

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

March 12, 2020

4:00 PM

10th Floor Council Chambers, City Hall

1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – February 13, 2020
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. Old Business

A. S 20-004

Application by Northside Traders LLC for a SPECIAL EXCEPTION to establish visitor accommodations located at 510 S ACADEMY ST (TM# 007400-03-00300)

Documents:

[S 20-4 510 S ACADEMY ST REVISED.PDF](#)

9. New Business

A. S 20-050

Application by BRADSHAW FAMILY LP for a SPECIAL EXCEPTION to construct a storage building located in rear of an existing automobile sales use located at 330 WOODRUFF RD (TM# 026200-01-00103)

Documents:

[S 20-50 330 WOODRUFF RD.PDF](#)

10. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
March 3, 2020**
for the March 12, 2020 Public Hearing

Docket Number:	S 20-004
Applicant:	Northside Traders LLC
Property Owner:	Northside Traders LLC
Property Location:	510 S ACADEMY ST
Tax Map Number:	007400-03-00300
Acreage:	0.254
Zoning:	C-2, Local Commercial District
Proposal:	Special exception to establish a visitor accommodations use

Applicable Sections of the City of Greenville Code of Ordinances:

Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*

Sec.19-2.3.5, *Special Exception Permit*

Sec.19-4.1, *Table of Uses*

Sec.19-5.1, *Table of Dimensional Standards*

Staff Recommendation: Staff concludes that the application complies with the standards for granting a Special Exception Permit for “hotel or motel” use. If the Board decides to grant the permit, staff recommends the following conditions:

1. The use of the property shall substantially conform to the testimony of the applicant and the content of the application.
2. The special exception permit shall be limited to the applicant, Northside Traders, LLC, and is not transferrable.

Staff Analysis:

The applicant proposes to establish a hotel or motel use located at the corner of South Academy Street and North Markley Street. Two locations are proposed on the parcel. Since the 1st PROPOSED STRUCTURE is not able to comply with the technical requirements of the Land Management Ordinance, the applicant prefers the location immediately adjacent to the existing cell phone repair business, closer to North Markley Street. It is labeled as “2nd PROPOSED STRUCTURE” on the submitted site plan. The proposed structure will consist of two units available for rent on a short term basis on the second floor.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates all of the following are met:

1. Consistent with the comprehensive plan

The Future Land Use Map of the City’s Comprehensive Plan designates the area as “Urban Residential,” which is intended for neighborhoods surrounding the core downtown area, and can serve as a transition between downtown’s core uses and the single-family neighborhoods of

outlying areas. The classification allows for a range of housing, including single-family detached houses, single-family attached homes and multi-family units.

Staff believes the proposed use will provide a transition between the major arterial road, South Academy Street, the existing residential neighborhood and structures, and is consistent with the comprehensive plan.

2. *Complies with use specific standards*

There are no use specific standards for hotel or motel uses.

3. *Compatibility with the surrounding lands*

The character of the surrounding area consists of the QT gas station, the KROC Center, office, commercial, and single-family attached and detached uses.

Staff believes the use is compatible with the surrounding lands.

4. *Design does not have substantial adverse impact*

The design of proposed special exceptions should minimize adverse effects, including visual impacts of the proposed use on adjacent lands. Staff believes the proposed location should not have substantial adverse impact to the adjacent residential structures.



Office Use Only:

Application# S 20-004 Fees Paid \$250

Date Received 1/31/20 Accepted By PW

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Tad Mallory Northside Traders, LLC.
* Name Title / Organization

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: _____
(Optional) Name Title / Organization

MAILING ADDRESS: 301 Sammons Rd. Taylors, SC 29687

PHONE: 864-313-1352 EMAIL: tad@northsidetraders.com

PROPERTY OWNER: Same

MAILING ADDRESS: Same

PHONE: Same EMAIL: Same

PROPERTY INFORMATION

STREET ADDRESS: 510 S. Academy St.

TAX PARCEL #: 0074000300300 ACREAGE: 1.25 ZONING DESIGNATION: C-2

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Construction of a approx. 1200 ft.² residential structure to be used as a vacation short-term rental. Location is identified by blue on attachment.

INSTRUCTIONS

1. The application and fee, made payable to the City of Greenville, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

2 'Public Hearing' signs are acknowledged as received by the applicant



Paul Mallory
Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity. ☐

Paul Mallory

APPLICANT / REPRESENTATIVE SIGNATURE

12/2/19

DATE

Paul Mallory

PROPERTY OWNER SIGNATURE

12/2/19

DATE

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

A viable commercial business already operates next door to this proposed structure & the 2 will share a parking lot. QT is directly across the street.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN SECTION 19-4.3, USE SPECIFIC STANDARDS.

My architect will make sure all standards will be adhered to including setbacks & parking.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

This location is close to downtown & the Swamp Rabbit Trail. This will not be a low-end rental property & will be patronized by out of town guests.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

My structure is surrounded by 3 public streets & will have a 2 night minimum stay. Parking & loading will occur in my private parking lot. Guests who stay here are coming to Greenville to enjoy Greenville, Unity Park, & The Swamp Rabbit Trail. The structure is not big enough to host parties & I'm confident the surrounding neighbors will be coming & going more than my guests.

S 20-004 • 501 S. ACADEMY STREET

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

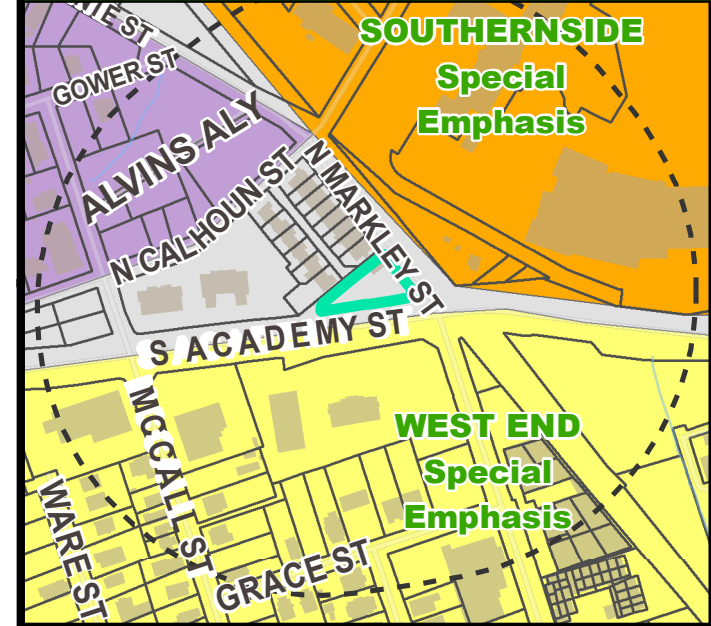


S 20-004 • 501 S. ACADEMY STREET

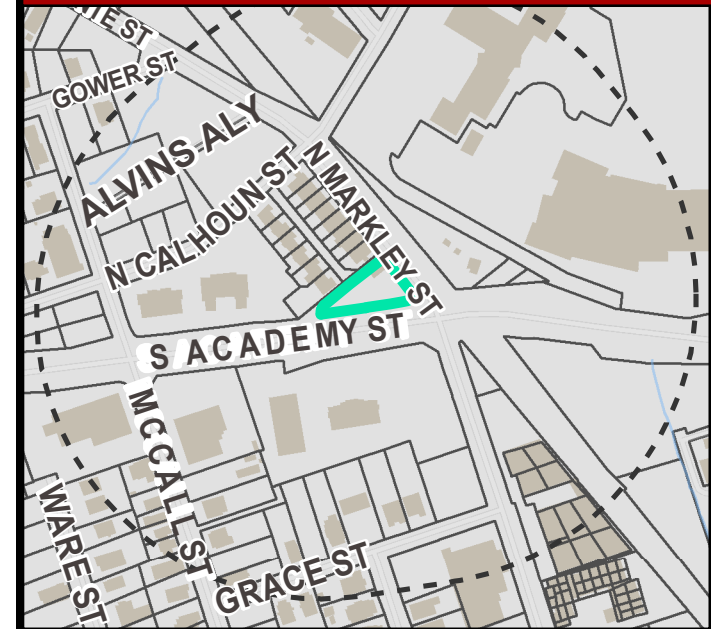
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



My plan is to construct a 2-story building with a footprint of 30 ft. X 50 ft. and will contain approximately 3,000 ft.² of conditioned space. I intend to construct the building immediately adjacent to the now existing CPR building or as marked in the diagram “2nd Proposed Structure”.

