

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

July 14, 2022

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 14, 2022 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](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 7, 2022 – Workshop
 - B. June 9, 2022 – Regular Meeting
- 5. Call for Public Notice Affidavit from Applicants**
- 6. Acceptance of Agenda**

7. Conflict of Interest Statement

8. OLD BUSINESS

A. S 22-265 *Applicant requests deferral to the September 8, 2022 meeting*

Application by James Kearns for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in a C-2, Local commercial district at **108 E STONE AV** (TM# 003400-02-03700)

9. NEW BUSINESS

A. S 22-395

Application by Jayse Brock for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **205 PETTIGRU ST** (TM# 004600-03-01500)

Documents:

[22-0395 S 22-395 AGENDA PACKET.PDF](#)

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B. S 22-408 *Application requests deferral to the August 11, 2022 meeting*

Application by Dodd Caldwell for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **18 WILLIAMS ST** (TM# 004500-02-00500)

C. S 22-461

Application by White Investments of Greenville dba Audi Greenville (Joe Delaney) for a **SPECIAL EXCEPTION** to expand an 'Automobile Sales' use in a C-3, Regional commercial district at **200 DUVALL DR** (TM# 027200-01-01500)

Documents:

[22-0461 S 22-461 AGENDA PACKET.PDF](#)

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10. OTHER BUSINESS

A. Staff update on current planning projects

11. Adjournment

Documents:

City of Greenville Planning and Development | 864-467-4476



**Planning Staff Report to
Board of Zoning Appeals
July 8, 2022
for the July 14, 2022 Public Hearing**

Docket Number:	S 22-395
Applicant:	Jayse Brock
Property Owner:	Jayse and Jennifer Brock
Property Location:	205 Pettigru Street
Tax Map Number:	004600-03-01500
Acreage:	0.233
Zoning:	OD, Office & Institutional District; Pettigru Street Preservation Overlay District
Proposal:	SPECIAL EXCEPTION to establish a ‘Hotel/motel’ (short-term rental) 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. 19-4.2.4(H), *Visitor Accommodations*
Sec. 19-6.1., *Off-street parking and loading*

Staff Recommendation: Approve with conditions

Staff concludes that the application complies with 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, Jayse Brock, and shall not be transferrable.
2. Requirements for off-street parking for hotel/motel use shall be met at time of permitting for occupancy.
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, Jayse Brock, proposes the usage of an existing above garage accessory dwelling unit behind the principal single-family dwelling at 205 Pettigru Street for a visitor accommodation use (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 such, with designated examples including bed and breakfast inns, motels, and hotels. According to Table 19-4.1-2, *Table of Uses*, a hotel or motel use may be permitted by approval of special exception within the OD Zoning District. No exterior changes are proposed as part of this application.

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 splits this property between 'Center City' and 'Neighborhood Mixed-Use.'

'Center City' is Greenville's downtown central business district. It contains a mix of land uses including but not limited to office, service, retail, entertainment, cultural, government, civic, light manufacturing, and residential. Development is expected to be pedestrian-oriented and designed to actively engage streets, parks, plazas, the riverfront, and other public spaces.

'Neighborhood Mixed-Use' is a classification described as typically in compact urban areas with a combination of vertical and horizontal mixed-use developments that includes small retail and commercial uses along with a variety of residential types. These areas are pedestrian friendly and in close proximity to downtown. It is anticipated that single uses will not exceed 10,000 square feet and "drive-thrus" are restricted due to the close proximity to downtown and adjacent neighborhoods.

A short-term rental is classified as a commercial use which aligns with both future land use classifications in the GVL 2040 Comprehensive Plan. Similar visitor accommodation uses exist within the Pettigru Street area and have been approved by the Board in the past.

Staff finds that the proposed use is consistent with the GVL2040 Comprehensive Plan.

2. Complies with use specific standards

The Land Management Ordinance does not contain use-specific standards for hotel/motel use, per Sec. 19-4.3.3(H).

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, Office and institutional)

North: Medical facility (OD, Office and institutional)

West: Office (OD, Office and institutional)

South: Off-street parking (OD, Office and institutional)

The proposed use is located within a larger, mixed-use area zoned OD, Office & Institutional. Adjacent properties include a medical office, a real estate office, a law office, a religious nonprofit, and across the street, an off-street parking lot for the Poinsett club.

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

4. Design does not have substantial adverse impacts

The property contains an existing single-family detached home and a detached garage with living unit above. The proposed use will be limited to the above garage accessory dwelling unit. The principal dwelling would remain owner occupied according to the Applicant. The structures will retain the existing residential character from the exterior, as no changes to the site and the structures' exterior are proposed. Any future changes would be required to meet the design standards for properties within a historic preservation overlay.

Although minimum parking requirements are waived for properties in the historic preservation overlay, four (4) existing surface parking spaces behind the garage will be available for the short-term rental. Per the application, the short-term rental would contain only one bedroom and would be rented to no more than two guests at a time. These existing parking spaces exceed the typical minimum parking ratio for hotel/motel uses (0.75 spaces per guest room). Off-street parking for the single-family house would remain available through the garage itself and a driveway off Pettigru Street.

The Applicant indicated that the home would be owner occupied and therefore capable of monitoring guests of the short-term rental to ensure no nuisances from noise, odor, glare, and similar are created. Compliance with the City's noise ordinance will be required at all times.

Staff finds that the proposed use will not have substantial adverse impacts with appropriate conditions.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Jayse Brock Member / Brocketeers LLC
* _____ Name _____ Title / Organization _____
permit may be limited to this entity. _____

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

MAILING ADDRESS: 205 Pettigru St Greenville SC 29601

PHONE: 864-485-5232 EMAIL: jayse.brock@gmail.com

PROPERTY OWNER: Jayse Brock

MAILING ADDRESS: 205 Pettigru St Greenville SC 29601

PHONE: 864-906-9531 EMAIL: jayse.brock@gmail.com

PROPERTY INFORMATION

STREET ADDRESS: 205 Pettigru St Greenville SC 29601

TAX PARCEL #: 0046000301500 ACREAGE: 0.232 ZONING DESIGNATION: OD

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

This parcel currently contains a primary residence with a detached dwelling unit. The proposed use is for the dwelling unit to be permitted as a short-term visitor accommodation, managed by the owner and occupant of the residence.

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

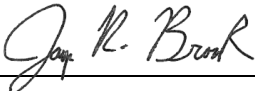
Applicant Signature

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.

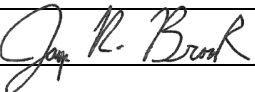
To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application is ☐ or is not ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.



APPLICANT / REPRESENTATIVE SIGNATURE

05/25/2022

DATE



PROPERTY OWNER SIGNATURE

05/25/2022

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 GVL 2040 Future Land Use map puts this house right on the border of City Center and Community Mixed Use. Using this property for short-term accommodations fits perfectly in that niche, allowing visitors walkable access to downtown.

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

Hotel/motel is not subject to Specific Use 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 residence is in the middle of an office district, across from the Poinsett Club, a block away from the Wellness Arena, and a block away from an existing Bed and Breakfast. This area sees a wide variety of mixed use and event-related activity.

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.

This parcel has its own dedicated parking for this proposed use (4 spaces) and the dwelling unit is behind the primary residence, away from street view. No noise or nuisance is expected from visitors. Maximum allowed visitors is 2 at a time.

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.

The proposed use of this space matches existing use of surrounding short term rental properties, as well as supports the activity at the arena and Poinsett Club.

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).

Neighboring properties fall into a wide variety of mixed use including commercial, office, multifamily, residential, event venue, and other short-term rentals. The proposed use falls nicely into this variety of existing uses.

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

There is ample parking available on the property and has separate breakers, water heaters, and sewer connections. This use poses no additional impact on existing infrastructure than its current use.

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

The proposed use is otherwise allowed in this zone, but requires a special exception due to the separate structure. I believe this small difference creates no difference in outcome and would support the designated purpose for this zone.



