



Office Use Only:

Application# S18-564

Fees Paid 250

Date Received 6/19/18

Accepted By JAG

**APPLICATION FOR SPECIAL EXCEPTION
CITY OF GREENVILLE, SOUTH CAROLINA**

APPLICANT / PERMITTEE*: Emmanuel J. Gilstrap President/PIC of Greer, Inc.
* Name Title / Organization
permit may be limited to this entity. PIC of Greer, Inc.

APPLICANT'S REPRESENTATIVE: Allan Ducker CFO/PIC of Greer, Inc.
(Optional) Name Title / Organization

MAILING ADDRESS: 4803 Calhoun Memorial Highway Easley, SC 29640

PHONE: 864-306-8785 **EMAIL**: allan.ducker@gfdmail.com

PROPERTY OWNER: Mac E. Snyder

MAILING ADDRESS: PO Box 786 Greenville, SC 29602

PHONE: 864-787-1800 **EMAIL**: _____

PROPERTY INFORMATION

STREET ADDRESS: 478 Woodruff Road Greenville, SC 29607

TAX PARCEL #: 0262000100702 **ACREAGE**: 2.50 **ZONING DESIGNATION**: S-1

REQUEST

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

DESCRIPTION OF PROPOSED LAND USE:

Automobile Sales

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.

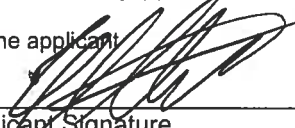
3. You must attach a scaled drawing of the property that reflects, at a minimum, the following: (a) property lines, existing buildings, and other relevant site improvements; (b) the nature (and dimensions) of the proposed development (activity); (c) existing buildings and other relevant site improvements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

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



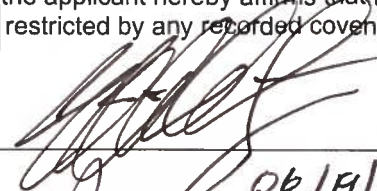
Applicant Signature

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.

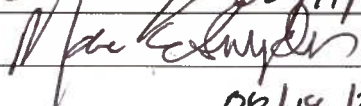
In addition the applicant affirms that the applicant or someone acting on the applicant's behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

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
06/14/2018

DATE


PROPERTY OWNER SIGNATURE
06/14/2018

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.

See Attached

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

See Attached

3. DESCRIBE THE WAYS IN WHICH THE REQUEST IS APPROPRIATE FOR ITS LOCATION AND IS COMPATIBLE WITH THE CHARACTER OF EXISTING AND PERMITTED USES OF SURROUNDING LANDS AND WILL NOT REDUCE THE PROPERTY VALUES THEREOF.

See Attached

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

See Attached

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

(YOU MAY ATTACH A SEPARATE SHEET)

1. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE IS MORE IN CHARACTER WITH, OR EQUAL TO, THE USES OTHERWISE PERMITTED IN THE ZONING DISTRICT THAN THE EXISTING OR PRIOR NONCONFORMING USES.

See Attached

2. DESCRIBE THE WAYS IN WHICH THE PROPOSED NONCONFORMING USE WILL NOT SUBSTANTIALLY AND PERMANENTLY INJURE THE USE OF NEIGHBORING PROPERTY FOR THOSE USES PERMITTED WITHIN THE RELEVANT ZONING DISTRICT(S).

