



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: June 22, 2023  
Public Hearing: July 11, 2023

**BOARD OF ZONING  
APPEALS**

REGULAR MEETING

**AGENDA**

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DATE OF MEETING: **July 11, 2023**

TIME OF MEETING: 6 PM

LOCATION: City Council Chambers - City Hall

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Acceptance of Agenda
- d. Approval of Minutes – November 11, 2022

**2. UNFINISHED BUSINESS**

- a. None

**3. NEW BUSINESS**

- a. Request for Special Exception to allow Mini-Warehouse in C-2 District

<b>Docket:</b>	<b>BZA 23-01 (SE)</b>
Applicant:	VG Travelers Rest Storage
Property Location:	Hawkins Road
Tax Map #:	0503020103501
Zoning:	C-2, Commercial District

**4. ADJOURN**



**CITY OF TRAVELERS REST  
BOARD OF ZONING APPEALS**

**SPECIAL EXCEPTION REQUEST**

**CASE NUMBER:** BZA 23-01 (SE)  
**TO:** City of Travelers Rest - Board of Zoning Appeals  
**MEETING DATE:** July 11, 2023  
**FROM:** Michael Forman, AICP, Planning Director  
**REQUEST:**

The Applicant (VG Travelers Rest Storage LLC) is requesting Mini-Warehouse use on a property located along Hawkins Road (subject property TMS: 0503020103501). The subject property is currently zoned C-2 Commercial. Mini-Warehousing is a use allowable by Special Exception in the C-2 Commercial zoning district as per the City of Travelers Rest Zoning Ordinance.

**RELEVANT SECTIONS OF THE TRAVELERS REST ZONING ORDINANCE:**

Article 5, Section 5.1.3 of the Travelers Rest Zoning Ordinance (“Use Table”) provides for the uses permitted by right, via conditions, and via special exception, for all zoning districts, and specifically for the C-2, Commercial District (see **EXHIBIT A**).

Article 7, Section 7:1 of the Travelers Rest Zoning Ordinance provides for General Provisions for Special Exceptions (see **EXHIBIT B**).

Article 7, Section 7:12 of the Travelers Rest Zoning Ordinance provides for specific requirements for Mini-warehouses in C-2 Commercial districts (see **EXHIBIT C**).

Article 9, Section 9:5.3 of the Travelers Rest Zoning Ordinance provides for Special Exception authorization and review details of the Board of Zoning Appeals (see **EXHIBIT D**).

**SITE ANALYSIS**

The subject property is vacant. The subject property is bordered by Hawkins Road to the south, vacant property to the west, vacant property to the north, and Hawkins Park Townhomes to the east.

The subject property is zoned C-2 Commercial and is adjacent to C-2 Commercial zoning to the west, I-1 Industrial zoning to the north, R-M Residential zoning to the east, and right of way for Hawkins Road then R-7.5 zoning to the south.

**STAFF ANALYSIS:**

A request for Special Exception must be approved only upon a finding that the Applicant demonstrates that all the following provisions of Section 7:1 are met:

A. *The use meets all required conditions. Section 7:12 provides the following conditions for Mini Warehouses:*

- A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

B. *The use is not detrimental to the public health or general welfare.*

Staff considers that Mini-warehouse use will not be a detriment to the public health or general welfare.

C. *The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services.*

Staff considers that the use is appropriately located. The proposed use will provide adequate off-street parking spaces in compliance with the Zoning Ordinance. Adequate water supply is provided to the previously approved use. The property is located within a mile of City Hall and Fire and Police protection. Proof of adequate waste service to be provided prior to final Certificate of Occupancy.

D. *The use will not violate neighborhood character nor adversely affect surrounding land uses.*

Staff considers the use will not violate neighborhood character nor adversely affect the surrounding land uses. The character of the US Highway 25 and Hawkins Road intersection is predominantly commercial. Mini-warehouse use will not add a significant amount of traffic onto Hawkins Road.

Additionally, the City of Travelers Rest has identified the subject property and surrounding area for potential commercial and mixed-use development/redevelopment with the addition of Rhapsody Lane, a new connector road linking Tigerville Road with Hawkins Road.

