



Board of Zoning Appeals

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

MINUTES of HEARING on MAY 12, 2021

Attendance Record

Board Members	Present	Absent
1. DRUMMOND, Keith L.	P	
2. FARRAR, Brittany	P	
3. GODFREY, Laura	P	
4. HATTENDORF, Mark, Vice Chairman	P	
5. HOLLINGSHAD, Nicholas	P	
6. JACOBS, Lindsey	P	
7. MOORE, Wayne H., Chairman	P	
8. REDMOND, Jeffery		A
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, May 12, 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 3:13 p.m.
2. **INVOCATION/PLEDGE:** Conducted by Mr. Keith Drummond.
3. **ROLL CALL:** Attendance was taken by Mr. Joshua Henderson. Ms. Laura Godfrey, Ms. Brittany Farrar and Ms. Lindsey Jacobs 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, Section 11:1, Use Condition (13)

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5. NEW BUSINESS:

i. CB-21-24: THE ACADEMY of ARTS

BACKGROUND:

This property is located on the corner of Stephenson Street/School Street Ext./School Street off E. Main Street in Taylors. The area surrounding this property consists primarily of residential uses with some commercial uses nearby and the old Taylors Mill to the north. This property is a portion of the original parcel which was the location of the former Taylors Elementary School. County records show the parcel/building was sub-divided in 2003 to allow sale of the portion of the building facing E. Main Street to the Greenville Presbyterian Theological Seminary with use approved by the BZA per CB-03-81.

There have been prior applications to the BZA in the past with the most recent being CB-17-52. Since that time the status of the school has changed to a private University and the applicant is requesting a Variance along with a Use by Special Exception to allow the building addition of dormitories and a cafeteria for compliance with Condition (21).

FINDINGS OF FACT:

On Wednesday, April 28, 2021, Staff inspected the property to ensure that the "Appeal Notice" signs had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Table 6.1, lists "Schools – Colleges/Universities" as a permitted use in the R-20 district under condition (21) as outlined below:

(21) Schools, Colleges, Universities

Establishment and expansion of uses associated with non-state supported colleges, universities, seminaries, or other institutions of higher learning (*administrative, athletic facilities, dormitories, conference centers, and such uses deemed appropriate by the Zoning Administrator*) are allowed subject to the district requirements and the following conditions:

- A. No structure shall be erected within 25 feet from any external lot line. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated. For additional minimum setback requirements, refer to Appendix C, Transportation Corridor Preservation Ordinance #3079.
- B. All buildings may exceed the height limitations of the zoning district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit.

There is no record of variances from setbacks prior to division of the property/building in 2003 per the survey on record, resulting in the creation of a nonconforming structure. Further research of building standards records reveal that the roof of the connecting breezeway between the two buildings was to have been removed in 2006; however, there is a covered breezeway in place.

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5. i. CB-21-24: FINDINGS of FACT cont.

Therefore, the following variances will be necessary to bring this structure into compliance for the updated status as a College/University:

A	EXISTING ENCROACHMENT TO REAR YARD	21'-1 $\frac{3}{8}$ "
B	EXISTING ENCROACHMENT TO LEFT SIDE YARD	5'-6"
C	EXISTING ENCROACHMENT TO REAR YARD	25'-0"
D	VARIANCE SOUGHT AT REAR YARD	20'-0"
E	VARIANCE SOUGHT AT REAR YARD	7'-0"
F	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
G	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
H	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
I	EXISTING ENCROACHMENT AT RIGHT SIDE YARD	12'-8 $\frac{1}{4}$ "

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

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 into a 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

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5. i. CB-21-24 – FINDINGS of FACT cont:

Representative present for this application was Mr. Robert Cashion, Architect.

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.

Mr. Cashion presented the application to the Board. He mentioned the history and use of the site, prior applications to the BZA and current plans for expansion. Mr. Cashion informed the Board of the necessity for the expansion dictated by growth of the school with relocation not being a feasible option. Mr. Cashion called attention to the site plan and provided clarification for the variances required for the proposed expansion. He mentioned the anticipated growth involving a maximum of 100 students.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There were questions and discussion related to design options, existing parking requirements and the restrictions encountered with the connection to the adjacent property. Mr. Cashion informed the Board of the shared use of the Seminary's cafeteria; however, the agreement between the facilities will be discontinued. Mr. Cashion further stated he was not aware of any communication between the property owners in regards to the proposed expansion. In response to a question from the Board, Staff stated posting requirements were compliant and there had been no subsequent inquiries received.

With reference to the request for the Variances, Vice Chairman Hattendorf made a motion to grant the variances for the existing and proposed buildings as requested and listed in items A-I; 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, this was an old school that was repurposed, the existing structure became nonconforming when the parcels were created to separate the building*
- B.** These conditions do not generally apply to other property in the vicinity; *there are no other old schools in the vicinity suffering from these conditions*
- 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; *the applicant is attempting to bring the non-conforming structure/property into conformance in order to meet the growing demands of the Academy*
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *if it were detrimental, signs were appropriately posted and the public had the opportunity to state their opposition by attending the meeting*

Dr. Nick Holligshad seconded the motion. There was no opposition. Mr. Keith Drummond suggested the motion be amended to reference and include the site plan submitted, AO.1, prepared by Robert C. Cashion Architect, Inc., which ties to items A-I. There was no objection and the motion was amended accordingly. The motion carried, resulting in a vote of 6-0 in favor. Chairman Moore did not cast a vote, Mr. Jeffery Redmond was absent and there is one vacant seat.

5. i. CB-21-24 – CONCLUSIONS of LAW cont.

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

- A.** The use meets all required conditions; *this is an expansion of the existing use that is already in place.*
- B.** The use is not detrimental to the public health or general welfare; *per testimony enrollment is increasing, is an educational based facility which is beneficial to the community*
- 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 that has been in place for years*
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses; *schools are usually well received in communities*

Dr. Nick Hollingshad seconded the motion. There was no objection and no discussion. The motion carried, resulting in a vote of 6-0 in favor. Chairman Moore did not cast a vote, Mr. Jeffery Redmond was absent and there is one vacant seat.

ii. CB-21-25: ARLIN D. JOHNSON

BACKGROUND:

This property is located on Ridge Road off Fairforest Way off Mauldin Road in Greenville.

The applicant is requesting a Variance from the placement requirements for accessory buildings on residential 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. Photographs were taken of the subject property.

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

FRONT	=	30' from edge of road R.O.W.
SIDES	=	5' from property lines
REAR	=	5' from the property line

Section 7:3.4: Accessory buildings may be located in the rear or side yard provided that they are set back not less than 5-feet from any lot line and occupy not more than 20 percent of the rear yard.

The applicant is requesting a Variance to allow placement of a shed in the front yard.

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5. ii. CB-21-25 – FINDINGS of FACT cont.

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.

Representative present for this application was the property owner, Mr. Arlin Johnson.

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

Chairman Moore called attention to the revised site plan submitted by the applicant, a copy of which was provided to members present and those via e-mail.

Ms. Brook Denny presented the facts as they pertained to the Greenville County Zoning Ordinance. Ms. Denny called the Board's attention to the recently received updated site plan submitted by the applicant.

Mr. Johnson presented the application to the Board. He informed the Board of his desire to construct an accessory building on the left side of his property, approximately 12-13 feet beyond the front of the residence. He stated the building would be for multi-purpose uses including family/church group gatherings and storage of personal equipment. Mr. Johnson provided clarification/justification for placement of the building and necessity for the variance including the topography and aesthetics for the benefit of the adjacent neighbors. Mr. Johnson stated the land been cleared in preparation for installation of the building prior to knowledge of the placement requirements in the Ordinance.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There was discussion surrounding the size of the property and ability to comply with the regulations, use of accessory buildings on residential property, particularly involving church related activities and the fact that financial hardship cannot be included in the BZA's consideration.

Vice Chairman Hattendorf made a motion to deny the variance as requested, 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; *no, based on testimony and the size of the property*
- B. These conditions do not generally apply to other property in the vicinity; *no, and with this 2-acre lot the 2100 sq. ft. structure could be relocated*

5. ii. CB-21-25 – CONCLUSIONS of LAW cont.

- 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; *no, applicant did not state that the building could not be pushed back, but did mention issues with water which can easily be addressed*
- 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; *if there was no room to relocate the building and it did absolutely block the neighbors, there would have been consideration*

Ms. Laura Godfrey seconded the motion. There was no objection. Mr. Drummond expressed agreement with the motion particularly due to the size of the lot and the applicant's ability to adjust the size and position of the building for compliance, the definition of an accessory building/use and, financial matters cannot be utilized in the consideration. The motion carried, resulting in a vote of 6-0 in favor of denial. Chairman Moore did not cast a vote. Mr. Jeffery Redmond was absent and there is one vacant seat.

iii. CB-21-26 – OMEGA LIMITED PARTNERSHIP FOUNDATION

BACKGROUND:

This property is located on W. Main Street off Woodside Avenue and adjacent to the railroad line at the intersection of Spruce Street off Woodside Avenue in the Woodville Heights community in Greenville.

The applicant is requesting a Use by Special Exception to allow use of the existing property for "Recreation – Private" facility for their non-profit organization.

FINDINGS of FACT:

On Tuesday, April 27, 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-10 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.

5. iii. CB-21-26 – 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. Corey Robinson, Mr. Merle Code and Mr. Ulysses Sweeney, IV.

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, which was previously read into the record.

Mr. Corey Robinson presented the application to the Board. He informed the Board of the 11-12 year ownership, the organization and use of the property, particularly for mentoring the youth in the community. Mr. Robinson mentioned the improvements to the building and the discovery of the violation resulting in application to the BZA. Mr. Sweeney informed the Board of the activities conducted on the premises including monthly meetings of the "fraternity", tutoring sessions, soccer/football/baseball teams, mentoring programs and a subsequent feeding program.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There was discussion surrounding the occupancy load and hours of operation in the building, potential disturbance to the surrounding neighbors, the type of organization as it relates to the definition of "Recreation – Private/Nonprofit". Mr. Code provided clarification of the type of organization and source of funding. Mr. Drummond called attention to the definitions of "Recreation" outlined in the Ordinance and relationship to a "Community Center".

Vice Chairman Hattendorf made a motion to grant the request based on the conditions as outlined in Section 11:1 not being met; particularly,

- A.** The use meets all required conditions; *per testimony and information from Staff*
- B.** The use is not detrimental to the public health or general welfare; *based on the testimony provided by the applicant*
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar service; *the building has been around for years*
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses; *specifically due to the use and hours of operation provided by the applicant*

Ms. Brittany Farrar seconded the motion. There was no objection and no further discussion. The motion carried resulting in a vote of 5-0 in favor of approval. Chairman Moore did not cast a vote. Mr. Jeffery Redmond was absent and there is one vacant seat.

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5. iv. CB-21-27 – MARK SHINER:

BACKGROUND:

This property is located in the River Walk sub-division off Hwy 14 S in Simpsonville, Simpsonville.

The applicant is requesting a Variance from the placement requirement for a pool as outlined in Condition (18)

FINDINGS OF FACT:

On Tuesday, April 27, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 6:2 – Use Conditions 18-B states the following:

B. Swimming Pool Requirements

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance to allow placement of a pool and hot Tub in the left side yard

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

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property
- B.** These conditions do not generally apply to other property in the vicinity
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

Representative present for this application was Mr. Mark Shiner,

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

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

5. iv. CB-21-27 – FINDINGS of FACT cont.

Mr. Shiner presented the application to the Board. He called attention to the site plan he submitted and stated the restrictions creating the necessity for placement of the pool in the side yard, particularly the hillside and 15-foot retaining wall in the rear yard. Mr. Shiner further stated there was no opposition from the neighbors, that due to the topography the pool would not be visible to neighbors or from the road and this was the only such parcel in the entire neighborhood.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the Board, Mr. Shiner stated the only action taken to-date was a request for re-routing of the power line to accommodate placement of the pool.

Mr. Keith Drummond 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; *pool does meet side setback requirement, the retaining wall on the left side and rear of the property does not allow for placement elsewhere on the 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; *per testimony this was the last lot to be developed and was cut out from the hillside*
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance; *the pool will not be visible from the adjacent properties nor from the road*

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

v. CB-21-28 – DERRICK TAYLOR

Prior to hearing of this case, Ms. Brittany Farrar requested recusal which was granted.

BACKGROUND:

This property is located in the office complex on Interstate Boulevard off Pelham Road in the rear of the former Gerber Childrenswear Facility. The property is also located within the GSP Airport Environs District.

A violation was discovered upon routine inspection by the Fire Department and research of County records revealed no occupancy permit. A Building Feasibility Application was submitted and denied by Staff. A case was initiated by the Codes Enforcement Department. The applicant has filed for an Appeal from the Zoning Administrator's decision to disallow use of the unit for a gym/"Recreation – Private".

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5. v. CB-21-28 – FINDINGS of FACT:

On Tuesday, April 27, 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 permitted use districts C-1, C-2, C-3 and S-1.

Section 3:6.1 Right of Appeal: If the request for a Zoning Application is disapproved, or a Certificate of Use is denied, the applicant may appeal the action of the Zoning Administrator to the Board of Zoning Appeals.

Section 3:7 Certificate of Use: It shall be unlawful to use, occupy, or permit the use of any building or premises or part hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure or effect a change of tenancy/ownership until a Certificate of Use has been issued by the Zoning Administrator stating that the proposed use of the building or land complies with the provisions of this Ordinance.

3:5.2 Appeals to the Board

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board, or bureau of the county. Appeal must be taken within thirty- five (35) days from the date of the decision notice or letter, by filing with the officer from whom the appeal is taken, and with the secretary of the Board notice of appeal specifying the grounds of such appeal. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of the hearing, at least 15 days prior to the hearing date, to the parties of interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by designated agent or attorney. The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirements, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

3:5.3 Stay of Proceedings

An appeal, or other pending completed application requesting Board action (variance, special exception) stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken, certifies to the Board, after notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In which case, proceedings shall not be stayed other than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction.

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5. v. CB-21-28 – FINDINGS of FACT cont.

3:5.4 Decisions

The concurring vote of the majority of the members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator charged with the enforcement of this Ordinance, to decide in favor of the applicant any matter upon which it is required to pass under this Ordinance, or to grant a variance from the provisions of this Ordinance. In all final decisions or orders, the Board must specifically state that it is ordering, modifying or denying the particular matter presented to it for decision.

Representative present for this application was the tenant, Mr. Derrick Taylor.

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 3:5.2-4, Section 3:6.1 and Section 3:7.

Ms. Taylor presented his application to the Board. Mr. Taylor provided a history and type of his business, occupancy at prior locations, this location for 1.5 years based on information from the realtor, similar size and uses within the I-1 district and surrounding area and the necessity for the county to change the zoning district or to allow this/similar uses via a special approval. Chairman Moore informed Mr. Taylor of the BZA's inability to change zoning and the only option available to him with this application.

