APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: The Church of the Redeemer

Name

Title / Organization

permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Wallace Lightsey

Name

Senior Warden

Title / Organization

(Optional)

MAILING ADDRESS: 120 Mauldin Road, Greenville, SC 29605

PHONE: 864-277-4562 EMAIL: wlightsey@wyche.com; parishadmin@corisc.org

PROPERTY OWNER: The Church of the Redeemer

MAILING ADDRESS: 120 Mauldin Road, Greenville, SC 29605

PHONE: 864-277-4562 EMAIL: parishadmin@corisc.org

PROPERTY INFORMATION

STREET ADDRESS: 120 Mauldin Road, Greenville, SC 29605

TAX PARCEL #: M015010200100 ACREAGE: 4.12 ZONING DESIGNATION: C-2

REQUEST

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

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 ☑ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

APPLICANT / REPRESENTATIVE SIGNATURE
DATE
PROPERTY OWNER SIGNATURE
DATE

Revised 7/24/15
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 affected parcel is a small garden-like area, approximately 20' by 50' within the larger church property, which is already park-like. Accordingly, it is entirely consistent with the Comprehensive Plan. See attached addendum.

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

N.A.

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 affected parcel will be small and garden-like, with minimal landscaping and no building structures.

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

The requested use will have no effect on adjacent lands whatsoever. It will have very little traffic, all pedestrian, no odors, noise, parking/loading, or vibration.
Addendum to Question 1

The 2011 Augusta Road Master Plan, which encompasses the area in question, specifically notes that this area has “[a] variety of uses and development patterns,” including “schools, churches, parks, a community center and a public library.” Augusta Road Master Plan, p. 1. The proposed use supports Goal 1 (“Maintain and strengthen existing neighborhoods”) and Goal 2 (“Enhance and beautify ‘gateway’ into the city”), and does not conflict with or undermine in any way the other goals of the Plan. Given the small size of the proposed pet cemetery, and the fact that its appearance will be identical in character with the existing park-like setting of the church property in which it will be placed, it will have no negative impact on the existing or any surrounding properties, but to the contrary will enhance and beautify those properties.
Medlin Rd

Lydia St

Church of the Redeemer

Augusta Road | Ramsey
Family Branch Library

Furniture

New QT

First Cash Pawn

La Rosa Nightclub

Map data ©2019 Google  50 ft

Site for proposed pet cemetery

https://www.google.com/maps/@34.8044301,-82.3771709,19z
APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE*: Greenville County Schools  
Name: Mike Chatman  
Title / Organization: Facilities Department / Greenville County Schools

APPLICANT'S REPRESENTATIVE: Larry Barthelemy, P.E.  
(Optional)  
Name:  
Title / Organization: Partner / ADC Engineering, Inc.

MAILING ADDRESS: 25 Woods Lake Road, Suite 210, Greenville, SC 29607

PHONE: (864) 751-9121  
EMAIL: larryb@adcengineering.com

PROPERTY OWNER: Greenville County Schools

MAILING ADDRESS: 2 Space Drive, Taylors, SC 29687

PHONE: (864) 355-8395  
EMAIL: mchatman@greenville.k12.sc.us

PROPERTY INFORMATION
STREET ADDRESS: Solomon Circle, 424 Summit Drive & 422 Summit Drive

TAX PARCEL #: 0185000200702  
ACREAGE: 2.606  
ZONING DESIGNATION: R-6 (currently RM-2)  
0185000200300  
10.322  
0.42  
R-6  
R-6

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

DESCRIPTION OF PROPOSED LAND USE:
The property will be used as an educational facility (expansion of Summit Drive Elementary School).

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.

Revised 7/24/15
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.

[Signature]
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.

[Signature]
APPLICANT / REPRESENTATIVE SIGNATURE
DATE

[Signature]
PROPERTY OWNER SIGNATURE
DATE

Revised 7/24/15
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 supplemental document.

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

See attached supplemental document.

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 supplemental document.

