

# Board of Zoning Appeals

Public Notice



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## PUBLIC NOTICE

Greenville City Hall is currently closed to the public. Please use the following methods to participate in the meeting.

Virtual Meeting Viewing  
<https://www.greenvillesc.gov/meeting>  
Password: meetnow

Telephone: 1-415-655-0002  
WebEx Event Number: 173 575 9046

Remote Viewing Location:  
Greenville Convention Center, 1 Exposition Drive – Room 102 BC  
The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

The City of Greenville Board of Zoning Appeals will hold a Public Hearing on Thursday, November 12, 2020 at 4:00 PM via WebEx, for the purpose of considering the following Applications:

### NEW BUSINESS

... A.

S 20-542  
Application by Carvana, LLC for a SPECIAL EXCEPTION to allow Automobile sales located at 2736 LAURENS RD (TM# 027200-01-00801)

Documents:

[S 20-542 2736 LAURENS RD.PDF](#)

... B.

S 20-554  
Application by David R. Hudson, Cougar Greenville Acquisition, LLC dba Lexus of Greenville for a SPECIAL EXCEPTION for Automobile sales located at 2660 LAURENS RD (TM# 027200-01-00306)

Documents:

[S 20-554 2660 LAURENS RD.PDF](#)

. . . . C.

S 20-643

Application by Debbie Campbell and Laurel Baptist Church for a SPECIAL EXCEPTION to allow an Electronic message board on a proposed monument sign located at 2331 LAURENS RD (TM# 026300-02-00100)

Documents:

[S 20-643 2331 LAURENS RD.PDF](#)

. . . . D.

S 20-644

Application by Hayden Wilson for a SPECIAL EXCEPTION to establish a Bed and breakfast inn located at 9 ROWLEY ST (TM# 003400-01-02000)

Documents:

[S 20-644 9 ROWLEY ST.PDF](#)

. . . . E.

S 20-645

Application by Clay W. Escude dba RACME, Inc. for a SPECIAL EXCEPTION to allow Automobile wash and detailing located at 2424 LAURENS RD (TM# 026300-01-00601)

Documents:

[S 20-645 2424 LAURENS RD.PDF](#)

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Documents relating to these applications are available for review online at [greenvillesc.gov](http://greenvillesc.gov). You may contact the Planning & Development Office at (864) 467-4476 for more information.

You will have the opportunity to voice your comments at the Public Hearing. Written comments may be mailed to Planning & Development Office, PO Box 2207, Greenville, SC 29602 or emailed to [planning@greenvillesc.gov](mailto:planning@greenvillesc.gov). Comments received by Monday before the hearing will be forwarded ahead to the Board. Comments received after Monday will be provided to the Board at the hearing. Please reference the application number and include your name and address on all correspondence. All written comments will be made part of the public record.

In some cases the Applicant may be required as part of the application process to hold a neighborhood meeting before the application is heard by the Board. Property owners within 500' of the application site would then be notified by mail. A property owner that directly abuts the proposed project or owners of 20% of parcels within 500' may also request a meeting. Contact the Planning and Development Office for further information.

The criteria for the Board's Decision are established in the Land Management Ordinance (Chapter 19) of the City Code. A Staff Report will provide an analysis of the Applicant's request with regard to its context, any related City plans and ordinances, and the specific decision criteria. Staff will present its conclusion to the Board on whether the request satisfies the criteria and may recommend stipulations to the Board for its consideration in granting the request. The criteria for granting Special Exceptions and Variances may be

found in Sections 19-2.3.5 and 19-2.3.7, respectively (Code of Ordinances, [www.greenvillesc.gov](http://www.greenvillesc.gov)).

The Board will usually vote to grant or deny an application immediately after it considers the evidence and public testimony; however, it may decide to continue the hearing or postpone deliberation to a future date. After the Board votes to grant or deny an application, Staff will prepare a written Decision for mailing to the Applicant. Anyone having a substantial interest affected by the Decision may appeal to the Greenville County Circuit Court within thirty (30) days of the mailing of the Decision.

#### Webex Meeting Instructions

##### Steps for Online Access

1. Visit [greenvillesc.gov/meeting](http://greenvillesc.gov/meeting). You can also go to [greenvillesc.gov](http://greenvillesc.gov) and click on ONLINE MEETING.
  2. Join Event: Board of Zoning Appeals Regular Meeting 11/12/2020
- Enter your: First Name  
Enter your: Last Name  
Enter your: Email Address  
Enter the event password: meetnow  
Click: Join Now

##### Steps for Phone Access

1. Dial: +1-415-655-0002
2. Enter Access Code: 173 575 9046

##### Procedure for Public Comment during Meeting

1. The Board of Zoning Appeals Chair will read through each agenda item and call for a list of names who wish to speak during public comment. The public shall communicate directly with the Planning Staff Liaison if they wish to speak on the specific agenda item.
2. The Planning Staff Liaison will take a list of names, which will be called in order at the time of the specific agenda item, to provide public comment.
3. The Planning Staff Liaison will communicate directly with the public during the public portion of each item to provide comments on the specific agenda item.
4. Each member of the public shall provide their comments when their name is called by the Planning Staff Liaison.
5. Each member of the public will have 3 minutes to speak on the specific agenda item. When speaking:
  - Begin by clearly stating your name and address for the record. Please spell your name if it is prone to be misspelled. The 3-minute timer will start after you provide this information.
  - Please do not repeat information already presented by someone else and avoid off-topic statements. Those who wish to share similar concerns are encouraged to appoint a spokesperson to speak on behalf of the group.
  - Direct all comments and questions to the chairperson, who will respond or direct the question to the appropriate party for response.
6. The Planning Staff Liaison will continue through the list of names until all members of the public who wished to speak on the specific agenda item have had an opportunity.
7. Once all names are called and public comment provided, the public portion for that specific agenda item will be closed.



Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\***: Carvana, LLC

\* \_\_\_\_\_  
Name Title / Organization  
*permit may be limited to this entity.* \_\_\_\_\_

APPLICANT'S REPRESENTATIVE:  
(Optional)

\_\_\_\_\_ Name Title / Organization

MAILING ADDRESS: 1930 W. RIO SALADO PARKWAY, TEMPE, AZ 85281

PHONE: 480-378-3404 EMAIL: LICENSING@CARVANA.COM

**PROPERTY OWNER:** DriveTime

MAILING ADDRESS: 1720 W Rio Salado Pkwy, Tempe, AZ 85281

PHONE: 602-852-6736 EMAIL: samantha.davis@drivetime.com

### **PROPERTY INFORMATION**

STREET ADDRESS: 2736 Laurens Road, Greenville, SC 29607

TAX PARCEL #: 0272000100801 ACREAGE: 0.54 ZONING DESIGNATION: C-3

### **REQUEST**

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

DESCRIPTION OF PROPOSED LAND USE:

Logistics hub for storing and distributing used vehicles previously sold by an out-of-state auto retailer.

### **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.

  
\_\_\_\_\_

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.

This site is co-located with another automotive use, and the use is consistent with existing parcel use and the comprehensive plan.

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

While the auto sales special exception is technically required per City officials, no auto sales will actually take place on the site. Cars will be stored for a short period before last-mile delivery.

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.

Existing use is automotive, and the site is located near other auto dealers.

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.

The requested use will not create any adverse effects from the current baseline.

**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?



Greenville, SC  
(Laurens Road)

