



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

MEETING MINUTES

September 8, 2021

Board Members:

1. Barber, Teresa
2. Farrar, Brittany
3. Godfrey, Laura
4. Hamilton, Paul
5. Hattendorf, Mark – Vice Chairman
6. Hollingshad, Nicholas – Chairman
7. Matesevac, Kenneth
8. Shuman, Michelle
9. VACANT SEAT

Board Members Absent: Brittany Farrar

Staff Present:

1. Joshua Henderson – Zoning Administrator
2. Meagan Staton – Deputy Zoning Administrator/Principal Planner
3. Austin Lovelace – Principal Planner
4. Brook Denny – Planner
5. Terry Abrahams – Board Secretary

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, September 8, 2021, 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 participated electronically via Zoom.

1. **Call to Order:** Chairman Nicholas Hollingshad called the meeting to order at 3:01 p.m.
2. **Invocation/Pledge:** Conducted by Kenneth Matesevac.
3. **Roll Call:** Attendance was taken by Ms. Brook Denny. Ms. Brittany Farrar was absent.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of August 11, 2021:** The minutes were individually reviewed by the board. Chairman Hollingshad called the board's attention to the revisions sent via email. Ms. Brook Denny called the board's attention to the basis utilized in the motion for case CB-21-48, specifically those outlined in Section 11:1. Ms. Denny clarified the necessity for correction to the motion to reflect the conditions outlined in Section 3:4.1. Ms. Laura Godfrey made the corrections required for CB -21-48.

Vice Chairman Hattendorf made a motion to approve the minutes as amended. Ms. Teresa Barber seconded the motion. There was no objection. The motion carried, resulting in a vote 7-0 in favor. Ms. Brittany Farrar was absent and there was one vacant seat.

Ms. Teresa Barber made a motion to approve the final decisions and orders. Ms. Michelle Shuman seconded the motion. There was no discussion. The motion carried, resulting in a vote 7-0 in favor. Ms. Brittany Farrar was absent and there is one vacant seat.

5. **Hearing Procedures/Regulations:** Chairman Hollingshad stated the purpose and provided an overview of the procedures for Board of Zoning Appeals hearings for the benefit of the applicants and visitors present. Ms. Meagan Staton introduced the PowerPoint into the minutes as an exhibit and stated the conditions under which decisions and rulings may be made by the Board of Zoning Appeals as outlined in the Greenville County Zoning Ordinance, including Section 3:4.1 and Section 11:1 and Section 11:7.

6. New Business

- i. **CB-21-52 – SCOTT CONNOCK – East Point Energy, LLC for
David Glover of Sapphire Capital Partners, LLC**

BACKGROUND

The property is located on Pinsley Cir. off Sulphur Springs Rd. near the Swamp Rabbit Trail.

The applicant is requesting a Use by Special Exception to allow for a Public Utility.

FINDINGS OF FACT

On Tuesday, August 24, 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 "Public Utility" as a Use by Special Exception in the I-1, Industrial District.

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

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

The site plan submitted reflects compliance.

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.

The representative present for this application was Mr. Scott Connuck.

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

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly, Section 11:1 and 11:7 as previously read into the record.

Mr. Connuck presented the application to the board. He informed the board of the three separate applications with similar projects that he will present to the board for consideration. Mr. Connuck provided an overview of the company, East Point Energy, LLC, reviewed details of the proposed battery energy storage system to be installed on the site in partnership with utility companies in an effort to reduce the cost of utilities to consumers, that there will be no issues with traffic as the site will be remotely monitored.

CONCLUSIONS of LAW

The application was reviewed by the Board. In response to questions from the Board, Mr. Connuck stated there had not been any community outreach in regards to the proposed project; only the rear portion of the parcel will be utilized in a long term lease of the site; that there will be no issues with chemical emissions or noise disturbance from the proposed battery systems. Mr. Connuck assured the board of compliance with screening and buffering requirements including the installation of fencing for added security.

With reference to the request for the Use By Special Exception, Vice Chairman Hattendorf made a motion to grant the Use By Special Exception based on the conditions as outlined in Section 11.1 being met; particularly:

- A. The use meets all required conditions; *per testimony from the applicant and information provided by the Staff*
- B. The use is not detrimental to the public health or general welfare; *per testimony this installation will help with the resiliency of the electrical grid which is generally beneficial to the public and general welfare*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *there has been no testimony that would prove otherwise*
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *this is an industrially zoned area, there will be a vegetative buffer adjacent to the site that abuts a residential development*

Ms. Laura Godfrey seconded the motion. There was no opposition. The motion carried, resulting in a vote of 7-0 in favor. Ms. Brittany Farrar was absent and there is one vacant seat.

ii. **CB-21-53– James D. Martin, III – Arbor Engineering for Don Shuman – GC Parks & Recreation**

BACKGROUND

The property is located on Baldwin Rd. off Log Shoals Rd. near the City of Mauldin.

The applicant is requesting a Use by Special Exception to allow for the expansion of Recreation – (private/public/nonprofit) which is listed as a Use by Special Exception in the R-S, Residential Suburban District.

Prior applications before the BZA were CB-03-99 and CB-08-34 for additions to the park.

FINDINGS of FACT:

On Tuesday, August 24, 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 Recreation – (private/public/nonprofit) which is listed as a Use by Special Exception in the R-S, Residential Suburban District, therefore review and approval is required by the Board of Zoning Appeals.

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.

The representatives present for this application were Ms. Stephanie Livingston of Arbor Engineering and Mr. Don Shuman of the Greenville County Parks & Recreation Division.

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.

Ms. Livingston presented the application to the Board. She called attention to the site plan and the proposed additions to the park including the two park shelters which will replace a shelter previously located in the rear of the property along with installation of a disc golf course in an underused portion of the park.

In response to questions from the board, Mr. Shuman stated the shelters were prefabricated and are used at all county parks. With reference to removal of trees, Ms. Livingston stated the existing trees are part of the proposed disc golf course and will not be removed, that there are no plans for any structures in that area.

CONCLUSIONS of LAW

The application was reviewed by the Board. Ms. Shuman raised a question to Staff in regards to the necessity for a UPSE from the Board for an existing park. Ms. Denny provided clarification of the process outlined under the current Ordinance and the necessity for approval for any change to the existing site/use previously approved by the BZA.

With reference to the request for the Use by Special Exception, Mr. Kenneth Matesevac made a motion to grant the use as requested based on the following; particularly,

- A. The use meets all required conditions; *existing park, shelters and disc golf is parklike*
- B. The use is not detrimental to the public health or general welfare; *there is no evidence*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *existing park for sometime*
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *there is no evidence*

Ms. Michelle Shuman seconded the motion. There was discussion regarding the address of the park, Simpsonville vs. Greenville. Ms. Staton provided clarification. The motion carried, resulting in a vote of 7-0 in favor. Ms. Brittany Farrar was absent and there is one vacant seat.

III. **CB-21-54**– AMY PARR for NICOLAS PALESTINE – Postponed

iv. **CB-21-55**– COURTNEY B. DERSCH for DANIEL H. DERSCH

BACKGROUND

This parcel is located on Pinelands Pl. in the Pinelands Subdivision off Pine Forest Rd. and near the intersection of Pine Forest Rd. and Little Texas Road.

The applicant is requesting a Variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance, to allow placement of the pool in the side yard.

There has been one previous request to the Board, CB-21-36, which was a request to allow a Use by Special Exception to allow manufacturing of clay products as a home occupation.

FINDINGS of FACT:

On Tuesday, August 24, 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 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 from placement requirements for a pool.

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

The Board shall consider the following factors:

- 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 Mr. Daniel Dersch.

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

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

Mr. Dersch presented the application to the Board. He informed the Board of the desire to install a pool in the side yard, the least obtrusive place to the neighbor.

CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question concerning screening, Mr. Dersch provided clarification of the hedging on the site plan and plans for additional plantings on the right side of the property which would provide adequate screening. Mr. Dersch informed the board this was a custom home which included a pool in the side yard. The home has been constructed, but the pool is not yet under construction. In response to a question to staff concerning fencing around the pool, the zoning administrator informed the board this was a requirement in the residential building code and would be addressed by that building department.

With reference to the request of a Variance, Ms. Teresa Barber made a motion to grant the Variance based on the following conditions; particularly,

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property; *the orientation of the lot to the road and orientation of the house to the lot along with location of the septic tank and drain field dictating placement of the pool*
- B. These conditions do not generally apply to other property in the vicinity; *because of the layout of this lot and the other configurations*
- 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; *would restrict the homeowner from having a pool*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *screening from the neighbors' properties will be installed*

Mr. Kenneth Matesevac seconded the motion. Vice Chairman Hattendorf suggested the motion reflect clarification of the screening, that hedging be required on both sides of the lot.

Ms. Barber stated that was the intent of her motion in her reference to the screening that will be installed from the adjacent properties. There was no objection and no further discussion.

The motion carried, resulting in a vote of 7-0 in favor of approval. Ms. Brittany Farrar was absent and there is one vacant seat.

v. **CB-21-56 – JONATHAN WOCHER – McBride Dale Clarion for Mike Pitts of Speedway, LLC**

BACKGROUND

This parcel is located on White Horse Rd at the intersection of White Horse Rd and Hunts Bridge Rd. The parcel is located across the intersection from Armstrong Elementary School.

The applicant is requesting a Variance from both the **quantity** and **size** requirements of the Greenville County Sign Ordinance. The applicant is asking for a variance of **4 signs** from the maximum allowed number of signs, which is 4, for a **total of 8 signs** on site. In terms of size, the applicant is requesting the following variances: (1) a variance of **22.2%** from the required 20% for the detached fuel canopy fascia on both short sides of the auto canopy for a **total of 42% detached canopy face area**; (2) a variance of **1.1%** from the required 20% for the detached truck commercial fueling lane canopy for a **total of 21.1% detached canopy face area**; (3) a variance of **2 feet** from the height requirements and **5 feet** from the sign area requirements for a freestanding sign along White Horse Rd with a **total sign area of 125 feet and a sign height of 21 feet**.

FINDINGS OF FACT:

On Tuesday, August 24, 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.

Greenville County Sign Ordinance, Section 8.5.2 Business Use Areas: The Business Use Area shall be defined as any property whose primary use is neither single family residential or multi-family residential and is not a Special Use Area.

- A. Except for sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- B. Sites which have more than one street front may be allowed one
 - (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs; two of which are freestanding signs oriented towards two different street fronts respectively.)
- C. Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

Table 19.8(b): Business Use Area Sign Regulations

Sign Type	Number (Maximum combination of all signs regardless of type)	Size	Height
Freestanding	1 per street front	in accordance with Section 19.8.5	in accordance with Section 19.8.5.2(c)
Wall	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Window	Up to 3	20% window area, 225 sq ft maximum	not above roof line
Attached Canopy	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Detached Canopy	Up to 3	20% of canopy face, 225 sq ft maximum	not above roof line
Awning	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Under Canopy/Awning	Up to 3	4 sq ft	minimum 7' vertical clearance
Projecting	Up to 3	18 sq ft	not above roof line
Marquee	Up to 3	1 sq ft per linear foot frontage, 225 sq ft maximum	not above roof line

E. Freestanding Sign Height and Size

1. Dimensional standard
 - a) No freestanding sign in a Business Use Area shall exceed a height of twelve (12) feet and a sign face of eighty (80) square feet except where provided for herein. The sign copy area shall not exceed eighty (80) percent of the total allowable sign face.
2. All freestanding sign faces shall be either a monument or pylon style sign.
3. The Codes Administrator or his/her designee may allow an increase to the dimensional standard to allow for additional height, sign area square footage, and or allow the utilization of a pole sign design and construction in accordance with the measurements in Table 19.8(c) and the Special Provisions herein.