In response to a question to Staff, Mr. Henderson informed the Board of the delayed discovery of the occupancy and referral from the Fire Marshall, inspection and notice of violation issued by the Codes Enforcement department, communication with the applicant and owner of the property and subsequent application to the BZA. Research revealed only record of a C.O. for this applicant at a prior location. Mr. Henderson provided clarification of the definitions for "Recreation" and the zoning districts in which they may be permitted; in this case, a zoning district of C-1, C-2, C-3 or S-1 is required. Staff confirmed that other tenants in this location are permitted in this zoning district. Mr. Henderson informed the Board of the options available to the BZA and the applicant.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There was a discussion surrounding the status of this application and a stay of any further action. Mr. Drummond called attention to Section 3:4.1 of the Ordinance and option available to the BZA. Mr. Taylor expressed understanding of zoning, reiterated approval of use from the realtor and the necessity for an extended period of time to secure another location. Mr. Henderson reviewed the time frame of the BZA process, Building Feasibility Inspection process for a tenant to secure a C.O., and the Zoning Verification request process.

Mr. Keith Drummond made a motion to uphold the decision of the Zoning Administrator as correct as indicated in Section 6, Table of Uses, the use is not permitted and again in Section 3.4.1, "*the Board may not grant a Variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district.*" There are two administrative remedies, one is a zoning change the second is a text amendment. Mr. Taylor may approach County Council or Zoning Staff if he wishes to go that route.

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5. v. CB-21-28 – CONCLUSIONS of LAW cont.

Ms. Laura Godfrey seconded the motion. There was no objection. Vice Chairman Hattendorf commented on the testimony with a solid case against the applicant; however, in an effort to assist the applicant in relocating his business or pursuing some other avenue, requested that Mr. Drummond amend the motion and modify the order to take effect 30 days after the Board's review and approval of the minutes at the next meeting on June 9, 2021, therefore giving the applicant 60 days to correct the situation. Mr. Drummond stated that would be within the purview of the Zoning Administrator. There was a discussion surrounding the BZA's ability to place a condition on this order and results of non-compliance with the order. Following discussion, Mr. Drummond amended the motion to reflect the extension of 30-days following review/approval at next month's meeting, a total of 60 days from this motion. There was no objection and no further 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 recused. Mr. Jeffery Redmond was absent and there is one vacant seat. Mr. Taylor expressed understanding of the process and appreciation for the extended period.

vi. CB-21-29 – WENDY LYNAM – SRI Holdings

BACKGROUND:

This property is located on Roe Ford Road in Greenville adjacent to Furman University at the Green Line/Swamp Rabbit Trail in the city limits of Travelers Rest.

The applicant is requesting a Variance from the placement requirement for a pool as outlined in Condition (18) b.

FINDINGS OF FACT:

On Tuesday, April 27, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 6:2 – Use Conditions 18-B states the following:

B. Swimming Pool Requirements

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance to allow placement of a pool in the side yard. Chairman Moore called attention to the updated site plan provided.

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5. vi. CB-21-29 – FINDINGS of FACT cont.

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

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property
- B.** These conditions do not generally apply to other property in the vicinity
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

Representative present for this application was Ms. Wendy Lynam, 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 3:4.1 as previously read into the record.

Mr. Lynam presented the application to the Board. She informed the Board of the unique position of the residence on the property, consisting of approximately 16 acres, the existing structures on site, the location of the septic system in the rear of the house, leaving no other option available for placement of a pool on the property.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There was no discussion. Dr. Hollingshad 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; *orientation towards the road is not typical, the topography and arrangement of the septic system and other features on the property severely restrict the location of where a pool could be built*
- B.** These conditions do not generally apply to other property in the vicinity; *unique property, it is large and the setting of the house is much farther away from the more frequently traveled road*
- 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 would prevent the owners from having a pool*
- 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; *house is set far back from the road, there is a lot of vegetation surrounding the residence providing privacy from neighbors*

5. vi. CB-21-29 – CONCLUSIONS of LAW cont.

Ms. Lindsey Jacobs seconded the motion. There was no Objection and no discussion. The motion on the floor carried, resulting in a vote of 5-1 in favor of approval, with Vice Chairman Hattendorf voting against. Chairman Moore did not cast a vote. Mr. Jeffery Redmond was absent and there is one vacant seat.

vii. CB-21-30 – KENDRA R. EVANS

BACKGROUND:

This property is located on Moody Street at the intersection of W. Parker Road in the Woodside Community of Greenville.

The applicant is requesting a Use by Special Exception to allow the manufacturing of soy candles for sale via the internet as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, April 27, 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.

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Board of Zoning Appeals
MAY 12, 2021
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5. vii. CB-21-30 – FINDINGS of FACT cont.

- 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.

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

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5. vii. CB-21-30 – 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

Representative present for this application was Ms. Kendra Evans.

There was no opposition, present and 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. Evans presented her application to the Board. Ms. Evans mentioned being a stay-at-home Mom and expressed the desire to start a small business of candle making to supplement the household income.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the Board, Ms. Evans expressed understanding and confirmed compliance with Condition (13). Ms. Evans stated products will be shipped via UPS. Ms. Lindsey Jacobs 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; *compliance with C(13) per testimony*
- B.** The use is not detrimental to the public health or general welfare;
- C.** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services
- D.** The use will not violate neighborhood character nor adversely affect surrounding land uses; *her neighbors would not be aware of the home occupation*

Vice Chairman Hattendorf seconded the motion. There was no objection. The motion on the floor carried, resulting in a vote of 6-0 in favor. Chairman Moore did not cast a vote. Mr. Jeffery Redmond was absent and there is one vacant seat.

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5. viii. CB-21-31 – GREENVILLE REVITALIZATION CORPORATION

BACKGROUND:

These parcels are located at the intersection of Woodside Avenue and E. Parker Road respectively across the road from Parker Road Drug Store in the Monaghan/City View community of Greenville.

The applicant is requesting a Variance from the setback requirement on Woodside Avenue to allow redevelopment of the parcels.

FINDINGS OF FACT:

On Tuesday, April 27, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 7, Table 7:3; Setbacks/Height Requirements: Lists the following requirements for the C-2 Commercial District:

Front = 25' from property line; **Right Side** = 0-5 feet;
Left Side = 15-ft from property line for corner lots; **Rear** = 20 feet from property line.

The applicant is requesting a **Variance of 10-feet from the Setback on Woodside Avenue** for a proposed new building in redevelopment of the parcels. A reduction in the parking space requirement was granted as allowed per Section 12:2 of the Ordinance. The Plan Review process will ensure compliance with all requirements prior to the issuance of a C.O.

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

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property
- B.** These conditions do not generally apply to other property in the vicinity
- C.** Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

Representatives present for this application were Mr. Larry Barthelemy and Mr. Douglas Dent.

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

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

5. viii. CB-21-31 – GREENVILLE REVITALIZATION CORPORATION

Mr. Dent presented the application to the Board. Mr. Dent informed the Board of the purpose and mission of the Organization, plans for revitalization of the area/property to include service and retail industries for the underserved community.

Mr. Barthelemy called attention to the unique parcel, which consists of 4 other parcels, located on a corner lot which restricts placement of the proposed building to be compliant with the SCDOT requirements. Mr. Barthelemy stated the setback requested for the proposed building would be similar to that of existing buildings.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the Board related to the proposed affordable housing, Mr. Dent stated the ownership of the property by the Corporation, acquisition of the parcels and establishment of an LLC with investors, that the building will not be sold for any other purpose, that there will be requirements attached to the investment for the development that it remains as affordable housing for a period of time.

Mr. Keith Drummond made a motion to grant the Variance as requested per site plan C-240 from ADC Engineering and 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; *description, size and configuration of the property*
- B.** These conditions do not generally apply to other property in the vicinity; *mostly laid out on the grid*
- 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; *commend the organizations involved for development of something that will be memorable to the community*
- 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; *it will enhance the entire neighborhood*

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

- 6. Approval of Minutes of April 14, 2021:** The minutes were reviewed by the Board. Vice Chairman Hattendorf made a motion to approve the minutes with the corrections as noted. Mr. Keith Drummond seconded the motion. There was no objection. The motion carried, resulting in 6-0 in favor. Chairman Moore did not cast a vote. Mr. Jeffery Redmond was absent and there is one vacant seat.

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- 7. ANNOUNCEMENTS/REQUESTS:** Chairman Moore requested Staff investigate the initiation of a text amendment to change the name of a small gym from "Recreation". Mr. Henderson informed the Board of plans for such changes in the UDO that is currently being created.

Certificates of Appreciation were presented by Josh Henderson, Zoning Administrator, to the outgoing members of the Board, Chairman Wayne Moore, Vice Chairman Mark Hattendorf and Mr., Keith Drummond. Mr. Jeffery Redmond was not present to accept his certificate. Chairman Moore commended the Staff and expressed his appreciation to fellow members.

Mr. Keith Drummond expressed appreciation to the members of the Board and Staff during his tenure on the Board. Dr. Holligshad expressed appreciation for the knowledge gained and the display of professionalism by the Chairman. Ms. Godfrey concurred. Ms. Jacobs expressed her appreciation to the outgoing members. Ms. Farrar expressed her appreciation for the knowledge gained under the leadership of Chairman Moore. Chairman Moore expressed his appreciation to members and Staff and extended well wishes to the existing and incoming members.

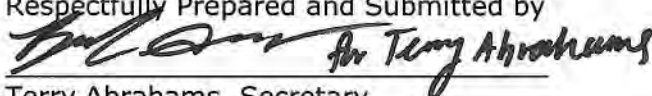
- 8. ADJOURNMENT:** There being no further business to discuss, Vice Chairman Hattendorf made a motion to adjourn and the meeting adjourned at approximately 6:18 p.m. with unanimous approval.



Nicholas Hollingshad, Chairman
Greenville County Board of Zoning Appeals

6/11/21

Date

Respectfully Prepared and Submitted by


Terry Abrahams, Secretary

Greenville County Board of Zoning Appeals

**MAY 12, 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-21-24

- Applicant: THE ACADEMY of ARTS/Robert Cashion
- Project type: Variance/Use by Special Exception
- Address: 80 School Street, Taylors SC 29687
- Zoning: R-20; Single-Family Residential District
- Posting: Confirmed 4/28/21

CB-21-24

- School Street off Stephenson Street
- W. Main Street near the Taylor Mill PD

Request

Variance from the setback requirement per C(21),

Use by Special Exception to expand the existing
Non-conforming structure

CB-21-24

Table 6.1, lists “Schools – Colleges/Universities” as a permitted use in the R-20 district under condition (21) as outlined below:

(21) Schools, Colleges, Universities

Establishment and expansion of uses associated with non-state supported colleges, universities, seminaries, or other institutions of higher learning (*administrative, athletic facilities, dormitories, conference centers, and such uses deemed appropriate by the Zoning Administrator*) are allowed subject to the district requirements and the following conditions:

- A. No structure shall be erected within 25 feet from any external lot line. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated. For additional minimum setback requirements, refer to Appendix C, Transportation Corridor Preservation Ordinance #3079.
- B. All buildings may exceed the height limitations of the zoning district if the minimum depth of rear yards and the minimum width of side yards required in the district regulations are increased 1 foot for each 3 feet by which the height of such building exceeds the prescribed height limit.

CB-21-24

Variations requested from the 25-foot setback

A	EXISTING ENCROACHMENT TO REAR YARD	21'-1 $\frac{3}{8}$ "
B	EXISTING ENCROACHMENT TO LEFT SIDE YARD	5'-6"
C	EXISTING ENCROACHMENT TO REAR YARD	25'-0"
D	VARIANCE SOUGHT AT REAR YARD	20'-0"
E	VARIANCE SOUGHT AT REAR YARD	7'-0"
F	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
G	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
H	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
I	EXISTING ENCROACHMENT AT RIGHT SIDE YARD	12'-8 $\frac{1}{4}$ "

CB-21-24

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 into a required setback area.

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:

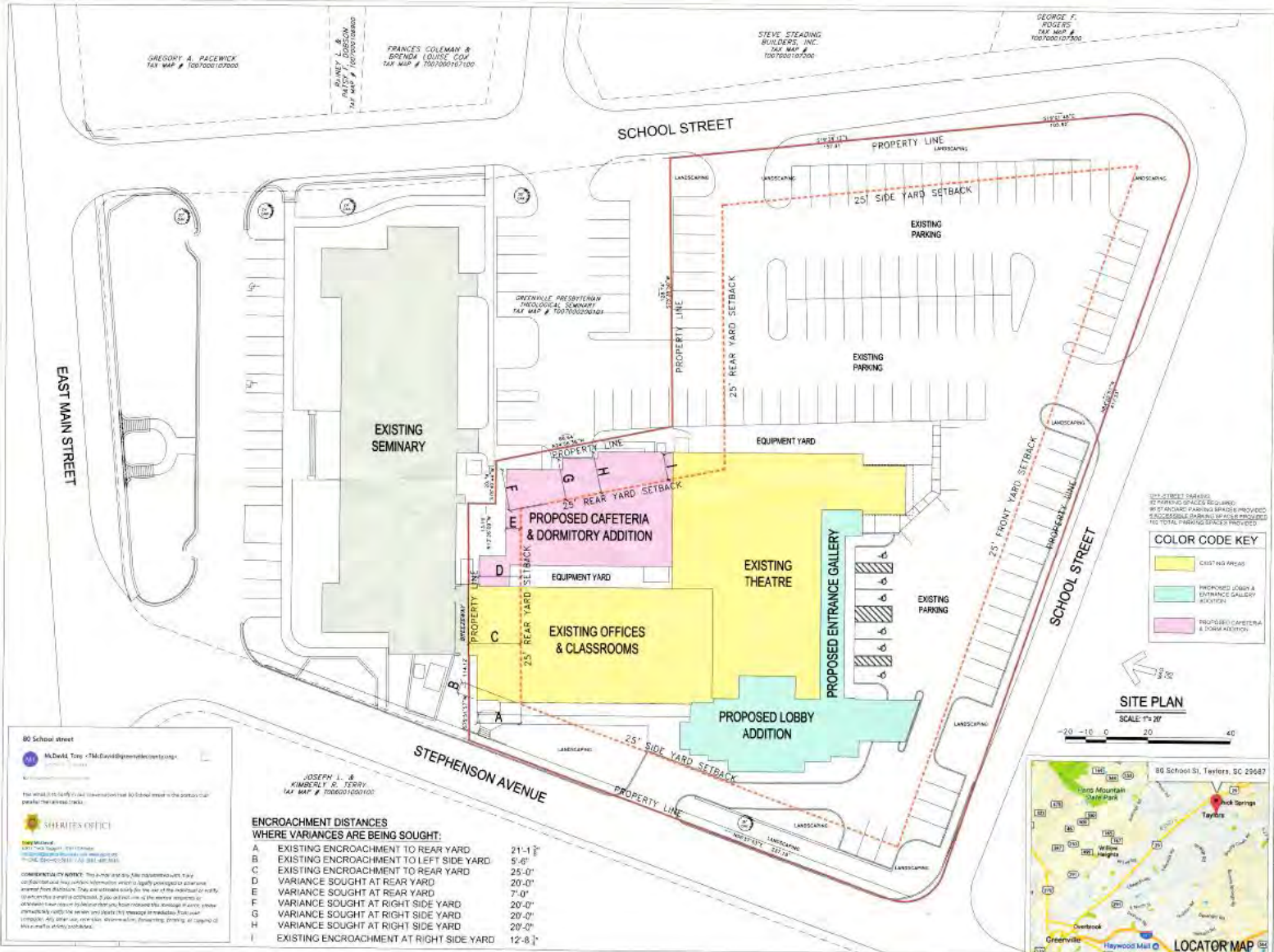
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-21-24 – Site Plan



COLOR CODE KEY

- EXISTING AREAS
- PROPOSED LOBBY & ENTRANCE GALLERY ADDITION
- PROPOSED CAFETERIA & DORMITORY ADDITION

SITE PLAN
SCALE: 1" = 20'



ENCROACHMENT DISTANCES
WHERE VARIANCES ARE BEING SOUGHT:

A	EXISTING ENCROACHMENT TO REAR YARD	21'-1"
B	EXISTING ENCROACHMENT TO LEFT SIDE YARD	5'-0"
C	EXISTING ENCROACHMENT TO REAR YARD	25'-0"
D	VARIANCE SOUGHT AT REAR YARD	20'-0"
E	VARIANCE SOUGHT AT REAR YARD	7'-0"
F	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
G	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
H	VARIANCE SOUGHT AT RIGHT SIDE YARD	20'-0"
I	EXISTING ENCROACHMENT AT RIGHT SIDE YARD	12'-8"

80 School street
McDw4 Top +M.Dw4@sharites.com

SHARITES OFFICE

1000 W. Main Street, Suite 100
Greenville, SC 29601
Phone: 864.686.7886
Fax: 864.686.7887

COMMERCIALITY NOTICE: This is a preliminary site plan. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose. It is not intended to be used for any other purpose.

