

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

July 8th, 2021

4:00 PM

The City of Greenville Board of Zoning Appeals will hold an in-person Public Hearing for the following items on **Thursday, July 8th, 2021 at 4:00 PM** at the **Greenville Convention Center at 1 Exposition Drive**. Those wishing to provide comment on an item may either provide written comment to staff or attend the in-person meeting.

Citizens may also view the meeting at the following web address:

<https://www.greenvillesc.gov/1694/Online-Meetings>

1. **Call to Order**
2. **Welcome and Opening Remarks from the Chair**
3. **Roll Call**
4. **Approval of Minutes**
 - A. June 8th, 2021– Workshop
 - B. June 10th, 2021 – Regular Meeting
5. **Call for Public Notice Affidavit from Applicants**
6. **Acceptance of Agenda**

7. Conflict of Interest Statement

8. New Business

A. S 21-452

Application by Michelle Kilcoyne for a SPECIAL EXCEPTION to establish a hotel use (short-term rental) at 404 PETTIGRU ST. (TM# 004500-01-00500).

Documents:

[AGENDA PACKET - S 21-452 - SPEX - HOTEL - STR - 404 PETTIGRU ST_FINAL.PDF](#)

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B. S 21-455

Application by Jeff Tomascak dba Formula One Investments, LLC for a SPECIAL EXCEPTION to establish an automobile sales and automobile service use at 2750 LAURENS RD. (TM# 027200-01-00800).

Documents:

[AGENDA PACKET - S 21-455 - 2750 LAURENS RD. - AUTO SALES AND SERVICE-FINAL.PDF](#)

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9. Other Business

A. Staff update on current planning projects.

10. Adjournment



**Planning Staff Report to
Board of Zoning Appeals
July 2, 2021**
for the July 8, 2021 Public Hearing

Docket Number: S 21-452
Applicant: Michelle Kilcoyne
Property Owner: Michelle Kilcoyne
Property Location: 404 Pettigru St.
Tax Map Number: 004500-01-00500
Acreage: 0.172
Zoning: OD, Office & Institutional District; Pettigru Street Preservation Overlay District
Proposal: Special Exception to establish a hotel/motel use (short-term rental)
Staff Recommendation: Approve with conditions

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. 19-4.2.4(H), *Visitor Accommodations*

Staff Recommendation: Staff concludes that the application complies with the standards to grant a Special Exception Permit for a **'hotel/motel'** use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The Special Exception Permit shall be limited to the applicant, Michelle Kilcoyne, and shall not be transferrable.
2. Off-street parking shall be provided consistent with parking requirements for hotel/motel use at time of building permit request.
3. The use of the property shall substantially conform to the testimony of the applicant and content of the application and submitted documents.

Staff Analysis:

The Applicant and Property Owner, Michelle Kilcoyne, proposes to rent an existing single-family home at 404 Pettigru Street for terms of less than 30 days. The property is zoned OD, Office & Institutional District, and is located within the Pettigru Street Preservation Overlay District. According to subsection 19-4.2.4(H), *Visitor Accommodations*, dwelling units arranged for short-term stays of less than 30 days for rent, lease, or interval occupancy are classified as visitor accommodations and include such use types as bed and breakfast inns, hotels, and motels. Pursuant to Table 19-4.1-2, *Table of Uses*, a hotel or motel use may be permitted by special exception within the OD Zoning District.

The Applicant indicates that the entire home will be rented solely to one group at a time.

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

1. Consistent with the Comprehensive Plan

The Future Land Use Map of the City's GVL 2040 Comprehensive Plan designates this property 'Community Mixed Use' which is intended to allow for a diverse mix of mid-size to large-size employers in commercial, light manufacturing/industrial, distribution, medical offices, and institutional as well as multi-family development.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

2. Complies with use specific standards

The Land Management Ordinance does not contain use-specific standards for hotel/motel use.

Staff finds that the proposed use complies with specific use standards of the Land Management Ordinance

3. Compatibility with the surrounding lands

Adjacent property is used (and zoned) as follows:

East: Office (OD)

North (across Pettigru St.): Single-Family Residential and Office (OD)

West: Office (OD)

South: Office (OD)

The proposed use is located within a larger mixed-use area zoned OD, Office & Institutional. Adjacent properties primarily include professional offices, with several single-family detached residences located on the north side of Pettigru Street.

Staff finds that the proposed use is compatible with surrounding lands.