## **CONCLUSION AND STAFF RECOMMENDATION:**

Staff finds the request meets the requirements as stated herein and recommends approval with the following conditions:

1. The proposed use must substantially conform to the testimony of the applicant and the content of the application.
2. The proposed use is subject to all applicable requirements of the City of Travelers Rest Zoning Ordinance, including, but not limited to,
  - a. Section 5:6 C-2 Commercial District;
  - b. Section 6:9 Off-Street Parking;
  - c. Section 6:10 Off-Street Loading;
  - d. Section 6:17 Commercial Design Standards;
  - e. Section 6:19 Subdivision and Infrastructure standards; and
  - f. Section 7:12 Mini-Warehouse Special Exception requirements.
    - A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.
    - B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
    - C. The facility shall not be utilized for the storage of flammable chemical substances.
3. The proposed use is subject to all applicable Greenville County permitting and requirements.
4. The proposed use is subject to all applicable SCDOT permitting and requirements.
5. Applicant must establish a new ingress/egress point along Hawkins Road, built to city street standards and subject to SCDOT approval. Construction of new roadway must contain at minimum adequate distance for access to the storage facility.
6. Signage requires a separate review and permit.

# EXHIBIT A

SECTION 5:1.3 - USE TABLE	R-15, R-10, R-7.5	R-D	R-M	TH	R-MHP	O-D	C-1N	C-1	C-2	CBD	S-1	I-1	See Also
Key: "P" = Permitted Use; "C" = Conditional Use; "S" = Special Exception Use; "Dash" = Prohibited Use													
<b>Residential Uses</b>													
Accessory Dwelling Units (ADU)	C	-	-	-	-	-	-	S	S	P	-	-	Art 6, Sec 22; Art 7, Sec 9
Dwelling (Attached Single-Family)	-	C	C	C	-	-	-	-	-	P	-	-	Art 6, Sec 13
Dwelling (Detached Single-Family)	P	P	P	P	-	-	-	-	-	P	-	-	
Dwelling (Multi-Family)	-	-	C	-	-	-	-	-	-	P	-	-	Art 6, Sec 13
Home Occupation	C	C	C	C	-	-	-	-	-	P	-	-	Art 6, Sec 12
Manufactured Home	-	-	-	-	S	-	-	-	-	-	-	-	Art 7, Sec 7
Manufactured Housing Park	-	-	-	-	P	-	-	-	-	-	-	-	
<b>Accommodation Uses</b>													
Bed and Breakfast Inn	-	-	-	-	-	-	P	P	P	P	-	-	
Hotel	-	-	-	-	-	-	-	-	P	P	-	-	
Short-Term Rental (STR)	P	P	P	P	-	-	-	-	-	-	-	-	Ord No. O-18-20
<b>Institutional and Social Uses</b>													
Assembly Hall or Banquet Hall	-	-	-	-	-	-	-	-	P	P	P	-	
Child or Day Care Center	-	-	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 8
Health Care Service (Assisted Living)	-	-	P	-	-	-	-	-	-	-	-	-	
Health Care Service (Hospital)	-	-	-	-	-	-	P	-	P	-	-	-	
Health Care Service (Nursing Care Facility)	-	-	-	-	-	P	-	P	P	-	-	-	
Health Care Service (Outpatient)	-	-	-	-	-	P	P	P	P	-	-	-	
Health Care Service (Residential Continuing Care Retirement Center)	-	-	S	-	-	-	-	-	-	-	-	-	Art 6, Sec 15; Art 7, Sec 10
Public Utility	S	S	S	S	S	S	S	S	S	P	S	S	Art 7, Sec 2
Public Safety	S	S	S	S	P	P	P	P	P	P	P	P	
Religious Institution	S	S	S	S	-	S	-	S	S	S	S	-	Art 7, Sec 5
School (Grade)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Higher Learning)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Technical, Trade, or Other Specialty)	-	-	-	-	-	P	P	P	P	P	P	P	
<b>Commercial and Office Uses</b>													
Bar, Brew Pub, Drinking Place	-	-	-	-	-	-	-	-	P	S	-	-	
Building Services	-	-	-	-	-	-	-	-	P	-	P	-	
Catering Services	-	-	-	-	-	-	-	-	P	-	P	-	
Communication or Information Services	-	-	-	-	-	P	P	P	P	P	-	-	
