



Zoning Special Exception Application

PROPERTY OWNER

Tail Race Crossing, LLC

ADDRESS

0 Drive In Ln Moncks Corner 30327

OWNER PHONE

14049092601

Applicant Information

APPLICANT NAME

SBV Development, LLC

ADDRESS

3284 Northside Parkway Northwest Atlanta 30327

APPLICANT PHONE

4049092601

PROPERTY INTEREST

Buyer

PROPERTY LOCATION

Behind the Tractor Supply in Moncks Corner, SC. Titled tract W2 on the survey.

UPLOAD PLAT

[dGkpcTJR2H0B-16-088-MONCKS-CORNER-PLAT-18X24-8-Acres.pdf](#)

Property Information

TAX MAP #

1230004009

ZONING CLASSIFICATION

C-2

CURRENT USE OF PROPERTY

Vacant Land

LOT AREA

8 acres, 5 acres of upland

HAS ANY APPLICATION INVOLVING THIS PROPERTY BEEN CONSIDERED PREVIOUSLY BY THE MONCKS CORNER BOARD OF APPEALS?

No

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 request this special exception to allow self-storage at 0 Drive In Ln because it fulfills a critical need, aligns with the Comprehensive Plan's vision, and fits the C-2 and Highway Commercial Overlay's service-oriented intent. Its minimal impact, strategic location behind Tractor Supply, and ability to address an undersupply of storage in Moncks Corner with climate-controlled options make it a valuable addition to Moncks Corner. Market undersupply, growth trends, and site compatibility reinforce this as a practical, community-driven solution deserving approval.

SIGNATURE OF APPLICANT**DATE**

03/31/2025