



Planning and Code Compliance Division

Kristopher L. Kurjiaka
Zoning Administrator
kkurjiaka@greenvillecounty.org
(864) 467-7282
www.greenvillecounty.org

Memorandum

To: Greenville County Planning and Development Committee
cc: Paula Gucker, Teresa Barber, Helen Hahn
From: Kristopher Kurjiaka
Date: March 28, 2017
Re: Vehicle Sales/Rental Lots - Zoning Text Amendment (DRAFT)

Over the past few years, proliferation of vehicle sales lots has resulted in the degradation of aesthetics and functionality of properties on some of the most traveled corridors in the County. Negative impressions of the County by visitors and discontent amongst residents that frequently travel these roadways are mounting.

Prompted by members of the Planning Commission, Staff has reviewed the County's zoning regulations in regards to vehicle sales and rental lots. A few primary aspects including lot size, parking/sales/storage areas, fencing, and landscaping were identified as main contributors to the poor aesthetic and functional quality of these lots.

The enclosed draft regulations are an attempt to mitigate some of the unsavory impacts of vehicle sales/rental lots in Greenville County. As written, these regulations would make vehicle sales/rental lots a conditional use and would require satisfaction of all outlined regulations before occupation of any premises for this use.

Staff asks the Committee to initiate the amendment process and move this item forward for a public hearing.

Please feel free to contact me with any comments or clarifications needed regarding the enclosed document.

Sincerely,

Kristopher L. Kurjiaka

Used Car Lots in Greenville County

There are approximately 125 parcels containing used car lots in Greenville County. Together they cover a land area of 159.69 acres. The parcels vary in size, ranging between 0.09 and 13.72 acres. The average lot size is 1.27 acres, and the median lot size is .74 acres. In Figure 1, the yellow points depict the placement of used car lots throughout the county. The points vary in size according to the acreage associated with the parcel.

