



## Zoning Special Exception Application

### PROPERTY OWNER

Tail Race Crossing, LLC

### ADDRESS

0 Drive In Ln Moncks Corner 29461

## Applicant Information

### APPLICANT NAME

Stephen Witmer

### ADDRESS

3284 northside parkway suite 600 Atlanta 30327

### APPLICANT PHONE #

14049092601

### PROPERTY INTEREST

Buyer

### PROPERTY LOCATION

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

### UPLOAD PLAT

[kxiAzAqrXa4b-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?**

Yes. The special exception for self-storage was considered on May 6, 2025. The board asked for edits to be made to the site plan and to address storm water concerns.

**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 and undersupply of storage in Moncks Corner with climate-controlled options make it a valuable addition to Moncks corner. Supporting data, market undersupply, growth trends, and site compatibility reinforce this as a practical, community-driven solution deserving approval.

**SIGNATURE OF APPLICANT**A handwritten signature in black ink, appearing to be 'S. L. ...', written over a light gray background.**DATE**

06/30/2025