I intend to do office space on the bottom floor with possibly 2 short-term rentals on the 2nd floor. Most of how the space is used will be market driven.

Exterior finishes will be a combination of painted and unpainted brick and hardy panels as the image shows.

Some of the interior design features for both floors will be 12 ft. ceilings, tongue and groove hardwood floors and exposed spiral ducting. I am trying to create a warehouse feel to the space that will be complimentary to what already exists around my property.

Revised Application

SITE NOTES:

1. DIMENSIONS ARE TO THE FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PROPERTY LINE.
2. R DENOTES FACE OF CURB OR EDGE OF PAVEMENT RADIUS. ALL RADII ARE 5-FEET UNLESS NOTED OTHERWISE.
3. ALL WORK IN THE R/W SHALL BE VERIFIED WITH THE APPROVED ENCROACHMENT PERMIT PRIOR TO COMMENCING WORK.
4. TOTAL AREA OF SITE = 0.26 ACRES
TOTAL AREA DISTURBED = 0.3 ACRES
5. AN ELECTRONIC FILE OF THE SITE PLAN SHALL BE MADE AVAILABLE FOR STAKING PURPOSES.

ZONING REQUIREMENTS:

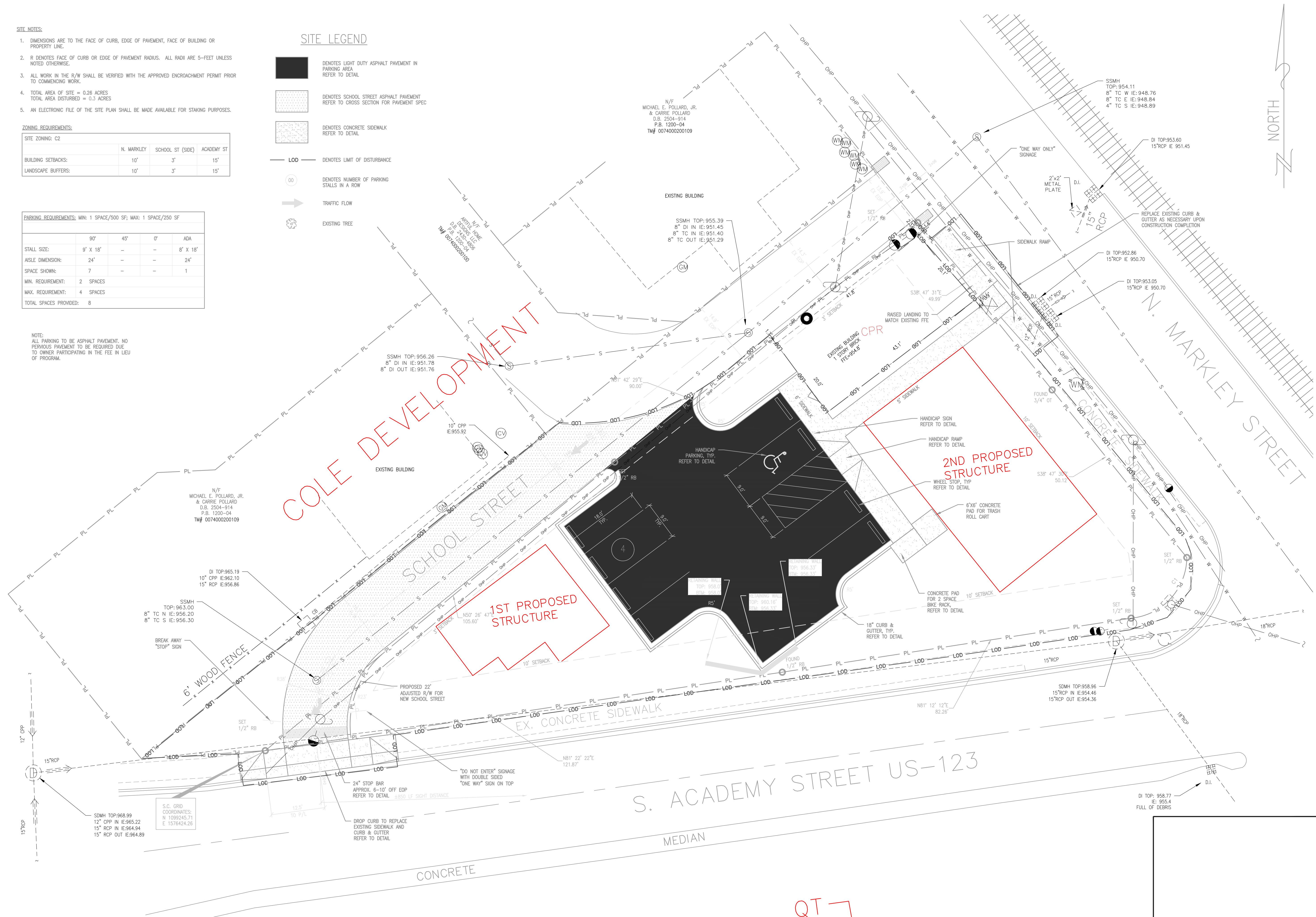
SITE ZONING: C2	N. MARKLEY	SCHOOL ST (SIDE)	ACADEMY ST
BUILDING SETBACKS:	10'	3'	15'
LANDSCAPE BUFFERS:	10'	3'	15'

PARKING REQUIREMENTS: MIN: 1 SPACE/500 SF; MAX: 1 SPACE/250 SF				
STALL SIZE:	90'	45'	0'	ADA
	9' X 18'	-	-	8' X 18'
aisle dimension:	24'	-	-	24'
SPACE SHOWN:	7	-	-	1
MIN. REQUIREMENT:	2 SPACES			
MAX. REQUIREMENT:	4 SPACES			
TOTAL SPACES PROVIDED:	8			

NOTE:
ALL PARKING TO BE ASPHALT PAVEMENT. NO
PERVIOUS PAVEMENT TO BE REQUIRED DUE
TO OWNER PARTICIPATING IN THE FEE IN LIEU
OF PROGRAM.

SITE LEGEND

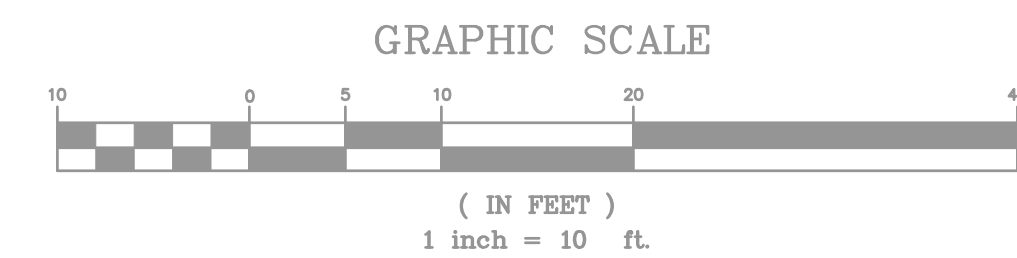
- DENOTES LIGHT DUTY ASPHALT PAVEMENT IN PARKING AREA
REFER TO DETAIL
- DENOTES SCHOOL STREET ASPHALT PAVEMENT
REFER TO CROSS SECTION FOR PAVEMENT SPEC
- DENOTES CONCRETE SIDEWALK
REFER TO DETAIL
- DENOTES LIMIT OF DISTURBANCE
- DENOTES NUMBER OF PARKING STALLS IN A ROW
- TRAFFIC FLOW
- EXISTING TREE



