



AGENDA
BOARD OF ZONING APPEALS
301 W. Poinsett St Greer, SC 29651
April 1, 2019 @ 5:30 PM
Public Hearing and Business Meeting

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Greer Planning Division, should contact Ruthie Helms, ADA Coordinator at (864) 848-5397 or City Administrator (864) 848-5387 as soon as possible, but no later than 48 hours before the scheduled event.

I. ADVISORY MEETING

- A. Minutes From Feb 2019 Meeting

II. PUBLIC HEARING

- A. Public Hearing Slides

III. BUSINESS MEETING

- A. New Business Slides
- B. Staff Reports

IV. OTHER BUSINESS

V. EXECUTIVE SESSION

VI. ADJOURN

Category Number: I.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/1/2019

Minutes From Feb 2019 Meeting

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes 2-4-19	3/27/2019	Cover Memo



City of Greer

Board of Zoning Appeals Minutes

February 4, 2019

Members Present: Thomas McAbee, Vice Chair
Steve Griffin
Emily Tsesmeloglou
Robbie Septon, Chair

Member(s) Absent: Monica Ragin Hughey
Glendora Massey
Lisa H. Lynn

Staff Present: Kelli McCormick, Planning Manager
Brandon McMahan, Zoning Coordinator
Brandy Blake, Development Coordinator
Molly Kaminski, Planning Intern

I. Call to Order

Mr. Septon called the meeting to order and read the opening remarks.

II. Minutes of Board of Zoning Appeals Meeting

ACTION –Mr. Griffin made a motion to approve the Board of Zoning Appeals Meeting minutes from January 7, 2019. Dr. McAbee seconded the motion. The board unanimously approved the minutes from last month's meeting. Ms. Massey, Dr. Hughey, and Ms. Lynn were absent from the vote.

III. Public Hearing

Mr. Septon read a brief statement about conducting the public hearing portion of the meeting.

A. BZA 2019-03

Mr. Septon opened the public hearing for BZA 2019-03.

Mr. McMahan read the docket information and gave the basic information for the request.

As there was no one to speak for or against this case, Mr. Septon closed the public hearing for BZA 2019-03.

V. Old Business

Mr. Septon announced there was no old business to discuss at the meeting.

VI. New Business

A. BZA 2019-03

Mr. Septon read a brief statement about conducting the business meeting and opened a business meeting for BZA 2019-03.

Mr. McMahan presented the details of the request and staff analysis and recommendation for BZA 2019-03.

Craig Danneegger, Clarius Partners, was present to represent the request.

After a brief discussion of the project, the Board made a motion.

ACTION – Dr. McAbee made a motion to approve BZA 2019-03 as presented. Mr. Griffin seconded the motion. The motion carried with a vote of 4 to 0. The request was approved.

VII. Other Business

Planning and Zoning Staff Report

Staff updated the Board on upcoming training opportunities.

VIII. Executive Session

XI. Adjourn

There being no other business, Dr. McAbee made a motion to adjourn the meeting at 5:432pm. Mr. Griffin seconded the motion. Meeting adjourned.

Category Number: II.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/1/2019

Public Hearing Slides

ATTACHMENTS:

Description	Upload Date	Type
☐ Public Hearing Slides	3/27/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2019-04

APPLICANT:	Robert Hyatt
PROPERTY LOCATION:	South Main Street (Highway 14)
TAX MAP NUMBER:	G003000101600, G003000101700, and G003000101800
EXISTING ZONING:	C-2, Commercial
REQUEST:	Special Exception
USE SOUGHT:	Automobile Service Station