PROJECT DATA

Project No. 2020111 Newnan
Drawing Title PROPOSED ADDITIONS TO THE ACADEMY OF ARTS SITE PLAN
TAYLORS SC

SEALS

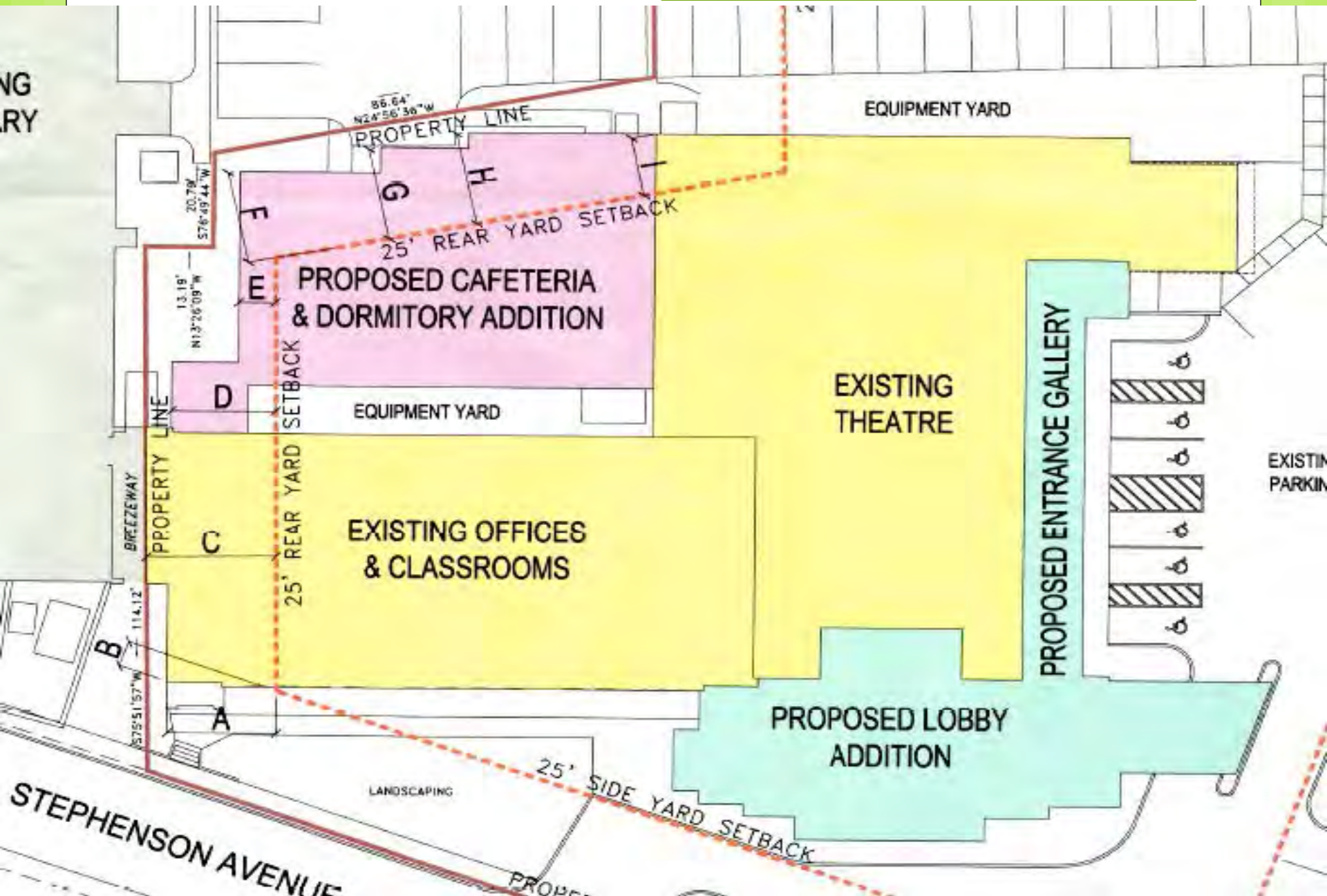
Project Title: PROPOSED ADDITIONS TO THE ACADEMY OF ARTS SITE PLAN
TAYLORS SC

ARCHITECT

ROBERT C. CASHION ARCHITECT, INC.
2005 GLENN MCNEARY
MARLBETTA, SC 29661
PHONE 864-638-7080
FAX 864-638-8125
EMAIL: rcashion@rcarchitect.com

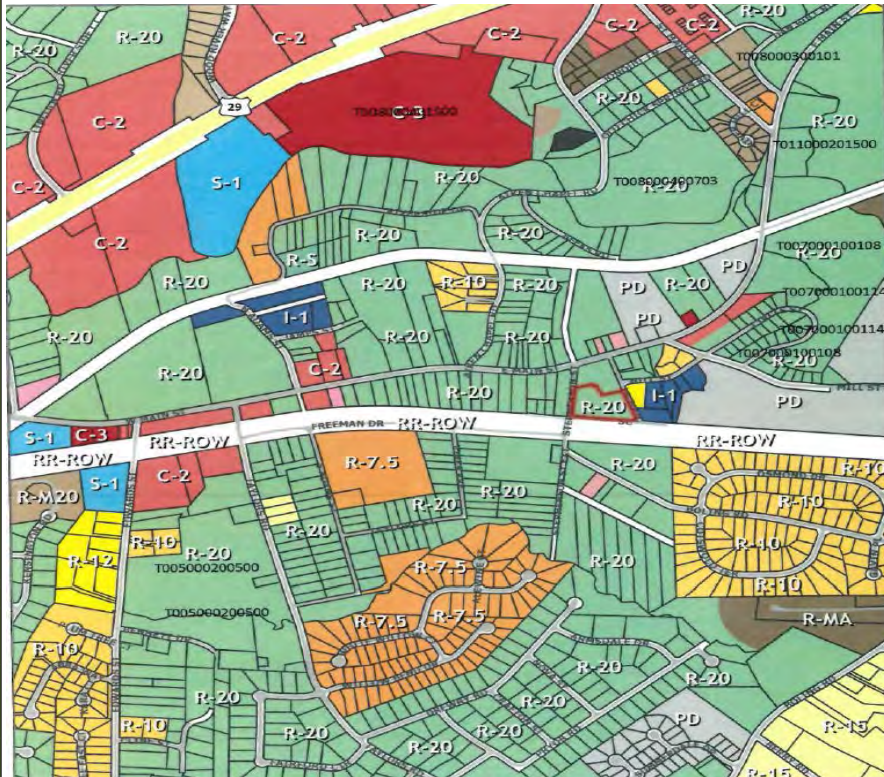
Sheet **A0.1**

CB-21-24 - Zoom



Project CB-21-24 - Location

Zoning



Aerial



Project CB-21-24

Stephenson St



School Street



CB-21-24

School St



Breezeway Connector



Project CB-21-24

Connector from School St



Area for the New Bldg



Project CB-21-24

View of Right Side on Sch St

Across School St @ Right



Project CB-21-24

View towards W Main St



Across Stephenson St



CB-21-25

- **Applicant:** ARLIN D. JOHNSON
- **Project type:** Variance
- **Address:** 1916 N. Pleasantburg Dr, Greenville SC
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 3/30/21

CB-21-25

- Ridge Road off Fairforest Way
- Mauldin Road

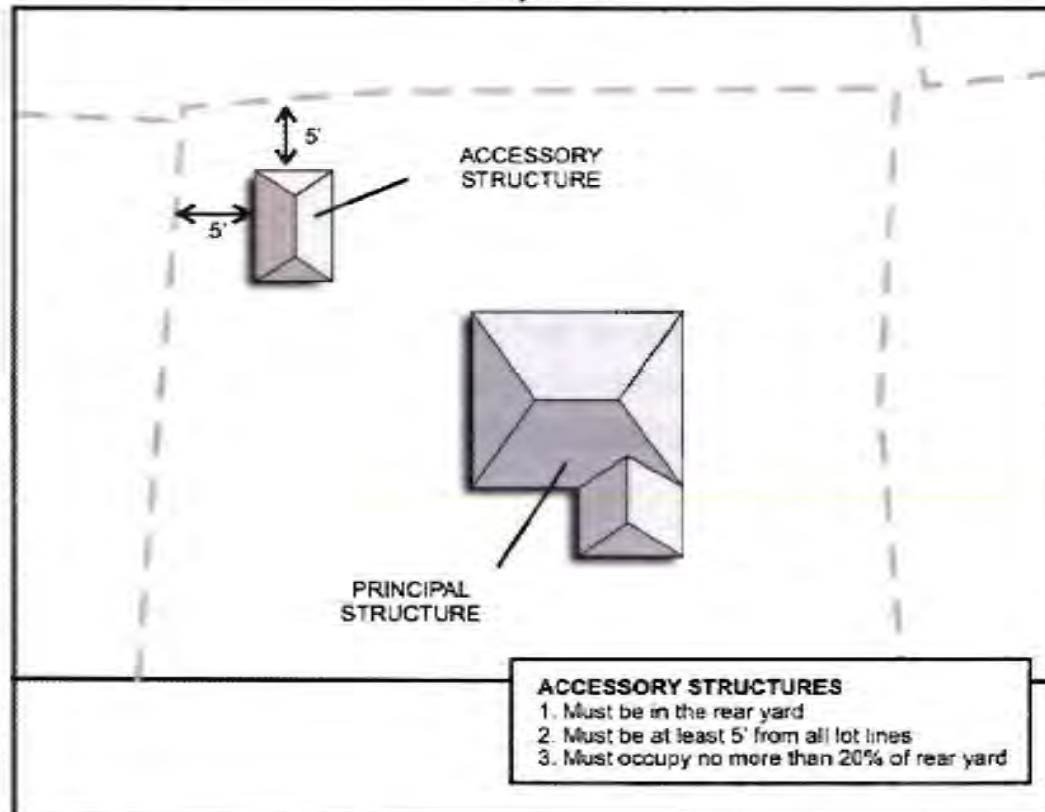
Request

Variance to allow placement of an accessory
Building in the right side with encroachment
Into the front yard

Section 7:3.4

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

Graphic 3



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

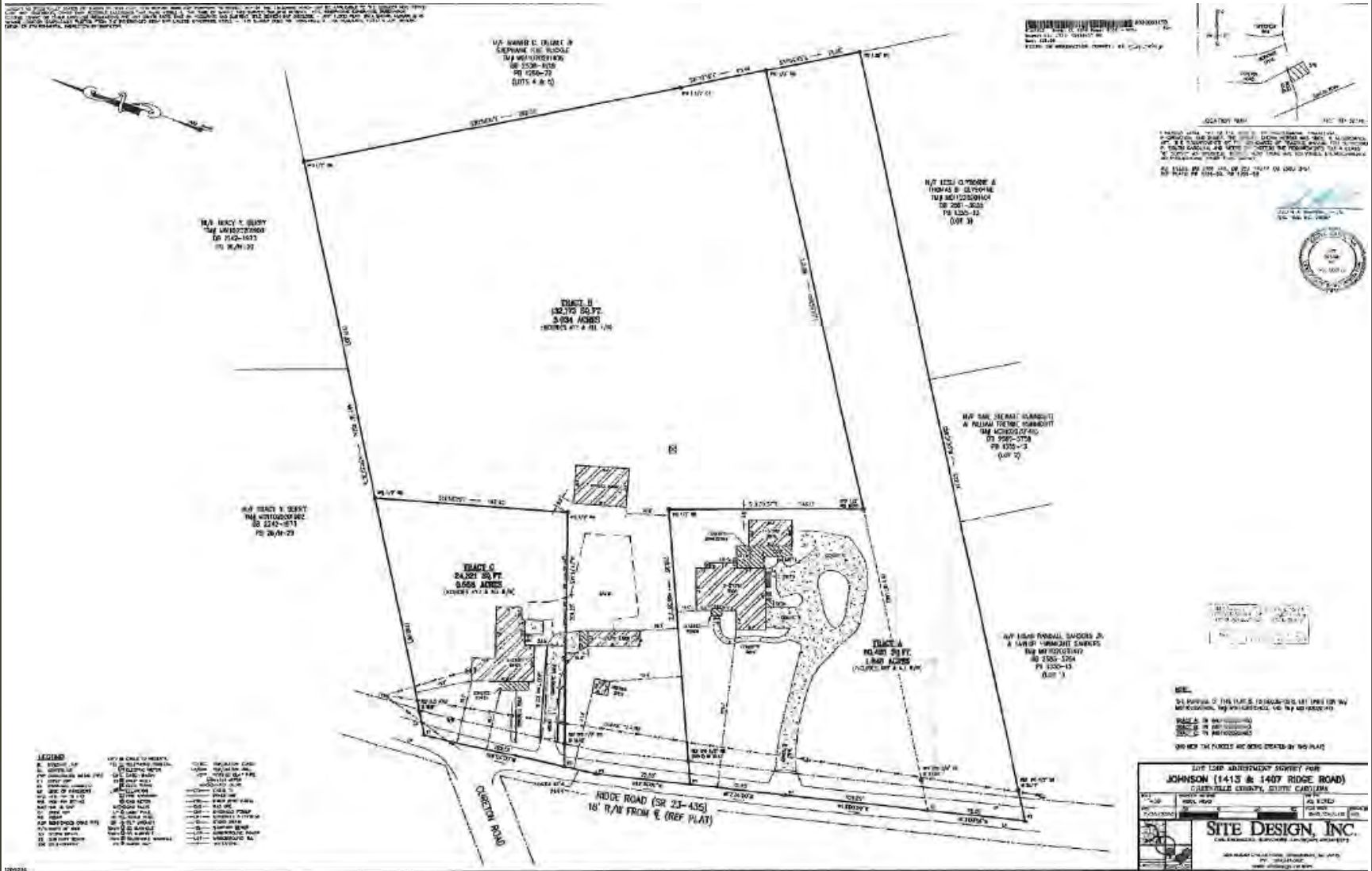
Variances – Considerations

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.

