



Board of Zoning Appeals

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

MINUTES of HEARING on APRIL 14, 2021

Attendance Record

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

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

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, April 14, 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:** Chairman Wayne Moore called the meeting to order at 3:04 p.m.
2. **INVOCATION/PLEDGE:** Conducted by Mr. Keith Drummond.
3. **ROLL CALL:** Attendance was taken by the Secretary, Terry Abrahams. Ms. Laura Godfrey and Mr. Jeffery Redmond participated in the meeting electronically via Zoom.
4. **PROCEDURES:** Chairman Moore 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. Brook Denny 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.

5. NEW BUSINESS:

i. CB-21-16: HEATHER M KEEW

BACKGROUND:

This property is located on Pennwood Lane in the Imperial Hills sub-division off Hwy 253 N/ State Park Road near Paris Mountain and the Half Mile Lake sub-division in Greenville.

The applicant is requesting a Use by Special Exception to allow the creation of artwork for sale on-line as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, March 30, 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). The proposed use is not included on the list of approved home occupation and requires approval from the BZA.

(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. i. CB-21-16 – 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. i. CB-21-16 – FINDINGS of FACT cont.

Representative present for this application was Ms. Heather Keew.

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

Ms. Brook Denny presented the facts as they pertained to the Greenville County Zoning Ordinance.

Ms. Keew presented her application to the Board. Ms. Keew informed the Board of her desire to create artwork for sale on-line, that shipment is conducted off premises and there is no foot traffic to the residence.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There were questions from the Board pertaining to communication with neighbors, noise/disturbance and compliance with the items outlined in Condition (13). Ms. Keew informed the Board that she did not have any communication with neighbors regarding her application; that there will be no noise/disturbance created by her painting/artwork and expressed compliance with the items outlined in Condition (13).

Dr. Nick 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 testimony complies with Condition (13)*
- B. The use is not detrimental to the public health or general welfare; *there is no basis since all the work is being done inside the home*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *the home is located in an existing neighborhood*
- D. The use will not violate neighborhood character nor adversely affect surrounding; *based on the applicant's testimony*

Vice Chairman Hattendorf seconded the motion. There was no objection and no discussion. The motion on the floor carried, resulting in a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

ii. CB-21-17: GARY & CELIA MURPHY

BACKGROUND:

This property is located on Foxhall Road in the Woodfield Sub-division off Crestfield Road west of the intersection of Hwy 291 and Augusta Rd just south of the I-85/Hwy 291 interchange in Greenville.

The applicant is requesting a Variance from the left side setback for the existing encroachment of the carport along with a Use by Special Exception to allow an addition to the rear of the existing residence. The encroachment was discovered on a recent survey of the property.

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5. ii. CB-21-17 – FINDINGS of FACT:

On Tuesday, March 30, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-12 District;

FRONT	=	20' from edge of road R.O.W.
SIDES	=	5' from property line
REAR	=	5' from the Rear property line

The applicant is requesting a Variance of **1.8 feet from the LEFT SIDE setback**

Section 3:4.1 – Consideration of Variances:

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing 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.

A recent survey dated 1/26/21, revealed encroachment by the garage on the left side of the existing residence, making the single-family residence an existing/nonconforming structure.

Section 9:3.3, Expansion of Nonconforming Structures:

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion in to the required setback area.

Based on the results of research and recent survey, a Use by Special Exception will be required to bring the property into compliance for a clean record.

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. ii. CB-21-17 – FINDINGS of FACT:

Representative present for this application was the property owner, Mr. Gary Murphy and Mr. Chad Childress, the builder.

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

Ms. Brook Denny presented the facts as they pertained to the Greenville County Zoning Ordinance. The Board raised a question to Staff concerning the necessity for a Use by Special Exception in addition to the Variance. Staff provided clarification of the circumstances surrounding the application and necessity for the Use by Special exception based on the process established by the Board in the past as it relates to Section 9:3.3.

Mr. Childress presented the application to the Board. He informed the Board of the owners' desire to construct an addition to the rear of the existing residence and the discovery of the noncompliant left side setback that was confirmed by a recent survey.

CONCLUSIONS of LAW:

The application was reviewed by the Board. Vice Chairman Hattendorf made a motion to grant the variance as requested, based on 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; *per testimony from Staff, the age of the property and addition and potential for it to be in compliance*
- 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; *without authorization the owner would not be able to do the addition to the rear*
- 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; *condition has been in existence for 20+ years*

Ms. Laura Godfrey seconded the motion. There was no objection and no discussion. The motion carried, resulting in a vote of 5-0 in favor of approval. Chairman Moore Did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

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5. ii. CB-21-17 – CONCLUSIONS of LAW cont.

With reference to the request for the Use by Special Exception, Vice Chairman Hattendorf made a motion to grant the request based on the conditions as outlined in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *with the approval of the variance*
- 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; *it has been in existence for several decades*

Ms. Laura Godfrey seconded the motion. There was no objection. Dr. Nick Hollingshad expressed disagreement with the necessity for the Use by Special Exception, based on such a use not reflected on Table 6.1 for a special exception. Staff provided clarification for the utilization of Section 11:1 in meeting the BZA approval requirement in the various areas of Section 9:3. There was discussion surrounding the text of Section 9:3.3, particularly that it does not state requirement of a special exception from the Board. Staff provided clarification of the process currently in place for such applications. There was further discussion surrounding the necessity for the "SE" versus approval from the BZA with the granting of the variance and the option for the Board to make any changes to the existing process. The motion on the floor to grant the Use by Special Exception carried with a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent. There is one vacant seat.

iii. CB-21-18 – WHITE HORSE HEIGHTS BAPTIST CHURCH

BACKGROUND:

This property is located on White Horse Road at the corner of Range View Circle across the road from the Westwood Plaza shopping center, just north of the intersection at Saluda Dam Road in the Berea community of Greenville.

The applicant is requesting a Variance from the off-premises signage requirement to allow the addition of an illuminated reader board. Such change will also require a Use by Special Exception for the existing nonconforming sign on site. The Church is located approximately 1000 feet away at 421 Rangeview Circle.

FINDINGS of FACT:

On Tuesday, March 30, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

5. iii. CB-21-18 – FINDINGS of FACT cont.

Section 8.6 Off-premises Directional Sign Requirements states: For the purposes of directing traffic to uses not located along primary streets, and to ensure that visual clutter is minimized, off-premises directional signs may be permitted subject to the conditions as outlined in the attached copy of Sign Ordinance, **Section 8.6.1- Requirements** along with **Section 5.4** pertaining to **Nonconforming Signs**.

The applicant is requesting a Variance to allow a new sign with an electronic reader board.

Section 3:4.1 – Consideration of Variances:

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing 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.

Based on the survey on record, the sign is classified as existing nonconforming structure which will require a Use by Special Exception should a variance be granted.

Section 9:3.3, Expansion of Nonconforming Structures:

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion in to the required setback area.

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. iii. CB-21-18 – FINDINGS of FACT cont.

Representatives present for this application were Pastor Scott Dean and Mr. Tom Belcher.

There was opposition, present and submitted, to this application; particularly that of a letter of opposition submitted by the owner of the property.

Ms. Brook Denny 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.

Pastor Dean presented his application to the Board. He called attention to the photo of the existing sign with the damaged area and informed the Board of the difficulties encountered in placing/changing lettering on the sign. Pastor Dean expressed the church's desire to replace the damaged area only with an electronic reader board. Mr. Tom Belcher stated the updated sign would be an improvement to the appearance.

Mr. Jesus Tamayo, owner of the property on which the sign is located, spoke in opposition to the request. He informed the Board of his communication with the Pastor, his refusal to support the application based on the conditions as outlined in the deed. Mr. Tamayo stated his support for repairs to the existing sign, but does not support the addition of a reader board, the all-day lighting of which would create a negative impact into the window of his business on site. In response to a question from the Board, Mr. Tamayo provided a history of the property, the change of zoning from residential to the current O-D for office use.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There was discussion surrounding the existing sign, the change that would be made for a digital reader board within the existing frame and possible alternatives. Ms. Godfrey mentioned her experience with similar signage and stated that the proposed revision to the existing sign is not a minor repair but a change with the day and night lighting. In response to a question from the Board, Staff provided clarification of the request before the BZA as it pertains to the Sign Ordinance, that a permit would be available to repair the existing sign.

Vice Chairman Hattendorf made a motion to deny the request based on the conditions as outlined in Section 3:4.1 not being met; particularly;

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *off-premise signs require upkeep, per testimony this is a major renovation to the sign*
- B.** These conditions do not generally apply to other property in the vicinity; *not the only business/church that requires an off-premise sign*
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would unreasonably restrict the utilization of the property; *per testimony from the owner it would be detrimental to them and, the sign can be fixed*
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *the property owner states it would be detrimental*

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5. iii. CB-21-18 – CONCLUSIONS of LAW cont.

Ms. Laura Godfrey seconded the motion. There was no objection and no further discussion. The motion carried resulting in a vote of 5-0 in favor of the denial. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

With reference to the request for a Use by Special Exception, Chairman Moore stated that with the denial for the variance this would not be necessary.

iv. CB-21-19 – JOSEPH LaROSA & ILSE REINTHALER: Case was withdrawn

v. CB-21-20 – PIEDMONT NATURAL GAS/Phyllis D. Fowler, etal:

BACKGROUND:

This property is located on Woodruff Road and the corner of Lee Vaughn Road, across the road from the Kilgore Pointe sub-division at the intersection of Hwy 417 in Simpsonville.

The applicant is requesting a Use by Special Exception to allow installation of a natural gas regulator station on the left side of the property.

FINDINGS OF FACT:

On Tuesday, March 30, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists "Public Utility" as a Use by Special Exception in the R-S zoning district.

Section 7:3.2, Table 7:4, Nonresidential Setback/Height Requirements in the R-S Zoning district shows the following:

FRONT - 50 -feet from edge of road right-of-way
SIDES - 25 feet from property lines
REAR - 25-feet from property line

Section 11:7, Public Utility Buildings and Uses states:

Public Utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped.

The site plan submitted reflects compliance.

5. v. CB-21-20 – FINDINGS of FACT cont.

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

Representatives present for this application were Mr. Keith Gualtieri and Mr. Adam Pollak.

There was opposition, present and submitted, to this application. Ms. Jonelle Phillips submitted opposition in writing and was also present.

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

Mr. Gualtieri presented the application to the Board. Mr. Gualtieri informed the Board of plans for construction of a new natural gas pressure reducing station on the leased portion of the property. He stated the necessity for the new station which will be replacing 1-2 existing stations and would meet the customer demands due to growth and upgrade to the Federal safety standards. Mr. Gualtieri provided a description and clarification of the location of the proposed site similar to those brought before the BZA in the past.

Ms. Jonelle Phillips presented her concerns related to the application. Ms. Phillips stated she was not in opposition to the stations. She expressed concerns with the close proximity to the right-of-way of Woodruff Road and use of the existing sites that are being replaced.

Mr. Gualtieri addressed the concerns raised stating that the new site is designed to comply with SCDOT setback requirements and for safe access to the site. Mr. Gualtieri stated that old sites will be removed, they are usually at the entrance to a development and hidden with landscaping which will be maintained by the developer/HOA.

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5. v. CB-21-20 – CONCLUSIONS of LAW:

The application was reviewed by the Board. Mr. Keith Drummond made a motion to grant the use as requested based on testimony that the new station will replace two existing stations and will meet the updated federal safety regulations and based on the conditions as outlined in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *per the site plan submitted*
- B.** The use is not detrimental to the public health or general welfare; *per testimony by the applicant this station will meet the demands for natural gas in the area*
- 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

Dr. Nick Hollingshad seconded the motion. There was no objection and no discussion. The motion on the floor carried, resulting in a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Lindsey Jacobs and Ms. Brittany Farrar were absent and there is one vacant seat.

vi. CB-21-21 – CATHY C. & GREG GRATZ

BACKGROUND:

This property is located on E. Belvue Road across from the Paris Elementary School off Piedmont Park Road, off Rutherford Road in Taylors.

The applicant is requesting a Use by Special Exception to allow the manufacturing of items of jewelry for sale via the internet or off-site at vendor shows as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, March 30, 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). The proposed use is not included on the list of approved home occupation and requires approval from the BZA.

5. vi. CB-21-21 – FINDINGS of FACT cont.

(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.
- B.** 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.

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.

5. vi. **CB-21-21 – FINDINGS of FACT cont.**

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. vi. CB-21-21 – FINDINGS of FACT cont.

Representative present for this application was Ms. Cathy Gratz, property owner.

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

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

Ms. Gratz presented her application to the Board. She informed the Board of her desire to create custom jewelry as a Home Occupation, that the items will be sold on-line or at vendor shows, that items will be shipped via US Post Office.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the Board, Ms. Gratz expressed her understanding and compliance with the items outlined in Condition (13).

Dr. Nick Hollingshad made a motion to grant the use as requested, based on the conditions as outlined in Section 3:4.1 being met; particularly,

- A.** The use meets all required conditions; *per client's testimony*
- B.** The use is not detrimental to the public health or general welfare; *it is in the home*
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *the use is existing in a developed area*
- D.** The use will not violate neighborhood character nor adversely affect surrounding land Uses; *the use is conducted indoor*

Vice Chairman Hattendorf 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 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

vii. CB-21-22 – MIRACLE HILL MINISTRIES, INC.

BACKGROUND:

This property is located on N. Pleasantburg Drive between Hwy 29 and Rutherford Road and is the site of the former Monastery of St. Clare.

County records reveal the property was subsequently purchased by Miracle Hill Ministries, Inc., for continued use as a "Care Center" and appropriate permits were obtained.

The applicant is requesting a Variance from the Left Side setback along with a Use by Special Exception to allow the addition of an amphitheater in the rear of the existing building.

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5. vii. CB-21-22 – FINDINGS of FACT cont.

On Tuesday, March 30, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists "Care Center" as a permitted use in the S-1 District. This facility is an existing/nonconforming use in the R-12 district as it has been in existence as a Care Center prior to zoning.

Section 7:3.2, Table 7:4, Nonresidential Setback/Height Requirements in the R-12 Zoning district shows the following:

- FRONT** - 50 feet from edge of road right-of-way
- LEFT SIDE** - 25 feet from property lines
- RIGHT SIDE** - 20 feet from property line
- REAR** - 5 feet from property line

The applicant is requesting the following variances from the Left Side Setback:
19-feet for building #1, and; 2.2 – feet for building #2

The site plan submitted reflects setbacks, parking, screening and buffering requirements in place on this existing/nonconforming facility site. The plan review/permit process will ensure compliance prior to issuance of a C.O.

Section 3:4.1 – Consideration of Variances:

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing 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.

With the granting of a variance from the left side setbacks for the existing structures on site, a Use by Special Exception will be required to allow any expansion of the existing use, particularly that of the request for construction of an amphitheater on site.

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.

MINUTES

Board of Zoning Appeals

APRIL 14, 2021

Page Seventeen

5. vii. CB-21-22 – FINDINGS of FACT cont.

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

Representatives present for this application were Mr. David Hall, Engineer, and Mr. Jeremy Huff, Director of Miracle Hill Ministries.

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

Ms. Brook Denny presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Sections 3:4.1 and 11.1 as previously read into the record.

Mr. David Hall presented the application to the Board. He mentioned the prior Occupants and history of the property. Mr. Hall called attention to the site plan and clarified the areas requiring a variance. He mentioned the 7-foot wall surrounding the property. Mr. Jeremy Huff informed the Board of the purpose of the facility and programs conducted on site, mentioned the necessity for an outdoor area for various uses and outdoor activities by and for the residents.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to questions, the applicant stated there would be no lighting installed, that there will be no noise created other than that associated with a graduation ceremony, that any issues surrounding noise will be addressed accordingly.

Vice Chairman Hattendorf made a motion to grant the variances as requested, based on 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; *per testimony building has been in place since 1950-60's prior to zoning in the area*
- B. These conditions do not generally apply to other property in the vicinity; *they are the only business/facility surrounded by residential lots*
- 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; *this is a sizeable property with multiple acres, without the variance they would be restricted from further uses and permits potentially*
- 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; *this is an existing condition that has been in place for sometime now*

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5. vii. CB-21-22 – CONCLUSIONS of LAW cont.