See Attached

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

See Attached

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

See Attached

478 WOODRUFF RD. - AERIAL VIEW



city of
greenville
South Carolina

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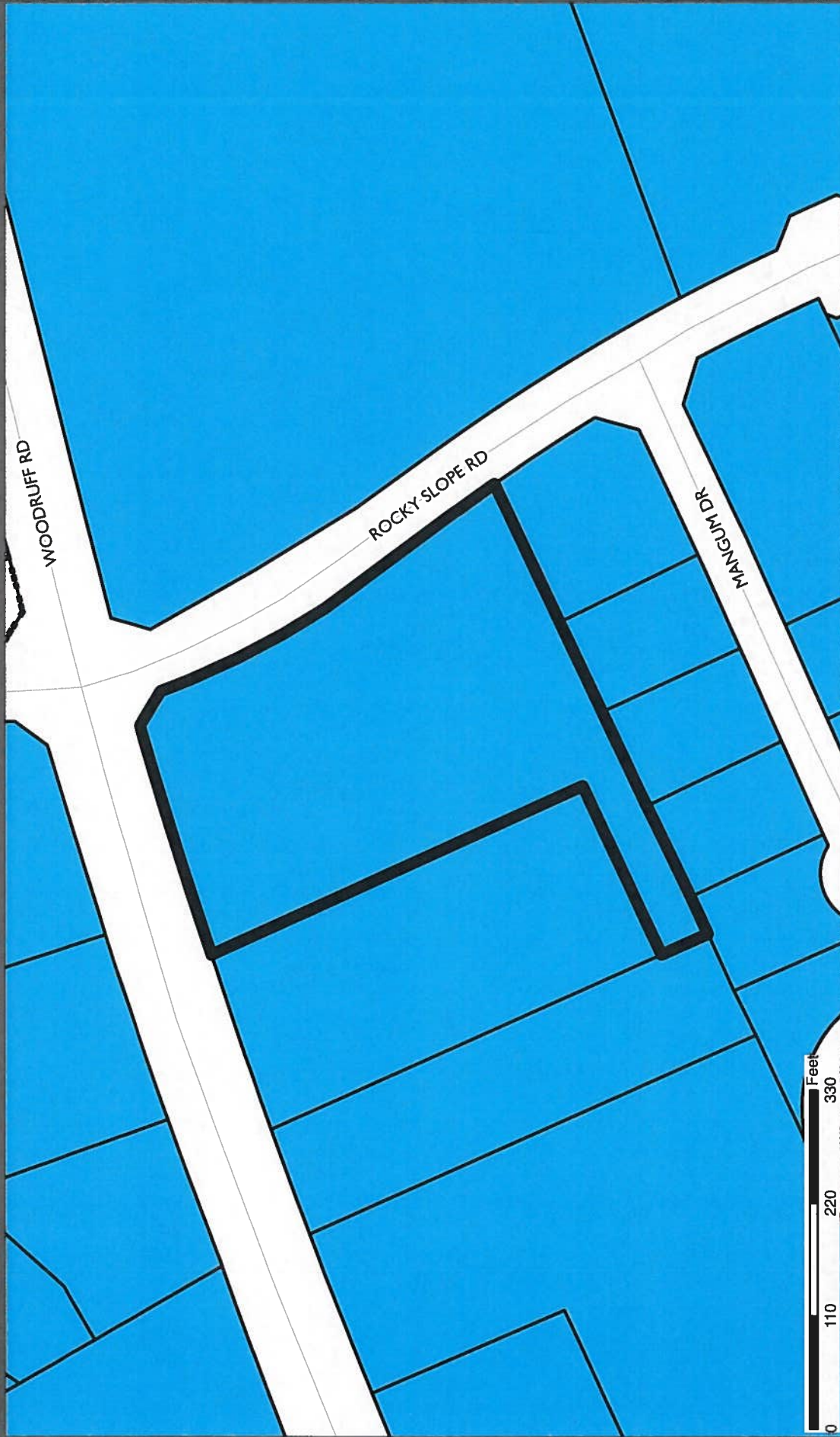
City Limit Boundary