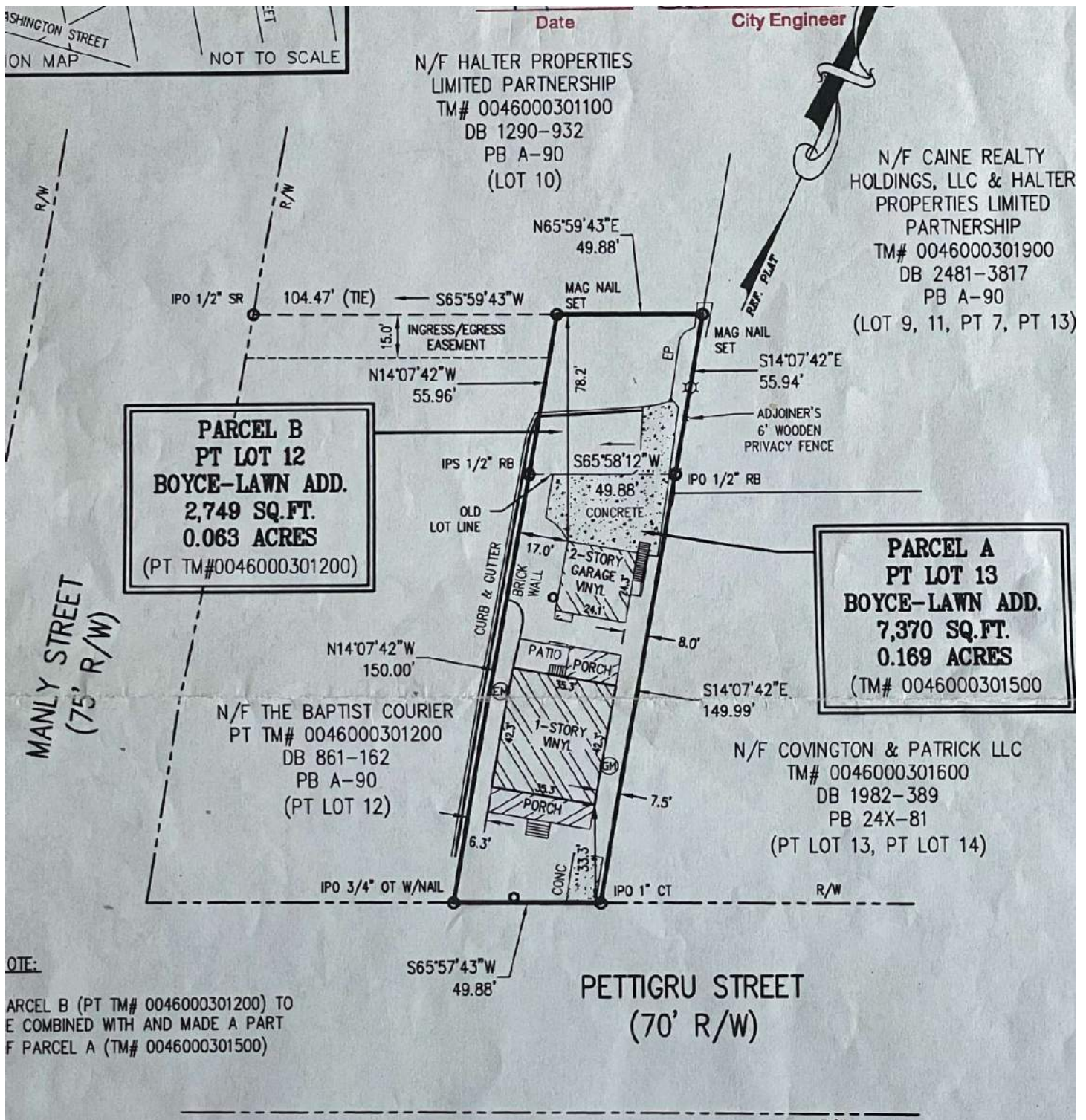
Future Land Use Map

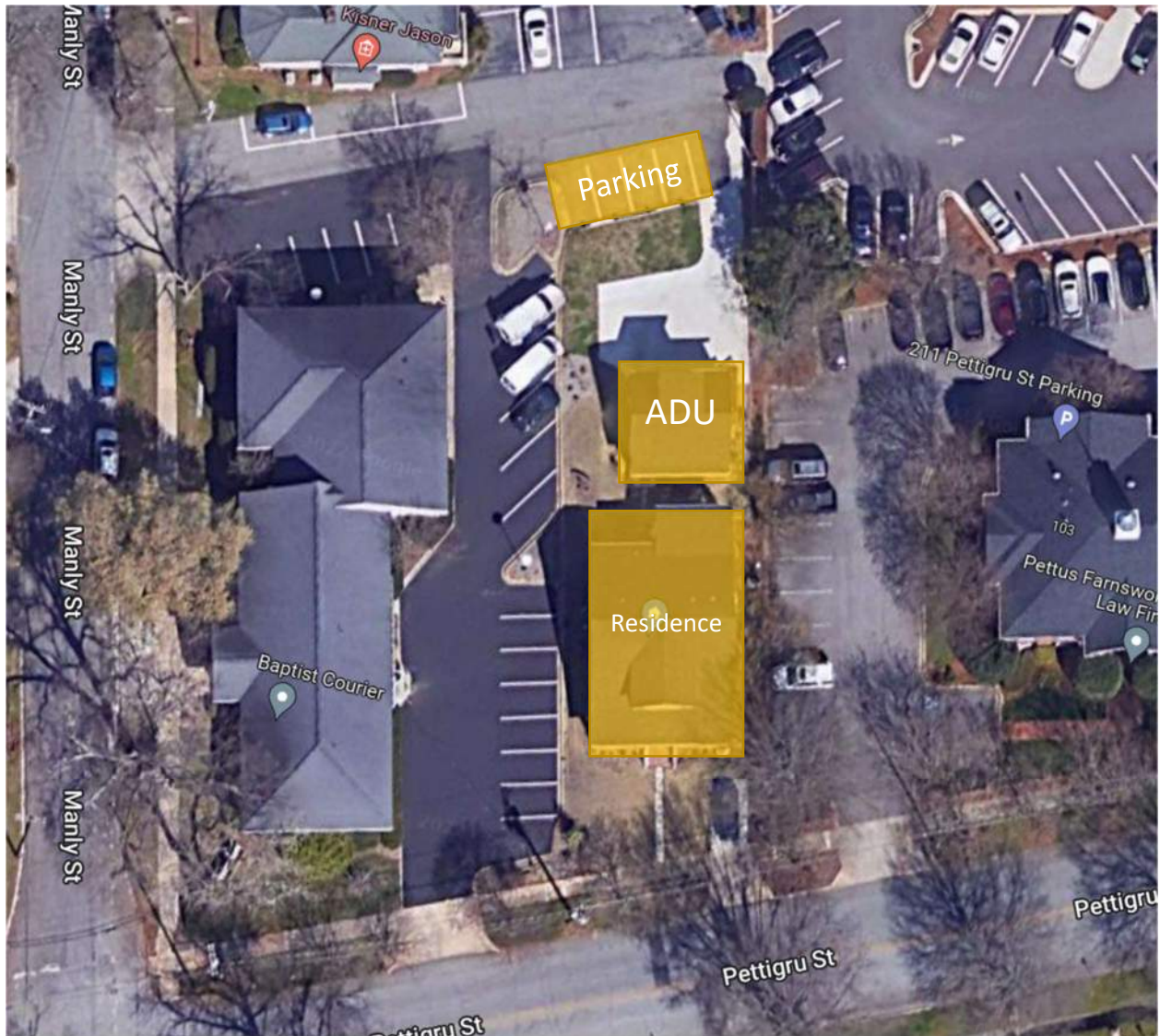
City Center (Left)

Community Mixed Use (Right)

