

Board of Zoning Appeals

Official Agenda



AGENDA

BOARD OF ZONING APPEALS

A G E N D A

Regular Meeting

September 8, 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, September 8, 2022 at 4:00 PM at the Prisma Health Welcome Center at Unity Park at 111 Welborn Street. 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. August 9, 2022 – Workshop
 - B. August 11, 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A. S 22-265 *Application withdrawn*

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)

B. S 22-408 *Applicant requests deferral to the October 13, 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)

9. NEW BUSINESS

A. S 22-561 *Application administratively withdrawn*

Application by KVP, Inc. (Krish V. Patel) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-3, Regional commercial district at **255 WADE HAMPTON BLVD** (TM# 018801-11-00600)

B. S 22-572

Application by CAP Camperdown Retail, LLC (Todd Hardaway) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-4, Central business district at **320 FALLS ST** (TM# 006100-03-04107)

Documents:

[22-0572 S 22-572 AGENDA PACKET.PDF](#)

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10. OTHER BUSINESS

A. Staff update on current planning projects

11. Adjournment

Documents:

[09-08-2022 - BZA REGULAR MEETING AGENDA.PDF](#)



**Planning Staff Report to
Board of Zoning Appeals
September 2, 2022**
for the September 8, 2022 Public Hearing

Docket Number:	S 22-572
Applicant:	CAP Camperdown Retail LLC (Erik Weir/Todd Hardaway)
Property Owner:	CAP Camperdown Retail LLC
Property Location:	320 Falls Street
Tax Map Number:	006100-03-04107
Acreage:	2.12
Zoning:	C-4, Central Business District
Proposal:	SPECIAL EXCEPTION to operate a ‘Self-Service Storage’ 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*

Staff Recommendation: Deny

Staff concludes that the application does not comply with the standards to grant a Special Exception Permit for a **‘Self-service storage’** use.

If the Board decides to grant the Permit, Staff recommends the following conditions:

1. The operation of the establishment shall substantially conform to the testimony of the Applicant, CAP Camperdown Retail LLC, the property (TM #006100-03-04107), and the content of the application.
2. The Applicant shall work with the city’s Urban Design staff to ensure compliance with the Downtown Design Guidelines and to change the design to minimize visibility of the units from the street.
3. The Applicant shall work with the city’s Fire Prevention staff to ensure fire apparatus access is maintained to Japanese Dogwood Lane to maintain compliance with the South Carolina Fire Code.

Staff Analysis:

The Applicant, CAP Camperdown Retail LLC, requests a special exception to establish a ‘Self-service storage’ use in the C-4, Central Business District. The subject property is located in the Camperdown development at 320 Falls Street.

Per Sections 19-4.1 (*Table of Uses*), a special exception permit is required for self-service storage facilities in the C-4, Central Business District.

The Camperdown Development is a recently constructed mixed-use development containing a number of buildings and uses, including multifamily residential, office, retail, restaurant, bar, hotel, structured parking, and a pedestrian plaza.

The space to be occupied by the use is located across two floors fronting Falls Street near the intersection with Japanese Dogwood Lane. The spaces are underneath the pedestrian plaza, but above the ground floor on Falls and Japanese Dogwood. Both spaces are existing shell space and have not been occupied since construction. The space on Parking Deck Level 2 (labeled “first level” on the applicant provided plans) will contain approximately 17,823 square feet in net rentable space. The space on Parking Deck Level 1 (labeled “ground level” on the plans) will contain approximately 10,175 square feet in rentable space. No changes to the exterior of the existing building are proposed.

The two spaces can be accessed via elevator or stairwell from the pedestrian plaza. The Parking Deck Level 2 space can be accessed from Falls Street by walking up a set of stairs at the street. Vehicular access and parking to the two spaces will generally come from the parking garage. Loading and unloading for the use will also come from the parking garage. Larger vehicles that are unable to access the garage will be required to use Japanese Dogwood Lane.

During the initial planning of the development of Camperdown, the City and the then property owner/developer entered into a public-private partnership. The public-private partnership was for “a mixed-use development that may include residential, office, hotel, retail, civic, entertainment, a parking garage and other components...” This mix of uses was intended to activate the block and plaza. As part of the shell construction permitting package, the two spaces were proposed to be marketed toward a future “fitness” user. This is referenced on the applicant-provided floor plan. As part of later marketing packages for the development, the spaces appear to have been listed as potential retail opportunities.

According to the Applicant, the two spaces have not had much market interest as they do not directly front a street or plaza and have limited ceiling height. This has led to the current application for a self-service storage use.

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 GVL2040 comprehensive plan identifies the subject property in the ‘Center City’ classification as part of the GVL2040 future land use map. In GVL2040, 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.”

With respect to the downtown area, GVL2040 notes that “future investments and policies are shaped by the Downtown Strategic Master Plan (2019) and at a broader level by the planning principles and priorities of GVL2040.”

The Downtown Strategic Master Plan provides information on market influences, proposes affordable housing and economic development strategies, identifies urban design focus areas, and includes a list of action items.

The subject property falls within the “East Downtown District” focus area of the strategic plan. The East Downtown focus area is mostly the area to the east of Main Street, south of E Washington Street, west of S Church Street and north of the Reedy River. It is viewed by the plan as an area

with an opportunity to build a higher density downtown core in a way that provides complementary economic development to the hospitality and entertainment spine along Main Street.

In its assessment of the area's current conditions the plan states, "while the east-west streets like Broad, Washington, and McBee see new investments and buildings, it is important that the ground floors have active frontages on streets. For example, a pattern is emerging where Spring Street/Falls Street that extends from College Street in the north to Falls Park has virtually no active frontages. Regardless of use, buildings in the downtown must minimize service and parking uses on the ground floor that sterilizes street frontages."

Two short term recommendations in the plan for East Downtown are to:

- Ensure development orients activity and connections towards the public realm
- Set massing and height criteria to address street-level proportions and experiences, skyline views, and relationship to public spaces and the river

Although the use could be viewed as consistent with the GVL 2040 Comprehensive Plan as self-service storage is a compatible use type to identified uses like light manufacturing, the proposed location is within the core of downtown and specifically located in the Strategic Plan's East Downtown urban design focus area. Staff believes the use conflicts with the vision of the Strategic Plan.