Parcels



478 WOODRUFF RD. - EXISTING ZONING



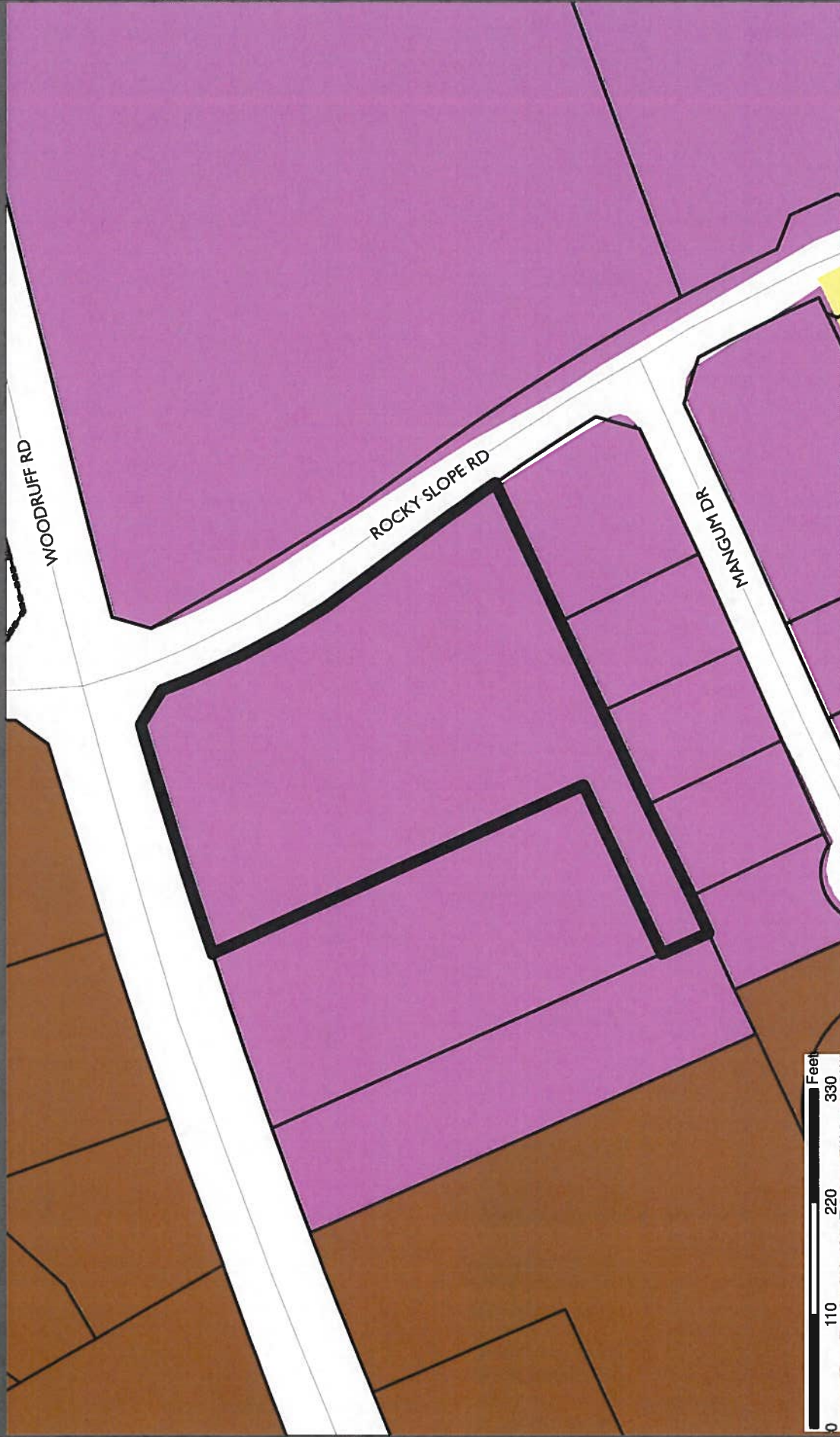
- City Limit Boundary
- Streets
- Parcels

- | | | | | | | | | | |
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| | C-2 | | RM-1 | | R-6 | | S-1 | | OS-C |
| | C-3 | | RM-1.5 | | R-7.5 | | OD | | RDV |
| | C-4 | | RM-2 | | R-9 | | PD | | |



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478 WOODRUFF RD. - FUTURE LAND USE



- City Limit Boundary
- Streets
- Parcels

- General Residential
- Urban Residential
- Mixed Use Neighborhood
- Mixed Use Community
- Mixed Use Regional

- Transit Oriented Development
- Mixed Use City Center
- Parks, Open Space, and Schools
- High Intensity Non-Residential