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	P	P	-	P	-	
Financial Services	-	-	-	-	-	P	P	P	P	P	-	-	
Financial Services (Non-traditional)	-	-	-	-	-	-	-	-	-	-	-	-	
Motor Vehicle Sales	-	-	-	-	-	-	-	-	P	-	P	-	
Office and Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	
Personal Care Services	-	-	-	-	-	-	P	P	P	P	-	-	
Tattoo and Body Piercing Services	-	-	-	-	-	-	-	-	-	-	-	-	
Pet and Animal Care Services	-	-	-	-	-	-	-	-	P	-	P	-	
Restaurant (No drive-thru)	-	-	-	-	-	-	P	P	P	P	-	-	
Restaurant (With drive-thru)	-	-	-	-	-	-	-	-	P	-	-	-	
Sales (Retail under 25,000 sf)	-	-	-	-	-	-	P	P	P	P	P	-	
Sales (Retail over 25,000 sf)	-	-	-	-	-	-	-	-	P	P	P	-	
Sales (Alcohol packaged)	-	-	-	-	-	-	-	-	P	S	-	-	
Sales (Alternative nicotine)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Industry, Service, and Transportation Uses</b>													
Construction and Contractor Services	-	-	-	-	-	-	-	-	-	-	P	P	
Junk/Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	S	Art 7, Sec 3
Manufacturing (Light)	-	-	-	-	-	-	-	-	-	-	S	P	
Manufacturing (Heavy)	-	-	-	-	-	-	-	-	-	-	-	P	
Motor Vehicle Services (Light)	-	-	-	-	-	-	-	P	P	-	P	-	
Motor Vehicle Services (Heavy)	-	-	-	-	-	-	-	-	P	-	P	P	
Package Delivery Services	-	-	-	-	-	-	P	P	P	P	-	-	
Parking	-	-	-	-	-	P	P	P	P	P	P	P	Art 6, Sec 9
Passenger Transportation Services	-	-	-	-	-	-	-	-	P	-	P	-	
Self-Storage or Mini-Warehouse Facility	-	-	-	-	-	-	-	-	S	-	P	P	Art 7, Sec 12
Telecommunication Tower	S	S	S	S	S	S	S	S	S	-	S	S	Art 7, Sec 11
Warehousing	-	-	-	-	-	-	-	-	-	-	P	P	
Wholesaling	-	-	-	-	-	-	-	-	-	-	P	P	
<b>Arts, Entertainment, and Recreation Uses</b>													
Amusement or Games Facility	-	-	-	-	-	-	-	-	P	-	P	-	
Clubhouse or Country Club	S	S	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 6
Equine and Livestock	S	-	-	-	-	-	-	-	-	-	-	-	Art 7, Sec 4
Fitness/Sports Club, Studio, or Center	-	-	-	-	-	-	P	P	P	P	-	-	
Museum	-	-	-	-	-	-	-	P	P	P	P	-	
Recreation (Outdoor)	P	P	P	P	P	P	P	P	P	P	-	-	
Stadium or Arena	-	-	-	-	-	-	-	-	-	-	S	-	
Theater	-	-	-	-	-	-	P	P	P	P	P	-	

## 7:1 General Provisions.

The Board of Zoning Appeals may issue permits for those uses permitted on review which are in accordance with the provisions of this Ordinance and the specific conditions set forth below.

The Board may grant or deny or modify any request for a use permitted on review after a public hearing has been held on the written request submitted by an applicant, in accordance with Article 8, Section 8:2. It may also attach any necessary conditions such as time limitations or requirements that one or more things be done before the request can be initiated. Additionally, the Board may require an acceptable bond to insure that uses allowed on review are completed consistent with proposed time schedules. This bond may be issued for a maximum period of one year, renewable upon request to the Board of Zoning Appeals.

The Board shall act on requests for uses permitted on review within ninety (90) days of the date of submittal. Failure to act within ninety (90) days shall constitute approval of the request.

If the request is granted, the Board shall determine that:

- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste and disposal, and similar services; and
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

If the Board denies the request the reasons shall be entered in the minutes of the meeting at which the permit is denied.