Staff finds that the proposed use will not be consistent with the GVL2040 Comprehensive Plan and the Downtown Strategic Master Plan.

2. Complies with use specific standards

There are no use-specific standards for self-service storage uses in Section 19-4.3.

Although it is not listed as a use specific standard, Section 19-4.1.2 states that "no self-service storage facilities shall be authorized at street level with street frontage" in the C-4 zoning district.

Based on the sloping grade of the site and Falls Street, a portion of the "Parking Deck Level 2" space is nearly at street level and the space is accessible by exterior stairs from Falls Street. Although staff does not consider the location to be classified as street level, the view into the space is considerable given this topography.

Staff finds that there are no use-specific standards of the Land Management Ordinance for self-service storage uses. Additionally, the self-service storage use does not activate the street level.

3. Compatibility with the surrounding lands

Adjacent property is zoned and used as follows:

East: Liquor store, office, and surface parking (C-4)

North: Surface parking (C-4)

West: Performing Arts Center (Peace Center) (C-4)

South: Park and structured parking (C-4)

Uses on the subject include a 17-story mixed use building known as Falls Tower, a 10-story, 217-unit apartment building known as DECA apartments, a 192-room hotel under the AC Hotel brand, the Greenville News building, several retail establishments, restaurants and bars, a four-story parking deck, and a central pedestrian plaza.

Adjacent uses include Bouharoun's liquor store, a small office building, commercial, surface and structured parking lots, the Peace Center, and Falls Park.

Although staff believes that the use would not reduce property values and can be classified as a commercial use, the location of this use in the core of downtown is not compatible with the surrounding lands and the uses permitted.

Staff finds that the use will not be compatible with surrounding lands.

4. Design does not have substantial adverse impacts

The Applicant did not propose to make any changes to the exterior of the building and intends to maintain the existing infrastructure on site.

While no changes will be made to the exterior building, the use is expected to be visible from the street, particularly if units are placed along the existing windows which can be considered a visual impact to the building's aesthetics.

Although parking demand is high for the area, a parking garage is present on site, and another is directly adjacent to the property. On-street parking may also be available. Self-service storage uses generally do not generate a high volume of traffic or parking demands. An update to the shared parking plan for the site would be required if the use were approved.

The Applicant indicates that the target clientele for the use would be more local and smaller scale than traditional self-service storage uses, however loading and unloading is still necessary for the use. Loading spaces will be available in the garage, but large vehicles will be required to use Japanese Dogwood Lane. Japanese Dogwood Lane is a city-maintained, local low volume street that primarily functions as a service and fire access to Camperdown, the Peace Center and Falls Park. The Fire Department has expressed concerns about this use causing fire access issues for vehicles that are required to load and unload outside of the garage and is recommending denial of the application at this time.

No substantial adverse impacts are anticipated related to odors, noise, and vibrations. The use is not anticipated to create a public or private nuisance.

Any site or building improvements will require approval of necessary permits under applicable guidelines in the Land Management Ordinance.

Staff finds that the design will have substantial adverse impacts without further mitigation.

Staff Comments and Conditions

Civil Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Environmental Engineer Comments

Recommend: Approve

Comments:

Approved with no comments.

Fire Department Comments

Recommend: Deny, Revisions Required

Comments:

Fire needs a clearer understanding of the potential impact to parking, loading, and unloading of trucks that will not fit in parking garage. Japanese Dogwood is our emergency access to the rear of the Peace Center and this will become more crucial as future development begins.



Office Use Only:

Application# _____ Fees Paid _____

Date Received _____ Accepted By _____

APPLICATION FOR SPECIAL EXCEPTION CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Erik Weir CAP Camperdown Retail, LLC

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

APPLICANT'S REPRESENTATIVE: Todd Hardaway Director of Real Estate
(Optional) _____
Name Title / Organization

MAILING ADDRESS: 201 Riverplace Suite 500, Greenville, SC 29601

PHONE: 864-365-0080 EMAIL: thardaway@wcmglobalwealth.com

PROPERTY OWNER: CAP Camperdown Retail, LLC

MAILING ADDRESS: 201 Riverplace Suite 500, Greenville, SC 29601

PHONE: 864-365-0080 EMAIL: thardaway@wcmglobalwealth.com

PROPERTY INFORMATION

STREET ADDRESS: 320 Falls St., Greenville, SC 29601

TAX PARCEL #: 0061000304107 ACREAGE: 25 Acres ZONING DESIGNATION: C-4

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

2 Floors, consisting of a total of 28,000 SF, in between the parking garage and Falls St., to be converted to self storage. These floors are not street level and can only be entered into through the parking garage and/or by stair/elevator access.

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

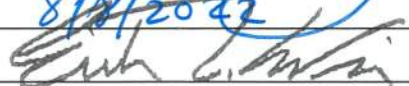

Applicant Signature

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.



8/8/2022

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.

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?

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

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

The storage facility will mainly serve the residents/businesses located in the Camperdown Development. The Development consists of over 240 residents, the AC Marriott hotel, and many businesses. Having the residents utilize onsite storage will cut down on traffic as it will mean less people traveling offsite to storage facilities outside of the Central Business District (CBD).

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

The storage facility will be located in an existing building with all exterior access doors locked at all times with only key card access. Access will only be available through the interior parking garage or by stairs/elevator with key card access.

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 CBD has experienced exponential multifamily growth. Storage is a key amenity to urban living and is a huge need due to the lack of storage facilities in the CBD. Typically, storage facilities are unattractive in nature, but the storage facility will be located in the interior of an attractive downtown-appropriate building.

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.

Storage is a low traffic use. Most loading will occur from the internal garage off of Falls St. or from the loading dock off of Japanese Dogwood Lane, both low traffic areas. The storage is located above street levels so the visual impact through the windows should be low (although the owner is willing to work with the City on any desired visual improvements). Most of the storage would consist of closet sized rooms unlike the large storage spaces found in suburban storage locations. This will minimize the impact of loading/unloading.

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

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.

N/A. Use permitted by special exception

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).