4. Design does not have substantial adverse impacts

The existing structure is a single-family detached home. The proposed use will retain a residential character from the exterior. Any exterior modification to the structure or site will require a Certificate of Appropriateness. The applicant indicates that two (2) off-street parking spaces are available in the driveway, with additional on-street parking available immediately adjacent to the site on both sides of Pettigru Street.

Staff finds that the proposed use will not have substantial adverse impacts with proper provision of off-street parking per hotel/motel use.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: _____

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

APPLICANT'S REPRESENTATIVE: (Optional) _____

_____ Name _____ Title / Organization _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY OWNER: _____

MAILING ADDRESS: _____

PHONE: _____ EMAIL: _____

PROPERTY INFORMATION

STREET ADDRESS: _____

TAX PARCEL #: _____ ACREAGE: _____ ZONING DESIGNATION: _____

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE: _____

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.

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

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.

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?

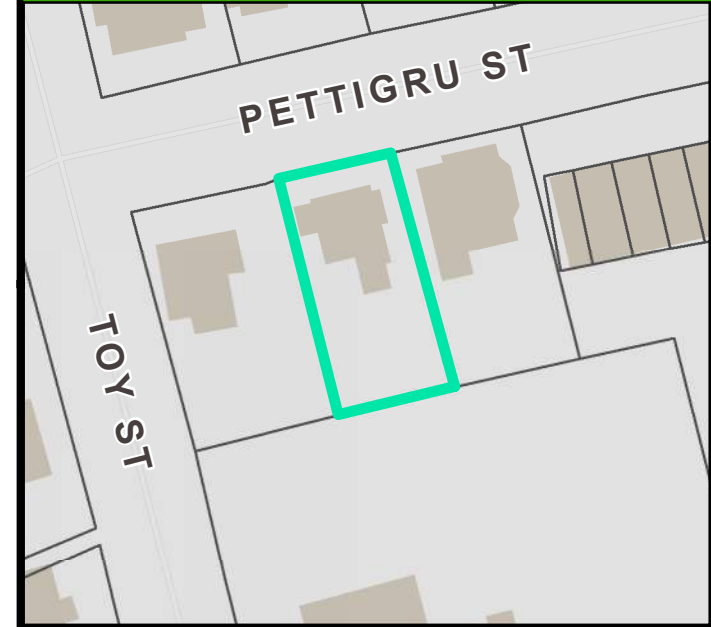
4. IS THE PROPOSED USE ONE THAT IS OTHERWISE PERMISSIBLE IN ANOTHER ZONING DISTRICT WITHIN THE CITY?

S 21-452 • 404 PETTIGRU ST

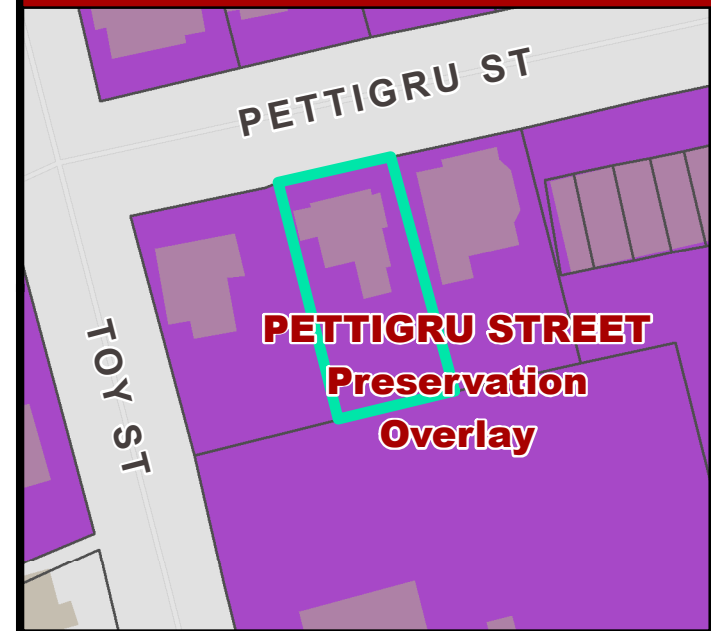
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS

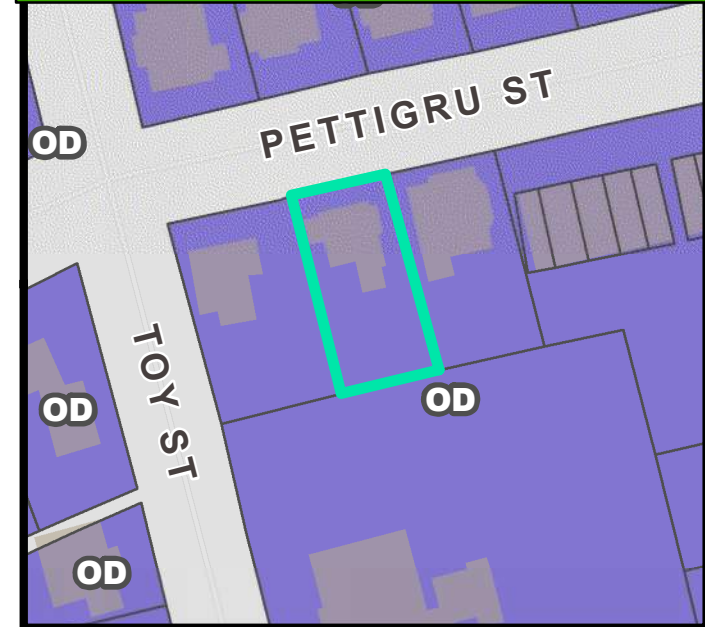


S 21-452 • 404 PETTIGRU ST

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





**Planning Staff Report to
Board of Zoning Appeals
July 2, 2021**
for the July 8, 2021 Public Hearing

Docket Number: S 21-455
Applicant: Jeff Tomascak
dba Formula One Investments, LLC
Property Owner: CARS MTI-1, LLC
Property Location: 2750 Laurens Rd.
Tax Map Number: 027200-01-00800
Acreage: 4.137
Zoning: C-3, Regional Commercial District ; Special Sign Overlay District
Proposal: **Special Exception to establish an automobile sales use**
Staff Recommendation: **Approve with conditions**

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 *Use Specific Standards, Vehicle Sales and Service*

Staff Recommendation: Staff concludes that the application complies with the standards to grant a Special Exception Permit for an **'automobile sales'** use. If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The Special Exception Permit shall be limited to the applicant, Formula One Investments, LLC, and shall not be transferrable; and
2. The applicant shall satisfy the residential buffer requirements along the rear of the property abutting RM-2-zoned property, pursuant to use-specific standards, Section 19-4.3.3(G); and
3. The use of the property shall substantially conform to the testimony of the applicant and content of the application and submitted documents.

Staff Analysis:

The Applicant, Formula One Investments, LLC, proposes to establish an automobile sales and service use at the former Cruz Auto lot at 2750 Laurens Road, zoned C-3, Regional Commercial District. The site is currently vacant. However, prior automobile sales and service uses have historically occupied the building and site. The Applicant indicates that there are currently two (2) buildings on the parcel. The front building, closest to Laurens Road, is approximately 27,250 square feet and, as proposed, consists of a showroom, offices, and a service shop. The rear building is approximately 3,000 square feet and is proposed for automobile detailing and cleaning services.

Automobile servicing is permitted by-right within the C-3 Zoning District and is defined as, *“the replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission, or differential; and oil change and lubrication.”* Automobile sales uses, however, require approval of a Special Exception Permit.

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 GVL 2040 Comprehensive Plan designates this property as *‘Urban Node Mixed Use’* which is intended to allow a diverse mix of uses within 4 to 6 story buildings with an emphasis on quality urban design.

Although this Future Land Use designation does not speak directly to the proposed use, the Board of Zoning Appeals has historically approved automobile sales uses in this area (unofficially known as the ‘Motor Mile’). Staff believes that the proposed use is consistent with existing automobile-oriented land use patterns along this segment of Laurens Road.

Staff finds that the proposed use is consistent with the Comprehensive Plan.

2. Complies with use specific standards

The Land Management Ordinance contains use-specific standards for vehicle sales and service uses in Section 19-4.3.3(G):

- (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.*

Within the Application, the Applicant responded to these use-specific standards, ensuring compliance. No site improvements are proposed and the property appears to generally satisfy all use-specific standards. The Applicant will be required to comply with the applicable automobile sales and service uses within the Land Management Ordinance.

Staff finds that the proposed use generally complies with specific use standards of the Land Management Ordinance. However, the applicant shall be required to satisfy the residential buffer requirements along the rear of the property abutting RM-2 zoned property, pursuant to use-specific standards, Section 19-4.3.3(G).