Table 19.8(c): Freestanding Sign Height and Size

mph	Sign Face Area (Max)	Height (Max)
35 or less	90	15
40	100	17
45	120	19
50	135	21
55	180	24
60	200	30
65+ or (interstate)	225	35

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

The Board shall consider the following factors:

- 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.

Representatives present for this application were Mr. Jonathan Wocher and Mr. Mike Pitts.

There was opposition present for this application, none submitted.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Sign and Zoning Ordinances; particularly Section 3:4.1, as previously read into the record.

Mr. Wocher presented the application to the Board. He reviewed and provided clarification of the site plans submitted for the proposed convenience store, emphasizing the necessity for the variances from the signage requirements as requested. Mr. Wocher stated the necessity for the variances to allow for maximum visibility of the business and mentioned comparison to signage permitted on similar uses surrounding the proposed site. Mr. Wocher pointed to the fact that the maximum square footage allowed was not being utilized on some of the proposed signs. He reviewed their compliance with the conditions outlined in Section 3.4.1. Mr. Pitts stated the request before the board was not because of the existing signage on the properties of the surrounding competitors, that those sites would experience the same hardships as those being presented. He further stated that Speedway plans to be a good neighbor in the community.

Representatives present in opposition to this application were Ms. Kim Posey, Ms. Cheryl Roberts and Mr. Ronald Dobbins, residents of the road in the rear of the proposed development. The opposition raised concerns surrounding the lack of public notice for the proposed project, the negative impact from lighting, excessive amount of signage, similarity to a truck stop, increased traffic, the issue with sales of alcohol within close proximity to the existing church and school. Chairman Hollingshad clarified the purpose of the application to the BZA was related only to signage. Staff provided clarification of the zoning of the property versus the proposed use not requiring a public hearing or special approval by the County Council as the property was appropriately zoned for the proposed use per the Zoning Ordinance.

CONCLUSIONS of LAW:

The application was reviewed by the Board. There were questions and discussion surrounding compliance of existing signage, compliance with lighting regulations, screening/buffering from adjacent residential uses, necessity for the variances and options available to the applicant. With reference to a question of excessive signage at the nearby similar uses, Codes Enforcement Officer Tim Cole stated he was not aware of any violations on the nearby sites. Officer Cole provided clarification of the types and number of signs that may be permitted as outlined in the Sign Ordinance. In response to a question in regard to the current status of the proposed project, Staff informed the board that application for the construction of the proposed use was currently undergoing review by the various departments of the County.

With reference to the request of a Variance, Vice Chairman Hattendorf made a motion to deny the request for a Variance based on the following conditions; particularly,

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property; *per testimony, there are some perceived exceptional conditions related to this piece of property but, in reality, this is a large corner lot at the intersection of two major roads with a stop light so people would stop for the light and see the Speedway station*
- B. These conditions do not generally apply to other property in the vicinity; *as mentioned, this is US Hwy 25/White Horse Road where there are tons of other businesses in compliance with sign regulations*
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *this is not true; with the nature of the business they have a 20-ft tall canopy illuminated with signage, that no amount of extra signs will attract customers to the gas station*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *cannot say that signage would be a detriment, but cannot say that extra signage does contribute to the public good*

Ms. Laura Godfrey seconded the motion. There was no objection and no further discussion. The motion carried, resulting in a vote of 6-1 in favor of denial, with Mr. Paul Hamilton voting against. Ms. Brittany Farrar was absent and there is one vacant seat.

- vi. **CB-21-57** – Matthew Eric Rupert of Scott & Corley PA for SCDA - Postponed
- vii. **CB-21-58**– Scott Connuck – East Point Energy, LLC for Douglas E. & Kimberly D. Sprayberry

BACKGROUND

The property is located on Fork Shoals Rd. between Interstate 185 and West Georgia Road.

The applicant is requesting a Use by Special Exception to allow for a Public Utility.

FINDINGS of FACT:

On Tuesday, August 24, 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 "Public Utility" as a Use by Special Exception in the R-S, Residential Suburban.

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

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

The site plan submitted reflects compliance.

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.

The representative present for this application was Mr. Scott Connuck. Mr. Connuck was previously sworn to testify on a similar case.

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

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Section 11:1 and Conditional Use (13), as previously read into the record.

Mr. Connuck presented the application to the Board. He called attention to his initial presentation stating this will be a similar, but smaller project. Mr. Connuck reviewed the site plan, emphasizing the differences from the initial site including elevation and additional screening planned for this site, the close proximity to the existing Duke Power sub-station and existing constraints in the area reported by Duke Power.

CONCLUSIONS of LAW

The application was reviewed by the Board. In response to a question from the board, Mr. Connuck mentioned communication between the property owner and surrounding neighbors who expressed no objection to the proposed project. Mr. Connuck informed the board of the life cycle, process of the storage of power in the batteries and best location for such projects.

With reference to the request of a Use by Special Exception, Ms. Teresa Barber made a motion to approve the use based on the following; particularly:

- A. The use meets all required conditions; *per testimony from Staff, the documents submitted meets all required conditions.*
- B. The use is not detrimental to the public health or general welfare; *with the containers on the site and screening from adjacent residential properties*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *compliant and in a fire district*
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *It will be connecting to the Duke substation beside the property, they are within metal containers and there is fire suppression*

Mr. Paul Hamilton seconded the motion. There was no opposition. Vice Chairman Hattendorf suggested the expectation of the proposed screening be stated in the motion. There was no objection. Ms. Barber stated the expectation for the three rows of screening per the site plan submitted. There was no further discussion. The motion carried, resulting in a vote of 7-0 in favor. Ms. Brittany Farrar was absent and there is one vacant seat.

viii. **CB-21-59– Scott Connuck – East Point Energy, LLC for Mike Shead, Shead Properties, LLC**

BACKGROUND

The property is located on White Horse Rd. near the intersection of White Horse Rd. and Anderson Road.

The applicant is requesting a Use by Special Exception to allow for a Public Utility.

FINDINGS OF FACT

On Tuesday, August 24, 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 “Public Utility” as a Use by Special Exception in the C-2, Commercial District.

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

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

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.

The representative present for this application was Mr. Scott Connuck. Mr. Connuck was previously sworn to testify on two similar cases at this meeting.

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

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Section 11:1 and Conditional Use (13), as previously read into the record.

Mr. Connuck presented the application to the Board. He mentioned his prior presentations for two similar projects and stated the differences with this project. Mr. Connuck reviewed the site plan for this project, called attention to the smaller size of this project, the proximity to the Duke Power substation and compliance with screening/buffering requirements.

CONCLUSIONS of LAW

The application was reviewed by the Board. Staff provided clarification of the types of screening required and that may be permitted for this project. In response to a questions from the board, Mr. Connuck stated that all buildings on the existing site would remain, that infrastructure for connection to the substation across the street will be controlled by Duke Power and with existing underground lines a direct connection to the proposed project may not be required.

With reference to the request of a Use by Special Exception, Vice Chairman Hattendorf made a motion to approve the use based on the following; particularly:

- A. The use meets all required conditions; *per testimony from applicant and staff*
- B. The use is not detrimental to the public health or general welfare; *as presented by the applicant, the battery bank storage system provides for the general welfare with additional energy capacity to the grid*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *there has been no testimony to indicate otherwise*
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *The site is commercial, is adjacent to existing warehouses and with the substation across the street is fitting with the existing surrounding land uses.*

Additionally, this motion includes testimony from the applicant that screening will be required on two sides of the site, not currently shown on the W-101 site plan submitted, that with testimony from staff and the applicant this is required and should be part of this motion for approval.

Ms. Teresa Barber seconded the motion. There was no opposition and no discussion. The motion carried, resulting in a vote of 7-0 in favor. Ms. Brittany Farrar was absent and there is one vacant seat.

- 7. **Announcements/Requests:** Welcome back to Secretary, Terry Abrahams. Mr. Henderson mentioned the upcoming interviews for applicants to fill vacant seats on various boards.
- 8. **Adjournment:** There being no further business to discuss, the meeting adjourned unanimously at approximately 5:38 p.m.

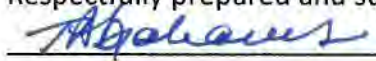


 Nicholas Hollingshad, Chairman
 Greenville County Board of Zoning Appeals

10/13/21

 Date

Respectfully prepared and submitted by:



 Terry Abrahams, Secretary

Greenville County Board of Zoning Appeals

September 8, 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-21-52

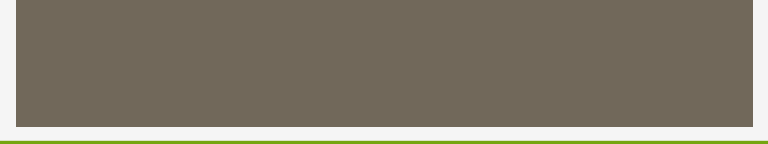
- Applicant: EAST POINT ENERGY, LLC – Scott Connock
for David Glover, Sapphire Capital Partners
- Project type: Use by Special Exception
- Address: 7 Pinsley Circle, Greenville SC 29617
- Zoning: I-1, Industrial District
- Posting: Confirmed 8/24 /21

CB-21-52

- Pinsley Circle off Sulphur Springs Road
- Near the Swamp Rabbit Trail

Request

Use by Special Exception to allow construction/operation
of a new Public Utility on site



Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Public Utility” as a Use by Special Exception in the I-1, Industrial District.

Section 11:7, Public Utility Buildings and Uses states: Public Utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped.

