



Board of Zoning Appeals

PHONE: 864-467-7425
 E-MAIL: www.greenvillecounty.org

MINUTES of HEARING on FEBRUARY 10, 2021

Attendance Record

Board Members	Present	Absent
1. DRUMMOND, Keith L.	P	
2. FARRAR, Brittany		A
3. GODFREY, Laura	P	
4. HATTENDORF, Mark	P	
5. HOLLINGSHAD, Nicholas	P	
6. JACOBS, Lindsey	P	
7. MOORE, Wayne H.- Chairman	P	
8. REDMOND, Jeffery	P	
9. Vacant Seat		

Members of Staff: Joshua Henderson, Zoning Administrator
 Meagan Staton, Deputy Zoning Administrator
 Brook Denny, Planner
 Terry Abrahams, Board Secretary

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, February 10, 2021, at 3:00 p.m. in Conference Room D at Greenville County Square. Notice of this meeting was appropriately posted in the Greenville Journal, at the County Council office and on the County website. Due to the Covid-19 pandemic, some members of the Board, County Staff and applicants participated electronically via Zoom.

1. **CALL TO ORDER:** Vice Chairman Mark Hattendorf called the meeting to order at 3:00 p.m. Chairman Moore was delayed.
2. **INVOCATION/PLEDGE:** Conducted by Mr. Keith Drummond.
3. **ROLL CALL:** Attendance was taken by the Secretary, Terry Abrahams. Ms. Lindsey Jacobs, Ms. Laura Godfrey and Mr. Jeffery Redmond participated in the meeting electronically via Zoom. Ms. Brittany Farrar was absent.
4. **PROCEDURES:** Vice Chairman Hattendorf stated the purpose of, and provided an overview of the procedures of the Board of Zoning Appeal hearings for the benefit of the applicants and visitors present.

Ms. Meagan Staton stated the conditions under which decisions/rulings may be made by the Board as outlined in the Greenville County Zoning Ordinance including Section 3:4.1, and Section 11:1.

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5. NEW BUSINESS:

i. CB-21-04: SHARON A. BLACK

BACKGROUND:

This property is located on Ridgewood Drive off Ridge Road, between Mauldin Road and Fairforest Way just outside the city limits of Mauldin.

The applicant is requesting a Use by Special Exception to allow manufacturing of small metal and clay sculptures as well as acrylic paintings for sale via the internet as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, January 26, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved Use in Residential districts in accordance with Condition (13). Manufacturing of metal and clay products/acrylic paintings is not on the list of approved Home Occupations.

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street.
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

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5. i. CB-21-04: FINDINGS of FACT cont.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

Section 11:1 General Provisions for Uses Permitted by Special Exception states: The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.

The Board shall consider the following factors:

- 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 disposal and similar services
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses

5. i. CB-21-04: FINDINGS of FACT cont.

Representative present for this application was Ms. Sharon Black.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance.

Ms. Black presented the application to the Board. She informed the Board of her desire to create small items of metal or clay along with acrylic paintings that would be sold over the internet.

CONCLUSIONS of LAW:

The application was reviewed by the Board. Vice Chairman Hattendorf reviewed the conditions outlined in Condition (13) with Ms. Black who expressed understanding of and confirmed compliance with all the conditions.

Dr. Nicholas Hollingshad made a motion to grant the use as requested, based on the conditions as outlined in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *per applicant's testimony*
- 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 disposal and similar services; *location is within an existing residential area*
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses; *per the applicant's testimony*

Ms. Laura Godfrey seconded the motion. There was no objection and no discussion. The motion carried, resulting in a vote of 6-0 in favor of approval. Chairman Moore did not cast a vote, Ms. Brittany Farrar was absent and there is one vacant seat.

ii. CB-21-05 – JOHN A. & MARY J. BAKER

BACKGROUND:

This property is located in the cul-de-sac on Club Circle off Motor Boat Club Road, west of Hwy 25 N/White Horse Road. The property is on the Saluda River adjacent to Pickens County.

The applicant is requesting a Variance from the placement requirement for an accessory structure on their property including setbacks from property lines for a carport. There is an existing/nonconforming metal storage building in the right front of the property which shows on the 1997 aerial view.

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5. ii. CB-21-05 – FINDINGS OF FACT:

On Tuesday, January 26, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 7:3.4 and Graphic 3 states the following:

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

The applicant is requesting a *Variance to allow placement of a carport in the front of the existing residence including a variance of 19-feet from the Front and 4-feet from the Left Side setback for the proposed carport.*

Section 3:4.1 states that a variance may be granted if the Board makes and explains the following findings:

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece Of property
- B.** These conditions do not generally apply to other property in the vicinity
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- 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.

Representative present for this application was Mr. John Baker.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly, Condition 18(b) and Section 3:4.1 which was previously read into the record.

Mr. Baker presented his application to the Board. He informed the Board of the current circumstances surrounding his request including the age and location of the property in relation to the road and power pole, his need for a carport to protect his vehicles and restrictions for placement due to the topography of the land and shape of the lot. Mr. Baker further stated that based on the recent survey obtained it was determined that the proposed location was the most suitable. Mr. Baker mentioned results of his communication with the former and current owners of the adjacent property.

5. ii. CB-21-05 – CONCLUSIONS of LAW:

The application was reviewed by the Board. There was discussion surrounding the proposed location of the carport, interference with the adjacent neighbor's property, alternative placement of the carport and existing similar structures along the road.

Vice Chairman Hattendorf made a motion to grant the variance as requested based on the survey submitted and the conditions as outlined in Section 3:4.1 being met; particularly,

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *wedged shaped parcel with a significant grade change from front to back making it difficult for placement of a carport adjacent to or behind the principal structure*
- B.** These conditions do not generally apply to other property in the vicinity; *aerial imagery and street view this lot has a unique shape and would not be able to comply with the requirements*
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would unreasonably restrict the utilization of the property; *it is clear as discussed, there is difficulty in placement of a garage/carport on this parcel*
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *there is an existing carport on the adjacent parcel, there was no objection present or submitted to this application*

Dr. Nicholas Hollingshad and Mr. Jeffery Redmond seconded the motion. There was no objection. Vice Chairman Hattendorf mentioned the lake front properties, evidence on aerial view of prior property line adjustments in the past creating a unique situation for placement of a structure such as the carport. There was no further discussion. The motion on the floor carried, resulting in a vote of 5-2 in favor of approval with Ms. Laura Godfrey and Ms. Lindsey Jacobs voting against. Chairman Moore did not cast a vote, Ms. Brittany Farrar was absent and there is one vacant seat.

iii. CB-21-06 – JAMES E. BARE

BACKGROUND:

This property is located on Glens Choice Court off Old Rockhouse Road west of Paris Mountain and east of Old Buncombe Road and Hwy 276 N/Poinsett Hwy in Greenville.