Carvana Proposed  
Office

2736 Laurens Road

DriveTime Used Cars

DT Frontline  
Parking

Original Carvana  
Parking Areas

New Proposed  
Carvana Parking  
Areas

Google



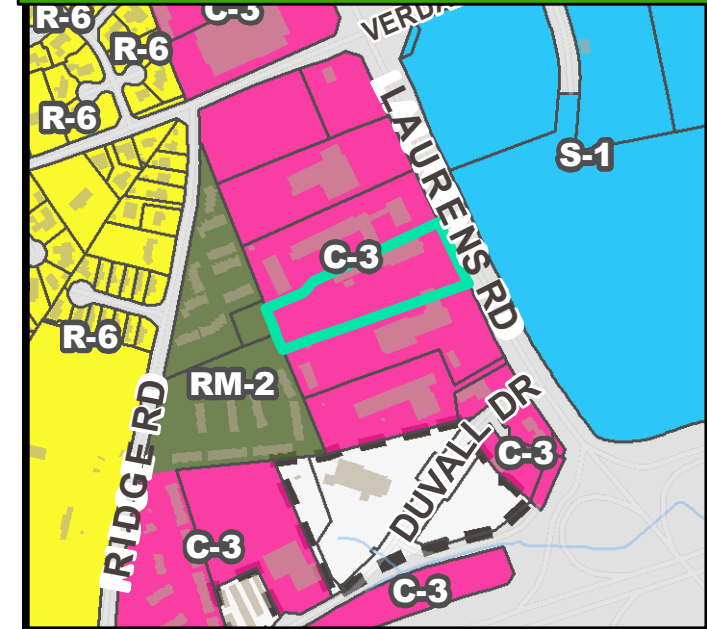


# S 20-542 • 2736 LAURENS RD

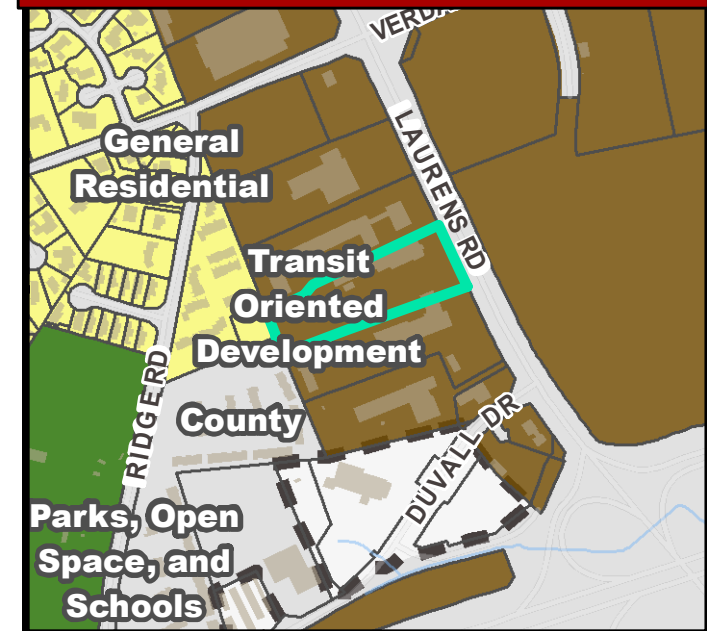
## AERIAL VIEW



## CURRENT ZONING



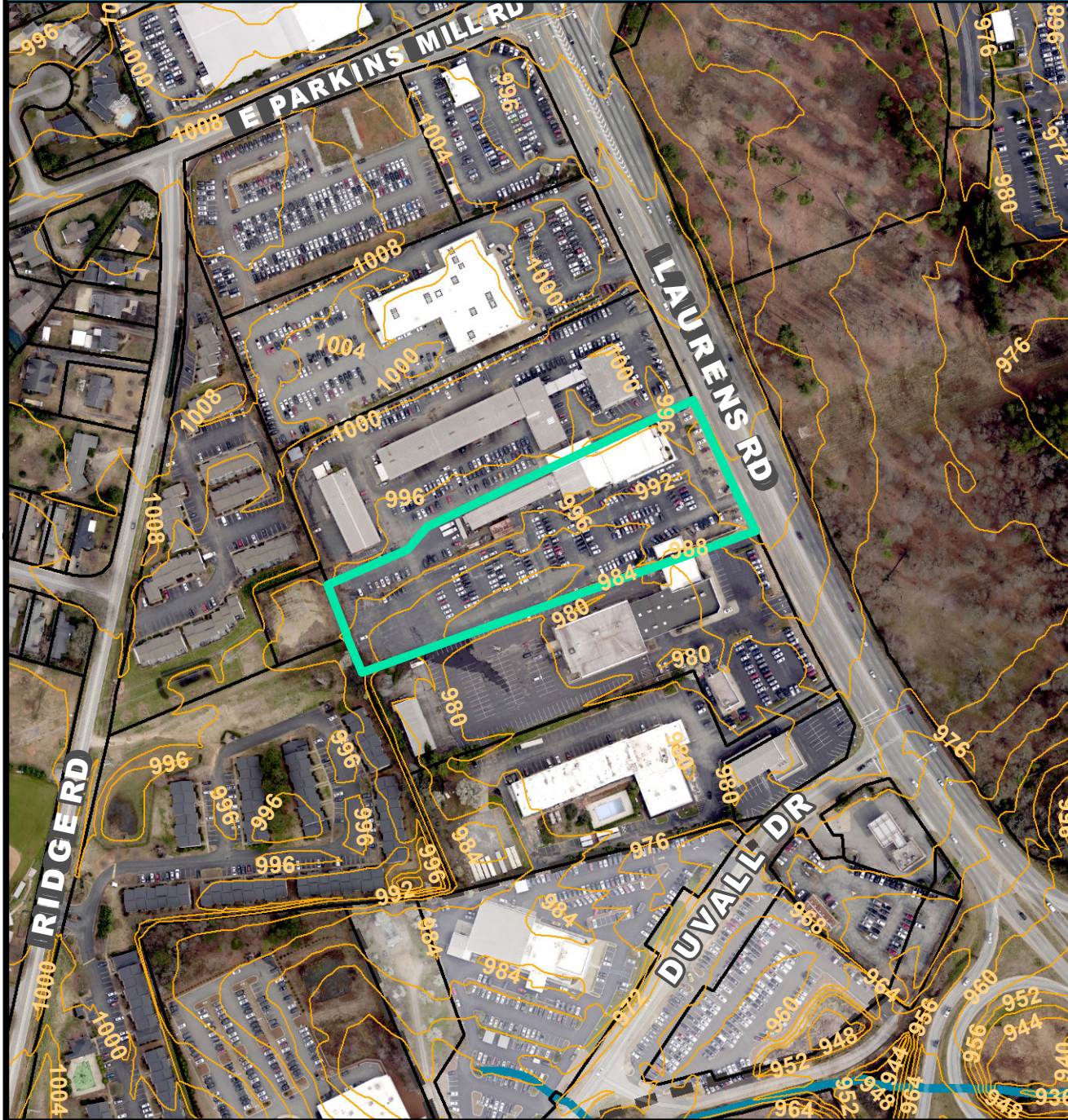
## FUTURE LAND USE



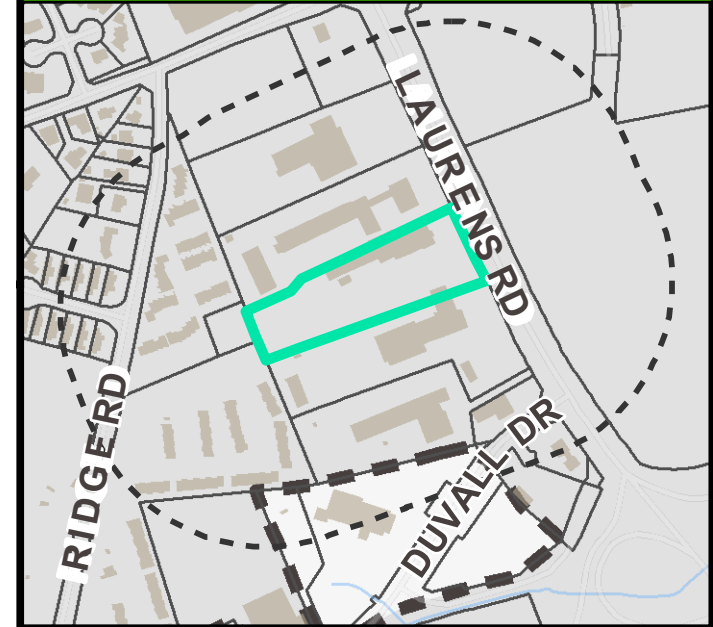


# S 20-542 • 2736 LAURENS RD

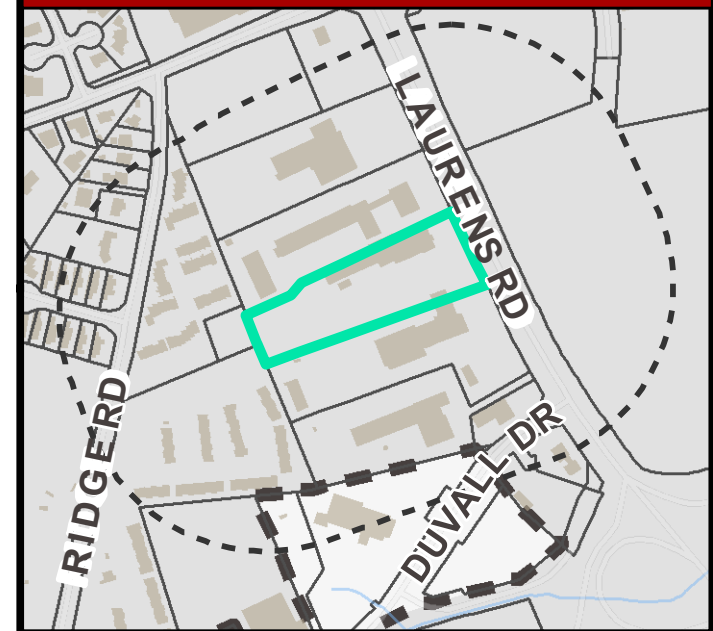
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\***: Cougar Greenville Acquisition, LLC dba Lexus of Greenville

\* \_\_\_\_\_  
Name Title / Organization  
permit may be limited to this entity. \_\_\_\_\_

APPLICANT'S REPRESENTATIVE: David R. Hudson Manager  
(Optional) Name Title / Organization

MAILING ADDRESS: 225 Seven Farms Drive, Suite 200 Charleston, SC 29492

PHONE: (843)302-8526 EMAIL: dhudson@hudsonauto.com

**PROPERTY OWNER**: Asbury South Carolina Real Estate Holdings, L.L.C.

MAILING ADDRESS: 2905 Premiere Parkway Suite 300 Duluth, GA 30097

PHONE: (770)418-8229 EMAIL: jburnham@asburyauto.com

### PROPERTY INFORMATION

STREET ADDRESS: 2660 Laurens Drive Greenville, SC 29607

TAX PARCEL #: 027200-01-00306 ACREAGE: 4.12 ZONING DESIGNATION: C-3

### REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Lexus branded automobile dealership, including sales, service, parts, and parking in connection with and ancillary to dealership operations.

### 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.

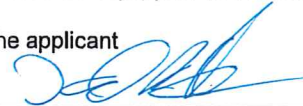
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements 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.

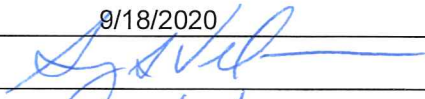
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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.

  
\_\_\_\_\_

APPLICANT / REPRESENTATIVE SIGNATURE

9/18/2020  
  
\_\_\_\_\_

DATE

9/18/20  
\_\_\_\_\_

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.

Use is consistent with past use. No change in historic use. Ownership is not changing.

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

Use is consistent with past use and no change in the use from historic use. No change in ownership.

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.

Use is consistent with past use and no change in the use from historic use. No change in ownership.

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.

Use is consistent with past use and no change in the use from historic use. No change in ownership.

**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(2), STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

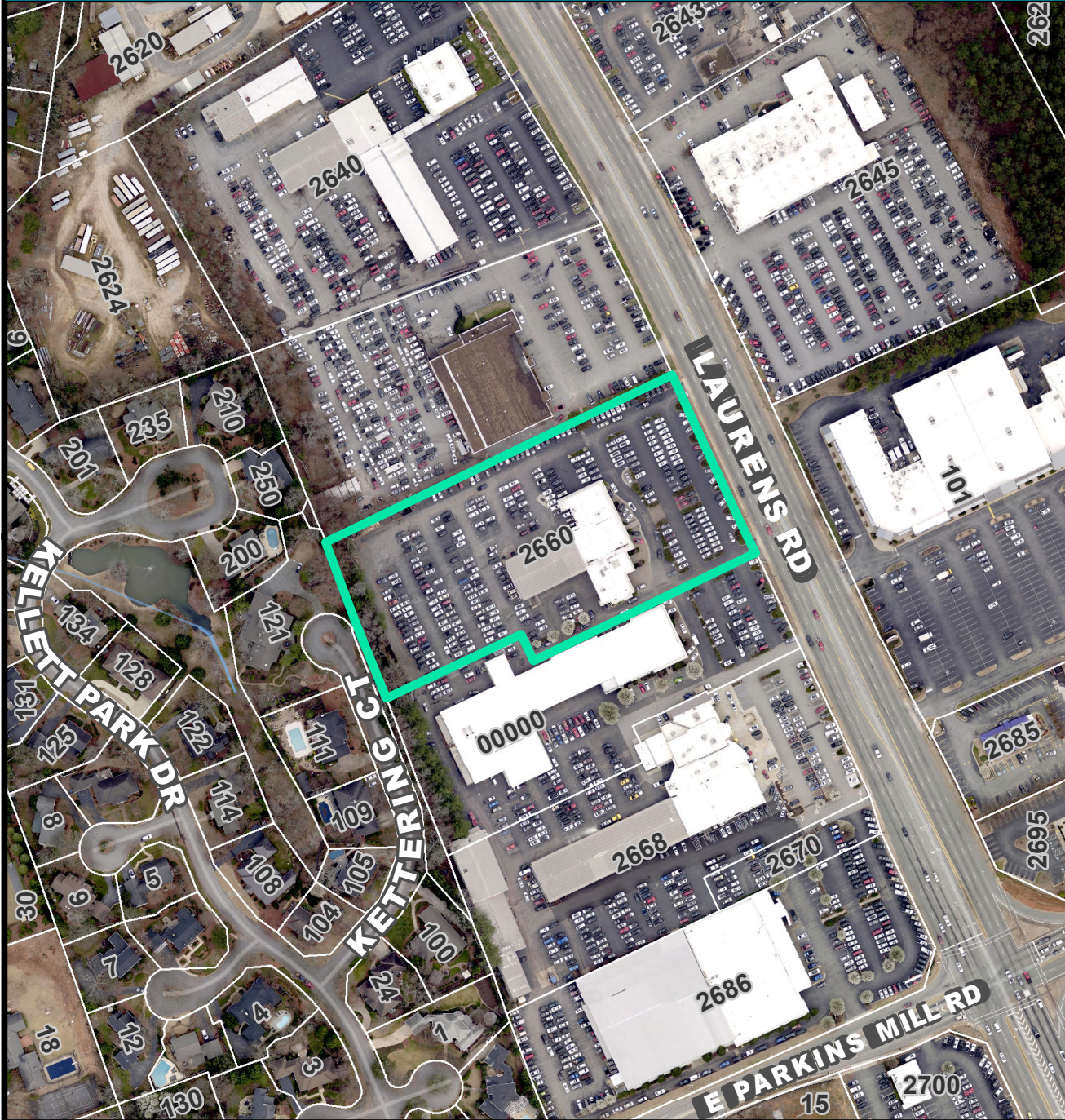
3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