3. Compatibility with the surrounding lands

Adjacent property is used (and zoned) as follows:

East (across Laurens Rd.): Vacant (S-1)

North: Automobile Sales (C-3)

West: Multi-Family Residential (RM-2)

South: Hotel and Automobile Sales (C-3)

The proposed use is located along a segment of Laurens Road known as the 'Motor Mile' as it is characterized by a number of automobile dealership and automobile service uses. Staff notes that there are at least 20 existing automobile sales/service establishments along this segment of the Laurens Road corridor.

Staff finds that the proposed use is compatible with surrounding lands and does not abut a single-family detached use. However, the applicant shall be required to satisfy the residential buffer requirements along the rear of the property abutting RM-2 zoned property, pursuant to use-specific standards, Section 19-4.3.3(G).

4. Design does not have substantial adverse impacts

The proposed use will be required to meet all applicable use-specific standards which are intended to minimize impacts on the surrounding areas. Any further site improvement will be subject to general development and design standards contained within the Land Management Ordinance.

Staff finds that the proposed use will not have substantial adverse impacts



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: JEFF TOMASCAK MANAGING MBR FORMULA ONE INVESTMENTS, LLC

Name Title / Organization
permit may be limited to this entity. FORMULA ONE INVESTMENTS, LLC DBA FORMULA IMPORTS

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

MAILING ADDRESS: 7511 EAST INDEPENDENCE BLVD CHARLOTTE NC 28227

PHONE: 704-577-9650 EMAIL: jeff@formulaoneimports.com

PROPERTY OWNER: CARS MTI-1, L.L.C.

MAILING ADDRESS: 8484 Westpark Drive McLean, VA 22102

PHONE: 703-394-1334 EMAIL: rpartridge@capitalautomotive.com

PROPERTY INFORMATION

STREET ADDRESS: 2750 LAURENS ROAD GREENVILLE, SC

TAX PARCEL #: 0272000100800 ACREAGE: 3.0 ZONING DESIGNATION: C-3

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

AUTOMOBILE SALES AND SERVICE

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.

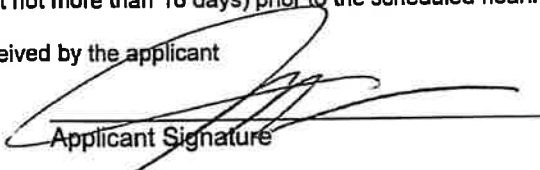
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements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

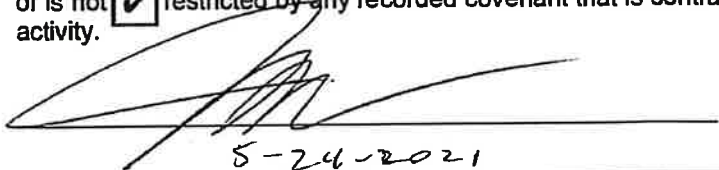

Applicant Signature

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.


5-24-2021

CARS MTI-1 L.L.C.
a Delaware limited liability company

By: CAPITAL AUTOMOTIVE L.P.,
a Delaware limited partnership
its Administrative Member

By: Capital Automotive LLC
a Delaware limited liability company
its General Partner

By: Capital Automotive Real Estate Services, Inc.
a Delaware corporation
its Authorized Agent

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

Revised 7/24/15

By: 
Name: Stephanie M. Rochel
Title: SVP & Secretary

**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.

SEE ATTACHED

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

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

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.

SEE ATTACHED

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).