N/A

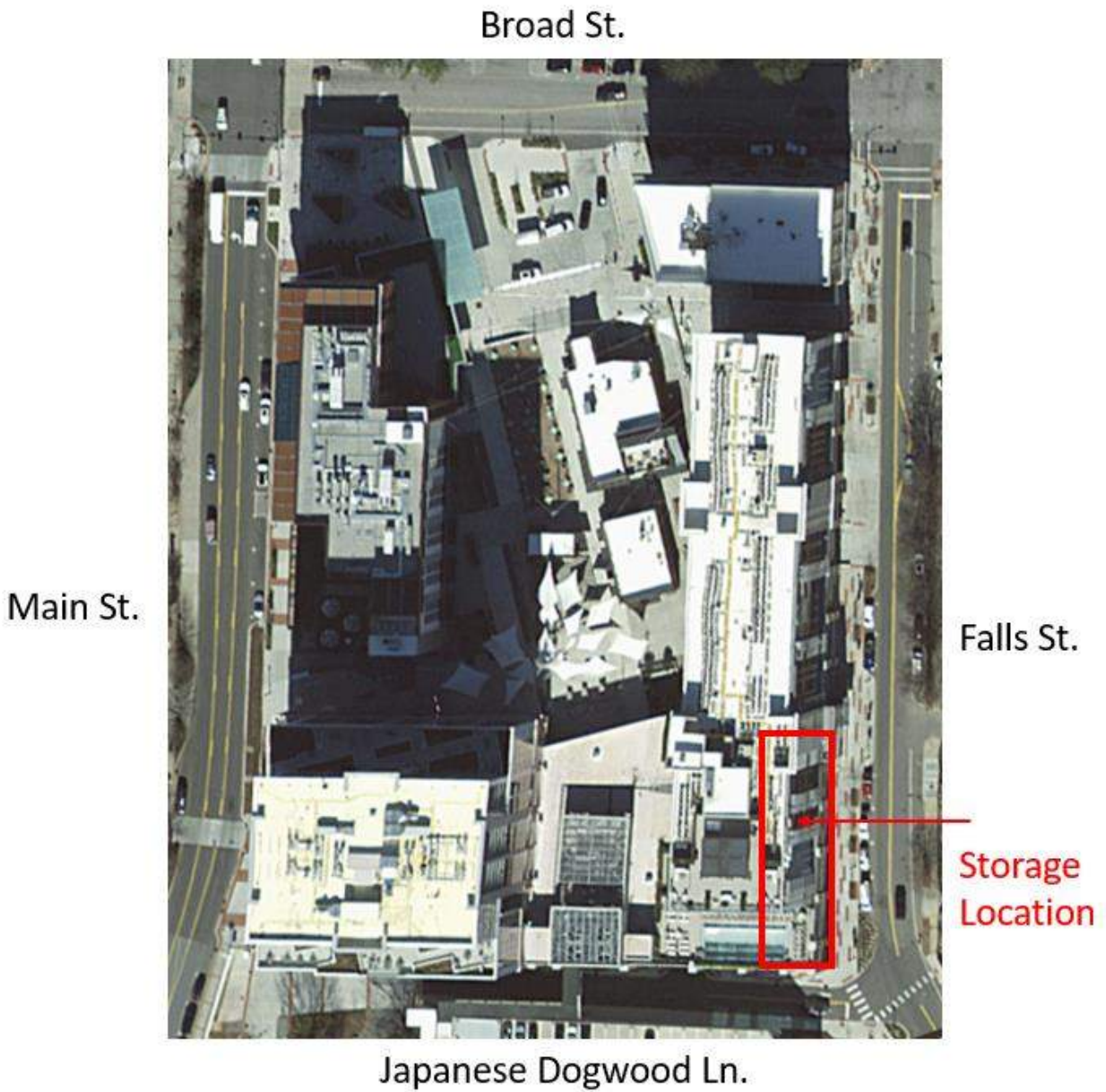
3. IS ADEQUATE INFRASTRUCTURE CAPACITY AVAILABLE TO SERVE THE PROPOSED NONCONFORMING USE?

N/A

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

N/A

Site Locator



Site Locator

Storage viewed
from Falls Street

Storage
Levels



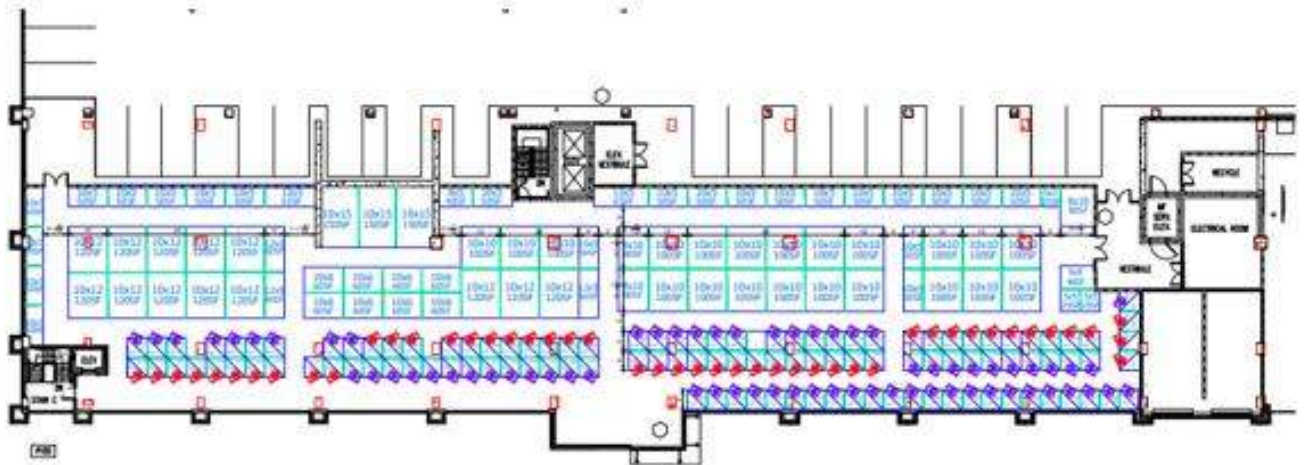
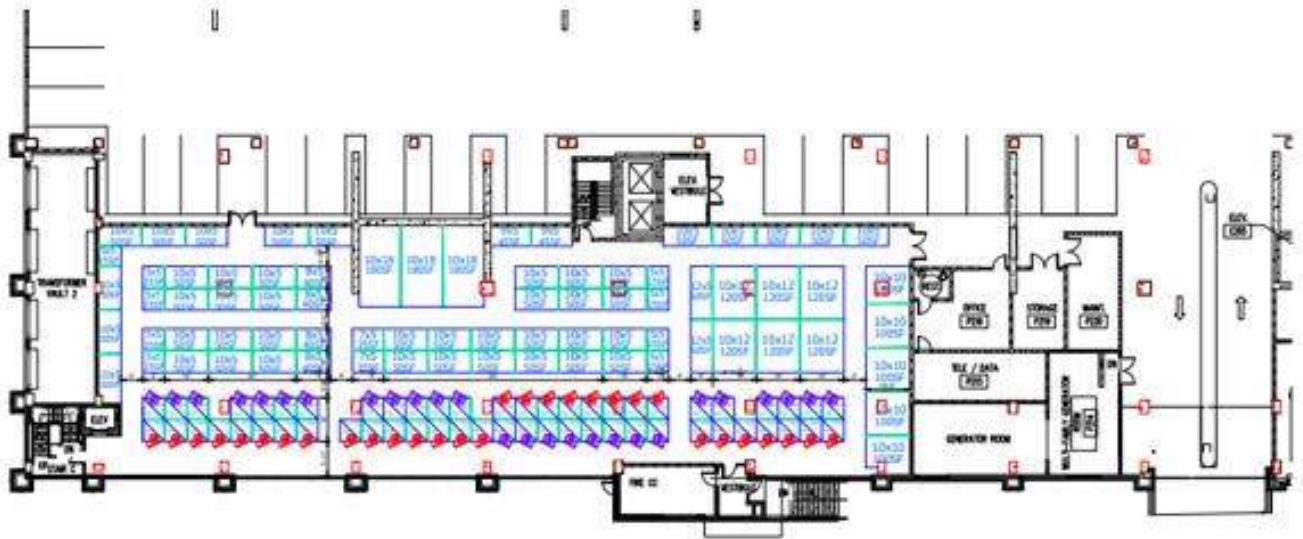
Storage viewed
from Falls Street
looking down
Japanese
Dogwood Lane