In granting the permit the Board may designate such reasonable and appropriate conditions in addition to the specific conditions contained in this Ordinance to assure that the proposed use will be in harmony with the area in which it is to be located and with the spirit of this Ordinance.

(Ord. No. O-08-22, (Exh. E), 6-16-2022)

## 7:12 Mini-Warehouse.

Mini-warehouses may be permitted in the C-2, Highway Commercial, district subject to the requirements of the C-2 district and the following requirements:

- A. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors oriented to the interior of the site.
- B. The facility shall not be utilized for the manufacture or sale of any commercial commodity or the provision of any service, such as the commercial repair of automobiles, boats, motors, or other items.
- C. The facility shall not be utilized for the storage of flammable chemical substances.

## 9:5.3 Special Exceptions.

The Board of Zoning Appeals may hear and decide upon Special Exceptions specifically authorized by the terms of this Ordinance. A use permitted on review shall not be authorized by the Board of Zoning Appeals unless and until:

- A. A written application is submitted;
- B. Notice shall be given at least once in advance of a public hearing, appearing at least fifteen (15) days in advance of the public hearing;
- C. A public hearing shall be held;
- D. The Board shall make findings; and
- E. The Board shall make written findings certifying compliance with the regulations governing the special use.





**CITY OF TRAVELERS REST**  
**APPLICATION TO BOARD OF ZONING APPEALS**  
6711 State Park Road  
Travelers Rest, S.C. 29690

Docket #: \_\_\_\_\_ Application Fee/Receipt: \_\_\_\_\_  
Advertised: \_\_\_\_\_ Date of Public Hearing: \_\_\_\_\_  
Property Posted: \_\_\_\_\_ Approved: \_\_\_\_\_ Denied: \_\_\_\_\_

1. Applicant Name (Owners): VG Travelers Rest Storage LLC Telephone #: 305-428-6500  
Address: 1501 S Bayshore Dr, Suite 1720  
City/State/Zip: Miami, FL 33133

2. Other Applicant Name: Jeff Evans Telephone #: 305-428-6500  
Address: 1501 S Bayshore Dr, Suite 1700  
City/State Zip: Miami, FL 33133

3. Property Location: Hawkins Road, Travelers Rest  
Tax Map #: 0503020103501  
Present Zoning Classification: C-2  
Current Use of Property: vacant land Proposed Use of Property: climate controlled storage

Complete the following, if applicable:

- a. Action Appealed from \_\_\_\_\_  
N/A
- b. Specific variance sought N/A

The following standards for review must be addressed by the applicant in a written document to accompany the application:

1. Special circumstances or conditions applying to the land or building for which the variance is sought, and the strict application of the provisions would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self created by any person having an interest in the property. (Increased costs to satisfy the requirements or inconvenience does not constitute hardship.)
2. The granting of the variance is necessary for the reasonable use of the land or building and is the minimum variance that will accomplish this purpose.
3. The granting the variance will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

c. Use sought Request is for a special exception to allow a climate controlled storage facility.

d. Interpretation of: \_\_\_\_\_ boundary  
\_\_\_\_\_ other

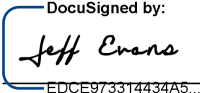
4. Application for:
- a. \_\_\_\_\_ Appeal from Zoning Administrator
  - b. \_\_\_\_\_ Variance
  - c. x \_\_\_\_\_ Use Permitted On Review
  - d. \_\_\_\_\_ Interpretation

5. Two copies of the following information, at scale of not less than 1" = 100' are provided:

- x \_\_\_\_\_ Shape and dimensions of the lot on which the proposed building is to be erected or conducted.
- x \_\_\_\_\_ Location of the lot with respect to adjacent rights of way.
- x \_\_\_\_\_ Setback line of buildings on adjoining lots.
- x \_\_\_\_\_ Shape, dimensions, location of all buildings, existing and proposed, on the lot.
- x \_\_\_\_\_ The nature of the proposed use of the building or land.
- x \_\_\_\_\_ Location and dimensions of off-street parking and the means of egress and ingress to such space.
- \_\_\_\_\_ Other: \_\_\_\_\_