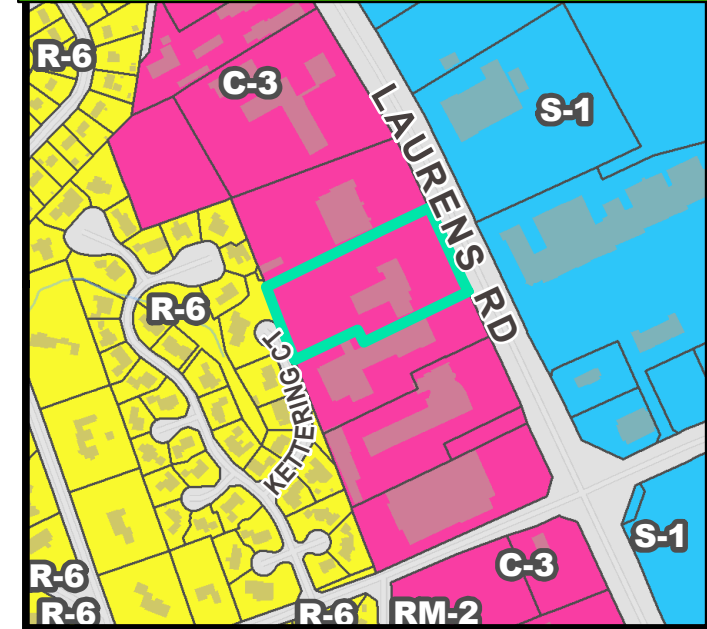


# S 20-554 • 2660 LAURENS RD

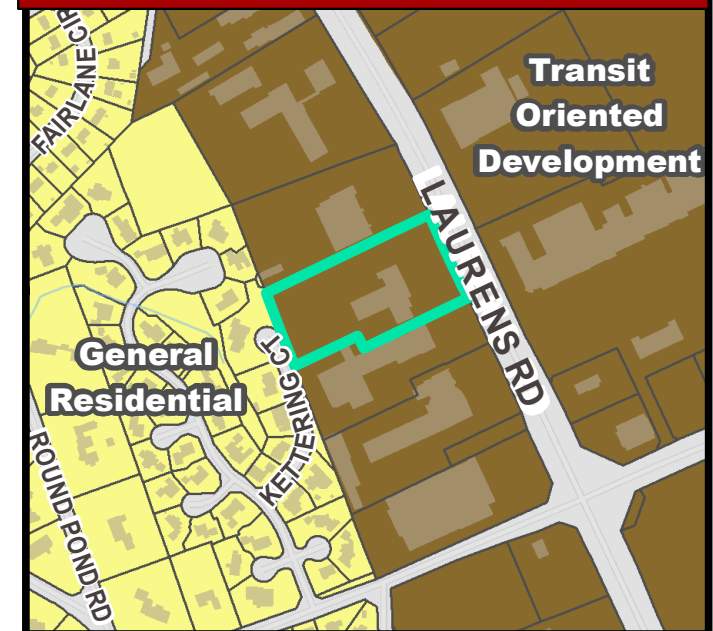
## AERIAL VIEW



## CURRENT ZONING



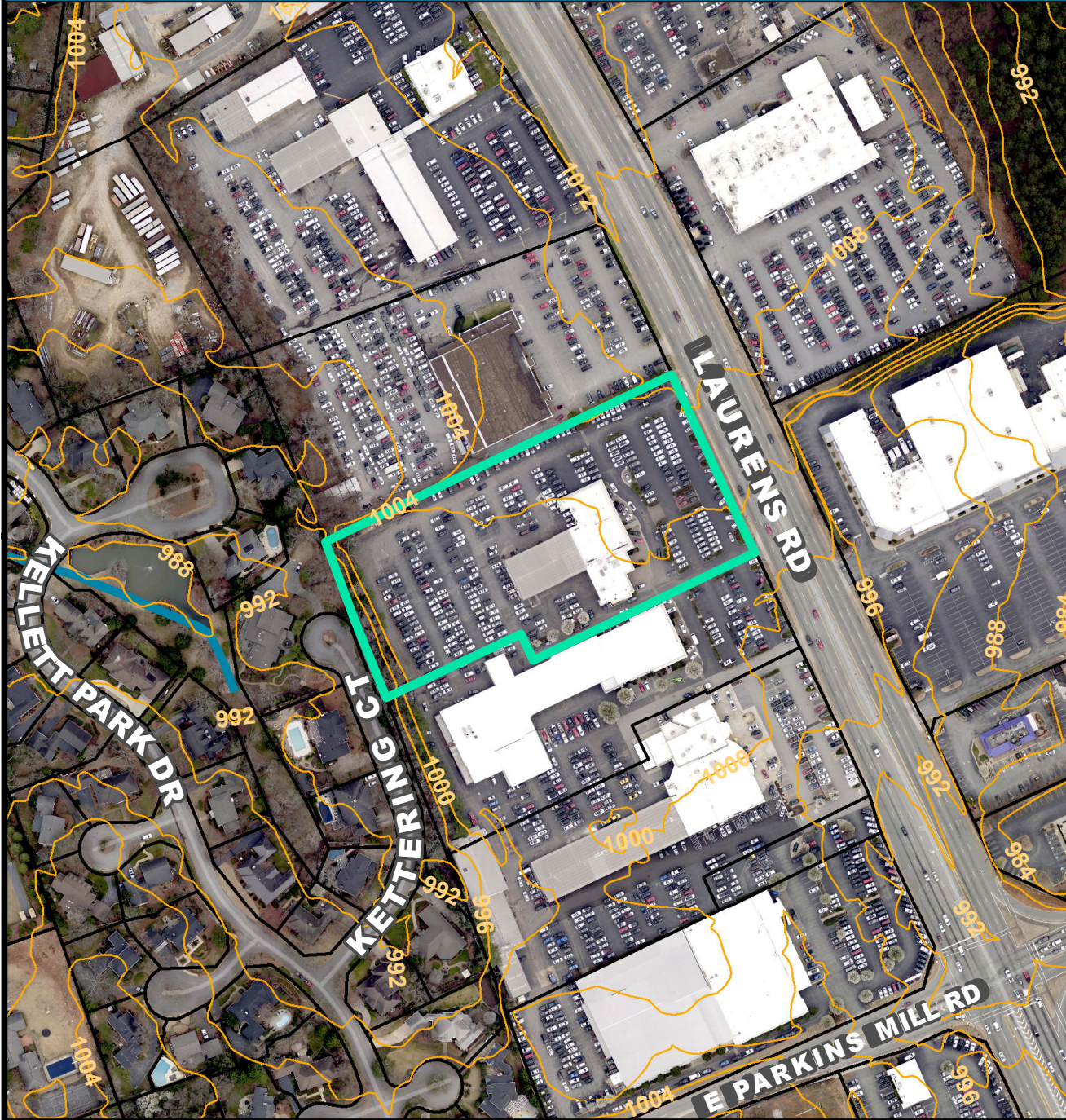
## FUTURE LAND USE



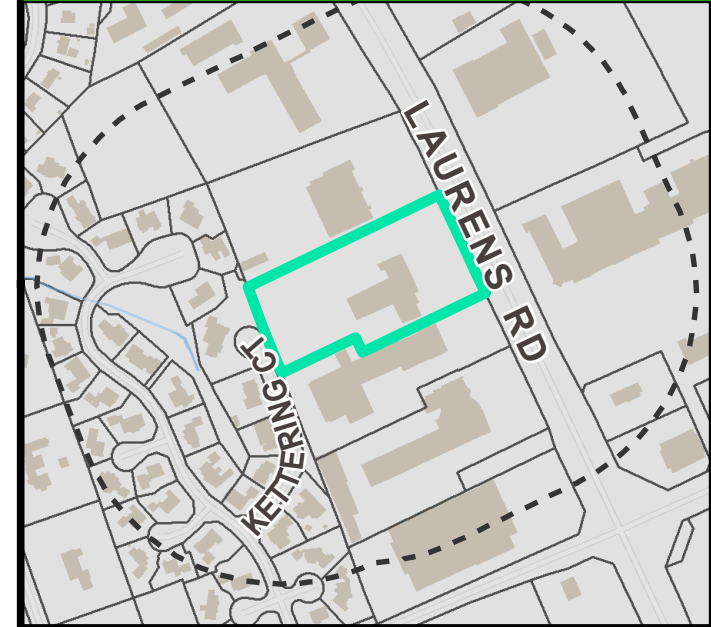


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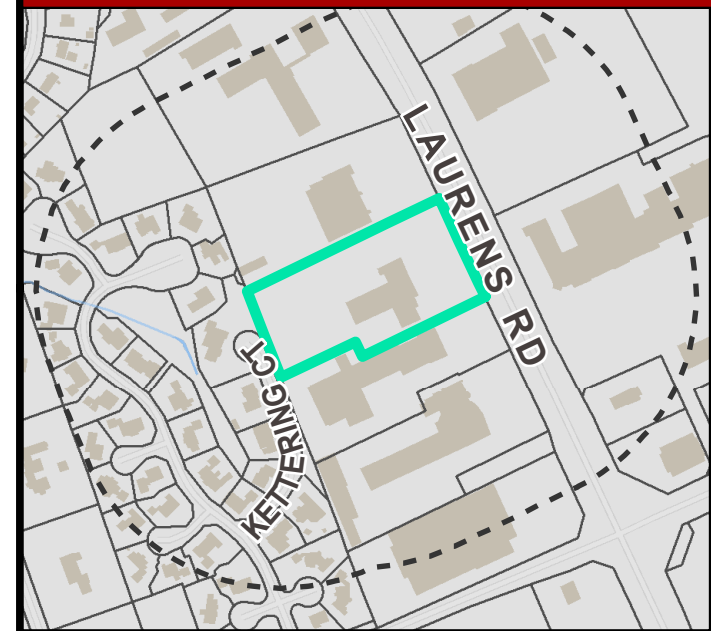
## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE:** laurel Baptist church

\* \_\_\_\_\_  
Name Title / Organization

permit may be limited to this entity: \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE:** Leroy Dyer & Son Signs

(Optional) \_\_\_\_\_  
Name Title / Organization

**MAILING ADDRESS:** PO Box 14096 Greenville, SC 29610

**PHONE:** 864-269-4826 **EMAIL:** office.dyersignco@att.net

**PROPERTY OWNER:** Laurel Baptist Church

**MAILING ADDRESS:** 2331 Laurens Rd.

**PHONE:** \_\_\_\_\_ **EMAIL:** \_\_\_\_\_

### PROPERTY INFORMATION

**STREET ADDRESS:** 2331 Laurens Rd.

**TAX PARCEL #:** 026300-02-00100 **ACREAGE:** \_\_\_\_\_ **ZONING DESIGNATION:** R6

### REQUEST

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

**DESCRIPTION OF PROPOSED LAND USE:**

We are replacing the church sign that was damaged by an auto. They are purchasing an ID and Electronic message Center sign to replace damaged one.