Storage
Levels

Loading
Dock



Floor Plans



Garage Access Points



Wayfinding from Plaza

Enter stairs from Plaza

Stairs entrance



Down 1 or 2 levels

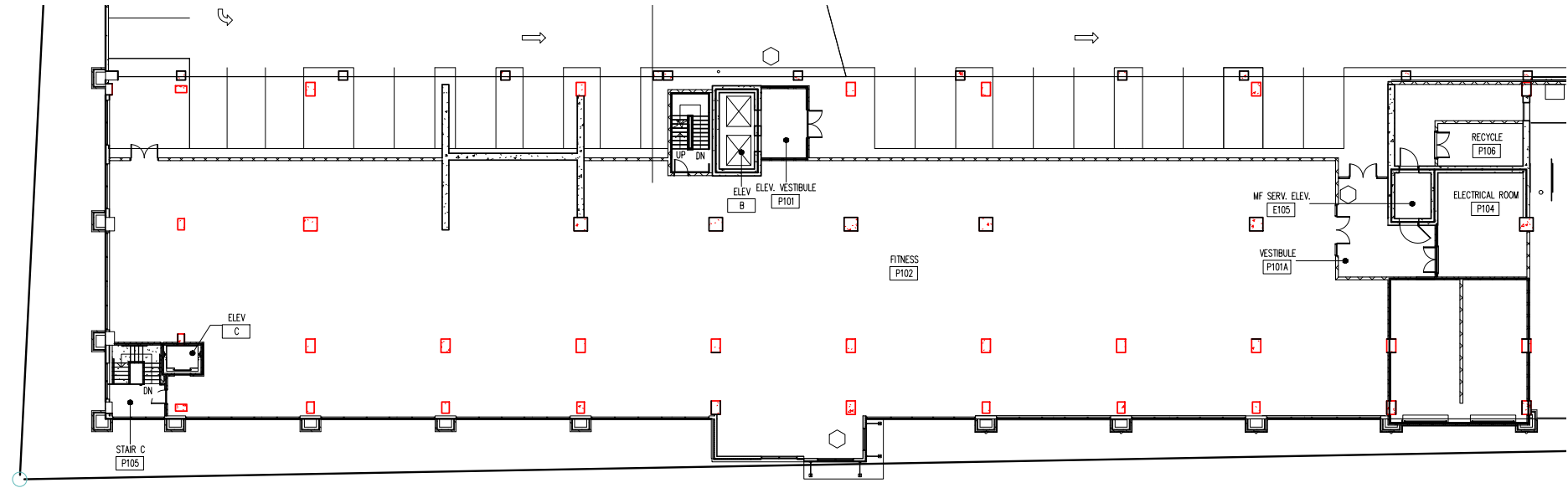
Storage Entrance



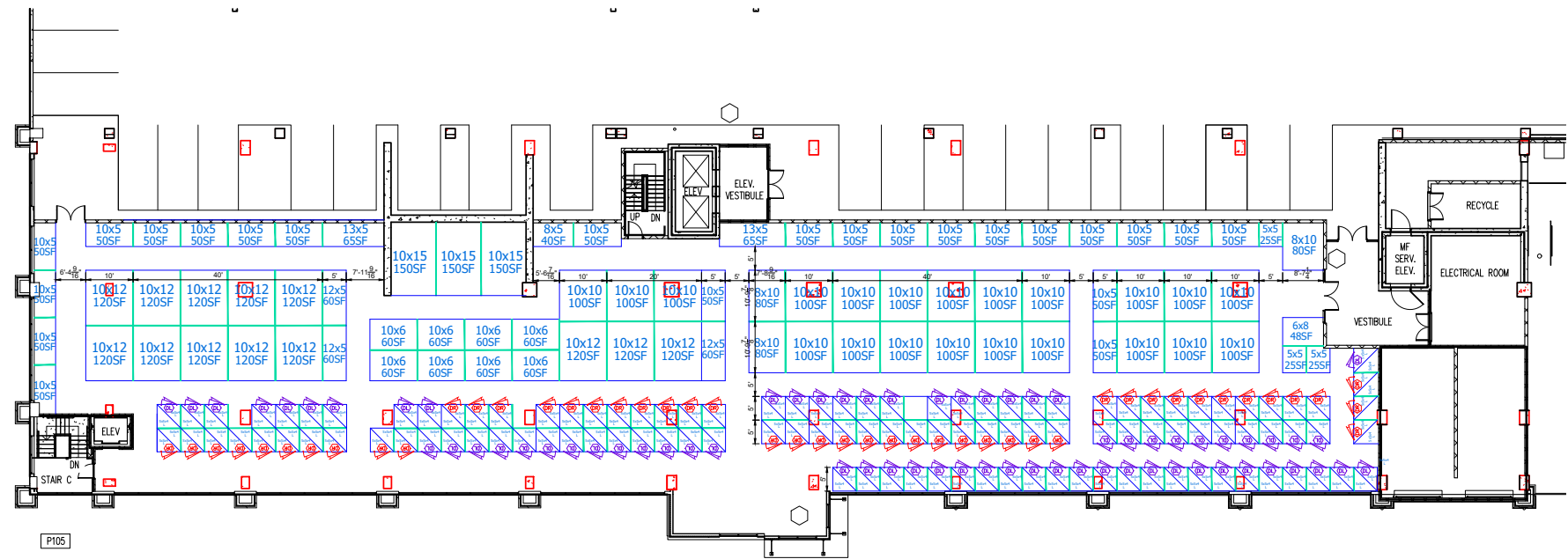
Walk 50 yds to enter
storage space

Low Ceilings (8')





1 Existing Ground Level
J100 Scale: 1/16" = 12" Plan View



1 Proposed Ground Level Unit Mix
J200 Scale: 1/16" = 12" Plan View

Unit Size	Ground Level Approx. S.F.	Qty.
5 x 5 x 4	Locker unit 25 SF	Qty 230
5 X 5	nominal unit 25 SF	Qty 3
6 X 8	nominal unit 48 SF	Qty 1
8 X 5	nominal unit 40 SF	Qty 1
8 X 10	nominal unit 80 SF	Qty 3
10 X 5	nominal unit 50 SF	Qty 23
10 X 6	nominal unit 60 SF	Qty 8
10 X 10	nominal unit 100 SF	Qty 21
10 X 12	nominal unit 120 SF	Qty 13
10 X 15	nominal unit 150 SF	Qty 3
12 X 5	nominal unit 60 SF	Qty 3
13 X 5	nominal unit 65 SF	Qty 2

First Level Net Rentable Space: 17,823 S.F.

First Level Net Rentable Space: 10,175 S.F.

Ground Level Net Rentable Space: 17,823 S.F.

Total Net Rentable Space: 27,998 S.F.

NOTE:
1) BUILDING DIMENSIONS PROVIDED BY CUSTOMER
COMPUTER AIDED DRAWING (CAD) FILES & PDF
ELECTRONIC FILES. BUILDING DIMENSIONS
TO BE VERIFIED PRIOR TO MANUFACTURING
MATERIALS.



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NOTE TO CLIENT, CUSTOMER OR OWNER:
THIS PRELIMINARY UNIT MIX LAYOUT MAY NOT MEET
SOME LOCAL OR NATIONAL BUILDING CODES. IT IS THE
CUSTOMER'S RESPONSIBILITY TO HAVE THE LAYOUT
CHECKED BY A LICENSED ARCHITECT/ENGINEER TO VERIFY
THAT IT MEETS ALL LOCAL CODES INCLUDING, BUT NOT
LIMITED TO, SEISMIC, WIND, AND ACTUAL DIMENSIONS MAY VARY
DEPENDENT ON BUILDING DIMENSIONS AND RESTRICTIONS.
"EXCLUDES ANY ADA REQUIREMENTS"
IT IS THE OWNER'S RESPONSIBILITY TO
MAKE THE UNITS ADA ACCESSIBLE AND
DESIGNATE WHICH UNITS ARE TO BE
ASSIGNED AS SUCH.

Drawn For: David Vaughan

Janus Print Number

55153

Store Number

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Rev # Date

Rev-01 10/13/2021

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Drawn On 9/6/2021

Drawn By T.Tomlinson

Checked By M.W.

J100

SHEET 1 of 2



Color Coded Drawing- Plot/Print in Color



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LIMITED TO, ANY REQUIREMENTS FOR UNIT MIX, UNIT
SIZES, AND ACTUAL DIMENSIONS. ANY VARIATION
FROM THE PRELIMINARY LAYOUT IS THE CUSTOMER'S
RESPONSIBILITY. THIS PLAN IS NOT TO BE USED FOR
CONSTRUCTION OR AS A BASIS FOR ANY OTHER
DESIGN OR CONSTRUCTION. IT IS THE OWNER'S
RESPONSIBILITY TO MAKE THE UNITS ADA ACCESSIBLE
AND DESIGNATE WHICH UNITS ARE TO BE
ASSIGNED AS SUCH.