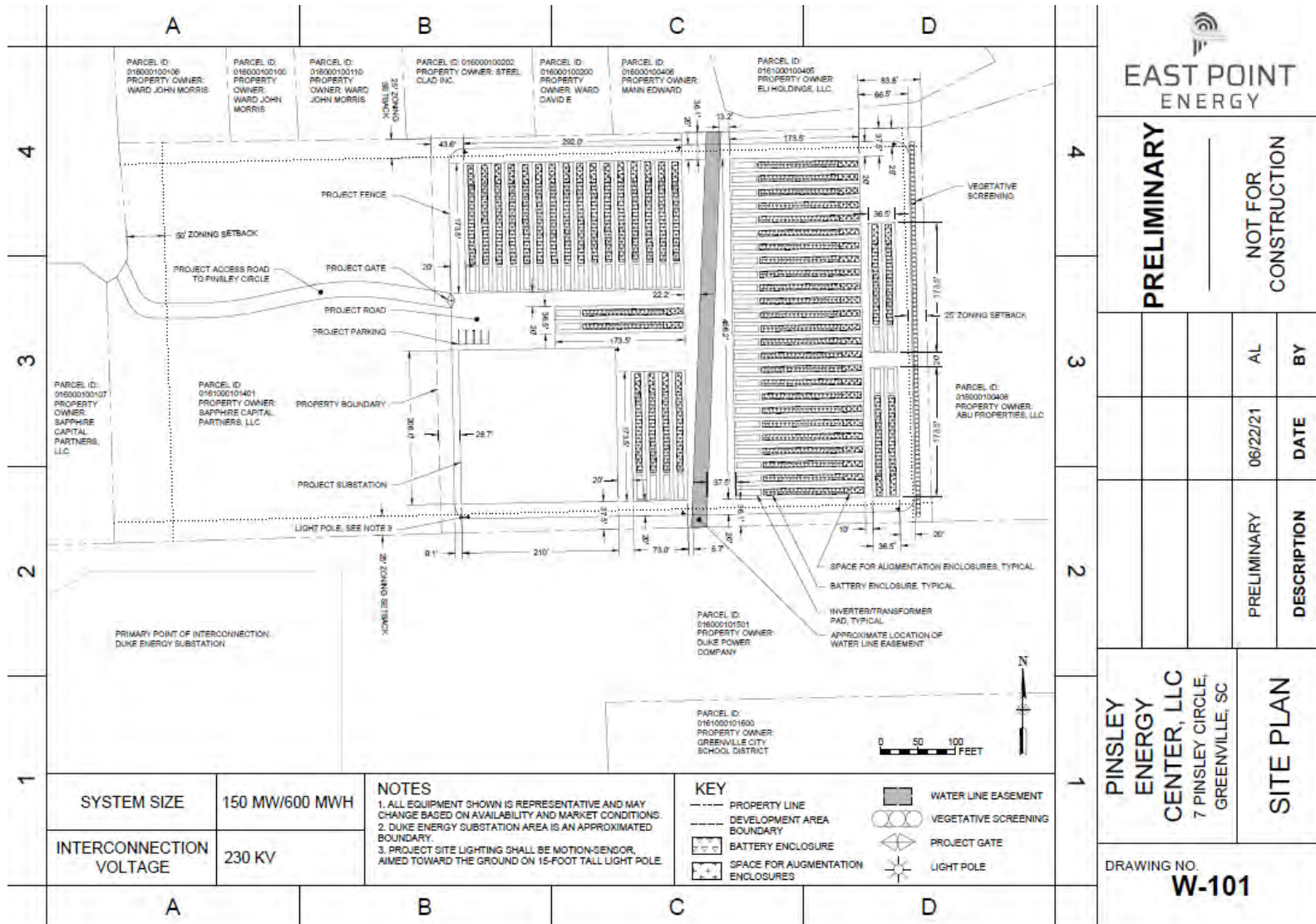
The site plan submitted reflects compliance.

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.

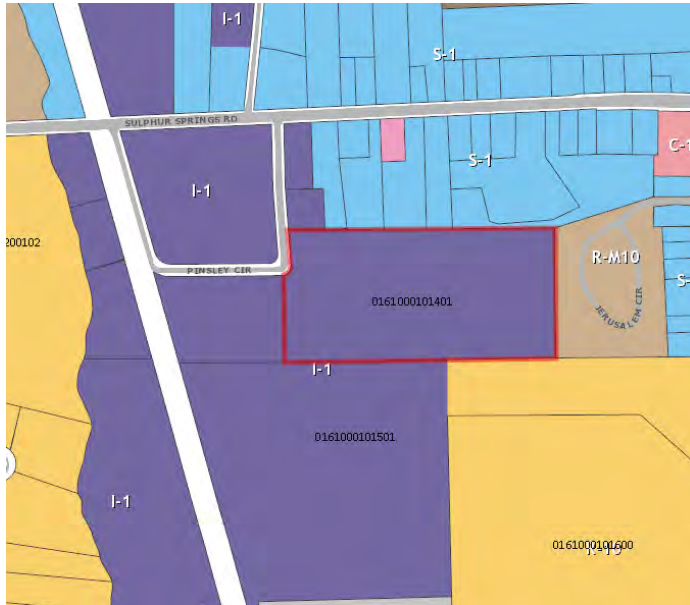
Site plan



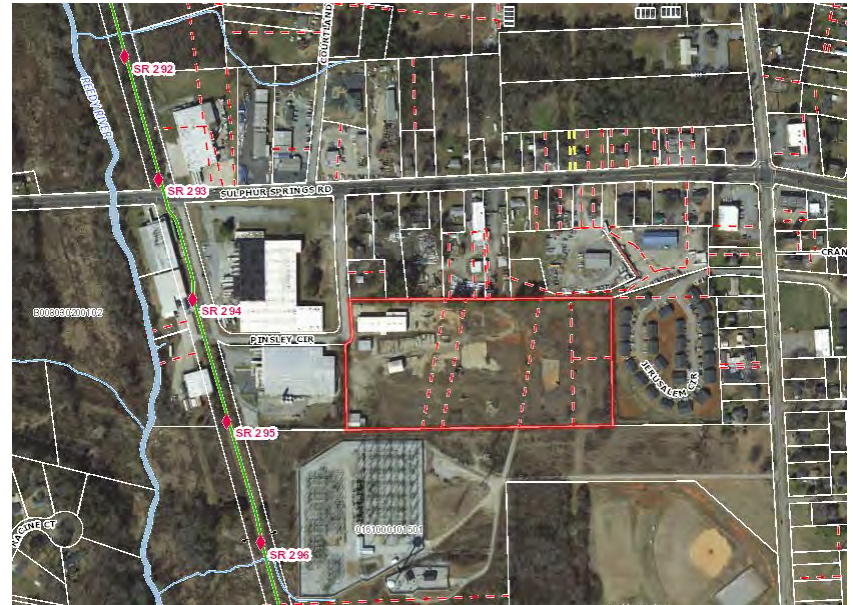
PRELIMINARY	NOT FOR CONSTRUCTION
	AL BY
PRELIMINARY	DATE
06/22/21	
DESCRIPTION	
PINSLEY ENERGY CENTER, LLC 7 PINSLEY CIRCLE, GREENVILLE, SC	SITE PLAN
DRAWING NO. W-101	

Project CB-21-52 - Location

Zoning



Aerial



CB-21-52

Subject Property View



View to the North



CB-21-52

View to the South



View to the West



CB-21-53

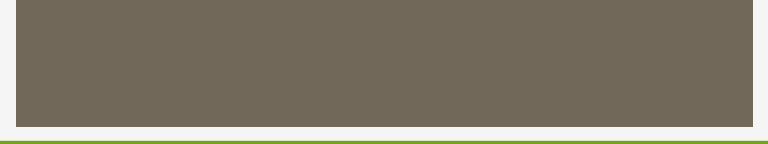
- Applicant: Arbor Engineering – James D. Martin, III for GC Parks, Recreation & Tourism
- Project type: Use by Special Exception
- Address: 417 Baldwin Road, Simpsonville SC
- Zoning: R-S; Residential Suburban District
- Posting: Confirmed 8/24/21

CB-21-53

- Baldwin Road off Log Shoals Road
- West of 385 S near to City of Mauldin

Request

Use by Special Exception to allow addition of Park amenities including park shelters and Disc golf



Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – Pvt, Public, nonprofit” as a Use by Special Exception in the R-S, Residential Suburban District.

The site plan submitted reflects compliance.

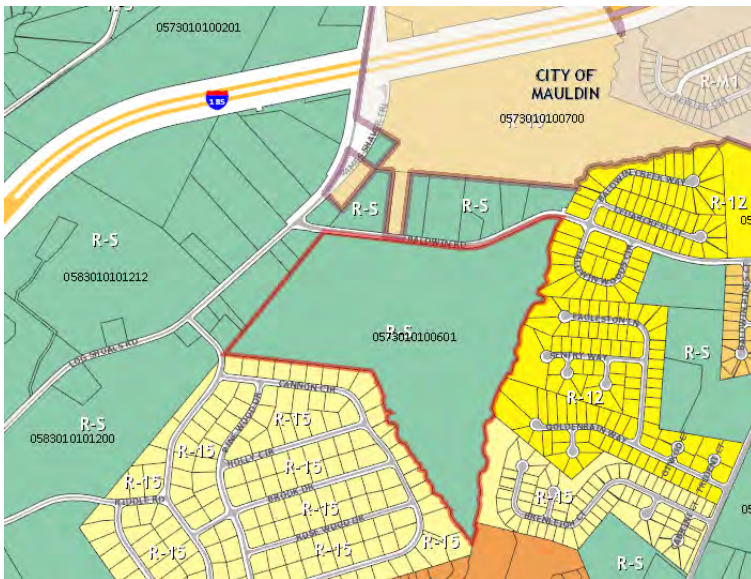
Uses by Special Exception Considerations

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- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