CB-21-25- Site Plan

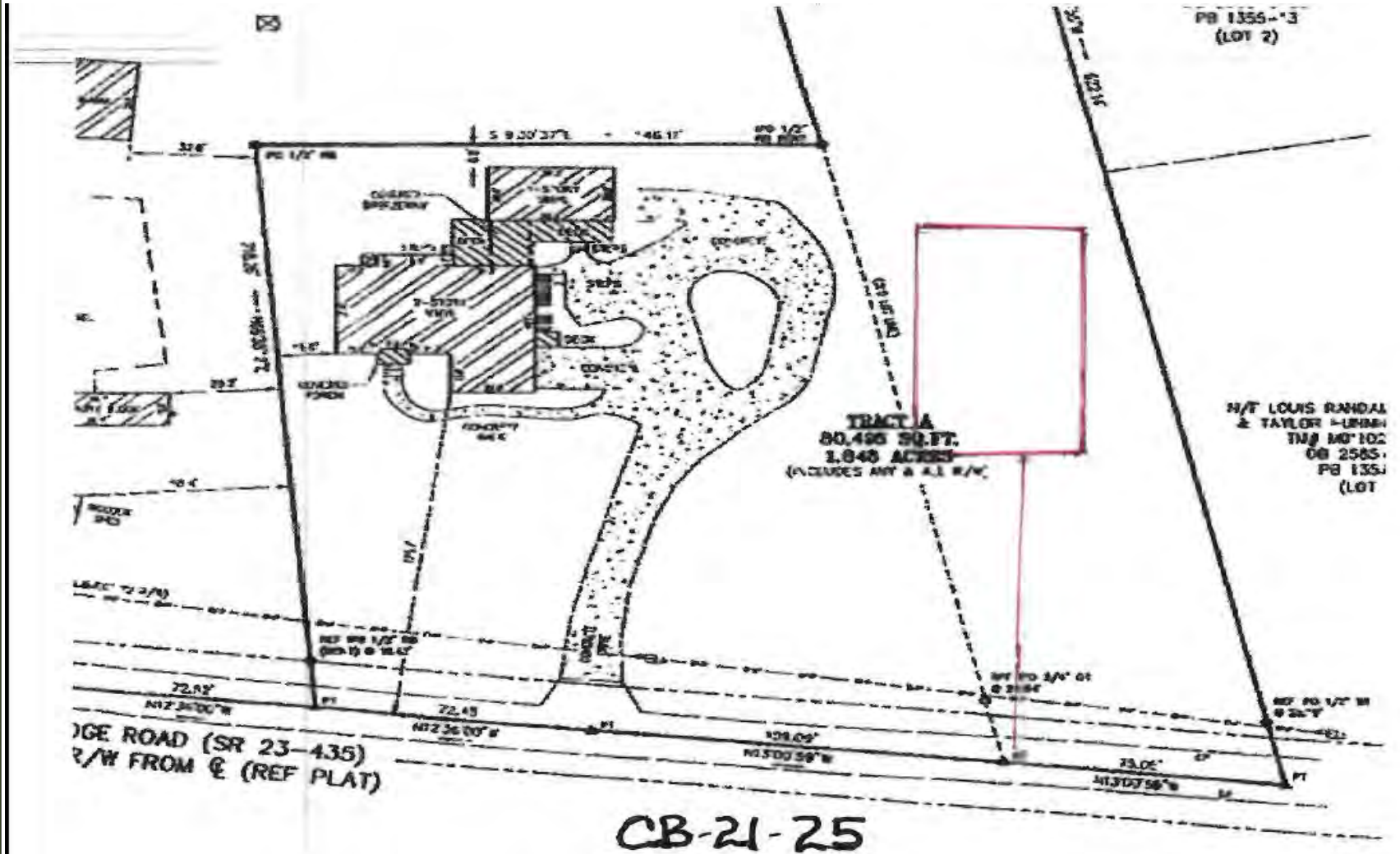
THIS PLAN SHOWS THE PROPOSED LAYOUT OF THE PROPOSED DEVELOPMENT. THE DIMENSIONS OF THE PROPOSED DEVELOPMENT ARE SHOWN ON THE PLAN. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.



- | LEGEND | NOT TO SCALE TO SHEET | NOT TO SCALE TO SHEET |
|------------------|-----------------------|-----------------------|
| B. BOUNDARY LINE | 1. CONCRETE DRIVE | 1. CONCRETE DRIVE |
| C. DRIVEWAY | 2. ASPHALT DRIVE | 2. ASPHALT DRIVE |
| D. DRIVEWAY | 3. GRAVEL DRIVE | 3. GRAVEL DRIVE |
| E. DRIVEWAY | 4. GRAVEL DRIVE | 4. GRAVEL DRIVE |
| F. DRIVEWAY | 5. GRAVEL DRIVE | 5. GRAVEL DRIVE |
| G. DRIVEWAY | 6. GRAVEL DRIVE | 6. GRAVEL DRIVE |
| H. DRIVEWAY | 7. GRAVEL DRIVE | 7. GRAVEL DRIVE |
| I. DRIVEWAY | 8. GRAVEL DRIVE | 8. GRAVEL DRIVE |
| J. DRIVEWAY | 9. GRAVEL DRIVE | 9. GRAVEL DRIVE |
| K. DRIVEWAY | 10. GRAVEL DRIVE | 10. GRAVEL DRIVE |
| L. DRIVEWAY | 11. GRAVEL DRIVE | 11. GRAVEL DRIVE |
| M. DRIVEWAY | 12. GRAVEL DRIVE | 12. GRAVEL DRIVE |
| N. DRIVEWAY | 13. GRAVEL DRIVE | 13. GRAVEL DRIVE |
| O. DRIVEWAY | 14. GRAVEL DRIVE | 14. GRAVEL DRIVE |
| P. DRIVEWAY | 15. GRAVEL DRIVE | 15. GRAVEL DRIVE |
| Q. DRIVEWAY | 16. GRAVEL DRIVE | 16. GRAVEL DRIVE |
| R. DRIVEWAY | 17. GRAVEL DRIVE | 17. GRAVEL DRIVE |
| S. DRIVEWAY | 18. GRAVEL DRIVE | 18. GRAVEL DRIVE |
| T. DRIVEWAY | 19. GRAVEL DRIVE | 19. GRAVEL DRIVE |
| U. DRIVEWAY | 20. GRAVEL DRIVE | 20. GRAVEL DRIVE |
| V. DRIVEWAY | 21. GRAVEL DRIVE | 21. GRAVEL DRIVE |
| W. DRIVEWAY | 22. GRAVEL DRIVE | 22. GRAVEL DRIVE |
| X. DRIVEWAY | 23. GRAVEL DRIVE | 23. GRAVEL DRIVE |
| Y. DRIVEWAY | 24. GRAVEL DRIVE | 24. GRAVEL DRIVE |
| Z. DRIVEWAY | 25. GRAVEL DRIVE | 25. GRAVEL DRIVE |
| AA. DRIVEWAY | 26. GRAVEL DRIVE | 26. GRAVEL DRIVE |
| AB. DRIVEWAY | 27. GRAVEL DRIVE | 27. GRAVEL DRIVE |
| AC. DRIVEWAY | 28. GRAVEL DRIVE | 28. GRAVEL DRIVE |
| AD. DRIVEWAY | 29. GRAVEL DRIVE | 29. GRAVEL DRIVE |
| AE. DRIVEWAY | 30. GRAVEL DRIVE | 30. GRAVEL DRIVE |
| AF. DRIVEWAY | 31. GRAVEL DRIVE | 31. GRAVEL DRIVE |
| AG. DRIVEWAY | 32. GRAVEL DRIVE | 32. GRAVEL DRIVE |
| AH. DRIVEWAY | 33. GRAVEL DRIVE | 33. GRAVEL DRIVE |
| AI. DRIVEWAY | 34. GRAVEL DRIVE | 34. GRAVEL DRIVE |
| AJ. DRIVEWAY | 35. GRAVEL DRIVE | 35. GRAVEL DRIVE |
| AK. DRIVEWAY | 36. GRAVEL DRIVE | 36. GRAVEL DRIVE |
| AL. DRIVEWAY | 37. GRAVEL DRIVE | 37. GRAVEL DRIVE |
| AM. DRIVEWAY | 38. GRAVEL DRIVE | 38. GRAVEL DRIVE |
| AN. DRIVEWAY | 39. GRAVEL DRIVE | 39. GRAVEL DRIVE |
| AO. DRIVEWAY | 40. GRAVEL DRIVE | 40. GRAVEL DRIVE |
| AP. DRIVEWAY | 41. GRAVEL DRIVE | 41. GRAVEL DRIVE |
| AQ. DRIVEWAY | 42. GRAVEL DRIVE | 42. GRAVEL DRIVE |
| AR. DRIVEWAY | 43. GRAVEL DRIVE | 43. GRAVEL DRIVE |
| AS. DRIVEWAY | 44. GRAVEL DRIVE | 44. GRAVEL DRIVE |
| AT. DRIVEWAY | 45. GRAVEL DRIVE | 45. GRAVEL DRIVE |
| AU. DRIVEWAY | 46. GRAVEL DRIVE | 46. GRAVEL DRIVE |
| AV. DRIVEWAY | 47. GRAVEL DRIVE | 47. GRAVEL DRIVE |
| AW. DRIVEWAY | 48. GRAVEL DRIVE | 48. GRAVEL DRIVE |
| AX. DRIVEWAY | 49. GRAVEL DRIVE | 49. GRAVEL DRIVE |
| AY. DRIVEWAY | 50. GRAVEL DRIVE | 50. GRAVEL DRIVE |
| AZ. DRIVEWAY | 51. GRAVEL DRIVE | 51. GRAVEL DRIVE |
| BA. DRIVEWAY | 52. GRAVEL DRIVE | 52. GRAVEL DRIVE |
| BB. DRIVEWAY | 53. GRAVEL DRIVE | 53. GRAVEL DRIVE |
| BC. DRIVEWAY | 54. GRAVEL DRIVE | 54. GRAVEL DRIVE |
| BD. DRIVEWAY | 55. GRAVEL DRIVE | 55. GRAVEL DRIVE |
| BE. DRIVEWAY | 56. GRAVEL DRIVE | 56. GRAVEL DRIVE |
| BF. DRIVEWAY | 57. GRAVEL DRIVE | 57. GRAVEL DRIVE |
| BG. DRIVEWAY | 58. GRAVEL DRIVE | 58. GRAVEL DRIVE |
| BH. DRIVEWAY | 59. GRAVEL DRIVE | 59. GRAVEL DRIVE |
| BI. DRIVEWAY | 60. GRAVEL DRIVE | 60. GRAVEL DRIVE |
| BJ. DRIVEWAY | 61. GRAVEL DRIVE | 61. GRAVEL DRIVE |
| BK. DRIVEWAY | 62. GRAVEL DRIVE | 62. GRAVEL DRIVE |
| BL. DRIVEWAY | 63. GRAVEL DRIVE | 63. GRAVEL DRIVE |
| BM. DRIVEWAY | 64. GRAVEL DRIVE | 64. GRAVEL DRIVE |
| BN. DRIVEWAY | 65. GRAVEL DRIVE | 65. GRAVEL DRIVE |
| BO. DRIVEWAY | 66. GRAVEL DRIVE | 66. GRAVEL DRIVE |
| BP. DRIVEWAY | 67. GRAVEL DRIVE | 67. GRAVEL DRIVE |
| BQ. DRIVEWAY | 68. GRAVEL DRIVE | 68. GRAVEL DRIVE |
| BR. DRIVEWAY | 69. GRAVEL DRIVE | 69. GRAVEL DRIVE |
| BS. DRIVEWAY | 70. GRAVEL DRIVE | 70. GRAVEL DRIVE |
| BT. DRIVEWAY | 71. GRAVEL DRIVE | 71. GRAVEL DRIVE |
| BU. DRIVEWAY | 72. GRAVEL DRIVE | 72. GRAVEL DRIVE |
| BV. DRIVEWAY | 73. GRAVEL DRIVE | 73. GRAVEL DRIVE |
| BW. DRIVEWAY | 74. GRAVEL DRIVE | 74. GRAVEL DRIVE |
| BX. DRIVEWAY | 75. GRAVEL DRIVE | 75. GRAVEL DRIVE |
| BY. DRIVEWAY | 76. GRAVEL DRIVE | 76. GRAVEL DRIVE |
| BZ. DRIVEWAY | 77. GRAVEL DRIVE | 77. GRAVEL DRIVE |
| CA. DRIVEWAY | 78. GRAVEL DRIVE | 78. GRAVEL DRIVE |
| CB. DRIVEWAY | 79. GRAVEL DRIVE | 79. GRAVEL DRIVE |
| CC. DRIVEWAY | 80. GRAVEL DRIVE | 80. GRAVEL DRIVE |
| CD. DRIVEWAY | 81. GRAVEL DRIVE | 81. GRAVEL DRIVE |
| CE. DRIVEWAY | 82. GRAVEL DRIVE | 82. GRAVEL DRIVE |
| CF. DRIVEWAY | 83. GRAVEL DRIVE | 83. GRAVEL DRIVE |
| CG. DRIVEWAY | 84. GRAVEL DRIVE | 84. GRAVEL DRIVE |
| CH. DRIVEWAY | 85. GRAVEL DRIVE | 85. GRAVEL DRIVE |
| CI. DRIVEWAY | 86. GRAVEL DRIVE | 86. GRAVEL DRIVE |
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| CK. DRIVEWAY | 88. GRAVEL DRIVE | 88. GRAVEL DRIVE |
| CL. DRIVEWAY | 89. GRAVEL DRIVE | 89. GRAVEL DRIVE |
| CM. DRIVEWAY | 90. GRAVEL DRIVE | 90. GRAVEL DRIVE |
| CN. DRIVEWAY | 91. GRAVEL DRIVE | 91. GRAVEL DRIVE |
| CO. DRIVEWAY | 92. GRAVEL DRIVE | 92. GRAVEL DRIVE |
| CP. DRIVEWAY | 93. GRAVEL DRIVE | 93. GRAVEL DRIVE |
| CQ. DRIVEWAY | 94. GRAVEL DRIVE | 94. GRAVEL DRIVE |
| CR. DRIVEWAY | 95. GRAVEL DRIVE | 95. GRAVEL DRIVE |
| CS. DRIVEWAY | 96. GRAVEL DRIVE | 96. GRAVEL DRIVE |
| CT. DRIVEWAY | 97. GRAVEL DRIVE | 97. GRAVEL DRIVE |
| CU. DRIVEWAY | 98. GRAVEL DRIVE | 98. GRAVEL DRIVE |
| CV. DRIVEWAY | 99. GRAVEL DRIVE | 99. GRAVEL DRIVE |
| AW. DRIVEWAY | 100. GRAVEL DRIVE | 100. GRAVEL DRIVE |