Dr. Hollingshad seconded the motion. There was no Objection and no discussion. The motion on the floor carried, resulting in a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

With reference to the request for a Use by Special Exception for a gathering area, Vice Chairman Hattendorf made a motion to grant the use as requested based on the conditions as outlined in Section 11:1 being met; particularly,

The Board shall consider the following factors:

- A.** The use meets all required conditions; *with the variance for setbacks and the Anticipated use will meet required conditions*
- B.** The use is not detrimental to the public health or general welfare; *per testimony the primary use is to allow the residents to gather in a pandemic conscious environment*
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *this is an existing facility*
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses; *this is an existing use of the property*

Mr. Jeffery Redmond seconded the motion. There was no objection. Mr. Drummond called attention to Section 9:3.2 to provide clarification, stating that the Board has undertaken that review today, that the use is in concert with the building and that he is in favor. Dr. Hollingshad raised a question concerning to a similar case related to the Variance and necessity for the Use by Special Exception and requested clarification. Staff provided clarification stating the necessity for a Variance to bring the existing structures into compliance with setbacks in order to allow expansion of the non-conforming use with the addition of the amphitheater. The motion on the floor to grant the use as requested carried, resulting in a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent and there is one vacant seat.

viii. CB-21-23 – GREENVILLE COUNTY PARKS/RECREATION/TOURISM

BACKGROUND:

This property is site of the Mesa Soccer Complex located on Anderson Ridge Road adjacent to Lichtenfelt Nurseries and just before the Enoree Landfill in Greer, just west of the Spartanburg County line. The facility was formerly known as St. Giles Soccer Club.

There have been several prior applications before the BZA with the most recent being CB-15-46 all related to expansion of the existing use.

The applicant is requesting a Use by Special Exception to allow the development of three additional soccer fields for future use.

MINUTES

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5. viii. CB-21-23 – FINDINGS of FACT:

On Tuesday, March 30, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists "Recreation – Private/Public/Nonprofit" as a Use by Special Exception in the R-S District.

The site plan submitted reflects parking, screening and buffering requirements for the existing use/site. The plan review/permit process will ensure compliance prior to issuance of a C.O.

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

Representatives present for this application were Mr. Don Shuman and Mr. Pearse Tormey.

There was opposition, present and submitted, to this application. Ms. Jonelle Phillips submitted opposition in writing and was also in attendance.

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

Mr. Don Shuman presented the application to the Board. He informed the Board of the proposed development of the three fields that were graded in 2016, with plans for stabilization of the fields for future use. Mr. Shuman informed the Board of the process utilized to maintain the capacity of 16 fields for events with the rotation of 3-4 fields at intervals. Mr. Tormey added clarification of the capacity, stating the increase in field capacity would not occur before the next 4-5 years at which time field capacity would increase to 19 fields. He further addressed possible concerns with increased traffic and mentioned the aid of law enforcement officers at strategic points for traffic control during events. Mr. Tormey mentioned communication with a former complainant who had no objections to the current operations on site with the lane improvements made.

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5. viii. CB-21-23 – FINDINGS of FACT:

Chairman Moore called attention to the letter of opposition submitted by Ms. Phillips a copy of which was provided to members. Chairman Moore reviewed the concerns outlined in the letter. In response to a question from the Board regarding the letter and concerns regarding traffic, Mr. Shuman stated he had responded to Ms. Phillips via email. Mr. Shuman informed the Board of the plans underway with all agencies and departments for improvements to the intersections and installation of turn lanes and traffic signals where indicated for ultimate traffic control and safety. There was a question related to lighting on the site, to which the applicant informed the Board of the type, current and proposed lighting for the complex and stated that lighting will be compliant with requirements.

In response to a question from the Board, Mr. Shuman clarified the request before the BZA at this time was only for development of the three additional fields as indicated on the site plan submitted. There was a discussion related to the necessity for approval with restrictions for utilization of a maximum of 16 fields on site.

In addition to the letter of opposition submitted by Ms. Jonelle Phillips, Ms. Janet Edi was present and expressed her concerns with the application including increased traffic and the negative impact on nearby subdivisions, drainage issues and the time frame for the proposed road improvements. Mr. Don Shuman informed Ms. Edi of the plans underway for the road improvements with a goal for road improvements to be made over the next 3-5 years. Staff informed the Board of the public forum for road improvement projects. Chairman Moore recommended Ms. Edi contact the Roads & Bridges Department of the County for details.

CONCLUSIONS of LAW:

The application was reviewed by the Board. Mr. Keith Drummond made a motion to grant the use as requested based on the conditions as outlined in Section 11:1 being met; particularly, per testimony that the three fields will be used in rotation of maintenance and renovation of the other 16 fields and that the County and other agencies are working together to improve the traffic situation which is a step in the right direction.

- A.** The use meets all required conditions;
- B.** The use is not detrimental to the public health or general welfare; *per testimony all agencies involved are working together to resolve the existing problems*
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services

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5. viii. CB-21-23 – CONCLUSIONS of LAW cont.

D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *this is an ongoing facility.*

However, with the condition that the three new fields be used in concert with the renovation of the other fields so that at no time within the next five years that more than 16 fields are in operation at any given time.

Another caveat to this would be that with road improvements and more community support for less traffic and more traffic control, that the applicant will have the opportunity to return to the BZA to expand the use of the 3 or more fields.

Vice Chairman Hattendorf seconded the motion and expressed agreement with the conditions attached to the motion. In response to a question from the Chairman, Mr. Drummond provided clarification of the conditions relating to the time frame for road improvements. There was no objection. The motion on the floor carried, resulting in a vote of 5-0 in favor. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent. There is one vacant seat.

ix. CB-21-24 – THE ACADEMY of ARTS: - Withdrawn

x. CB-21-25 – ARLIN & AMY JOHNSON: - Withdrawn

6. Approval of Minutes of March 10, 2021: The minutes were reviewed by the Board. Vice Chairman Hattendorf raised a question related to the motion he made for case CB-21-12 and the intent with the conditions for screening of the pool and water feature from the adjacent property. There was a discussion surrounding the intent of the motion versus the wording of the motion. It was determined that the staff will investigate the legal ramifications related to any amendments and the Secretary would review the recording and provide the results to members via e-mail.


Mr. Keith Drummond made a motion to approve the minutes with the exception of Case CB-21-12 which is under further review for clarification. Vice Chairman Hattendorf seconded the motion. There was no objection. The motion carried, resulting in 5-0 in favor. Chairman Moore did not cast a vote. Ms. Brittany Farrar and Ms. Lindsey Jacobs were absent. There is one vacant seat.

7. ANNOUNCEMENTS/REQUESTS: Mr. Josh Henderson informed the Board of the temporary absence of the Deputy Zoning Administrator Ms. Meagan Staton and introduced Mr. Austin Lovelace, Principal Planner.

Mr. Keith Drummond informed members of his withdrawal of the application for another term of service on the BZA.

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8. **ADJOURNMENT:** There being no further business to discuss, the meeting adjourned at approximately 6:34 p.m. with unanimous approval.




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

**APRIL 14, 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-21-16

- **Applicant:** HEATHER M. KEEW
- **Project Type:** Home Occupation
- **Address:** 200 Pennwood Ln, Greenville SC
- **Zoning:** R-15; Single Family Residential
- **Posting:** Confirmed on 3-30-21

Location

- Pennwood Lane off S. Buckhorn Road
- Hwy 253 N/State Park Road

Request

Allow creation of art work for sale via the internet
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.

Creation of art work is not listed as an approved home occupation. Therefore, BZA approval is required.

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

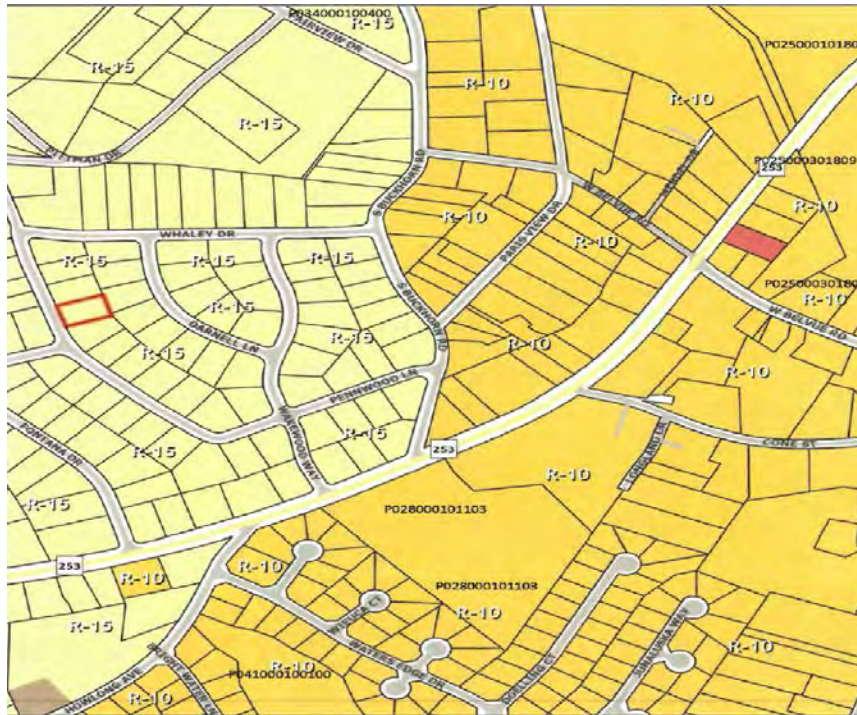
Uses by Special Exception Considerations

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 - 16 Location

Zoning



Aerial



Project CB-21-16

Sign Posting



View to the Right



Project CB-21-16

Left of the property



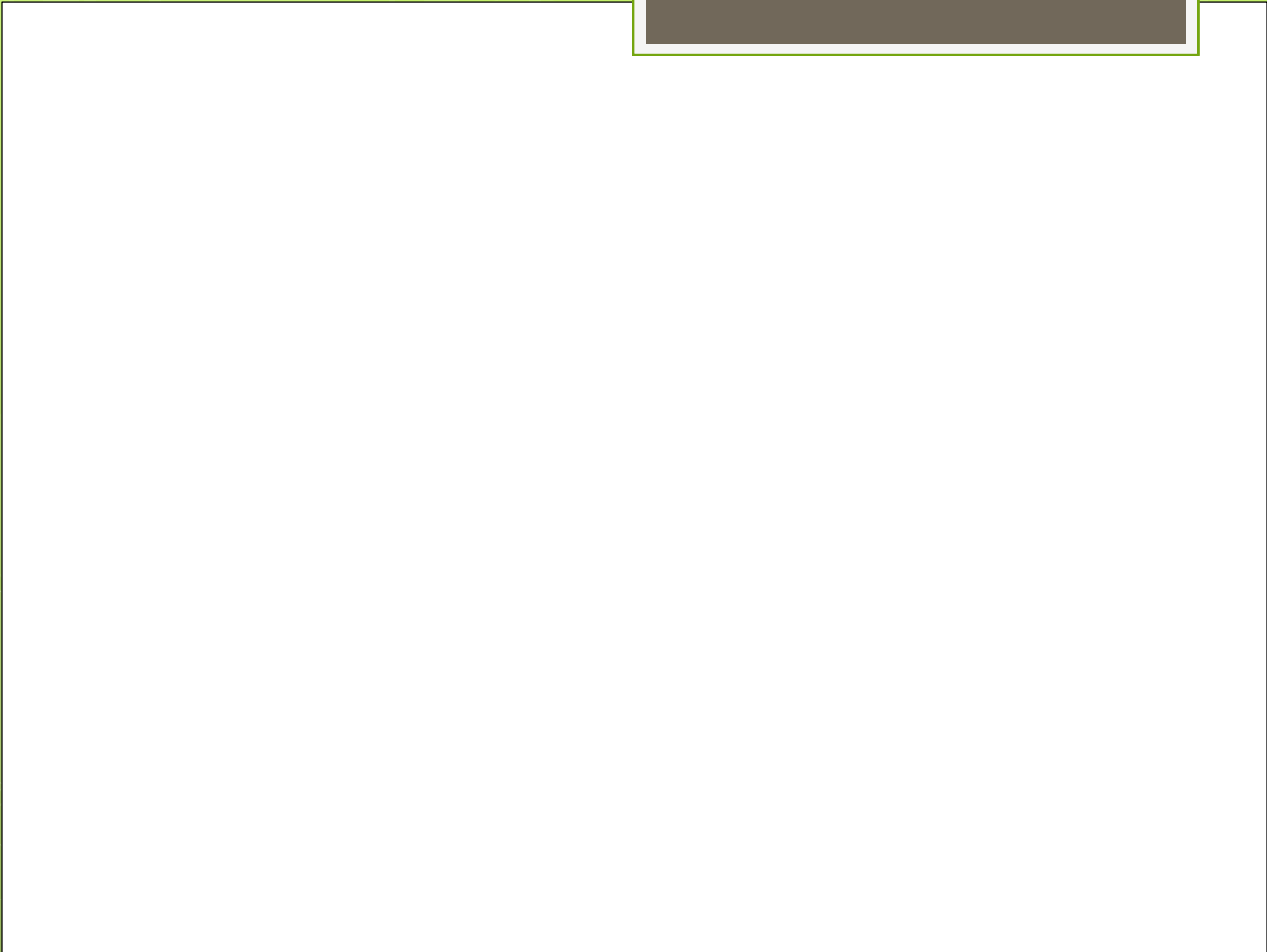
Across the Road



Samples







CB-21-17

- Applicant: GARY & CELIA MURPHY
- Project type: Variance/Use by Special Exception
- Address: 7 Foxhall Road, Greenville SC 29605
- Zoning: R-12; Single-Family Residential District
- Posting: Confirmed 3/30/21

CB-21-17

- Foxhall Road off Crestfield Road
- Off Augusta Rd, west of Hwy 291/I-85 interchange

Request

Variance from the Left Side setback of the existing garage and a Use by Special Exception for expansion to the Existing Nonconforming Residence

Section 7:3, Table 7:3 of Greenville County Zoning Ordinance

Setback Requirements for a single family residence in the R-12 District:

FRONT	=	20' from road R.O.W./property line
SIDES	=	5' from property lines
REAR	=	5' from property line

The applicant is requesting a Variance of 1.8-feet from the LEFT SIDE setback of the existing garage

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.

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.

Project CB-21-17 - Location

Zoning



Aerial

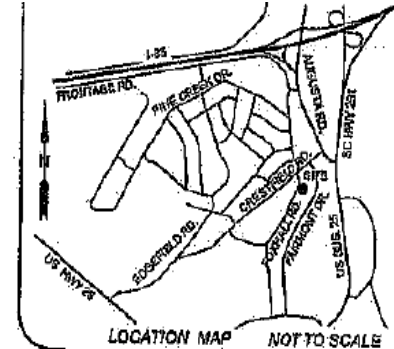
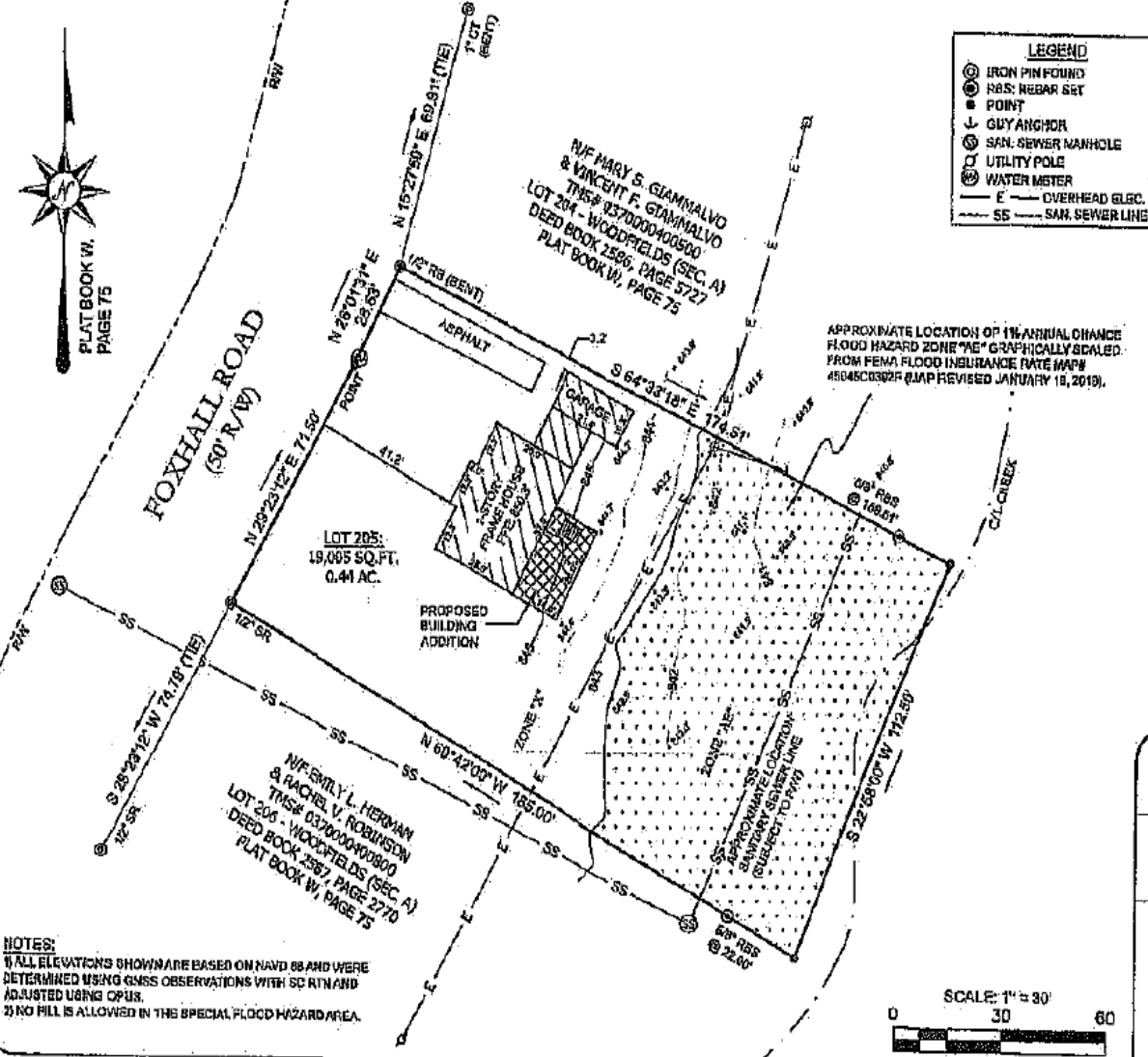


CB-21-17 Survey

RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



PLAT BOOK W,
PAGE 75



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN.