SEE ATTACHED

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

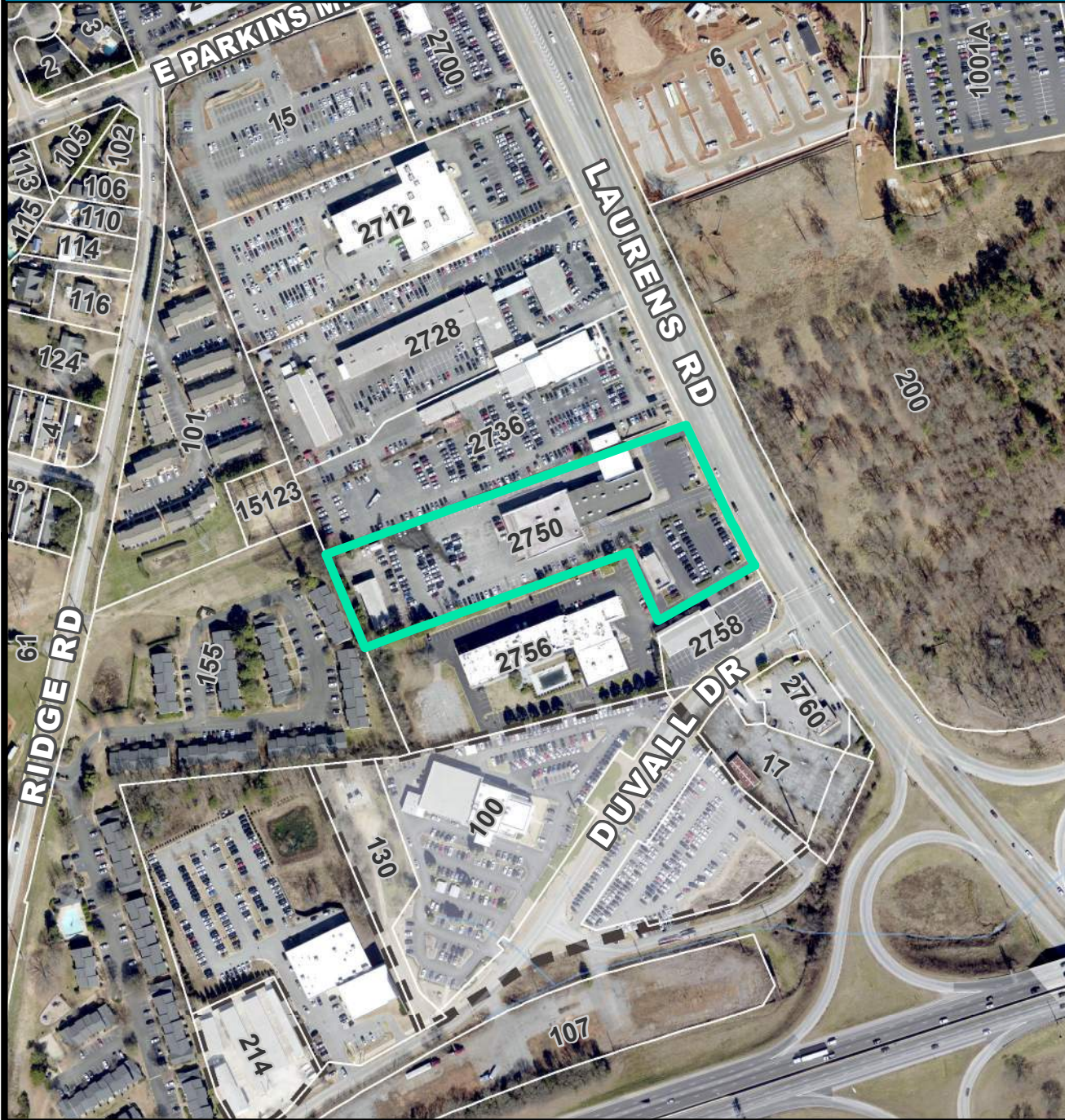
SEE ATTACHED

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

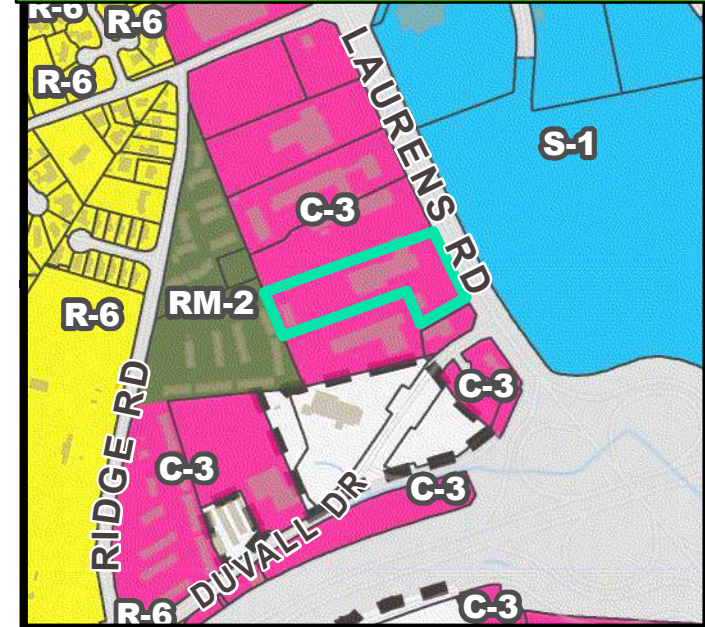
SEE ATTACHED

S 21-455 • 2750 LAURENS RD.

AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

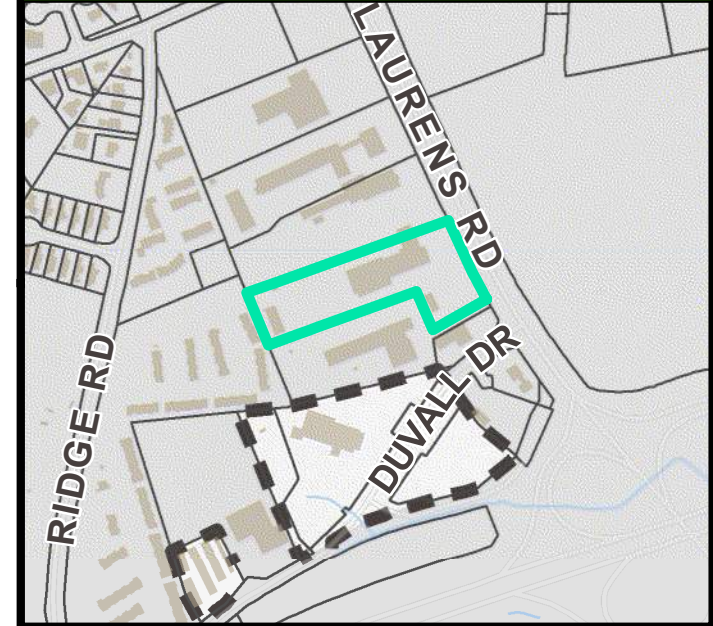


S 21-455 • 2750 LAURENS RD.

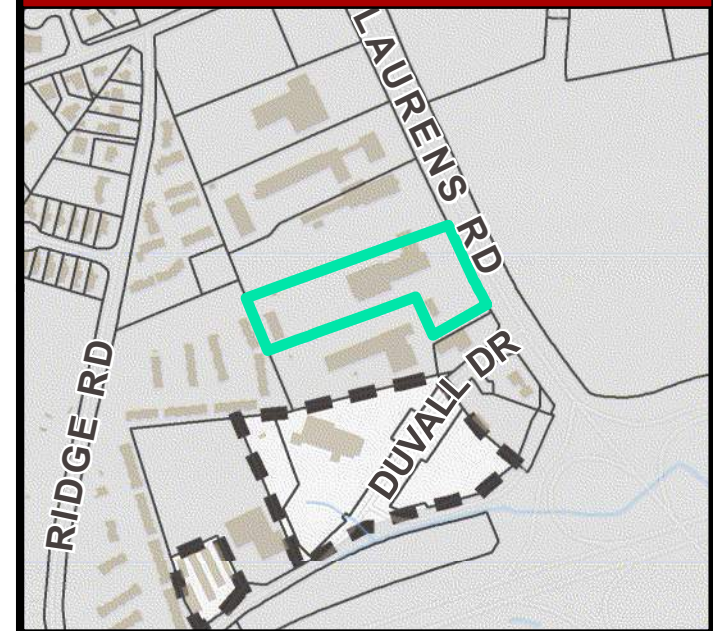
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



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

1. The special exception request is consistent with the Comprehensive Plan in that it encompasses some of the principals within the Comprehensive Plan including the following.
 - A. Encourage redevelopment and infill for commercial corridors
 - B. Attract high-tech business
 - C. Increase employment opportunities.

This special exception request will accomplish the occupancy of a 30,000 square foot vacant site, further economic growth and job creation within the city, while at the same time maintaining and enhancing the character and business environment of the surrounding neighborhood. Projected annual gross sales of \$10,900,000 during the first full year of operation and, twenty (20) new jobs with an average annual compensation in excess of \$50,000 will not only create additional business license income for the city but will also generate additional economic spending.