The applicant is requesting a Use by Special Exception to allow assembly/repair of Plasma Sonics devices/equipment for sale via the internet as a Home Occupation.

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5. iii. CB-21-06 – FINDINGS of FACT:

On Tuesday, January 26, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved Use in Residential districts in accordance with Condition (13). Assembly/Repair of electronic devices is not on the list of approved Home Occupations.

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street.
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

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5. iii. CB-21-06 – FINDINGS of FACT cont.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

Section 11:1 General Provisions for Uses Permitted by Special Exception states; The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.

The Board shall consider the following factors:

- 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 disposal and similar services
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses

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5. iii. CB-21-06 – FINDINGS of FACTcont.

Representative present for this application was Mr. James Bare.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Section 11.1 as previously read into the record.

Mr. Bare presented his application to the Board. He informed the Board of the devices he creates, that are made to order for sale via the internet and that his work area is approximately 10% of the basement in his residence.

In response to questions from the Board, Mr. Bare stated there were no issues related to noise or parts that may be detrimental to the public.

In response to a question to Staff concerning the restrictions outlined in the Statement of Intent for the Planned Development, Mr. Henderson stated there was no restriction listed.

CONCLUSIONS of LAW: The application was reviewed by the Board. Mr. Drummond reviewed the items outlined in condition (13) with Mr. Bare, who expressed understanding and compliance with the conditions.

Vice Chairman Hattendorf made a motion to grant the use as requested, based on the conditions as outlined in Section 11 being met; particularly,

- A. The use meets all required conditions; *per the applicant's testimony*
- 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 disposal and similar services
- D. The use will not violate neighborhood character nor adversely affect surrounding; *based on the testimony provided*

Ms. Lindsey Jacobs and Dr. Nick Hollingshad seconded the motion. There was no objection and no discussion. The motion on the floor carried, resulting in a vote of 6-0 in favor of approval. Chairman Moore did not cast a vote, Ms. Brittany Farrar was absent and there is one vacant seat.

5. iv. CB-21-07 – DIA P. ROBINSON

BACKGROUND:

This property is located on N. Harbor Drive off Old Farris Bridge Road just before the Pickens County line, west of Hwy 25 N in Greenville.

The applicant is requesting a Use by Special Exception to allow the creation of fiber and yarn items for sale via the internet as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, January 26, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved use in Residential districts in accordance with Condition (13). Manufacturing of fiber/yarn items for sale via the internet is not on the list of approved Home Occupations.

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

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5. iv. CB-21-07 – FINDINGS of FACT cont.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

Section 11:1 General Provisions for Uses Permitted by Special Exception states: The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.

The Board shall consider the following factors:

- A. The use meets all required condition
- 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 disposal and similar services
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses

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5. iv. CB-21-07 – FINDINGS of FACT cont.

Representative present for this application was Ms. Dia Robinson.

There was no opposition, present or submitted, to this application.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Section 11.1 as previously read into the record.

Ms. Robinson presented her application to the Board. She informed the Board of the equipment utilized in her creation of the textile products made of yarn for sale on Etsy via the internet. Ms. Robinson submitted photos of the equipment and samples of the products she creates. In response to a question concerning waste products, Ms. Robinson stated that the colorants used are vinegar based with no waste created.

CONCLUSIONS of LAW: The application was reviewed by the Board. Mr. Drummond reviewed the items outlined in condition (13) with Ms. Robinson, who expressed understanding and compliance with the conditions. In response to a question from the Board, Ms. Robinson stated that products are shipped to customers via the US post Office with a P.O. Box.

Mr. Jeffery Redmond made a motion to grant the use as requested, based on the conditions as outlined in Section 11 being met; particularly,

- A. The use meets all required conditions; *per the applicant's testimony*
- 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 disposal and similar services
- D. The use will not violate neighborhood character nor adversely affect surrounding; *based on the testimony provided*

Ms. Lindsey Jacobs and Ms. Laura Godfrey seconded the motion. There was no objection and no discussion. The motion on the floor carried, resulting in a vote of 6-0 in favor of approval. Chairman Moore did not cast a vote, Ms. Brittany Farrar was absent and there is one vacant seat.

- 6. Approval of Minutes of January 13, 2021:** The minutes were reviewed by the Board. Mr. Keith Drummond made a motion to approve the minutes as presented. Dr. Nick Hollingshad seconded the motion. There was no objection. The motion carried, resulting in a vote of 5-0 in favor. Chairman Moore did not cast a vote. Ms. Brittany Farrar was absent. Vice Chairman Hattendorf left early and there is one vacant seat.

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- 7. ANNOUNCEMENTS/REQUESTS:** The Zoning Administrator reviewed the recently revised interpretation of the yard layout that was previously established in 2013. Mr. Henderson provided further clarification particularly as it related to the location for pools in accordance with Condition (18) b. The Board requested staff amend the revised layout to reflect inclusion of the yard area behind the main structure. In response to a question to Staff regarding creation of a text amendment for the revised interpretation, Mr. Henderson informed the Board of the current status related to text amendments prior to completion of the UDO, which will include all current ordinances. A draft for a text amendment to Condition (18) b, to reflect results of prior discussions, was created for further consideration.

There was discussion surrounding the need for updating the list of approved Home Occupations currently outlined in Condition (13). Chairman Moore raised a discussion surrounding the use/need of accessory dwelling units in single-family districts and mentioned the use allowed in Section 11:9. There was a discussion related to garage apartments and conditions related to such use in single-family districts.

Mr. Henderson informed the Board of the anticipated completion date of the UDO by the end of 2021. In response to a question concerning training sessions for the Board prior to the final document, Mr. Henderson mentioned the opportunities that will be available for input by the Board, similar to the process utilized for that in the updating of the Comprehensive Plan. Chairman Moore commented on the necessity for input from the BZA prior to implementation of the final document.

- 8. ADJOURNMENT:** There being no further business to discuss, Mr. Keith Drummond made a motion to adjourn, Ms. Lindsey Jacobs seconded the motion and the meeting adjourned at approximately 4:45 p.m. without objection.

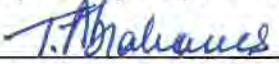


Wayne H. Moore, Chairman
Greenville County Board of Zoning Appeals



Date

Respectfully Prepared and Submitted by



Terry Abrahams, Secretary

Greenville County Board of Zoning Appeals

**FEBRUARY 10, 2021
PUBLIC HEARING**

Uses by Special Exception Considerations

Section 11:1 of the Greenville County Zoning Ordinance states the Board may grant permission for those uses which are in accordance with the following conditions:

- 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 disposal, and similar services;
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

Variances – Considerations

Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- 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.