[Signature]
 RODNEY A. SEYMORE, PLS
 SC REG. NO. 28511

THIS PLAT IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.



THE PROPERTY SHOWN IS KNOWN AS LOT 204 ON A PLAT TITLED: "SECTION 'A' WOODFIELD", PREPARED BY PIEDMONT ENGINEERING, DATED AUGUST 29, 1946, RECORDED IN PLAT BOOK W, PAGE 75, OFFICE OF REGISTER OF DEEDS, GREENVILLE COUNTY, SC.

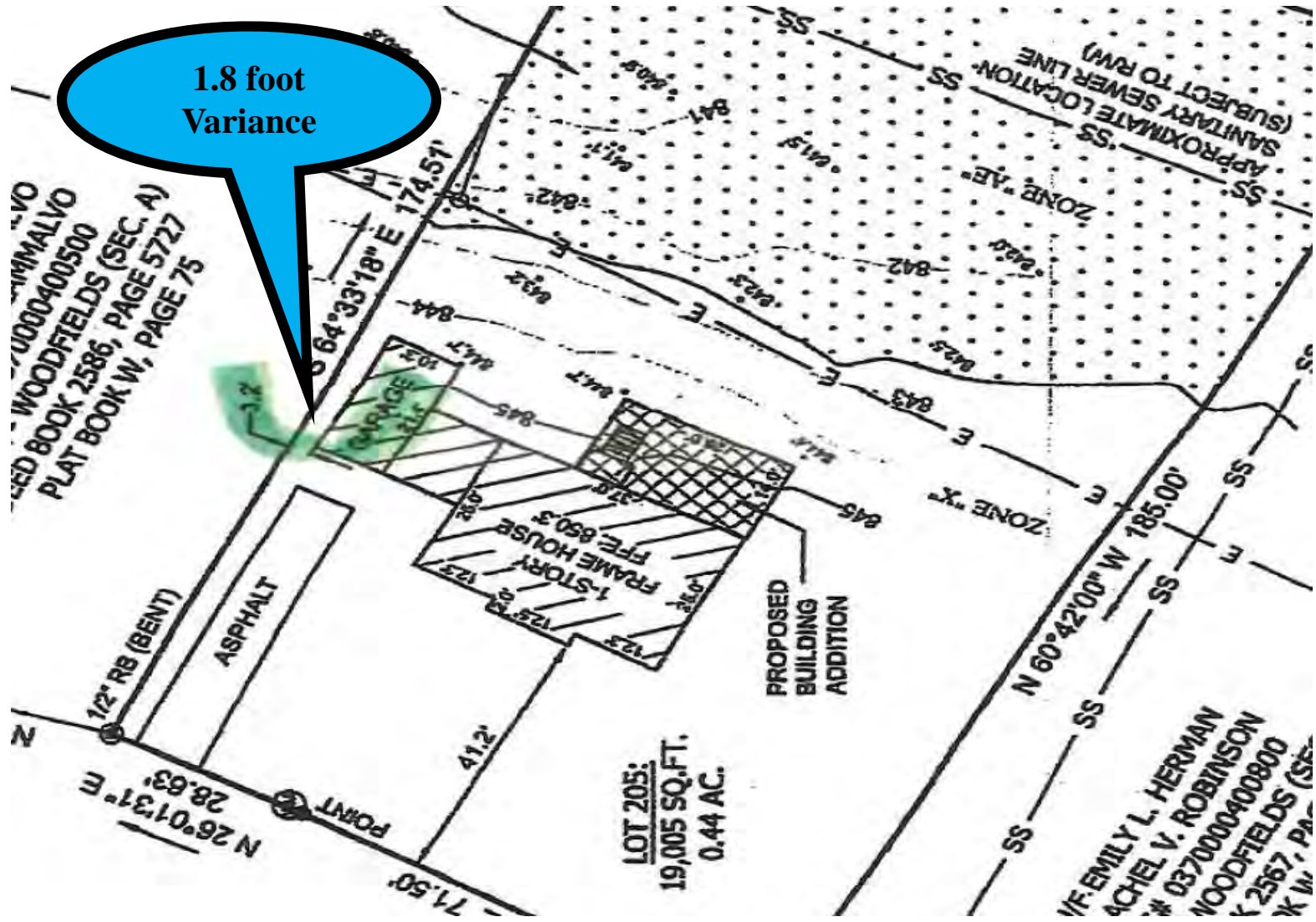
PROPOSED SITE PLAN FOR:
G & C Real Estate of SC LLC
 GREENVILLE COUNTY, SOUTH CAROLINA

PROPERTY ADDRESS: 7 FOXHALL ROAD GREENVILLE, SC 29605	SCALE: 1" = 30'	DATE OF SURVEY: 1/28/2021
	JOB# H210641	TAX PIN: 0370000400600

HORIZON SURVEYING LLC
 PO BOX 51103
 PIEDMONT, SC 29678
 864.585.8748

CB-21-17 - Zoom

1.8 foot
Variance



Project CB-21-17

Posting



Front View



Project CB-21-17

Left Side

Right Side





CB-21-18

- Applicant: WHITE HORSE HEIGHTS BAPTIST CHURCH
- Project type: Variance
- Address: 6260 White Horse Rd, Greenville SC 29617
- Zoning: C-2; Commercial District
- Posting: Confirmed 3/30/21

CB-21-18

- White Horse Road at Rangeview Circle
- Saluda Dam Rd/Westwood Plaza

Request

Variance from the Sign Ordinance regulations for
an Off-Premises Directional Sign

*There is a letter of opposition to this application from the
owner of the property on which the sign is located*

Sign Ordinance - Section 5:4, 8:6.1

Section 8.6 Off-premises Directional Sign Requirements states: For the purposes of directing traffic to uses not located along primary streets, and to ensure that visual clutter is minimized, off-premises directional signs may be permitted subject to the conditions as outlined in the copy of the Sign Ordinance, **Section 8.6.1- Requirements; particularly Item E - Illumination**
Section 5.4 - Non-conforming Signs; particularly Item F.

The applicant is requesting a Variance to allow a new sign with an illuminated electronic reader board.

If a Variance is granted, a Use by Special Exception will be required as the existing sign is nonconforming with current setbacks

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.

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-21-18 – Existing Sign Face



CB-21-18

New LED Sign Panels

Qty 2 - 24"x96" S/F 9mm LED Display Signs mounted inside existing cabinet



Scale: 1/2" = 1'



EXISTING CONDITIONS



PROPOSED CONDITIONS



Superior LED Displays
405 Shepherd Street
Hendersonville, NC 28782

Phone: 828-595-2199
superiorleddisplays.com

Project:
White Horse Heights

Site Address:

Sales:

Drawings:
KS

Customer Approval

Customer of Project (Legible Signature)

Date of Approval: _____

Landlord Approval (if req.)

Landlord of Project (Legible Signature)

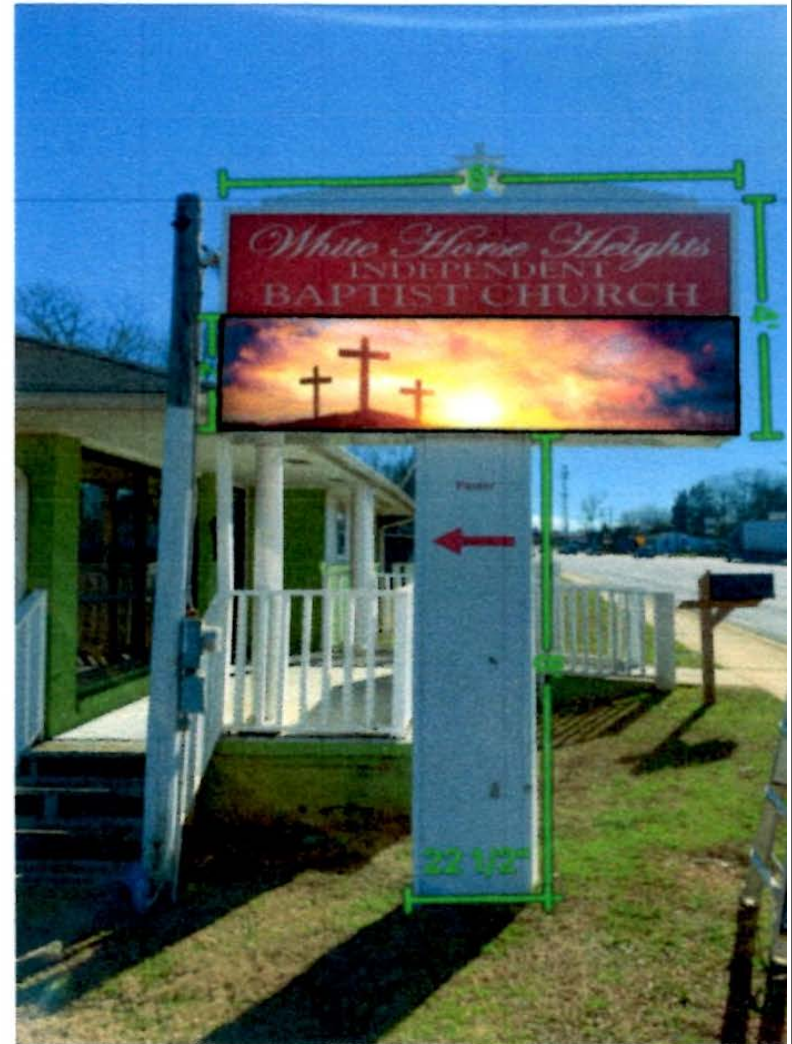
Date of Approval: _____

Project

CB-21-18 -Existing & Proposed



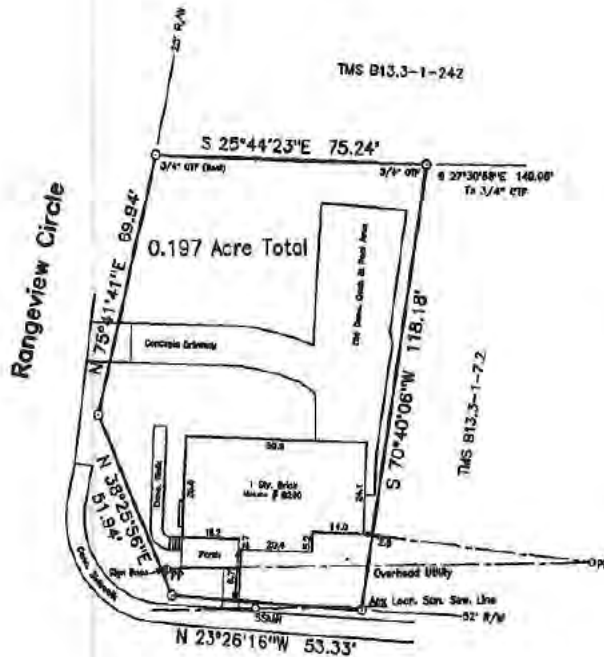
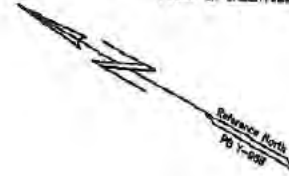
EXISTING CONDITIONS



PROPOSED CONDITIONS

CB-21-18 - Survey

2009017177 PLAT/LG
 1 PG
 Book: PLL 1083 Page: 76-78
 March 04, 2009 04:22:41 PM
 Rec: \$10.00 Only Tax: \$0.00 State Tax: \$0.00
FILED IN GREENVILLE COUNTY, SC



White Horse Road - U.S. Hwy. 25

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
 2009017177 Book: PLL 1083 Page: 76-78
 March 04, 2009 04:22:41 PM

Timothy J. Manning

"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown."

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.

Road R/W per SCDOT File 23.342A, Sheets 21 and 22. Every attempt was made by the Surveyor to duplicate the plans using available research and field data.

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 an accurate and current title search may disclose. This survey does not constitute a title search by the Surveyor.

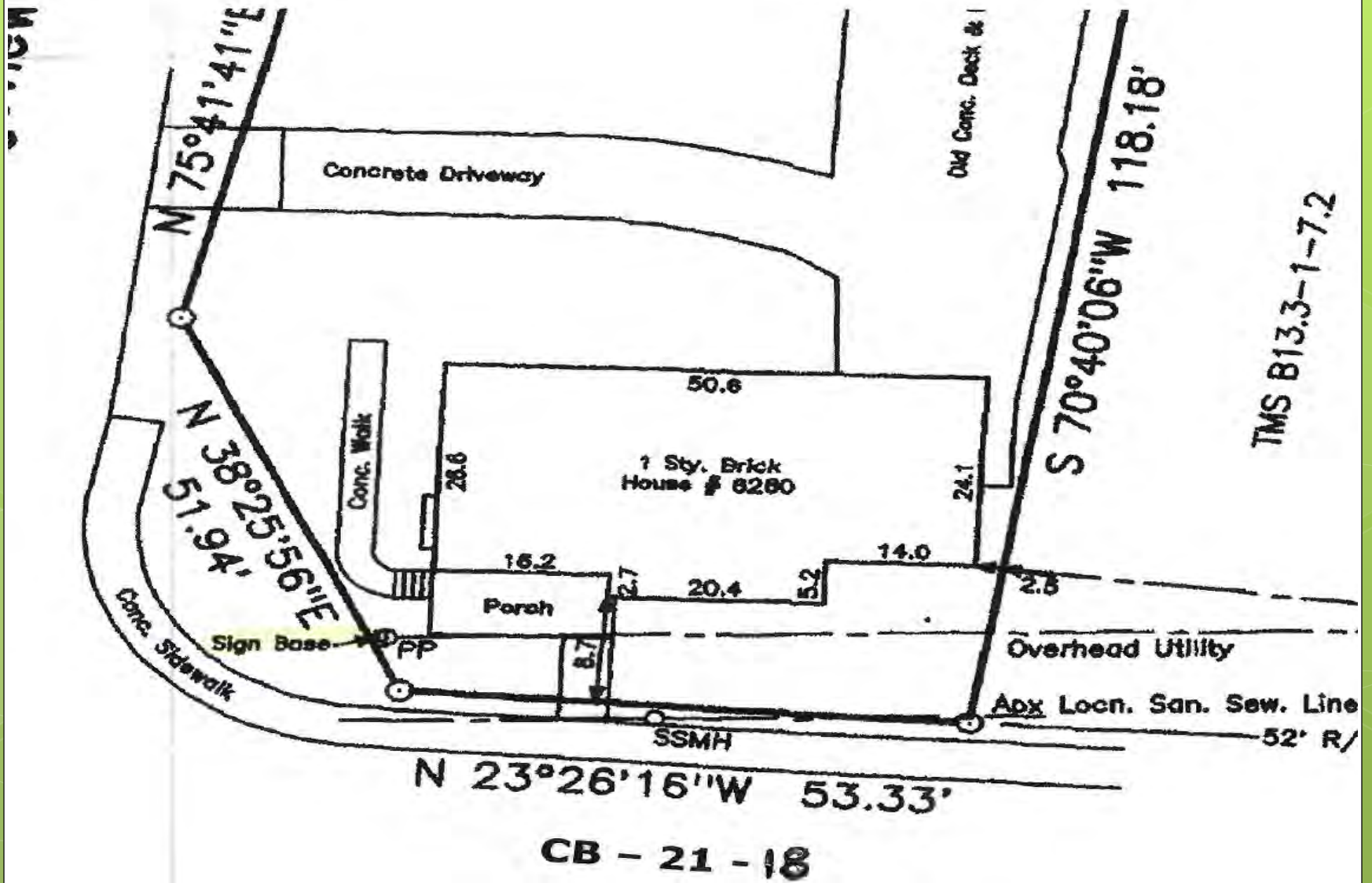
Wallace & Associates does not warrant the existence or nonexistence of Jurisdictional Wetlands or areas that may be affected by hazardous materials on the survey site.