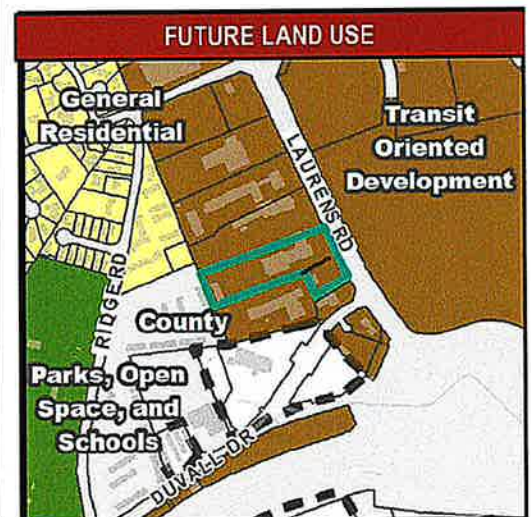
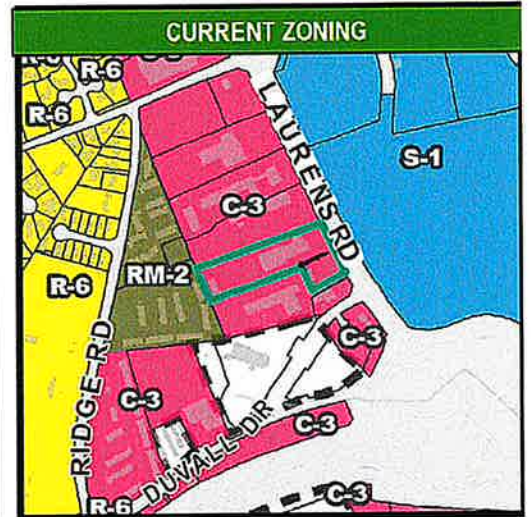
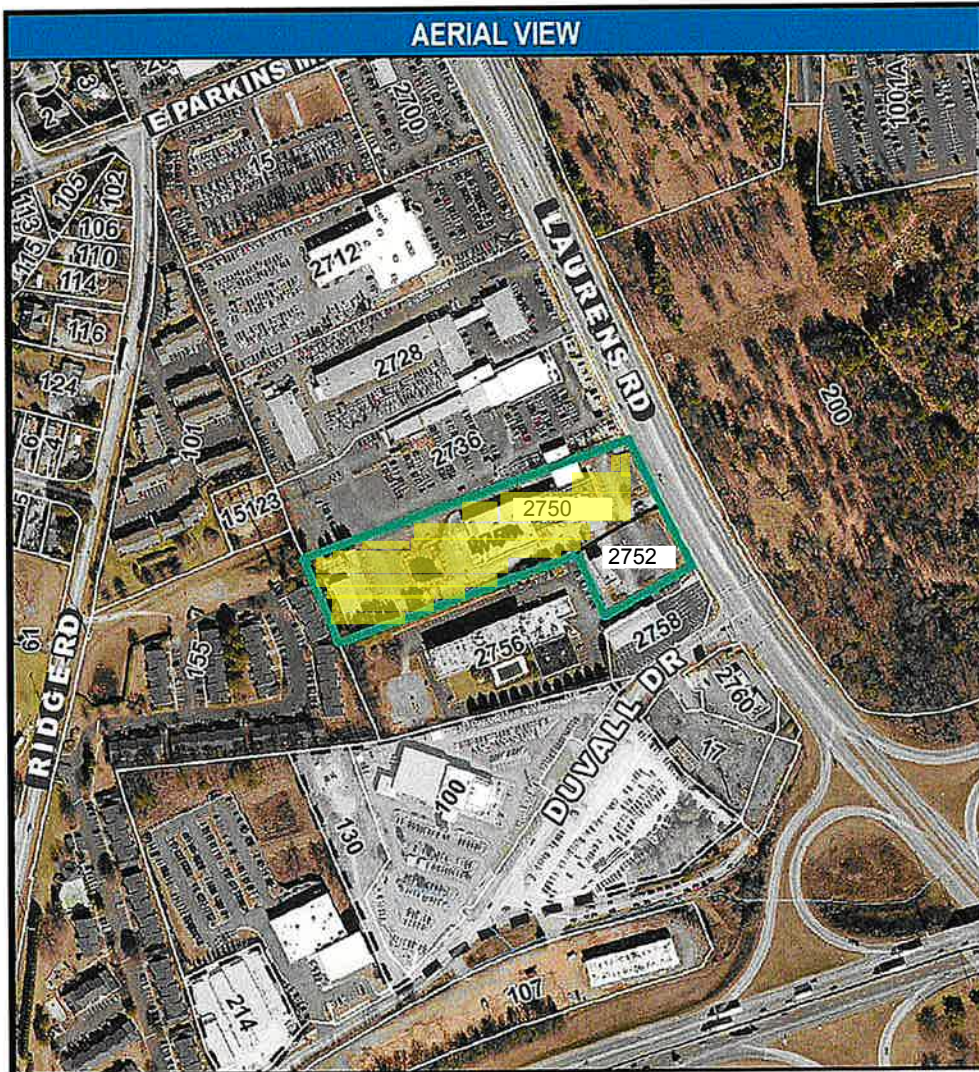
2. The business will operate in the vehicle sales and service industry. In this regard, the following use specific standards will be addressed.
 - A. No vehicles will be displayed in any landscaped area, right-of-way, or in any location that will obstruct visibility in site triangles for streets or driveways.
 - B. Any vehicles not displayed for sale, automotive parts, discarded parts, and other similar materials will be stored in the shop area, either in an enclosed building or outdoors in a screened area that complies with requirements set forth in subsection 19-6.2.5.
 - C. This site complies with the minimum site size for the intended use of vehicle sales of two (2) acres. The subject site size is approximately 3.0 acres.
 - D. This site is developed with one (1) approximately 27,250 square foot building consisting of a showroom, offices, and shop. Additionally, there is a 3,000 square foot garage building on the rear of the site that will be used for detail, make ready, and clean up.
 - E. Vehicles displayed for sale will not be located within any required setback, landscaped area, or required parking spaces.
 - F. All vehicles displayed for sale will be at grade on the lot. In this regard, no vehicle displayed for sale will be elevated more than two feet above grade.
 - G. All vehicles displayed for sale or otherwise will be located on a paved surface.
 - H. All display vehicles will be arranged in an orderly fashion so as not to obstruct pedestrian or vehicle maneuvering.
 - I. No vehicles will be displayed on the top of the building.
 - J. This location will have no junked or salvage vehicles. All automobiles for sale will be maintained according to "front line ready" Company standards which well exceed the minimum requirement for being in running condition.
 - K. All automobile repair and service work will take place entirely within the enclosed shop. Service bay/garage doors will not face any public right-of-way or residential district.
 - L. The public address system will not be audible off site.
 - M. Refuse/recycling container(s) will be located on the rear of the property and will be fully screened from public view as required by city standards.