Conditional Use (13) of the Greenville County Zoning Ordinance:

Home Occupation: Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

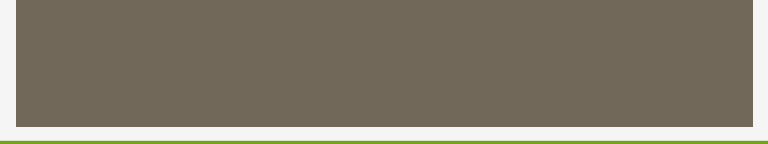
H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations



The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician

Child day care home

Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)

Instruction and Tutoring, such as

Academic Tutor

Music Teacher

Dance Instructor

Internet retail sales

Locksmith

Manufacturer's representative

Notary (Public)

Photographer

Professional Consultant, such as

Accountant and bookkeeper

Attorney

Insurance agent

Information technology professional

Residence as business mailing address

Secretarial Service

Tailoring



CB-21-04

- **Applicant:** SHARON A. BLACK
- **Project Type:** Home Occupation
- **Address:** 531 Ridgewood Dr, Greenville SC 29607
- **Zoning:** R-7.5; Single Family Residential
- **Posting:** Confirmed on 01-26-21

Location

- Ridgewood Drive/Ridge Road
- Fairforest Way/Mauldin Road

Request

Allow manufacturing small metal and clay sculptures
As well as acrylic paintings as a Home Occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of metal/clay products/acrylic paintings is not listed as an approved home occupation.

Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

Home Occupation: Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building

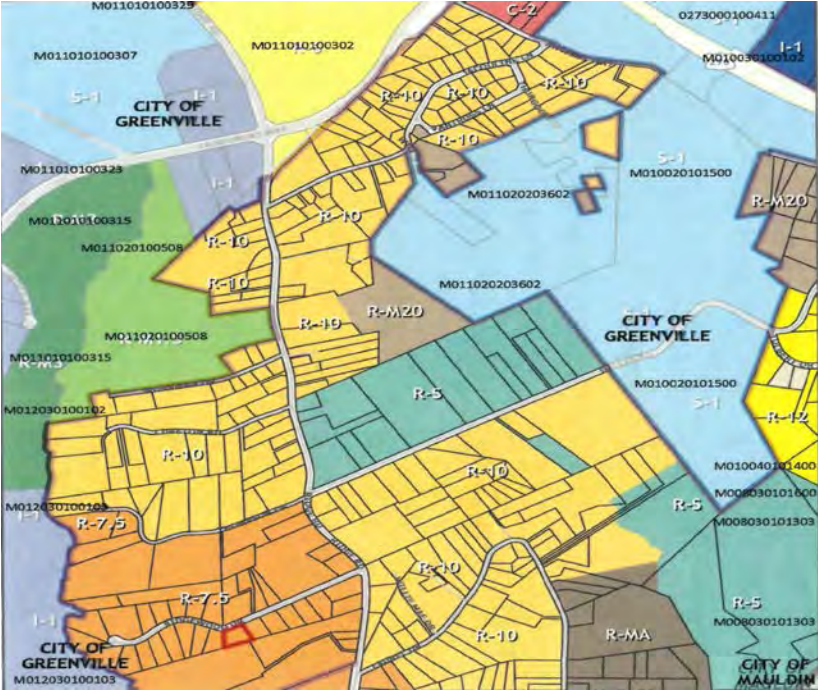
Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

CB - 21 - 04 Location

Zoning



Aerial



Project CB-21-04

Sign Posted



Across the Road



Project CB-21-04

Left of the property



Right of the property



Uses by Special Exception Considerations

Section 11:1 of the Greenville County Zoning Ordinance states the Board may grant permission for those uses which are in accordance with the following conditions:

- 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 disposal, and similar services;
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.



CB-21-05

- **Applicant:** JOHN & MARY BAKER
- **Project type:** Variance
- **Address:** 1278 Club Circle, Greenville SC 29611
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 01/26/21

CB-21-05

- Club Circle off Motor Boat Club Road
- Hwy 25 N/White Horse Road

Request

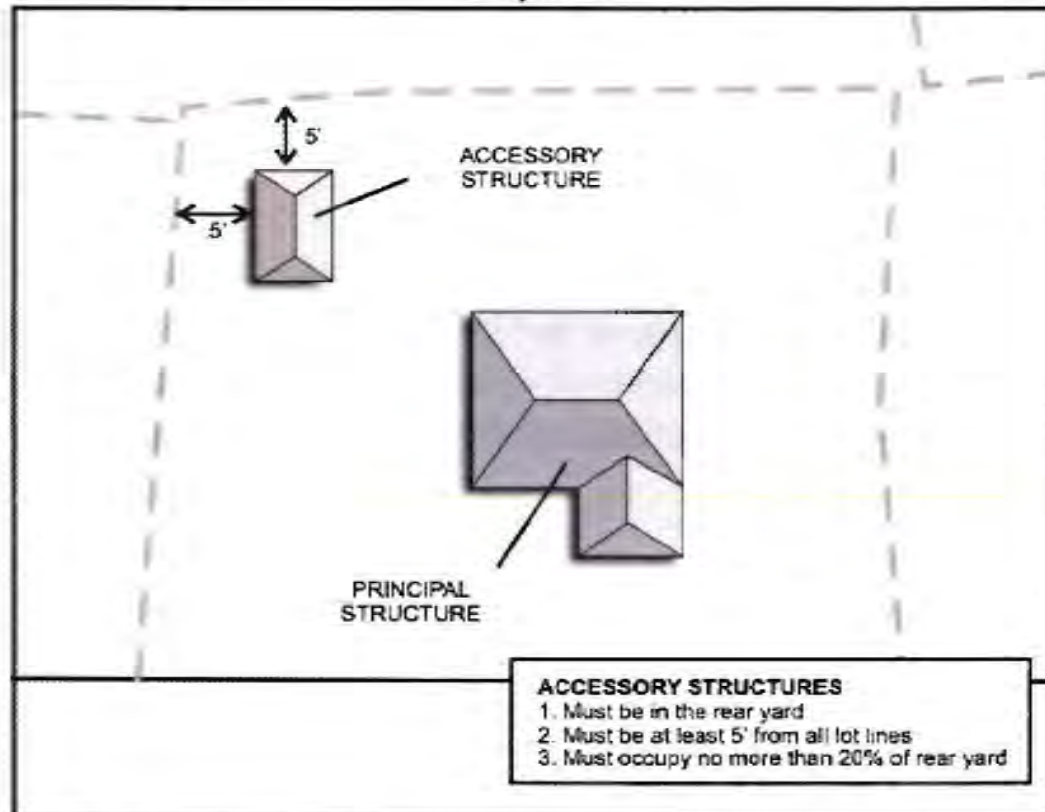
Variances from the following:

- a) Required placement of an accessory structure
- b) Variance of 19-ft from FRONT setback and 4-ft from LEFT side setback for a proposed carport

Section 7:3.4

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

Graphic 3



Graphic 3 - ***Note 1: Should read Must be in the rear yard or side yard (not codified)