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.



Wallace & Associates Complete Surveying Services Jeffrey M. Wallace (864) 297-6968 P.O. Box 903, Taylors, S.C. 29687 979-5670 MOBILE	State of South Carolina County Of Greenville Surveyed At The Request Of	
	Anibal Tamayo 0.197 Acre Total Near Greenville, S.C.	
15 0 15 30 1" = 30'	Date: May 02, 2008 Field Book: 54, Page 27	Tax Map: B13.3-1-7.1 Field Crew: JW
Reference Deed: 2193-1601 Reference Plat: YY-3		Drawn By: JMW Project #: 263433

CB-21-18 - Zoom



Project CB-21-18

Posting on both W-Horse Rd & Rangeview Cir



Project CB-21-18

Across Rangeview Cir



Across White Horse Rd



CB-21-18





CB-21-19- Withdrawn

- Applicant: JOSEPH LaROSA & ISLE REINTHALER
- Project type: Variance
- Address: 101 Hunters Way, Greenville SC 29609
- Zoning: PD; Planned Development
- Posting: Confirmed 3/30/21

CB-21-10

- Hunters Way off Foothills Road
- Hwy 25 N/City of Travelers Rest

Request

Variance from the Rear setback of the existing sunroom

Section 8:1.4 Planned Development District

Section 8.1.4 of the Planned Development District states:

No structure shall be erected within 25 feet from any external lot line of any Planned Development; however, where land uses within a Planned Development are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted.

The applicant is requesting a Variance of 7-feet, 8-inches to bring the existing sunroom into compliance with the 25-foot setback requirement from the exterior lot line along Foothills Road.

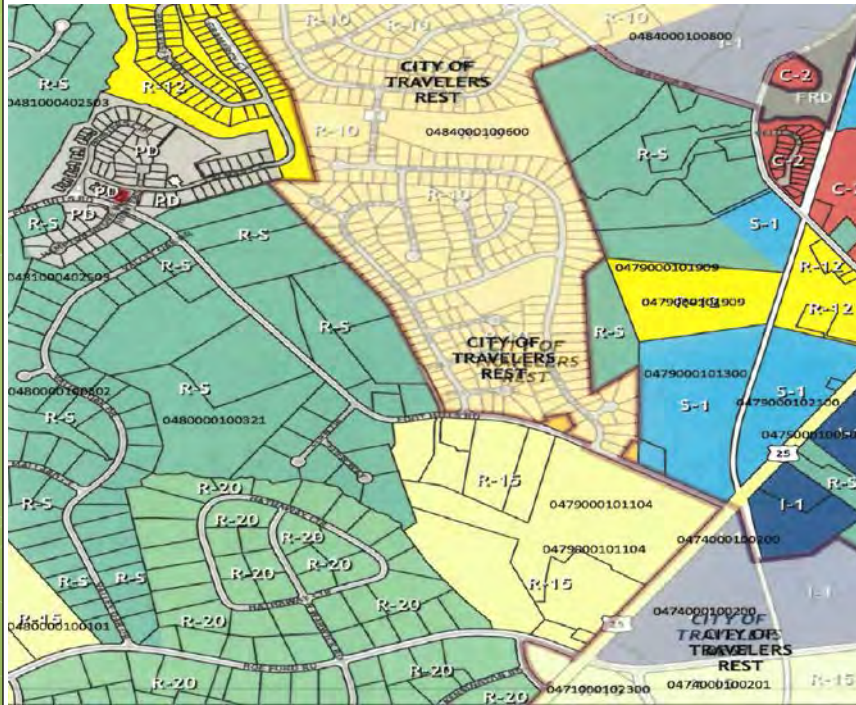
Variances – Considerations

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.

Project CB-21-19 - Location

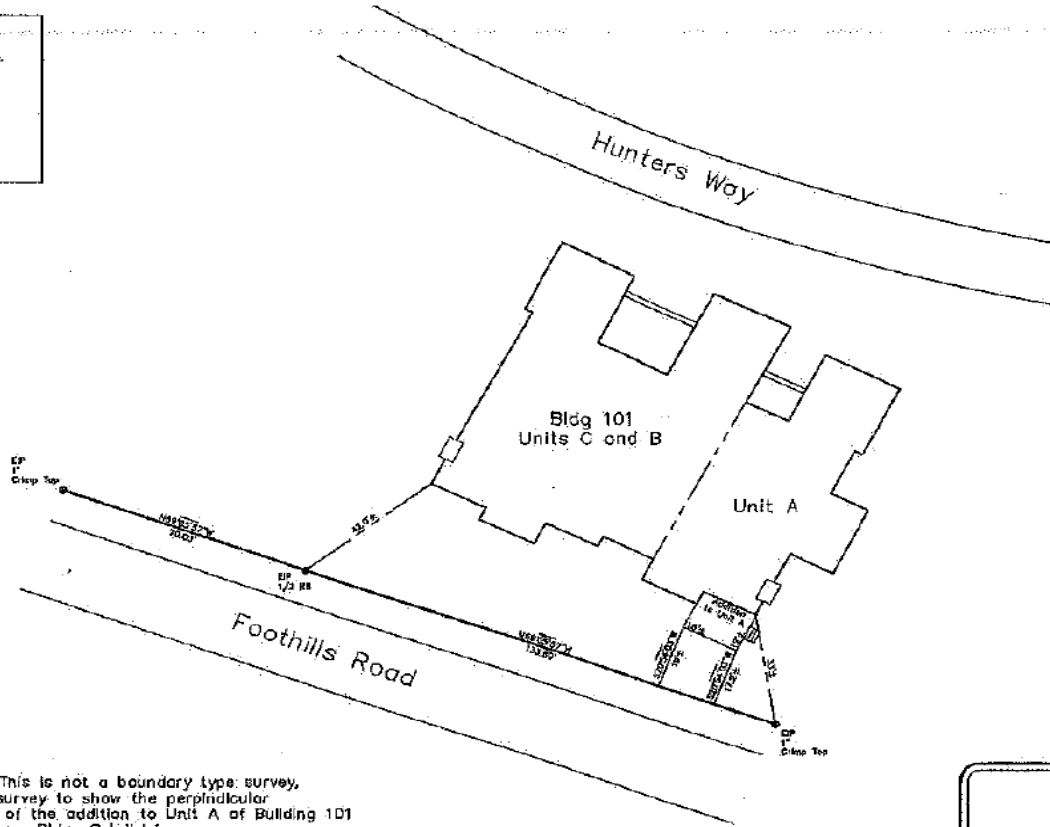
Zoning



Aerial



CB-21-19 Survey



LEGEND:

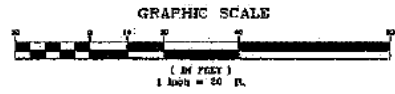
○	HP	NEW DECK PIN
○	HP	EXISTING DECK PIN
○	EP	CALCULATED POINT ONLY
○	EP	POWER POLE
○	EP	SEPT POLE
○	EP	WATER VALVE
○	EP	GAS VALVE
○	EP	WATER METER
○	EP	FIRE HYDRANT
○	EP	SANITARY SEWER MANHOLE
○	EP	STORM DRAIN MANHOLE
○	EP	CATCH BASIN
○	EP	CLEANOUT
○	EP	CURB BALET
○	EP	TRANSFORMER
○	EP	OVERHEAD POWER
○	EP	FENCE LINE



NOTE: This is not a boundary type survey, but a survey to show the perpendicular offsets of the addition to Unit A of Building 101 of Hunters Ridge Subdivision. Therefore, this survey is for informational purposes only.

Plot Survey for
 Building 101, Addition to Unit A
 101 Hunters Way
 Greenville County, South Carolina
 Unit 101A, Hunters Ridge Subdivision

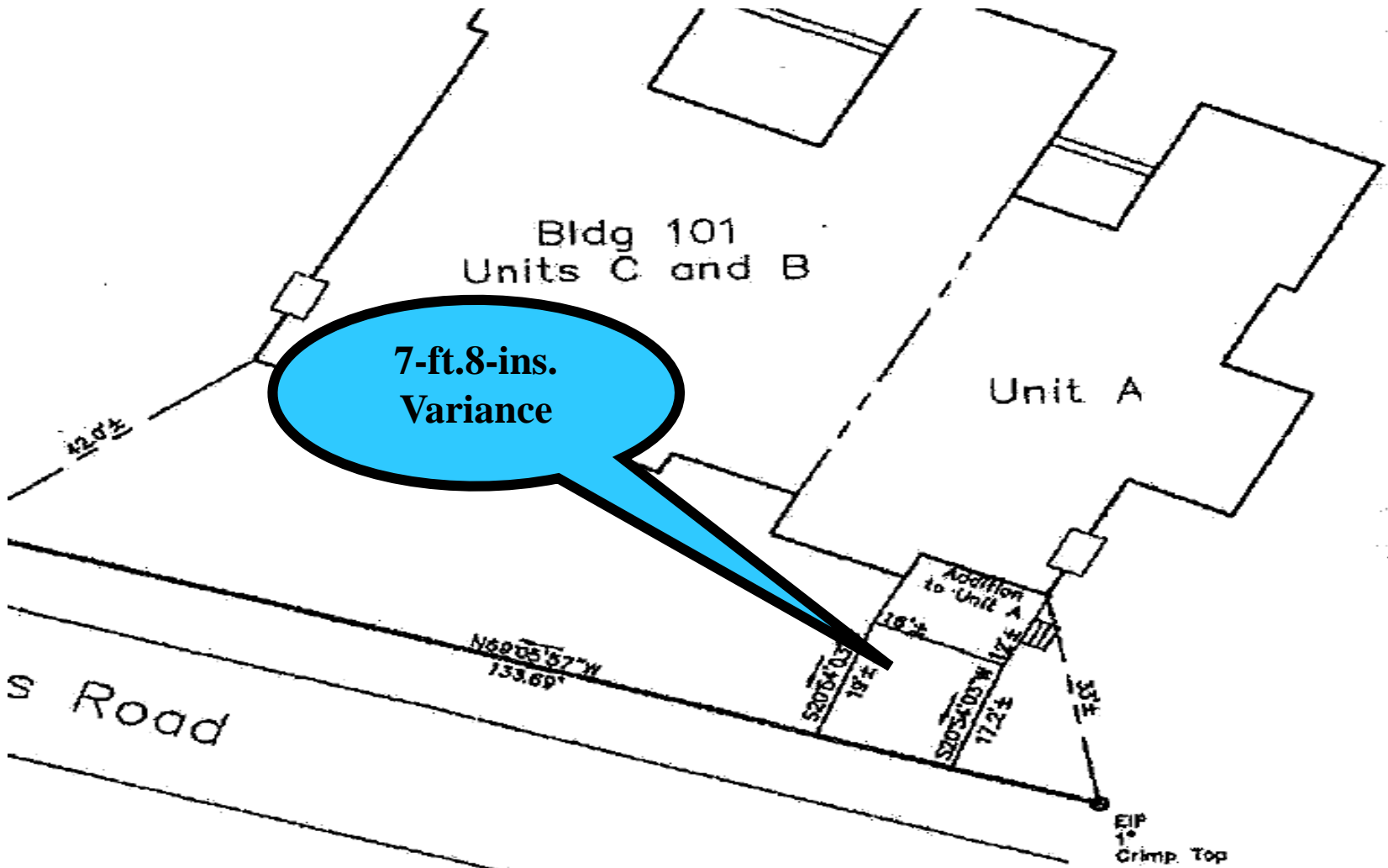
Not For Recordation
 The original plat(s) and/or all copies of it are not transmittable to any third party of the public and shall not be used or relied upon by any person for any purpose other than that specifically intended by the professional surveyor.
 This is to certify that the information on this plat was prepared under my direct supervision and that I am a duly licensed and registered professional land surveyor.



Not valid without the signature of a Professional Land Surveyor

FRETLAND - ELMSCALES ASSOCIATES, INC. OF A.C. ENGINEERS & LAND SURVEYORS 201 2nd FIVE EAST HUNTERS RIDGE, N.C. 28705 fretland@elmscales.com (919) 817-2030 Fax (919) 817-4188 Per. No. C-3562	REF. PLAT BOOK: ASD-88 REF. DEED BOOK: 2346/2388 TAX PID: 6483-0100-1P90 PARTY GRID: F/C DRAWN: RLB DATE: October 18, 2019 DWGNO: H30216
---	--

CB-21-19 - Zoom



Project CB-21-19

Posting on Hunters Way & Hunters Court



Project CB-21-19

Foothills Road



Front of Residence



Project CB-21-19

Left Side & Rear of Sunroom



Project CB-21-19

Left side of Entrance



Right Side of Entrance





CB-21-20

- **Applicant:** Piedmont Natural Gas, Inc./
Phyllis Fowler et al
- **Project type:** Use by Special Exception
- **Address:** 3651 Woodruff Road, Simpsonville, SC
- **Zoning:** R-S, Suburban Residential
- **Posting:** Confirmed in field 3/30/21

CB-21-20- Location

- Woodruff Road @ Lee Vaughn Road
- Hwy 417 intersection at Woodruff Rd

Request

Installation of a new Natural Gas Regulator Station

Section 5:5 and Table 6.1 of the Greenville County Zoning Ordinance:

- **Section 5:5 and Table 6.1** (Uses permitted, Uses by Special Exception and Conditional Uses) lists “Public Utility” as a Use by Special Exception in the R-S District.
- **Section 7, Table 7:4: Nonresidential Setbacks in R-S District:**
 - FRONT = 50-ft from edge of road R.O.W. – Arterial Rd
 - SIDES = 25-ft from property lines
 - REAR = 5-ft from property line

Section 11:1 of the Greenville County Zoning Ordinance:

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.

Section 11:3.5 Screening and Buffering - Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements.

Section 11:7, Public Utility Buildings and Uses states:

Public Utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped

The site plan reflects compliance

Section 11:1 of the Greenville County Zoning Ordinance Approval Criteria

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

Project CB-21-20 - Location

Zoning



Aerial



Project CB-21-20

Posting in both directions



Project CB-21-20 - Photos

View to the Right at Hwy 417



View to the Left



Project CB-21-20 - Photos

Across Woodruff Rd



Adjacent Residence

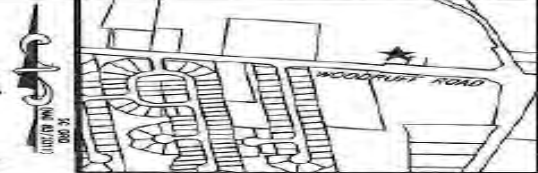


CB-21-23 - Proposed Area

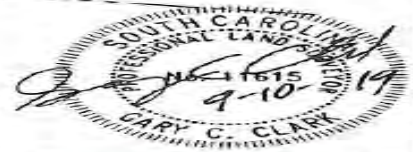
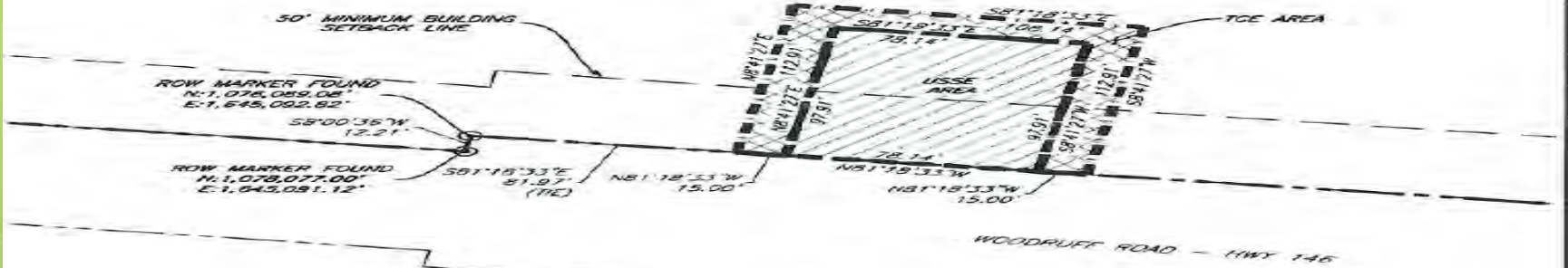
AREA TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
USSE AREA	7,650	0.18
TEMP ESMT (TCE)	4,555	0.10

EXHIBIT "A"

1 inch = 60 ft.