2000 1000' NORTH-SOUTH SOWNEY FOR
JOHNSON (1413 & 1407 RIDGE ROAD)
 COLUMBIA COUNTY, NORTH CAROLINA
SITE DESIGN, INC.
 2000 1000' NORTH-SOUTH SOWNEY FOR
 JOHNSON (1413 & 1407 RIDGE ROAD)
 COLUMBIA COUNTY, NORTH CAROLINA
 2000 1000' NORTH-SOUTH SOWNEY FOR
 JOHNSON (1413 & 1407 RIDGE ROAD)
 COLUMBIA COUNTY, NORTH CAROLINA

CB-21-25 Zoom



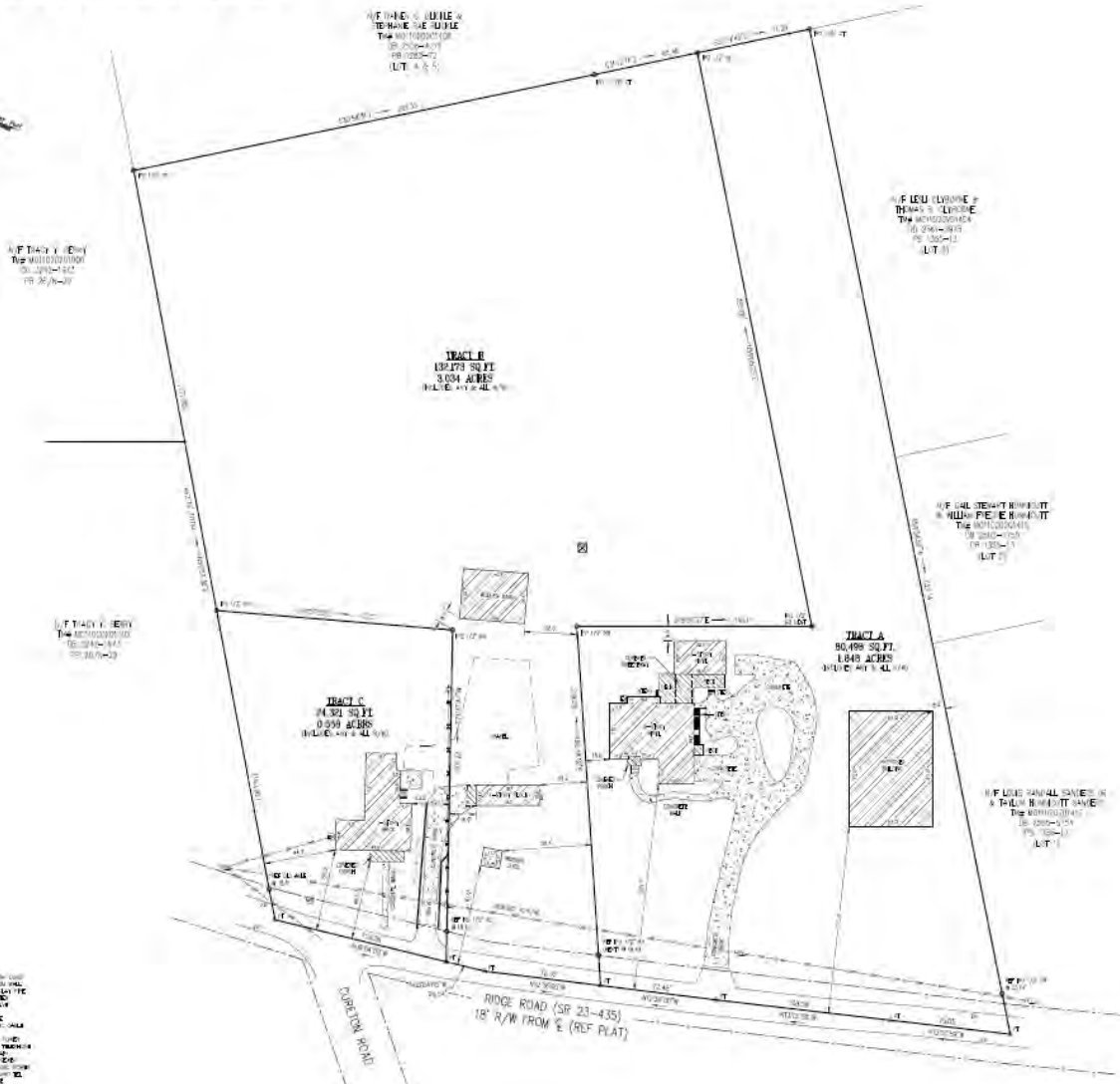
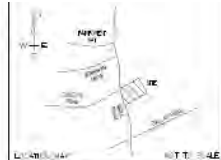
CB-21-25

CB - 21-25



CB-21-25

THIS PLAN, SPECIFICATIONS, AND CONDITIONS SHALL BE READ IN CONNECTION WITH THE PLANS AND SPECIFICATIONS OF THE PROJECT AND THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



LEGEND

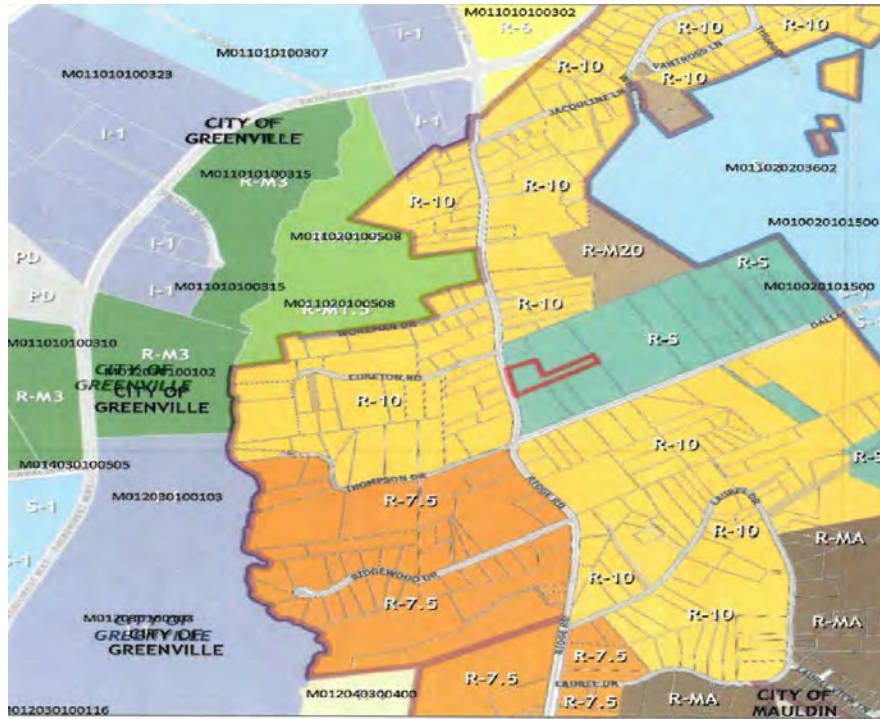
1. EXISTING ROAD	2. EXISTING SIDEWALK	3. EXISTING DRIVEWAY	4. EXISTING UTILITY
5. EXISTING CURB	6. EXISTING DRAINAGE	7. EXISTING FENCE	8. EXISTING SIGN
9. EXISTING LIGHT	10. EXISTING TREE	11. EXISTING SHrub	12. EXISTING SAND
13. EXISTING GRAVEL	14. EXISTING ASPHALT	15. EXISTING CONCRETE	16. EXISTING BRICK
17. EXISTING STONE	18. EXISTING METAL	19. EXISTING WOOD	20. EXISTING PLASTER
21. EXISTING GYP	22. EXISTING STUCCO	23. EXISTING MORTAR	24. EXISTING PAINT
25. EXISTING GLASS	26. EXISTING CERAMIC	27. EXISTING TILE	28. EXISTING CARPET
29. EXISTING FLOOR	30. EXISTING CEILING	31. EXISTING WALL	32. EXISTING ROOF
33. EXISTING FOUNDATION	34. EXISTING FOOTING	35. EXISTING PILING	36. EXISTING BRACE
37. EXISTING BEAM	38. EXISTING COLUMN	39. EXISTING TRUSS	40. EXISTING RAFTER
41. EXISTING JOIST	42. EXISTING SHEATHING	43. EXISTING CLADDING	44. EXISTING FINISH
45. EXISTING MECHANICAL	46. EXISTING ELECTRICAL	47. EXISTING PLUMBING	48. EXISTING HVAC
49. EXISTING FIRE	50. EXISTING ALARM	51. EXISTING SECURITY	52. EXISTING ACCESS
53. EXISTING EGRESS	54. EXISTING ESCAPE	55. EXISTING EXIT	56. EXISTING ENTRANCE
57. EXISTING STAIR	58. EXISTING ELEVATOR	59. EXISTING RAMP	60. EXISTING CURB CUT
61. EXISTING DRIVEWAY	62. EXISTING PARKING	63. EXISTING TRAILER	64. EXISTING STORAGE
65. EXISTING OFFICE	66. EXISTING GARAGE	67. EXISTING SHED	68. EXISTING BARN
69. EXISTING WAREHOUSE	70. EXISTING FACTORY	71. EXISTING MILL	72. EXISTING SHOP
73. EXISTING RESTAURANT	74. EXISTING HOTEL	75. EXISTING MOTEL	76. EXISTING INN
77. EXISTING LODGE	78. EXISTING CAMP	79. EXISTING RESORT	80. EXISTING CLUB
81. EXISTING GOLF	82. EXISTING TENNIS	83. EXISTING SWIMMING	84. EXISTING BOATING
85. EXISTING FISHING	86. EXISTING HUNTING	87. EXISTING FISHING	88. EXISTING HUNTING
89. EXISTING FISHING	90. EXISTING HUNTING	91. EXISTING FISHING	92. EXISTING HUNTING
93. EXISTING FISHING	94. EXISTING HUNTING	95. EXISTING FISHING	96. EXISTING HUNTING
97. EXISTING FISHING	98. EXISTING HUNTING	99. EXISTING FISHING	100. EXISTING HUNTING

PLAN STAD FOR
JOHNSON (1413 & 1407 RIDGE ROAD)
GARDEN CITY, MISSOURI 64503

SITE DESIGN, INC.
1000 UNIVERSITY AVENUE, SUITE 100
GARDEN CITY, MISSOURI 64503
TEL: 816.326.1000
WWW.SITEDSIGN.COM

Project CB-21-22

Zoning



Aerial



CB - 21- 22 Posting

Postings on Ridge Rd



CB- 21- 25 Photos

Right Side



Left Side



CB - 21-25 Photos

Across the Road



CB - 21-25 Photos

Proposed Site



CB-21-26

- Applicant: OMEGA LIMITED SCHOLARSHIP FOUNDATION
- Project type: Use by Special Exception
- Address: 105 W. Main Street, Greenville SC 29611
- Zoning: R-10; Single-Family Residential District
- Posting: Confirmed 4/28/21

CB-21-26

- W. Main Street off Woodside Avenue
- Woodville Heights Community

Request

Use by Special Exception to allow use of the Property for "Recreation – Private/Nonprofit"

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 “Recreation – Private/Public/Nonprofit” as a Use by Special Exception in the R-10 District.
- **Section 7, Table 7:4: Nonresidential Setbacks in R-10 District:**
 - FRONT = 20-ft from edge of road
 - SIDES = 25-ft from property lines
 - REAR = 5-ft from property line

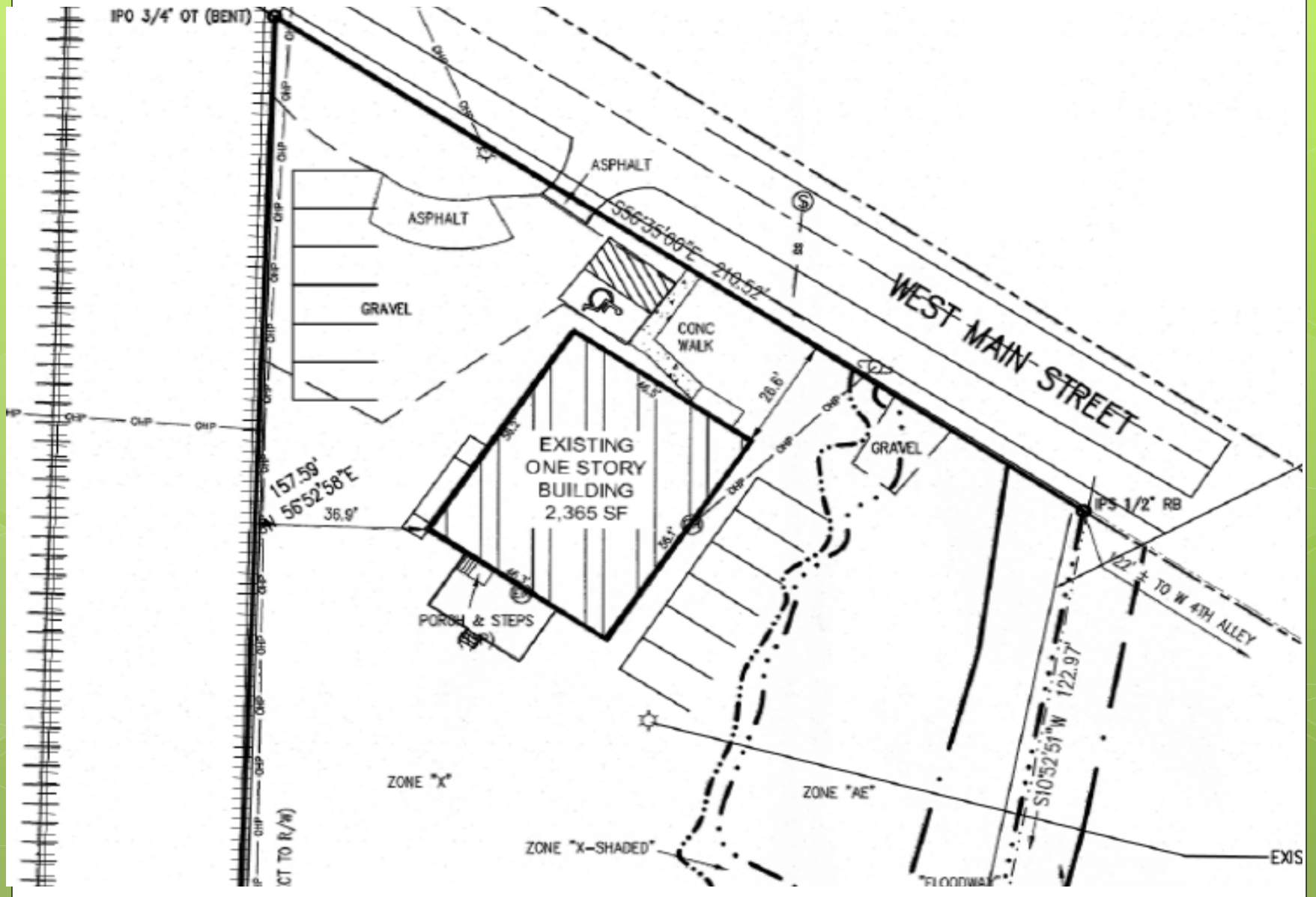
The site plan submitted reflects compliance