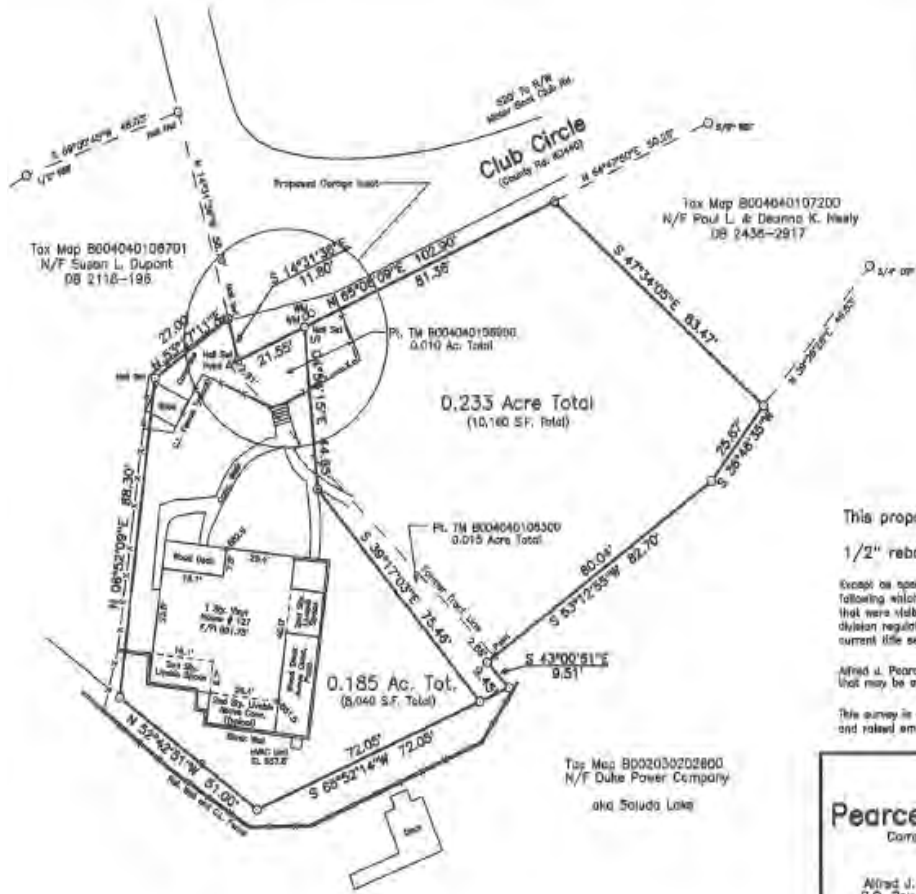
Variations – Considerations

Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- 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.

CB-21-05- Survey

According to FEMA floodway data this property is located in an established flood hazard area. (Ref. FIRM Map Panel No. 45045C0313E). The Base Flood Elevation for this site is 855.0'.



This property is subject to any and all easements and/or rights-of-way of record or not of record.
1/2" rebar set at all corners unless noted.

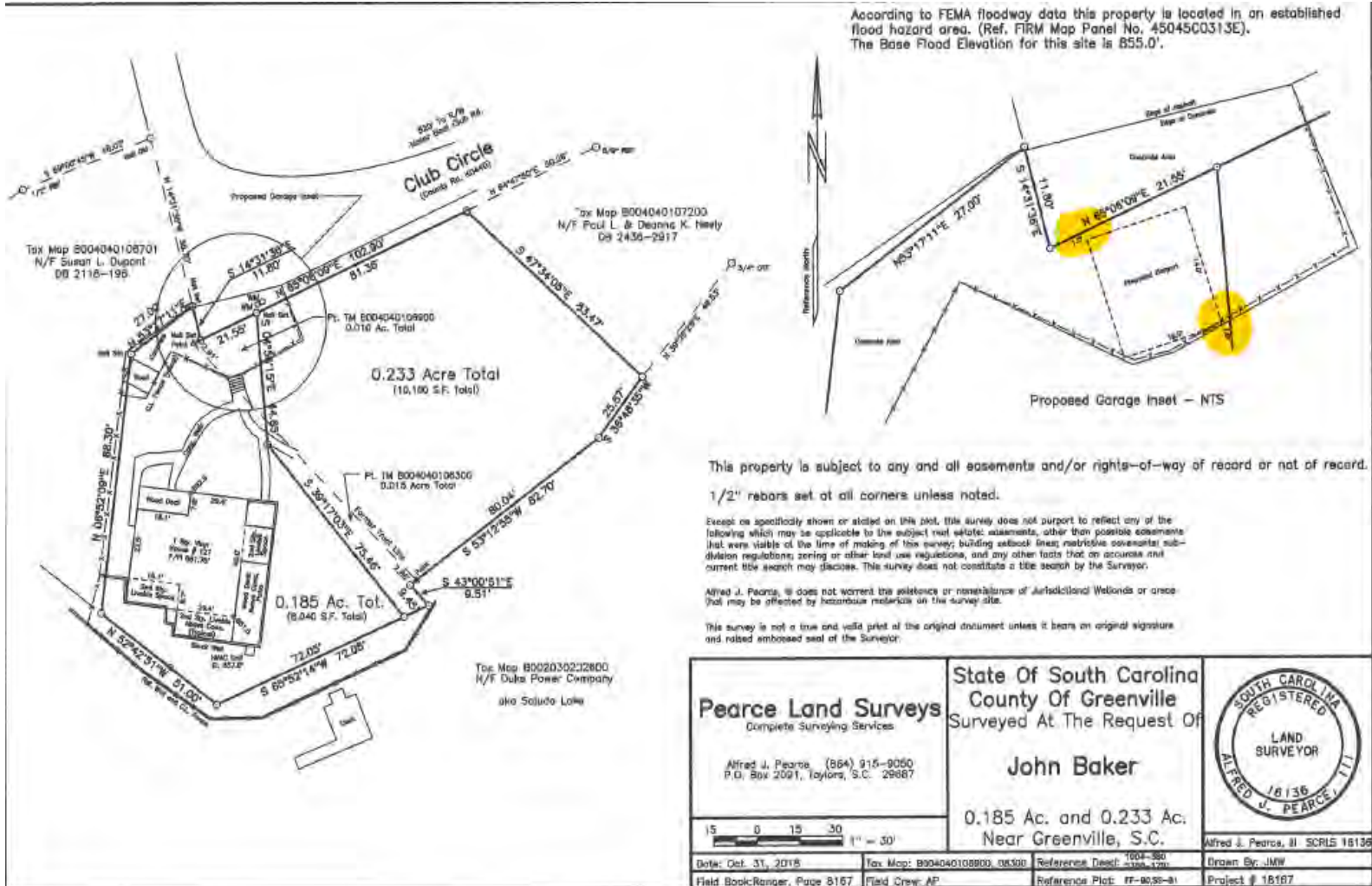
Except as specifically shown or stated on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision regulations; zoning or other land use regulations, and any other facts that on accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

Alfred J. Pearce, III does not warrant the existence or nonexistence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

This survey is not a true and valid print of the original document unless it bears an original signature and raised embossed seal of the Surveyor.