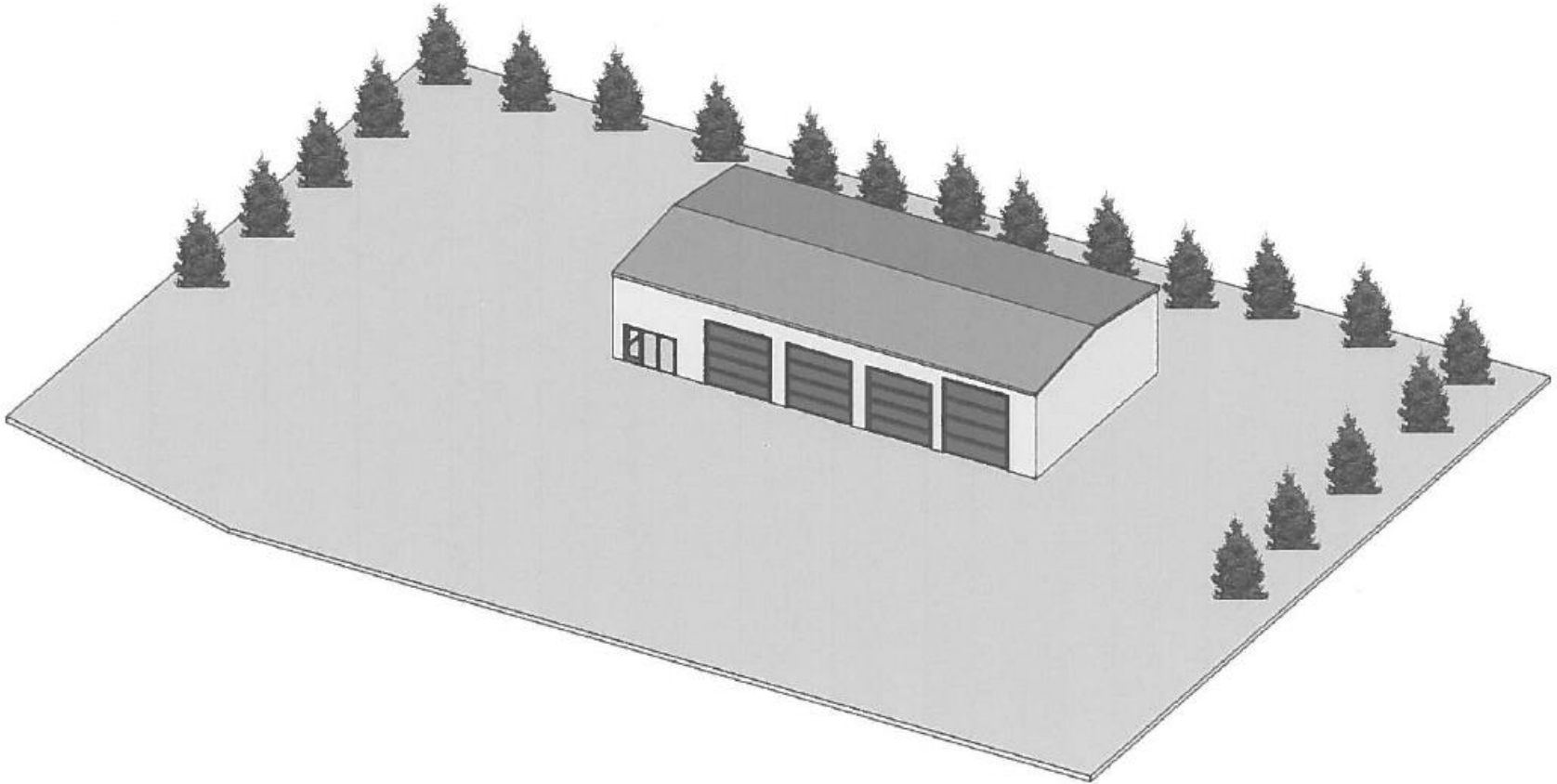
BZA 2019-04



BZA 2019-04



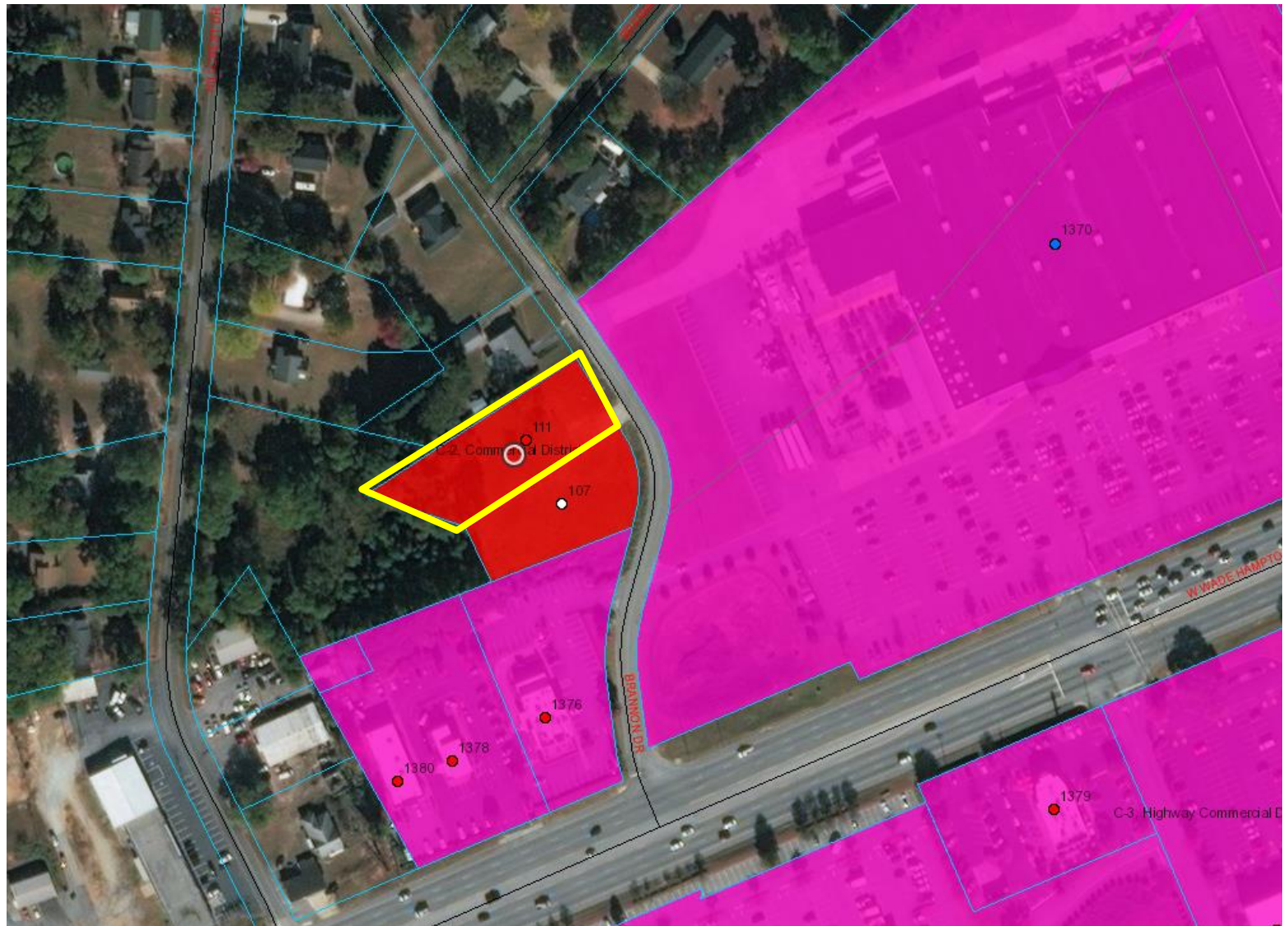
BZA 2019-04



BZA 2019-05

DOCKET NUMBER:	BZA-2019-05
APPLICANT:	St. Clair Signs
ADDRESS:	111 Brannon Drive
PARCEL ID NUMBER:	T015000300300
REQUEST:	Variance for signage to increase size and height