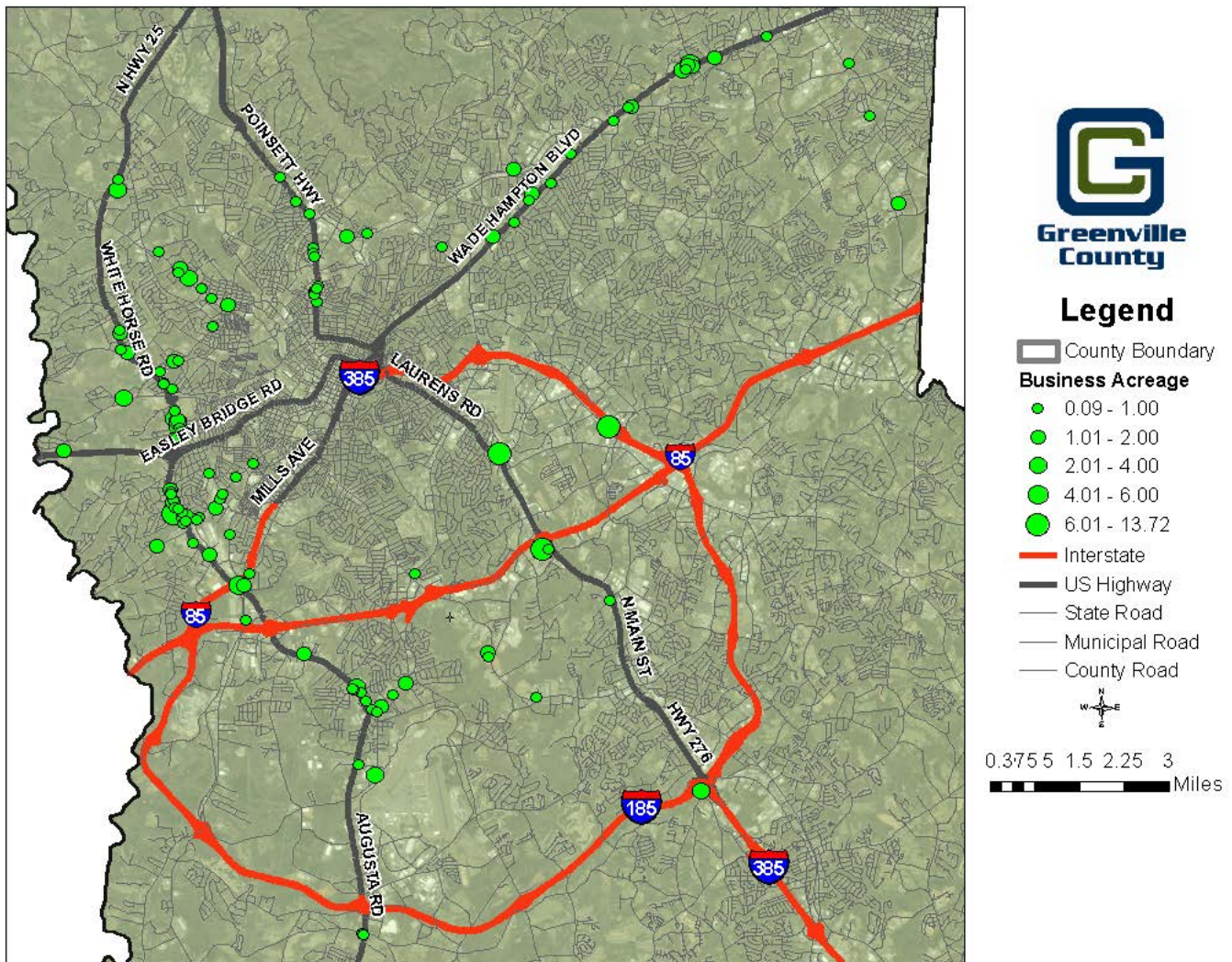


Figure 1: Greenville County Used Car Lots

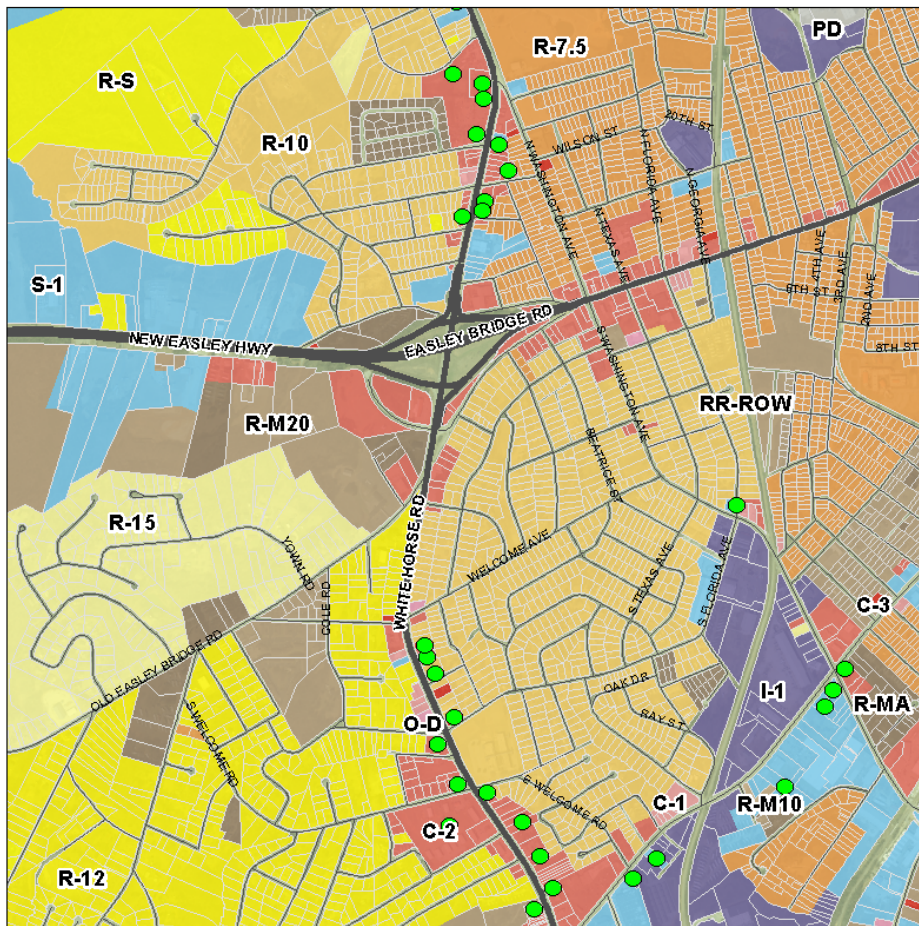
The used car lots are most concentrated along major arterials including Augusta Road, Poinsett Highway, Wade Hampton Boulevard, and White Horse Road. Table 1(below) lists the number of used car lots within 500 feet and average lot size of car lots along each of these roadways.

Table 1

	Lots within 500 feet	Average Lot Size (acres)
Augusta Road	8	.85
Poinsett Highway	12	.48
Wade Hampton Boulevard	16	1.17
White Horse Road	44	1.25
Overall	80	1.08

Most of the used car lots are in commercial corridors and several are surrounded by residential land uses and/or district. Note that there are more used car lots along White Horse Road than any other road in the vicinity, and these lots have the largest mean acreage.

Figure 2: Used Car Lots and Zoning along White Horse Road



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Article 4 – Definitions

Automobile sales – Establishments engaged in the sale or rental of vehicles, except motorcycles, designed and used for the transportation of 12 or less persons along public streets and highways.

Personal motorized vehicle sales and rental - Establishments primarily engaged in the sale, service or rental of motorcycles, atv’s, mopeds, golf carts and other vehicles intended for off-road recreational use. Included in this use type are the incidental storage, maintenance, and servicing of such equipment.

Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van. *(from 2016 LDR)*

~~**Travel Trailer/Motor Home/Camper/RV**—Any vehicle mounted on wheels and not more than thirty-five (35) feet in length designed and intended to serve primarily as short-term shelter.~~

Section 6:1 Uses Permitted, Uses by Special Exception, and Conditional Uses

Table 6.1 Uses Permitted, Uses By Special Exception, and Conditional Uses																		
Use	R-R3	R-R1	R-S	R-20-R-6	R-20A	R-M2-R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	ESD-PM
Automobile, boats, motorcycles, and rv sales, service, and rental													P C ³¹	P C ³¹	P C ³¹			
Boat and RV sales, service and rental													P	P	P			
Personal motorized vehicle sales, service and rental												P?	C ³¹	C ³¹	C ³¹			

Section 6:2 Use Conditions

Condition 31 – Automobile and Personal Motorized Vehicle sales and rental

A. Minimum parcel size

1. Minimum parcel size for this use shall be one (1) acre (43,560 square feet).
2. If the property includes multiple uses or tenants requiring permits, only those areas designated for vehicle sales/rental operations shall be used towards meeting the minimum parcel size requirement.

B. Sales/rental area

The sales/rental area includes the space intended for placement of vehicles for sale and/or rent. The sales/rental area is required to be clearly demarked from storage and parking areas and shall be striped to identify drive aisles and spaces for individual vehicles for sale or rental. The sales/rental area shall be paved.

1. Vehicle sales/rental spaces:

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- a) Minimum vehicle sales/rental space dimensions are nine (9) feet wide by twenty (20) feet deep.
 - b) The Zoning Administrator may allow for a reduction in size of sales/rental spaces for vehicles that are customarily smaller than automobiles (example: motorcycles).
2. Drive aisles: Minimum drive aisle width is twenty (20) feet.
 3. Fencing: Chain link fencing is not permitted around the sales/rental area.

C. Vehicle storage areas

A vehicle storage area is the portion of the property intended for parking of vehicles being prepared for sale or serviced in connection with the sales/rental business. Vehicles may be arranged in this area in any manner that allows adequate emergency access as outlined in applicable codes.

1. Setbacks: Vehicle storage areas, if included, shall be located no closer to the edge of the road right-of-way than 100 feet and 15 feet from the property lines of a residential use and/or district.
2. Screening: Vehicle storage areas shall be screened by an opaque wall, fence or evergreen plant material or a combination thereof measuring at least eight (8) feet in height. (*similar to Section 6:2, Condition 2*)
3. Storage of wrecked, damaged, dismantled, or inoperable vehicles:
 - a) No wrecked, damaged, or dismantled vehicles are permitted on site in the C-2 and C-3 Commercial Districts. Inoperable vehicles that are being serviced in connection with the sales business are allowed while they are being serviced and shall only be parked within the storage area during this time.
 - b) Wrecked, damaged, dismantled, or inoperable vehicles are permitted on-site in the S-1 Service District if such vehicles are being repaired in connection with the sales business. The repair period should in no case exceed 30 days and the vehicles may only be parked within the storage area during this time.

D. Parking

1. Minimum parking requirements to accommodate employees and customers shall meet standards outlined in Section 12:2 of the Greenville County Zoning Ordinance, with overall required minimum parking to include no less than three (3) parking spaces.
2. Shared and/or Remote Parking is not permitted for this use.

E. Landscaping

1. Roadside Buffer: (*from Section 12:4 of ZO, in part*)
 - a) The minimum roadside buffer width shall be eight (8) feet. The roadside buffer shall be grassed or landscaped.
 - b) Within the roadside buffer, an average of one (1) shade tree for every sixty (60) feet of linear road frontage shall be planted, spaced so that there is a minimum of one (1) tree for every two hundred (200) linear feet of road frontage.
 - c) Where existing overhead power utility lines preclude sufficient space for a shade tree to grow then two (2) small trees shall be substituted for each required shade tree.
 - d) Shade trees shall have a minimum planting size of two (2) inches measured eighteen (18) inches above grade.

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- e) Small trees and multi-stem trees shall have a minimum planting height of six (6) feet tall.
- f) Trees used to meet these requirements should be consistent with Section 12:4.8 - Suggested Plant List.
- g) No vehicles, fencing, or signage are permitted within the roadside buffer.
- 2. Interior Plantings: Interior plantings outlined in Section 12:4.2 are not required for the sales area or vehicle storage area on a vehicle sales lot.
- 3. Screening and Buffering: Screening and buffering shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 12:4 – Parking Lot Landscaping

12:4.6 Exceptions

The following are exempt from the interior planting requirements as outlined in Section 12:4.2:

- A. Any lot used for the express purpose of sales and vehicle storage is exempt.
- B. Parking Structures (multi-level)