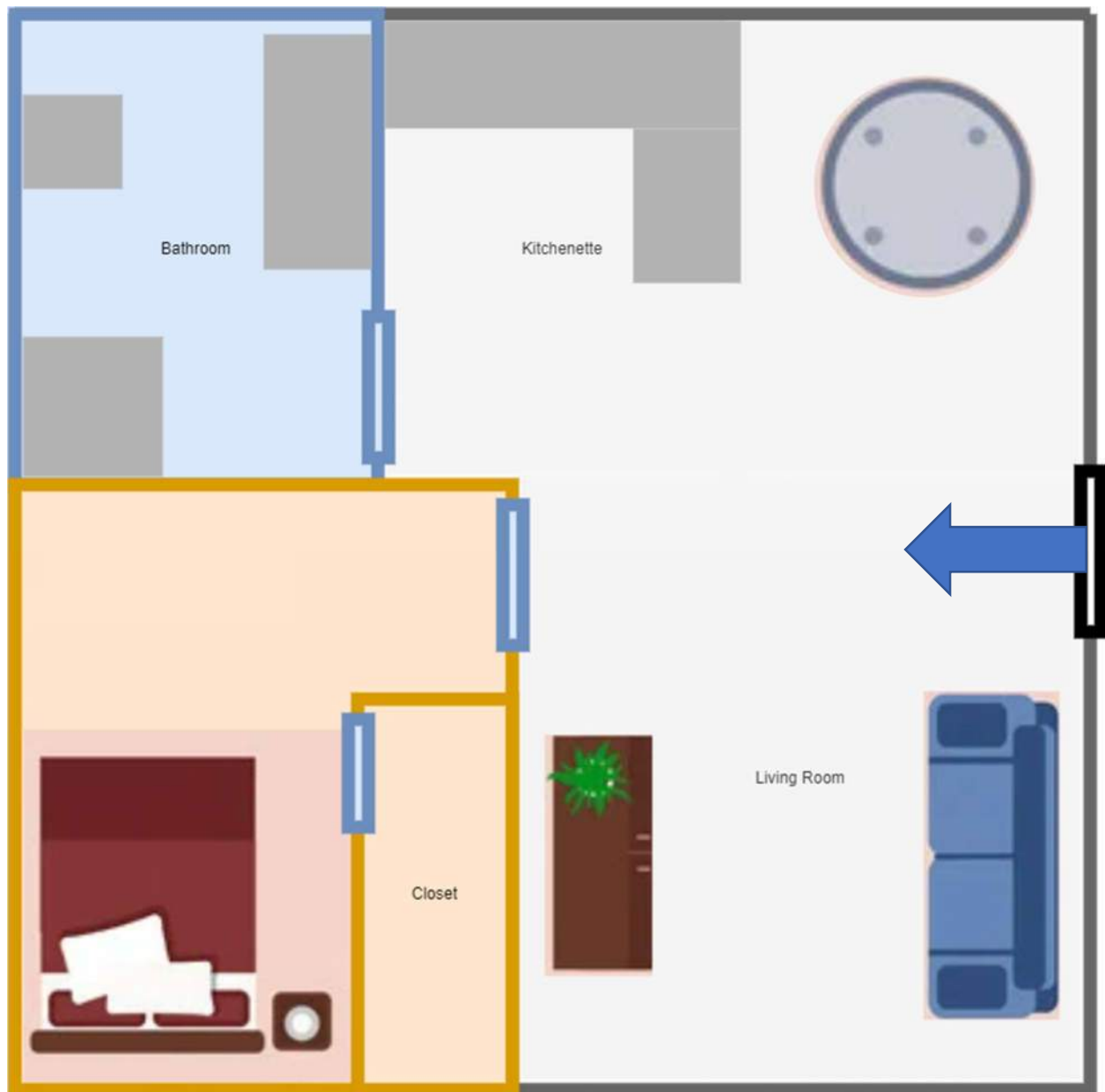


Surrounding Area





Parcel Layout



Floor Plan (Existing)
(No changes planned)



Views From Pettigru St



Side / Connecting View



Busy Evening at Poinsett and Arena Events (7:30pm)



Views of the ADU & Parking Spaces



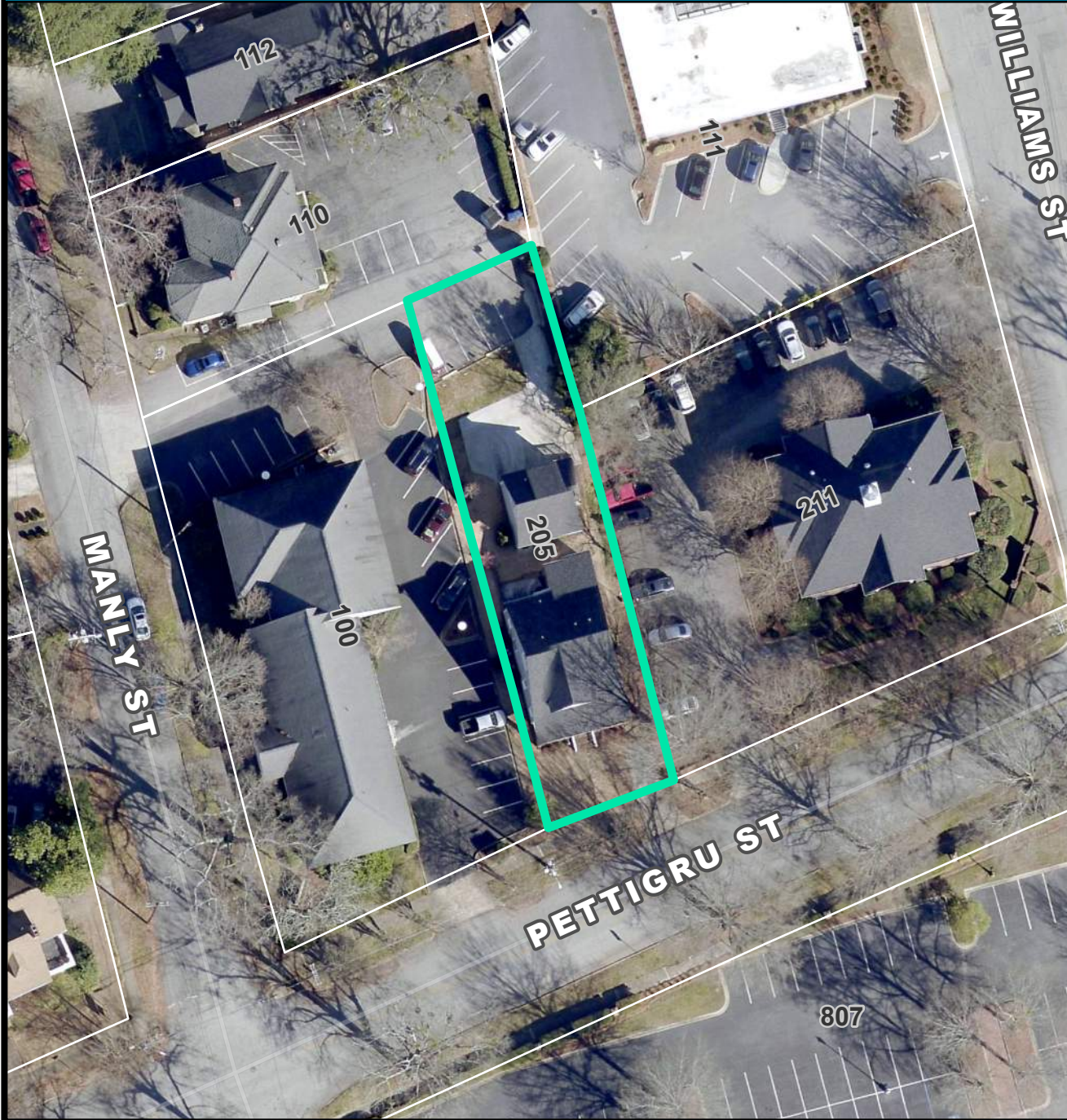
View of Poinsett Club and Pettigru Place B & B



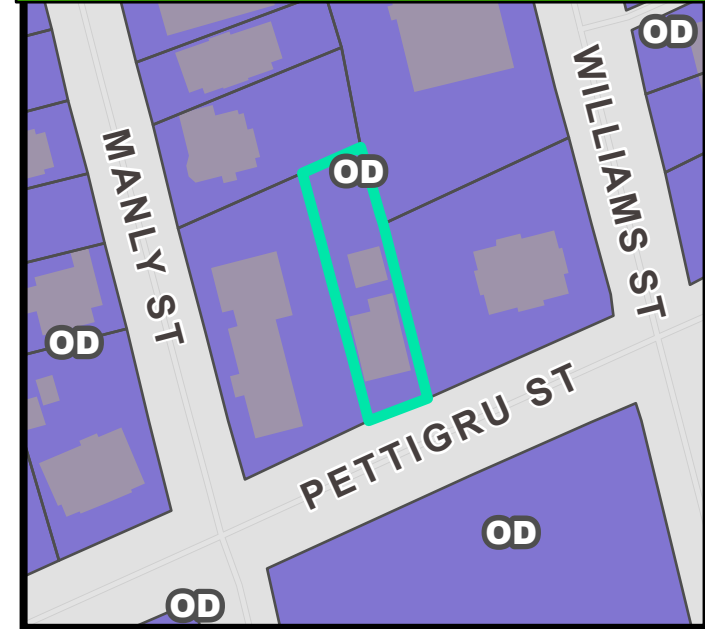
View of the Arena From ADU

S 22-395 • 205 PETTIGRU STREET

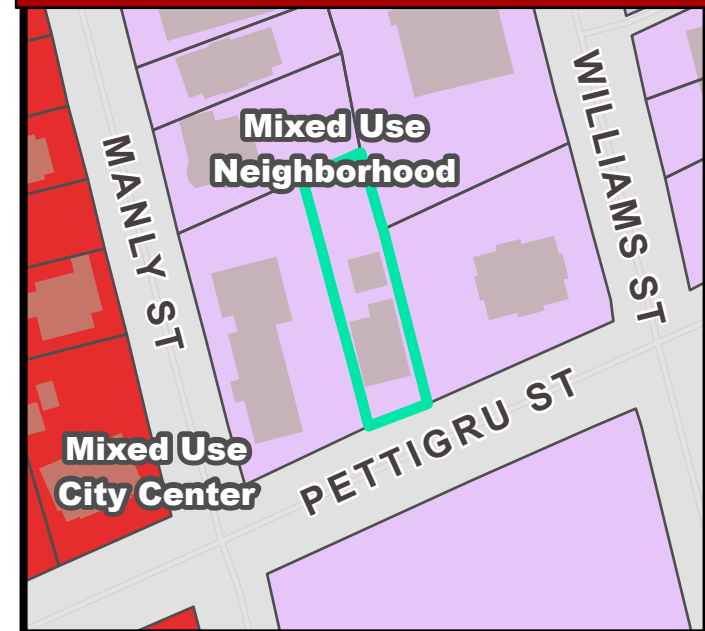
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE

