1. Call to Order
2. Welcome and Opening Remarks from the Chair
3. Roll Call
4. Approval of Minutes – May 9, 2019
5. Call for Public Notice Affidavit from Applicants
6. Acceptance of Agenda
7. Conflict of Interest Statement
8. New Business
   A. S 19-371. Application by The Church of the Redeemer for a SPECIAL EXCEPTION to allow a cemetery use located at 120 MAULDIN RD (TM# M01501-02-00100)
   B. S 19-430. Application by Greenville County Schools for a SPECIAL EXCEPTION to expand an existing school use located at 424 SUMMIT DR, 422 SUMMIT DR & 5 SOLOMON CIR (TM# 018500-02-00300, 018500-02-00600 & 018500-02-00702)
   C. S 19-433. Application by Younts Properties Inc for a SPECIAL EXCEPTION to expand an existing wholesale establishment located at 655 KEITH DR (TM# 028200-03-00400)
9. Adjournment
NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Board’s Meetings was provided on January 1, 2019 via the Greenville City Website. The Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. In addition, notice for public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

CALL TO ORDER: Chairperson Price called the meeting to order at 4:00 PM.

APPROVAL OF MINUTES: The Board approved the Minutes of the January 10, 2019 meeting.

ACCEPTANCE OF AGENDA: The Board approved the May 9, 2019, agenda.

CONFLICT OF INTEREST: None

NEW BUSINESS:

A. S 19-336. Application by Ty Houck of Greenville County for a SPECIAL EXCEPTION to establish a greenway for the Swamp Rabbit Trail extension located at WOODRUFF RD (TM# 026300-04-00200)

Williams presented the staff report.

There was no public comment.

Board questions included whether proposal was similar to previously approved sections of the Swamp Rabbit Trail extension.

After discussion by the Board, the Board made a motion.

Wunder made a motion to approve the application. Martinez seconded the motion. The motion passed 6-0.

B. S 19-286. Application by Greenville Storage LLC to transfer the ownership of a SPECIAL EXCEPTION for an existing self-service storage use located at 305 MCALISTER RD (TM# 026600-01-28101)
Williams presented the staff report.

There was no public comment.

Board discussion included transferability, expansion of use, instances to limit transferability,

Betsch made a motion to approve the application without any stipulation to the transferability of the special exception permit. Jones seconded the motion. The motion passed 6-0.

C. S 19-320. Application by AAA Carolinas for a SPECIAL EXCEPTION to establish an automobile wash and detailing use located at 2101 & 2107 LAURENS RD (TM# 025700-06-01201 & 025700-06-01202)

Williams presented the staff report. The Applicant’s representative, Gene Hinkle, described the project. Hinkle described attempts to contact immediate neighbors behind the property, fencing to buffer the use from residential property, and access to the property.

Members of the public, Adam Hall and James Thompson, spoke neither in favor or opposition to the project but requested clarification to the design and operation of the proposal.

Board discussion included access, screening, hours of operation, lighting, and recombination of the property.

Wunder made a motion to approve the application with the following conditions: 1) the property shall substantially conform to the testimony of the applicant, the content of the application, and specifically, the lighting and hours of operation testimony; 2) the chain link fence between 25 Ridgeway Drive and 2107 Laurens Road is removed and replaced with a six (6) foot opaque fence with use of all due care to protect the existing Leyland cypresses; and 3) the special exception permit shall be recorded in the Greenville County Register of Deeds upon execution by the administrator. Betsch seconded the motion. The motion passed 6-0.

Gates was excused from the meeting.

D. S 19-353. Application by Joi Murdock, owner of itsChOOl Academy LLC, for a SPECIAL EXCEPTION to establish a day care center use located at 219 PELHAM RD (TM# 027900-01-00803)

Williams presented the staff report. Applicant, Joi Murdock, was available for questions.

There was no public comment.

Wunder made a motion to approve the application with the condition that the property shall substantially conform to the testimony of the applicant and the content of the application. Martinez seconded the motion. The motion passed 5-0.

Adjourned 5:56 PM.
Planning Staff Report to 
Board of Zoning Appeals 
June 4, 2019 
for the June 13, 2019 Public Hearing

Docket Number: S 19-371 
Applicant: CHURCH OF THE REDEEMER
Property Owner: CHURCH OF THE REDEEMER WARDENS
Property Location: 120 MAULDIN RD
Tax Map Number: M01501-02-00100
Acreage: 4.651
Zoning: C-2, Local Commercial District
Proposal: Special Exception to establish a cemetery 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
Sec. 19-6.5, Design Standards for Nonresidential Development

Staff Recommendation: Staff concludes that the application complies with the standards for granting a Special Exception Permit for “cemetery”. 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.