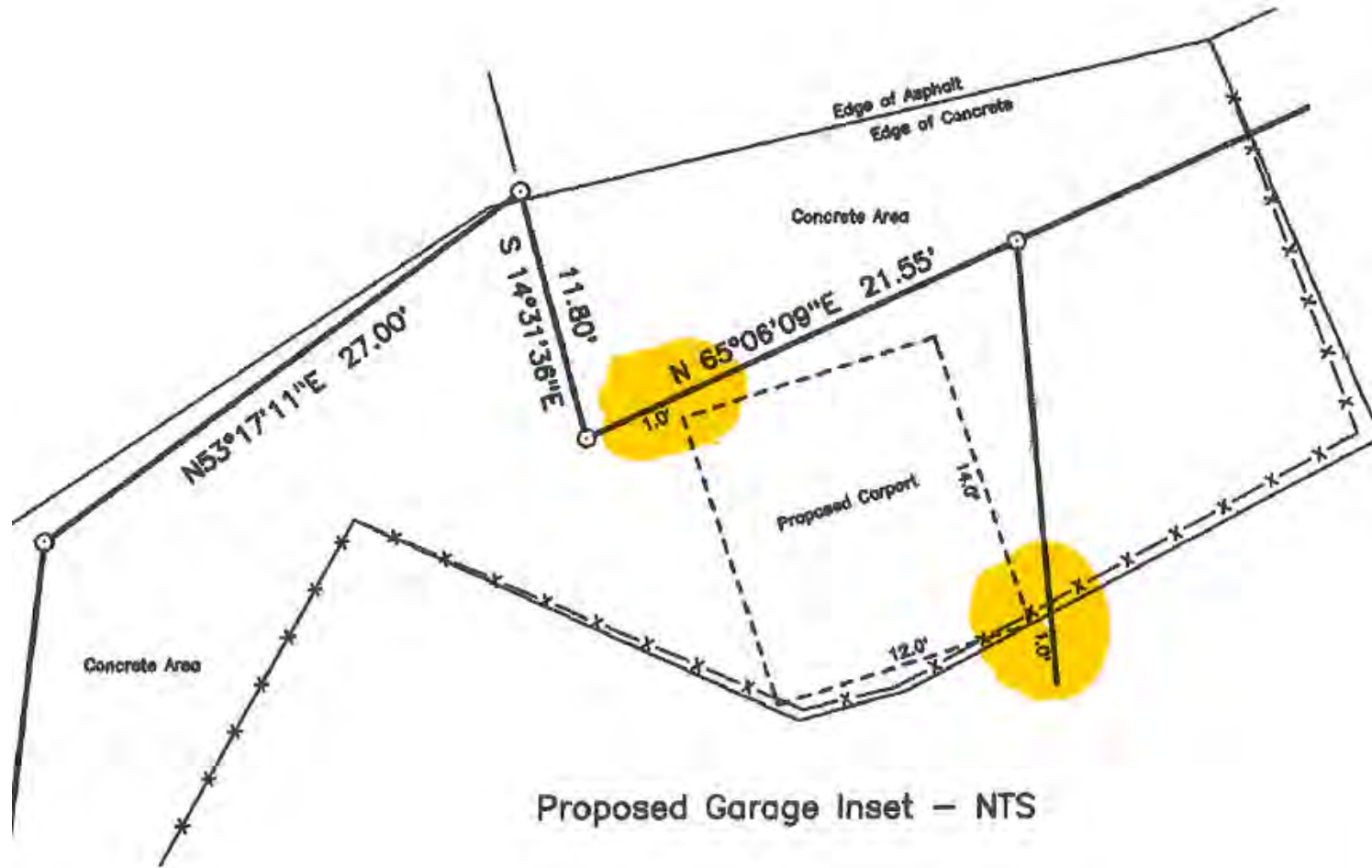
<p>Pearce Land Surveys Complete Surveying Services</p> <p>Alfred J. Pearce (864) 915-9050 P.O. Box 2091, Taylors, S.C. 29687</p>	<p>State Of South Carolina County Of Greenville Surveyed At The Request Of</p>	
	<p>John Baker</p> <p>0.185 Ac. and 0.233 Ac. Near Greenville, S.C.</p>	
<p>15 0 15 30 1" = 30'</p>	<p>Date: Oct. 31, 2018 Field Book-Runner, Page B167</p>	<p>Reference Date: 1004-380 Reference Plat: FF-1035-81</p>
<p>Field Crew: AP</p>	<p>Drawn By: JMW</p>	<p>Project #: 18167</p>

CB-21-05 – Site Plan



Pearce Land Surveys Complete Surveying Services Alfred J. Pearce, II (864) 915-9060 P.O. Box 2091, Taylors, S.C. 29687	State of South Carolina County of Greenville Surveyed At The Request Of John Baker	
	0.185 Ac. and 0.233 Ac. Near Greenville, S.C.	
15 0 15 30 1" = 30'		Alfred J. Pearce, II SCRLS 18136
Date: Oct. 31, 2016	Tax Map: B004040108900, 06300	Reference Desc: 1004-380 2356-1700
Field Book/Ranger, Page 8167	Field Crew: AP	Reference Plat: 77-8035-81 Project #: 18167