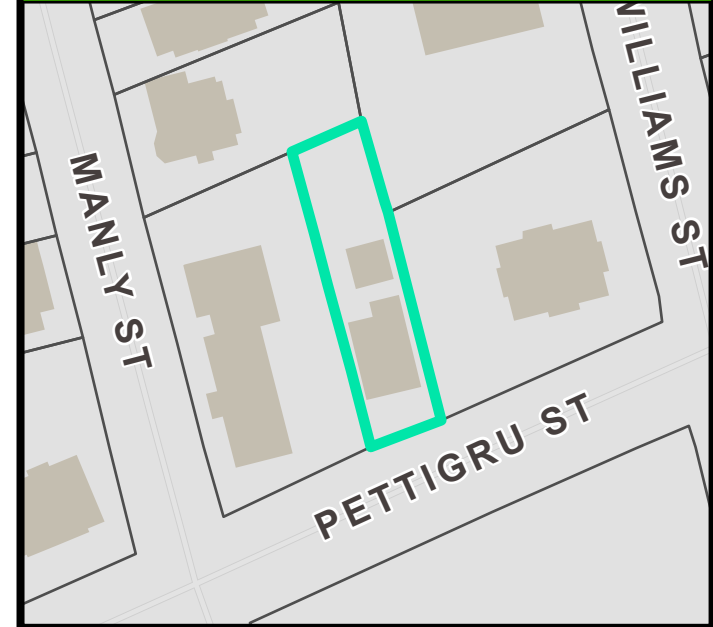


S 22-395 • 205 PETTIGRU STREET

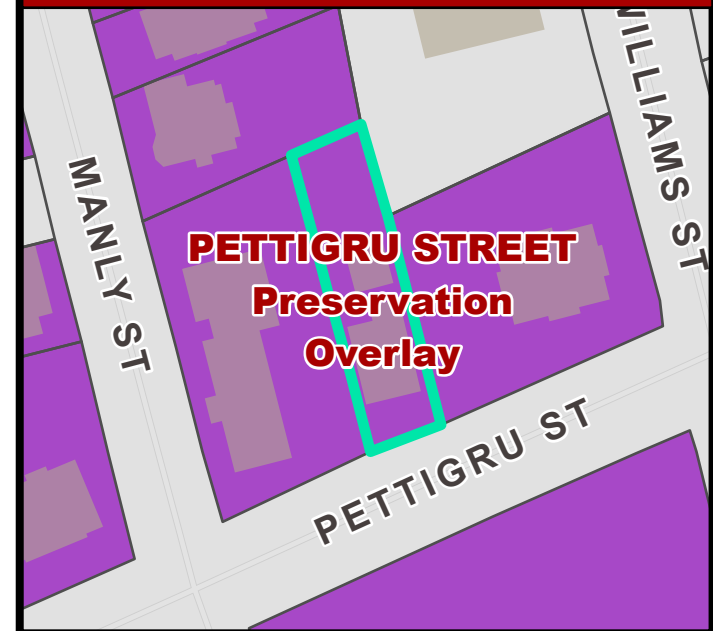
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





**Planning Staff Report to
Board of Zoning Appeals
July 8, 2022**
for the July 14, 2022 Public Hearing

Docket Number:	S 22-461
Applicant:	Joe Delaney (KEEL Concepts)
Property Owner:	White Investments of Greenville County, LLC
Property Location:	200 Duvall Drive
Tax Map Number:	027200-01-01500
Acreage:	4.71
Zoning:	C-3, Regional Commercial District
Proposal:	SPECIAL EXCEPTION PERMIT to expand an '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, *Use Specific Standards, Commercial Uses*

Staff Recommendation: Approve with conditions

Staff concludes that the application complies with the standards for granting a Special Exception Permit for an **'Automobile sales'** 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, White Investments of Greenville County, LLC, and is not transferrable.

Staff Analysis:

The Applicant, Joe Delaney, on behalf of owner White Investments of Greenville County, LLC, dba Audi Greenville, proposes to expand an existing automobile sales use in a C-3, Regional commercial district. The subject site is located at 200 Duvall Drive, 0.2 mile west of Laurens Road and 0.5 mile south of I-85.

Per Sections 19-4.1 (*Table of Uses*), a Special Exception Permit is required for automobile sales use in a C-3, Regional commercial district.

The Applicant seeks approval to construct a new 12,000 SF maintenance building and add additional parking to the rear of the subject property. According to the floor plans submitted, the new building will feature a number of automobile service, wash, and photo bays. While automobile servicing will occur, no automobile repair, as defined by the Land Management Ordinance, will occur. No alterations to the existing building or changes to the front of the property are requested with this application.

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 identifies this property between the '*Sub-Urban Residential*' and '*Corridor Mixed-Use*' classifications.

The '*Sub-Urban Residential*' classification is largely comprised of single-family homes, with a range of 5-8 housing units per acre. Lots are generally larger than what is in Urban Residential areas and many streets do not have sidewalks or streetlights. Complementary uses customarily found in residential districts, such as community recreation facilities, places of worship, and schools, may be allowed in areas adjacent to Corridors and Urban Nodes.

The '*Corridor Mixed-Use*' classification is intended to accommodate a blend of vertical and horizontal mix of land uses including commercial, retail, and residential. It is generally expected that all properties fronting the street will be included in this category and density and building heights will step up near Urban Nodes. Adjacent neighborhoods should be buffered where needed.

This Board has historically approved automobile sales uses in this area and found the use to be consistent with existing land use patterns along this vicinity of Laurens Road. Therefore, staff believes the proposed use is consistent with the comprehensive plan.

Staff finds that the proposed use is consistent with 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.*

Although the subject property is already in use as an automobile dealership, the property does not have a previous Special Exception Permit as it was annexed into the city limits after construction completion in 2015. The Applicant has stated their intent to comply with the applicable automobile sales use specific standards and any other applicable requirements set forth in the Land Management Ordinance (LMO) to the maximum extent practical.

The property and the area dedicated to vehicle sales exceeds the minimum two acre requirement and the vehicle display area appears to comply with the use specific standards.

The property abuts multifamily residential along the northern and western borders, however only the northern portion is zoned residential.

The proposed service building will not face the street or the residential zoning district to the north. All service activities will occur inside the building.

No changes related to a public address system or refuse collection were noted in the application or plans. New exterior site lighting is proposed. Although the use specific standards for exterior lighting will not apply to this property as it does not abut single family residential, illumination and fixtures will be required to meet the standards in the Land Management Ordinance to reduce any impact to adjacent properties.

The provided plans indicate that an approximate 10ft deep landscape buffer will be provided along this property line. Due to a considerable change in grade between the subject property and the residential property, the Applicant has indicated that an enhanced landscape buffer will be more effective than a six-foot high masonry wall. The Applicant has stated they will provide a six-foot high "dog eared" style wooden fence to comply with the fencing requirement and will work with Urban Design staff to improve the proposed landscape selection. Staff supports these improvements.

No outdoor storage is proposed.

Staff finds that the proposed use generally 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:** Telecommunications tower and automobile sales (Greenville County C-2, Commercial district)
- North:** Multifamily residential (RM-2, Single-and multi-family residential district)
- West:** Multifamily residential (C-3, Regional commercial district)
Self-service storage (Greenville County C-2, Commercial district)
- South:** Vacant across Duvall Drive right-of-way (C-3, Regional commercial district)

The subject property is located just off Laurens Road, along the stretch commonly known as the motor mile. Adjacent properties contain multifamily residential or non-residential uses.

Landscape buffers and screens along the residential buffers are already present and will be extended where required to mitigate any negative impacts of the proposed expansion.

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

4. Design does not have substantial adverse impact

The proposed use is required to meet all applicable use-specific standards which are intended to minimize adverse impacts on the surrounding areas. No adverse visual or glare impacts are anticipated. New exterior lighting is proposed but will be required to comply with the Land Management Ordinance illumination and fixture requirements. Screening and fencing should minimize visibility into the site from the residential dwellings. Parking and service areas for the property are existing and will be expanded to better serve the use. No adverse impacts are anticipated regarding delivery, parking, loading, and odors. No changes to delivery patterns were noted and trash will be handled through existing collection. The use is not anticipated to create a nuisance.

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*: White Investments of Greenville

* _____
Name Title / Organization

permit may be limited to this entity. _____

APPLICANT'S REPRESENTATIVE: Joe Delaney - KEEL concepts
(Optional) _____

Name Title / Organization

MAILING ADDRESS: PO Box 3746, Greenville SC 29608

PHONE: 864-900-2262 **EMAIL:** joe@keelconcepts.com

PROPERTY OWNER: White Investments of Greenville

MAILING ADDRESS: 100 Buvall Drive, Greenville SC 29607

PHONE: 864-900-2262 **EMAIL:** joe@keelconcepts.com

PROPERTY INFORMATION

STREET ADDRESS: 200 Duvall Street, Greenville SC 29607

TAX PARCEL #: 0272000101500 **ACREAGE:** 4.8 **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:

Use Category = Vehicle Sales and Service

Use Type = Automobile Repair & Automobile Wash and Detailing

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.