### 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.

**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.

The new sign falls within the limits provided in the sign design rules for the city and replaces non-conforming sign damages by car accident.

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

The sign complies with this section as it identifies the church to the public and causes no nuisance as to the odor or glare to public.

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.

The sign is on a commercial corridor road and is surrounded by C-3 zoning, which allows this type sign. It would compliment the front grounds while being able to announce church events.

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.

The sign should not effect any surrounding properties as they all are commercial business establishments. The sign identifies the church.



**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(2). STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

This sign will be placed in an area that has the same character in other establishments that are surrounding the property.

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

We believe our sign will improve the sites appearance and will compliment the surrounding area.

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

Yes the ecletrical service is already in place as it served the nonconforming sign.

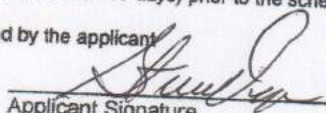
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

Yes this type permanent display is allowed in the city commercial districts.



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.

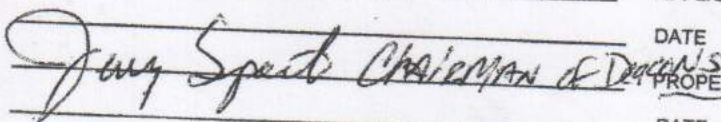
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report 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. ☐



APPLICANT / REPRESENTATIVE SIGNATURE

DATE

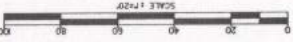


PROPERTY OWNER SIGNATURE

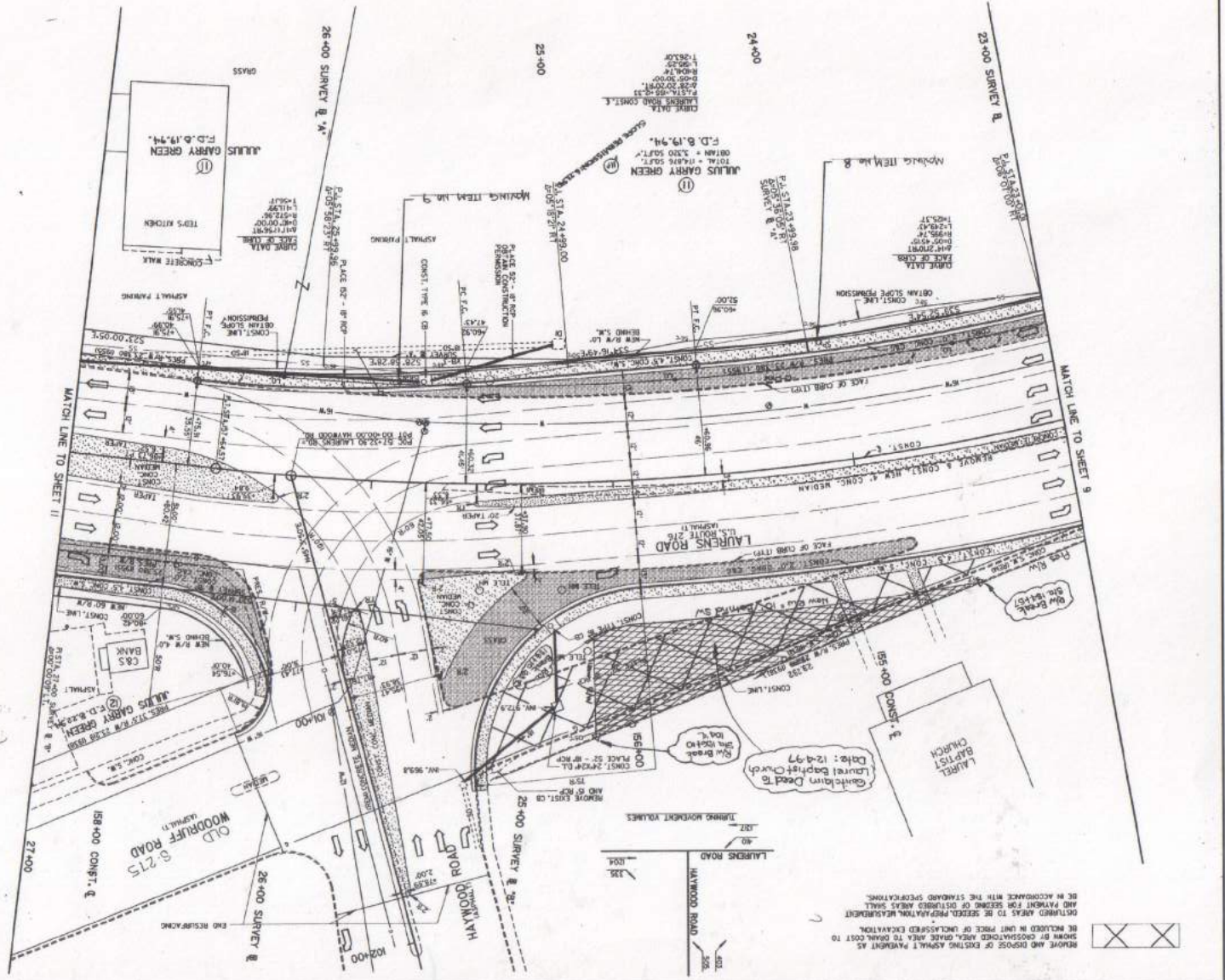
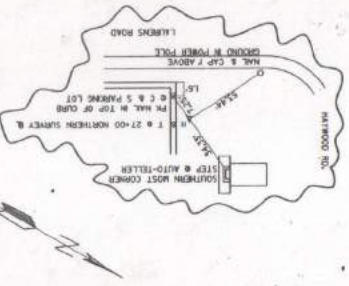
DATE



|                                                              |  |                  |  |
|--------------------------------------------------------------|--|------------------|--|
| PROJECT NO. 244460                                           |  | DATE: JULY 1968  |  |
| TITLE: LAURENS ROAD / HAYWOOD ROAD INTERSECTION IMPROVEMENTS |  | DRAWN BY: S.M.   |  |
| CITY OF GREENVILLE, SOUTH CAROLINA                           |  | CHECKED BY: A.K. |  |
| WALBRIDGE ASSOCIATES                                         |  | SCALE: 1"=20'    |  |



| STATION | DESCRIPTION |
|---------|-------------|
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| 154+25  | WATER VALVE |
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| 200+25  | WATER VALVE |
| 200+50  | WATER VALVE |
| 200+75  | WATER VALVE |



REMOVE AND DISPOSE OF EXISTING ASPHALT PAVEMENT AS SHOWN BY CROSSHATCHES AREA GRADE AREA TO GRADE, COST TO BE INCLUDED IN UNIT PRICE OF UNCLASSIFIED EXCAVATION. DISTURBED AREAS TO BE SEED, PROPAGATION MEASUREMENT AND PAYMENT FOR SEEDING OF DISTURBED AREAS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

1/2" = 1' (Horizontal)  
1/4" = 1' (Vertical)

# SIGNS

**Leroy Dyer & Sons**  
SINCE 1966

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THE WRITTEN CONSENT OF DYER SIGN CO.

CLIENT LAUREL BAPTIST  
LOCATION S.C.  
DRAWING 1092  
SALESPERSON Steve Dyer  
DATE 5/19/20  
DRAWN BY Steve

## REVISIONS

REVISED

## COLORS

Forest Green

BRIGHT GREEN

Black

White

Golden Yellow

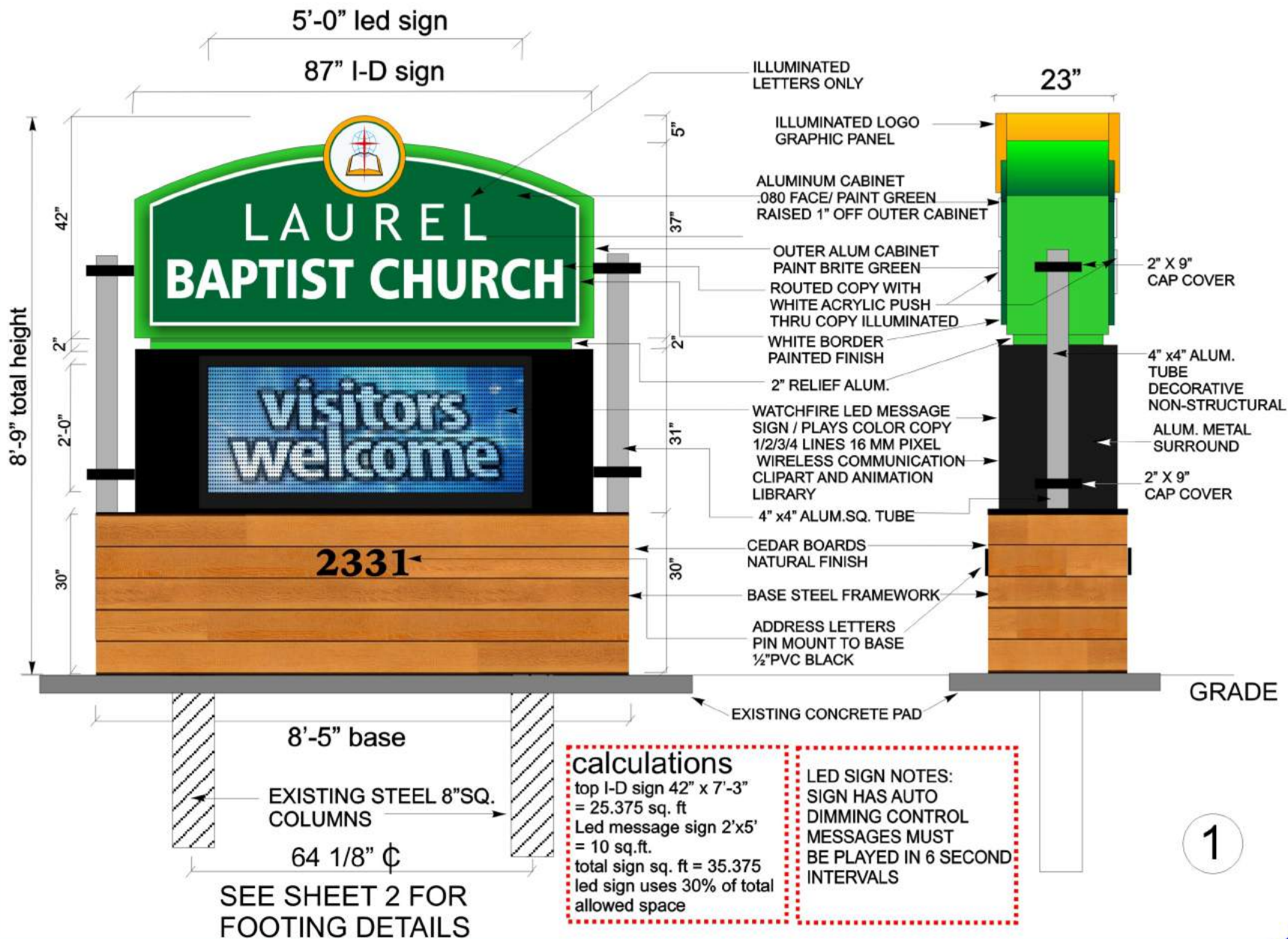
COLORS ARE FOR  
REFERENCE ONLY

## CUSTOMER APPROVAL

DATE  
5/19/20

## SCALE

LEROY DYER SIGN CO.  
3600 Calhoun Mem. Hwy.  
Greenville S.C. 29611  
P.O. Box 14096 Greenville S.C. 29610