BZA 2019-05



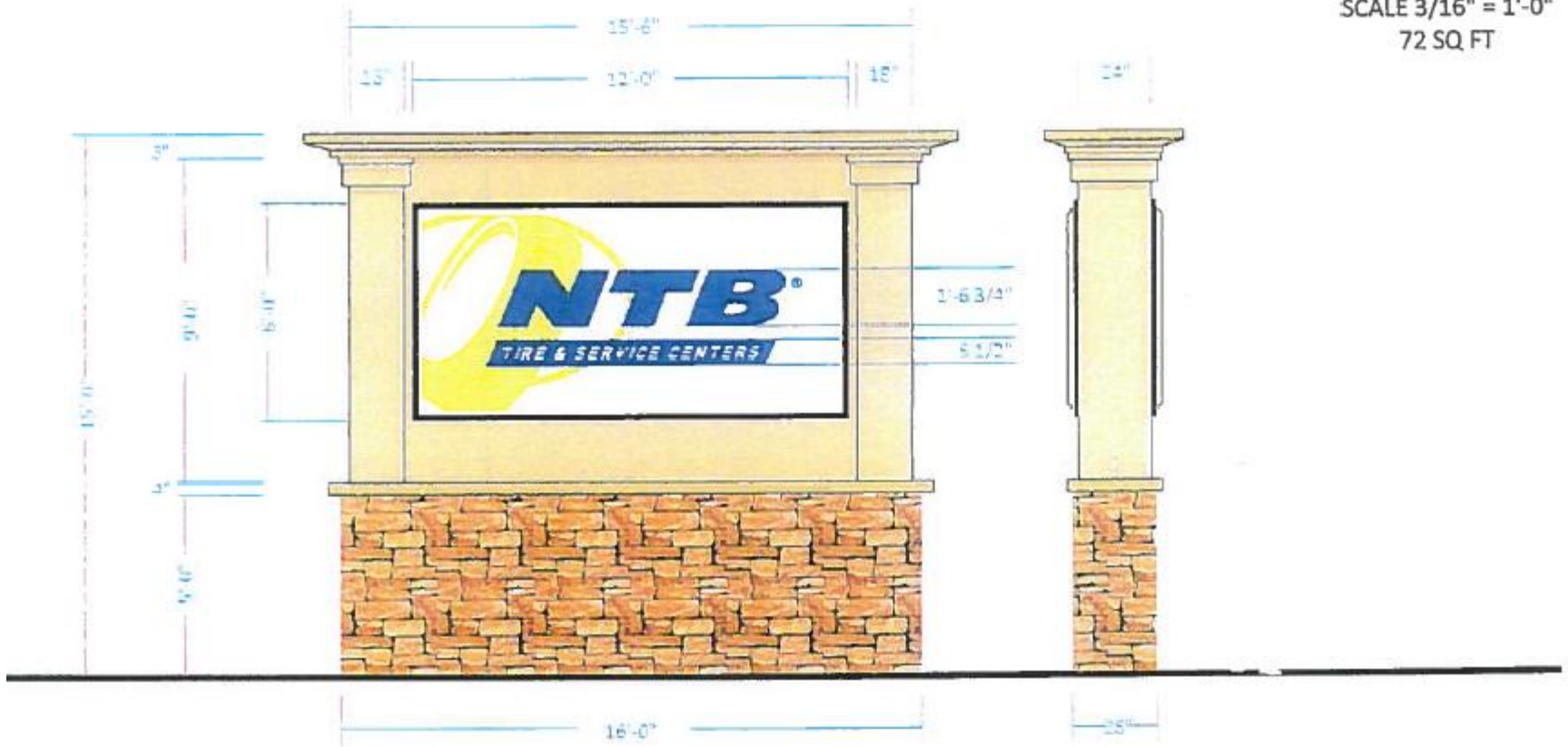
BZA 2019-05



BZA 2019-05

Sign

SCALE 3/16" = 1'-0"
72 SQ FT



BZA 2019-06

APPLICANT:	Michael Wright
PROPERTY LOCATION:	305 N. Miller Street
TAX MAP NUMBER:	G022001400800
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	Variance for setbacks on the rear

