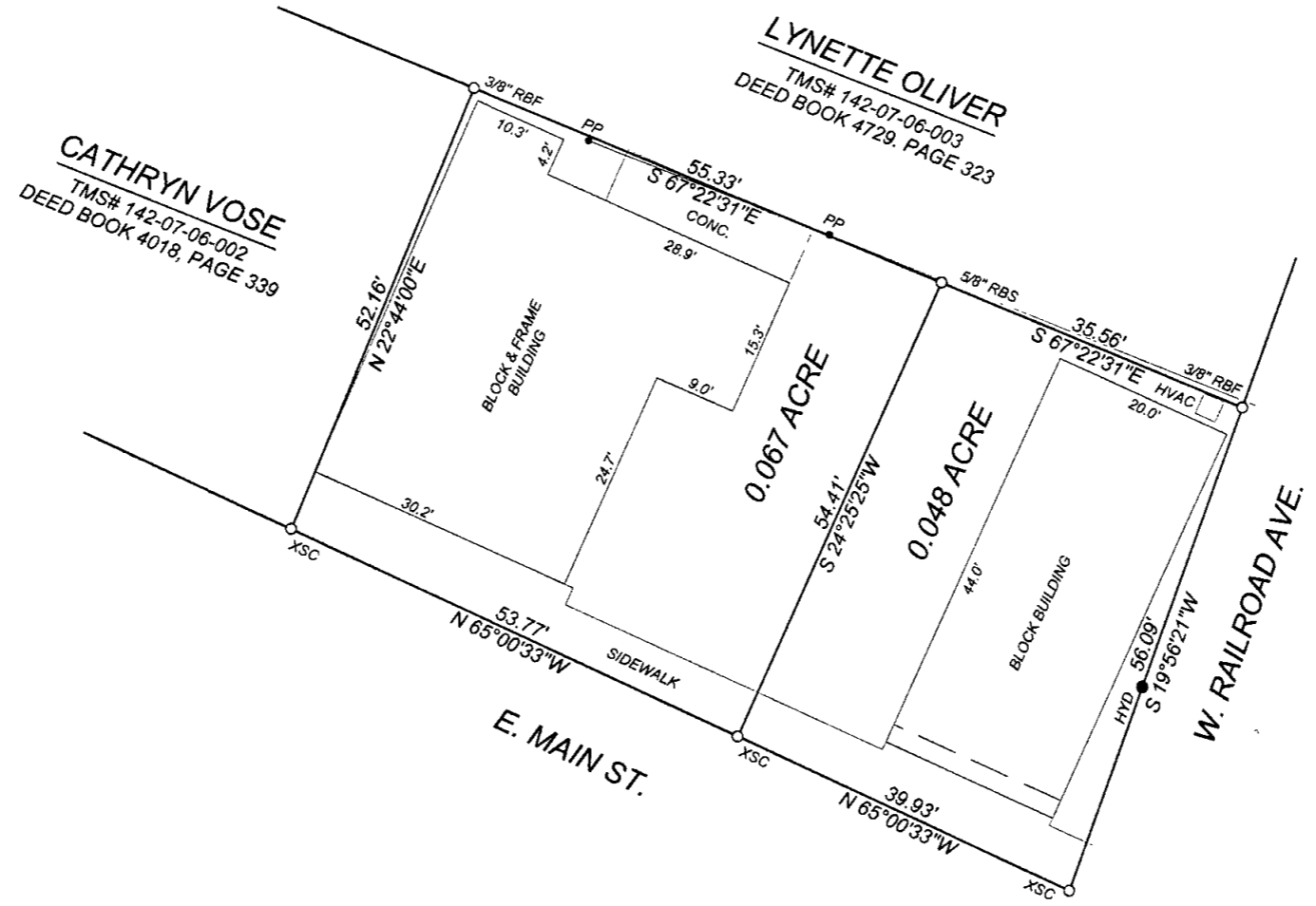
A handwritten signature in black ink, appearing to read "B. Still". The signature is fluid and cursive, with the first letter "B" being large and prominent.

03/31/2026



VICINITY MAP
NOT TO SCALE

0000570
PLAT CABINET S PAGE 35-A
Filed and Recorded
Jan 09, 2015 11:26A
Cynthia B. Forte
Register of Deeds Berkeley Co. SC



NOTE:
NO UNDERGROUND UTILITIES
WERE LOCATED.

ZONING:
THIS LOT IS ZONED C-2.

REFERENCES:
TMS # 142-07-06-001
PLAT CAB. I, PAGE 187

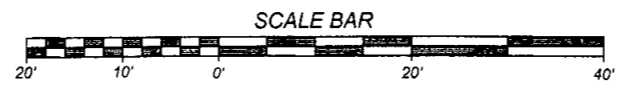
LEGEND:
RBF = REBAR FOUND
RBS = REBAR SET
XCS = X SCRATCHED ON CONCRETE
PP = POWER POLE

FLOOD NOTE:
THIS LOT LIES IN FLOOD ZONE 'X'
WHICH IS NOT A SPECIAL FLOOD ZONE
AS SHOWN ON BERKELEY COUNTY, SC
FLOOD RATE MAP PANEL 385 OF 776.
EFFECTIVE DATE: OCT. 16, 2003.

I HEREBY STATE 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 'B'
SURVEY AS SPECIFIED THEREIN.

**PLAT APPROVED
FOR RECORDING**

1/8/15 *A. SIMMONS*
DATE PLANNING DIRECTOR
TOWN OF MONCK'S CORNER



SUBDIVISION SURVEY
SURVEY OF 0.115 ACRE

SURVEYED AS SHOWN
FOR

LARRY MILLER
TOWN OF MONCK'S CORNER

BERKELEY COUNTY SOUTH CAROLINA
JANUARY 3, 2015 SCALE 1" = 20'
REV. 1/6/15
Milton Winslow
MILTON WINSLOW, P.L.S. 8110
WINSLOW SURVEYING, LLC
108 MERRIMACK BLVD.
MONCK'S CORNER, SC 29461
PHONE: (843) 761-8442

S.C.P.L.S. MEMBER
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