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

1. The special exception request is consistent with the Comprehensive plan in that it furthers economic growth and job creation within the city while at the same time maintaining and enhancing the character and business environment of the surrounding neighborhood. Project annual gross sales of \$4,500,000 and eight (8) new jobs with an average annual compensation in excess of \$40,000 will not only create additional business license revenue for the city, but will also generate additional economic spending.
2. The business will operate in the vehicle sales industry. In this regard, the following use specific standards are addressed.
 - a. No vehicles will be displayed in any landscaped area, right-of-way, or in any location that will obstruct visibility in site triangles for streets or driveways. This will be a sales only location and, as such, will not have a service or parts operation.
 - b. All vehicles on this site will be displayed for sale.
 - c. This site complies with the minimum site size for the intended use of vehicle sales of two (2) acres. The subject site size is 2.5 acres.
 - d. This site has only one building. No additional structures are planned.
 - e. Vehicles displayed for sale will not be located within any required setback, landscaped area, or required parking spaces.
 - f. All vehicles will be displayed at grade on the lot. In this regard, no vehicle displayed for sale, will be elevated more than two feet above grade.
 - g. All vehicles, displayed for sale or otherwise, will be located on a paved surface.
 - h. All display vehicles will be arranged in an orderly fashion so as not to obstruct pedestrian or vehicle maneuvering.
 - i. No vehicles will be displayed on top of the building.
 - j. This location will have no junked or salvage vehicles. All automobiles for sale will be maintained according to “front line ready” Company standards which well exceeds the minimum requirement of being in running condition.
 - k. Again, there will be no service operation located on the subject site.
 - l. The public address system will not be audible offsite.
 - m. The refuse container shall be located on the southwest corner of the property, approximately 400 feet from Woodruff Road and 300 feet from Rocky Slope road. This will minimize the visibility from any public street. Additionally, the container will be screened by a wall as per the Special Exception Standards.
 - n. Any parking lot lighting within 100 feet of the adjacent residential parcels, if any, will be extinguished by 9PM which is one hour after closing. The only exception will be the minimum lighting necessary for safety and security, which will be the security lighting located on the exterior of the building.
3. This subject property is located in a commercial district located along Woodruff Road in the city of Greenville developed with commercial businesses operating within the retail, office, and service sectors. The subject site was developed for use as an automobile sales business. The proposed use is the same and is appropriate for this location and compatible with the existing businesses in the area. Breakaway Honda, an automobile sales and service business is located within a mile of the subject site. Also located within a mile of the subject site is Executive Cars, an automotive sales business, and Enterprise automotive rentals and sales. Budget Auto Rental is located on the adjacent parcel. Other businesses in the immediate area include, a stereo sales and service business, a bank, and

medical office. This business and property is in compliance with all special exception requirements as it relates to the residential properties located adjacent to the subject site. All of the residential parcels are totally buffered by the existing tree line and have no visibility of the subject site.

4. This request will have absolutely no adverse impact on adjacent lands, one of which is an automotive related business. Woodruff Road bounds the property to the north, Rocky Slope Road to the east, Budget Auto Rental to the west and residential parcels to the South. The residential parcels are completely blocked from viewing the subject site by a 43.2 foot X 327.3 foot mature tree line buffer along the south border of the property. As previously stated, any unnecessary parking lot/ display lighting within 100 feet of any of the residential parcels will be turned off by 9PM. There will be no noise impact to adjacent property owners. The public address system will not be audible offsite, and this will be a sales only site with no service operation located on this property. Most vehicles will be driven to the site. Any vehicles delivered by transport truck will be off loaded on site and will have no adverse impact on traffic on any of the adjacent roads. No junk cars will be kept on the site. All display vehicles will be in "front line ready" condition. As previously mentioned, there will be no service/repair shop on the site. The subject site is a sales only lot. Any detail and service work will be performed at one of the Company's other locations.