- N. Any parking lot lighting within 100 feet of any adjacent residential parcels will be extinguished by 9PM which is one hour after closing. The only exception will be minimum lighting necessary for safety and security, which will be the security lights located on the building. We do not believe that there are any residential properties adjacent to the subject site.
3. The subject property is located at 2750 Laurens Road in a commercial district known as the "motor mile". Currently, properties adjacent to the site include automotive sales and service and a hotel. As such, the proposed use is compatible with the character of the surrounding properties which is mainly automobile dealerships, which dominate the adjacent section of Laurens Road.
 4. This request will have absolutely no adverse impact on adjacent lands (automobile sales and service and a hotel.) visual or otherwise, including service delivery, parking and loading, odor, noise, glare, vibration, etc. Occupancy of this vacant site will actually have a positive impact on adjacent lands.

**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2) STANDARDS-CHANGE IN NON-CONFORMING USE**

1. The subject site is zoned C-3 Regional Commercial District which accommodates distinct retail uses, as well as light manufacturing. Residential use may also be allowed. The property was previously used for automotive sales and service. The property is currently improved with a vacant automotive sales and service facility. The property will be occupied with an automobile dealership, which is certainly in character with the use of surrounding properties.
2. The proposed use of the subject site will be the same (automobile sales and service) as the vast majority of the surrounding properties, as well as those in the immediate and general neighborhood area. As such, the proposed use of the subject site will be more user friendly to the neighboring property than other allowable uses, such as light manufacturing, which could create noise, odor, and other issues for the neighboring properties.
3. Adequate infrastructure capacity is available to serve the proposed use.
4. The proposed use should be allowed in both C-2 and C-3 districts.

THIS APPLICATION IS FOR 2750 LAURENS ROAD INCLUDES THE LARGE BUILDING AND THE SMALL BUILDING BEHIND IT ONLY



S 19-636 • 2750 LAURENS RD.

NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS



Search Details Map

Mailing labels

Clear

Cars Mti-1 L P
LAURENS

Zoom to

Community Info **Property Report**

Property Card **Estimated Taxes**

Sales Search Ownership History

Assessment History **Map Links**

Oblique Photos

PIN / Tax Map # 0272000100800

Owner Name **Cars Mti-1 L P**

Owner Name 2

Mailing Address 8484 Westpark Dr
Ste 200

City McLean

State VA

Zip Code **22102**

**In Care Of Capital Automotive
LP**

Previous Owner **Mmr Holdings LLC**

Deed Date **7/9/2019**

Deed Book 2570

Deed Page 886

Greenville Maps

Identify

Street View

Community Info

Map Themes

Draw

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