



BOARD OF ZONING APPEALS

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

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of August 3, 2021 minutes

NEW BUSINESS

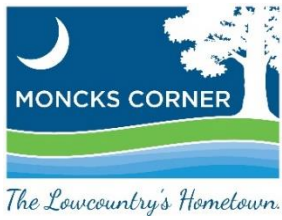
2. Consider a variance to allow greater impervious lot coverage at property north of 319 Merrimack Blvd., TMS 142-11-02-061

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, AUGUST 03, 2021 at 6:00 PM

AGENDA

CALL TO ORDER

ADOPTION OF MINUTES

1. Approval of July 6, 2021 regular meeting minutes

NEW BUSINESS

2. Consider new Chairman of the Board of Zoning Appeals. Thurman Pellow has been nominated.
3. Consider a variance to sign and landscaping requirements to the Palmetto Propane facility at 115 Commerce Creek Way, TMS 211-00-02-132.
4. Consider a variance to the buffer requirements for the Berkeley Electric Co-Op facility at 1732 Hwy 52, TMS 162-00-01-072.

OLD BUSINESS

STAFF COMMENTS

MOVE TO ADJOURN

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Staff Report

Variance Request

DATE: February 1, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Variance Request
STAFF RECOMMENDATION: **APPROVAL**

Report Summary	
<i>Property Location</i>	North of 316 Merrimack Boulevard
<i>Property TMS</i>	142-11-02-061
<i>Acreage</i>	7.11 ac.
<i>Zoning</i>	R-3, Multi-Family Residential
<i>Applicant/Owner</i>	D.R. Horton
<i>Use</i>	Townhouses
<i>Request</i>	Variance to impervious lot coverage
<i>Current Requirements</i>	Impervious lot coverage is limited to 50% in the R-3 District

Background

The applicant is seeking to increase the amount of impervious coverage allowed on residential lots in this development. The Zoning ordinance allows for 50% coverage of lots with impervious materials (i.e. the structure itself, patios, driveways, etc.). This leaves the other 50% of each yard to allow rainwater to soak into the ground.

With a 22' wide building, 50' deep including the house and rear patio, plus a 25' x 10' driveway, 1,350 s.f. of each lot is covered with impervious material. As such, the applicant would like to increase the allowable impervious coverage to 70%.

Stormwater systems will be designed to convey and retain additional runoff due to excess lot coverage via the on-site stormwater detention ponds as well as covenants for the development that shall prohibit the construction of sheds, outdoor structures, and extended patios.

Analysis

1. Are there are extraordinary and exceptional conditions pertaining to the particular piece of property?

No.

2. Do these conditions generally apply to other property in the vicinity?

N/A

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

No. The developer could build smaller houses.

4. Will the authorization of the variance be of substantial detriment to adjacent property or to the public good, and will the character of the district be harmed by the granting of the variance?

No. With proper engineering, as well as the abundant open space outside of the individual lots, stormwater will be contained on the overall site in the manner desired by DHEC.

5. The board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be grounds for a variance. Does the request accompany any of the aforementioned considerations?

No

Staff Recommendation

The Zoning Ordinance aims to be comprehensive, but cannot cover every contingency. In this case, the developer is meeting all requirements of the code in terms of minimum lot size, lot width, setbacks, and driveway size. By meeting the minimum lot size, setbacks and width, however, there is no room on each individual lot for pervious surface. However, Staff feel confident that with proper engineering stormwater will not be an issue. In fact, many neighborhoods in other jurisdictions go up to 80% coverage.

Staff recommends **APPROVAL** of this variance.

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















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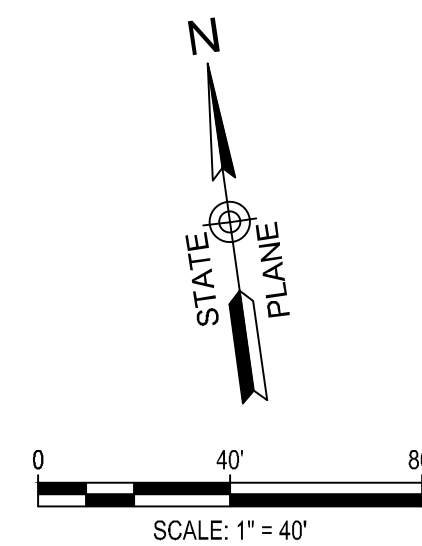




- 1 5' WIDE CONCRETE SIDEWALK
- 2 18" ROLL CURB AND GUTTER
- 3 6' WOODEN PRIVACY FENCE

LEGEND

PROPERTY LINE		
RIGHT OF WAY		
EASEMENT		
BUFFER		
SETBACK		
LIMITS OF DISTURBANCE		NPODES
CENTERLINE		
18" ROLL CURB AND GUTTER		
PROPOSED HEAVY-DUTY ASPHALT		SIGN 
PROPOSED CONCRETE		STOP BAR (PAVEMENT MARKING) 
A.D.A. RAMP WITH DETECTABLE WARNINGS		SITE LIGHTING FIXTURES 



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88



Know what's below.
Call before you dig.

DAVIS & FLOYD
SINCE 1954

MERRIMACK TOWNHOMES

SITE PLAN

DATE	NO.	RELEASED	CHECKED	DATE
031961.00				
DATE				
JANUARY 2022				
RECEIVED				
BAT				
BROWN				
BAT				
CHECKED				
DWW				
RECEIVED				
DWW				

C200

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VARIANCE APPLICATION
Moncks Corner Community Development

**MONCKS
CORNER**
The Lowcountry's Hometown

Applicant Information

Name: D.R. Horton, c/o Steven Wilson, PE Address: 2057 Wambaw Creek Rd., Charleston, SC 29492
Phone: (843) 566-3572 E-Mail: srwilson@drhorton.com

Property Owner Information (If Different)

Name: Tiger Tail Ventures, LLC c/o Chris Wilson Address: 1113 Sugar Hill Dr., Moncks Corner, SC 29461
Phone: _____ E-Mail: cdwtiger@live.com

Property Location (Attach Plat if Available): Intersection of Merrimack Boulevard and Johnny Reb Drive
TMS# 142-11-02-061

Describe the variance request, reason for request, and any supporting information:

D.R. Horton is seeking a variance from the Town of Moncks Corner Zoning Ordinance Section 6-16 requiring a maximum 50% lot coverage for District R-3 Townhomes. Typical lots will be a minimum 22' wide and minimum of 91' deep in order to meet the 2,000 sq. ft. lot size requirement and all lots will conform to the required setbacks. The proposed 22' x 50' townhome and a 10' x 25' driveway would yield a lot coverage ratio of approximately 67% for typical townhome lots. Stormwater systems will be designed to convey and retain additional runoff due to the excess lot coverage via the on-site stormwater detention ponds and covenants for the development shall prohibit the construction of additional sheds, outdoor structures, or extensions of patios.

Has any variance been applied for 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 variance.

Owner's Signature: [Signature] Date: 1/4/22

Applicant's Signature: [Signature] Date: 1/4/22

For Official Use Only

Received: _____ Property Posted: _____

Receipt #: _____ Hearing: _____

Advertised: _____ Approved: _____