

Re: 318 Rembert C Dennis

Boats&Tows <boats.tows@gmail.com>

Thu 4/25/2024 1:26 PM

To: Justin Westbrook <J.Westbrook@monckscornersc.gov>

Caution! This message was sent from outside your organization.

Hey Justin,

I have submitted the application for the next BZA meeting. Please let me know if there is anything else needed on our end as of now.

Regarding the 7 considerations please see our thoughts below and whether they are on the right track. Any input is greatly appreciated. We are also working with an engineer to develop a site plan and we will provide a site plan, landscape plan, and 3d renderings as soon as we get that information back.

1. The proposed use is consistent with the purpose and intent of the Town's Comprehensive Plan as well as the character and intent of the underlying zoning district.
 - Aligns with LU1 and LU2 (From Rezoning Meetings)
 - Concern was with LU3 being close to residential

2. The proposed use is compatible with existing uses in the vicinity and will not adversely affect the general welfare or character of the immediate community.

The following businesses in the immediate surroundings we find to be compatible:

 - Mini storage to North
 - Marvins to West
 - Bowling Alley to South East
 - Oak Mall to South

3. Adequate provision is made for such items as setbacks, buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion, and similar factors.
 - Fencing and landscaping in the front to enhance curb appeal.
 - Northern border with mini storage 7ft fence
 - East border will remain wooded between 3 residential lots as is today
 - Southern border can be fenced and landscaped along Oaks Mall/Swamp Fox Lanes

4. Where applicable, the proposed use will be developed in a way that will preserve and incorporate any important natural features.Preservation:
 - Not cutting down any trees that are along back and side borders
 - Landscaping along the entry to incorporate native trees, flowers, flora.

5. The proposed use shall not destroy, create a loss, or cause damage to natural, scenic, or historic features of significant importance.
 - We will not be destroying any features

6. Vehicular traffic and pedestrian movement on adjacent roads shall not be hindered or endangered.
 - Frontage buffer will allow adequate space for pulling into our facility off of the main road.
 - Based on traffic estimates we will be significantly less than Oaks Mall, Swamp Fox Lanes, Marvin's, and Northern Mini Storage.
 - No sidewalks or other pedestrian access currently at location

- 7.. The proposed use complies with all applicable regulations and development standards of the Town. (Amend. 10/2015)
 - We will be sure to comply with all regulations and standards.

Thanks again for your help on this,
Mike Flannery
843.640.0061