CB-21-05 Zoom



CB - 21- 05 Posting

Sign Posted



View of the Front



CB- 21- 05 Photos

Left Side



Right Side



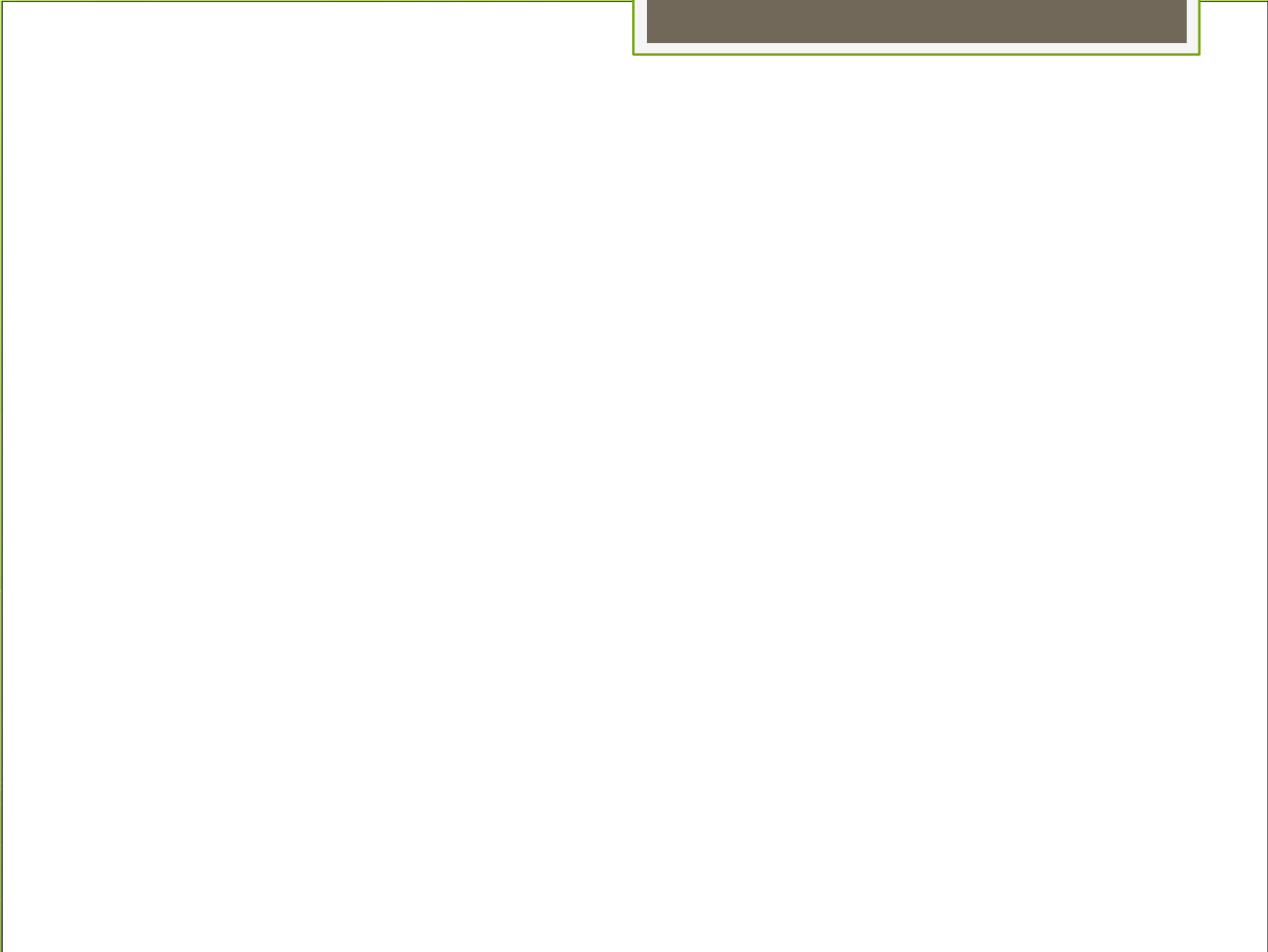
CB - 21-05 Photos

Across the Road



Existing Shed on Right





CB-21-06

- **Applicant:** JAMES E. BARE
- **Project type:** Use by Special Exception
- **Address:** 10 Glens Choice Cir, Greenville SC
- **Zoning:** PD; Planned Development
- **Posting:** Confirmed 01/26/21

CB-21-06

- Glens Choice Cir off Old Rockhouse Road
- West of Paris Mtn/east of Hwy 276 N

Request

Allow assembly/ repair/sale of plasma sonic equipment/devices as a Home Occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Assembly/Repair/Sales of electronic devices is not listed as an approved home occupation. Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

Home Occupation: Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

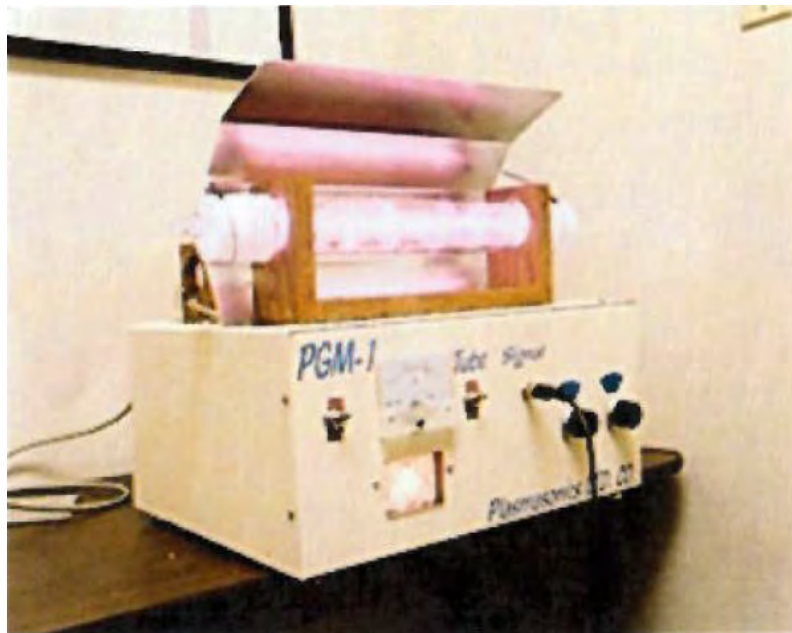
I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

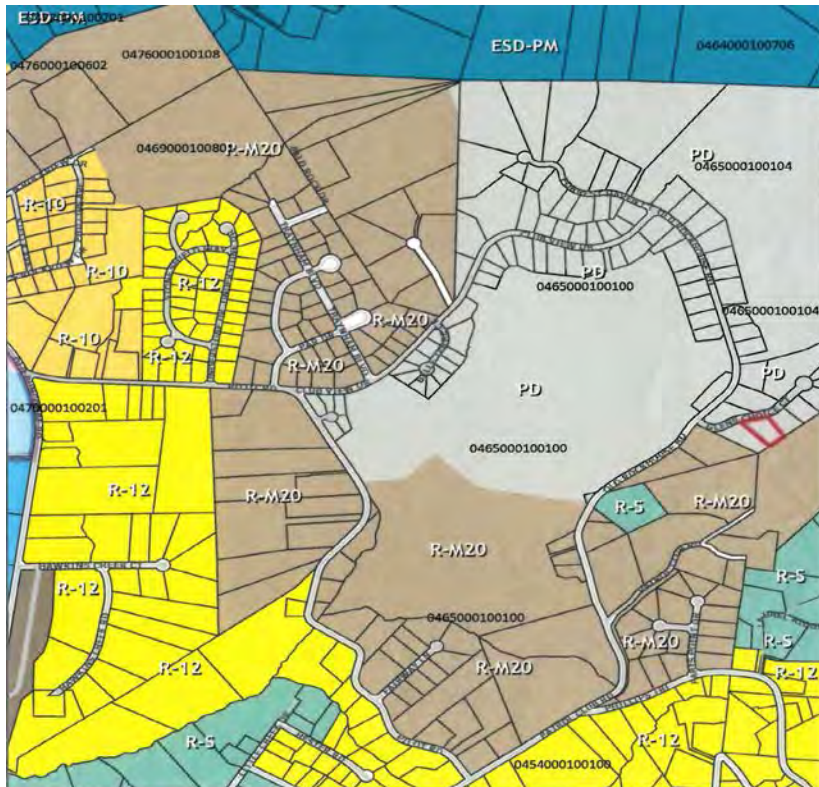
The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