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 supplemental document.
Special Exception Application
City of Greenville

Overview
The Greenville County School District is needing to expand the existing Summit Drive Elementary School to serve the growing community. The property in this request will be combined with the existing school property to allow for the necessary expansion. The zoning ordinance requires that educational uses located in residentially zoned districts obtain a special exception.

Application Page 3:

1. Describe the ways in which the proposed Special Exception is consistent with the Comprehensive Plan:
   a. The special exception is consistent with the comprehensive plan as it designates this parcel as general residential that is directly adjacent to the existing school site (which has a school designation in the comprehensive plan). Schools need to be located near the residential districts they serve.

2. Describe the ways in which the request will comply with the standards in Section 19-4.3, Use Specific Standards:
   a. The proposed expansion of the school will meet the use-specific standards listed in Section 19-4.3.2 for Public and Institutional Uses.

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:
   a. The requested special exception for an educational use in a residential district is appropriate for its location since it is directly adjacent to the existing Summit Drive Elementary School. Additionally, schools need to be located near the residential districts they serve. Approval of the special exception will have no detrimental impact to the surrounding properties.

4. Describe the ways in which the request will minimize adverse effects on adjacent lands including: visual impacts; service delivery; parking and loading; odors; noise; glare; and vibration. Describe the ways in which the request will not create a nuisance:
   a. The issuance of the special exception will allow Greenville County Schools to expand the existing school to better serve the surrounding residential district. The special exception will also allow for additional parking and drop off loop improvements to be made to improve the vehicular circulation. Additionally, it will provide the necessary emergency vehicle access to the rear of the school that is currently inaccessible by fire trucks and EMS personnel. The special exception will have no detrimental impact to the surrounding properties.
S 19-430 • SOLOMON CIRCLE & SUMMIT DR.

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS

PRESERVATION OVERLAYS
BUILDING ADDITION
±1,656 SF
NEW TWO STORY BUILDING
±31,552 SF
FEE 950.24

STORMWATER POND
EXISTING SCHOOL
EXISTING SCHOOL

REVISIONS:
WWW.LS3P.COM
TEL. 864.235.0405        FAX 864.233.4027
GREENVILLE, SOUTH CAROLINA   29601

MEMBERS OF THE AMERICAN INSTITUTE OF ARCHITECTS

110 WEST NORTH STREET, SUITE 300
18257
05.07.2019
LKB
LKB

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

CHECKED BY:
DRAWN BY:
DATE:
PROJECT:

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SUMMIT DRIVE ELEMENTARY SCHOOL ADDITIONS

ENGINEERING SPECIALISTS
SITE SERVICES
BUILDING ENVELOPE
STRUCTURAL

25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-751-9121
fax 843-566-0162
ADCENGINEERING.COM

CONTRACTOR SHALL CONTACT 811 (1-888-721-7877) FOR LOCATIONS OF ALL UTILITIES AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NEW 32' DRIVE WITH 18" CURB & GUTTER
NEW 24' DRIVE WITH 18" CONCRETE CURB AND GUTTER AT 10% MAX SLOPE
NEW 20' DRIVE WITH 18" CURB AND GUTTER
MODIFY DRIVE TO BE 32' WIDE (8 SPACES LOST)
MODIFY DRIVE TO BE 32' WIDE (8 SPACES LOST)
CAST IN PLACE CONCRETE RETAINING WALL
CAST IN PLACE CONCRETE RETAINING WALL
NEW BASKETBALL COURT
PARKING ADDITION WITH 18" CURB & GUTTER (23 SPACES)
APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Younts Properties Inc.

APPLICANT'S REPRESENTATIVE: Laney Younts, President
(Optional) Name: ________________ Title / Organization: ________________

MAILING ADDRESS: P.O. Box 1767 Simpsonville

PHONE: 864-962-8958 EMAIL: dlyounts@aol.com

PROPERTY OWNER: Younts Properties Inc.