6. Has any application involving this property been submitted to the Zoning Board of Appeals before?  
\_\_\_\_\_ Yes x \_\_\_\_\_ No If so, please include Docket Number \_\_\_\_\_

The undersigned represents that he is Owner (owner, authorized representative of the owner) in the foregoing application; further, that no persons other than those identified as the owner and/or other applicant have an interest in the property which is the subject of this application. The undersigned requests that all public hearings held by the Board of Zoning Appeals \_\_\_\_\_ be \_\_\_\_\_ x not be recorded by a shorthand reported (if reporter is requested, an additional application charge of \$100.00 is applicable, paid with the application, if reporter in not requested, the reporter and a verbatim transcript of proceedings is expressly waived and the applicant agrees that the furnishing of magnetic tape recording and/or a summary transcript of the hearings for use of the applicant will discharge all obligations of the Zoning Board of Appeals in connection with any appeals from the action of the Zoning Board of Appeals.

Signature  \_\_\_\_\_  
EDCE973314434A5...

Date 6/5/2023





CITY OF TRAVELERS REST

HAWKINS RD

RODESSA LN

GASKIN TRL

GLAZNER ST

0503020103000  
40

0503020103500  
34

0503020103503  
24

0503020103201  
10

0503020103504  
201

0503020103501

0503020103313  
110

0503020103314

0503020102905  
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0503020102906

0503020102903  
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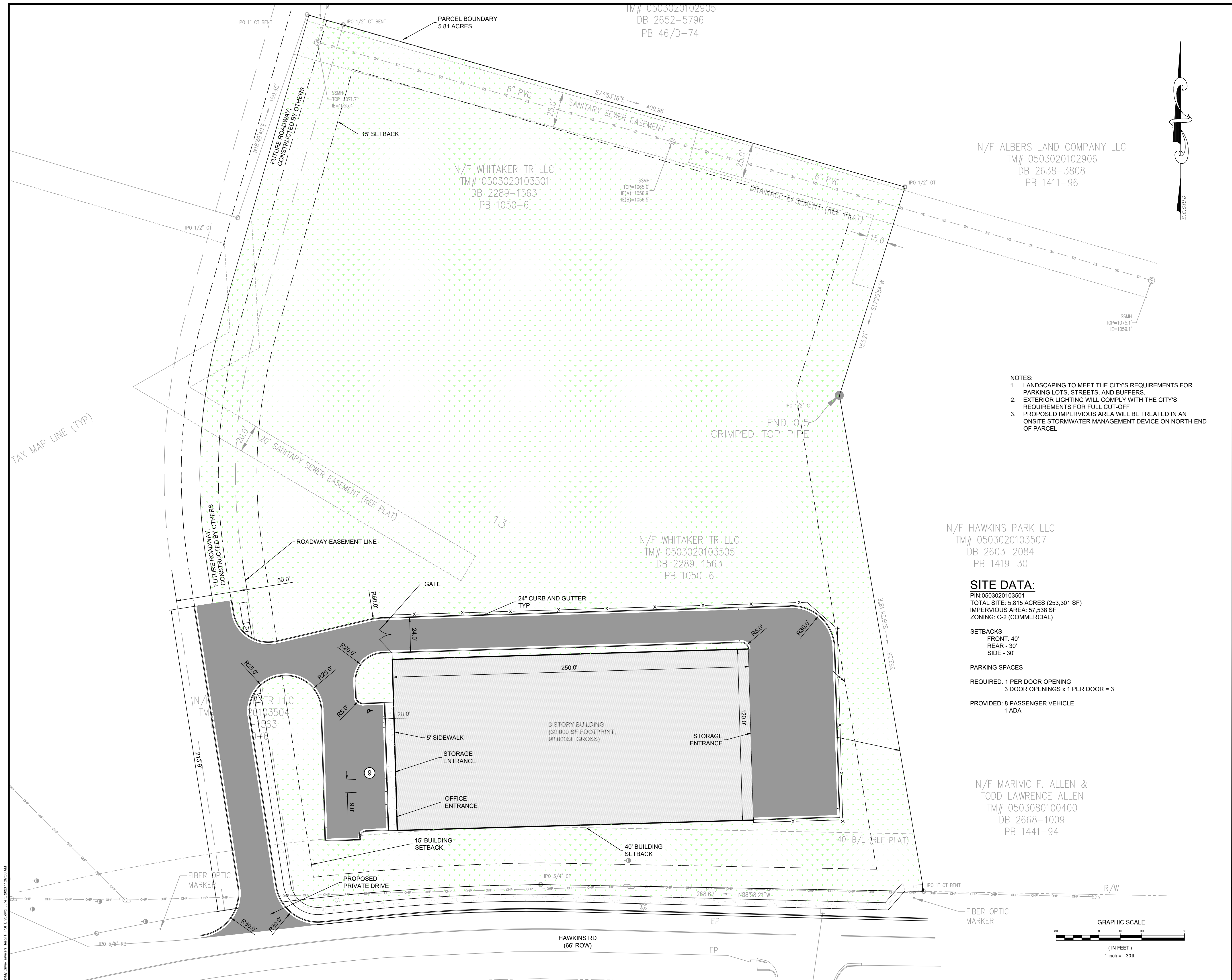
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TM# 0503020102905  
DB 2652-5796  
PB 46/D-74