6/21/2022

6/21/2022

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.

The property is in the "corridor mixed-use" land category and aligns with the horizontal retail use. This property is an existing Audi dealership and is part of the well established motor mile corridor of Greenville.

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

19-4.3.3 (G) 3 (c) SERVICE AREAS: Automobile service areas shall take place entirely within the enclosed building. Service bay or garage doors do not face the public right of way or residential zoned property.

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 proposed building is an accessory use to the primary existing structure which is a vehicle sales and service use.

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 proposed use is exactly the same as the existing building use which has not been a nuisance to adjacent lands.

**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.

The proposed use is equal to the existing use (Audi Dealership) and in character with the other 15 car dealerships along the motor mile.

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).

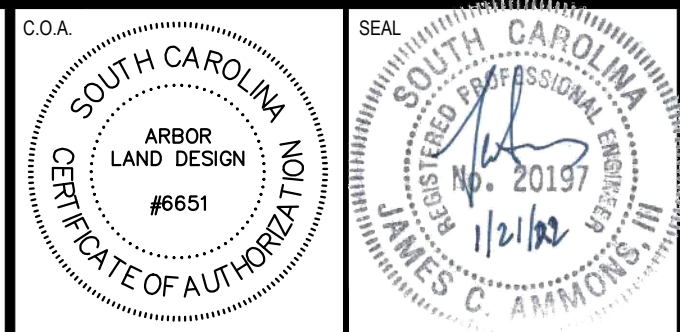
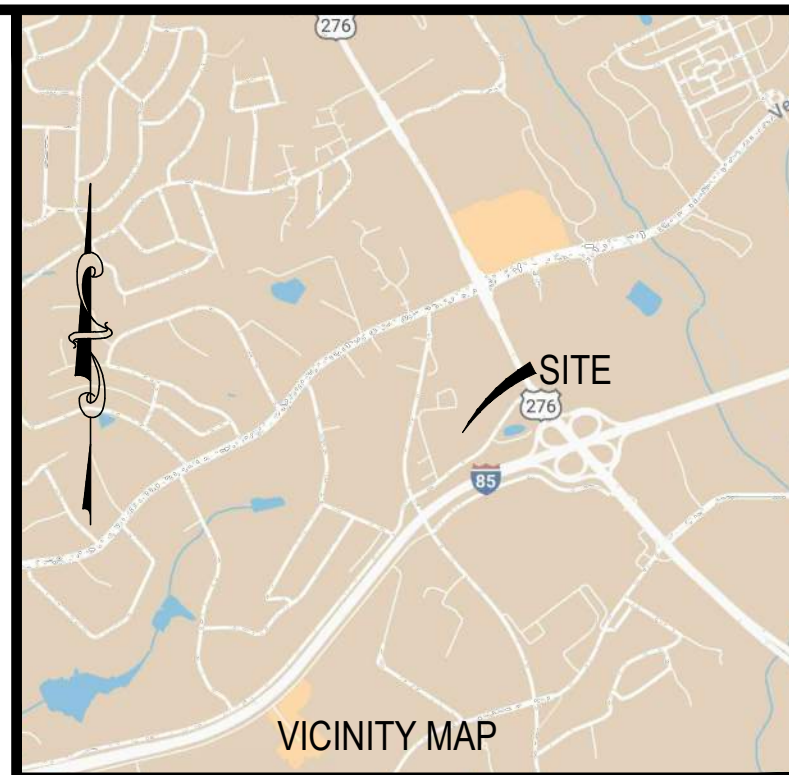
The neighboring properties are accustomed to the nonconforming use by virtue that it has existed since 2015 and has not injured the use of adjacent lands.

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

Yes

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

Yes

[illegible]

LEGEND

- MH/JB - MANHOLE/JUNCTION BOX
 DMH/JB - DROP MANHOLE/JUNCTION BOX
 OS/JB - OUTLET STRUCTURE/JUNCTION BOX
 EXCI - EXISTING CURB INLET
 CI - CURB INLET
 DCI - DROP CURB INLET
 GI - GRATE INLET
 IP - INLET PIPE
 OP - OUTLET PIPE
 OP - OUTLET DRAIN LINE
 SD - PROPOSED STORM DRAIN LINE
 L-D - LIMITS OF DISTURBANCE
 L - LIMITS OF DISTURBANCE
 C - SILENT FENCE
 DRAINAGE AREA LINES
 TEMPORARY INLET PROTECTION
 RIP-RAP
 EXISTING CONTOUR
 PROPOSED CONTOUR
 +100.0
 +100.0
 +100.0
 EX. WATER LINE
 W - WATER VALVE
 EX. WATER VALVE
 EX. SANITARY SEWER MANHOLE
 EX. SANITARY SEWER LINE
 PROPOSED SANITARY SEWER MANHOLE
 PROPOSED SANITARY SEWER LINE
 PROPOSED SANITARY SEWER SERVICE
 FLOW ARROW

AUDI
MAINTENANCE BUILDING

GREENVILLE SOUTH CAROLINA

SITE & UTILITY PLAN

DRAWN:	SJL	DATE:	08.20.2021
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DESIGN:	JICA	HORIZONTAL SCALE:	1:30
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APPROVED:	JCA	VERTICAL SCALE:	-
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GRAPHIC SCALE

SCALE: 1"=30'

21051

DRAWING NO.	
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C 105

C-03 5 OF 11

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UTILITY NOTES:

1. All sanitary sewer construction shall be in accordance with the latest edition of the local sewer authority standards and the requirements of the S.C.D.H.E.C. The contractor shall coordinate the installation, inspections, and testing with the Local Sewer Sub-District.
2. The Contractor shall be responsible for protecting property pins and shall pay the surveyor to replace any pins removed or disturbed.
3. All sanitary sewer pipes are to be 8" diameter PVC unless noted otherwise.
4. Contractor to adjust manhole tops to match finished grade except where noted otherwise.
5. The Contractor shall verify the slope and invert elevations shown on the plan and profile for each run of pipe between manhole prior to installation of new pipe.
6. The Contractor shall be responsible for coordinating inspection times prior to starting construction.
7. The Contractor is to notify the local sewer authority at least 72 hours prior to beginning construction.
8. The Contractor shall provide an "as-built" survey of all manhole locations, top elevations, and invert elevation for each run of pipe to the engineer prior to payment.
9. Minimum service separation is 4' center-to-center.
10. All sanitary sewer services to be 6" with a minimum slope of 1.0%.
11. All sanitary sewer service lines with less than 24" cover shall be D.I.P.
12. Cleanouts are required on all sanitary sewer services at 75' intervals (maximum).
13. All sanitary sewer services shall connect to the sanitary sewer main at an angle of 45° (see detail).
14. If the installation of cable, electric, and natural gas are not installed within the limits of disturbance, show on this plan. The plans shall be modified to show the new limits.
15. The Contractor shall be responsible for all demolition and removal of waste.
16. All storm drain inlet protection shall be maintained by the utility contractor during the utility installation.

NOTE:
SEE SANITARY SEWER
PLAN & PROFILE SHEET
FOR OFF-SITE SEWER.

SITE RETAINING WALL NOTES

- ALL RETAINING WALLS TO BE DESIGNED BY OTHERS.
 - TOP AND BOTTOM ELEVATION VARIES.
 - SEE GRADING PLAN FOR ADDITIONAL INFORMATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FOR APPROVAL PRIOR TO CONSTRUCTION.
-
- ALL RETAINING WALLS GREATER THAN 30" IN HEIGHT SHALL HAVE SECURITY FENCING ALONG THE TOP.

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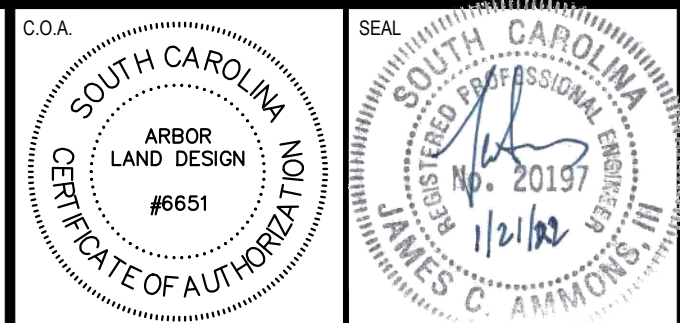
- © 2015 Arbor Engineering, Inc.