CAUTION

ALL EXISTING UTILITIES SHOWN ARE THE BEST INFORMATION AVAILABLE.
THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS, AND MAKE ALL
NECESSARY ARRANGEMENTS WITH PRIVATE AND PUBLIC UTILITY
COMPANIES TO AVOID ANY POSSIBLE DAMAGE TO OR INTERRUPTION OF
UTILITY EQUIPMENT OR SERVICE. THE CONTRACTOR SHALL BE
RESPONSIBLE FOR ALL INQUIRIES CONCERNING LOCATION OF UTILITY
LINES. REPAIR OF ANY DAMAGE TO UTILITY LINES AND EQUIPMENT DUE
TO THIS WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

Revised Application

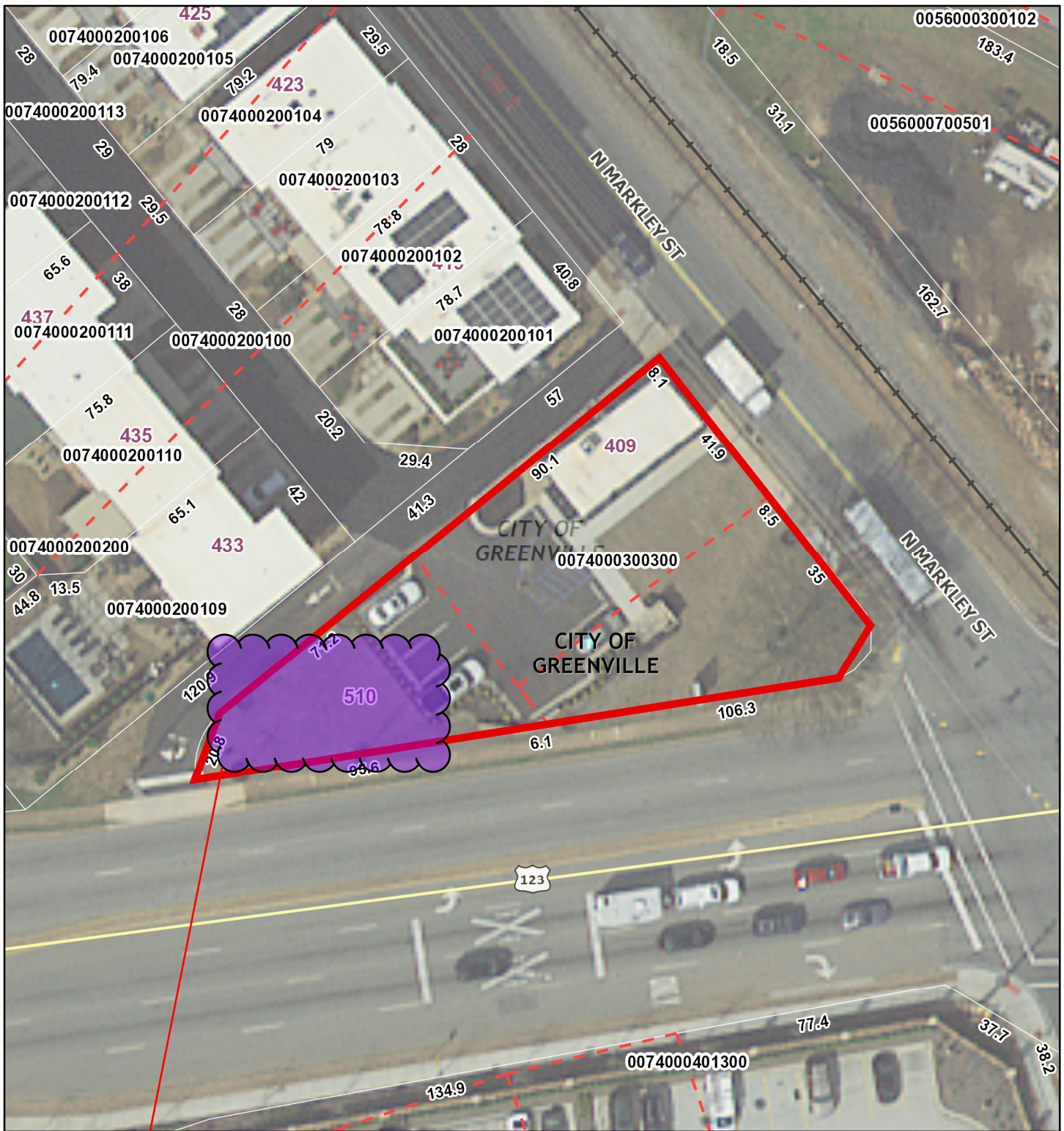


C-2
OVERALL
SITE PLAN

Revised Application



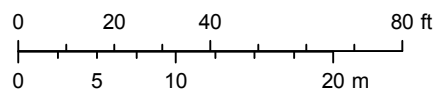
Greenville County, SC



January 28, 2020

Proposed site

1:480



Original Application

Greenville County GIS
Greenville County GIS Division, Greenville, SC 29601

Original Application





**Planning Staff Report to
Board of Zoning Appeals
March 3, 2020**
for the March 12, 2020 Public Hearing

Docket Number:	S 20-50
Applicant:	Bradshaw Family Limited Partnership
Property Owner:	Bradshaw Family Limited Partnership
Property Location:	330 Woodruff Road
Tax Map Number:	026200-01-00103
Acreage:	18.93
Zoning:	S-1, Service District
Proposal:	Special exception to construct a storage building in the rear of an existing of any existing automobile sales use

Applicable Sections of the City of Greenville Code of Ordinances:
Sec.19-2.1.3 (A) (1), *Board of Zoning Appeals/Powers and Duties/Special Exceptions*
Sec.19-2.3.5, *Special Exception Permit*
Sec.19-4.1, *Table of Uses*
Sec. 19-4.3.3 (G), *Use Specific Standards, Vehicle Sales and Services*

Staff Recommendation: Staff concludes that the application complies with the standards for granting a Special Exception Permit for “automobile sales”. If the Board decides to grant the permit, staff recommends the following conditions:

1. The use of the property shall substantially conform to the testimony of the applicant and the content of the application.
2. The special exception permit shall be limited to the applicant, Bradshaw Family, Limited Partnership, and is not transferrable.

Staff Analysis:

The applicant proposes to construct a storage building in the rear of the existing Breakaway Honda automobile dealership located at 330 Woodruff Road near the intersection of Laurens Road and Woodruff Road. In 2016, a special exception permit was approved to allow additional automobile display and storage between the existing dealership building and the Bella Grove subdivision at Verdae. The proposed storage building is 9,600 square feet and is located five feet away from an existing landscape buffer established between Breakaway Honda and the Bella Grove subdivision. The applicant proposes to improve the existing landscaping buffer with a five foot earthen berm with planted “green giant” evergreens.

The applicant has worked with the Bella Grove neighborhood to resolve buffering issues. An agreement was not reached.

A Special Exception Permit shall be approved only upon finding that the applicant demonstrates all of the following are met:

1. Consistent with the comprehensive plan

The Future Land Use Map of the City's Comprehensive Plan designates the area as "Transit Oriented Development," which encourages a blend of multi-family residential, high-intensity employment, office civic, entertainment and institutional uses, as well as a limited amount of retail use in a pedestrian-friendly area. Although this designation does not speak directly to the proposed use, this Board has approved automobile sales uses in this area in the past.

Therefore, staff believes the proposed use is consistent with the comprehensive plan.

2. Complies with use specific standards

(G) Vehicle sales and services. *All such uses shall comply with the following standards:*

- (1) Vehicles, parts, or equipment shall not be stored, parked or displayed in any landscape area, the right-of-way, or in a location which obstructs visibility in sight triangles for streets and driveways.*
- (2) All automobiles not displayed for sale or lease, automobile parts, discarded parts, and similar materials shall be stored within an enclosed building or within an outdoor storage area which complies with screening requirements in subsection 19-6.2.5, additional screening requirements.*
- (3) Automobile sales and rental. Automobile sales and rental uses shall be subject to the following standards:*

(a) Site configuration.