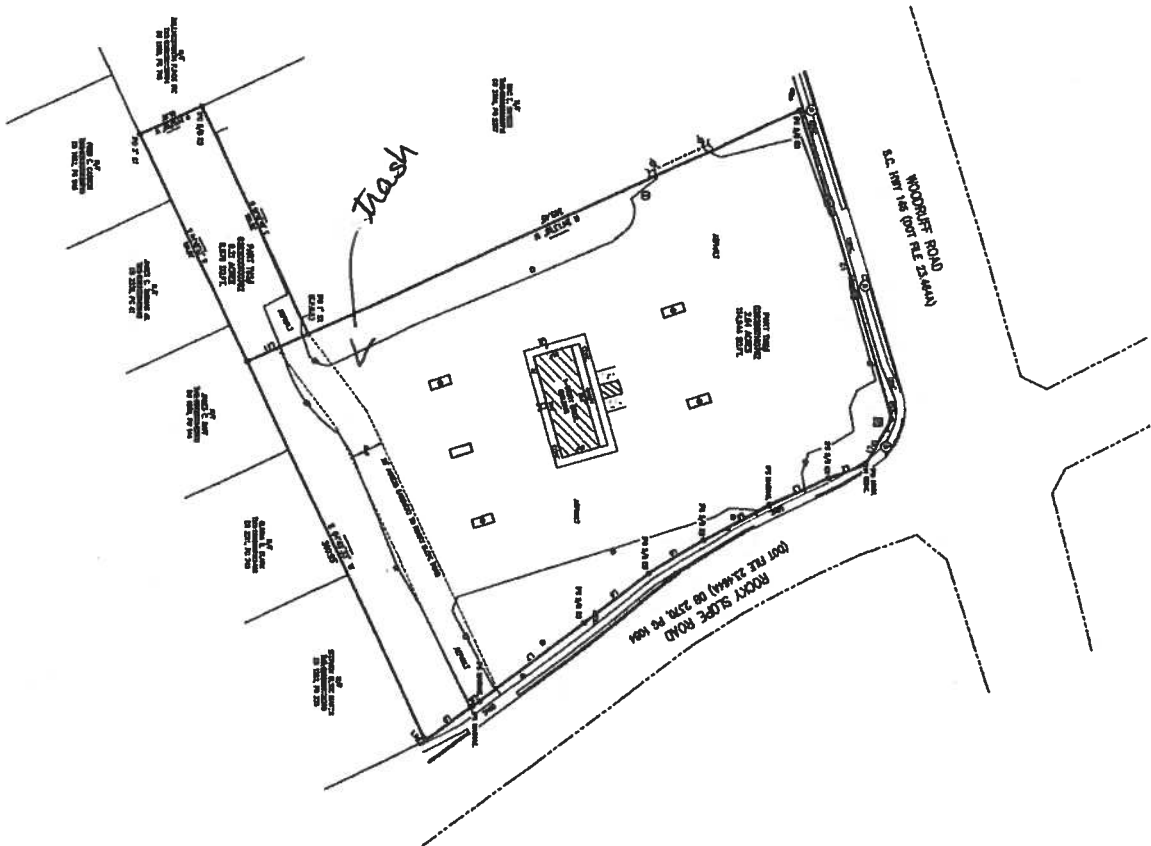
**APPLICANT RESPONSE TO
SECTION 19-2.3.5(D)(2) STANDARDS-CHANGE IN NON-CONFORMING USE**

1. The subject site is zoned S-1 which accommodates service related uses, light manufacturing, and general commercial uses which may have large buildings or outdoor storage requirements. The use of the subject property is not changing. It will continue to be utilized as an automobile sales lot. There will be no significant changes to the structure, parking/display lot or outdoor lighting. In fact, there is a automotive related business located on the adjacent site (Budget Auto Rentals) and there are three automotive sales/rental businesses all located on Woodruff Road with a mile of the subject site.
2. The proposed use of the subject site is the same as it has always been, automotive sales. The neighboring properties are all a mixture of retail, service, office, and light manufacturing. The proposed use of the subject site will actually be more user friendly to the neighboring property than some of the other allowable uses, such as light manufacturing which could create noise, order, and other issues for the neighboring properties. The residential parcels located directly behind the subject site are completely isolated from the subject site by a mature tree line buffer as described above.
3. Adequate infrastructure capacity is available to serve the proposed use.
4. The proposed use should be allowed in both C-2 and C-3 districts.

THIS SURVEY IS A PROFESSIONAL SERVICE AND IS SUBJECT TO THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI.

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DISCLAIMER
 THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI. THE SURVEYOR HAS CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PROFESSIONAL SURVEYING BOARD OF THE STATE OF MISSISSIPPI.



ARROW NORTH SURVEYING, LLC
 LAND SURVEYORS & MAPPING
 8427 SOUTH HILLS, MC 29607
 P.O. Box 444, 29607
 www.ArrowNorthSurveying.com

REGISTERED PROFESSIONAL SURVEYOR
 MICHAEL E. SHYDER
 CITY OF GREENWICH, SOUTH CAROLINA

2004

MISSISSIPPI SURVEYING BOARD
 2004

STATE OF MISSISSIPPI
 2004

LEGEND
 1. BOUNDARY MARKERS
 2. SURVEY POINTS
 3. ADJACENT PROPERTIES
 4. ROAD RIGHTS-OF-WAY
 5. UTILITIES
 6. EASEMENTS
 7. ENCUMBRANCES
 8. OTHER FEATURES

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