N/F
JAMESTOWN POINTE
DB 1585
PG 663
TMS: 0272000101702

C4-DMH/JB/JB
TOP 987.50
INV IN 978.9 (C2-WH)
INV IN 968.2 (C3-JC)
INV OUT 968.2

300'

X



LEGEND

	MH/JB - MANHOLE/JUNCTION BOX
	DMH/JB - DROP MANHOLE/JUNCTION BOX
	OS/JB - OUTLET STRUCTURE/JUNCTION BOX
	EXCI - EXISTING CURB INLET
	CI - CURB INLET
	DCI - DROP CURB INLET
	GI - GRATE INLET
	IP - INLET PIPE
	OP - OUTLET PIPE
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	LIMITS OF DISTURBANCE
	SILT FENCE
	DRAINAGE AREA LINES
	TEMPORARY INLET PROTECTION
	RIP-RAP
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EX. WATER LINE
	PROPOSED WATER LINE
	WATER VALVE
	EX. SANITARY SEWER MANHOLE
	EX. SANITARY SEWER LINE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER LINE
	PROPOSED 6" SANITARY SEWER SERVICE
	FLOW ARROW

GREENVILLE SOUTH CAROLINA

DRAWN:	SJL	DATE:	08.20.2021
DESIGN:	JCA	HORIZONTAL SCALE:	1:20
APPROVED:	JCA	VERTICAL SCALE:	-

GRAPHIC SCALE
20' 0' 20' 40'
SCALE: 1"=20'

JOB NO. 21051

DRAWING NO.	
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C-103

[illegible]

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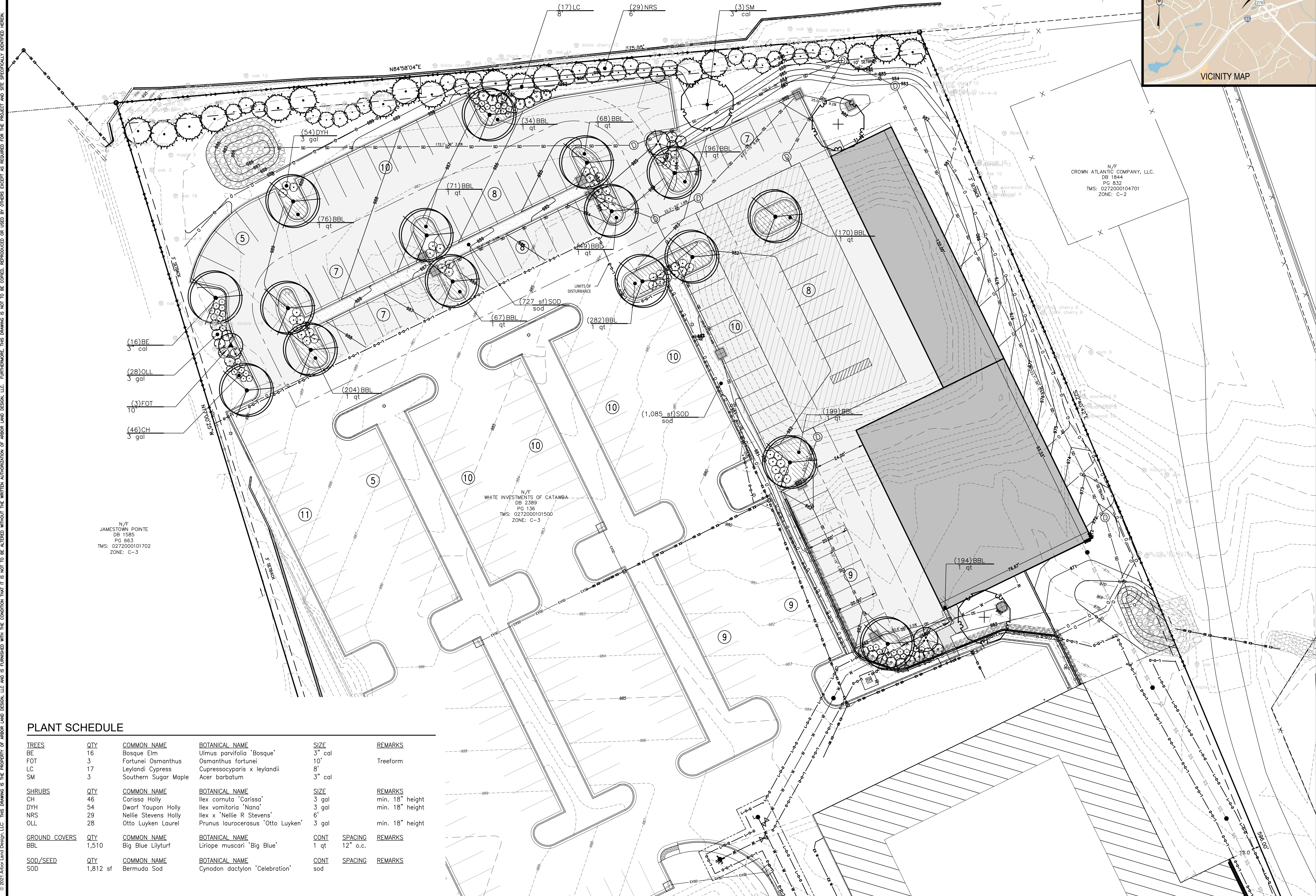
GREENVILLE SOUTH CAROLINA

DRAWN:	SJL	DATE:	January 21, 2022
DESIGN:	SJL	HORIZONTAL SCALE:	1:20
APPROVED:	SJL	VERTICAL SCALE:	

JOB NO. 21051

SHEET NO.