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:

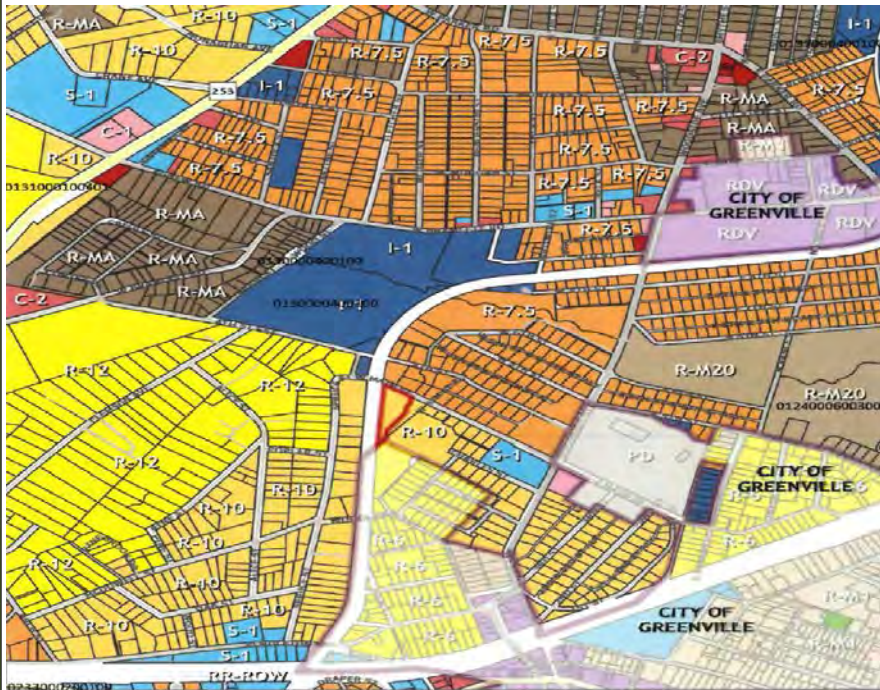
- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate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

CB-21-26 - Zoom



Project CB-21-26 - Location

Zoning



Aerial



Project CB-21-26

Posting in both directions on W. Main



CB-21-26

Across the Street



Project CB-21-26

Front View



Rear View



Project CB-21-26

Left Side

Right Side



CB-21-27

- **Applicant:** MARK SHINER
- **Project type:** Variance
- **Address:** 107 Parkside Drive, Simpsonville SC 29681
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 4/27/21

CB-21-12

- Parkside Drive off Hwy 14 S
- River Walk Subdivision

Request

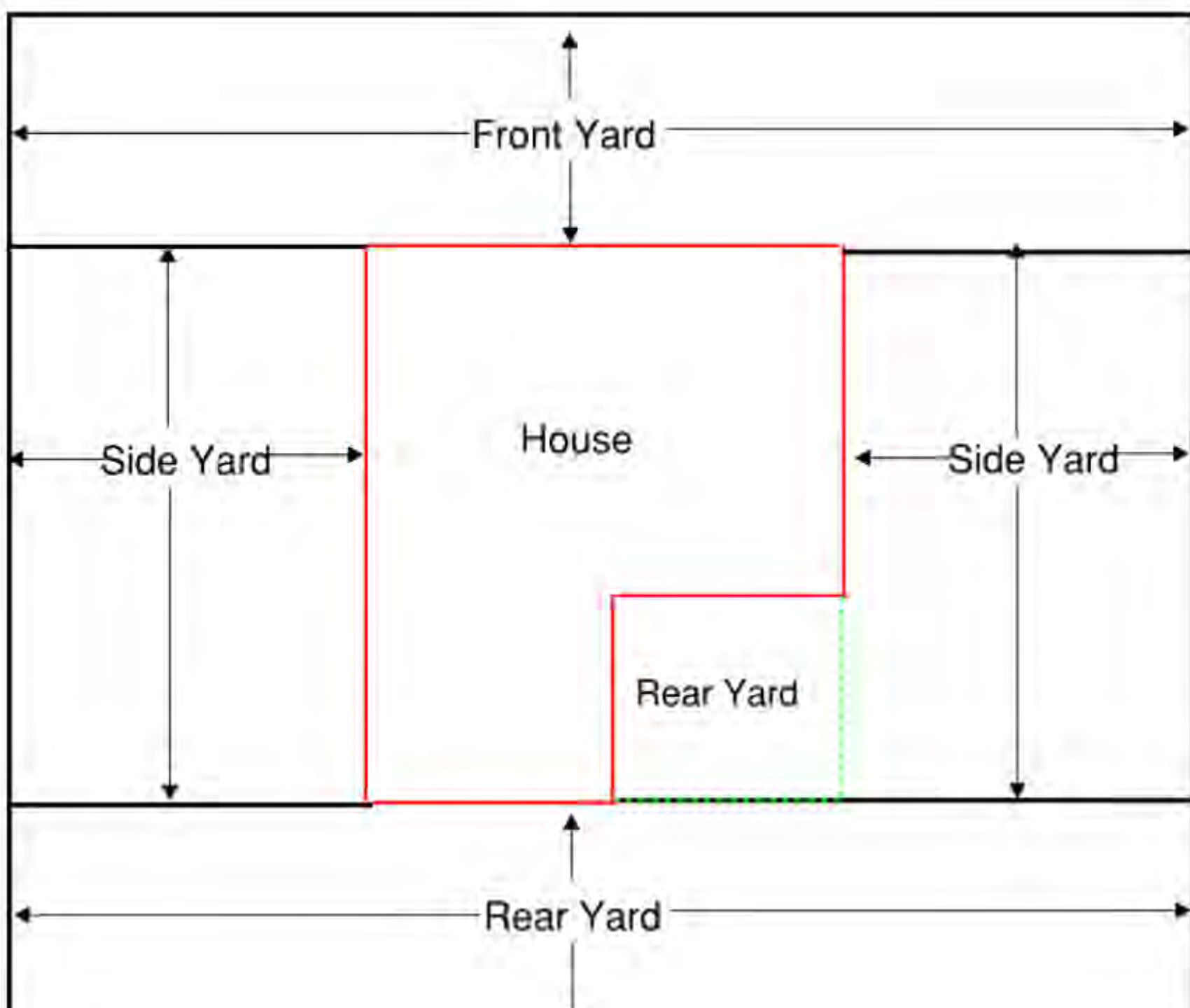
Variance from the placement requirement for a swimming pool.

Section 6:2 - Use Conditions (18) Recreation Area, Private
Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

B. Swimming Pool Requirements

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance from the requirement as outlined in the Ordinance, interpretation and diagram of a yard

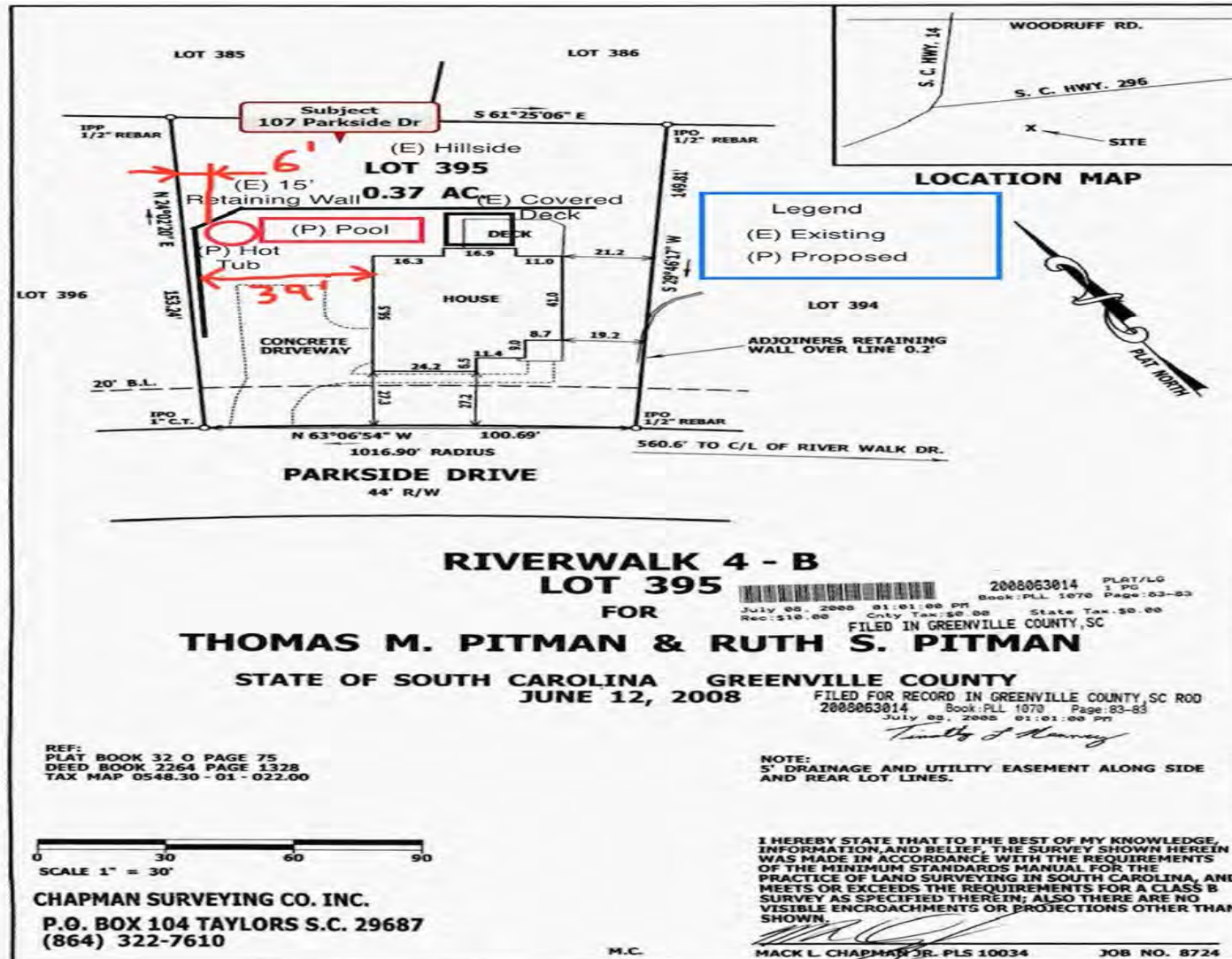


Variations – Considerations

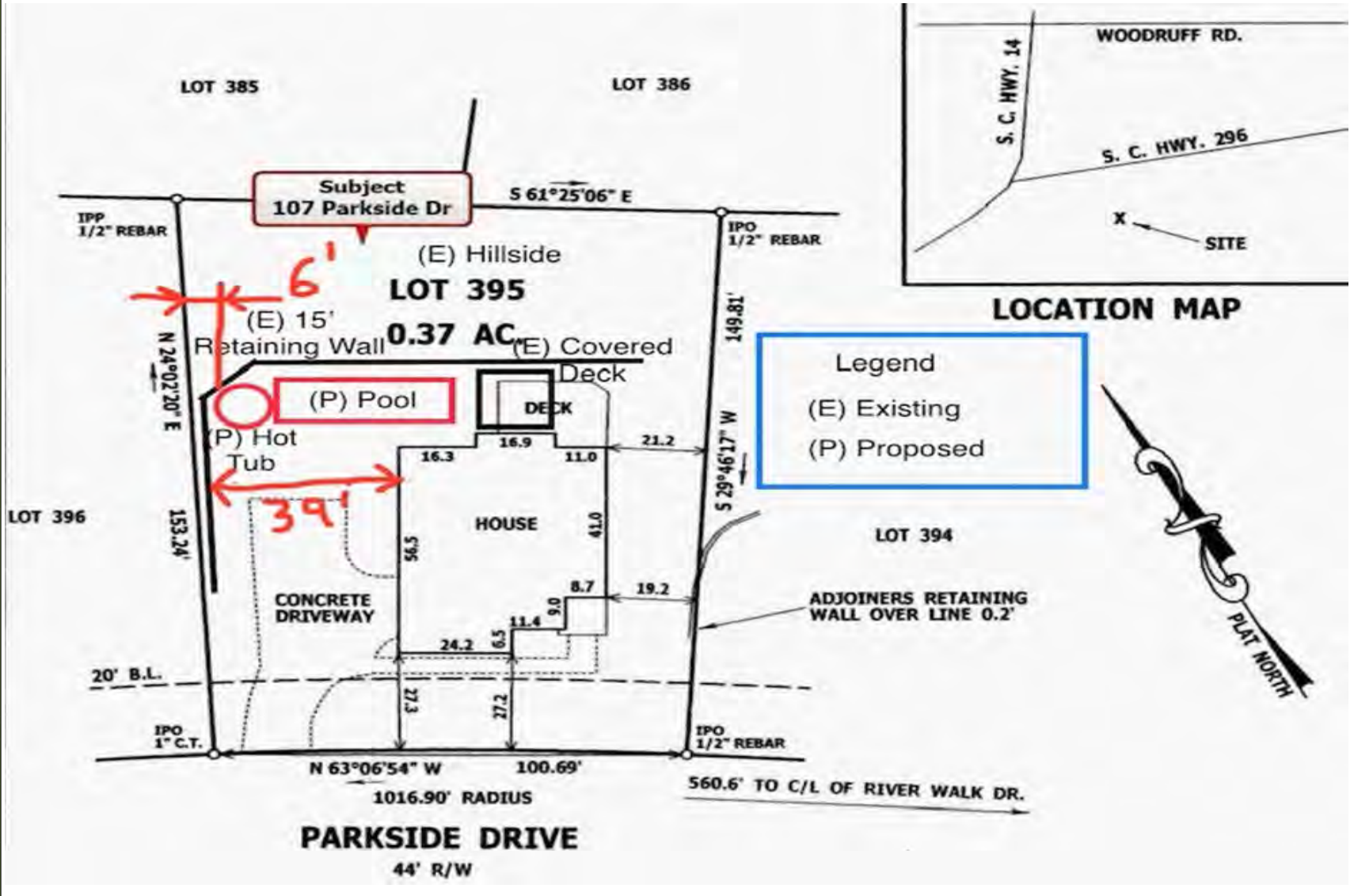
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good and the character of the district will not be harmed by the granting of the variance.