CB-21-06- Samples



Project CB-21-06

Zoning



Aerial



CB - 21- 06 Posting

Sign Posted



View of the Front



CB – 21-06 Photos

View to the Left



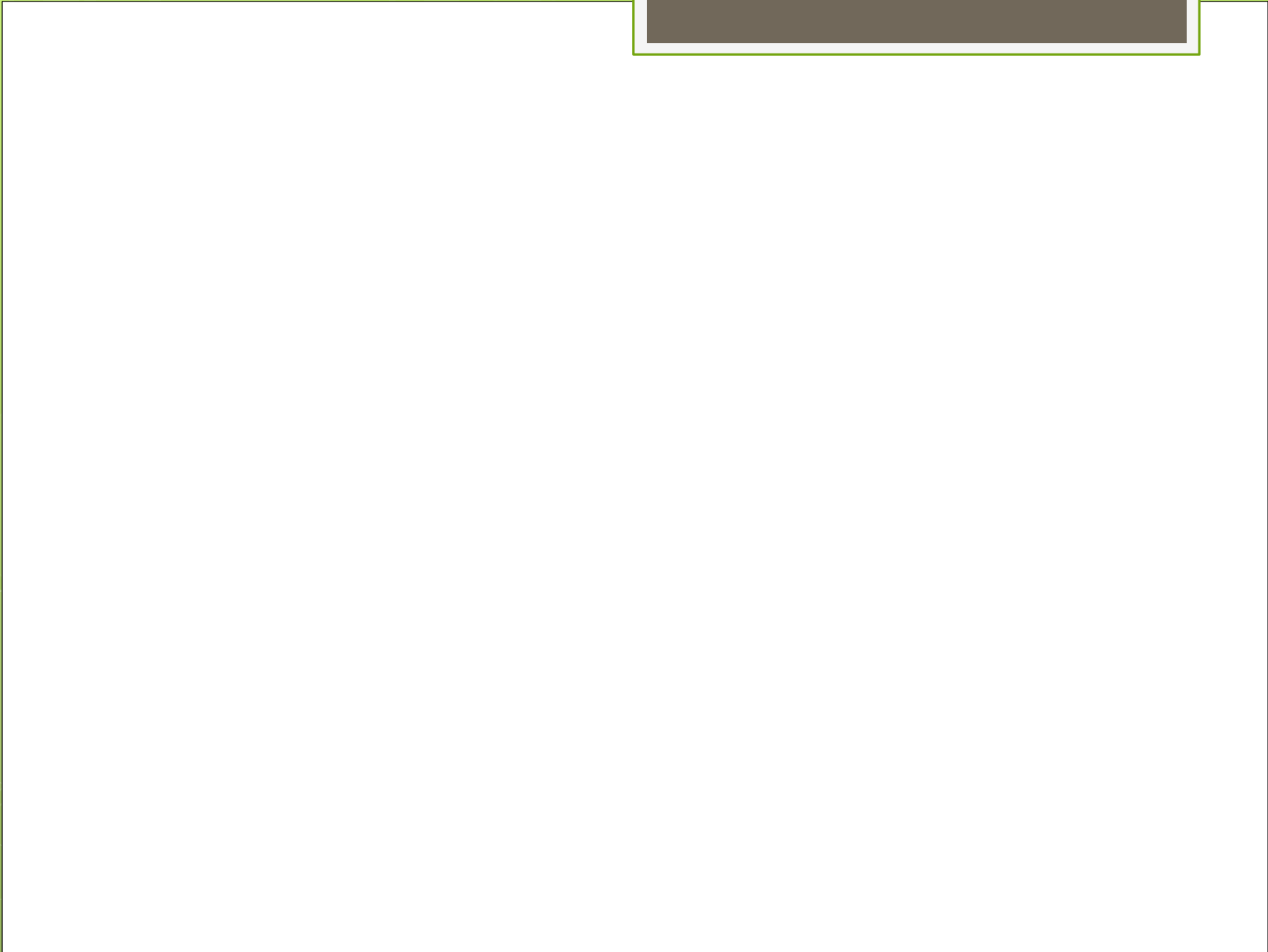
View to the Right



CB - 21-06 Photos

Across the Road





CB-21-07

- **Applicant:** DIA P. ROBINSON
- **Project type:** Use by Special Exception
- **Address:** 19 N. Harbor Drive, Greenville SC
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 01/26/21

CB-21-07

- N. Harbor Dr, off Old Farris Bridge Road
- West of Hwy 25 N/White Horse Road
- Close to Pickens County line

Request

Allow manufacturing of products made of yarn/fiber
for sale via the internet

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of fiber/yarn products is not listed as an approved home occupation. Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

Home Occupation: Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.