N/E
NELLIE REE FOWLER
EARLE EMANUEL FOWLER ESTATE
DB 2520 PG 1918
PARCEL ID. 055001010200



- CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS EASEMENT ACCORDING TO EVIDENCE AND/OR LINES OF OCCUPATION OBSERVED UPON THE DATE OF THIS FIELD SURVEY. ONLY UTILITIES/EASEMENTS THAT WERE VISIBLE AND APPARENT ON THE DATE OF THIS SURVEY WITH REASONABLE CARE EXERCISED EASEMENT, HAVE BEEN LOCATED. SHOWN AND/OR DESCRIBED HEREON OF WHICH I HAVE KNOWLEDGE OF THIS CERTIFICATION IS LIMITED TO THOSE PERIODS OR PORTIONS THEREOF WHICH ARE SHOWN ON THIS INSTRUMENT, IS NOT TRANSFERABLE AND MADE FOR THIS TRANSACTION ONLY. THIS IS NOT A BOUNDARY SURVEY.
- TITLE INFORMATION WAS NOT FURNISHED TO THIS SURVEYOR, AS SUCH, EGRESS/ROADS INFRASTRUCTURE DOES NOT WARRANT OR GUARANTEE THAT ALL CONFLICTS, EASEMENTS OR ENCUMBRANCES ARE SHOWN. ADDITIONAL INFORMATION SHOULD BE OBTAINED FOR INFORMATIONAL PURPOSES ONLY.
- ALL BEARINGS, DISTANCES, AND COORDINATES CONTAINED HEREON ARE GRID, BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM 1983 (NAD83).
- THE OTHER PARTS OF THE PERMANENT EASEMENT EXTENDS OR SHORTENS TO THE RESPECTIVE TRACT LINES. TEMPORARY CONSTRUCTION EASEMENT LIES ADJACENT AND CONTIGUOUS TO THE PERMANENT EASEMENT UNLESS NOTICED OTHERWISE.
- THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

I, GARY C. CLARK, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREON IS TRUE AND CORRECT. I HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF SOUTH CAROLINA AND THAT I AM NOT PROVIDING ANY SERVICES THAT ARE BEYOND THE SCOPE OF MY LICENSE. I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREON AND I AM NOT PROVIDING ANY SERVICES THAT ARE BEYOND THE SCOPE OF MY LICENSE. I HAVE REVIEWED THE SURVEY AND THE INFORMATION CONTAINED HEREON AND I AM NOT PROVIDING ANY SERVICES THAT ARE BEYOND THE SCOPE OF MY LICENSE.

GARY C. CLARK, L.S. DATE: 09/10/2019

LEGEND

⊙	MONUMENT FOUND
---	ADJOINER PROPERTY LINE
---	PROPOSED TCE
---	PROPOSED LISSE AREA
---	PROPOSED PERMANENT EASEMENT
---	SUBJECT BOUNDARY LINE (SURVEYED)
---	SUBJECT BOUNDARY LINE (NOT SURVEYED)

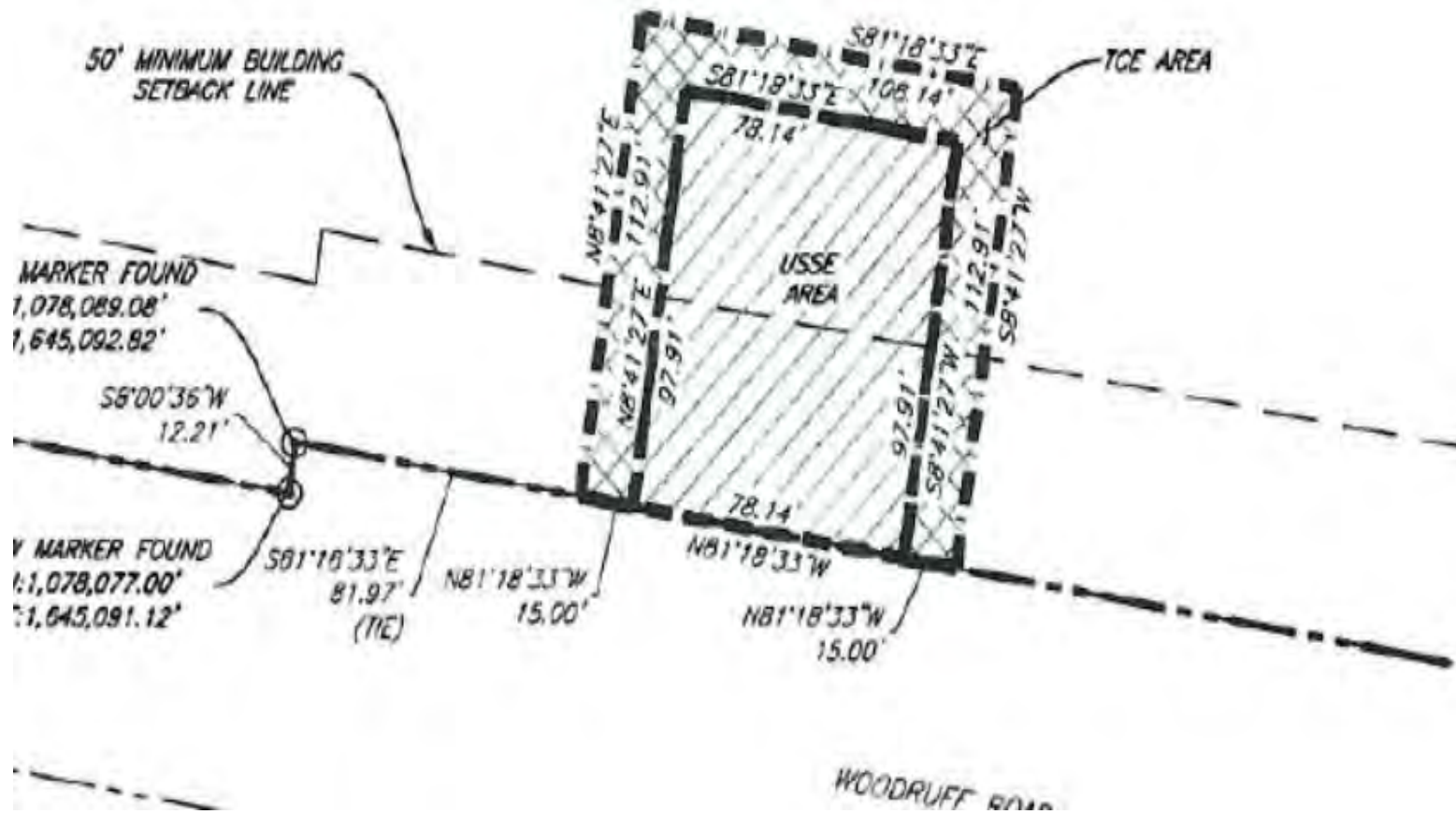
EASEMENT FOR
PIEDMONT NATURAL GAS CO., INC.
ACROSS THE LANDS OF

NELLIE & EARLE FOWLER ESTATE
DEED BOOK 2520, PAGE 1918
PARCEL #659200710599
3651 WOODRUFF ROAD
SIMPSONVILLE, SC 29581

PROJECT: EGRESS/ROADS LANDS AND SERVICES PROJECTS, LLC 3651 WOODRUFF ROAD, SIMPSONVILLE, SC 29581	
DRAWN BY:	LS
DATE:	11/13/2018
JOB NO:	17-31-3123
REVISIONS 09/10/2019	

Area of Proposed Use - zoom

EARLE EMANUEL FOWLER ESTATE
DB 2520 PG 1918
PARCEL ID: 0550010102000

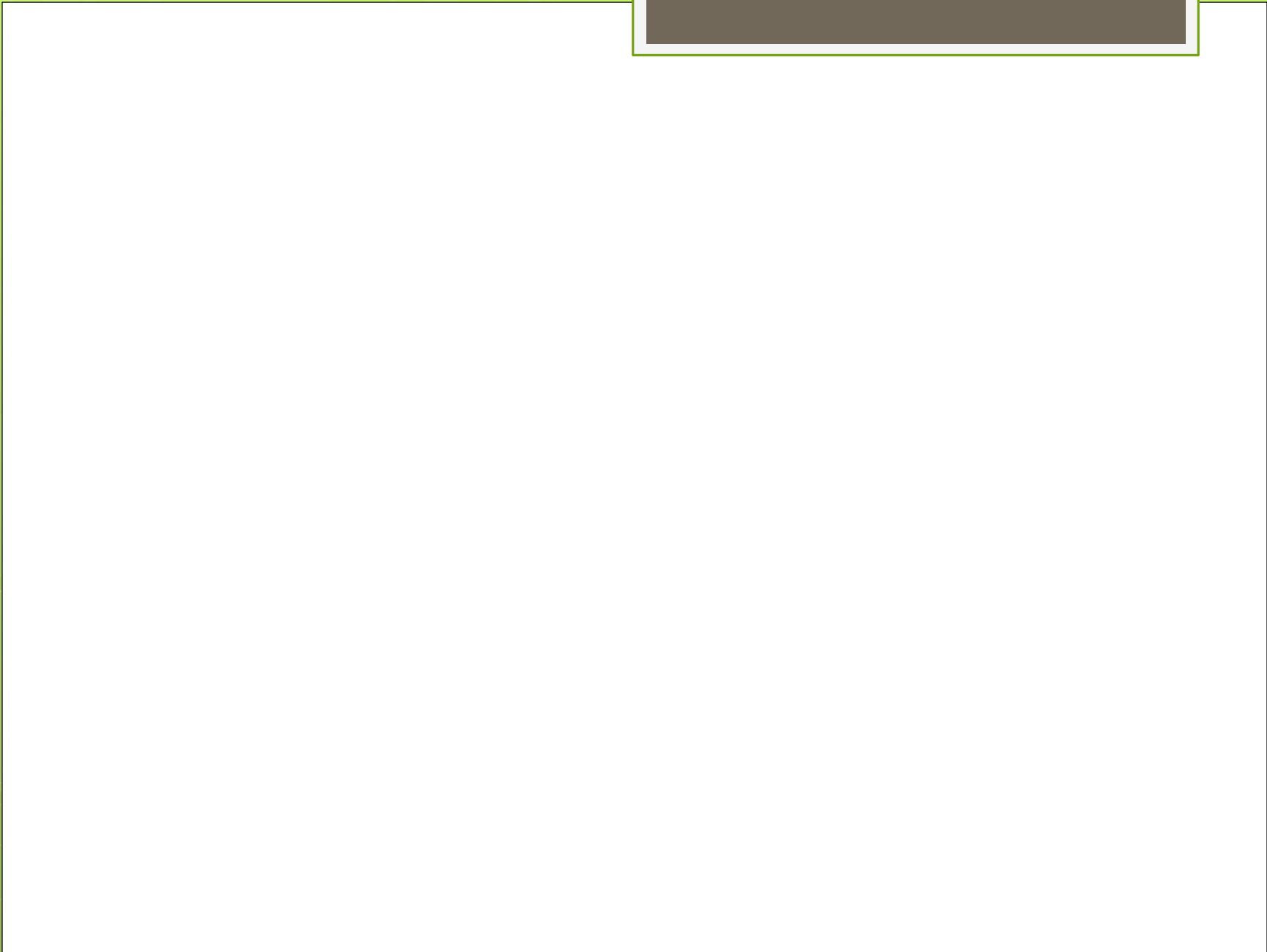


CB-21-20 – Sample Site



CB-21-20 – Sample Site





CB-21-21

- **Applicant:** CATHY & GREG GRATZ
- **Project Type:** Home Occupation
- **Address:** 13 E. Belvue Road, Taylors SC 29687
- **Zoning:** R-10; Single Family Residential
- **Posting:** Confirmed on 03/30/21

Location

- E. Belvue Road off Piedmont Park Road
- West of Rutherford Road

Request

Allow manufacturing of items of jewelry for sale via the internet
& at Vendor Shows 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

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-21-21

Posting from both directions



CB-21-21

View to the Left and Right Sides

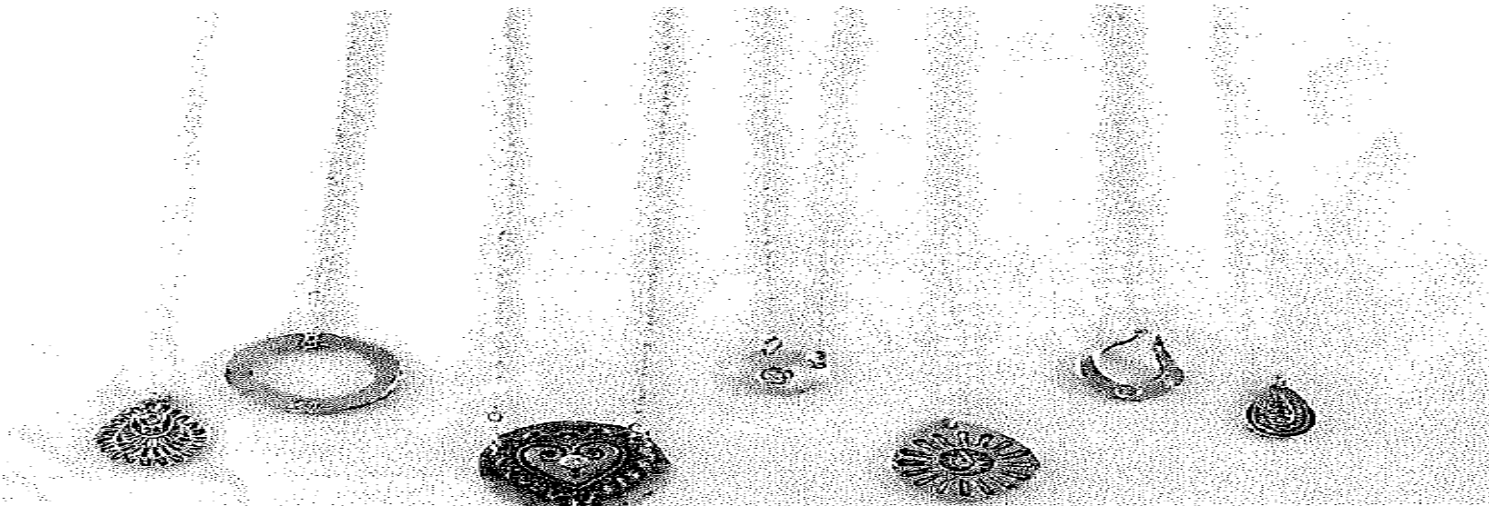
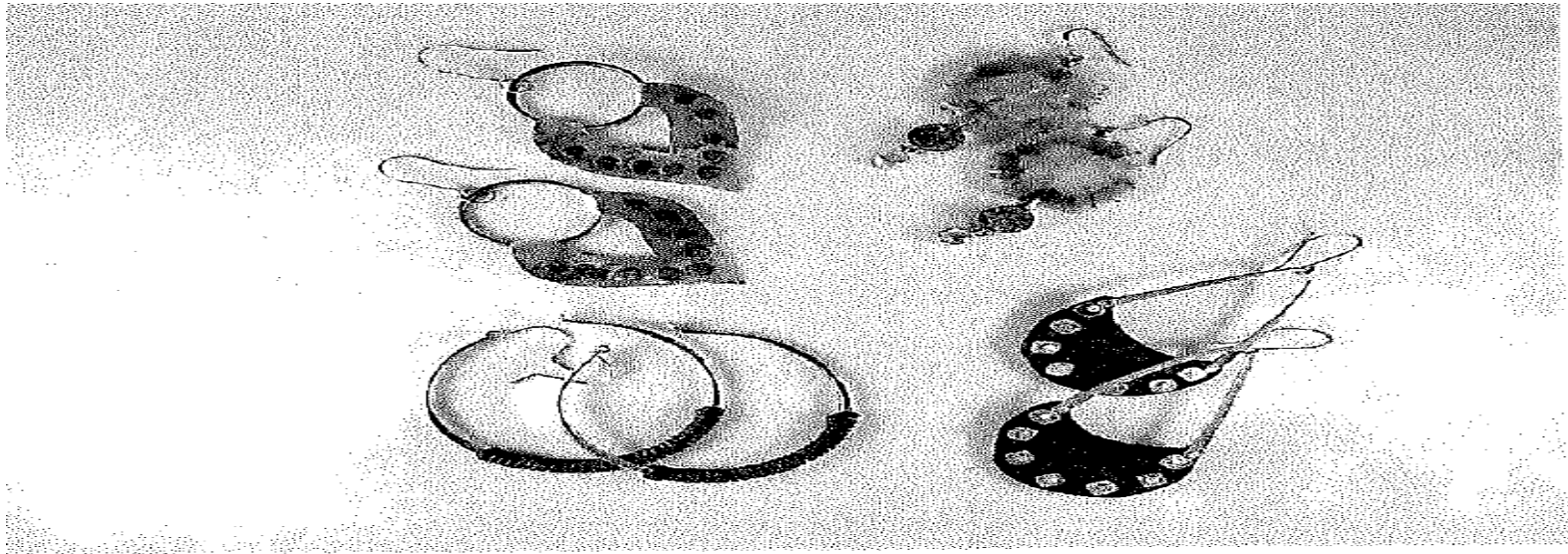