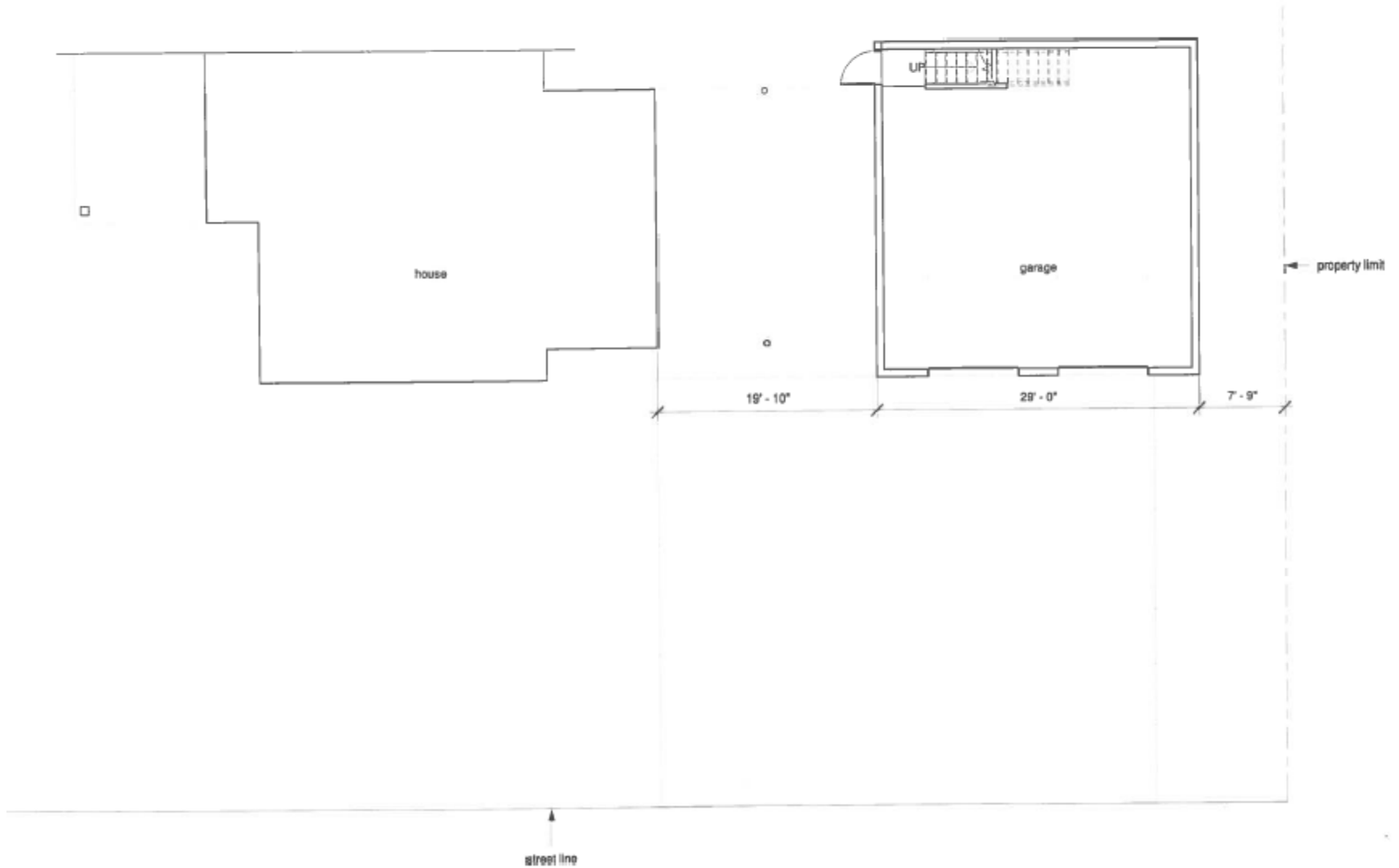
BZA 2019-06



BZA 2019-06



BZA 2019-06



BZA 2019-07

APPLICANT:	St. Clair Signs
ADDRESS:	207 S Buncombe Road
PARCEL ID NUMBER:	G006000100104
REQUEST:	Variance for signage (to put on the top level vs the ground level)

BZA 2019-07



BZA 2019-07



SPECIFICATIONS:

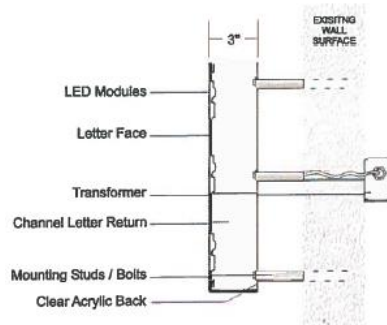
FABRICATE & INSTALL (1) SET OF STAINLESS STEEL, REVERSE LIT CHANNEL LETTERS; STUD MOUNTED TO EXTERIOR BUILDING FACADE; REVERSE LIT WITH RGB MODULES FOR COLOR CHANGE ILLUMINATION AT NIGHT; STAINLESS STEEL FACES AND RETURNS.

MANUFACTURING NOTES:

- All wiring UL approved and Bare Label

FIELD SURVEY VERIFICATION REQUIRED:

- All sizes subject to change



CLIENT APPROVAL

DATE:

BZA 2019-07



SPECIFICATIONS:

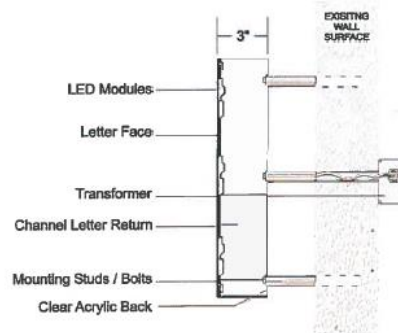
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MANUFACTURING NOTES:

All wiring UL approved and Bare Label

FIELD SURVEY VERIFICATION REQUIRED:

All sizes subject to change



CLIENT APPROVAL

DATE:

BZA 2019-08

APPLICANT:	Judson Tapp
ADDRESS:	816 W. Poinsett Street
PARCEL ID NUMBER:	G009000400301
REQUEST:	Special Exception for Used Car Lot in C-2

BZA 2019-08



BZA 2019-08





City of Greer, SC

Board of Zoning Appeals

Category Number: III.
Item Number: A.



AGENDA
BOARD OF ZONING APPEALS
4/1/2019

New Business Slides

ATTACHMENTS:

Description	Upload Date	Type
❏ New Business Slides	3/27/2019	Cover Memo



City of Greer, SC

Board of Zoning Appeals

BZA 2019-04

APPLICANT:	Robert Hyatt
PROPERTY LOCATION:	South Main Street (Highway 14)
TAX MAP NUMBER:	G003000101600, G003000101700, and G003000101800
EXISTING ZONING:	C-2, Commercial
REQUEST:	Special Exception
USE SOUGHT:	Automobile Service Station