Project CB-21-53 - Location

Zoning



Aerial



CB-21-53 – Site Plan

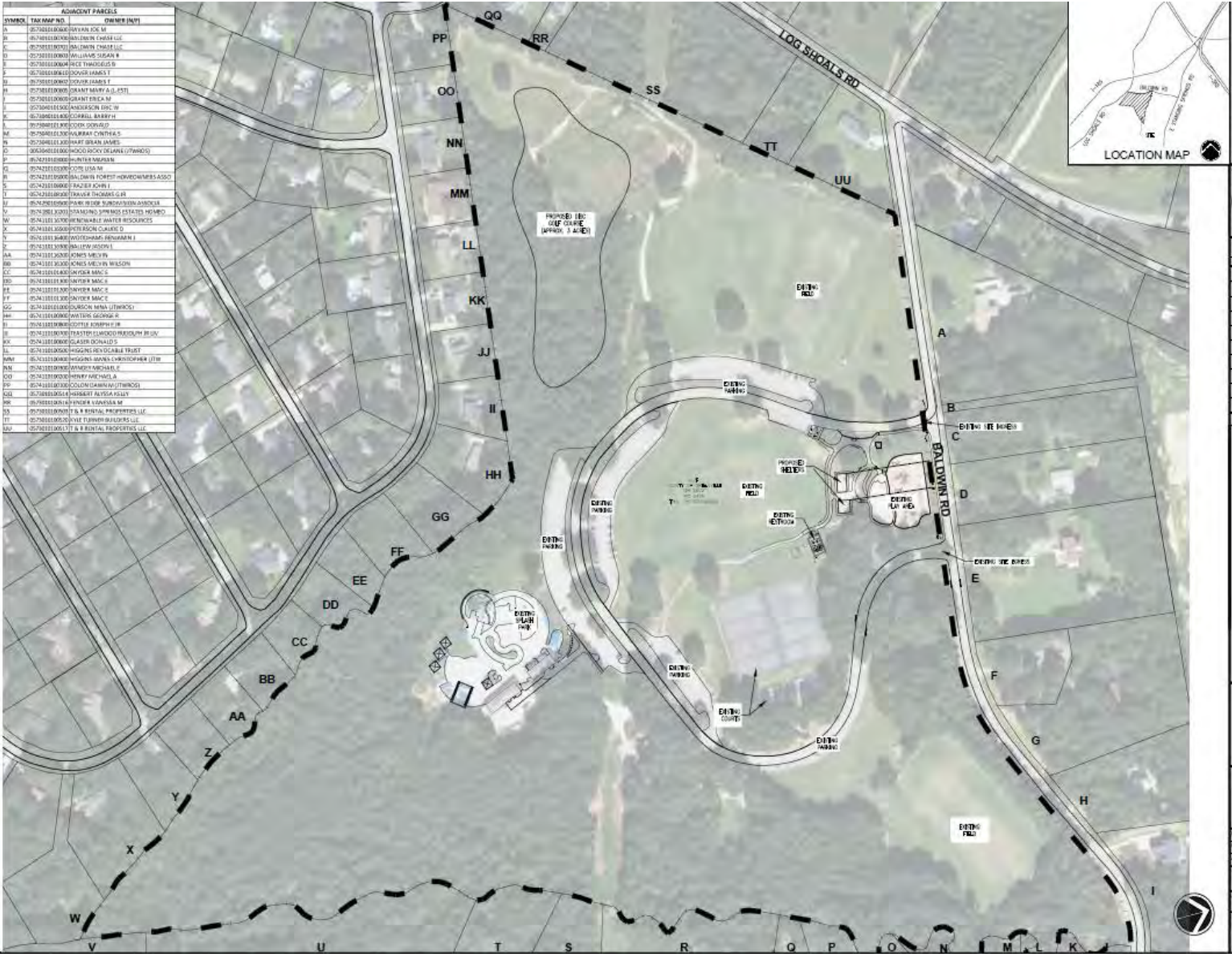
ADJACENT PARCELS

TAX MAP NO.	OWNER (PARTIAL)
06-7040110000	DEVONIA LLC W
06-7040110001	DEVONIA LLC S
06-7040110002	DEVONIA LLC E
06-7040110003	DEVONIA LLC W
06-7040110004	DEVONIA LLC S
06-7040110005	DEVONIA LLC E
06-7040110006	DEVONIA LLC W
06-7040110007	DEVONIA LLC S
06-7040110008	DEVONIA LLC E
06-7040110009	DEVONIA LLC W
06-7040110010	DEVONIA LLC S
06-7040110011	DEVONIA LLC E
06-7040110012	DEVONIA LLC W
06-7040110013	DEVONIA LLC S
06-7040110014	DEVONIA LLC E
06-7040110015	DEVONIA LLC W
06-7040110016	DEVONIA LLC S
06-7040110017	DEVONIA LLC E
06-7040110018	DEVONIA LLC W
06-7040110019	DEVONIA LLC S
06-7040110020	DEVONIA LLC E
06-7040110021	DEVONIA LLC W
06-7040110022	DEVONIA LLC S
06-7040110023	DEVONIA LLC E
06-7040110024	DEVONIA LLC W
06-7040110025	DEVONIA LLC S
06-7040110026	DEVONIA LLC E
06-7040110027	DEVONIA LLC W
06-7040110028	DEVONIA LLC S
06-7040110029	DEVONIA LLC E
06-7040110030	DEVONIA LLC W
06-7040110031	DEVONIA LLC S
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06-7040110039	DEVONIA LLC W
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06-7040110042	DEVONIA LLC W
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06-7040110047	DEVONIA LLC E
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06-7040110071	DEVONIA LLC E
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06-7040110094	DEVONIA LLC S
06-7040110095	DEVONIA LLC E
06-7040110096	DEVONIA LLC W
06-7040110097	DEVONIA LLC S
06-7040110098	DEVONIA LLC E
06-7040110099	DEVONIA LLC W
06-7040110100	DEVONIA LLC S



ARBOR ENGINEERING
 Box 263 Greenville, S.C. 29602
 Telephone: (854) 238-9889 Fax: 238-6274
 Email: arbor@arborengineering.com

LICENSED ARCHITECT - CIVIL ENGINEER
 PROFESSIONAL PLANING - LAND PLANNING - URBAN PLANNING



DATE	BY	DESCRIPTION

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

GREENVILLE COUNTY SHELTERS
 DOUTHARD PARK
 GREENVILLE SOUTH CAROLINA

BZA SITE PLAN

DRAWN	SJA	DATE	JULY 7, 2017
CHECKED	JHG	DISTRICT BOARD	7/11/17
APPROVED	JHG	CITY BOARD	
DATE SCALE			

NO. 20025

PROJECT	BZA-1	SHEET	1 of 1
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Project CB-21-53

Sign Posting in both directions



CB-21-53

North across the street



Project CB-21-53

Property to the East



Property to the West



CB-21-54

- **Applicant:** Amy Parr for Nicolas Palestina
 - **Project type:** Variance
 - **Address:** 294 Ivydale Drive Greenville SC 29609
 - **Zoning:** R-MA; Multi-family Residential District
- Posting:** Confirmed 8/24/21

CB-21-54

- Myrdal Drive near the intersection of Hedge St
- North of Rutherford Road

Request

Variance from right and left side setbacks to allow
Expansion of the existing residence

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

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

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

- The applicant is requesting a Variance of 4' from the right side setback and a Variance of 2.5' from the left side setback.

Variations – Considerations

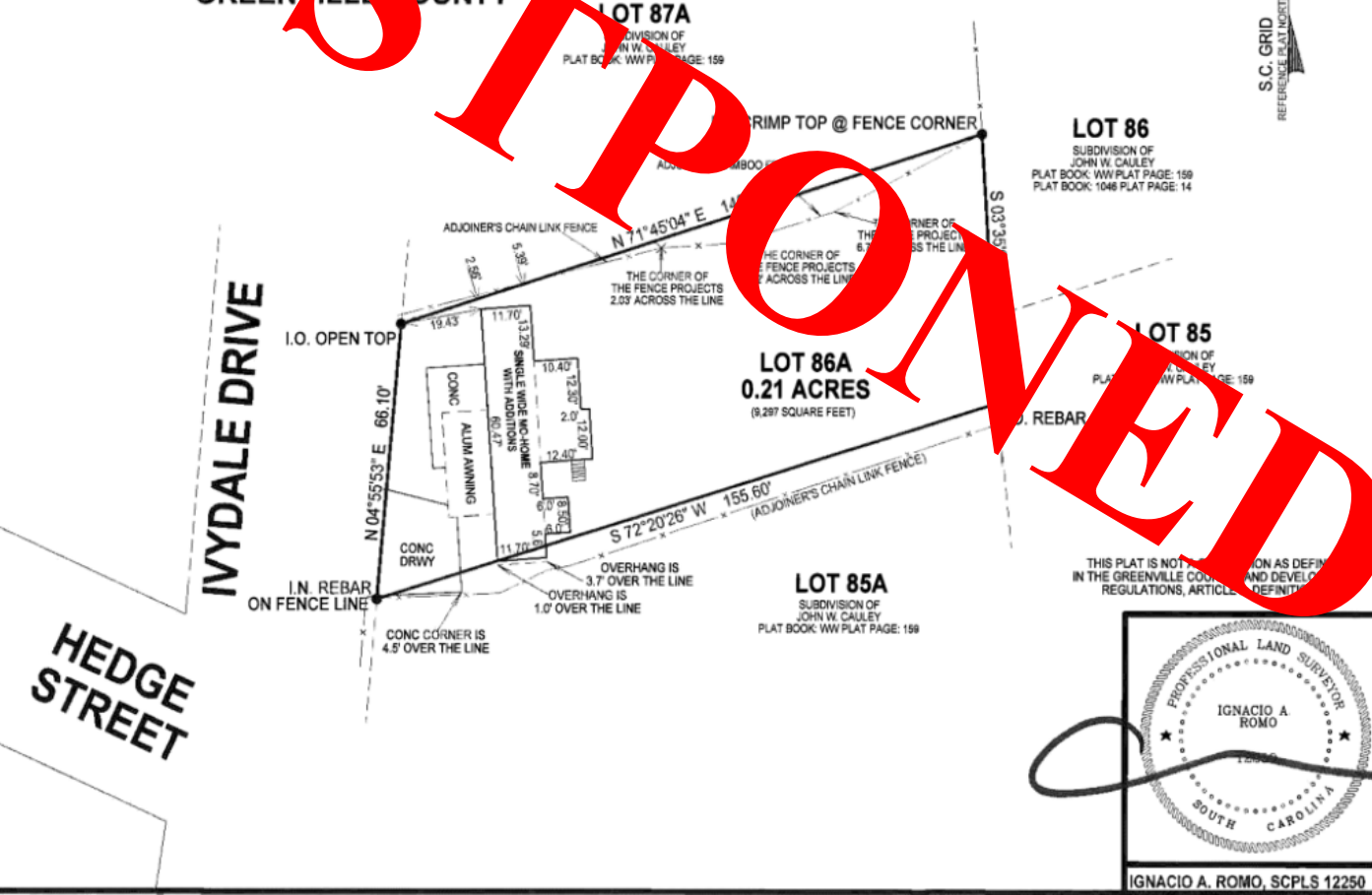
Section 3:4-1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

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CB-21-54 Site Plan

PROPOSED STOP OVERLAP

LOT 86A, PLAT OF JOHN W. CAULEY PROPERTY
(PLAT: WW-159)
SITUATED @
294 WYDALE DRIVE
GREENVILLE, SC 29609
GREENVILLE COUNTY



THIS PLAT IS NOT TO BE CONSIDERED AS DEFINITIVE UNLESS IT IS APPROVED AND DEVELOPER'S REGULATIONS, ARTICLE 12 DEFINITIVE

PROFESSIONAL LAND SURVEYOR
IGNACIO A. ROMO
SOUTH CAROLINA
IGNACIO A. ROMO, SCPLS 12250

294 IVYDALE DRIVE
GREENVILLE, SC 29609
GREENVILLE COUNTY

LOT 87A
SUBDIVISION OF
JOHN W. CAULEY
PLAT BOOK: WW PLAT PAGE: 159

I.O. CRIMP TOP @ FENCE CORNER

ADJOINER'S BAMBOO FENCE

PLAT,
PLAT.

$N 71^{\circ} 45' 04'' E$ 145.89'

THE CORNER OF
THE FENCE PROJECTS
6.78' ACROSS THE LINE

THE CORNER OF
THE FENCE PROJECTS
6.42' ACROSS THE LINE

THE CORNER OF
THE FENCE PROJECTS
2.05' ACROSS THE LINE

$S 03^{\circ} 35' 00'' E$ 64.48'

I.O. OPEN TOP

$N 04^{\circ} 55' 53'' E$ 66.10'

IVYDALE DRIVE



LOT 86A
1 ACRES
7 SQUARE FEET

I.O. REI

$S 72^{\circ} 20' 26'' W$ 155.60'
(ADJOINER'S BAMBOO FENCE)

OVERHANG IS
3.7' OVER THE LINE
OVERHANG IS
1.0' OVER THE LINE

I.N. REBAR
ON FENCE LINE

CONC CORNER IS
4.5' OVER THE LINE

LOT 85A
SUBDIVISION OF
JOHN W. CAULEY
PLAT BOOK: WW PLAT PAGE: 159

HEDGE
STREET

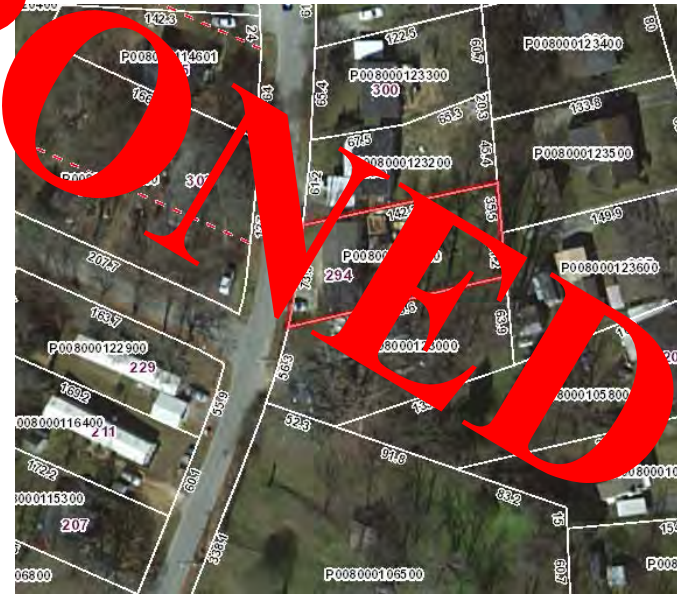
POSTPONED

Project CB-21-54 - Location

Zoning



Aerial



POSTPONED

CB-21-54

Subject Property

West of Subject
Property



POSTED

CB - 21- 54 Posting

North of subject property

South of subject property



CB-21-55

- **Applicant:** COURTNEY B. DERSCH/DANIEL DERSCH
- **Project Type:** Variance
- **Address:** 125 Pinelands Place, Travelers Rest SC 29690
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed on 8/24/21