2

**REVISIONS**  

|  |         |
|--|---------|
|  | REVISED |
|  |         |
|  |         |

**COLORS**  

|  |               |
|--|---------------|
|  | Forest Green  |
|  | BRIGHT GREEN  |
|  | Black         |
|  | White         |
|  | Golden Yellow |
|  |               |
|  |               |
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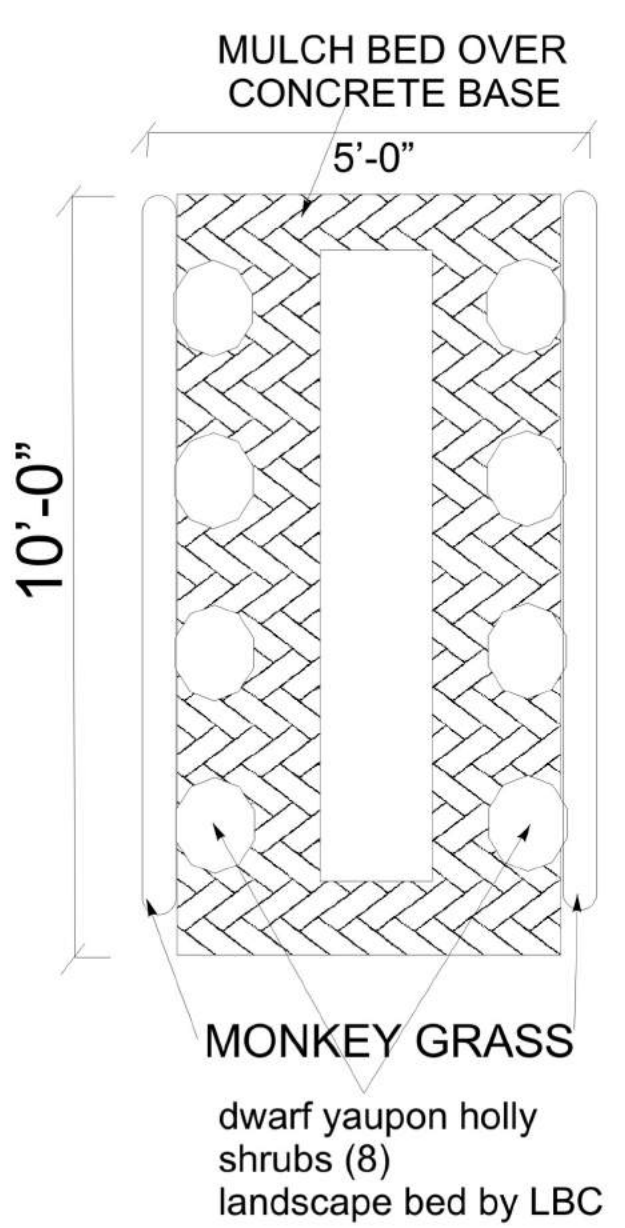
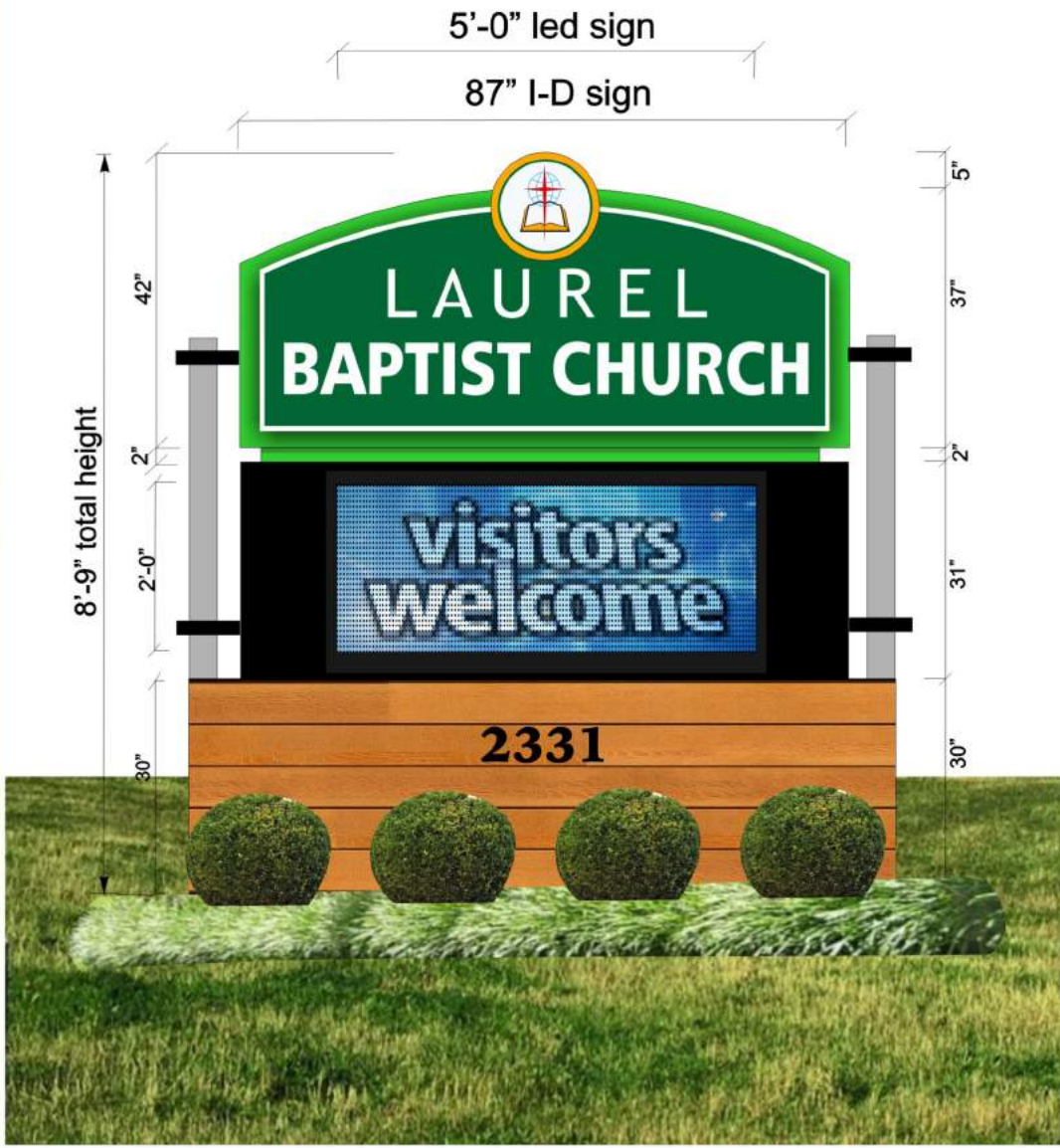
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**DATE**  
**5/19/20**

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LANDSCAPE PLAN



**SIGNS**

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& Sons**  
SINCE 1966

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CLIENT LAUREL BAPTIST  
LOCATION S.C.  
DRAWING 1092  
SALESPERSON Steve Dyer  
DATE 5/19/20  
DRAWN BY Steve

### REVISIONS

|  | REVISED |
|--|---------|
|  |         |
|  |         |
|  |         |

### COLORS

Forest Green

BRIGHT GREEN

Black

White

Golden Yellow

COLORS ARE FOR  
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**CUSTOMER  
APPROVAL**

**DATE**  
5/19/20

**SCALE**

LEROY DYER SIGN CO.  
3600 Calhoun Mem. Hwy.  
Greenville S.C. 29611  
P.O. Box 14096 Greenville S.C. 29610



**NITE VIEW**

**SIGNS**

**Leroy Dyer  
& Sons**  
SINCE 1966

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CLIENT LAUREL BAPTIST  
LOCATION S.C.  
DRAWING 1093  
SALESPERSON Steve Dyer  
DATE 5/19/20  
DRAWN BY Steve

## REVISIONS

## COLORS

Forest Green

BRIGHT GREEN

Black

White

Golden Yellow

COLORS ARE FOR  
REFERENCE ONLY

**CUSTOMER  
APPROVAL**

**DATE**  
5/19/20

**SCALE**

LEROY DYER SIGN CO.  
3600 Calhoun Mem. Hwy.  
Greenville S.C. 29611  
P.O. Box 14096 Greenville S.C. 29610