N/F WHITAKER TR LLC  
TM# 0503020103501  
DB 2289-1563  
PB 1050-6

N/F ALBERS LAND COMPANY LLC  
TM# 0503020102906  
DB 2638-3808  
PB 1411-96

N/F WHITAKER TR LLC  
TM# 0503020103505  
DB 2289-1563  
PB 1050-6

N/F HAWKINS PARK LLC  
TM# 0503020103507  
DB 2603-2084  
PB 1419-30

**SITE DATA:**  
PIN: 0503020103501  
TOTAL SITE: 5.815 ACRES (253,301 SF)  
IMPERVIOUS AREA: 57,538 SF  
ZONING: C-2 (COMMERCIAL)

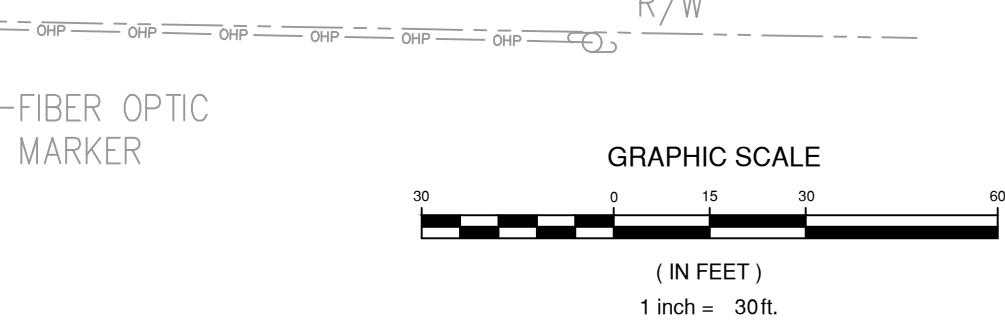
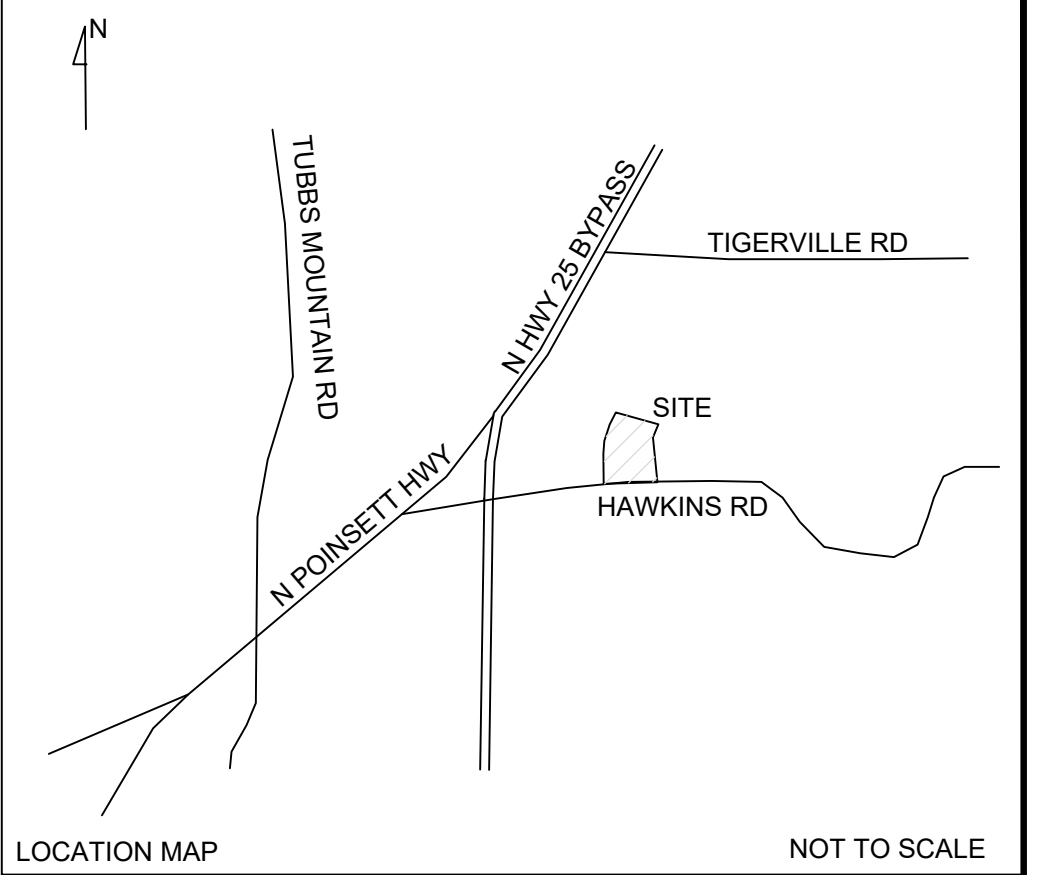
**SETBACKS**  
FRONT: 40'  
REAR - 30'  
SIDE - 30'