Location

- Pinelands Place – Pinelands Subdivision
- Pine Forest Road & Little Texas Road

Request

Variance from Condition 18-B to allow placement of a swimming pool in the side yard

Prior application was CB-21-36 for a UPSE for a Home Occupation

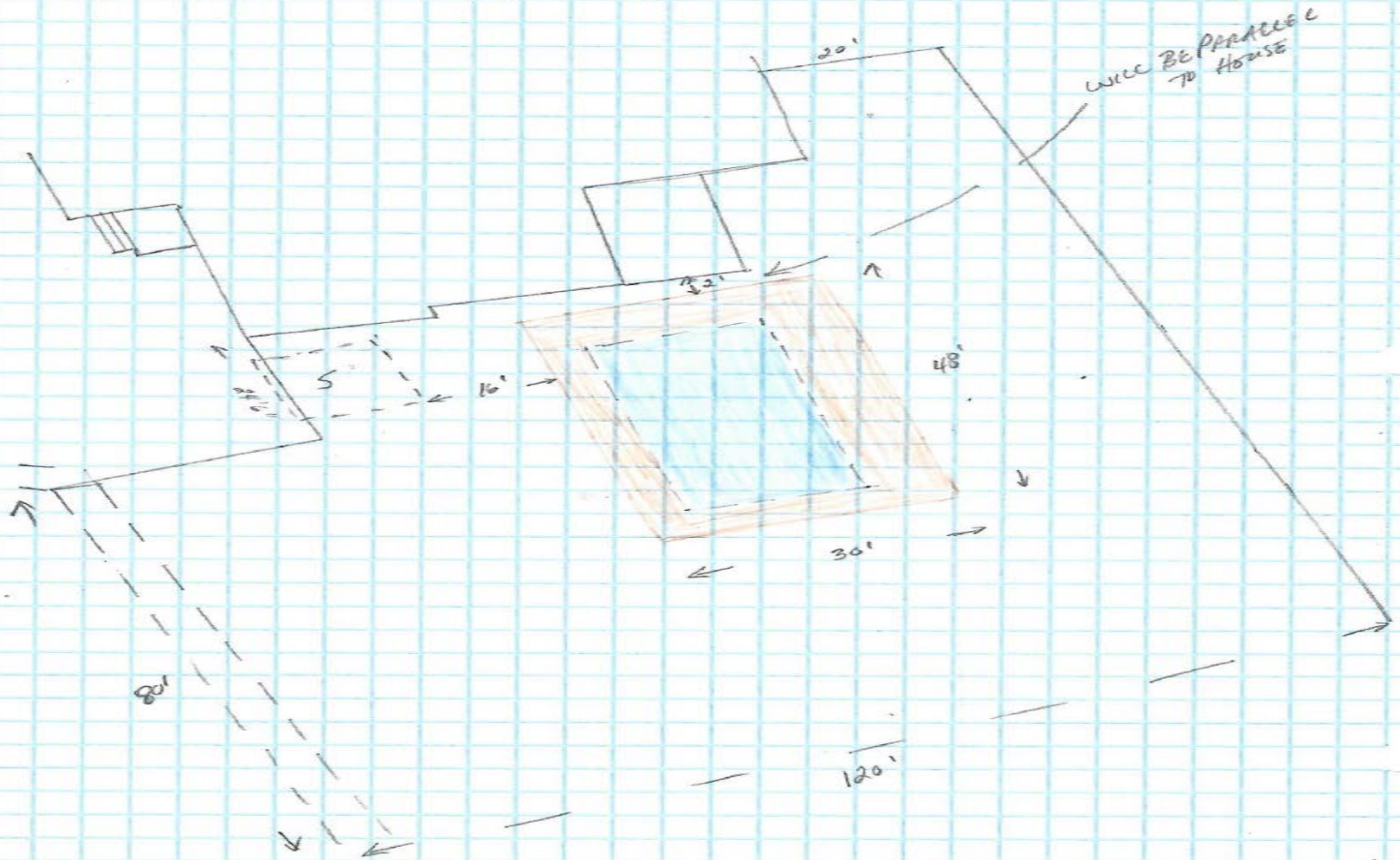
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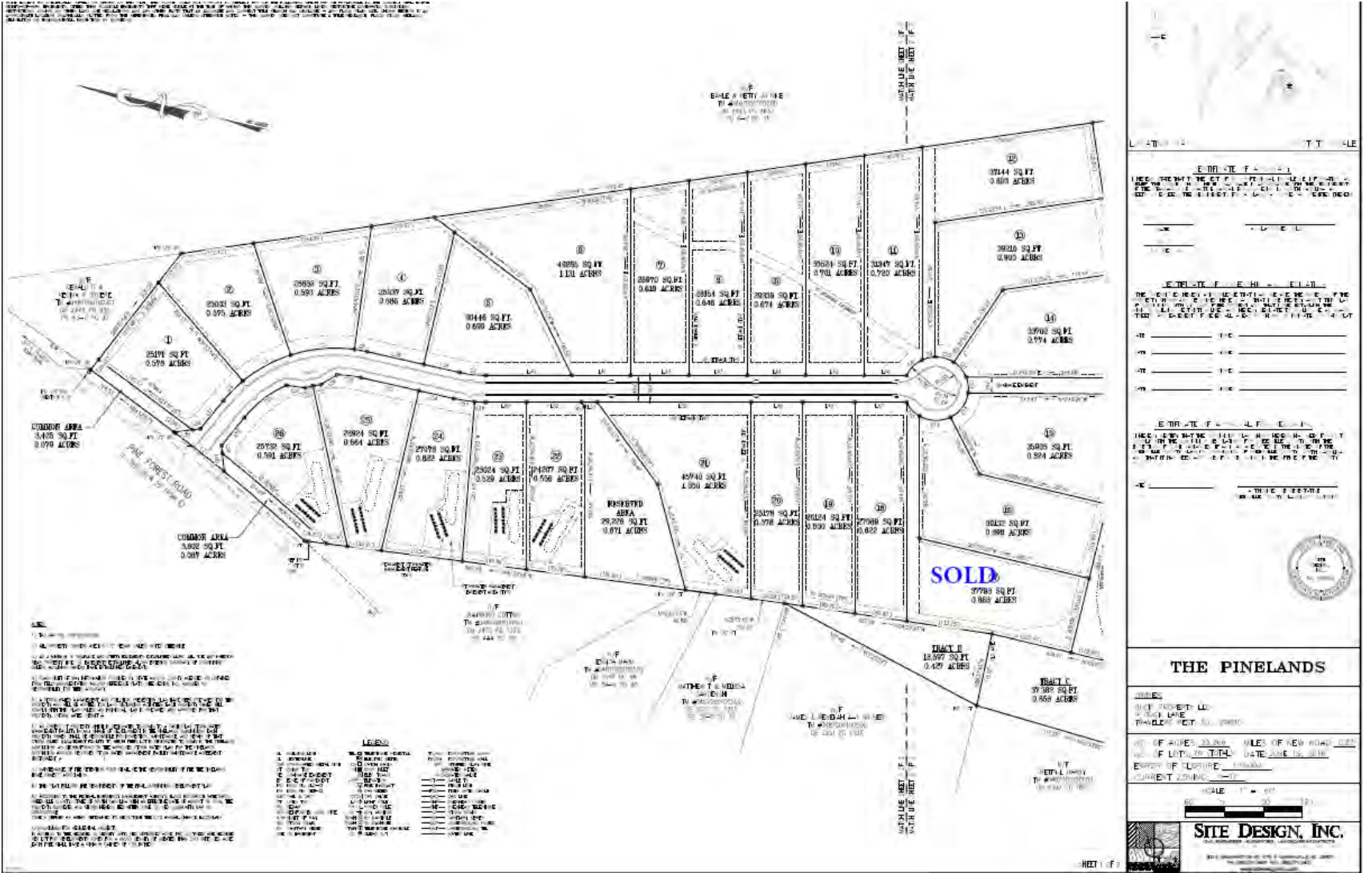
CB-21-55 Site Plan

- DEBSCH
- Pool Area (in blue) is 18' x 36' (648 sq ft Surface Area)
 - Deck is 4' x 8' x 4' x 8' (792 sq ft)
 - 30 AMP BREAKER ADDED TO EXISTING PANEL



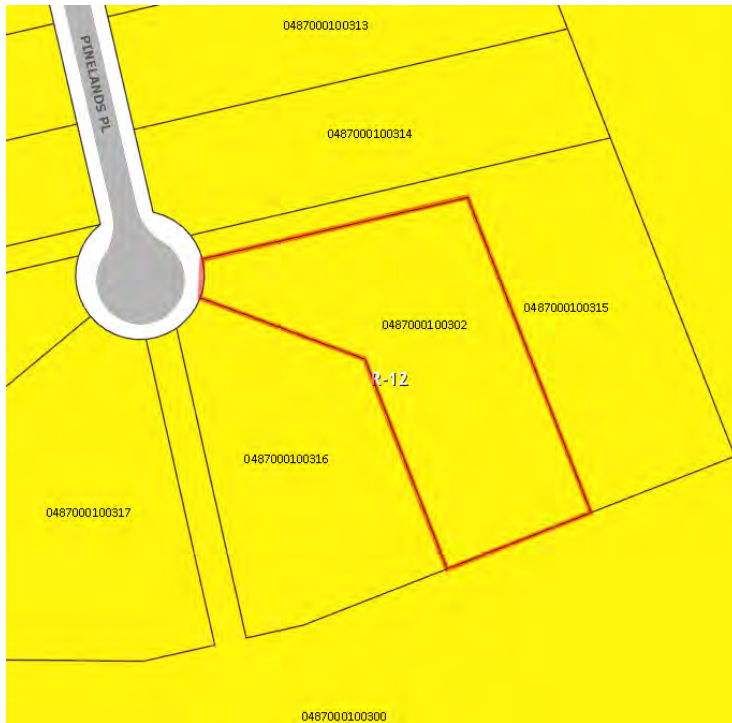
CB - 21- 55

Plat of Subject Property



Project CB-21-55 - Location

Zoning



Aerial



CB-21-55

Subject Property



West of Subject Property



CB - 21- 55 Posting

Left of Subject Property



Right of Subject Property



CB-21-56

- **Applicant:** Jonathan Woche for Speedway, LLC
 - **Project type:** Variance
 - **Address:** White Horse Road, Greenville SC 29617
 - **Zoning:** C-2; Commercial District
- Posting:** Confirmed 8/24/21

CB-21-56

- White Horse Road at Hunts Bridge Road
- Across from Armstrong Elementary School

Request

Variance from the quantity and size requirements outlined in the GC Sign Ordinance

CB-21-56

- The applicant is asking for a variance of 4 signs from the maximum allowed number of signs, which is 4, for a total of 8 signs on site. In terms of size, the applicant is requesting the following variances:
- (1) a variance of 22.2% from the required 20% for the detached fuel canopy fascia on both short sides of the auto canopy for a total of 42% detached canopy face area;
- (2) a variance of 1.1% from the required 20% for the detached truck commercial fueling lane canopy for a total of 21.1% detached canopy face area;
- (3) a variance of 2 feet from the height requirements and 5 feet from the sign area requirements for a freestanding sign along White Horse Rd with a total sign area of 125 feet and a sign height of 21 feet.