site view





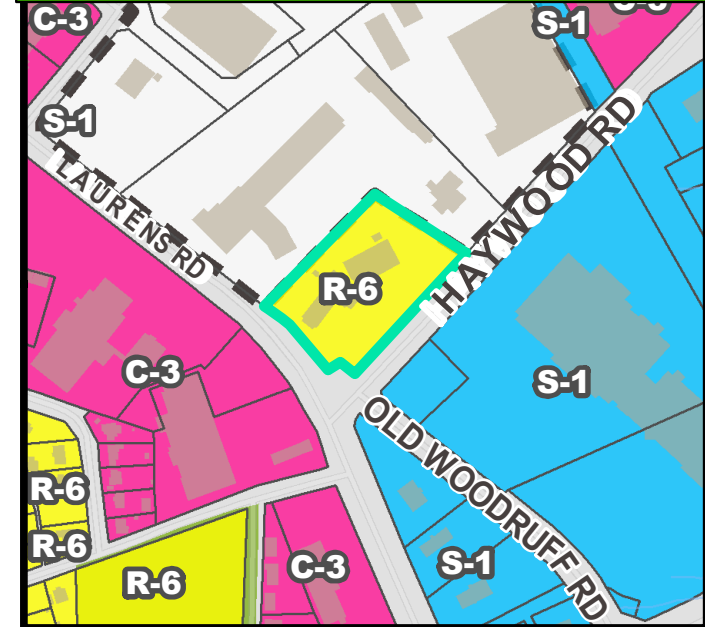


# S 20-643 • 2331 LAURENS RD

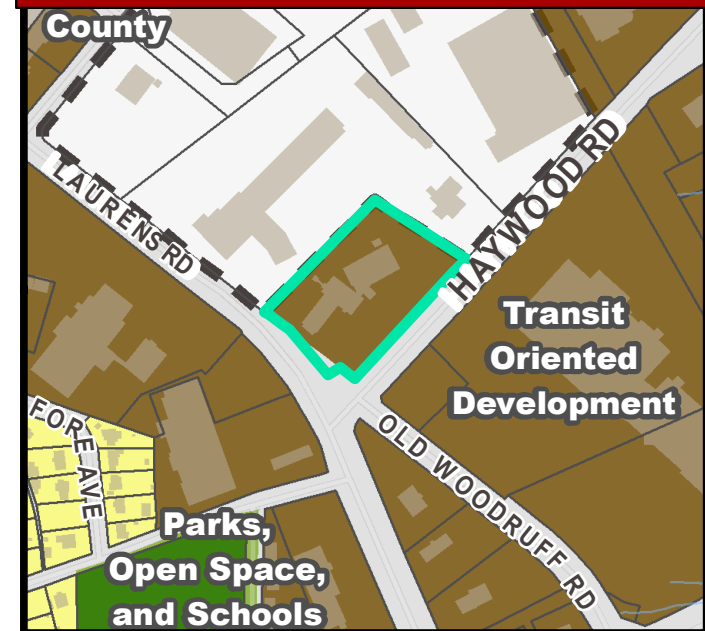
## AERIAL VIEW



## CURRENT ZONING



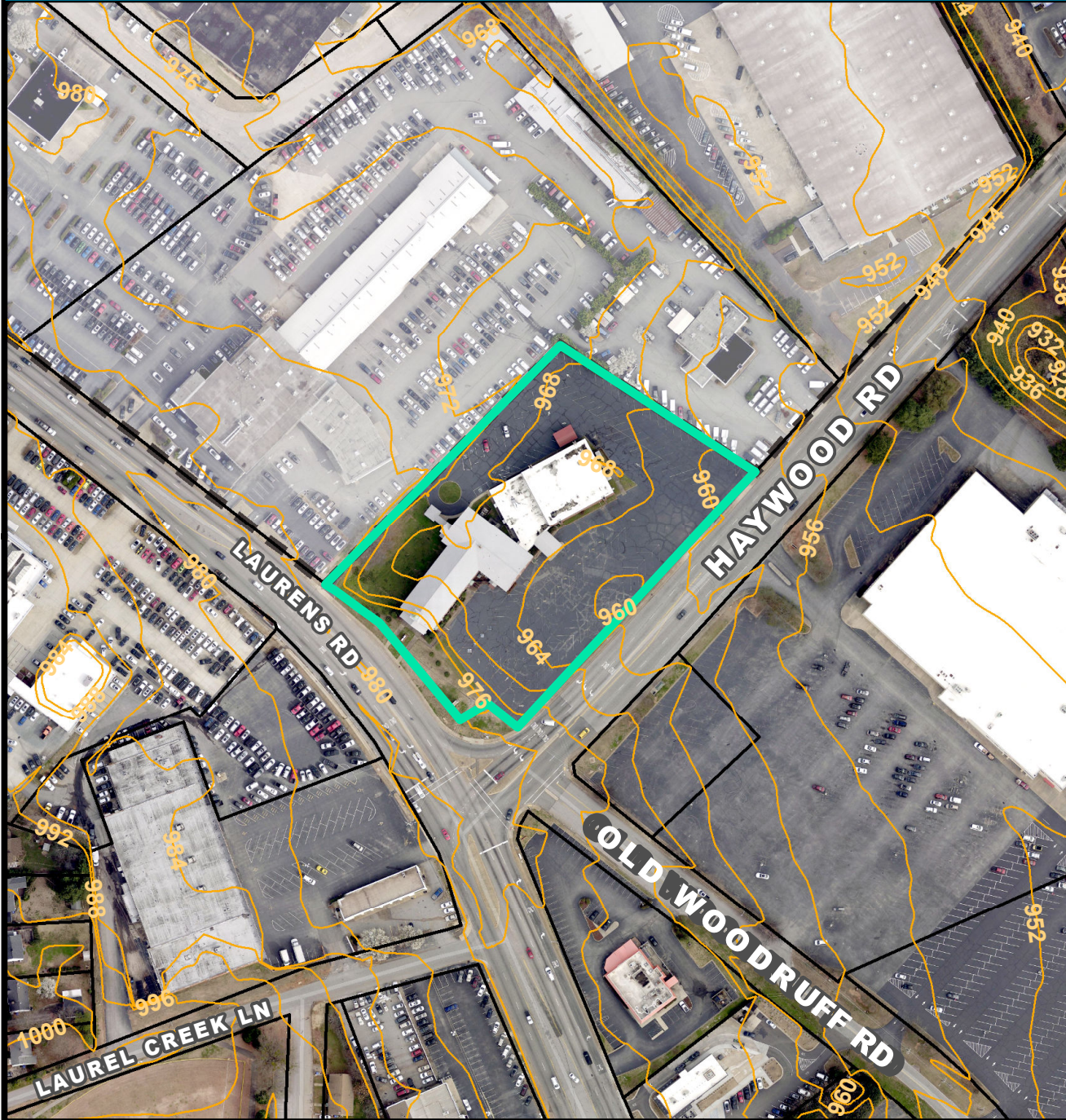
## FUTURE LAND USE



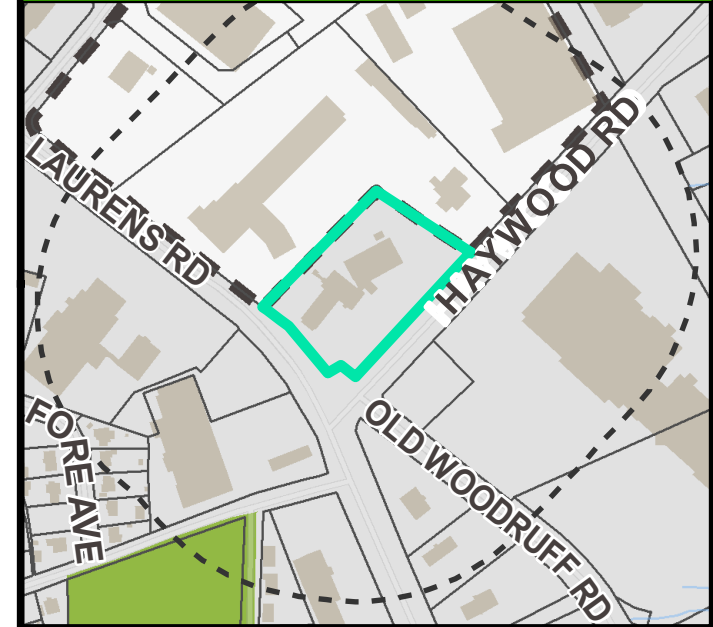


# S 20-643 • 2331 LAURENS RD

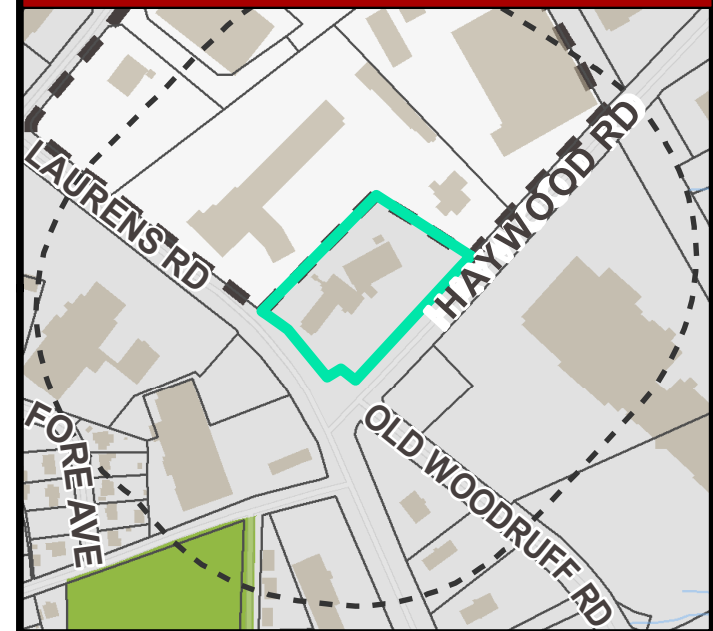
## NATURAL / ENVIRONMENTAL FEATURES



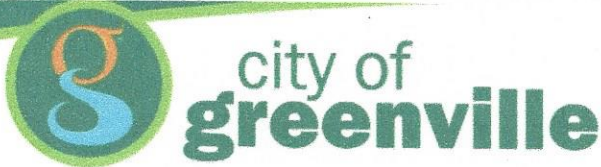
## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE\*: MARKLEY DESIGN, LLC  
\* \_\_\_\_\_  
Name Title / Organization

permit may be limited to this entity. \_\_\_\_\_

APPLICANT'S REPRESENTATIVE: HAYDEN WILSON OWNER  
(Optional) \_\_\_\_\_  
Name Title / Organization

MAILING ADDRESS: 504 NORTH ST ANDERSON, SC 29621

PHONE: 846 78781 EMAIL: HAYDENMARKLEYWILSON@GMAIL.COM

PROPERTY OWNER: MICHAEL & HAYDEN WILSON

MAILING ADDRESS: 9 ROWLEY ST GREENVILLE, SC 29601

PHONE: 843 40132 EMAIL: MWILSON@PREM-CP.COM

### PROPERTY INFORMATION

STREET ADDRESS: 9 ROWLEY ST. GREENVILLE, SC 29601

TAX PARCEL #: 0034000102000 ACREAGE: .292 ZONING DESIGNATION: PM-2

### REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

OWNER-OCCUPIED SHORT TERM  
RENTAL ~~ROOM~~ (BED & BREAKFAST)

### 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

Hayden Wilson  
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.

Hayden Wilson

APPLICANT / REPRESENTATIVE SIGNATURE

9.16.2020

DATE

[Signature]

PROPERTY OWNER SIGNATURE

9.16.2020

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.

PREVIOUSLY THIS PROPERTY WAS USED AS A MULTIPLEX, BY ALLOWING SHORT TERM RENTAL, WE ARE SUPPORTING DOWNTOWN TOURISM CONTROLLING OUR VISITORS w/ A

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

NEIGHBORHOOD MTG HELD 9/29/2020 - NOTICE SENT 9/16/2020

- LESS THAN 10 ROOMS (ONLY 2 UNITS FOR RENT) • NO EXTERIOR ALTERATIONS
- OWNER OCCUPIED • PARKING IN BACK
- KITCHEN SEPERATE FROM GUEST ROOMS • NO OTHER BXBs
- NO ACCESSORY STRUCTURES • ON ST.

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.

- NO EXTERIOR ALTERATIONS TO BE MADE <sup>TO</sup> OF HISTORIC STRUCTURE
- COMPARABLE TO PREVIOUS ~~USE~~ USE BUT ALLOWS OWNERS TO MAINTAIN VACANCY WHEN DESIRED

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.

- PARKING IS LOCATED VIA PRIVATE ALLEYWAY. FRONT OF PROPERTY WILL REMAIN UNOBSTRUCTED.
- BECAUSE WE WILL BE LIVING ON THE PROPERTY,

HAVE A COMPREHENSIVE REVIEW FOR GUESTS & AN EXTENSIVE RULE BOOK, WE CAN GUARANTEE COMPLIANCE w/ HANDS ON ENFORCEMENT.

- ALL GUESTS MUST BE RECOMMENDED BY PREVIOUS HOSTS, HAVE A GOVERNMENT ISSUED ~~GOV~~ ID, & HAVE 5 STAR VISITOR REVIEWS.

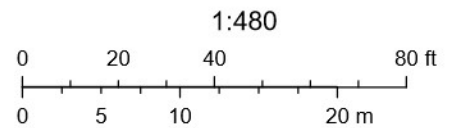


MAINTAIN CLEANLINESS, NOISE VOLUME, AND OVERALL  
HEALTH OF OUR PROPERTY.