- 1. Minimum site size. Automobile sales or rental uses shall be located on a site at least two acres in area. Contiguous or adjacent parcels, including rights-of-way, under the same ownership and used for automobile sales or rental, shall be counted as one parcel to meet the minimum lot size.*
- 2. Multi-building developments. Developments of three or more buildings shall cluster the buildings close to one another in a campus-style configuration.*

(b) Vehicle display/storage areas. Vehicle display/storage areas shall be subject to the following standards:

- 1. A vehicle display/storage area shall not be located within a required setback, required landscaping area, or required parking space.*
- 2. Vehicle display devices shall not be elevated more than two feet above grade.*
- 3. Areas used for display or storage of vehicles shall be paved. Use of permeable pavers or porous pavement is strongly encouraged.*
- 4. Display vehicles shall be arranged in an orderly fashion and provide reasonable room for pedestrian and vehicular maneuvering.*
- 5. No vehicles shall be displayed on top of a building.*
- 6. Junked or salvage vehicles are prohibited. All motor vehicles for sale shall be maintained in running condition.*

(c) Service areas. Automobile service areas shall take place entirely within an enclosed building. Service bay or garage doors that face a public right-of-way shall be recessed at least 15 feet beyond the main facade of the building. Service bay and garage doors shall not face residential districts.

(d) Site features.

1. Public address system. *Automobile sales and rental uses shall not include a public address system that is audible off-site.*
2. Refuse and recycling containers. *Refuse and recycling containers shall be located so as to minimize their visibility from adjacent public streets and be fully screened by a wall that is constructed of the same material as the principal structure. The wall shall be of the minimum height necessary to fully screen the refuse and recycling containers from off-site view. Refuse and recycling container enclosures shall incorporate opaque entry gates.*
3. Exterior lighting. *In addition to lighting standards in section 19-6.4, automobile sales and rental uses that are adjacent to existing single-family homes shall extinguish all exterior lighting located within 100 feet of the single-family parcel, except lighting necessary for security or emergency purposes, by 10:00 p.m. or within one hour of closing, whichever occurs first. For the purposes of this subsection, the term "lighting necessary for security or emergency purposes" shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Such lighting may be activated by motion sensor devices.*
4. Screening wall. *Lot lines abutting residentially zoned land shall incorporate a solid masonry wall with a minimum height of six feet. Canopy trees meeting the requirements of table 19-6.2-1 shall be planted along the wall with a maximum on-center spacing of 15 feet. Trees may be placed on either side of the wall. When trees are placed between the wall and lot line, a minimum planting strip of five feet in width shall be maintained between the wall and the lot line.*
5. Outdoor storage prohibited. *Outdoor storage of materials, supplies, and equipment shall be prohibited.*

- (4) *The special exception permit shall be limited to the applicant and shall not be transferrable.*

The applicant will be required to comply with the use specific standards.

3. Compatibility with the surrounding lands

The character of the surrounding area consists of automotive dealerships and big-box retailers along Laurens Road and smaller office uses along Woodruff Road. The area is considered to be the outer limit of the motor mile which includes over 30 car dealerships in the area.

Staff believes the use is compatible with the surrounding lands.

4. Design does not have substantial adverse impact

The development will be required to meet all applicable use specific standards which are designed to minimize impacts on the surrounding areas.



Office Use Only:

Application# S 20-50

Fees Paid 250

Date Received 1/23/20

Accepted By BTW

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*:

Bob Davis

Bradshaw Family, Limited Partnership

Name

Title / Organization

permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE:
(Optional)

R.H. Foglerman Jr

RLF Inc Engineer

Name

Title / Organization

MAILING ADDRESS: 25 Woods Lake Rd, Suite 705 Greenville, SC 29607

PHONE: 864-271-8366

EMAIL: RLF@RLFINC.NET

PROPERTY OWNER:

Bradshaw Family, Limited Partnership

MAILING ADDRESS: P.O. Box 2269 Greenville, SC 29651

PHONE: 864-271-7111

EMAIL: bobdavis@bradshawauto.com

PROPERTY INFORMATION

STREET ADDRESS: 330 Woodluff Rd - Breakaway Homes

TAX PARCEL #: 0263000100103 ACREAGE: 2.09 ZONING DESIGNATION: S-1

REQUEST

Refer to Article 19-4, Use Regulations, of the Land Management Ordinance (www.municode.com/library/)

DESCRIPTION OF PROPOSED LAND USE:

Add AN "Automobile Parts Storage" lots on SE corner of site

INSTRUCTIONS

1. The application and fee, **made payable to the City of Greenville**, must be received by the planning and development office no later than 5:00 pm of the date reflected on the attached schedule.

2. The applicant/owner must respond to the "standards" questions on page 2 of this application (you must answer "why" you believe the application meets the tests for the granting of a special exception). See also **Section 19-2.3.5, Special Exception Permit**, for additional information. You may attach a separate sheet addressing these questions.

3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements on adjacent properties; and, (d) topographic, natural features, etc. relevant to the requested special exception.

4. You must attach the required application fee: \$250.00

5. The administrator will review the application for "sufficiency" pursuant to **Section 19-2.2.6, Determination of Sufficiency**, prior to placing the application on the BZA agenda. If the application is determined to be "insufficient", the administrator will contact the applicant to request that the applicant resolve the deficiencies. **You are encouraged to schedule an application conference with a planner, who will review your application for "sufficiency" at the time it is submitted. Call (864) 467-4476 to schedule an appointment.**

6. You must post the subject property at least 15 days (but not more than 18 days) prior to the scheduled hearing date.

_____ 'Public Hearing' signs are acknowledged as received by the applicant


Applicant Signature

7. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



 / Agent

1/22/20
1/22/20

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED SPECIAL EXCEPTION IS CONSISTENT WITH THE COMPREHENSIVE PLAN.

In comprehensive plan this area is shown as "Transit Oriented Development".
This special exception will allow the existing auto dealership to maintain and improve it's facility.

2. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL COMPLY WITH THE STANDARDS IN **SECTION 19-4.3, USE SPECIFIC STANDARDS.**

Code of Ordinances Section 19-4.3 includes auto sales and service which is the function of Breakaway Honda.
The new additions/building will be in compliance with these standards.

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

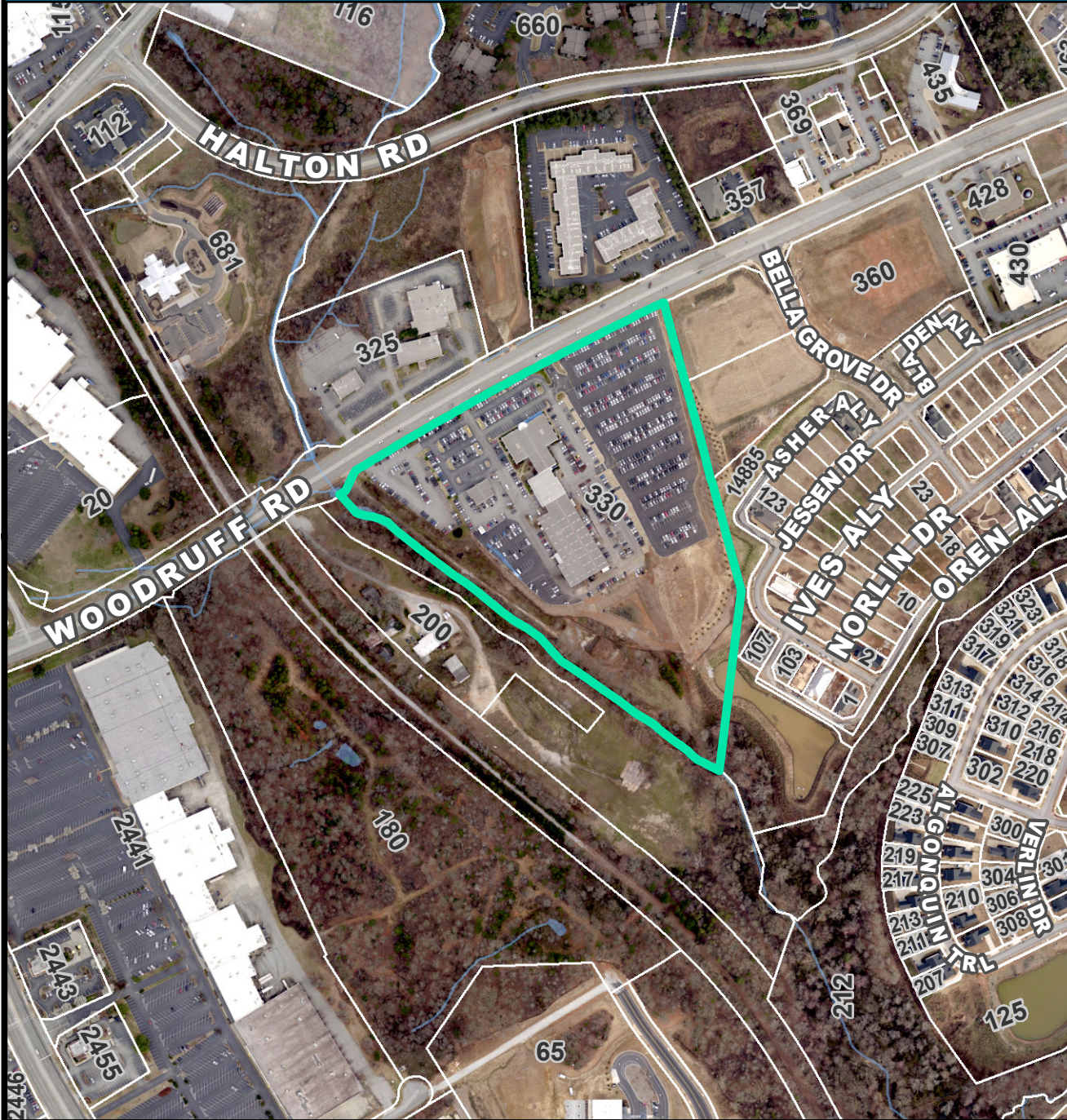
This request only allows the additional and/or upgrades to the existing automobile dealership. Property values will not be affected.

4. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL MINIMIZE ADVERSE EFFECTS ON ADJACENT LANDS INCLUDING: VISUAL IMPACTS; SERVICE DELIVERY; PARKING AND LOADING; ODORS; NOISE; GLARE; AND, VIBRATION. DESCRIBE THE WAYS IN WHICH THE REQUEST WILL NOT CREATE A NUISANCE.

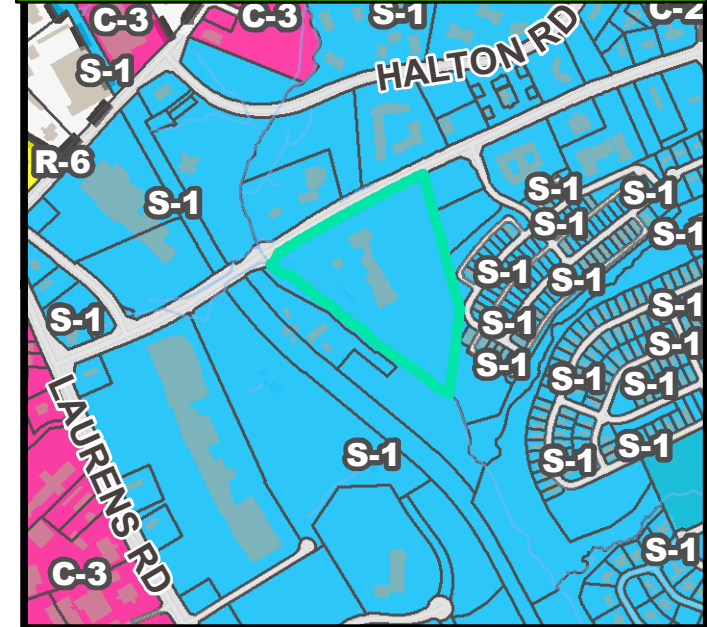
A berm w/ Trees will be provided to shield the view of existing homeowners. The owner will maintain all landscaping. No other impacts are known. Access is internal