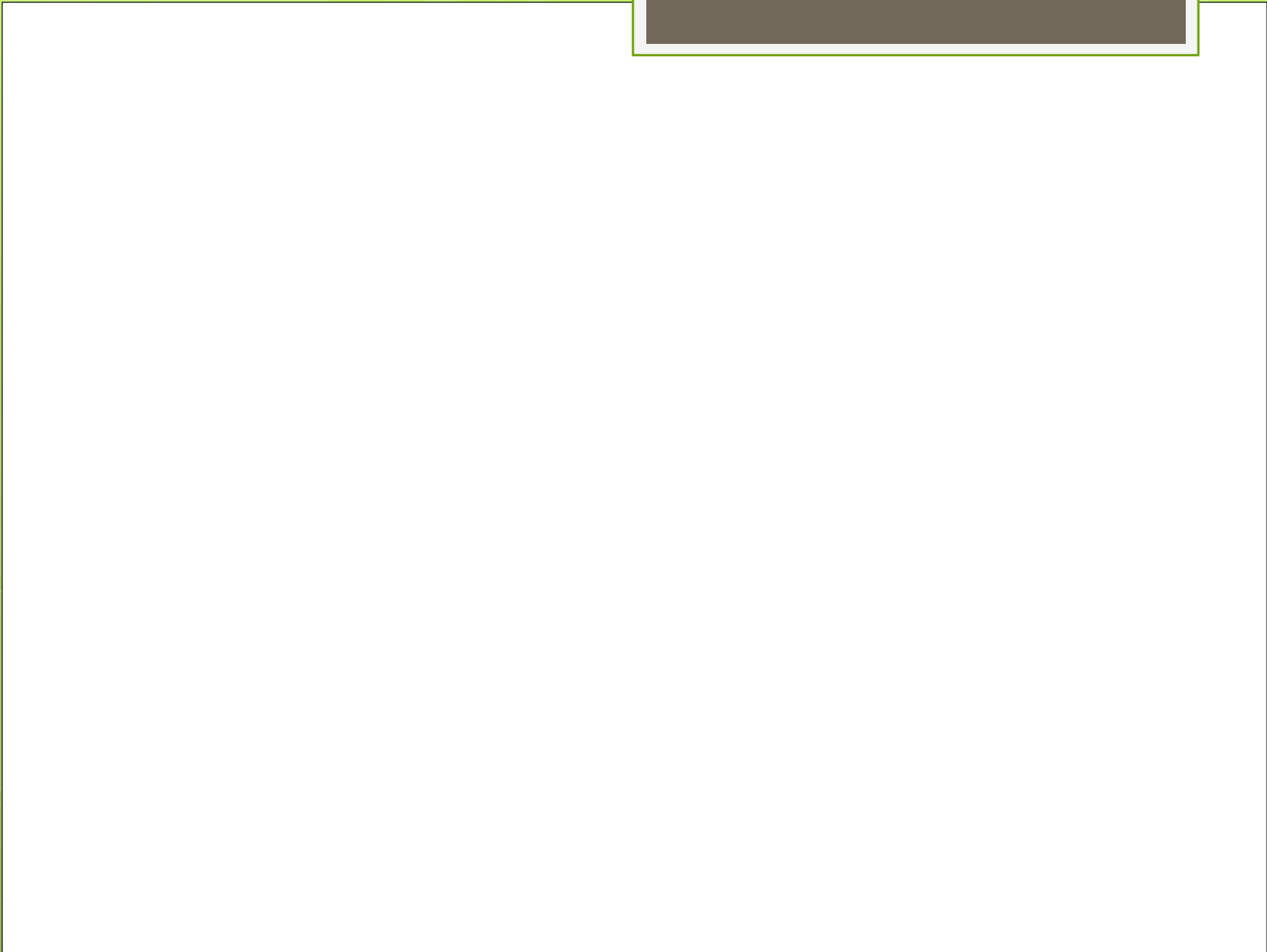
CB-21-21

Front of residence and across the road



Samples





CB-21-22

- **Applicant:** MIRACLE HILL MINISTRIES, INC.
- **Project type:** Variance/Use by Special Exception
- **Address:** 1916 N. Pleasantburg Dr, Greenville SC
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 3/30/21

CB-21-22

- N. Pleasantburg Drive/291 N
- Hwy 29 and Rutherford Road

Request

Variance from the LEFT side setback and Use by Special Exception to allow expansion of the nonconforming use

CB-21-23

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists "Care Center" as a permitted use in the S-1 District. This facility is an existing/nonconforming use in the R-12 district as it has been in existence as a Care Center prior to zoning.

Section 7:3.2, Table 7:4, Nonresidential Setback/Height Requirements in the R-12 Zoning district shows the following:

- FRONT** - 50 feet from edge of road right-of-way
- LEFT SIDE** - 25 feet from property lines
- RIGHT SIDE** - 20 feet from property line
- REAR** - 5 feet from property line

The applicant is requesting the following variances from the Left Side Setback:
19-feet for building #1, and; 2.2 – feet for building #2

CB-21-22

- With the granting of a variance from the left side setbacks for the existing structures on site, a Use by Special Exception will be required to allow any expansion of the existing use; particularly that of the request for construction of an amphitheater on site.
- The site plan submitted reflects setbacks, parking, screening and buffering requirements in place on this existing/nonconforming facility site.

The plan review/permit process will ensure compliance prior to issuance of a C.O.

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:

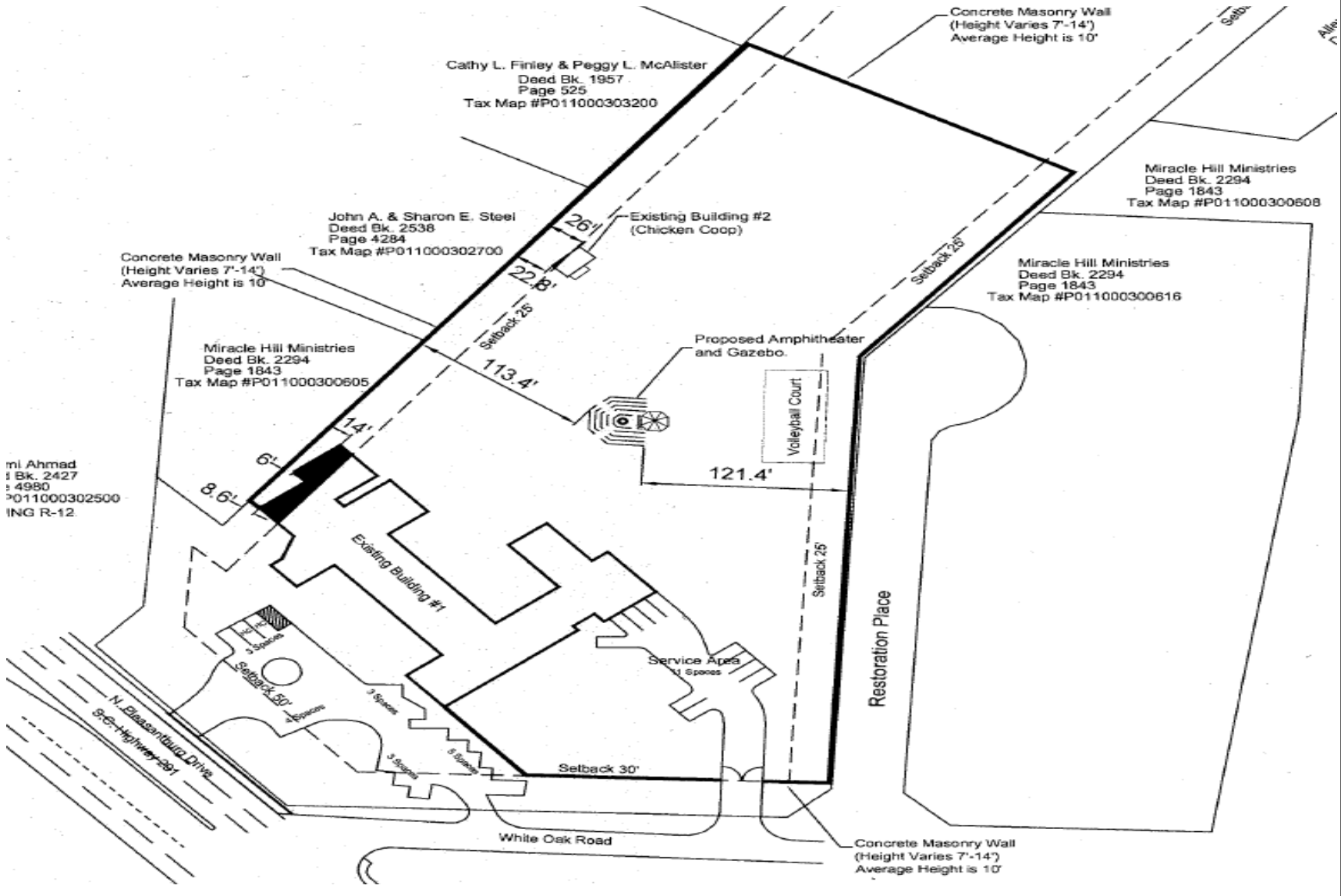
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively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

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:

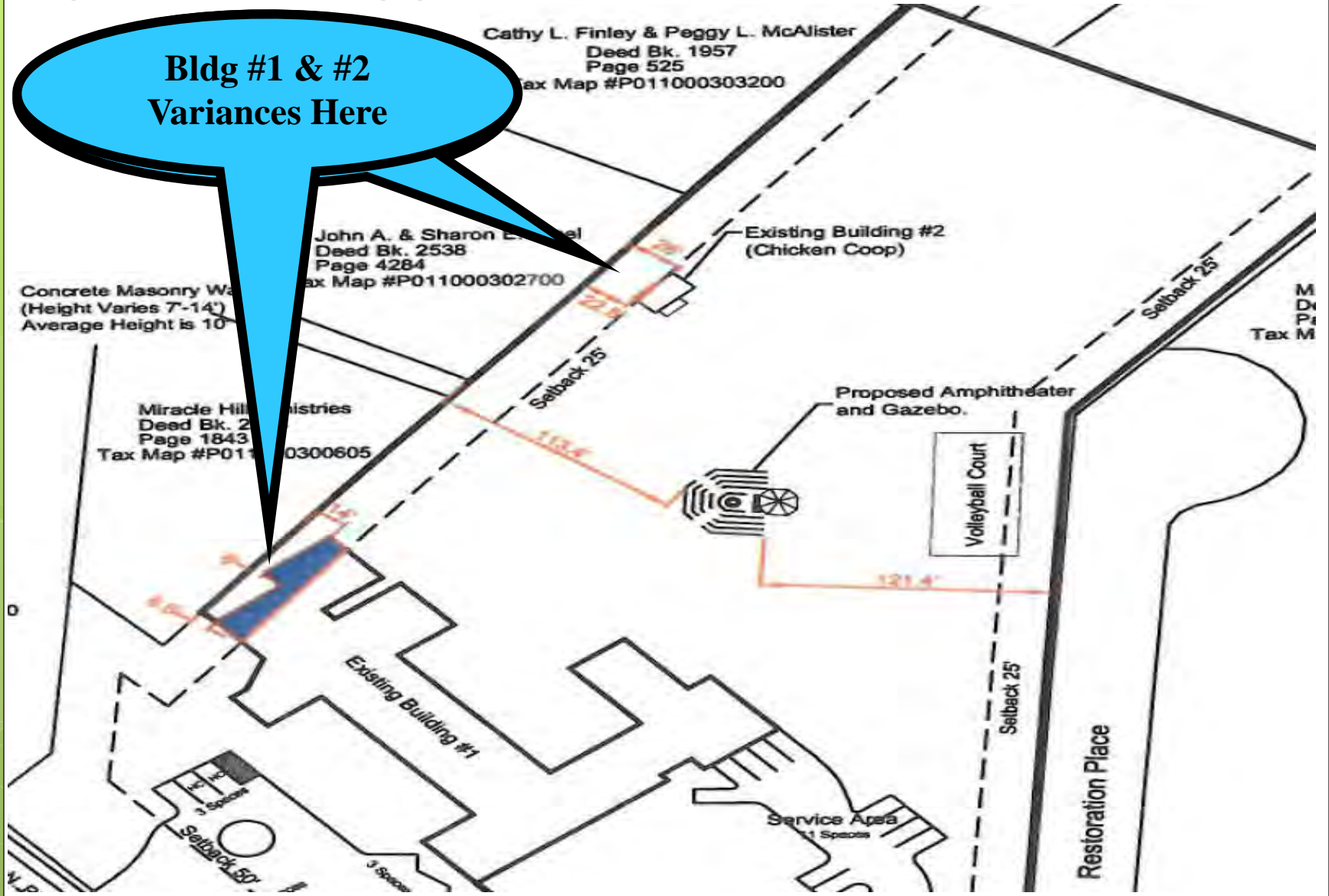
- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate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