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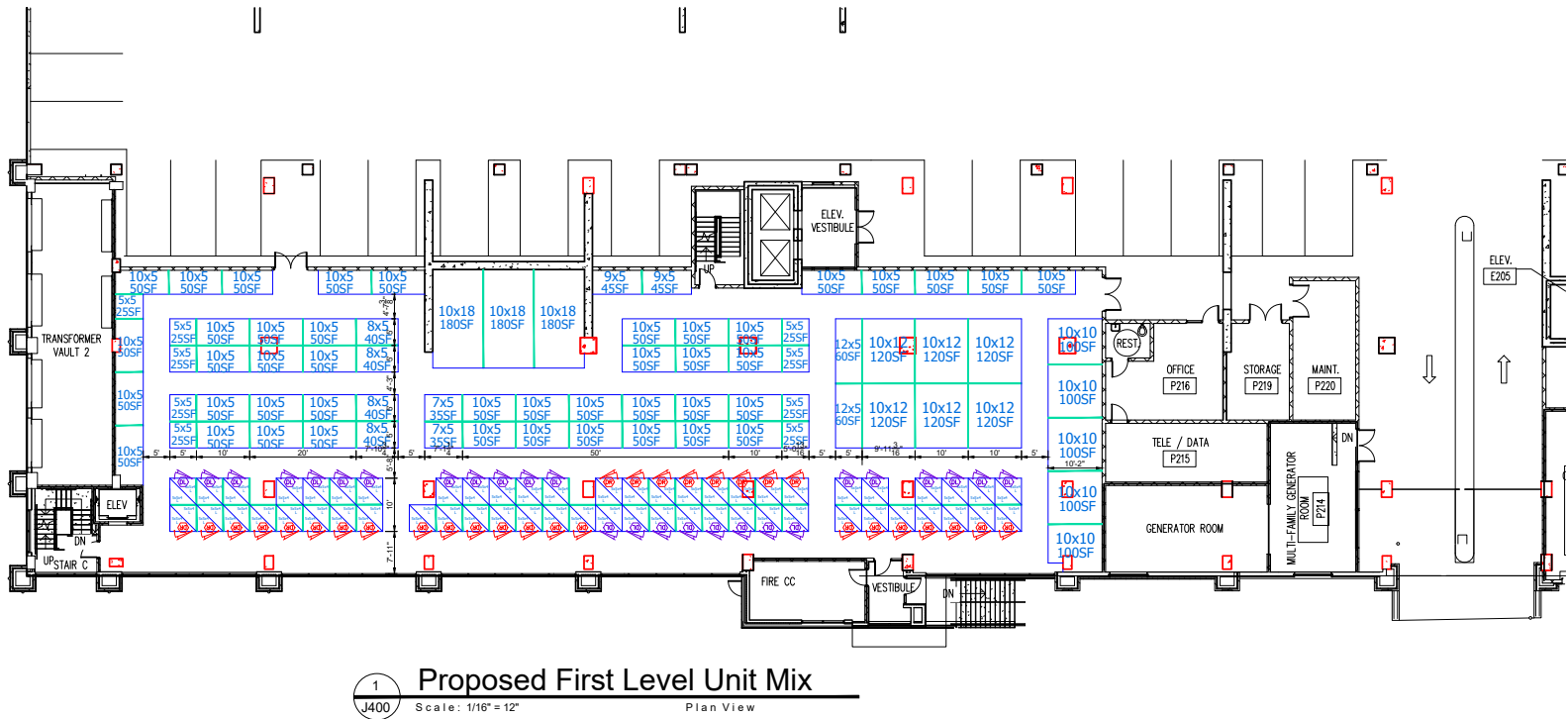
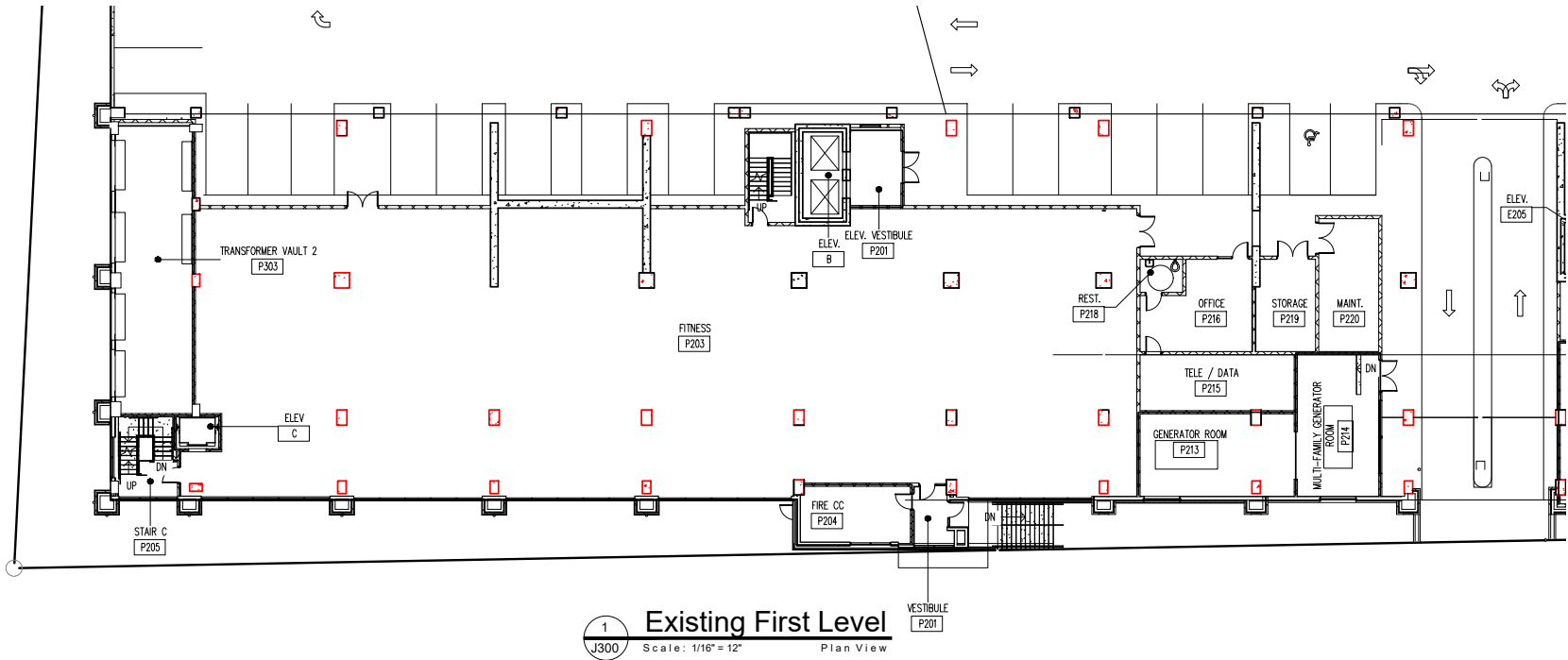
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Unit Size	First Level Approx. S.F.	Qty.
5 x 5 x 4	Locker unit 25 SF	Qty 112
5 X 5	nominal unit 25 SF	Qty 9
7 X 5	nominal unit 35 SF	Qty 2
8 X 5	nominal unit 40 SF	Qty 4
9 X 5	nominal unit 45 SF	Qty 2
10 X 5	nominal unit 50 SF	Qty 43
10 X 10	nominal unit 100 SF	Qty 5
10 X 12	nominal unit 120 SF	Qty 6
10 X 18	nominal unit 180 SF	Qty 3
12 X 5	nominal unit 60 SF	Qty 2

First Level Net Rentable Space: 10,175 S.F.