**PARKING SPACES**  
REQUIRED: 1 PER DOOR OPENING  
3 DOOR OPENINGS x 1 PER DOOR = 3

PROVIDED: 8 PASSENGER VEHICLE  
1 ADA

N/F MARIVIC F. ALLEN &  
TODD LAWRENCE ALLEN  
TM# 0503080100400  
DB 2668-1009  
PB 1441-94

- NOTES:**
1. LANDSCAPING TO MEET THE CITY'S REQUIREMENTS FOR PARKING LOTS, STREETS, AND BUFFERS.
  2. EXTERIOR LIGHTING WILL COMPLY WITH THE CITY'S REQUIREMENTS FOR FULL CUT-OFF
  3. PROPOSED IMPERVIOUS AREA WILL BE TREATED IN AN ONSITE STORMWATER MANAGEMENT DEVICE ON NORTH END OF PARCEL



REVISIONS	TRAVELERS REST STORAGE	SHEET TITLE SITE PLAN
SCALE: NONE	HAWKINS ROAD TRAVELERS REST, SC	SHEET NUMBER <b>C1.0</b>
DATE: 6.1.23		

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# Class-A Self-Storage Facility

Travelers Rest, SC

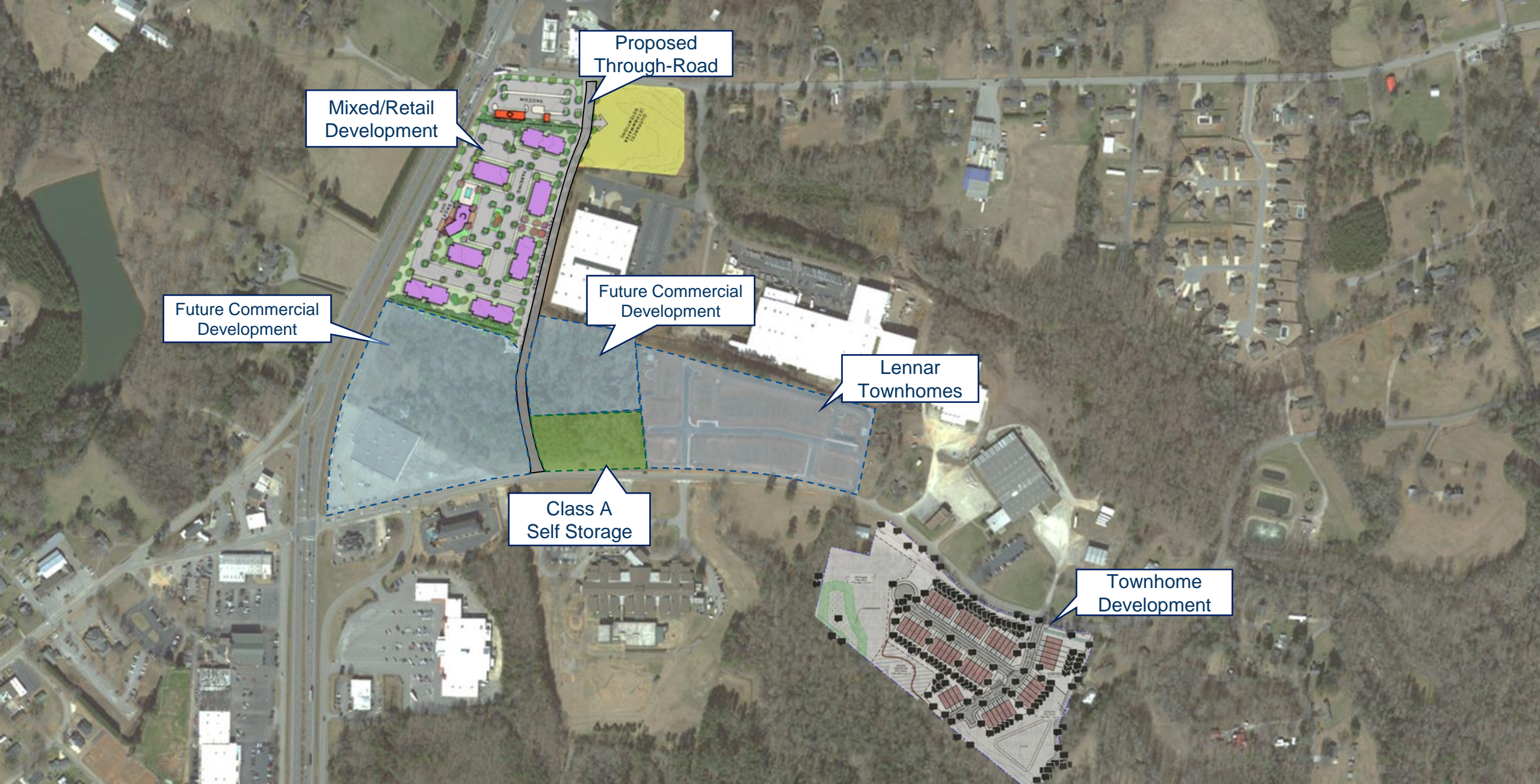


# DEVELOPMENT SUMMARY

We are seeking to develop the vacant lot adjacent to Whitaker Used Cars on Hawkins Rd into a class-A, climate-controlled, self-storage facility. This will provide a currently undersupplied service to this growing community while improving the appearance and safety of this highly-visible parcel. We will seek to provide a project that brings this parcel into compliance with the vision broader vision of this community. Specifically, we will:

- Use **high-quality facade materials**; which may include, but is not limited to, brick, architectural panels, and glass on all faces visible from the right of way
- **Minimize light pollution** by limiting the use of on-site lights and conforming to an approved lighting plan
- **Minimize total impervious area** by limiting concrete with landscaped areas
- **Increase traffic safety** by working with adjacent property owners to share access via a North-South road that connects Tigerville Rd to Hawkins Rd
- This will be a **highly-secure facility** (fencing, gates, access control, cctv) with **employees on-site** to provide exceptional customer service and maintain the quality of the facility

# Broader Development Overview



Proposed Through-Road

Mixed/Retail Development

Future Commercial Development

Future Commercial Development

Lennar Townhomes

Class A Self Storage

Townhome Development



# Storage Site Plan



Private Access off  
Connectivity Road to  
reduce traffic and stacking

2-Story + Basement,  
Class A Storage  
Facility





Sample Building Rendering





Sample Building Design





Sample Building Design





Sample Office Design