MAILING ADDRESS: P.O. Box 1767 Simpsonville

PHONE: 864-962-8958 EMAIL: dlyounts@aol.com

PROPERTY INFORMATION

STREET ADDRESS: 655 Keith Dr. Greenville SC 29607

TAX PARCEL #: 282.00-03-004.00 ACREAGE: Approx. 1.4 ZONING DESIGNATION: C3

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

DESCRIPTION OF PROPOSED LAND USE:

In 1999 Younts Properties built a 9800 sq. ft. building for United Refrigeration for their HVAC equipment wholesale business. We currently want to build a 7875 sq. ft. addition to the building so they can consolidate their business into one location

INSTRUCTIONS

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[Signatures]

APPLICANT / REPRESENTATIVE SIGNATURE
DATE

PROPERTY OWNER SIGNATURE
DATE

Revised 7/24/15
APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(1), STANDARDS – SPECIAL EXCEPTION

(YOU MAY ATTACH A SEPARATE SHEET)

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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.
Special Exception

1. I don’t believe the Comprehensive Plan has been completed yet so I am not sure if this use is consistent with it. But it is my understanding that wholesale businesses are able to be located in C3 zoning if a Special Exception Permit is obtained. We are not changing the use that the property has had over the last twenty years. We are just building an addition to the existing building to provide extra space for our tenant.

2. Section 19-4.3.3 Commercial Use

   A. 2. This business will not be open between 12 midnight and 5am. It will generally operate from 8 to 5 Monday – Friday. So no special restrictions are needed.

   B. 1. Merchandise consists of HVAC related equipment and materials. Most all inventory sold will fit in a pickup or box truck. So there should not be an increase in larger trucks entering the premises.

   B. 2. There is no assembly, or manufacturing done on the premises.

   B. 3. All merchandise will be stored inside the building. There will be no outside storage or displays. Merchandise consists of HVAC equipment and materials. The larger items will be stored in the warehouse area of the building and the smaller items in the store front area. The tenant currently has one truck they use for pickup and delivery of some of their merchandise. It will be stored in the rear of the building.

   B. 4. Tenant’s business will not generate excess noise, smoke, odor, vibrations, radiation or fumes.

   B. 9. There are no special utility requirements for the premise.

   B. 10. There should be no adverse impact on adjacent properties.

3. I feel this location is appropriate for our use because the business has been there for over twenty years. We are not changing the use just expanding the building for our tenant’s growth. The premises is located several hundred feet from Pleasantburg Drive on Keith Drive, so it is not on a major road and maybe not a great spot for a retail space that is approved for C3. Most of the Businesses on Keith Drive do not conform to the C3 zoning. The buildings are all old and many of the businesses were there before the zoning took effect. A few examples are Fairway Ford Body Shop, B.F. Roofing Co., Greenville County vehicle storage yard, and gas station, and a HVAC company that is next door to us. I feel our use is more compatible with C3 than many of these businesses and has no negative effect on their property value or the conforming property values around us. Our property also backs up to the downtown airport, and the use of our property has no adverse effect on their business or their property value. After our addition is made and the landscaping and sidewalk is complete I feel we will actually bring value to the surrounding properties just by the increased curb appeal of our site. Also after our addition is complete our site will conform more closely in appearance to a C3 retail space than it currently does.
4. With the addition to our property the visual impact to the surrounding property should be positive, not negative, because currently there is little to no landscaping or sidewalks on Keith Drive. With our addition we will comply with the City of Greenville's landscaping and design codes, so the finished site will have much better curb appeal than it does now. We have also installed sidewalks that will make it safer for pedestrians walking along Keith Drive.

The overall delivery, parking and loading should not really increase due to the expansion. Our tenant will be closing a small warehouse on Pleasantburg and moving their inventory to this location. This will actually reduce their deliveries because they will not be running back and forth to the other warehouse to get their products.

Because this is a wholesale and not retail business there are usually no more than a few customers there at a time and there will be ample parking for employees and customers on site. Also on our new parking design we have moved the employee parking from the front of the building to the rear so this will also make the property look more appealing.

The addition should not increase any noise, glare, odor, vibration, to the site. Again the amount of traffic in and out should not increase much because this is the location where United Refrigeration’s customers already pick up all their orders. All this addition will do is allow United Refrigeration to store their inventory under one roof.