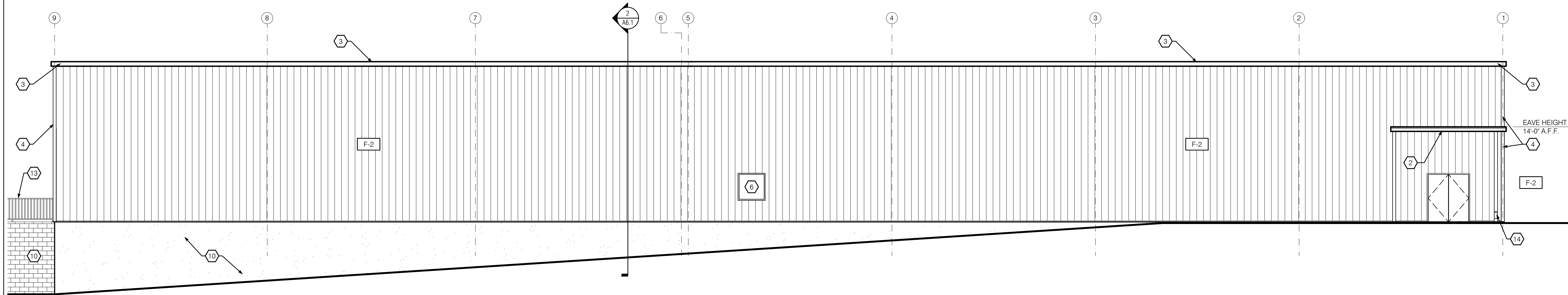
2 OF 3



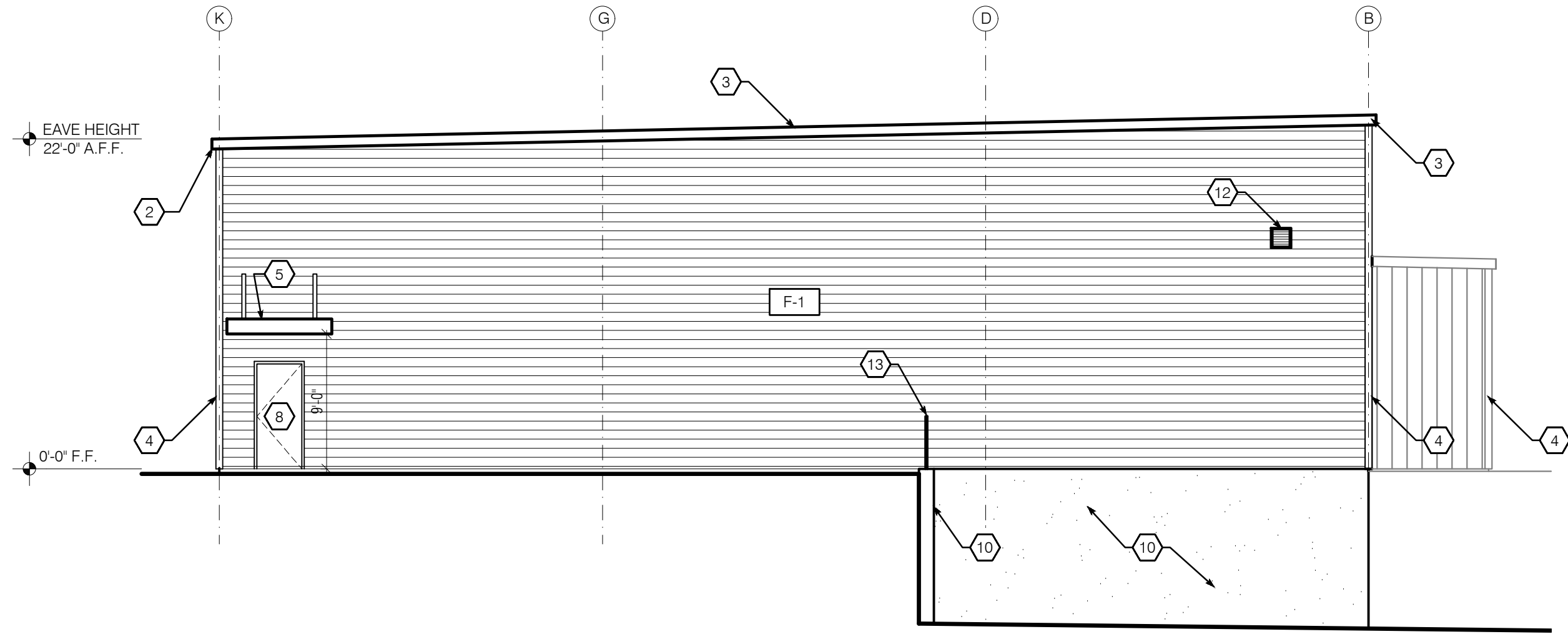
<u>TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>REMARKS</u>	
BE	16	Bosque Elm	Ulmus parvifolia 'Bosque'	3" cal		
FOT	3	Fortunei Osmanthus	Osmanthus fortunei	10'	Treeform	
LC	17	Leylandi Cypress	Cupressocyparis x leylandii	8"		
SM	3	Southern Sugar Maple	Acer barbatum	3" cal		
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>SIZE</u>	<u>REMARKS</u>	
CH	46	Carissa Holly	Ilex cornuta 'Carissa'	3 gal	min. 18" height	
DYH	54	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gal	min. 18" height	
NRS	29	Nellie Stevens Holly	Ilex x 'Nellie R Stevens'	6"		
OLL	28	Otto Luyken Laurel	Prunus laurocerasus 'Otto Luyken'	3 gal	min. 18" height	
<u>GROUND COVERS</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>REMARKS</u>
BBL	1,510	Big Blue Lilyturf	Liriope muscari 'Big Blue'	1 qt	12" o.c.	
<u>SOD/SEED</u>	<u>QTY</u>	<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>REMARKS</u>
SOD	1,812 sf	Bermuda Sod	Cynodon dactylon 'Celebration'	sod		

$$1/8'' = 1'-0''$$

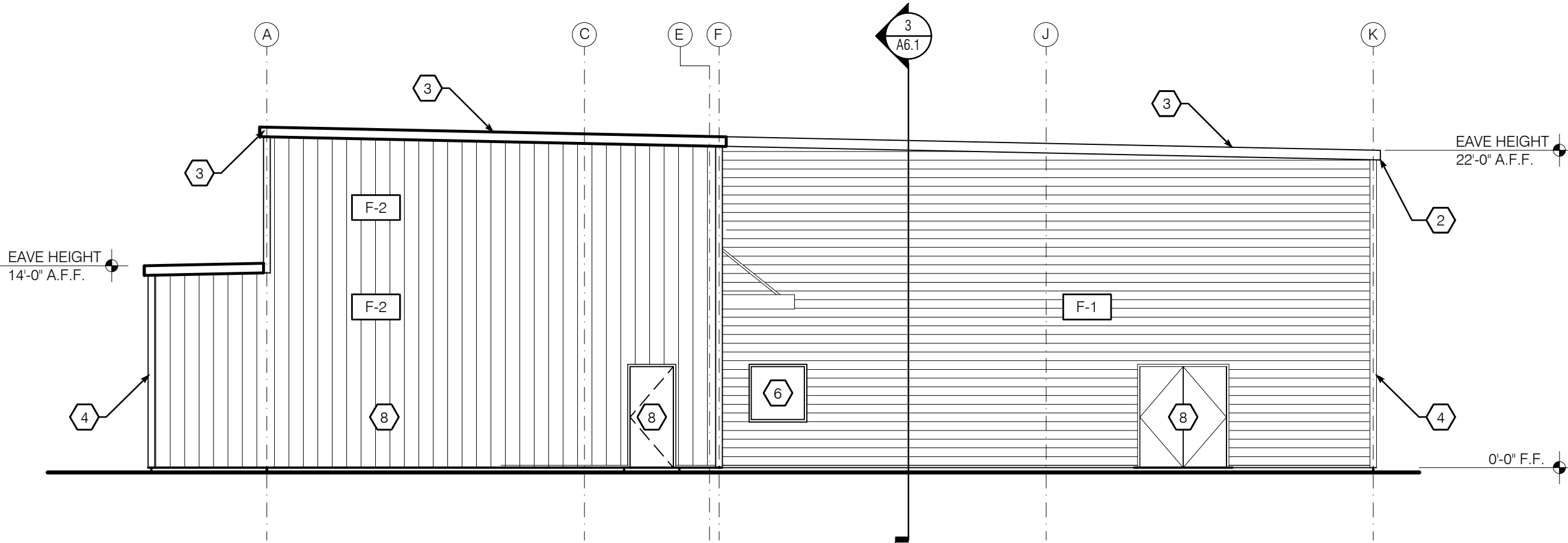
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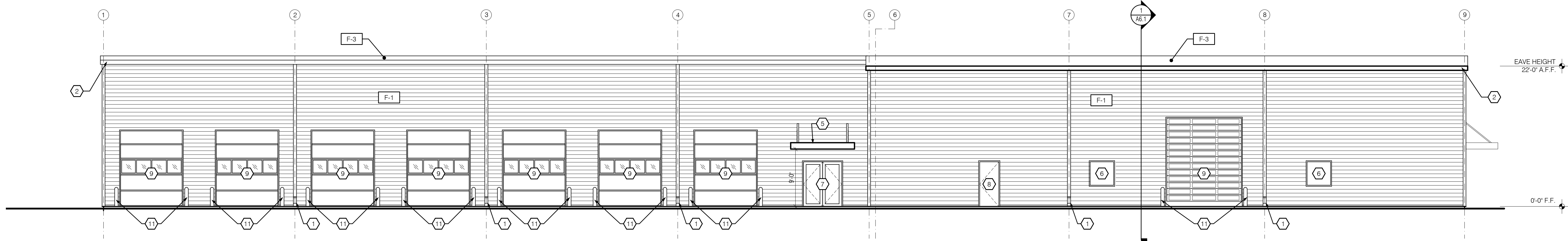
4 REAR ELEVATION
1/8"=1'-0"



2 SIDE ELEVATION
1/8"=1'-0"



3 SIDE ELEVATION
1/8"=1'-0"



1 FRONT ELEVATION
1/8"=1'-0"

GENERAL NOTES

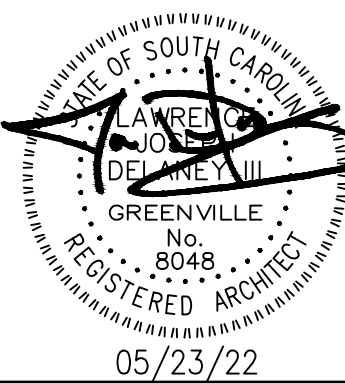
- CONTRACTOR TO CONFIRM/VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES TO CONFIRM THAT SPACE ALLOCATED IS SUFFICIENT.
- PROVIDE CONTROL JOINTS IN ALL EXTERIOR MATERIALS AS REQUIRED BY MANUFACTURER.
- ALL MATERIAL SYMBOLS ARE FOR REPRESENTATIONAL PURPOSE ONLY. CONTRACTOR IS RESPONSIBLE FOR DETERMINING PROPER PATTERN ORIGIN AND COURSING.
- CAULK ALL TRANSITIONS FROM ONE FINISH MATERIAL TO ANOTHER.

EXTERIOR FINISHES

- F-1 24 GA. 7.2 HORIZONTAL METAL PANELS SLATE GRAY
- F-2 26 GA. VERTICAL METAL PANELS WITH KYNAR FINISH SLATE GRAY
- F-3 24 GA. STANDING SEAM METAL ROOF PANELS

KEYED NOTES

- 1 PREFINISHED METAL DOWNSPOUT TO MATCH [F-1] TIE INTO UNDERGROUND STORM DRAINAGE PIPING. REFER TO CIVIL DRAWINGS (UNDER SEPARATE COVER).
- 2 PRE-FINISHED METAL GUTTER. COLOR TO MATCH [F-1]
- 3 PRE-FINISHED STEEL FASCIA. COLOR TO MATCH [F-1]
- 4 PREFINISHED STEEL CORNER TRIM. COLOR TO MATCH [F-1]
- 5 PRE-FINISHED METAL AWNING.
- 6 ALUMINUM STOREFRONT WINDOW. REFER TO SCHEDULE.
- 7 ALUMINUM STOREFRONT ENTRANCE DOOR. REFER TO SCHEDULE.
- 8 DOOR. REFER TO SCHEDULE.
- 9 OVERHEAD DOOR. REFER TO SCHEDULE.
- 10 RETAINING WALL. REFER TO CIVIL DRAWINGS.
- 11 PIPE BOLLARDS, TYPICAL. 8" DIA STEEL CONC. FILLED. PAINT HI-VIS YELLOW.
- 12 EXHAUST FAN FOR EXHAUST SYSTEM. REFER TO MECHANICAL DRAWINGS.
- 13 STEEL GUARDRAIL @ 42" A.F.F. ALONG RETAINING WALL. PAINT.
- 14 PREFINISHED METAL DOWNSPOUT TO MATCH [F-1] DISCHARGE ONTO GRADE WITH SPLASH BLOCK.