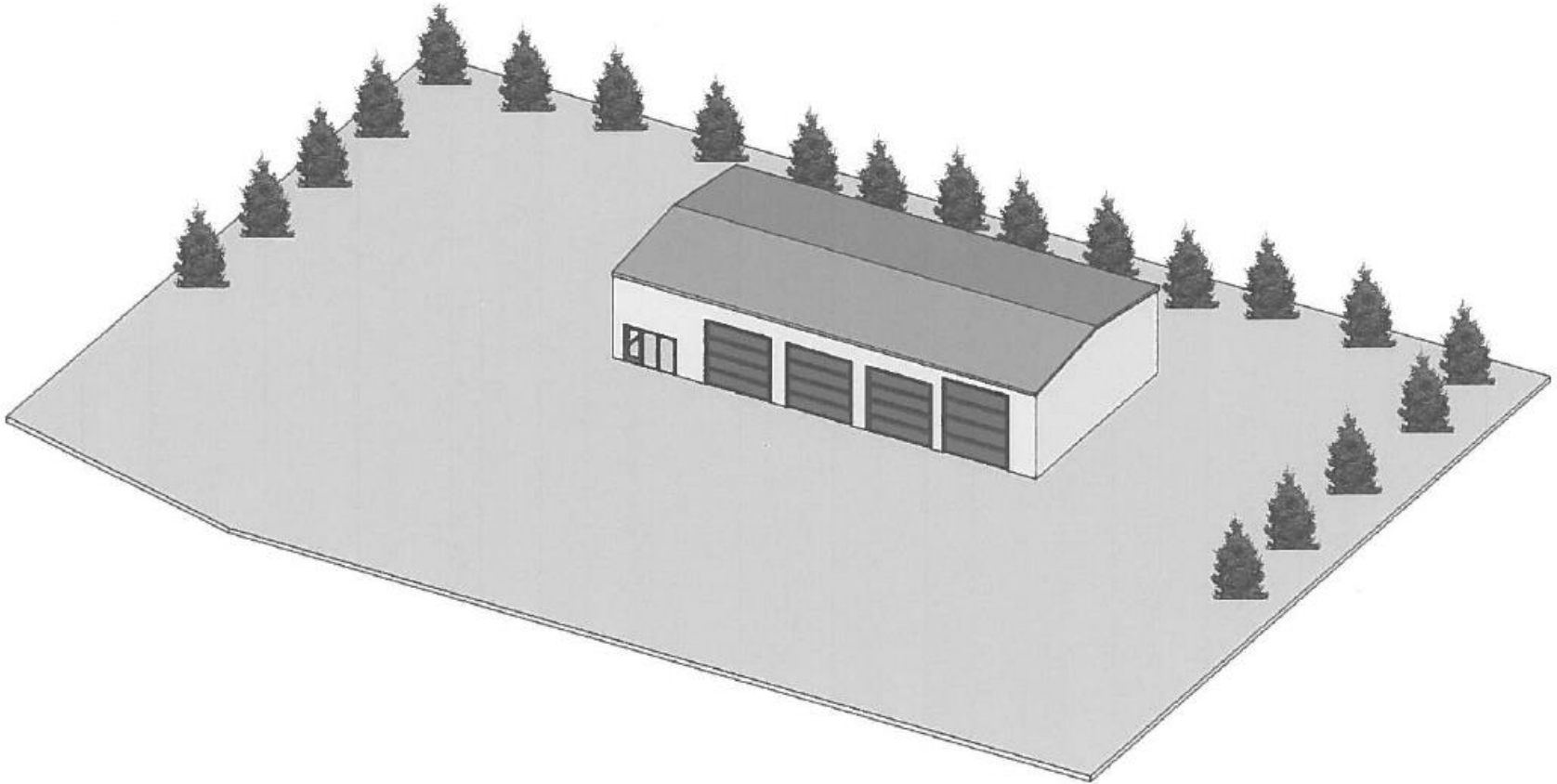
BZA 2019-04



BZA 2019-04



BZA 2019-04



BZA 2019-04

BZA 2019-04 is a request for a special exception to allow an Automobile Service Station C-2, Commercial as allowed by **Section 5:8.2 Use Permitted by Special Exception** of the Zoning Ordinance.

The surrounding zoning on all sides of these parcels is R-12, Single-Family Residential. However, the future land use map in the City's Comprehensive Plan defines the area as Residential Land Use 3 Community along a Neighborhood Corridor. These corridors are primarily residential in many ways, but allow limited non-residential uses, including C-2. This property was rezoned C-2 in June 2018.

In order to permit an automobile service station at this location, an extensive landscape screen should be installed as well as privacy fencing to prevent intrusion of a commercial use into the residential area surrounding it. In accordance with the guidelines set forth in the zoning ordinance and after a detailed study of the area, Staff can support the proposed special exception request with conditions.

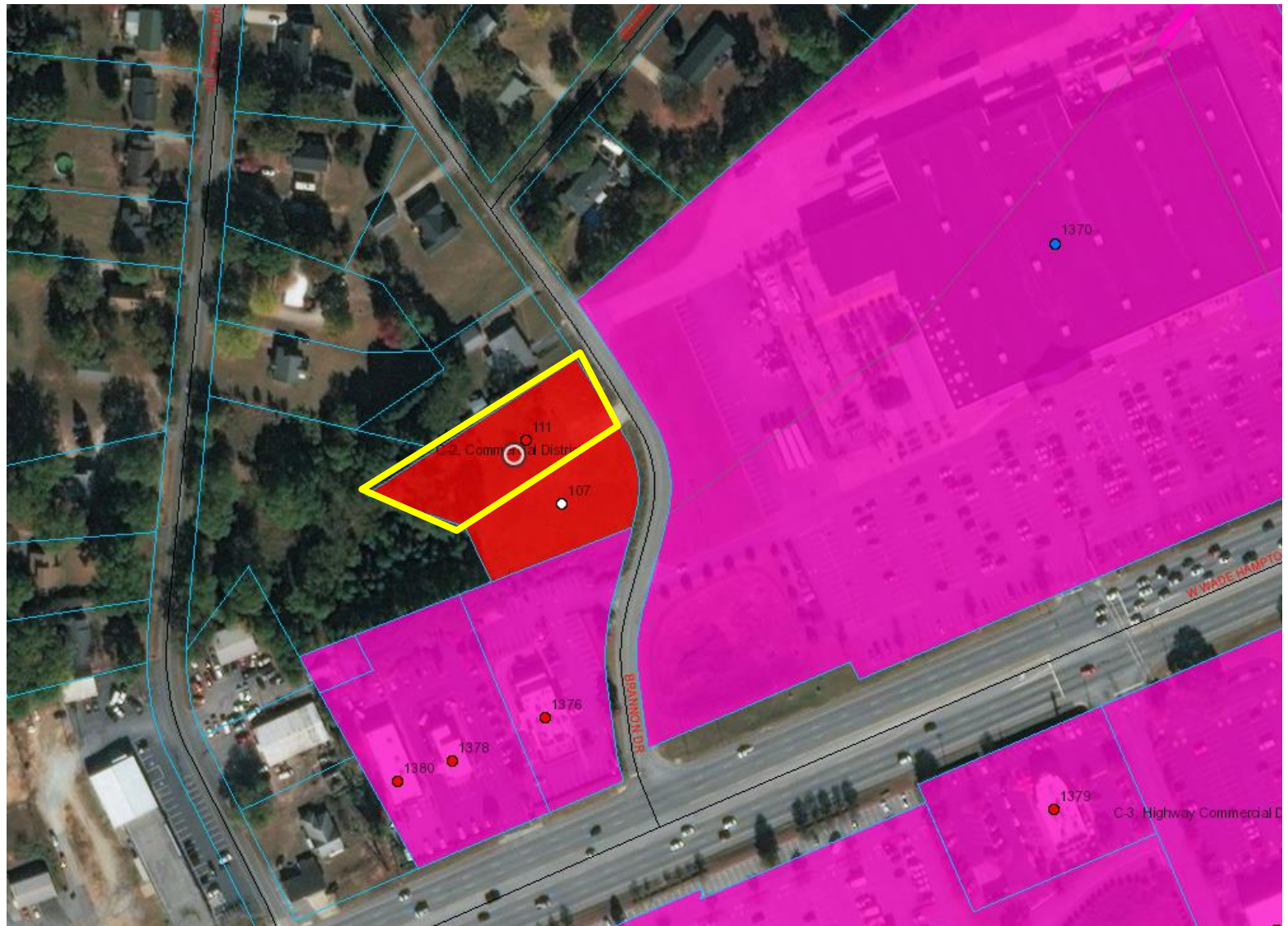
STAFF RECOMMENDATION: Approval with the following conditions:

1. Parcels should be combined so that business is located within the center of the site as far from residentially zoned properties as possible.
2. Install a 6' privacy fence with a minimum of a 5' landscape buffer on the residential side of the fence.
3. No outside storage of materials is permitted, including tires or automobile parts.
4. Any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding.