I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

CB-21-07- Equipment



CB-21-07- Samples

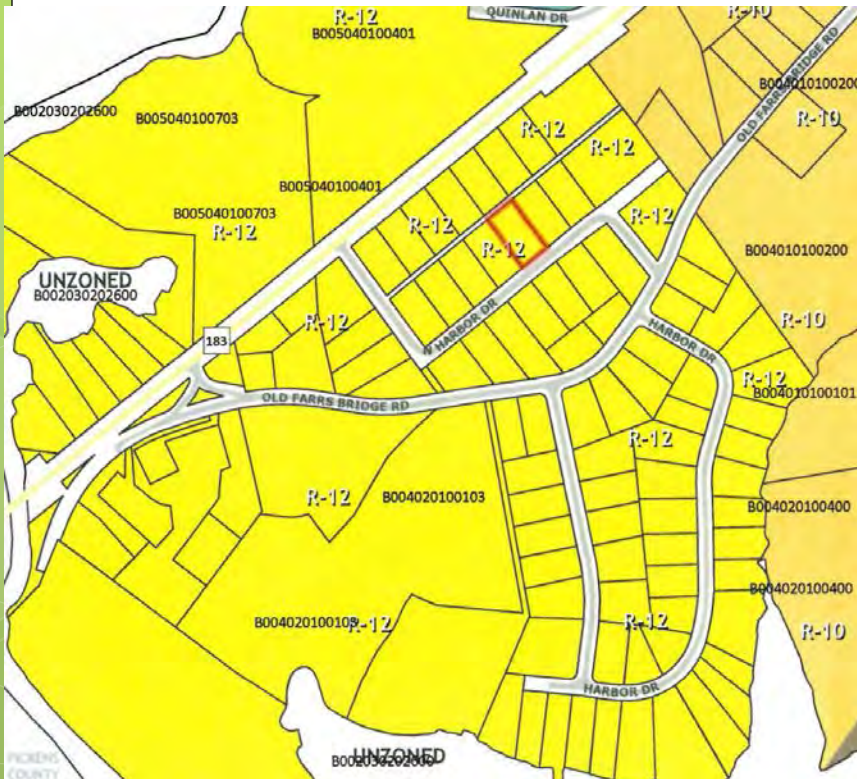


CB-21-07- Samples



Project CB-21-07

Zoning



Aerial



CB - 21- 07 Posting

Sign Posted



View of the Front



CB – 21-07 Photos

Left Side



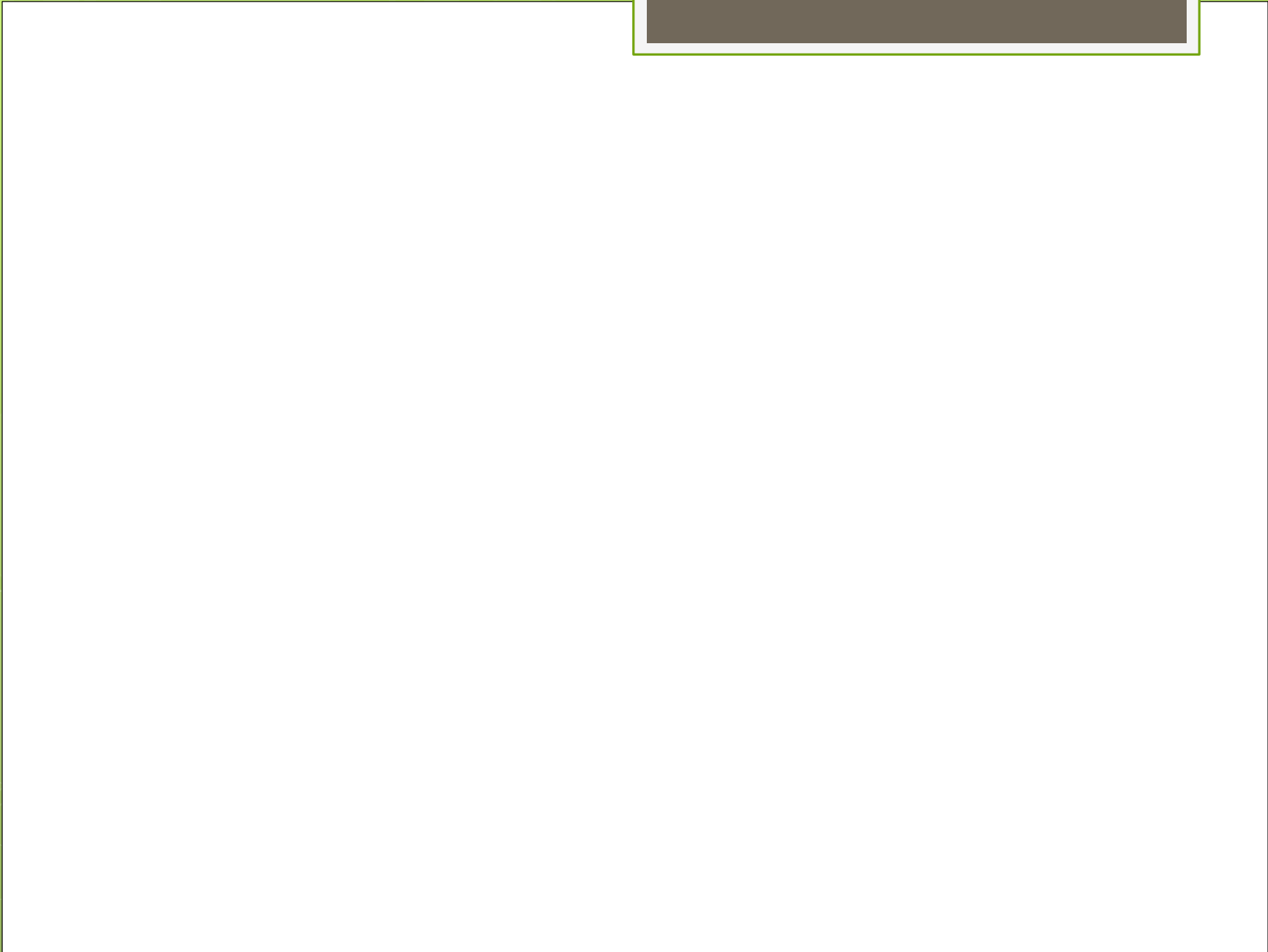
Right side



CB - 21-07 Photos

Across the Road

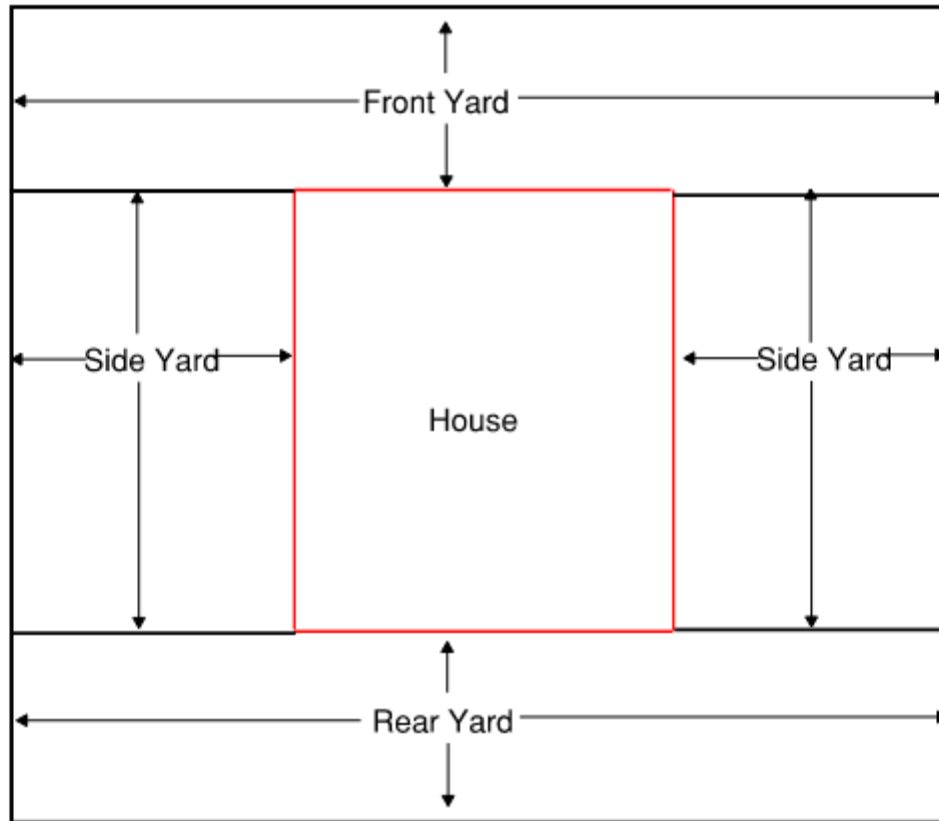




End of Dockets

- Approval of Minutes of 1/13/21
- Announcements/Requests by BZA Members
 - Follow-up discussion on Condition (18)
- Adjournment

Street



Street