CB-21-27 - Site Plan



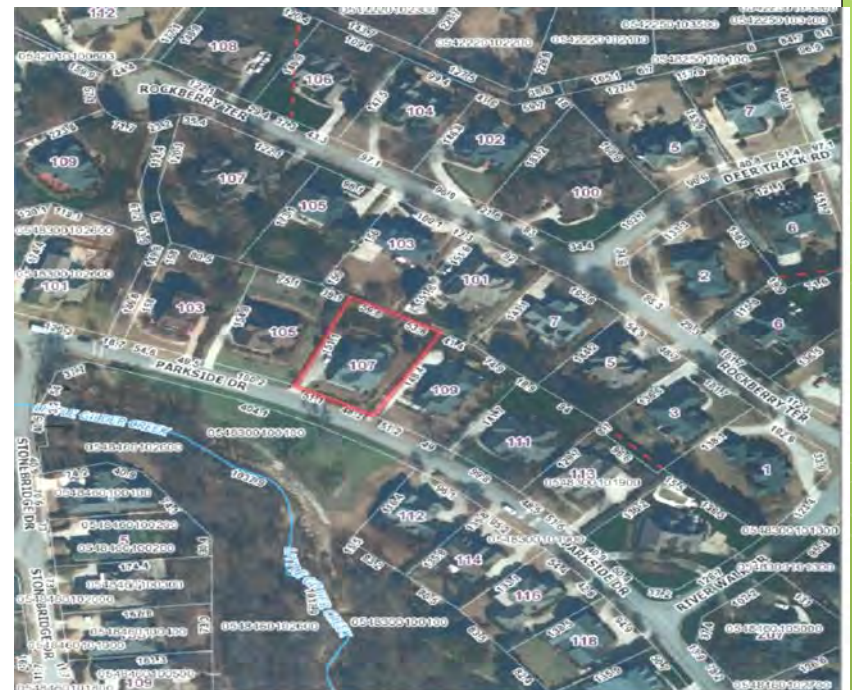
CB-21-27 Zoom



Project CB-21-27

Zoning

Aerial



CB-21-27

Posting in both directions



CB - 21- 27 Posting

Front and Rear Views



CB- 21- 27 Photos

Left Side

Right Side



CB - 21-27 Photos

Across the Road



Rear of Residence



CB-21-28

- **Applicant:** DERRICK TAYLOR – Level 14 Fitness
- **Project Type:** Appeal from the Zoning Administrator's Decision
- **Address:** 121 Interstate Blvd., Greenville SC 29615
- **Zoning:** I-1/ESD-AP; Industrial/Airport Environs District
- **Posting:** Confirmed on 4-27-21

Location

- Interstate Blvd., off Pelham Road
- Hwy 14/Batesville Road intersection

Request

Appeal the Zoning Administrator's Decision to Deny "Recreation – Private" in the I-1 District

CB-21-28

- **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 permitted use districts C-1, C-2, C-3 and S-1.
- **Section 3:6.1 Right of Appeal:** If the request for a Zoning Application is disapproved, or a Certificate of Use is denied, the applicant may appeal the action of the Zoning Administrator to The Board of Zoning appeals.
- **Section 3:7 Certificate of Use:** It shall be unlawful to use, occupy, or permit the use of any building or premises or part hereafter created, erected, changed, converted, or wholly or partly altered or enlarged in its use or structure or effect a change of tenancy/ownership until a Certificate of Use has been issued by the Zoning Administrator stating that the proposed use of the building or land complies with the provisions of this Ordinance.

CB-21-28

3:5.2 Appeals to the Board

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board, or bureau of the county. Appeal must be taken within thirty-five (35) days from the date of the decision notice or letter, by filing with the officer from whom the appeal is taken, and with the secretary of the Board notice of appeal specifying the grounds of such appeal. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of the hearing, at least 15 days prior to the hearing date, to the parties of interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by designated agent or attorney. The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirements, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

CB-21-28

3:5.3 Stay of Proceedings

An appeal, or other pending completed application requesting Board action (variance, special exception) stays all proceedings in furtherance of the action appealed from unless the officer from whom the appeal is taken, certifies to the Board, after notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In which case, proceedings shall not be stayed other than by a restraining order, which may be granted by the Board or by a court of competent jurisdiction.

3:5.4 Decisions

The concurring vote of the majority of the members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator charged with the enforcement of this Ordinance, to decide in favor of the applicant any matter upon which it is required to pass under this Ordinance, or to grant a variance from the provisions of this Ordinance. In all final decisions or orders, the Board must specifically state that it is ordering, modifying or denying the particular matter presented to it for decision.

CB - 21 - 28 Location

Zoning



Aerial



CB - 21-28 Photos

Posting in both directions



CB - 21-28 Photos

Towards Cul-de-sac



Across the Road



CB - 21-28 Photos

Entrance to 121

Right of Unit 121



CB-21-29

- **Applicant:** WENDY LYNAM – SRI Holdings
- **Project type:** Variance
- **Address:** 790 Roe Ford Road, Greenville SC 29617
- **Zoning:** R-S; Residential Suburban District
- **Posting:** Confirmed 4/27/21

CB-21-12

- Roe Ford Road off Hwy 276
- Furman University/City of Travelers Rest

Request

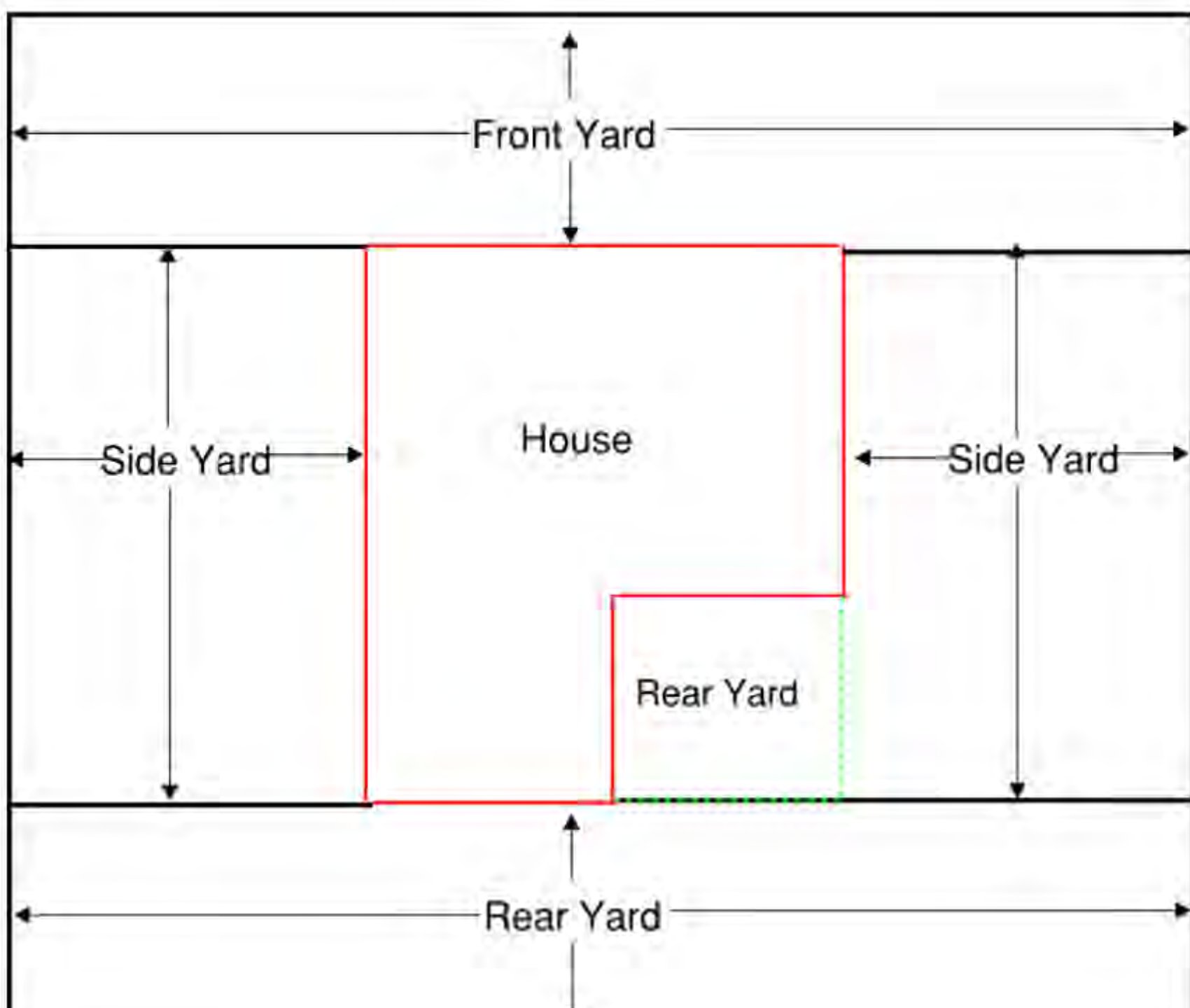
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3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
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The applicant is requesting a Variance from the requirement as outlined in the Ordinance, interpretation and diagram of a yard

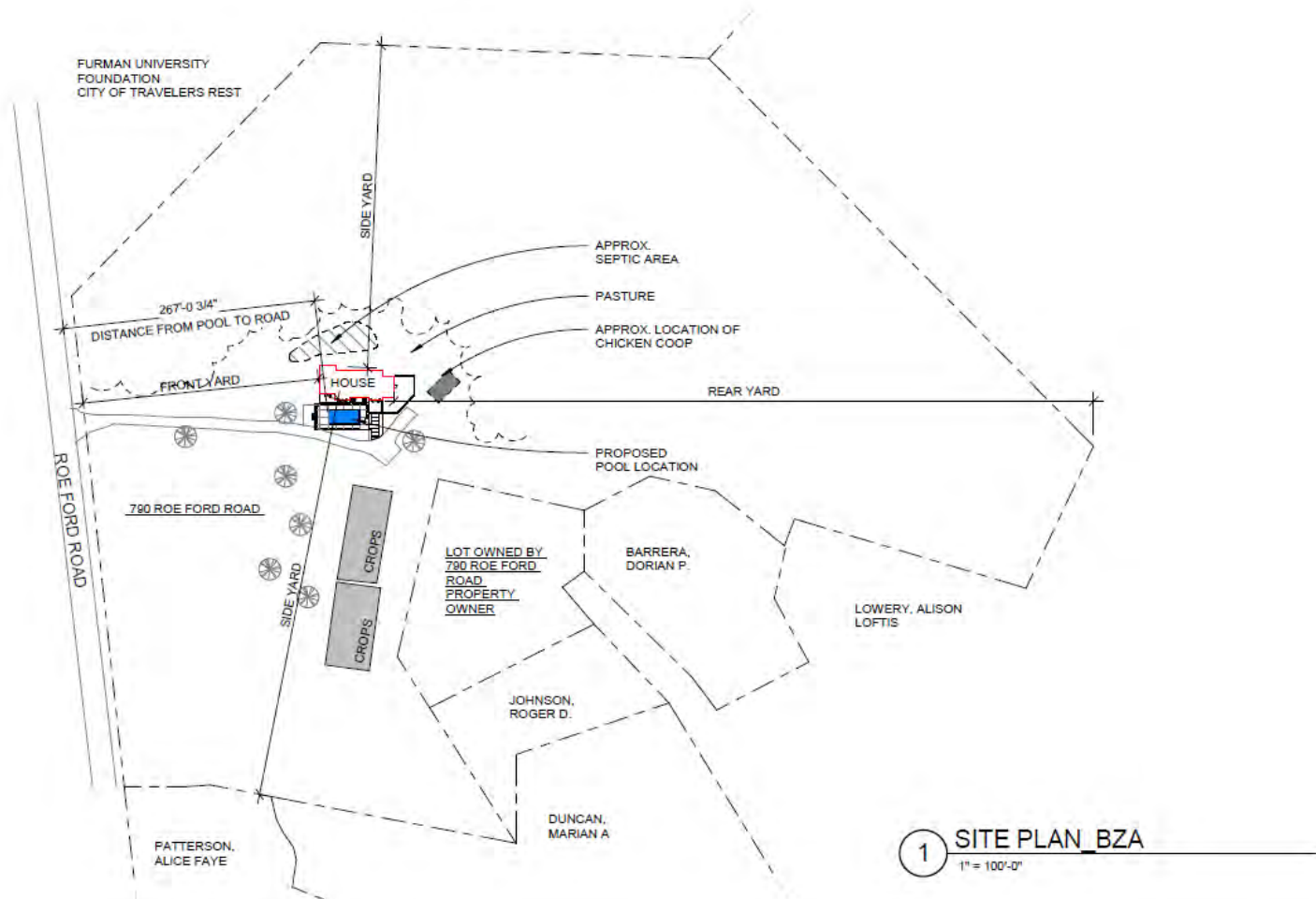


Variances – Considerations

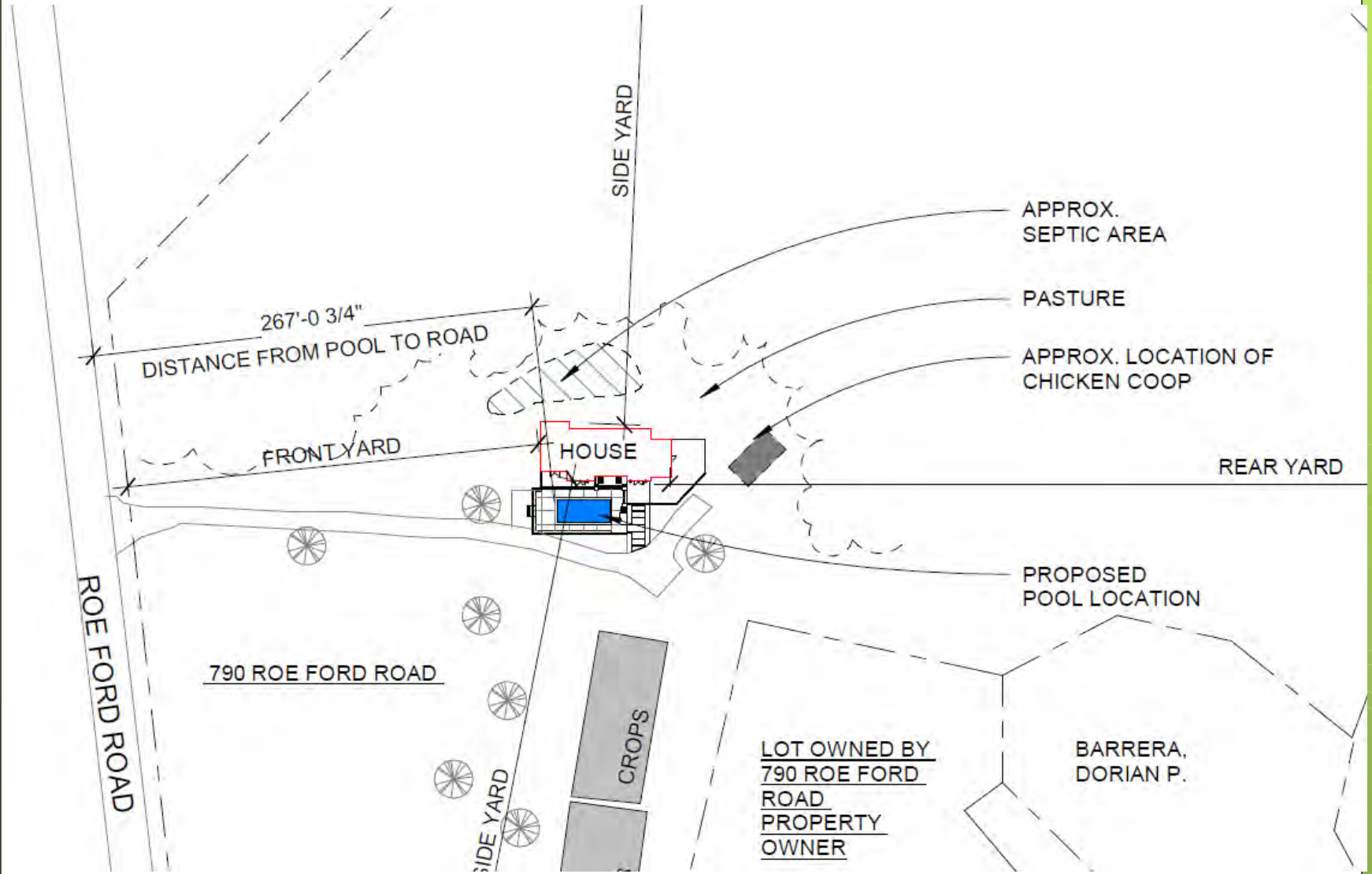
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

CB-21-29 – Site Plan



CB-21-29 Zoom



CB-21-29

Enlarged Aerial View



CB - 21- 29 Posting

Posting in both directions



CB- 21- 29 Photos

View of Front

View to the Right



CB - 21-29 Photos

Across the Road



CB-21-30

- **Applicant:** KENDRA R. EVANS
- **Project Type:** Home Occupation
- **Address:** 26 Moody Street, Greenville SC 29611
- **Zoning:** R-MA; Multi-Family Residential District
- **Posting:** Confirmed on 04/27/21

Location

- Moody Street off W. Parker Road
- Hwy 253/Woodside Avenue

Request

Allow manufacturing of soy candles 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.