CB-21-22- Site Plan

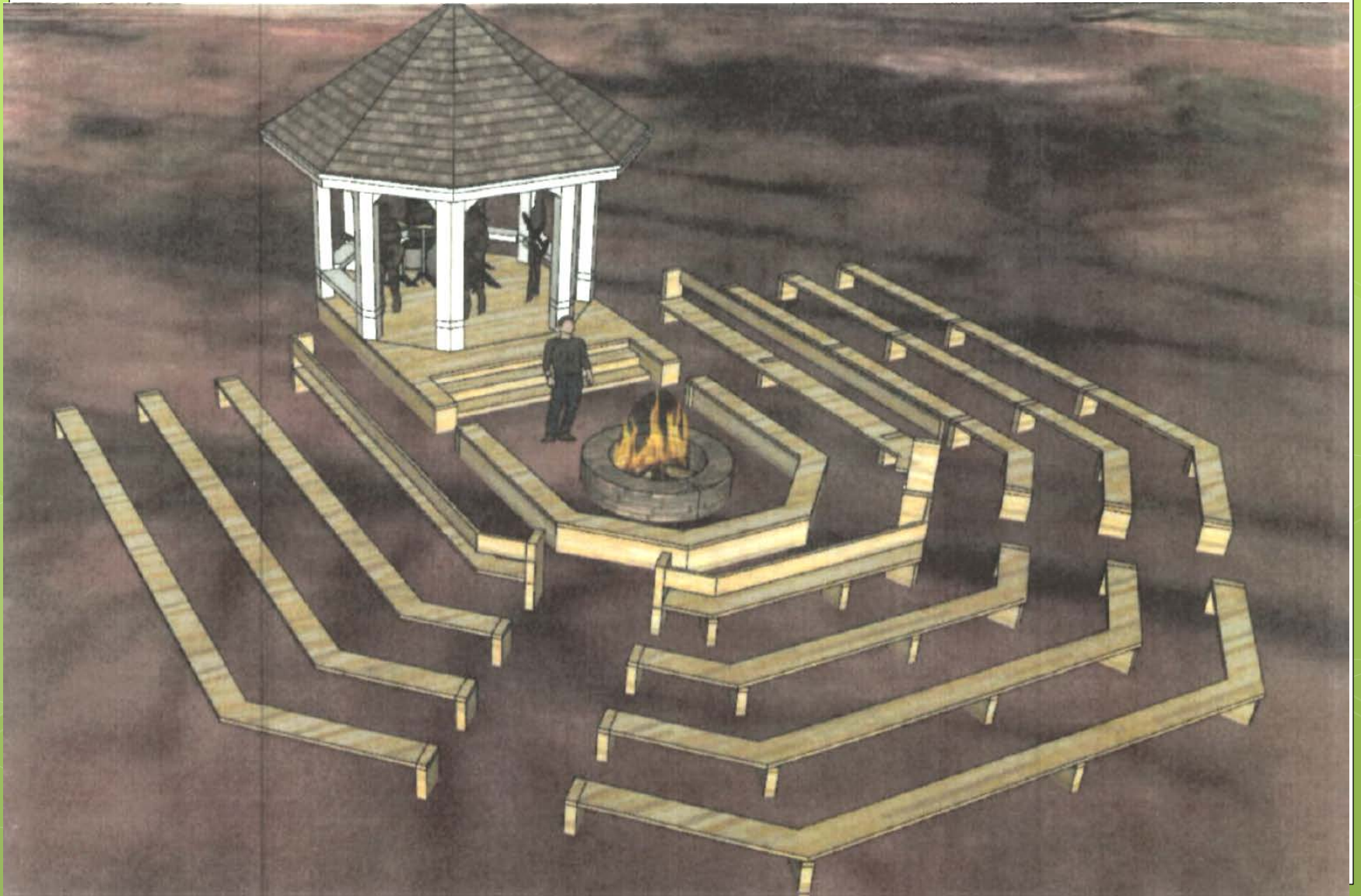


CB-21-22 Zoom

**Bldg #1 & #2
Variances Here**

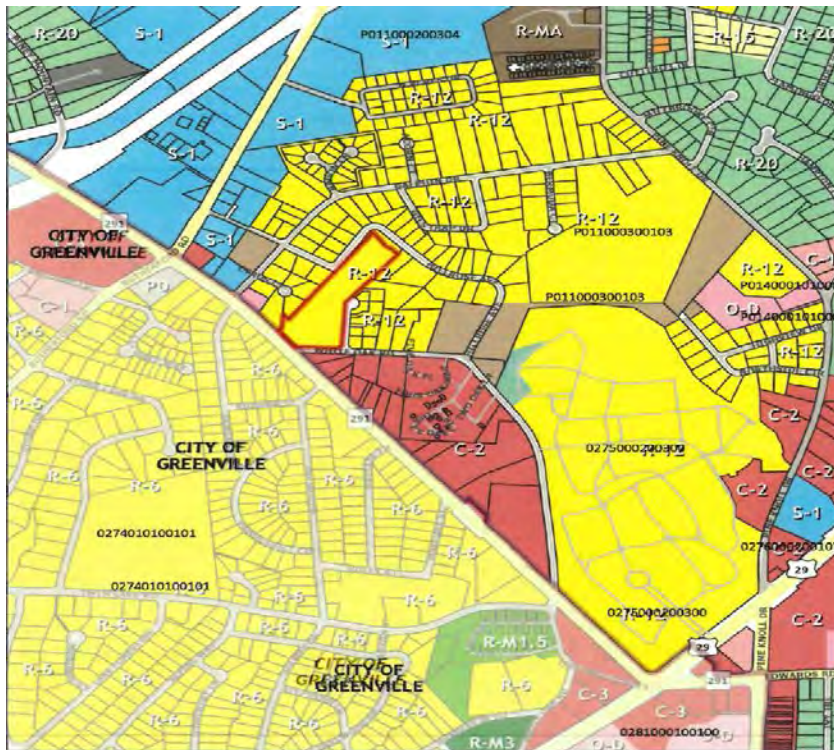


CB - 21-22 Photos



Project CB-21-22

Zoning



Aerial



CB - 21- 22 Posting

Postings on N Pleasantburg & White Oak Rd



CB- 21- 22 Photos

Front of Center



Across N Pleasantburg



CB - 21-22 Photos

White Oak Road

Rear at Restoration Pl

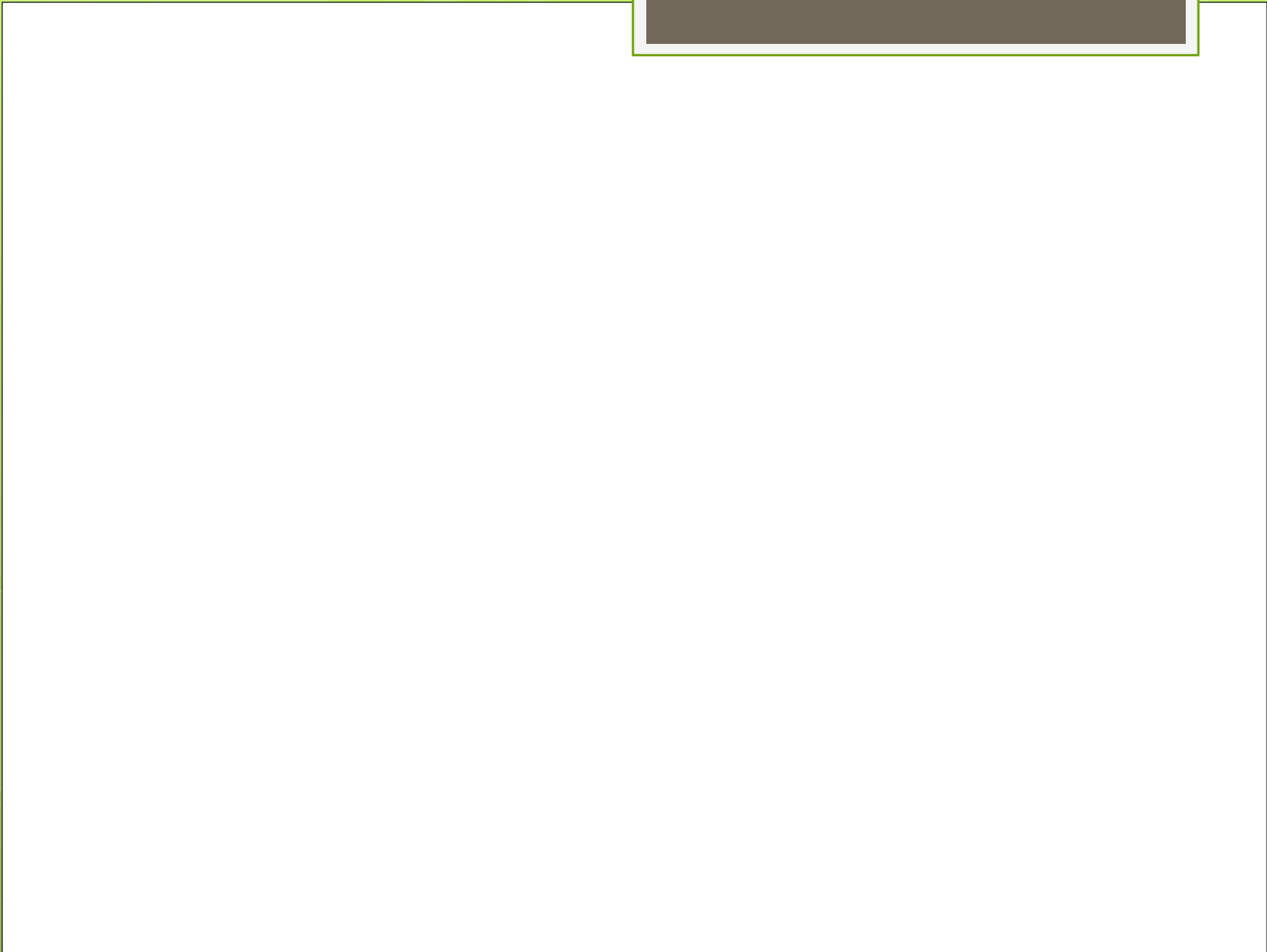


CB - 21-22 Photos

Across the Road

Entrance on White Oak





CB-21-23

- **Applicant:** GC Parks, Recreation & Tourism
- **Project type:** Use by Special Exception
- **Address:** 1020 Anderson Ridge Rd, Greer SC
- **Zoning:** R-S; Residential Suburban District
- **Posting:** Confirmed 3/30/21

CB-21-23

- Anderson Ridge Road/Bennetts Bridge Road
- Litchtenfelt Nursery/Enoree Landfill

Request

Use by Special Exception to allow the development of three additional soccer fields

Most recent application to the BZA was CB-15-46 which was included in your packets

There is one letter, submitted in writing, in opposition to this application

CB-21-23

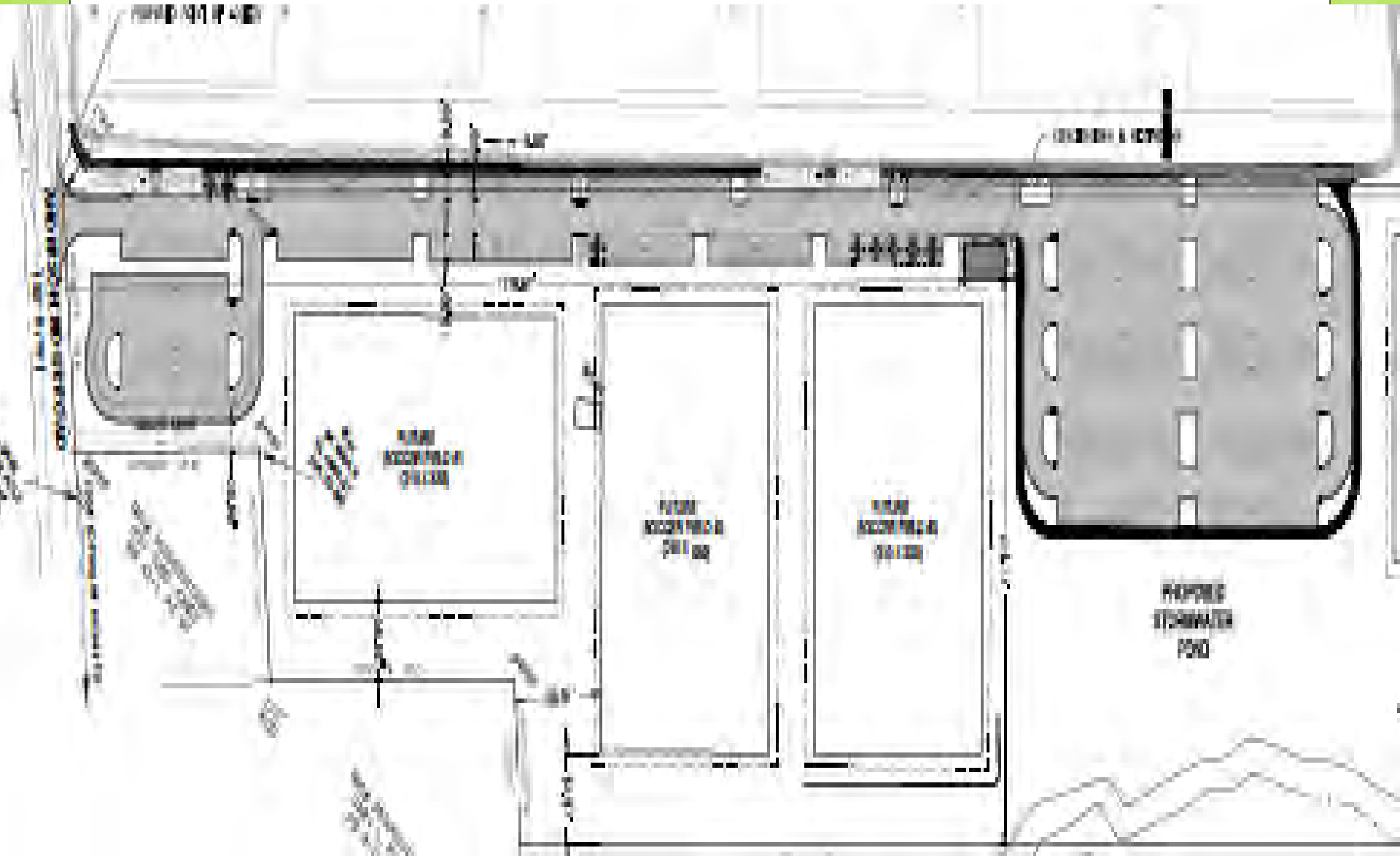
- **Section 5:5 and Table 6.1** (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – Private/Public/Nonprofit” as a Use by Special Exception in the R-S District.
- The site plan submitted reflects parking, screening and buffering requirements for the existing use/site. The plan review/permit process will ensure compliance prior to issuance of a C.O.

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:

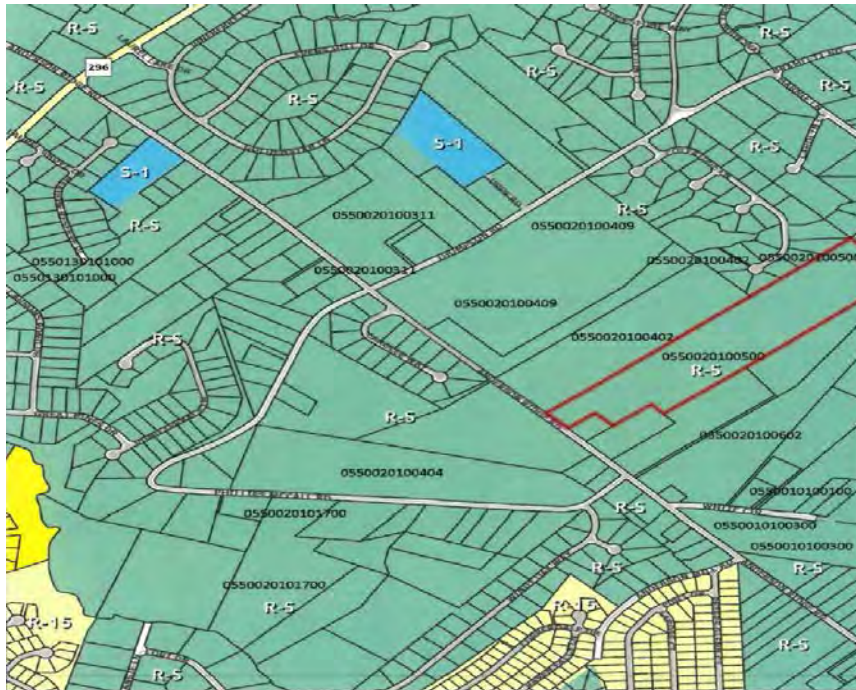
- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate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