Staff Analysis:
The Applicant proposes to use a portion of the property to construct a cemetery for the interment and/or scattering of sterilized, cremated pet animal remains. The proposed site is located to the south east of the main entrance to the property on Mauldin Road. The Applicant indicates the cemetery will be small (approximately 20 feet by 50 feet) relative to the church property. Further, the Applicant intends to design the cemetery to function similar to a park.

A special exception permit shall be approved only upon a finding that the Applicant demonstrates all of the following standards are met:

1. Consistent with the Comprehensive Plan
The Future Land Use Map of the City’s Comprehensive Plan designates this property mixed-use community which is intended to allow supermarkets, specialty stores, community parks, schools, medical offices, legal firms, mid-sized employers, community libraries and fire stations.

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

2. Complies with use specific standards
There are no use specific standards for cemetery uses.
3. **Compatibility with the surrounding lands**

The property is located on the segment of Mauldin Road that connects traffic between highway 291 and Augusta Street. The surrounding area consists of commercial strip centers, a gas station across the street, and retail uses. The church has owned the property since at least 1952. Staff concludes the use is compatible with the surroundings lands along this section of Mauldin Road, highway 291, and Augusta Street.

4. **Design does not have substantial adverse impacts**

The proposed use will only consist of 1,000 square feet within a parcel that is over 4.5 acres. The Applicant intends to construct a garden-like space that staff believes will enhance the property.

Staff concludes design does not pose any substantial adverse impacts to surrounding properties.
APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: The Church of the Redeemer

permit may be limited to this entity.

APPLICANT'S REPRESENTATIVE: Wallace Lightsey Senior Warden

(Optional) Name Title / Organization

MAILING ADDRESS: 120 Mauldin Road, Greenville, SC 29605

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

PROPERTY OWNER: The Church of the Redeemer

MAILING ADDRESS: 120 Mauldin Road, Greenville, SC 29605

PHONE: 864-277-4562 EMAIL: parishadmin@corgsc.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)

DESCRIPTION OF PROPOSED LAND USE:
The Church would like to use a small portion of the property (shown on attached diagram) as a pet cemetery for the interment or scattering of sterilized cremated pet remains.

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.

Public Hearing’ signs are acknowledged as received by the applicant

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[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.