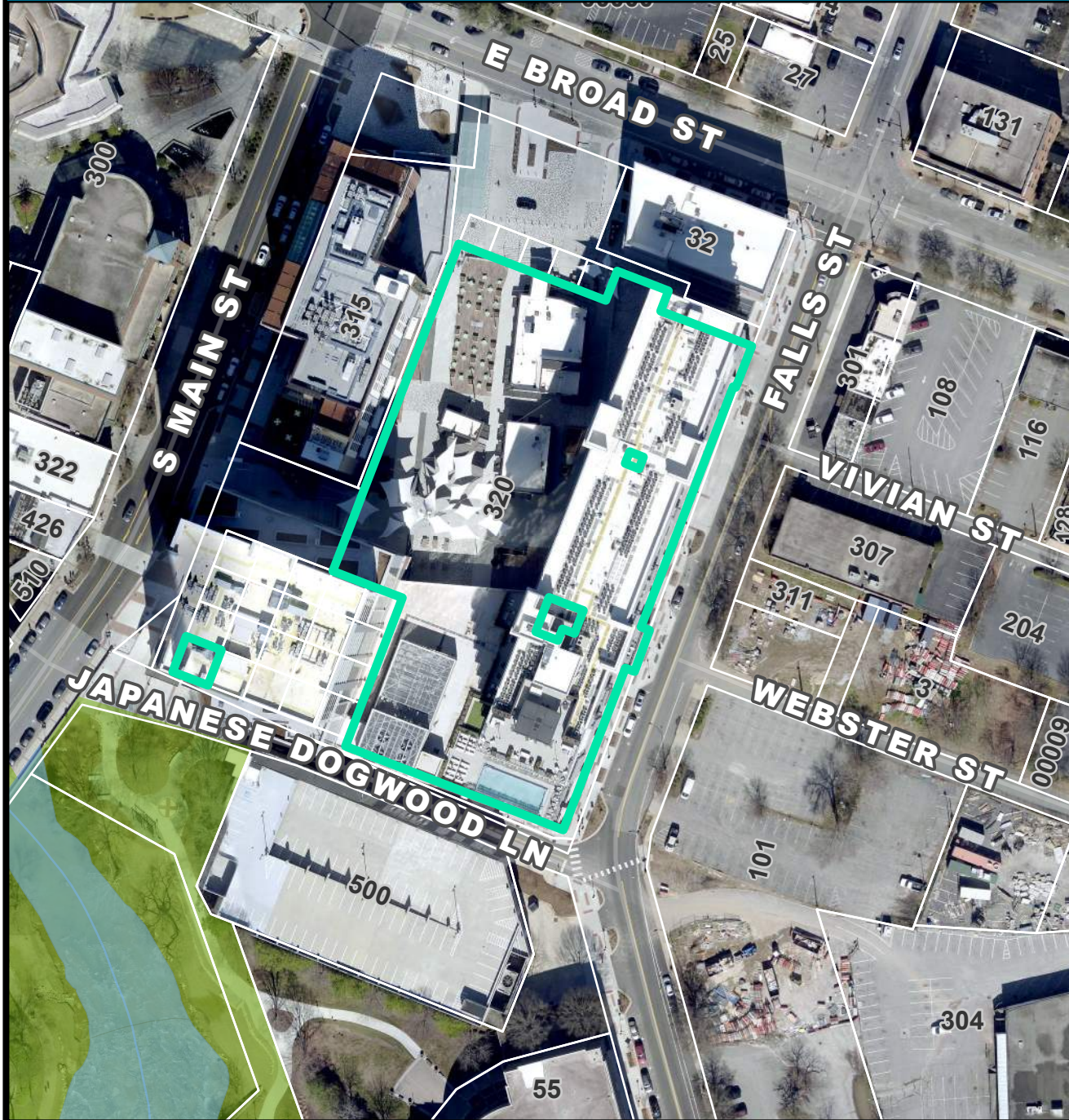
First Level Net Rentable Space: 10,175 S.F.
Ground Level Net Rentable Space: 17,823 S.F.
Total Net Rentable Space: 27,998 S.F.

NOTE:
1) BUILDING DIMENSIONS PROVIDED BY CUSTOMER
COMPUTER AIDED DRAWING (CAD) FILES & PDF
ELECTRONIC FILES. BUILDING DIMENSIONS
TO BE VERIFIED PRIOR TO MANUFACTURING
MATERIALS.