S 20-50 • 330 WOODRUFF RD

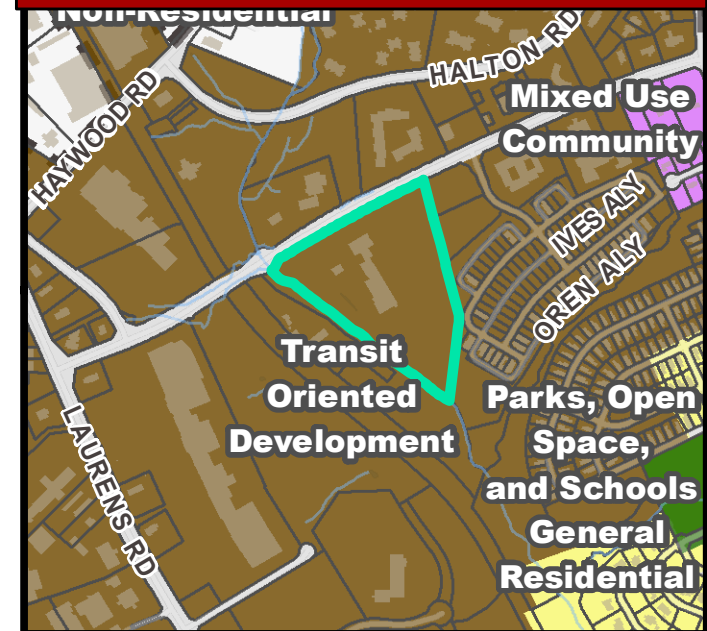
AERIAL VIEW



CURRENT ZONING

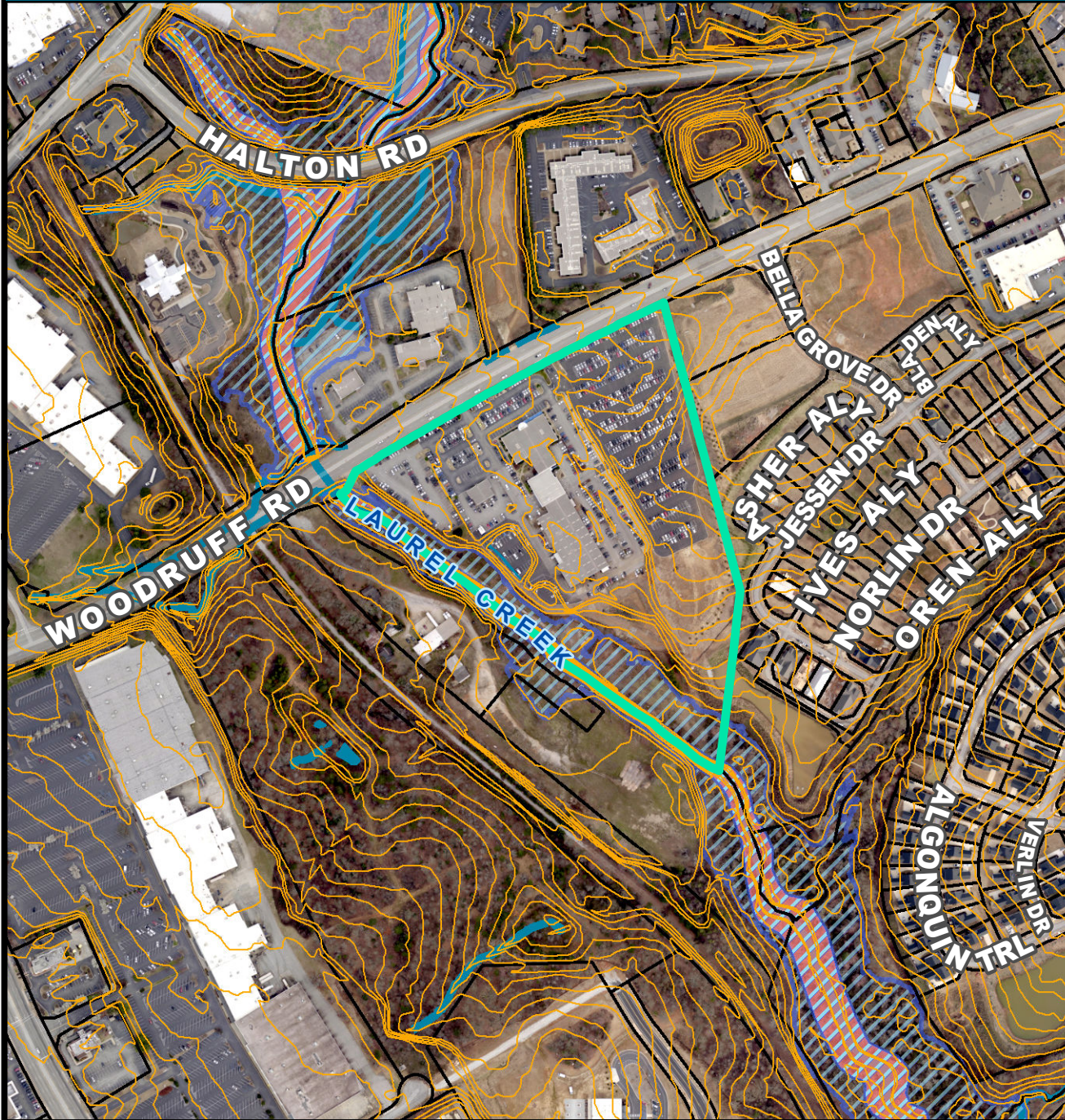


FUTURE LAND USE

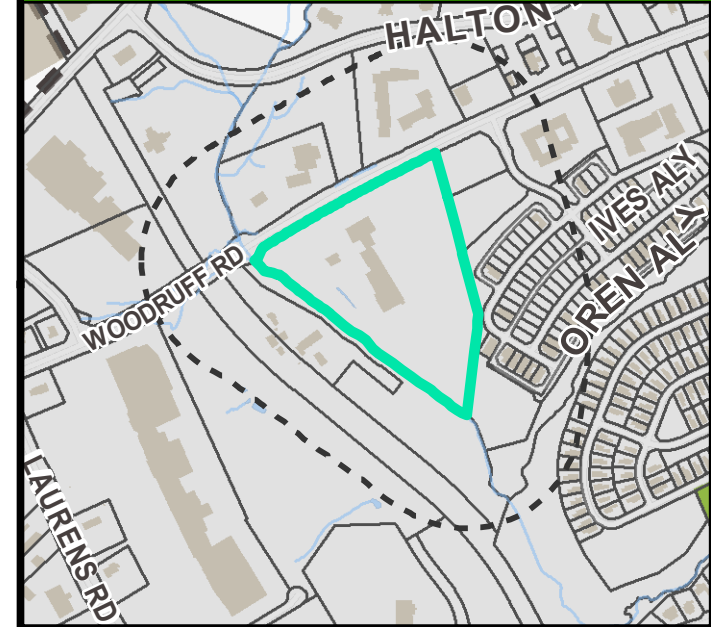


S 20-50 • 330 WOODRUFF RD

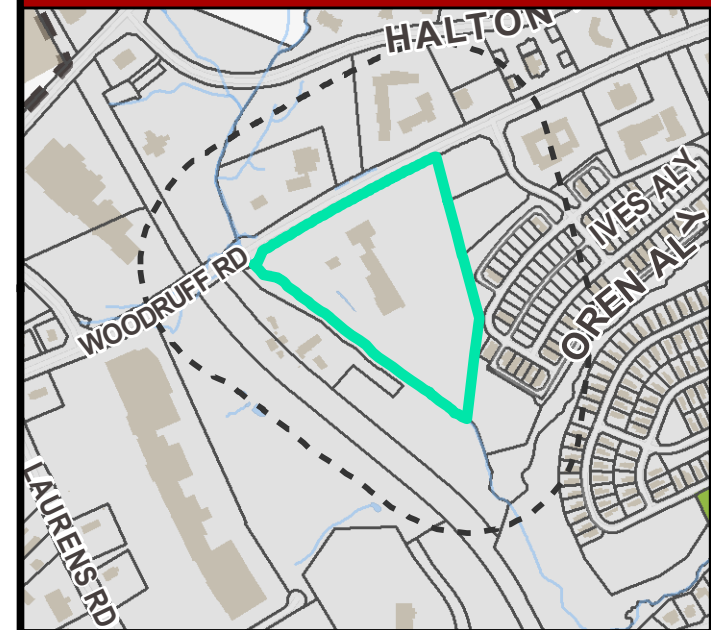
NATURAL / ENVIRONMENTAL FEATURES

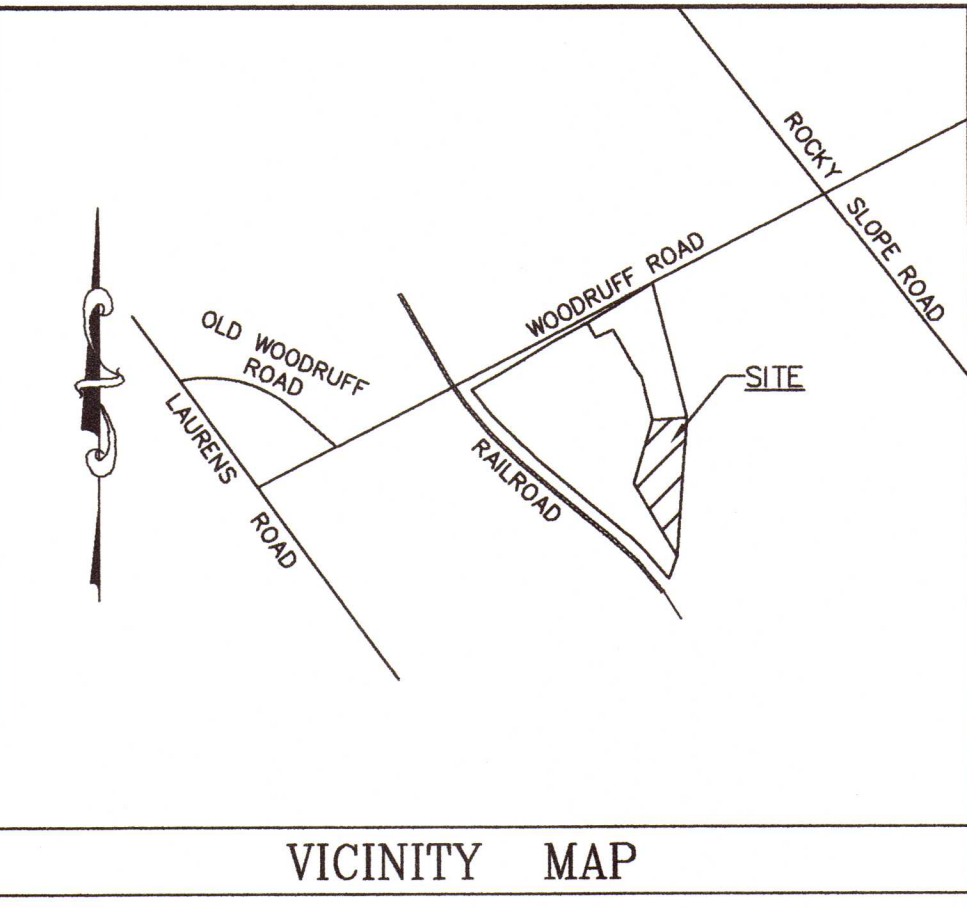
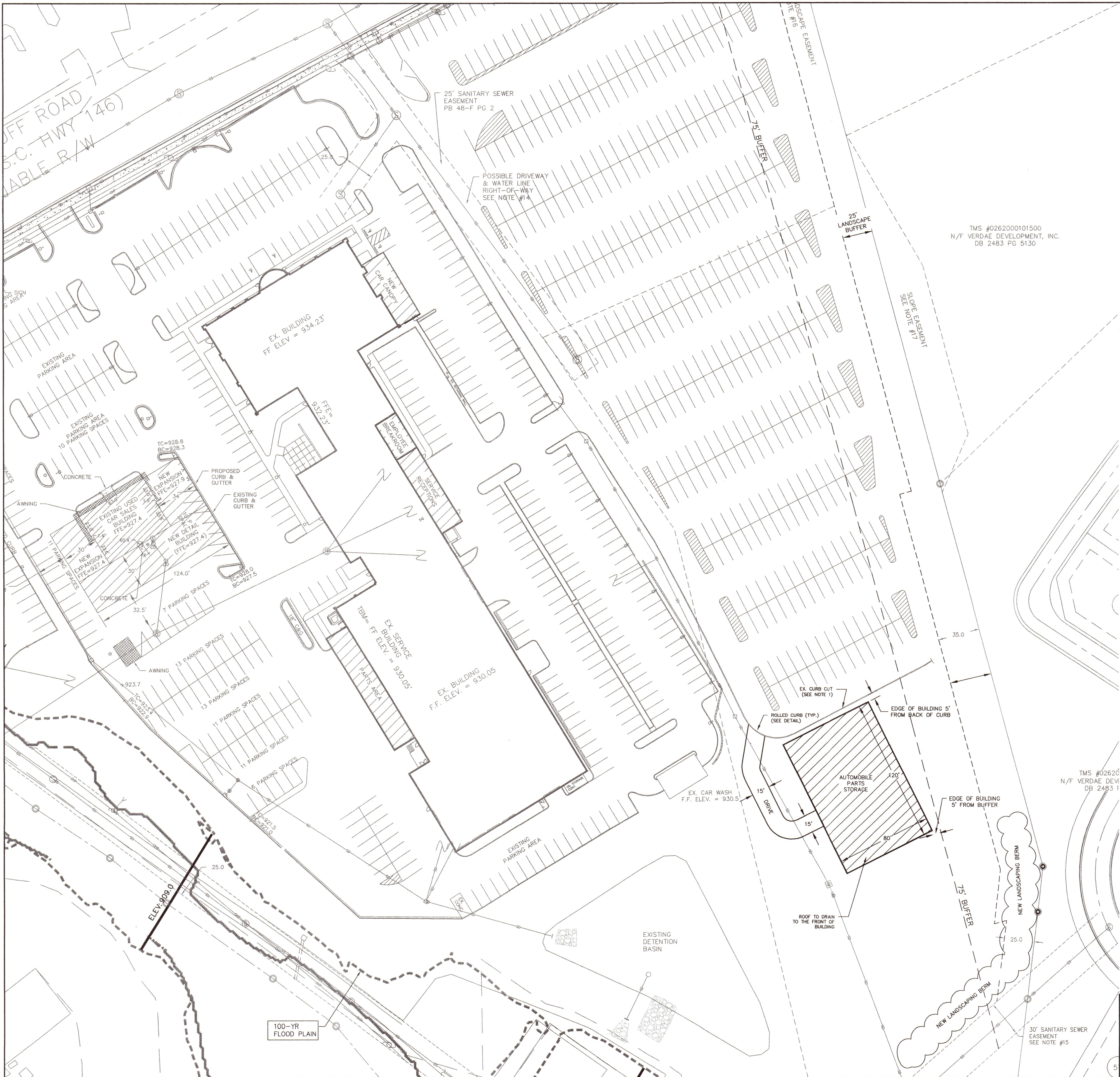