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[Signature]
```

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.
S 19-371 • 120 MAULDIN RD.

NATURAL / ENVIRONMENTAL FEATURES

SPECIAL EMPHASIS NEIGHBORHOODS

PRESERVATION OVERLAYS
Site for proposed pet cemetery
**Planning Staff Report to Board of Zoning Appeals**

**June 4, 2019**

*for the June 13, 2019 Public Hearing*

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<table>
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<tr>
<th>Docket Number:</th>
<th>S 19-430</th>
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<td><strong>Applicant:</strong></td>
<td>Greenville County Schools</td>
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<tr>
<td><strong>Property Owner:</strong></td>
<td>GVILLE CITY SCHOOL DIST TRS</td>
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<td><strong>Proposal:</strong></td>
<td>Special exception to expand an existing school use</td>
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**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:** Staff concludes that the application complies with the standards for granting a Special Exception Permit for a “school” 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; and

2. Approval of the Special Exception does not endorse or approve the site plan submitted for illustrative and contextual use by the Board.
Staff Analysis:
The Applicant proposes to expand the use of an existing school, Summit Drive Elementary, to two adjacent parcels. Proposed improvements to the property includes:

- A 1,656 square foot addition to the existing school building,
- A new 31,522 square foot, two-story building behind the existing school building,
- An expansion of existing parking at Summit Drive,
- Driveway modification,
- Storm water pond, and
- A new one-way ingress from Chick Springs Road at Solomon Circle (Solomon Circle will be abandoned).

The Applicant has submitted an application to rezone the parcel currently zoned RM-2 to R-6 to address split zoning issues. That application will be heard by the Planning Commission on June 20.

A special exception permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

1. **Consistent with the Comprehensive Plan**

   The Future Land Use Map of the City’s Comprehensive Plan designates the Summit Drive Elementary property at 424 Summit Drive as parks, open space, and schools. The remaining two parcels are designated general residential which encourages “infill development that is consistent with the existing development pattern and strengthens neighborhoods.” Further, the designation may include “single family and non-single family residential, schools, religious, and community service uses that are found to be compatible with existing neighborhoods through detailed studies and analysis.” Because the proposed use is an expansion of an existing school use, staff concludes that the proposed use is consistent with the Comprehensive Plan.

2. **Complies with use specific standards**

   The pertinent use specific standards for school uses (Sec. 19-4.3.2(D)(2) of the City Code) are as follows:

   > School, public or private. In the residential districts, schools may be approved as a special exception. Any redevelopment or addition to a school or its accessory facilities, or modification of parking or vehicular circulation patterns, shall also be reviewed as a special exception.

   The Applicant has complied with this standard.

3. **Compatibility with the surrounding lands**

   The surrounding area consists of the existing school, two places of worship across the street, a retirement community, multi-family units, and single-family homes. Staff concludes the school expansion is compatible with the surrounding lands and it will not reduce property values of the surround area.

4. **Design does not have substantial adverse impacts**

   With the proposed ingress only entrance on Chick Springs Road, traffic patterns may be effected in the morning on Chick Springs Road. However, due to the length of the drive, there appears to be adequate space for cars to queue on the entrance drive rather than on Chick Springs Road.

   Staff concludes there does not appear to be any substantial adverse impacts.
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 Barthelme, P.E.
(Optional)
  Name: Larry Barthelme, P.E.
  Title / Organization: Partner / ADC Engineering, Inc.

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

PHONE: (664) 751-9121
  EMAIL: larryb@adcengineering.com

PROPERTY OWNER: Greenville County Schools

MAILING ADDRESS: 2 Space Drive, Taylors, SC 29687

PHONE: (664) 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
  R-6
  0185000200600
  0.42
  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. 

X  'Public Hearing' signs are acknowledged as received by the applicant

Applicant Signature

7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

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

If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the Board of Zoning Appeals that granting the requested change would not likely result in the benefit the applicant seeks.

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

APPLICANT / REPRESENTATIVE SIGNATURE

DATE

PROPERTY OWNER SIGNATURE

DATE

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.

Revised 7/24/15
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.
Planning Staff Report to
Board of Zoning Appeals
June 5, 2019
for the June 13, 2019 Public Hearing

Docket Number: S 19-433
Applicant: LANEY YOUNTS
Property Owner: YOUNTS PROPERTIES INC
Property Location: 655 KEITH DR
Tax Map Number: 028200-03-00400
Acreage: 1.317
Zoning: C-3, Regional Commercial District
Proposal: Special exception to expand an existing wholesale establishment

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: Staff concludes that the application complies with the standards for granting a Special Exception Permit for a “wholesale establishment” 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.

Staff Analysis:
The Applicant proposes to expand an existing wholesale establishment, United Refrigeration, a HVAC equipment wholesale business. The existing building was built in 1999 and is 9,800 square feet. The proposed expansion is 7,875 square feet and is intended to provide enough space to consolidate a second location.

A special exception permit shall be approved only upon a finding that the applicant demonstrates all of the following standards are met:

1. **Consistent with the Comprehensive Plan**
The Future Land Use Map of the City’s Comprehensive Plan designates the property as transit-oriented development which “emphasizes alternative forms of transportation besides the automobile […]” and intends to “support a blend of multi-family residential, high-intensity employment, office, civic, entertainment and institutional uses, as well as limited amount of retail use in a pedestrian-friendly area.”

A recurring theme in the City’s Comprehensive Plan is to encourage redevelopment and infill development for commercial corridors. The proposed expansion would trigger the non-residential design standards and landscaping standards which would soften the existing industrial architecture and
encourage further redevelopment in the area. Therefore, staff concludes the proposed use is consistent with the Comprehensive Plan.

2. **Complies with use specific standards**

There are no use specific standards for wholesale establishment uses.

3. **Compatibility with the surrounding lands**

The surrounding area consists of the existing wholesale establishment, various industrial uses, a U-Haul rental Greenville County’s Vehicle Services Center, and the property immediately abuts the runway of Greenville Downtown Airport. Staff concludes the proposed expansion is compatible with the surrounding lands and it will not reduce property values of the surround area.

4. **Design does not have substantial adverse impacts**

The Applicant has indicated that deliveries are limited to about 2 to 3 times a day. Further, the use shall comply with all applicable non-residential design standards.

Staff concludes there does not appear to be any substantial adverse impacts.
APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA

APPLICANT / PERMITTEE: Youts Properties Inc.

permitted to this entity.

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

MAILING ADDRESS: P.O. Box 1767 Simpsonville

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

PROPERTY OWNER: Youts 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 Youts 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
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.

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 Signature

[Signature]

DATE 5-13-19

Property Owner Signature

[Signature]

DATE 5-13-19
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.
**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.
AERIAL VIEW

CURRENT ZONING

FUTURE LAND USE

High Intensity Non-Residential

Transit Oriented Development

S 19-433 • 655 KEITH DR.