BZA 2019-05

DOCKET NUMBER:	BZA-2019-05
APPLICANT:	St. Clair Signs
ADDRESS:	111 Brannon Drive
PARCEL ID NUMBER:	T015000300300
REQUEST:	Variance for signage

BZA 2019-05



BZA 2019-05



BZA 2019-05

Sign

SCALE 3/16" = 1'-0"
72 SQ FT



BZA 2019-05

BZA 2019-05 is a request for a variance request to increase the height and square footage of allowable signage for NTB Tire and Service Centers to be located at 111 Brannon Drive. This will be a new business and new sign and the owner is requesting this variance for reasons of visibility from Wade Hampton Boulevard.

The current allowed signage includes a monument up to 12' and a 50 sq ft sign face. The owner is requesting permission to increase the height to 15' and the sign face to 72 sq ft.

When considering a variance, the Board should review the following information and then may consider a variance:

- a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The variance meets this criteria. Due to the detention pond for Lowe's, there is no commercial property blocking the view of this parcel on Brannon Drive from Wade Hampton Boulevard. As such, this property is able to be developed with a commercial use and still maintain visibility to Wade Hampton. However, due to the distance of this property from Wade Hampton Boulevard, the allowable sign size is smaller than desired by the owner.
- b) **These conditions do not generally apply to other property in the vicinity;** The variance meets this criteria. There are not typically commercial businesses this far off a main thoroughfare depending upon pass by trips on that thoroughfare for successful operation.
- c) **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** This variance meets this criteria. Strict application of the ordinance in this case is unreasonably restrictive.
- d) **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance:** The variance meets this criteria. The character of the area will not be harmed by granting this variance. This sign is positioned and situated to face Wade Hampton Boulevard, a major commercial corridor.

STAFF RECOMMENDATION: Approval for an increase in allowable signage due to the conditions listed above. The maximum height would be 15' and the maximum sign face would be 72 sq ft.

BZA 2019-06

APPLICANT:	Michael Wright
PROPERTY LOCATION:	305 N. Miller Street
TAX MAP NUMBER:	G022001400800
EXISTING ZONING:	R-12, Single-Family Residential
REQUEST:	Variance for setbacks

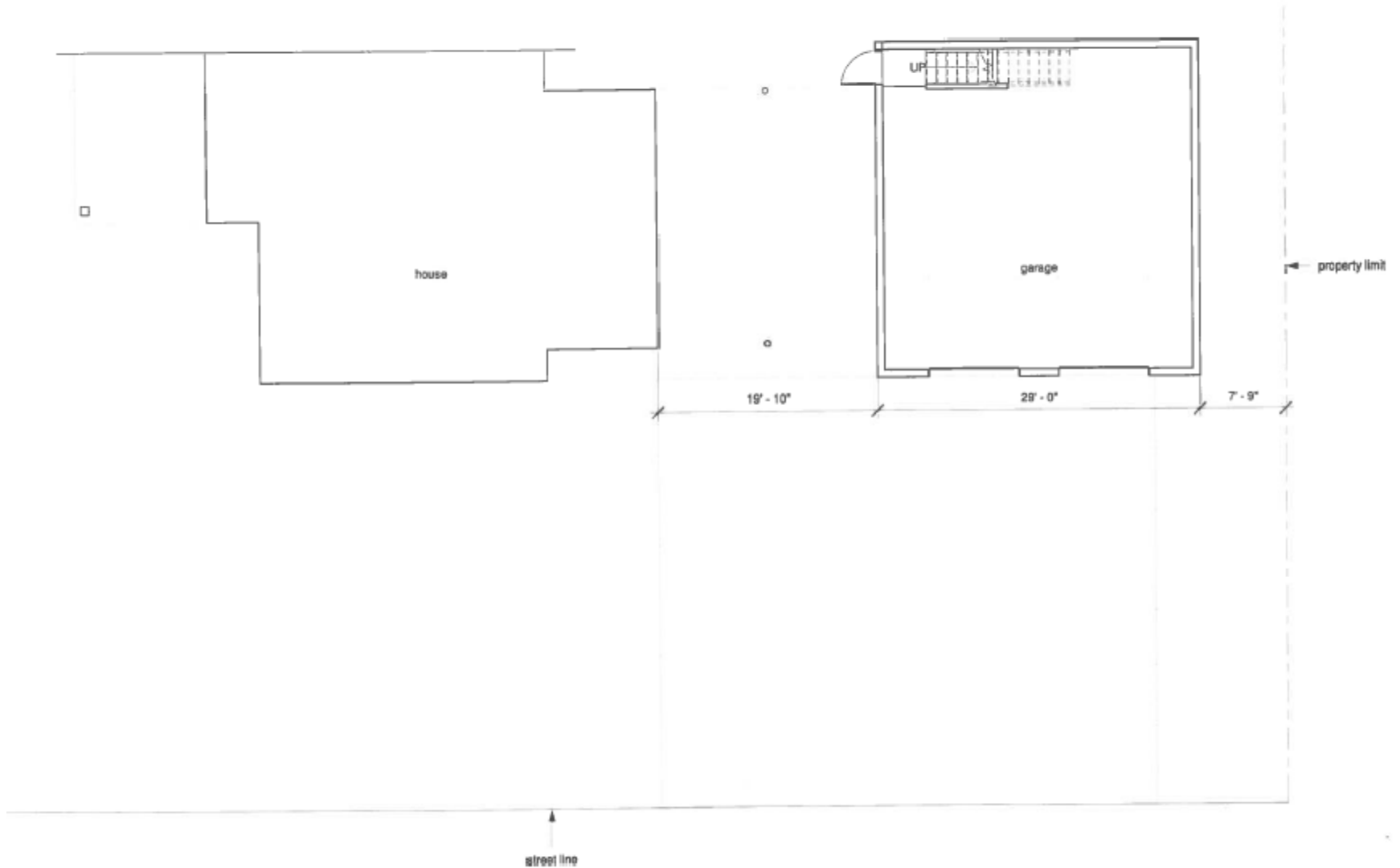
BZA 2019-06



BZA 2019-06



BZA 2019-06



BZA 2019-06

BZA 2019-06 is a request for a variance request to reduce the rear setback for the property located at 305 N. Miller Street from 15' to 7'.

