



The Lowcountry's Hometown

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Staff Report

Administrative Review Request

DATE: May 3, 2022
TO: Moncks Corner Board of Zoning Appeals
FROM: Douglas Polen, Community Development Director
SUBJECT: Administrative Review
STAFF RECOMMENDATION: **Denial**

Report Summary	
<i>Property Location</i>	2727 S. Highway 52
<i>Property TMS</i>	197-00-01-020
<i>Acreage</i>	~1 acre
<i>Zoning</i>	PD-C, Planned Development Commercial
<i>Applicant/Owner</i>	Twin Rivers Capital
<i>Use</i>	Retail/Restaurant
<i>Request</i>	Review of Administrator's denial of a second drive thru

Background

The applicant, Twin Rivers Capital, is seeking to place a commercial building with two drive thru windows on a property in Foxbank.

Analysis

The Town does not disallow buildings with multiple drive thrus, but in this case the Zoning Administrator finds that the design is such that the drive thrus

interfere with normal traffic flow, parked vehicles, and possibly each other. The concerns are as follows:

1. There is enough stacking space for the proposed Dunkin' on the left of the store. However, if that queue goes long, Staff is concerned that the cars will wrap around the right side of the store, cutting off people leaving the second drive thru.
2. The second drive thru, on the right, has stacking for about four cars. This should be fine for businesses with no menu board or box, such as a dry cleaner. However, there is no guarantee that a restaurant will not go into this location someday. Any stacking over four cars would block parking.
3. There is cross traffic along the front of the building. Extra stacking in the second drive thru would be in the way of this cross traffic.

Staff has requested that the applicant show examples of where a drive thru set up like this is working. Thus far he has presented no similar buildings

Staff Recommendation

Staff feels that while this double drive thru setup may work most of the time, there will definitely be times when the queues are longer than normal and the stacking will interfere with parking, thru drivers, and each other. The queues at the Starbuck's in Moncks Corner and Dunkin' in Carnes Crossroads are good, local examples of the number of cars that wait in line at these type businesses, and Staff feels that this site will not operate correctly if those customer levels come to Town.

Staff recommends allowing the drive thru as it is for the left (southern) endcap, but removing the drive through from the right endcap.

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