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-21-30

Posting from both directions on W Parker Rd



CB-21-30

Posting on Moody St & Front of Residence



CB-21-30

Right of residence and across the road



Across W. Parker Rd



CB-21-31

- **Applicant:** GREENVILLE REVITALIZATION CORPORATION
- **Project type:** Variance
- **Address:** E. Parker Rd/Woodside Ave, Greenville SC
- **Zoning:** C-3; Commercial District
- **Posting:** Confirmed 4/27/21

CB-21-31

- E. Parker Road @ Woodside Avenue
- Monaghan/City View Community

Request

Variance from the FRONT setback on Woodside Avenue to allow redevelopment of the parcels

The parcels involved will need to be combined for redevelopment of the site

CB-21-31

Section 7, Table 7:3 lists the following setback for C-3 District:

FRONT – 25 feet from the road R.O.W./property line

REAR - 20 feet from the property line

SIDES - 0-5 feet from the property line

Section 7:3.6 – Additional Setback in Commercial Districts:

On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

**The applicant is requesting a variance of 10-feet
From the FRONT setback on Woodside Avenue**

CB-21-31

Parking requirements as outlined on the site plan submitted.

Section 12:2, Table 12.1 Minimum Parking Requirements:

In the event that the number of parking spaces required under Section 12:2, Table 12:1, Minimum Parking Requirements, cannot be placed on the site in accordance with these regulations without the demolition of an existing structure or damage of significant trees on the site or in the public right-of-way to accommodate a parking area, or if written documentation that demonstrates that fewer spaces than required are needed because of the nature of the business, hours of operation, or availability of adjacent parking the Zoning Administrator or his agent may authorize up to twenty-five (25) percent reduction in the total number of parking spaces required on the site.

CB-21-31

Parking requirements as outlined on the site plan submitted.

A request was submitted via e-mail for a reduction in the parking requirements for the proposed redeveloped site (copy was provided).

Based on information provided in the request, a twenty-five percent reduction in parking was granted by the Zoning Administrator.

The site plan will undergo the Plan Review process for compliance prior to the issuance of a building permit.

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.

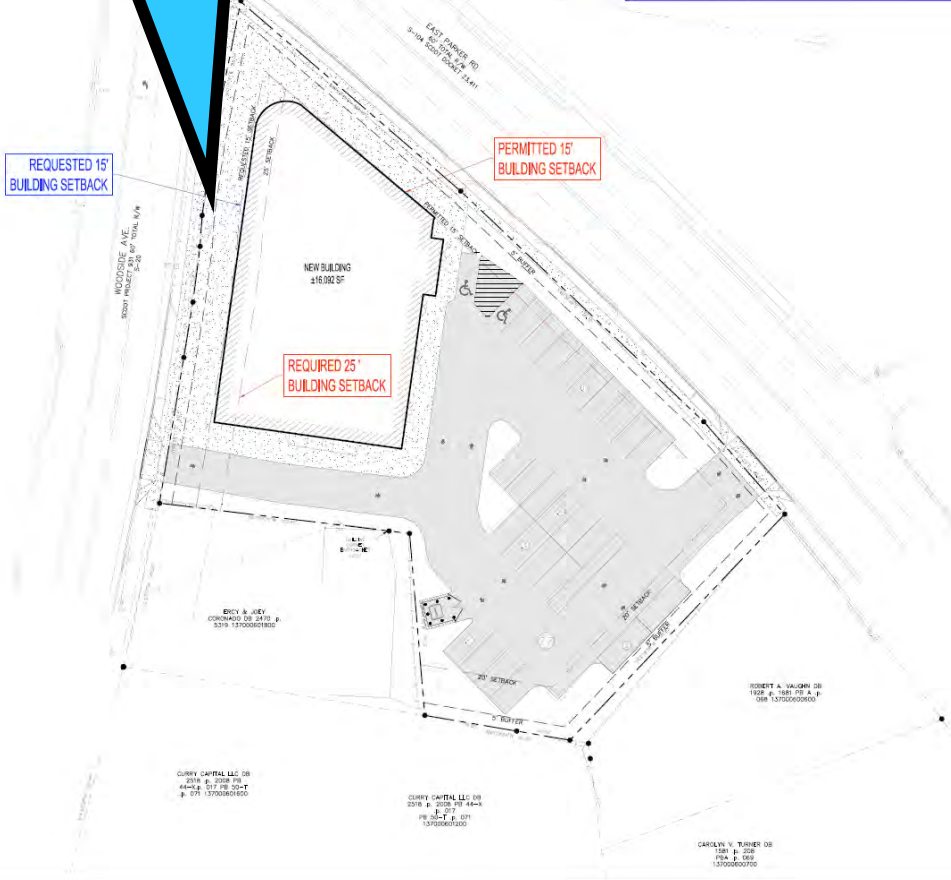
CB-21-31- Site Plan

10-foot Variance Here

Off-Street Parking Calculations - Greenville County Zoning Ordinance

Use	Ordinance Requirement	Required	
	Requirement (i.e. square footage, # employees, etc.)		
Multi-Family (over 4)	1 per 1 Unit	X 11 =	11
Office/Retail	3 per 1000 Square Feet	X 8,046 =	24
ADA Parking Requirement			
	Total ADA Parking Spaces =		2
	Van Accessible Spaces =		1
Summary		Required	Proposed
	Standard Spaces =	33	25
	ADA Standard Spaces =	1	1
	ADA Van Accessible =	1	1
	TOTAL =	35	27

Additional Information
 A request for a 25% reduction in the required parking spaces was approved by the Greenville County Zoning Administrator on April 23, 2021.



- CIVIL LEGEND - SITE**
- ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - ACCESSIBLE PARKING SPACE AND ARMS
 - INTERIOR TRAFFIC ARROW
 - PROPERTY LINE

LANDSCAPING/SCREENING/LIGHTING WILL BE COMPLIANT WITH THE GREENVILLE COUNTY ZONING ORDINANCE



Greenville Revitalization Corporation
 Greenville, South Carolina
CITY VIEW MIXED USE
 GREENVILLE SOUTH CAROLINA



ADC ENGINEERING
 25 WOODS LAKE ROAD, SUITE 210
 GREENVILLE, SC 29607
 864-751-8121
 ADCENGINEERING.COM

811 CONTRACTOR SHALL CONTACT 811 (864-751-8121) FOR LOCATIONS OF ALL UTILITIES AT LEAST 10 BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION. **Call before you dig.**

DATE:	10/20/2021
ADC PROJECT #:	21016
DRAWN BY:	LER
CHECKED BY:	LER
DESIGNED BY:	LER
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	
DATE:	

VARIANCE PLAN
C240

CB-21-31 Zoom

Additional Info
A request for a 25%
Administrator on A

**REQUESTED 15'
BUILDING SETBACK**

**PERMITTED 15'
BUILDING SETBACK**

**REQUIRED 25'
BUILDING SETBACK**

NEW BUILDING
±16,092 SF

WOODSIDE AVE.
SCOTT PROJECT 031 BY TOTAL 1/4"
S-20

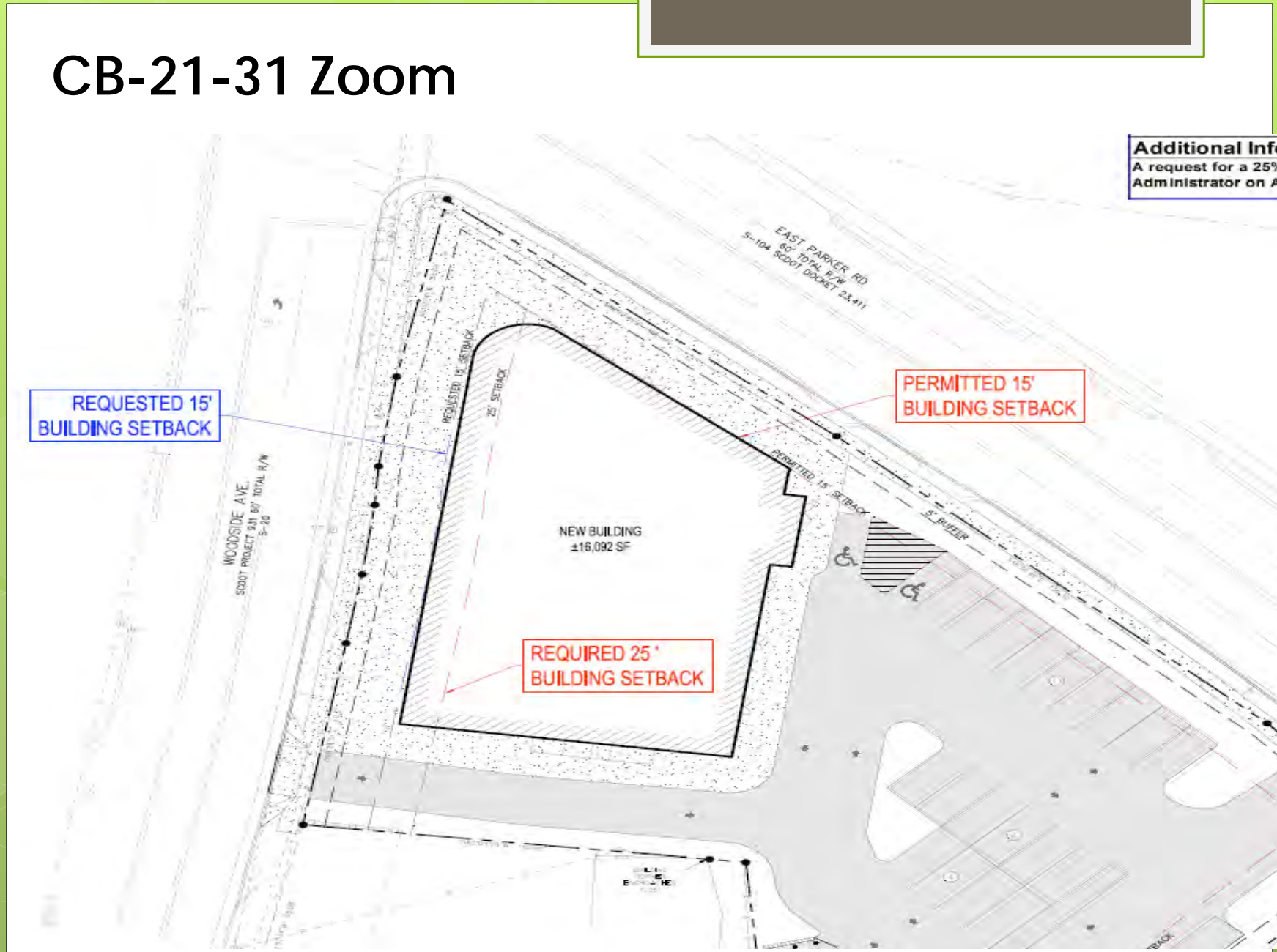
EAST PARKER RD
60' TOTAL 1/4"
S-104 SCOTT DOCKET 23-411

REQUESTED 15' SETBACK
25' SETBACK

PERMITTED 15' SETBACK
5' BUFFER

ILLINOIS
ENGINEERING

TRACK



CB-21-31 Renditions



CB - 21-31



CB - 21-31 Photos



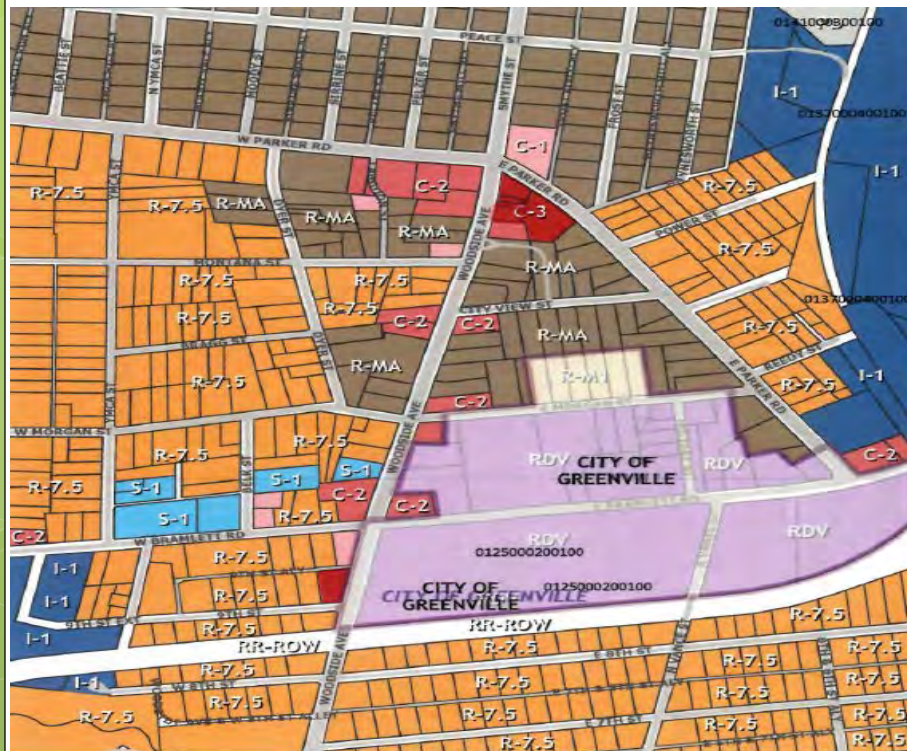
CB - 21-31 Photos



Project CB-21-31

Zoning

Aerial



CB-21-31 Postings

E. Parker Road



Woodside Ave



CB- 21- 31 Photos

Across Woodside Ave



CB - 21-31 Photos

Across E Parker Rd



CB - 21-31 Photos

View from Across Woodside Ave



View towards adjacent parcel



CB - 21-31 Photos

Rear of properties on E Parker Road



End of Dockets

- Approval of Minutes of 4/14/21
- Announcements/Requests by BZA Members
- Adjournment