# 9 Rowley



October 23, 2020



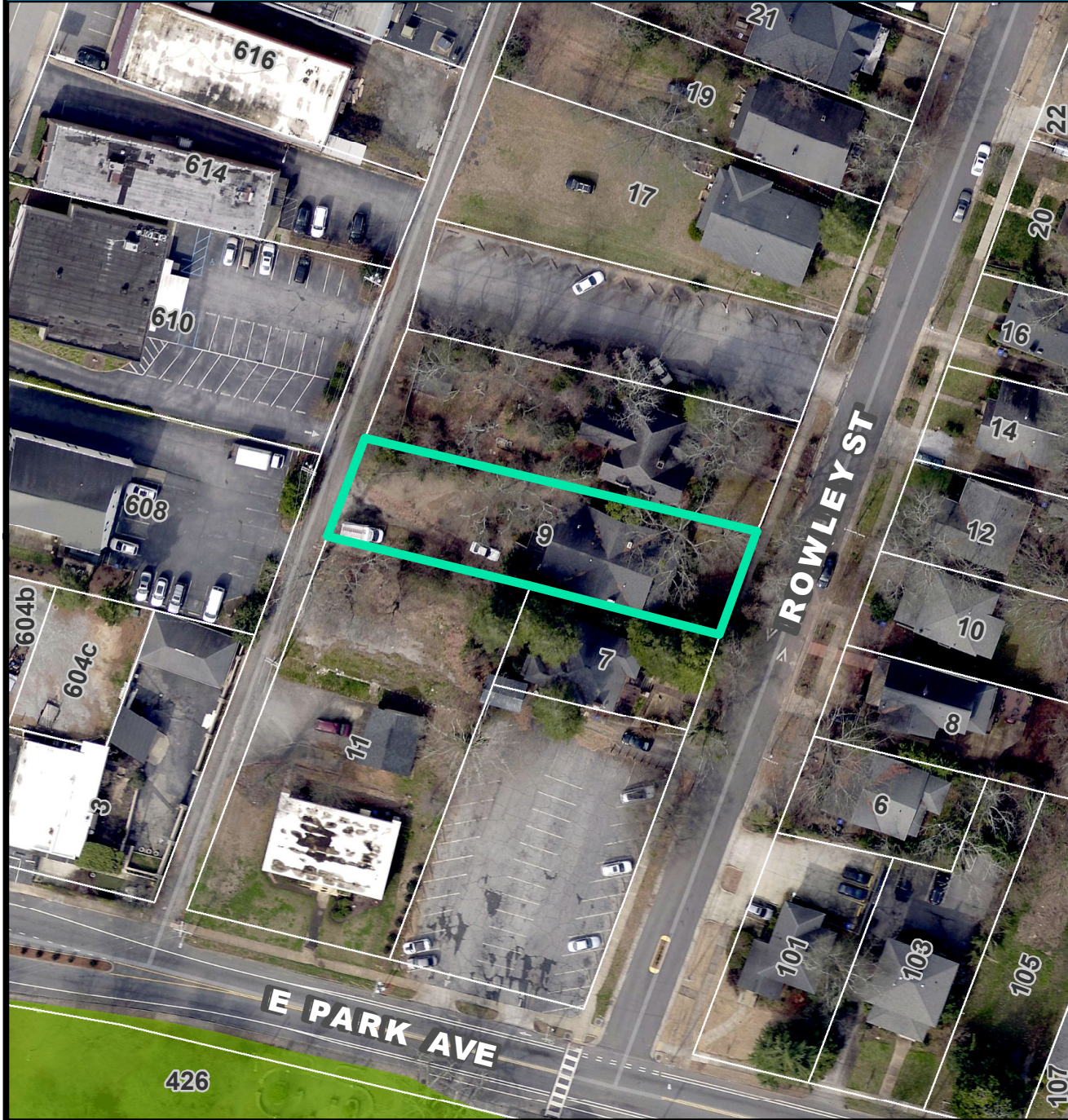
Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division



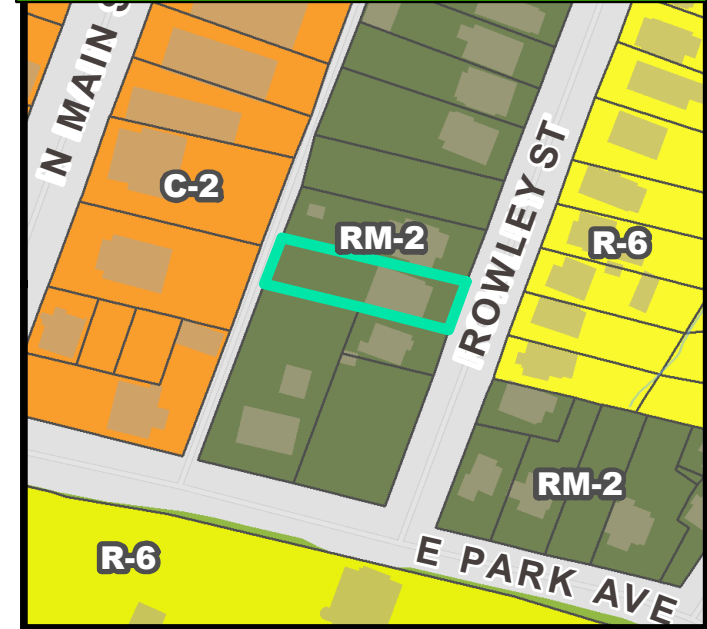


# S 20-644 • 9 ROWLEY ST

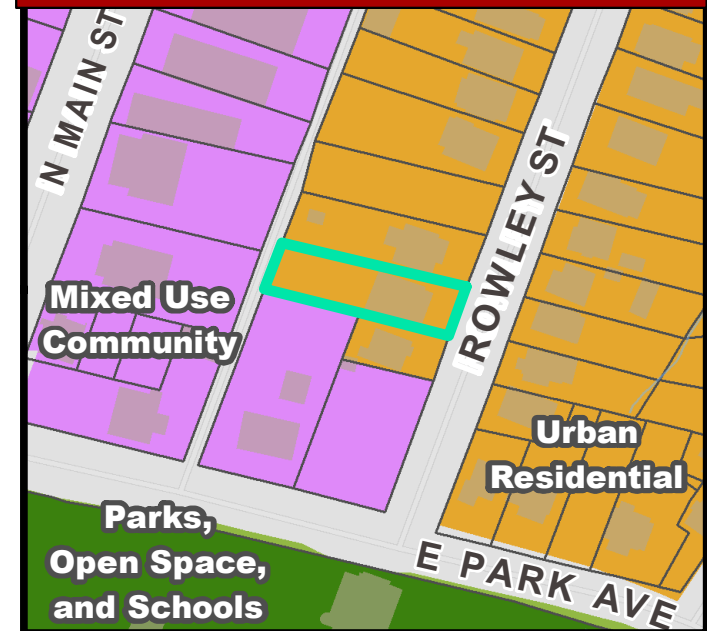
AERIAL VIEW



CURRENT ZONING



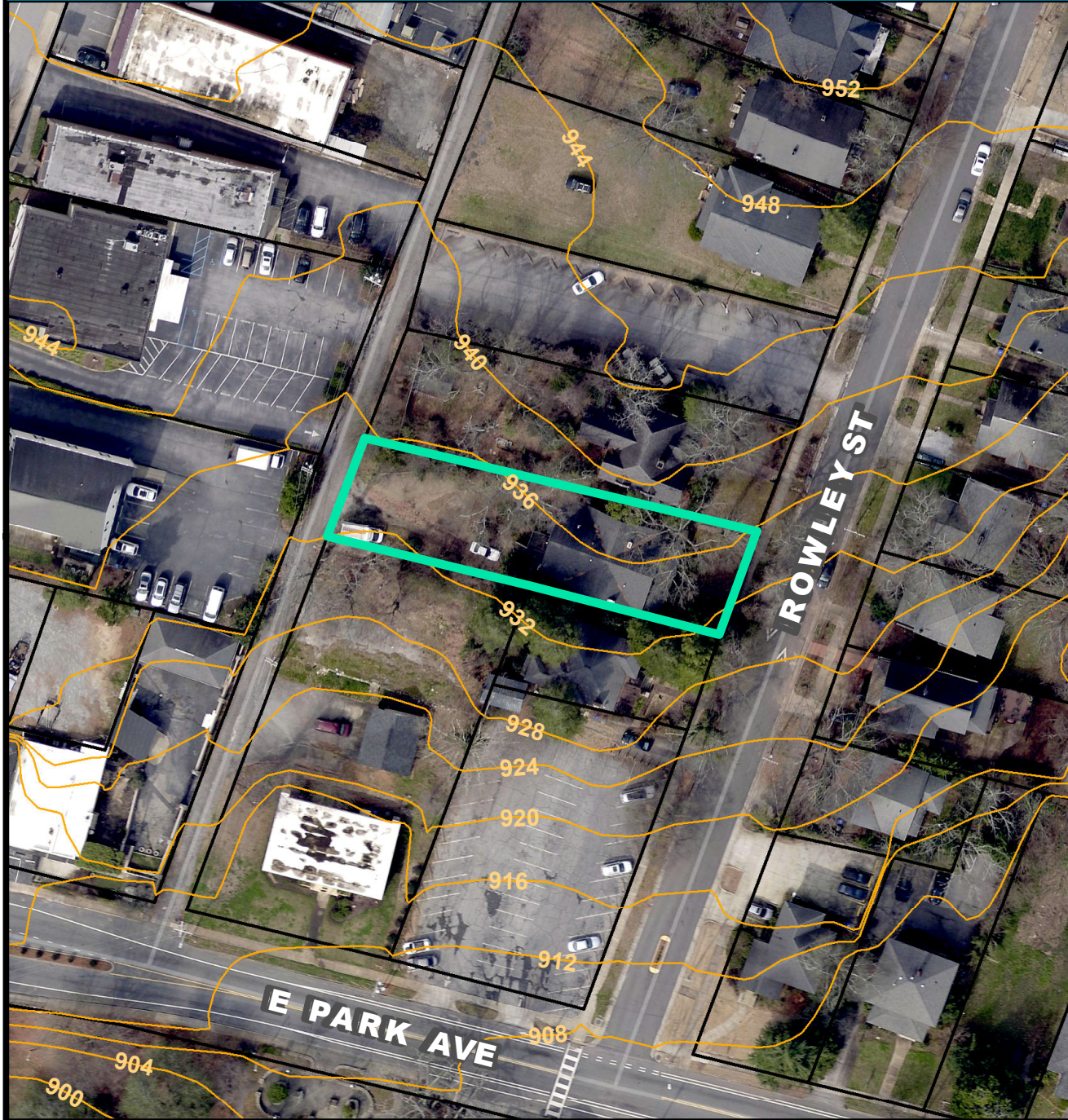
FUTURE LAND USE





# S 20-644 • 9 ROWLEY ST

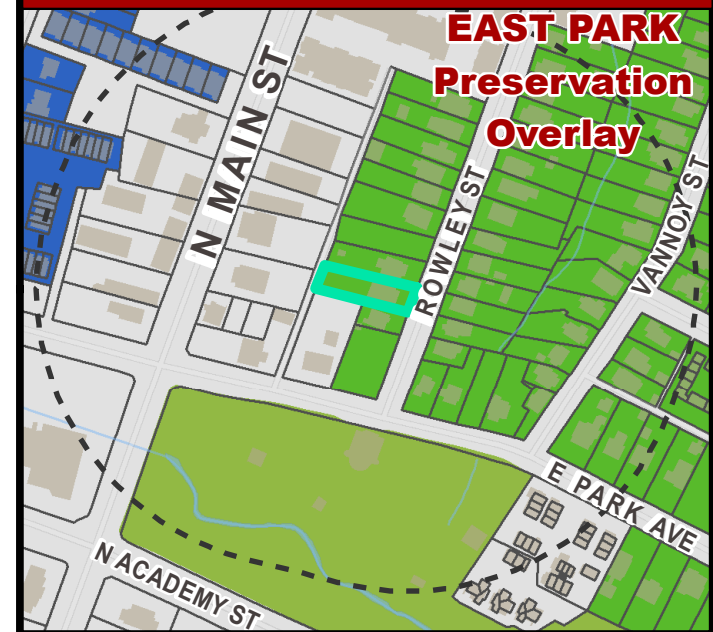
## NATURAL / ENVIRONMENTAL FEATURES



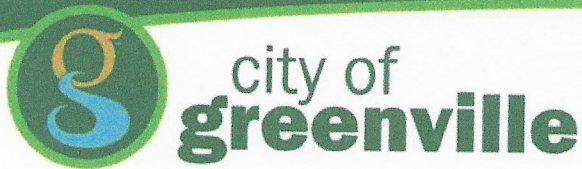
## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS







Office Use Only:

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_

Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_

## APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

**APPLICANT / PERMITTEE\*:** RACME, Inc.

Vice President

\* \_\_\_\_\_  
Name

\_\_\_\_\_  
Title / Organization

permit may be limited to this entity. \_\_\_\_\_

**APPLICANT'S REPRESENTATIVE:** Clay W. Escude

Vice President

(Optional) \_\_\_\_\_  
Name

\_\_\_\_\_  
Title / Organization

**MAILING ADDRESS:** 13770 E. Wade Hampton Blvd., Greer, South Carolina 29651

**PHONE:** (864) 999-1812

**EMAIL:** cwescude@aol.com

**PROPERTY OWNER:** Laurens Road Properties, LLC

**MAILING ADDRESS:** 13770 E. Wade Hampton Blvd., Greer, South Carolina 29651

**PHONE:** (864) 999-1812

**EMAIL:** cwescude@aol.com

### **PROPERTY INFORMATION**

**STREET ADDRESS:** 2424 Laurens Road, Greenville, South Carolina

**TAX PARCEL #:** 0263-00-01-006.01

**ACREAGE:** 5.528 +/-

**ZONING DESIGNATION:** C-3

### **REQUEST**

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

**DESCRIPTION OF PROPOSED LAND USE:**

To provide automotive detail, reconditioning and related services, as an independent contractor, to the existing automobile dealership, which is an affiliate of the Applicant.

### **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

Racine, Inc. By: Ulysses E. Gault, VP  
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.

Racine, Inc. By: Ulysses E. Gault, VP

APPLICANT / REPRESENTATIVE SIGNATURE

10/9/20

DATE

Laurens Reed Properties, LLC By: Ulysses E. Gault, on authorized Signatory

PROPERTY OWNER SIGNATURE

10/9/20

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.

The proposed special exception is consistent because it is substantially similar, if not identical, to the current use of the property by the dealer/tenant. The only thing changing is the name and EIN of the service provider.

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

The request complies with the standards because there is no change in the use of the property or services provided; the only changes are the name and EIN of the service provider.

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 stretch of Laurens Road is known as the Motor Mile. The request is appropriate because there is no change in the use of the property or services currently provided; the only changes are the name and EIN of the service provider.

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.

There will not be any adverse effects; nothing will change from how the property is currently being operated. The current use of the property doesn't create a nuisance; as such, the use by the applicant won't create a nuisance.



**APPLICANT RESPONSE TO**  
**SECTION 19-2.3.5(D)(2). STANDARDS – CHANGE IN NONCONFORMING USE**

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

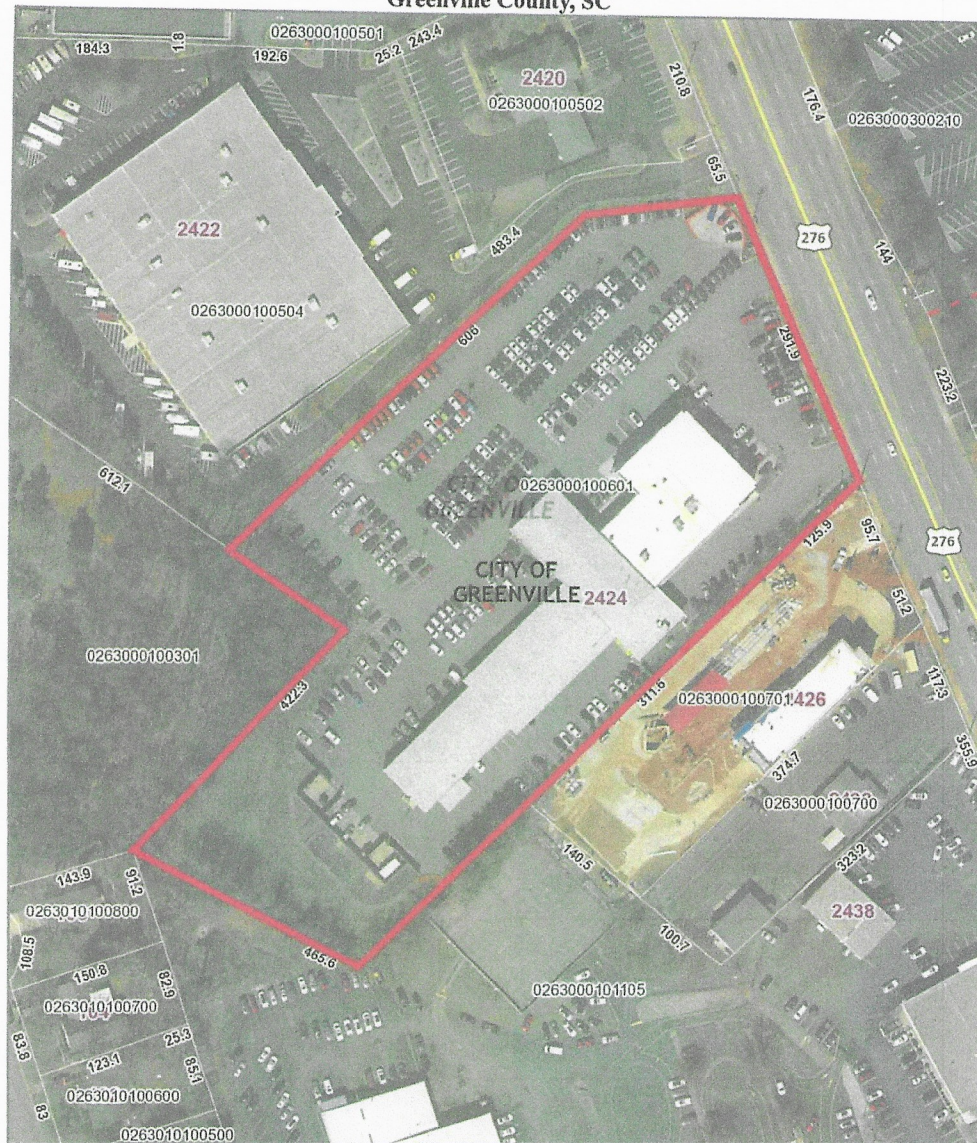
2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?



**Greenville County, SC**



*Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.*

Map Scale  
1 inch = 133 feet  
5/12/2019



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Prev Extent

Next Extent

Greenville Maps

Identify

Street View

Community Info

Map Themes

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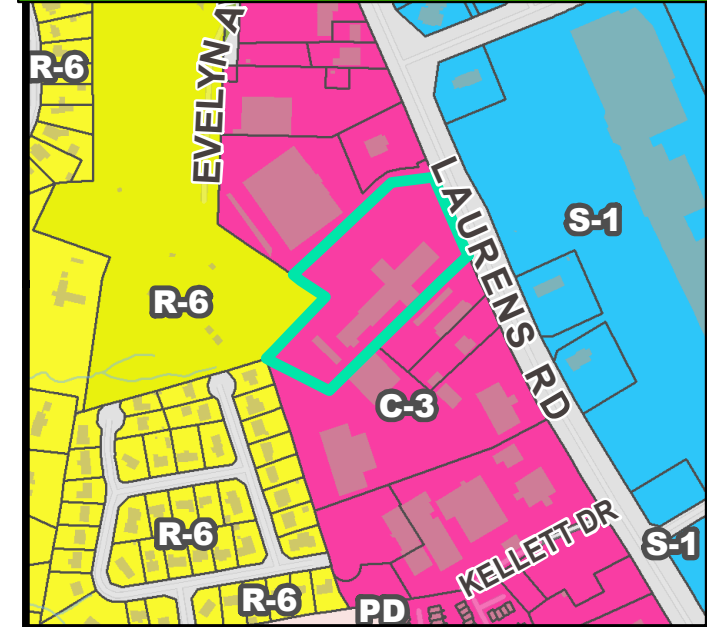


# S 20-645 • 2424 LAURENS RD

## AERIAL VIEW



## CURRENT ZONING



## FUTURE LAND USE



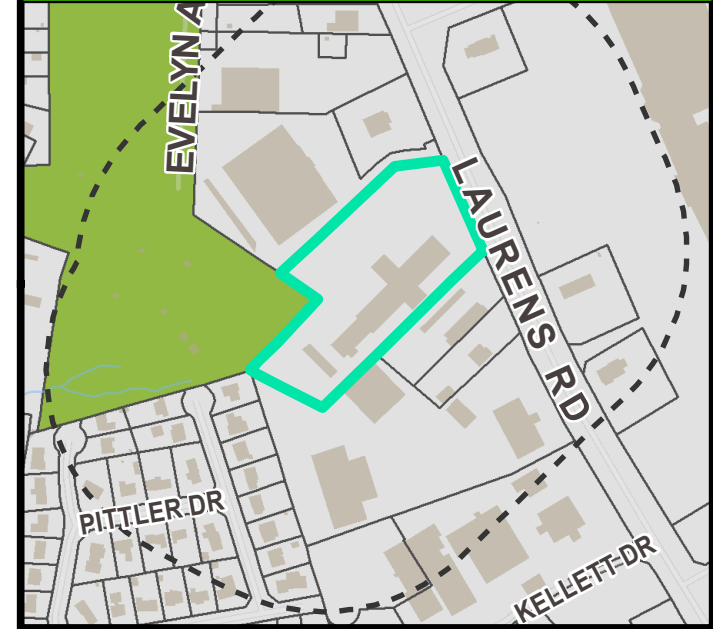


# S 20-645 • 2424 LAURENS RD

## NATURAL / ENVIRONMENTAL FEATURES



## SPECIAL EMPHASIS NEIGHBORHOODS



## PRESERVATION OVERLAYS