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





- SITE PLAN NOTES**
1. THIS PLAN INCLUDES ONLY THE "AUTOMOBILE PARTS STORAGE" BUILDING. ANY OTHER IMPROVEMENTS WERE INCLUDED IN A PREVIOUS FINAL DEVELOPMENT PLAN.
 2. ANY STAKING TO BE BASED UPON FIELD WORK.

BREAKAWAY HONDA EXPANSION					
SITE PLAN					
NO.	DATE	REVISIONS	BY	CHK	DATE
1					
2					
3					
4					
5					
6					

FRF
ENGINEERING & SURVEYING

FANT
REICHERT &
FOGLEMAN, INC.
25 WOODS LAKE ROAD
SUITE 705
GREENVILLE, SC 29607
PH: (864) 271-8633

SCALE: 1" = 40'

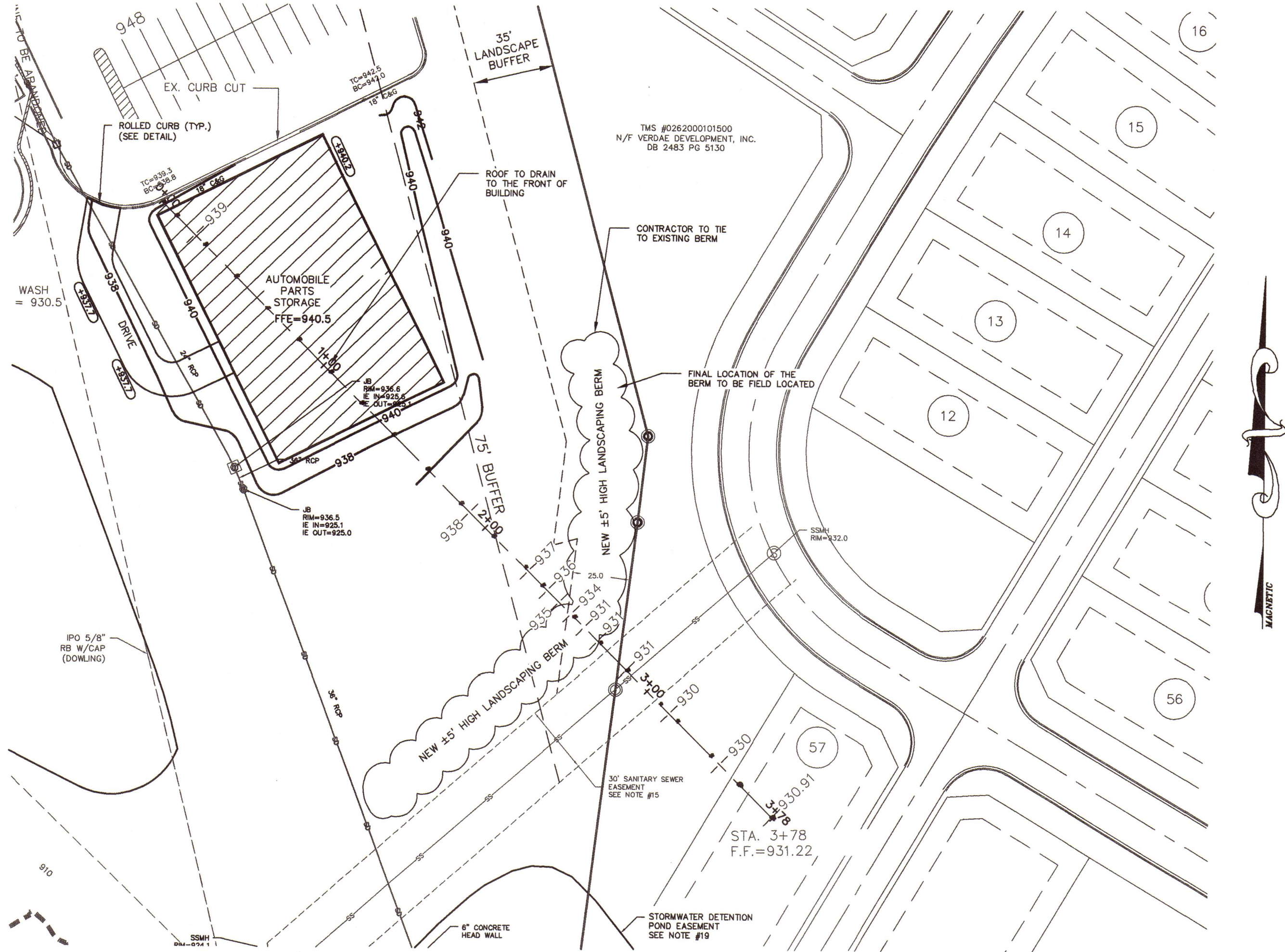
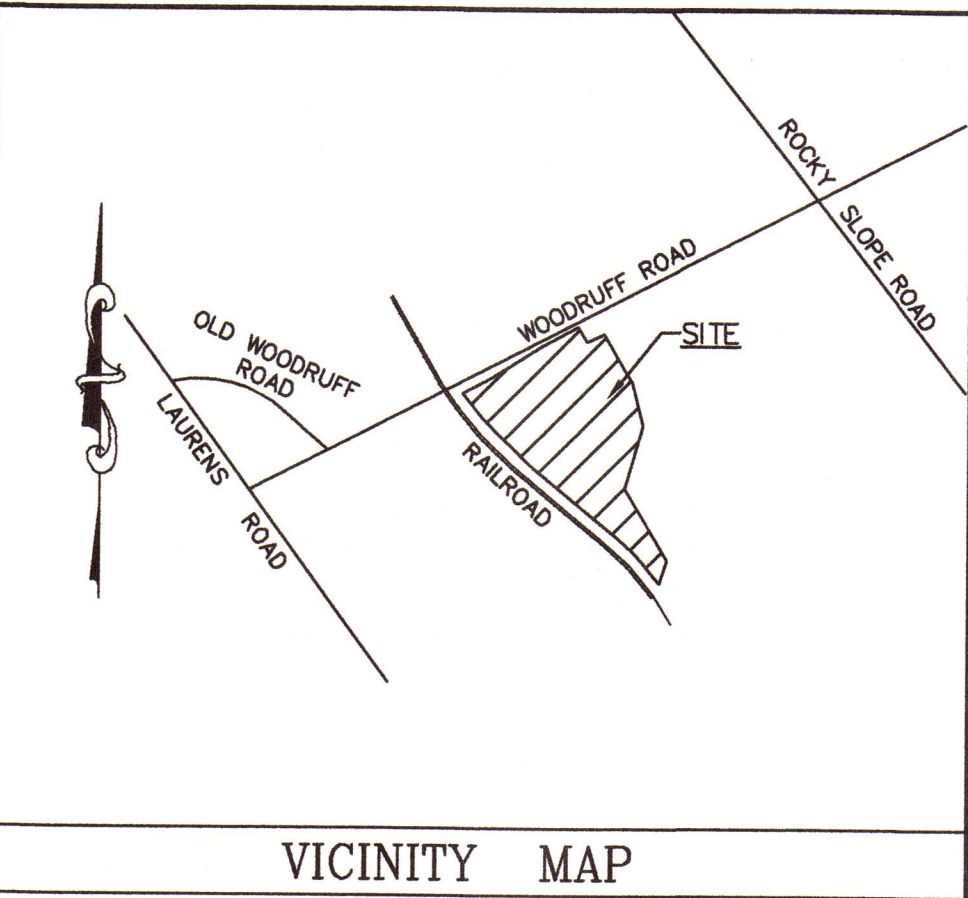
DATE: 1-15-20