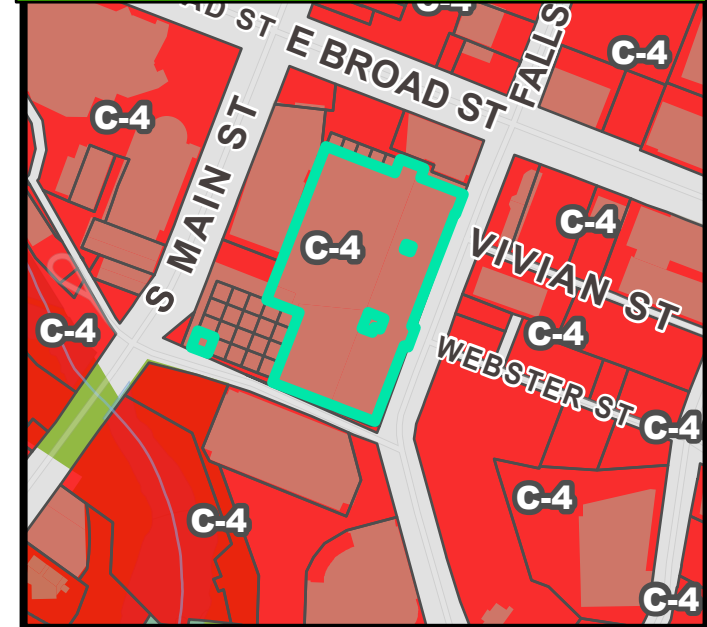


Color Coded Drawing- Plot/Print in Color

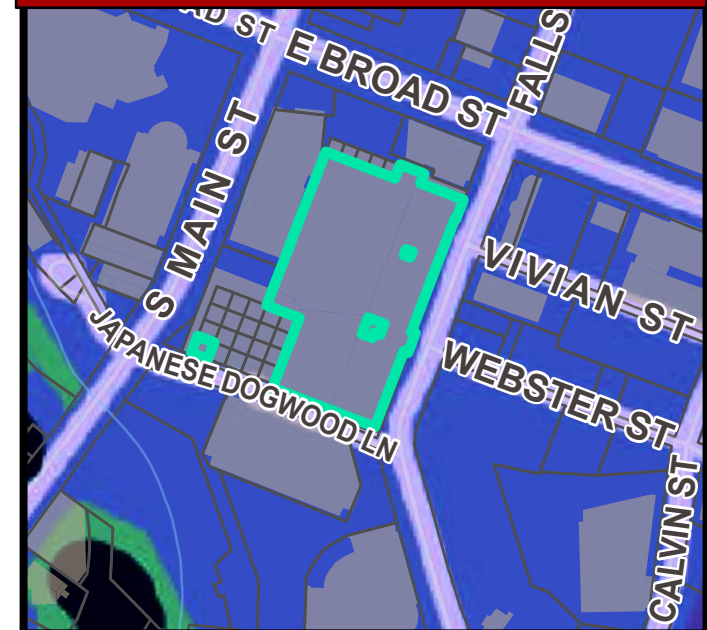
AERIAL VIEW



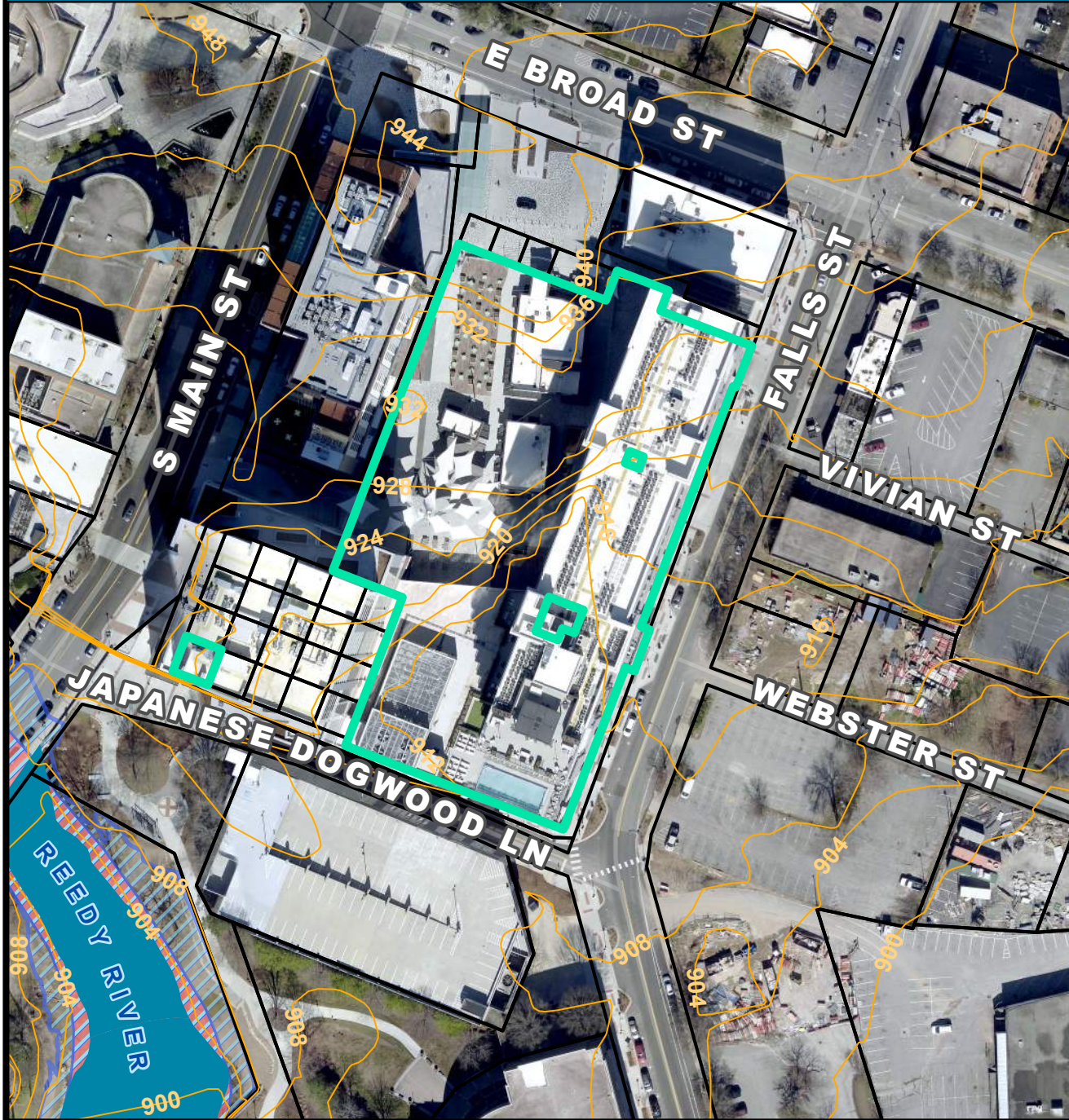
CURRENT ZONING



FUTURE LAND USE



NATURAL / ENVIRONMENTAL FEATURES



SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





AGENDA

BOARD OF ZONING APPEALS REGULAR MEETING

Thursday, September 8, 2022 - 4:00 p.m.

Meeting Location:
Prisma Health Welcome Center at Unity Park
111 Welborn Street
Greenville, South Carolina, 29601

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. August 9, 2022 – Workshop
 - B. August 11, 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 *Application withdrawn*
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)
 - B. S 22-408 *Applicant requests deferral to the October 13, 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)
 9. NEW BUSINESS
 - A. S 22-561 *Application administratively withdrawn*
Application by KVP, Inc. (Krish V. Patel) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-3, Regional commercial district at **255 WADE HAMPTON BLVD** (TM# 018801-11-00600)
 - B. S 22-572
Application by CAP Camperdown Retail, LLC (Todd Hardaway) for a **SPECIAL EXCEPTION** to establish a 'Self-service storage' use in a C-4, Central business district at **320 FALLS ST** (TM# 006100-03-04107)
 10. OTHER BUSINESS
 - A. Staff update on current planning projects
 11. Adjournment