CB-21-23 Zoom



Project CB-21-23

Zoning



Aerial



CB - 21- 23 Posting

Posting from both directions



CB- 21- 23 Photos

Entrance to parcel



View to the Left

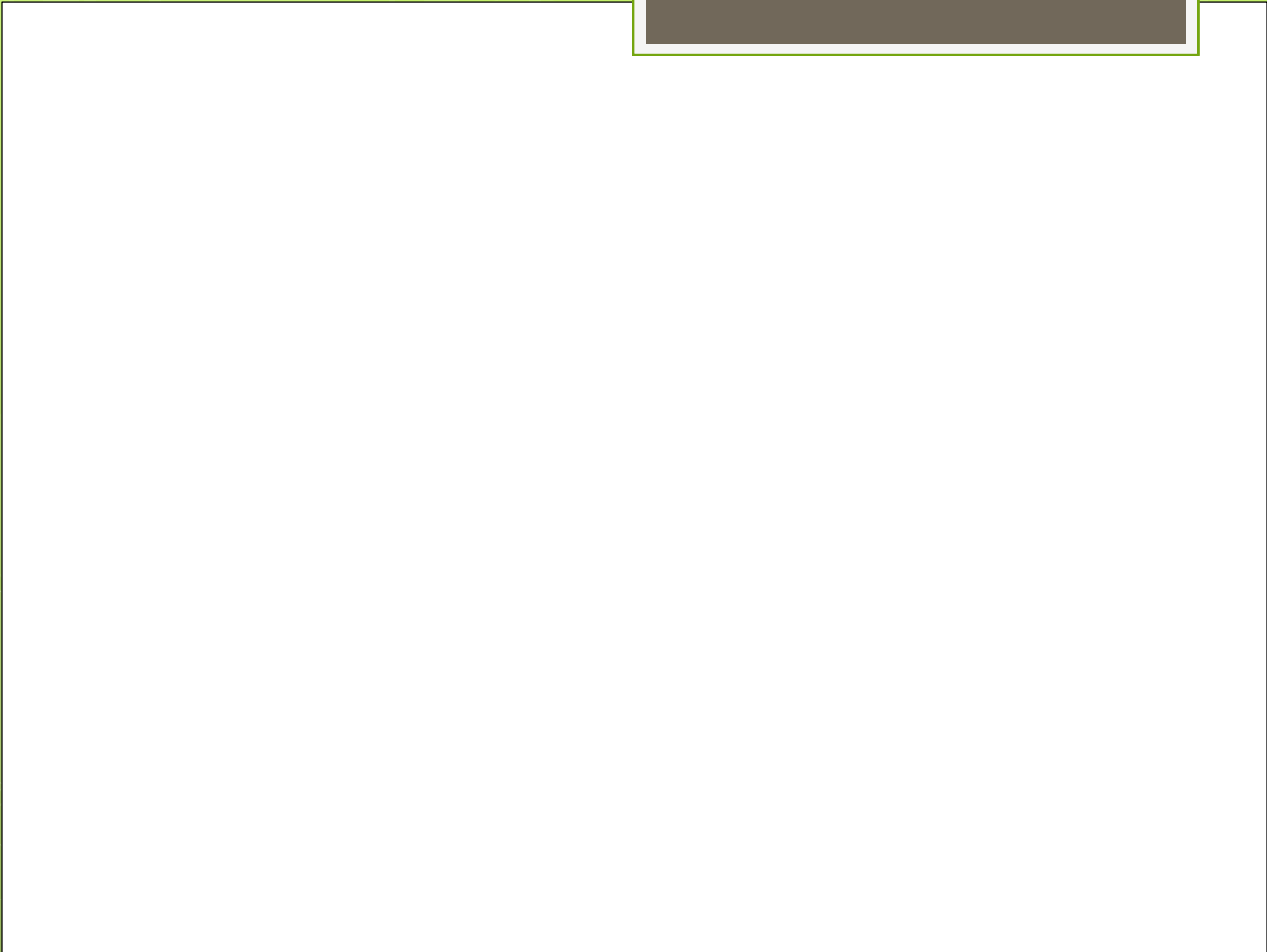


CB- 21- 23 Photos

Right Side

Residence to the Right





CB-21-25 - Withdrawn

- **Applicant:** ARLIN D. JOHNSON
- **Project type:** Variance
- **Address:** 1413 Ridge Road, Greenville, SC 29607
- **Zoning:** R-S; Residential Suburban District
- **Posting:** Confirmed 3/30/21

CB-21-25 – Location

- Ridge Road off Fairforest Way
- Mauldin Road/City of Mauldin

Request

Variance to allow placement of an accessory building
in the front yard

Section 7:3, Table 7:3 of Greenville County Zoning Ordinance

Setback Requirements for a single family residence in the R-S District:

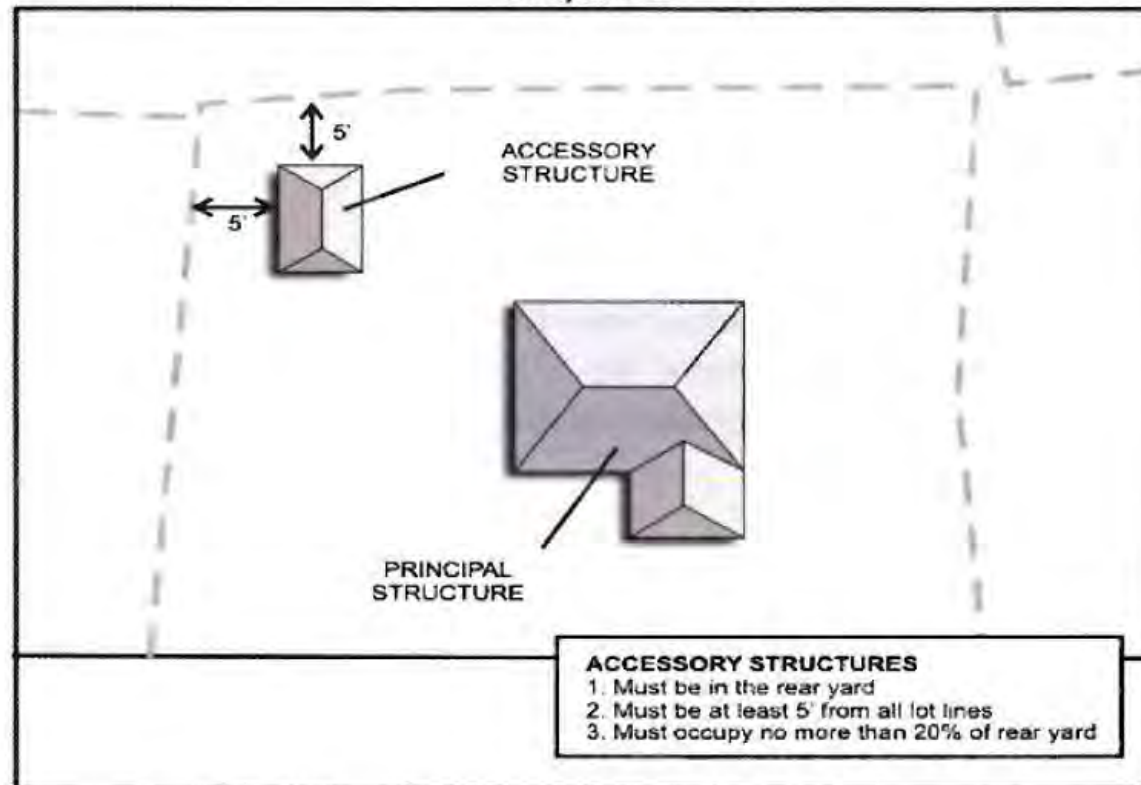
FRONT	=	30' from road R.O.W./property line
SIDES	=	5' right side property line
REAR	=	5' rear property line

The applicant is requesting a Variance to allow placement of a new 40' x 52' storage building to the right of the existing residence, which will encroach into the front yard

CB-21-25

Accessory buildings may be located in the rear yard or side yard provided that they are set back 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)

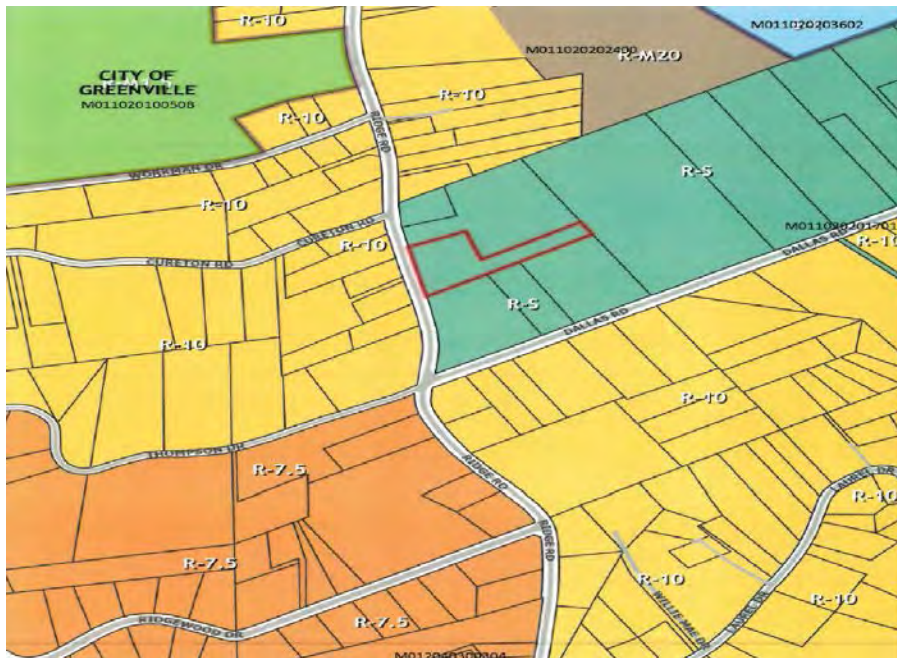
Variances – Considerations

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.

Project CB-21-25 - Location

Zoning



Aerial



Project CB-21-25 - Posting

Posting from both directions



Project CB-21-25 - Photos

Left Side



Right Side



Project CB-21-25 - Photos

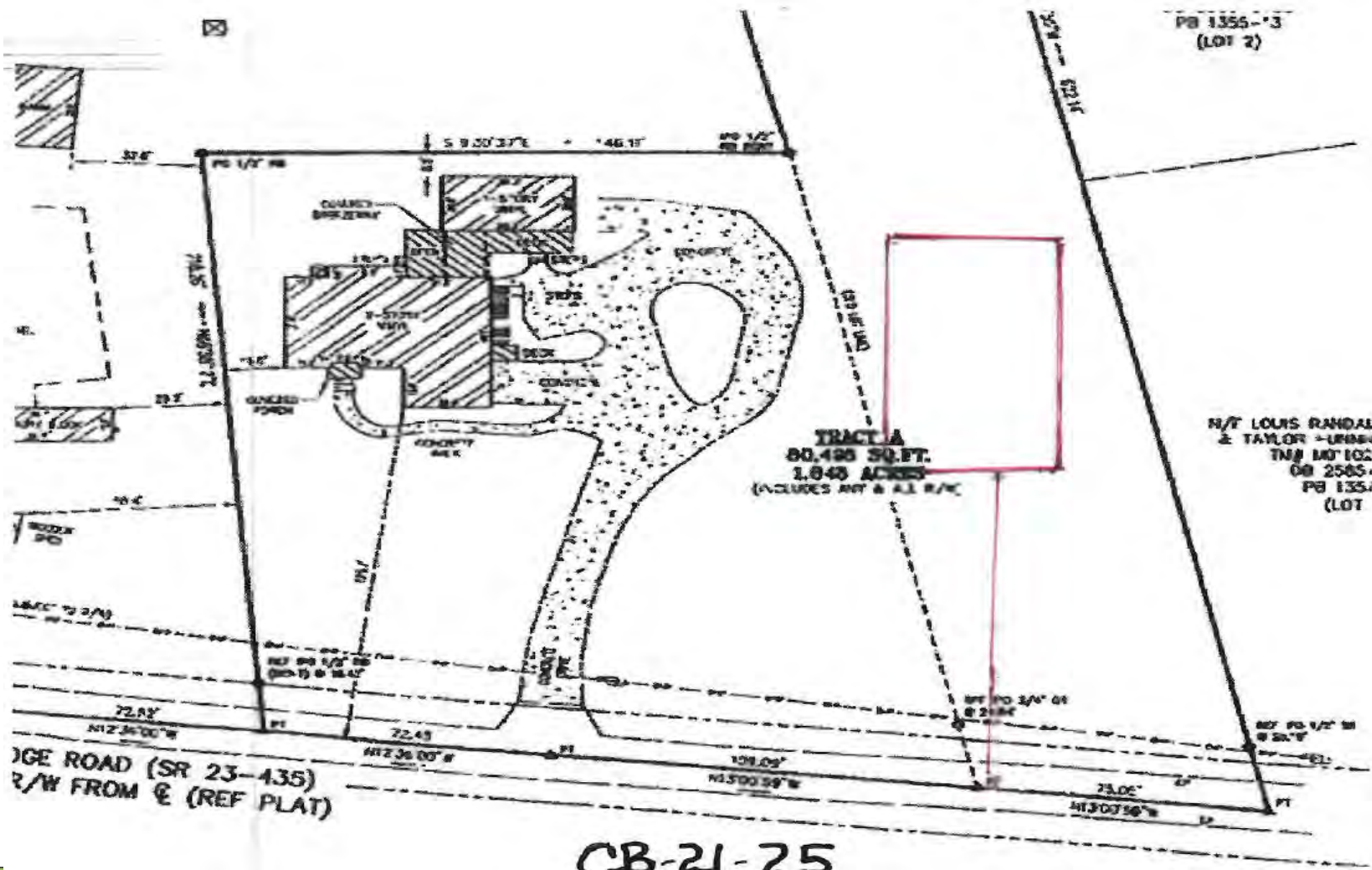
Right Side Yard



Across the Road

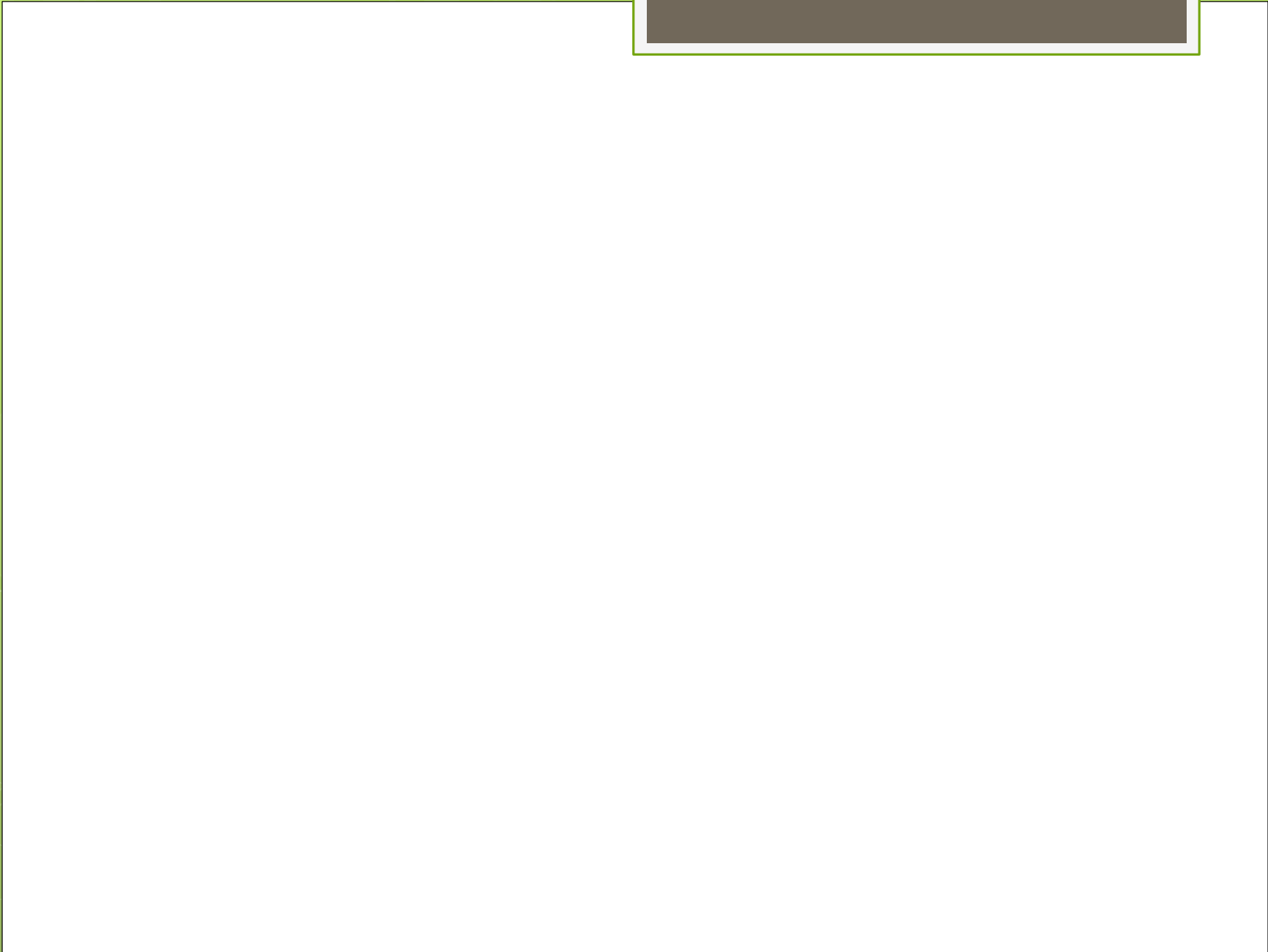


Project CB-21-25 – Proposed Site



Project CB-21-25





End of Dockets

- Approval of Minutes of 3/10/21
- Announcements/Requests by BZA Members
- Adjournment