When considering a variance, the Board should review the following information and then may consider a variance:

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The variance meets this criteria. Due to this property being a corner lot, the rear setback is based upon where the house is situated. This house faces Miller Street, but this setback is adjacent to Drace Avenue. Typically, this side property line would be a side setback, but functions as a rear due to the nature of the placement of the home.
- b. **These conditions do not generally apply to other property in the vicinity;** The variance meets this criteria. Corner lots are not typical for all areas of the city.
- c. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** This variance meets this criteria. Strict application of the ordinance in this case is unreasonably restrictive.
- d. **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance:** The variance meets this criteria. The character of the area will not be harmed by granting this variance. The adjacent neighbor has written a statement that they are in support of this request. In addition, this essentially functions as a side setback and therefore is similar to other side setbacks in the area.

STAFF RECOMMENDATION: **Approval**

BZA 2019-07

APPLICANT:	St. Clair Signs
ADDRESS:	207 S Buncombe Road
PARCEL ID NUMBER:	G006000100104
REQUEST:	Variance for signage

BZA 2019-07



BZA 2019-07



SPECIFICATIONS:

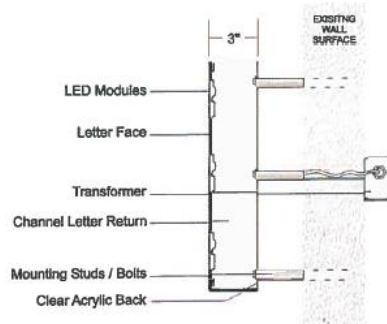
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MANUFACTURING NOTES:

- All wiring UL approved and Bare Label

FIELD SURVEY VERIFICATION REQUIRED:

- All sizes subject to change



CLIENT APPROVAL

DATE:

BZA 2019-07



SPECIFICATIONS:

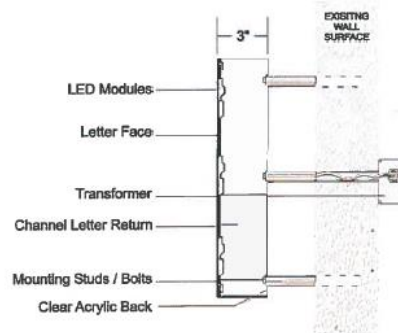
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MANUFACTURING NOTES:

All wiring UL approved and Bare Label

FIELD SURVEY VERIFICATION REQUIRED:

All sizes subject to change



CLIENT APPROVAL

DATE:

BZA 2019-07

BZA 2019-07 is a request for a variance request to move the signage for POM Self Storage to the top level of the structure.

The City Zoning Ordinance requires façade signs on freestanding businesses to be mounted on the ground level. The applicant is requesting to have their signs mounted higher on the building.

When considering a variance, the Board should review the following information and then may consider a variance:

- a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The request meets this requirement. This piece of property is large and the structure is situated somewhat below grade. In addition, this property is located on a commercial corridor.
- b) **These conditions do not generally apply to other property in the vicinity;** The request meets this requirement. The majority of structures on this corridor are not located below grade and are also not as tall as this structure. Most businesses choose to put their signage at the highest point of the building for maximum visibility.
- c) **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** The request meets this requirement. Requiring placement of signs on the ground level is unreasonably restrictive.
- d) **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.** The request meets this requirement. This is a fully commercial/non-residential corridor.

STAFF RECOMMENDATION: **Approval**

BZA 2019-08

APPLICANT:	Judson Tapp
ADDRESS:	816 W. Poinsett Street
PARCEL ID NUMBER:	G009000400301
REQUEST:	Special Exception for Used Car Lot in C-2

BZA 2019-08



BZA 2019-08



BZA 2019-08

BZA 2019-08 is a request for a special exception to allow a Used Car Lot in C-2, Commercial as allowed by **Section 5:8.2 Use Permitted by Special Exception** of the Zoning Ordinance.

The surrounding zoning to the east, west, and south is C-2, Commercial. The zoning along Oakland Avenue to the north is zoned R-7.5, Single-Family Residential. As such, it is important to protect the neighborhood from additional commercial encroachment.

In order to permit a used car lot at this location, only the front of the site in front of the building should be used for automotive sales. There should be no vehicles as part of the sales operation behind the building. Staff can support the proposed special exception request with conditions.

STAFF RECOMMENDATION: Approval with the following conditions:

1. There should be no sale vehicles other than those for employee parking located behind the current structure.



City of Greer, SC

Board of Zoning Appeals



AGENDA
BOARD OF ZONING APPEALS
4/1/2019

Staff Reports

ATTACHMENTS:

Description	Upload Date	Type
❑ BZA 2019-04 Staff Report	3/27/2019	Cover Memo
❑ BZA 2019-05 Staff Report	3/27/2019	Cover Memo
❑ BZA 2019-06 Staff Report	3/27/2019	Cover Memo
❑ BZA 2019-07 Staff Report	3/27/2019	Cover Memo
❑ BZA 2019-08 Staff Report	3/27/2019	Cover Memo

**ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, APRIL 1, 2019**

DOCKET: **BZA 2019-04**

APPLICANT: Robert Hyatt

PROPERTY LOCATION: South Main Street (Highway 14)

TAX MAP NUMBER: G003000101600, G003000101700, and
G003000101800

EXISTING ZONING: C-2, Commercial

REQUEST: Special Exception

USE SOUGHT: Automobile Service Station

ANALYSIS: **BZA 2019-04**

BZA 2019-04 is a request for a special exception to allow an Automobile Service Station C-2, Commercial as allowed by **Section 5:8.2 Use Permitted by Special Exception** of the Zoning Ordinance.

The surrounding zoning on all sides of these parcels is R-12, Single-Family Residential. However, the future land use map in the City's Comprehensive Plan defines the area as Residential Land Use 3 Community along a Neighborhood Corridor. These corridors are primarily residential in many ways, but allow limited non-residential uses, including C-2. This property was rezoned C-2 in June 2018.