STEVE WHITE AUDI
SERVICE BUILDING
GREENVILLE, SC

Job Number:
20078

Date:
23 MAY 2022

Revision # Revision Date

EXTERIOR
ELEVATIONS

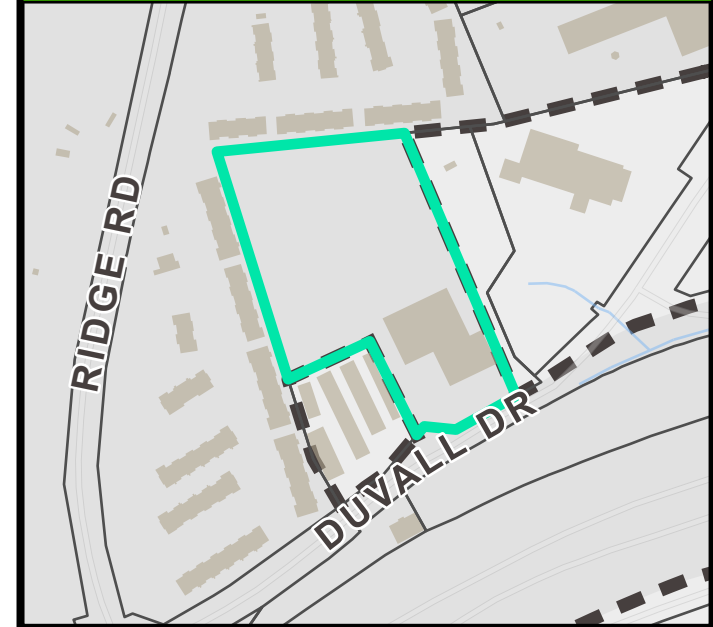
A5.1

S 22-461 • 200 DUVALL DRIVE

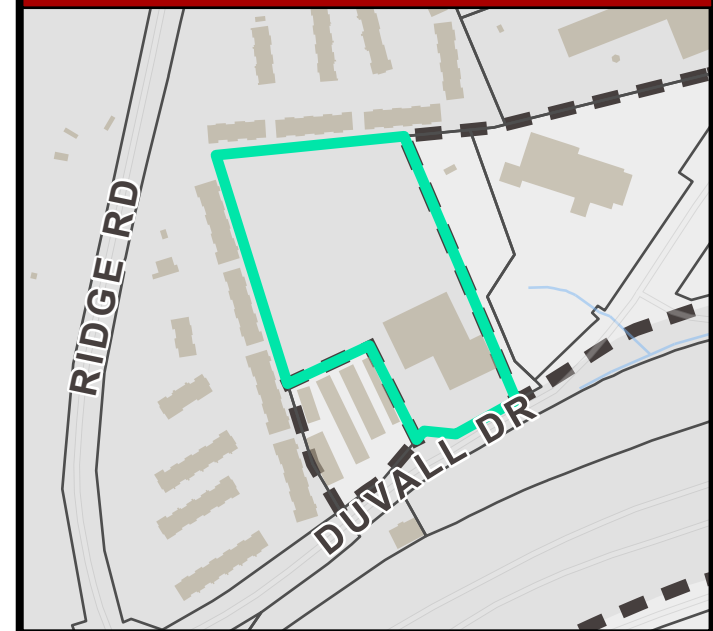
NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



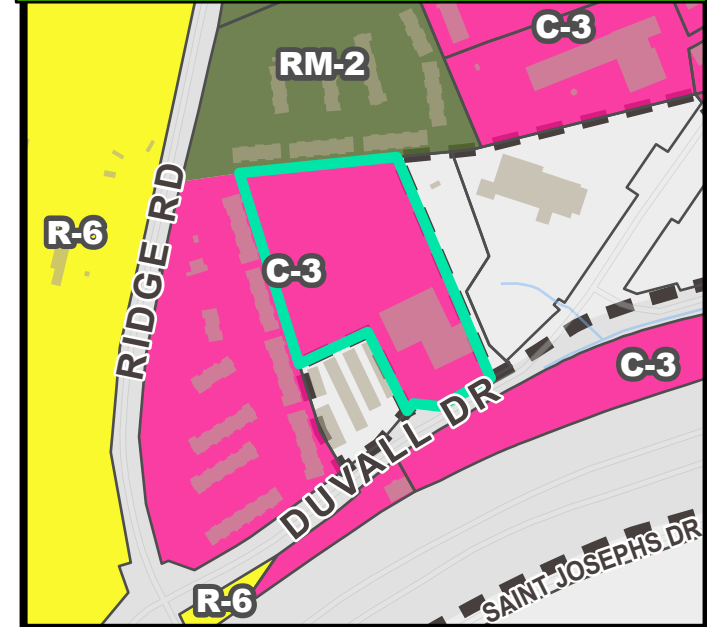
PRESERVATION OVERLAYS



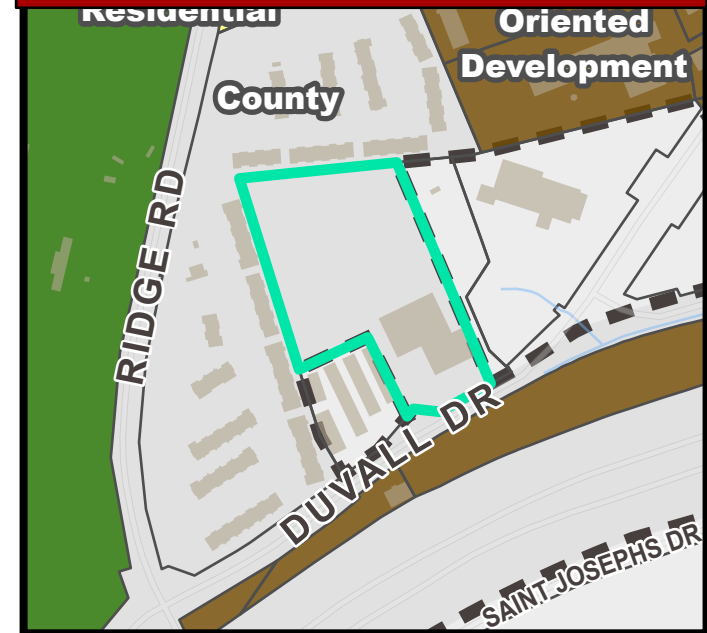
AERIAL VIEW



CURRENT ZONING



FUTURE LAND USE





AGENDA

BOARD OF ZONING APPEALS REGULAR MEETING

Thursday, July 14, 2022 - 4:00 p.m.

Meeting Location:
Greenville Convention Center
1 Exposition Drive

Citizens may access the meeting at the following web address:

<https://www.greenvillesc.gov/meeting>

-
1. Call to Order
 2. Welcome and Opening Remarks from the Chair
 3. Roll Call
 4. Approval of Minutes
 - A. June 7, 2022 – Workshop
 - B. June 9, 2022 – Regular Meeting
 5. Call for Public Notice Affidavit from Applicants
 6. Acceptance of Agenda
 7. Conflict of Interest Statement
 8. OLD BUSINESS
 - A. S 22-265 *Applicant requests deferral to the September 8, 2022 meeting*
Application by James Kearns for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in a C-2, Local commercial district at **108 E STONE AV** (TM# 003400-02-03700)
 9. NEW BUSINESS
 - A. S 22-395
Application by Jayse Brock for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **205 PETTIGRU ST** (TM# 004600-03-01500)
 - B. S 22-408 *Application requests deferral to the August 11, 2022 meeting*
Application by Dodd Caldwell for a **SPECIAL EXCEPTION** to establish a 'Hotel' (short-term rental) use in an OD, Office and institutional district at **18 WILLIAMS ST** (TM# 004500-02-00500)
 - C. S 22-461
Application by White Investments of Greenville dba Audi Greenville (Joe Delaney) for a **SPECIAL EXCEPTION** to expand an 'Automobile Sales' use in a C-3, Regional commercial district at **200 DUVALL DR** (TM# 027200-01-01500)
 10. OTHER BUSINESS
 - A. Staff update on current planning projects
 11. Adjournment