CB-21-56

- Greenville County Sign Ordinance, Section 8.5.2 Business Use Areas: The Business Use Area shall be defined as any property whose primary use is neither single family residential or multi-family residential and is not a Special Use Area.
- Except for sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- Sites which have more than one street front may be allowed one (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs, two of which are freestanding signs oriented towards two different street fronts respectively.)
- Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

CB-21-56

- Table 19.8(b): Business Use Area Sign Regulations

Sign Type	Number (Maximum combination of all signs regardless of type)	Size	Height
Freestanding	1 per street front	in accordance with Section 19.8.5	in accordance with Section 19.8.5.2(c)
Wall	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Window	Up to 3	20% window area, 225 sq ft maximum	not above roof line
Attached Canopy	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Detached Canopy	Up to 3	20% of canopy face, 225 sq ft maximum	not above roof line
Awning	Up to 3	20% of the useable wall area, 225 sq ft maximum	not above roof line
Under Canopy/Awning	Up to 3	4 sq ft	minimum 7' vertical clearance
Projecting	Up to 3	18 sq ft	not above roof line
Marquee	Up to 3	1sq ft per linear foot frontage, 225 sq ft maximum	not above roof line

CB-21-56

E. Freestanding Sign Height and Size

1. Dimensional standard

No freestanding sign in a Business Use Area shall exceed a height of twelve (12) feet and a sign face of eighty (80) square feet except where provided for herein. The sign copy area shall not exceed eighty (80) percent of the total allowable sign face.

2. All freestanding sign faces shall be either a monument or pylon style sign.

3. The Codes Administrator or his/her designee may allow an increase to the dimensional standard to allow for additional height, sign area square footage, and or allow the utilization of a pole sign design and construction in accordance with the measurements in Table 19.8(c) and the Special Provisions herein.

CB-21-56

- Table 19.8(c): Freestanding Sign Height and Size

mph	Sign Face Area (Max)	Height (Max)
35 or less	90	15
40	100	17
45	120	19
50	135	21
55	180	24
60	200	30
65+ or (interstate)	225	35

Variances – Considerations

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CB-21-56 Elevations



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



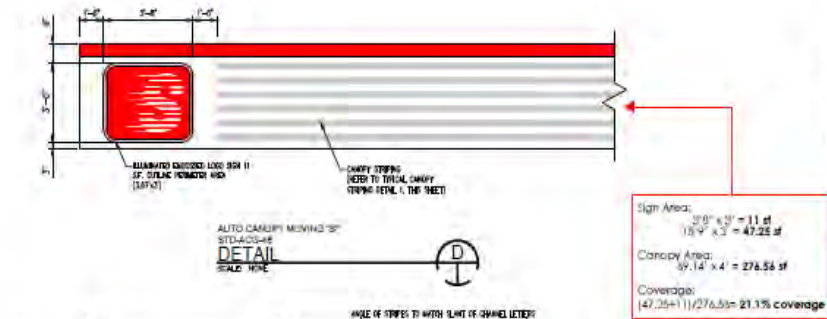
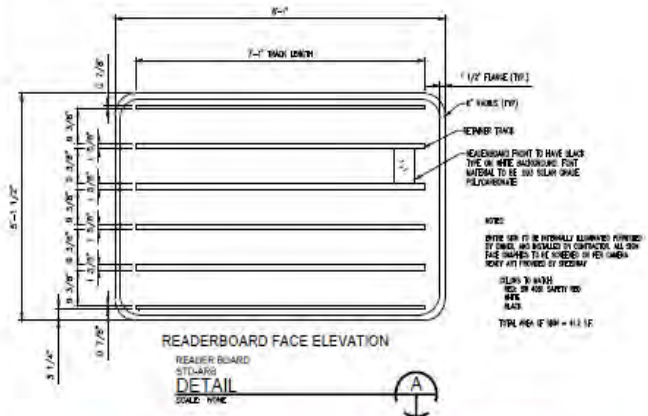
RIGHT ELEVATION

Speedway
Speedway is a registered trademark of Speedway Motors, Inc.
EST. 1972

PROJECT NO: 1803104
DATE: 08/14/2018
PROJECT: 8001014
OWNER: K & M
DESIGNER: K & M
SCALE: 1/8" = 1'-0"
SHEET: 906-2
ISSUED FOR PERMIT
GREENVILLE COUNTY
GREENVILLE, SOUTH CAROLINA

DATE: 8/14/18
SCALE: 1/8" = 1'-0"
SHEET: BUILDING ELEVATION NEW BUILD

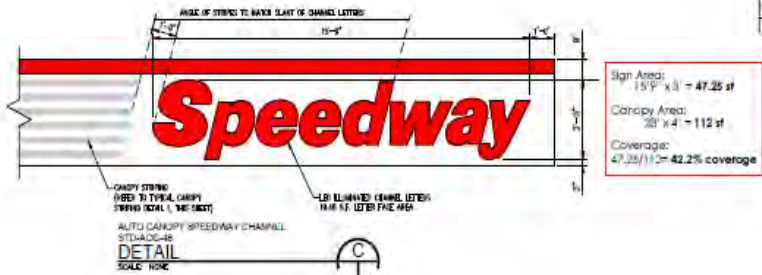
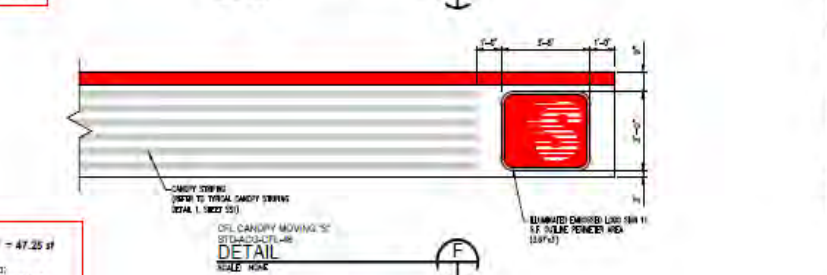
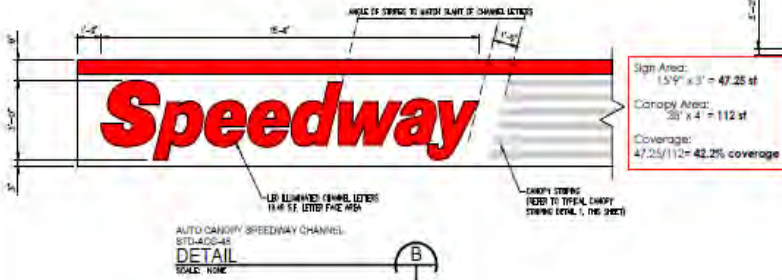
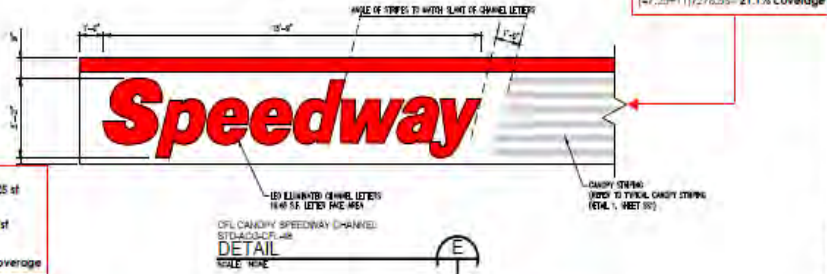
CB-21-56 Canopy Signs



Sign Area:
15'-0" x 3' = 11 sf
15'-0" x 3' = 47.25 sf

Canopy Area:
38' x 4' = 276.56 sf

Coverage:
(47.25/112)/276.56 = 21.1% coverage



Speedway.
Engineering & Planning
10370 Greenleaf Road
Greenlee, MD 21754

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	02/14/2017
2	ISSUED FOR BIDDING	03/15/2017
3	ISSUED FOR CONSTRUCTION	04/20/2017
4	ISSUED FOR ARCHIVES	05/01/2017

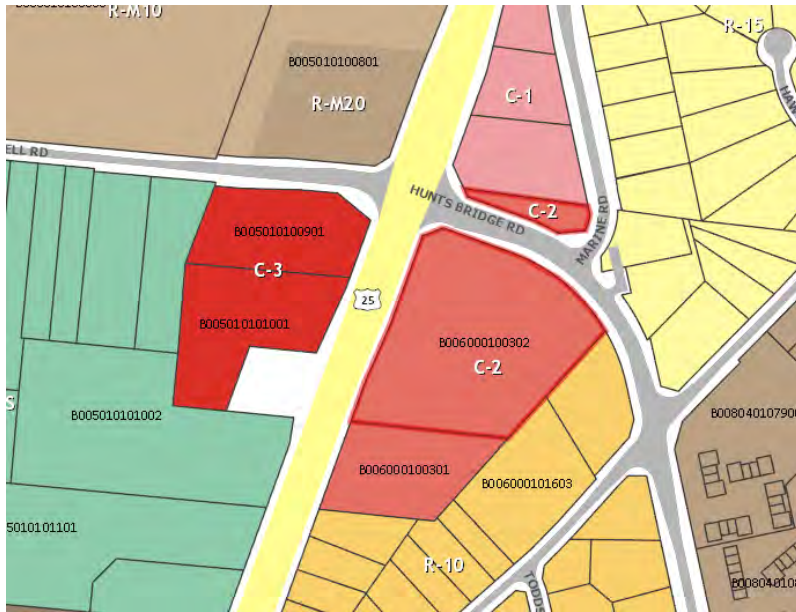
SIGNAGE PLAN & DETAILS
NEW BUILD
8450 WHITE HORSE ROAD
GREENVILLE, MARYLAND
CLAYTON W. GIBSON, P.E.

STATE OF MARYLAND
PROJECT NO: 0101337
SHEET NO: 155861
SCALE

DRAWN BY	JMG
CHECKED BY	W. GIBSON
DESIGNED BY	N. FORT
DATE	02/14/2017
SCALE	AS SHOWN

CB – 21 – 56- Location

Zoning



Aerial



CB-21-56 - Postings

Subject Property



CB - 21- 56 Posting

South of subject property



West of subject property



CB-21-57

POSTPONED

- Applicant: Matthew Rupert –Scott & Corley, PA for SCDA
- Project type: Use by Special Exception
- Address: Tower Road, Greenville SC 29609
- Zoning: ESD-PM, Paris Mountain
- Posting: Confirmed 8/24 /21

CB-21-58

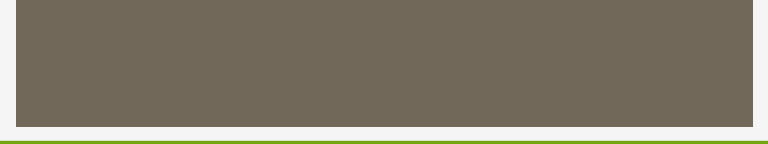
- Applicant: EAST POINT ENERGY, LLC – Scott Connock for Douglas & Kimberly Sprayberry
- Project type: Use by Special Exception
- Address: 2726 Fork Shoals Rd, Piedmont SC 29673
- Zoning: R-S, Residential Suburban District
- Posting: Confirmed 8/24 /21

CB-21-58

- Fork Shoals Road
- Between Interstate 185 and West Georgia Road

Request

Use by Special Exception to allow construction/operation
of a new Public Utility on site



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

Section 11:7, Public Utility Buildings and Uses states:
Public Utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped.