PROJECT NO. 19215

DWG. #: 1 OF 1

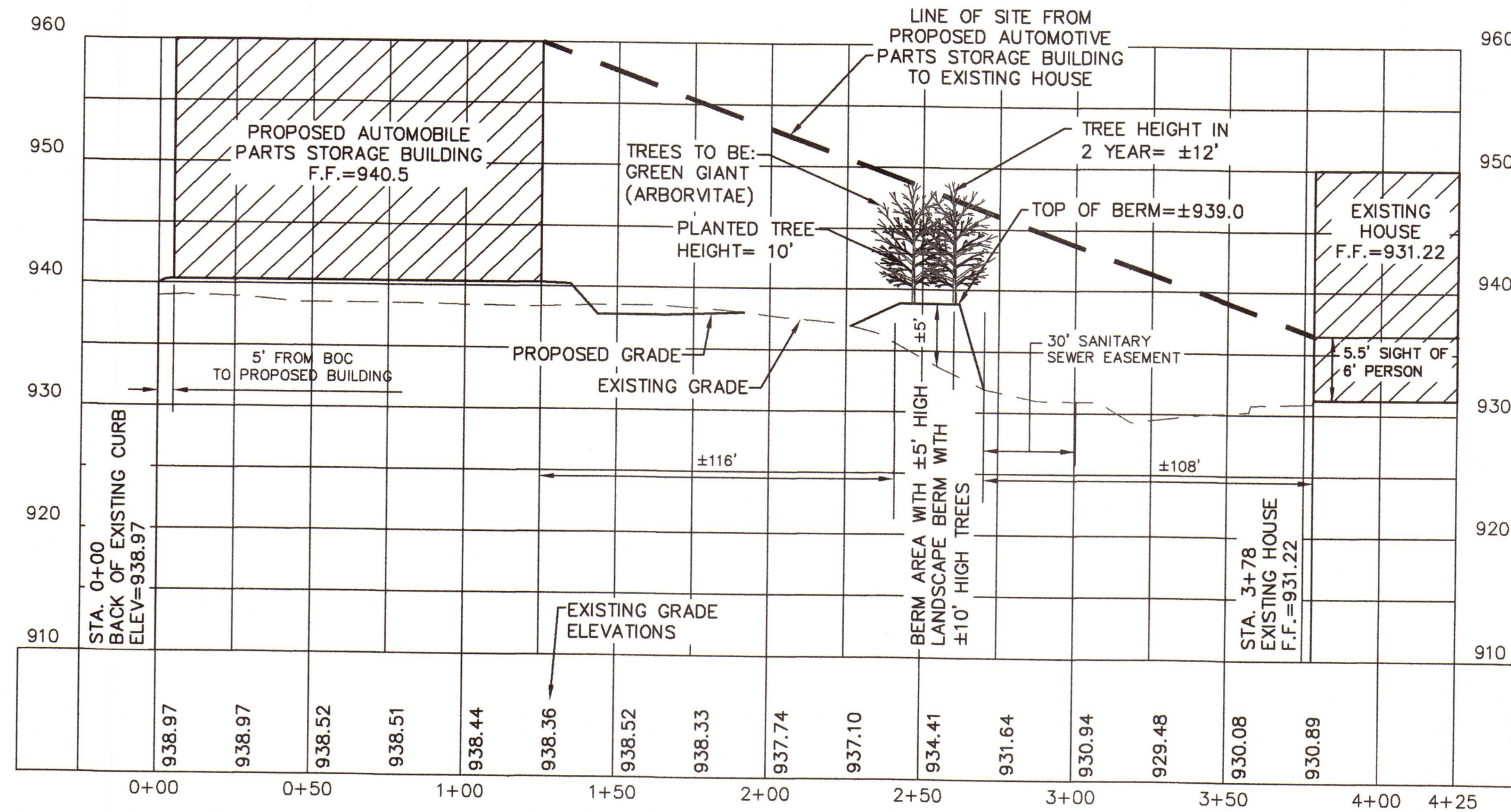
DWN: EKN

DES: RLF

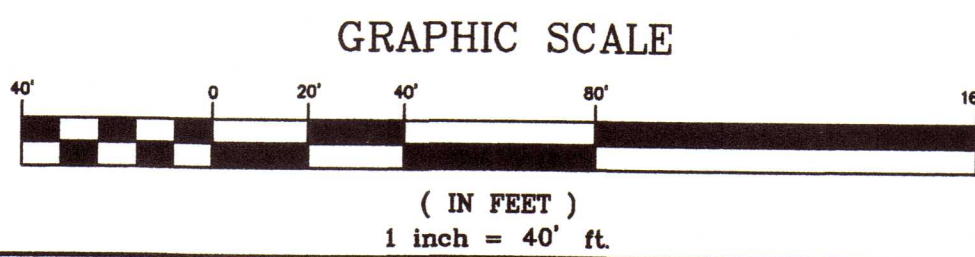


PLAN VIEW OF LINE OF SITE
SCALE: 1" = 40'

Infer from Field Survey



PROFILE VIEW OF LINE OF SITE
SCALE: HORIZ. 1" = 40'
VERT. 1" = 10'



CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

3 DAYS BEFORE DIGGING IN
SOUTH CAROLINA
CALL SC
811
PALMETTO UTILITY LOCATION SERVICE

BREAKAWAY HONDA EXPANSION

LINE OF SITE EXHIBIT

NO.	DATE	REVISIONS	CHKD. BY
1			
2			
3			
4			
5			
6			

FRF
REICHELT &
FOGLEMAN, INC.
ENGINEERING & SURVEYING

25 WOODS LAKE ROAD
SUITE 706
GREENVILLE, SC 29607
PH: (864) 271-8633

SCALE: 1" = 40'

DATE: 12-23-19

DWG. #: 1 OF 1

PROJECT NO.

19215