In order to permit an automobile service station at this location, an extensive landscape screen should be installed as well as privacy fencing to prevent intrusion of a commercial use into the residential area surrounding it. In accordance with the guidelines set forth in the zoning ordinance and after a detailed study of the area, Staff can support the proposed special exception request with conditions.

STAFF RECOMMENDATION: Approval with the following conditions:

1. Parcels should be combined so that business is located within the center of the site as far from residentially zoned properties as possible.
2. Install a 6' privacy fence with a minimum of a 5' landscape buffer on the residential side of the fence.
3. No outside storage of materials is permitted, including tires or automobile parts.
4. Any outdoor lighting must not shine only on the property itself and not intrude into residential properties. This can be accomplished with cut-off lighting or shielding.

**ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, APRIL 1, 2019**

DOCKET: BZA 2019-05

APPLICANT: St. Clair Signs

PROPERTY LOCATION: 111 Brannon Drive

TAX MAP NUMBER: T015000300300

EXISTING ZONING: C-2, Commercial

REQUEST: Variance for Signage

ANALYSIS: **BZA 2019-05**

BZA 2019-05 is a request for a variance request to increase the height and square footage of allowable signage for NTB Tire and Service Centers to be located at 111 Brannon Drive. This will be a new business and new sign and the owner is requesting this variance for reasons of visibility from Wade Hampton Boulevard.

The current allowed signage includes a monument up to 12' and a 50 sq ft sign face. The owner is requesting permission to increase the height to 15' and the sign face to 72 sq ft.

When considering a variance, the Board should review the following information and then may consider a variance:

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The variance meets this criteria. Due to the detention pond for Lowe's, there is no commercial property blocking the view of this parcel on Brannon Drive from Wade Hampton Boulevard. As such, this property is able to be developed with a commercial use and still maintain visibility to Wade Hampton. However, due to the distance of this property from Wade Hampton Boulevard, the allowable signage size is smaller than desired by the owner.
- b. **These conditions do not generally apply to other property in the vicinity;** The variance meets this criteria. There are not typically commercial businesses this far off a main thoroughfare depending upon pass by trips on that thoroughfare for successful operation.
- c. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** This variance meets this criteria. Strict application of the ordinance in this case is unreasonably restrictive.
- d. **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance;** The variance meets this criteria. The character of the area will not be harmed by granting this variance. This sign is positioned and situated to face Wade Hampton Boulevard, a major commercial corridor.

STAFF RECOMMENDATION: Approval for an increase in allowable signage due to the conditions listed above. The maximum height would be 15' and the maximum sign face would be 72 sq ft.

ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, APRIL 1, 2019

DOCKET: BZA 2019-06

APPLICANT: Michael Wright

PROPERTY LOCATION: 305 N. Miller Street

TAX MAP NUMBER: G022001400800

EXISTING ZONING: R-12, Single-Family Residential

REQUEST: Variance for setbacks

ANALYSIS: **BZA 2019-06**

BZA 2019-06 is a request for a variance request to reduce the rear setback for the property located at 305 N. Miller Street from 15' to 7'.

When considering a variance, the Board should review the following information and then may consider a variance:

- a. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The variance meets this criteria. Due to this property being a corner lot, the rear setback is based upon where the house is situated. This house faces Miller Street, but this setback is adjacent to Drace Avenue. Typically, this side property line would be a side setback, but functions as a rear due to the nature of the placement of the home.
- b. **These conditions do not generally apply to other property in the vicinity;** The variance meets this criteria. Corner lots are not typical for all areas of the city.
- c. **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** This variance meets this criteria. Strict application of the ordinance in this case is unreasonably restrictive.
- d. **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance;** The variance meets this criteria. The character of the area will not be harmed by granting this variance. The adjacent neighbor has written a statement that they are in support of this request. In addition, this essentially functions as a side setback and therefore is similar to other side setbacks in the area.

STAFF RECOMMENDATION: Approval

**ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, APRIL 1, 2019**

DOCKET: **BZA 2019-07**

APPLICANT: St. Clair Signs

PROPERTY LOCATION: 207 S. Buncombe Road

TAX MAP NUMBER: G006000100104

EXISTING ZONING: C-3, Commercial

REQUEST: Variance for Signage

ANALYSIS: **BZA 2019-07**

BZA 2019-07 is a request for a variance request to move the signage for POM Self Storage to the top level of the structure.

The City Zoning Ordinance requires façade signs on freestanding businesses to be mounted on the ground level. The applicant is requesting to have their signs mounted higher on the building.

When considering a variance, the Board should review the following information and then may consider a variance:

- a) **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The request meets this requirement. This piece of property is large and the structure is situated somewhat below grade. In addition, this property is located on a commercial corridor.
- b) **These conditions do not generally apply to other property in the vicinity;** The request meets this requirement. The majority of structures on this corridor are not located below grade and are also not as tall as this structure. Most businesses choose to put their signage at the highest point of the building for maximum visibility.
- c) **Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;** The request meets this requirement. Requiring placement of signs on the ground level is unreasonably restrictive.
- d) **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.** The request meets this requirement. This is a fully commercial/non-residential corridor.

STAFF RECOMMENDATION: Approval

**ZONING REPORT
STAFF REPORT TO THE BOARD OF ZONING APPEALS
MONDAY, APRIL 1, 2019**

DOCKET: **BZA 2019-08**

APPLICANT: Judson Tapp

PROPERTY LOCATION: 816 W. Poinsett Street

TAX MAP NUMBER: G009000400301

EXISTING ZONING: C-2, Commercial

REQUEST: Special Exception

USE SOUGHT: Used Car Lot

ANALYSIS: **BZA 2019-08**

BZA 2019-08 is a request for a special exception to allow a Used Car Lot in C-2, Commercial as allowed by **Section 5:8.2 Use Permitted by Special Exception** of the Zoning Ordinance.

The surrounding zoning to the east, west, and south is C-2, Commercial. The zoning along Oakland Avenue to the north is zoned R-7.5, Single-Family Residential. As such, it is important to protect the neighborhood from additional commercial encroachment.

In order to permit a used car lot at this location, only the front of the site in front of the building should be used for automotive sales. There should be no vehicles as part of the sales operation behind the building. Staff can support the proposed special exception request with conditions.

STAFF RECOMMENDATION: Approval with the following conditions:

1. There should be no sale vehicles other than those for employee parking located behind the current structure.