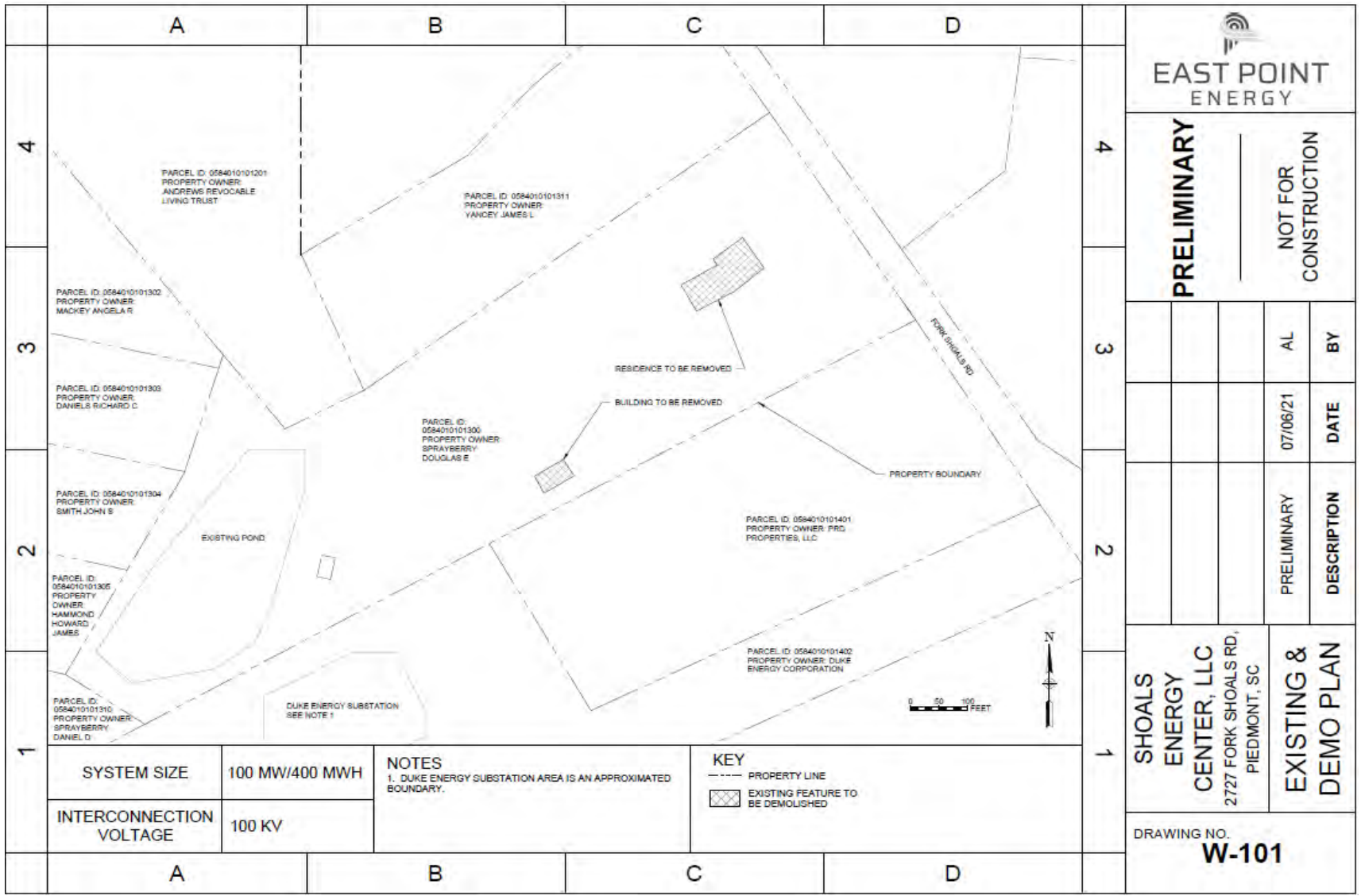
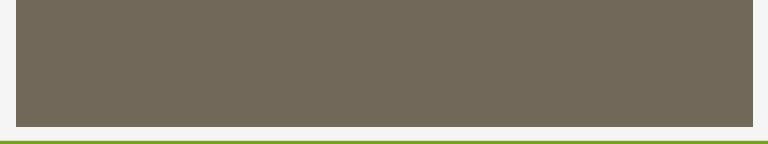
The site plan submitted reflects compliance.

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-21-58 Site Plan



EAST POINT ENERGY

PRELIMINARY
NOT FOR CONSTRUCTION

AL	BY
07/06/21	

PRELIMINARY	DESCRIPTION

SHOALS ENERGY CENTER, LLC
2727 FORK SHOALS RD,
PIEDMONT, SC

EXISTING & DEMO PLAN

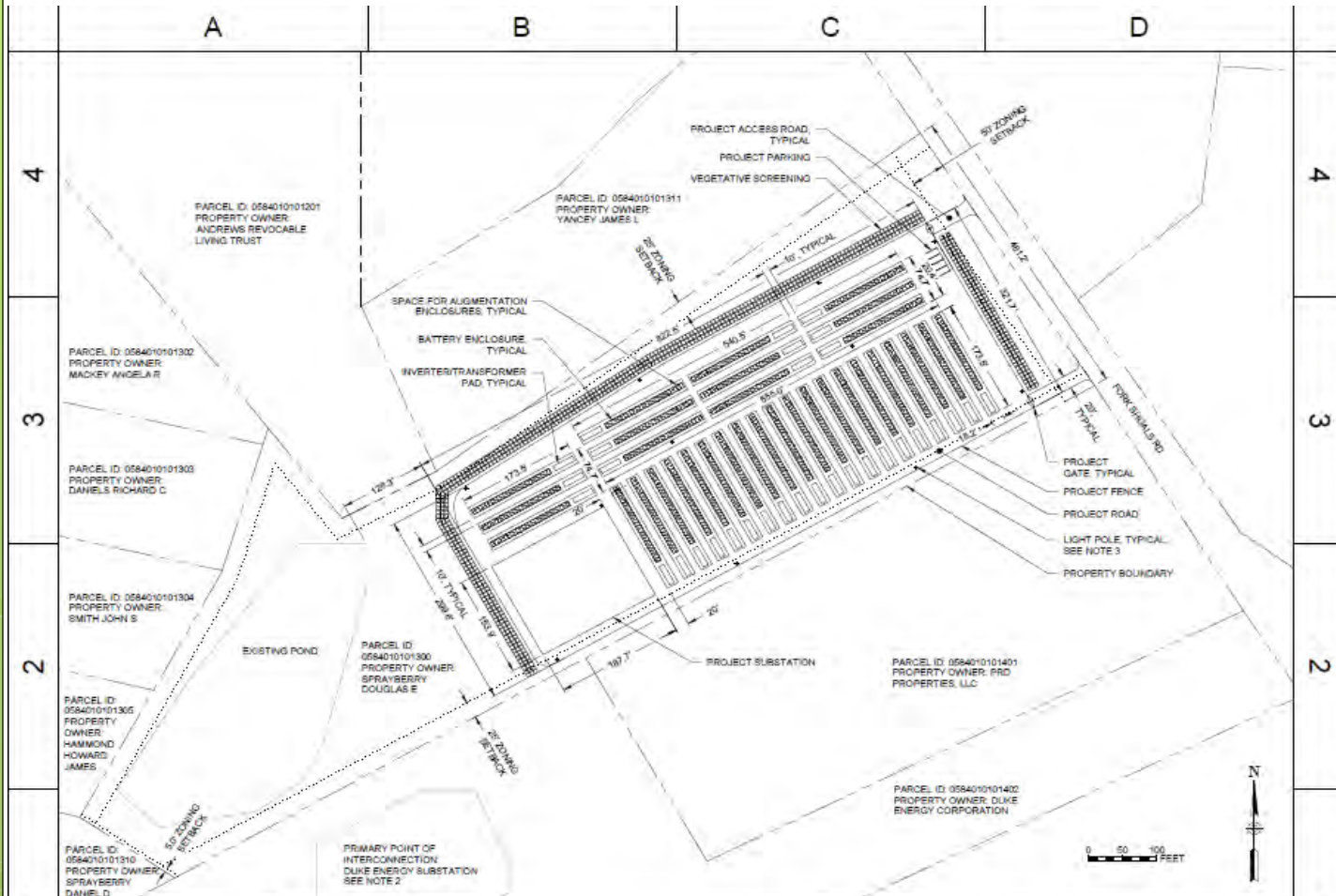
DRAWING NO.
W-101

SYSTEM SIZE	100 MW/400 MWH
INTERCONNECTION VOLTAGE	100 KV

NOTES
1. DUKE ENERGY SUBSTATION AREA IS AN APPROXIMATED BOUNDARY.

KEY
 - - - - - PROPERTY LINE
 [Hatched Box] EXISTING FEATURE TO BE DEMOLISHED

CB-21-58 Site Plan



PRELIMINARY

NOT FOR CONSTRUCTION

AL	BY	DATE	DESCRIPTION
		07/06/21	PRELIMINARY

SHOALS ENERGY CENTER, LLC
2727 FORK SHOALS RD,
PIEDMONT, SC

SITE PLAN

DRAWING NO.
W-102

SYSTEM SIZE	100 MW/400 MWH
INTERCONNECTION VOLTAGE	100 KV

NOTES

1. ALL EQUIPMENT SHOWN IS REPRESENTATIVE AND MAY CHANGE BASED ON AVAILABILITY AND MARKET CONDITIONS.
2. DUKE ENERGY SUBSTATION AREA IS AN APPROXIMATED BOUNDARY.
3. PROJECT SITE LIGHTING SHALL BE MOTION-SENSOR, AIMED TOWARD THE GROUND ON 15-FOOT TALL LIGHT POLE.

KEY

PROPERTY LINE	VEGETATIVE SCREENING
BATTERY ENCLOSURE	PROJECT GATE
SPACE FOR AUGMENTATION ENCLOSURES	LIGHT POLE

A B C D

4 3 2 1

CB - 21 - 58- Location

Zoning



Aerial



CB-21-58 - Postings

Subject Property
View to the Left



Subject Property
View to right



Project CB-21-58

Across Fork Shoals Road



CB-21-58

South of the subject
property



CB-21-59

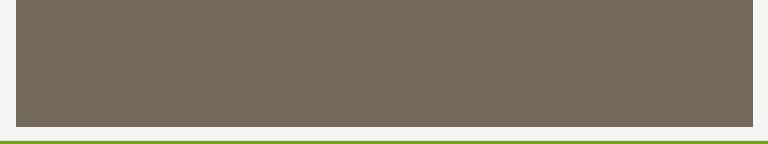
- Applicant: EAST POINT ENERGY, LLC – Scott Connock
for Mike Shead – Shead Properties, LLC
- Project type: Use by Special Exception
- Address: 3405 White Horse Rd, Greenville SC 29611
- Zoning: C-2, Commercial District
- Posting: Confirmed 8/24 /21

CB-21-59

- White Horse Road
- Near the intersection of White Horse Rd/Anderson Rd

Request

Use by Special Exception to allow construction/operation
of a new Public Utility on site



Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Public Utility” as a Use by Special Exception in the C-2, Commercial District.

Section 11:7, Public Utility Buildings and Uses states:
Public Utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped.

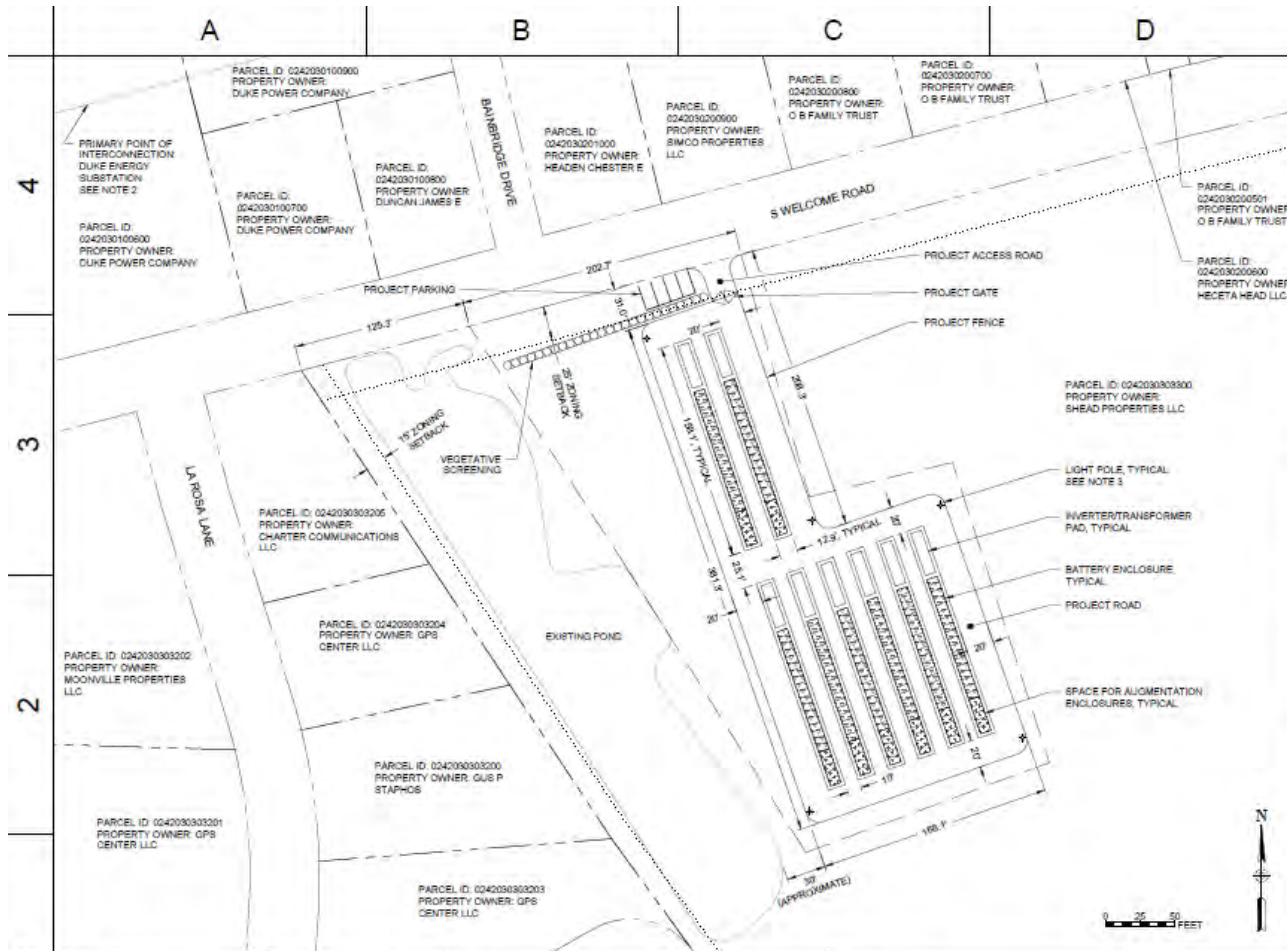
The site plan submitted reflects compliance.

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-21-59 - Site plan



PRELIMINARY

NOT FOR CONSTRUCTION

SYSTEM SIZE	20 MW/80 MWH
INTERCONNECTION VOLTAGE	TBD

NOTES

1. ALL EQUIPMENT SHOWN IS REPRESENTATIVE AND MAY CHANGE BASED ON AVAILABILITY AND MARKET CONDITIONS.
2. DUKE ENERGY SUBSTATION AREA TO THE NORTH-WEST OF THE PROJECT SITE IS AN APPROXIMATED BOUNDARY.
3. PROJECT SITE LIGHTING SHALL BE MOTION-SENSOR, AIMED TOWARD THE GROUND ON 15-FOOT TALL LIGHT POLE.

PROPERTY LINE	VEGETATIVE SCREENING
DEVELOPMENT AREA BOUNDARY	PROJECT GATE
BATTERY ENCLOSURE	LIGHT POLE
SPACE FOR AUGMENTATION ENCLOSURES	

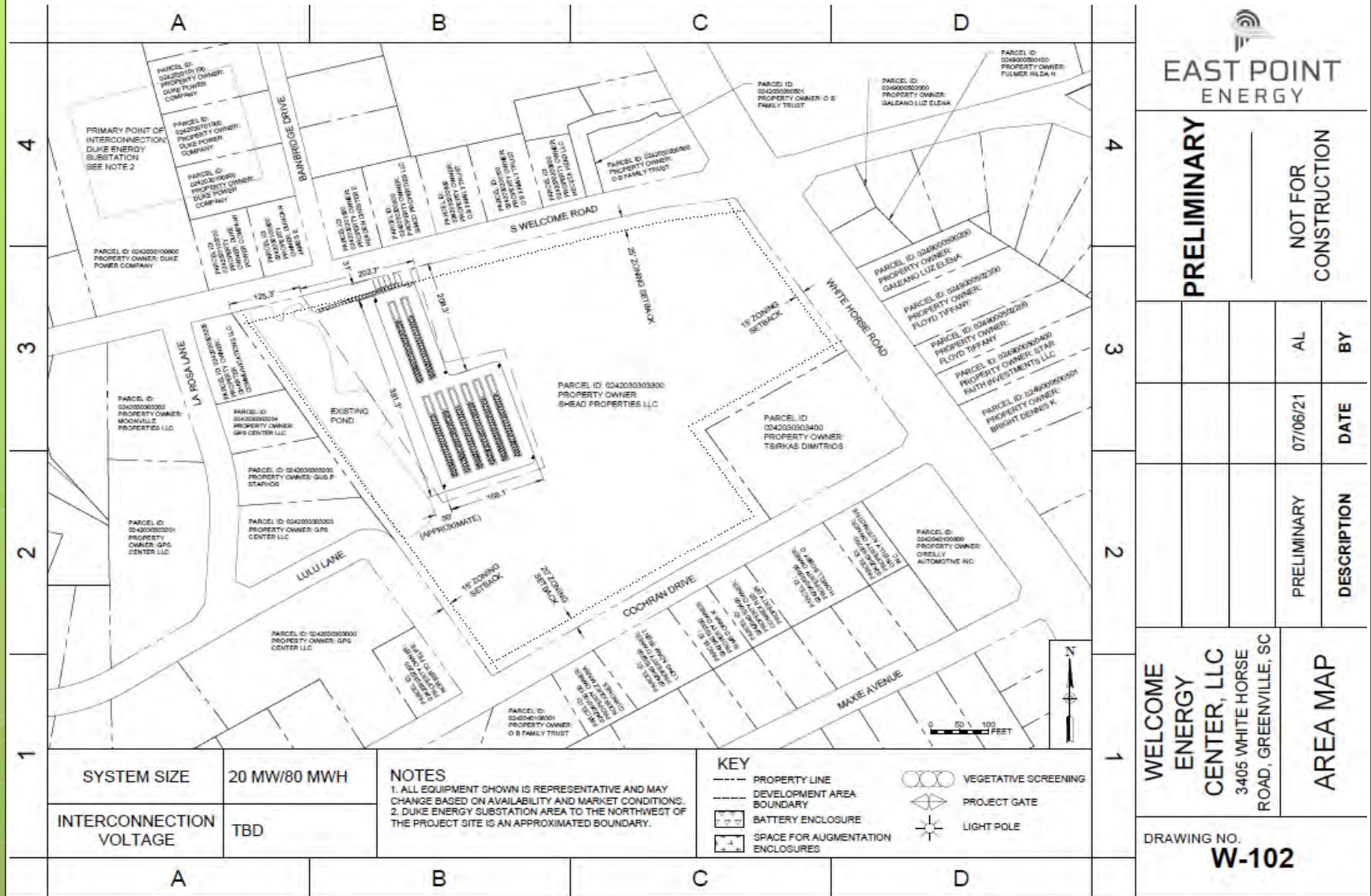
DESCRIPTION	DATE	BY
PRELIMINARY	07/06/21	AL

WELCOME ENERGY CENTER, LLC
 3405 WHITE HORSE ROAD, GREENVILLE, SC

SITE PLAN

DRAWING NO.
W-101

CB-21-59 - Site plan



PRELIMINARY

NOT FOR CONSTRUCTION

DATE	BY
07/06/21	AL

WELCOME ENERGY CENTER, LLC
 3405 WHITE HORSE ROAD, GREENVILLE, SC

AREA MAP

DRAWING NO. **W-102**

SYSTEM SIZE	20 MW/80 MWH
INTERCONNECTION VOLTAGE	TBD

NOTES
 1. ALL EQUIPMENT SHOWN IS REPRESENTATIVE AND MAY CHANGE BASED ON AVAILABILITY AND MARKET CONDITIONS.
 2. DUKE ENERGY SUBSTATION AREA TO THE NORTHWEST OF THE PROJECT SITE IS AN APPROXIMATED BOUNDARY.

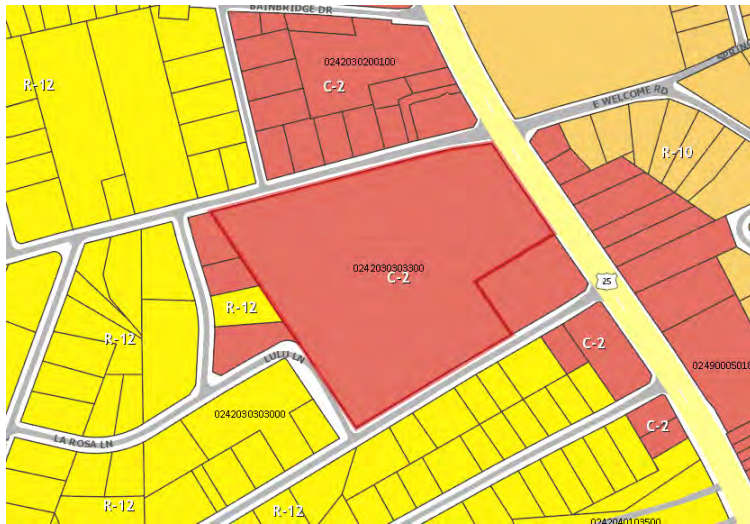
KEY

	PROPERTY LINE		VEGETATIVE SCREENING
	DEVELOPMENT AREA BOUNDARY		PROJECT GATE
	BATTERY ENCLOSURE		LIGHT POLE
	SPACE FOR AUGMENTATION ENCLOSURES		

A B C D

CB - 21 - 59- Location

Zoning



Aerial



CB-21-59 - Postings

Sign Posting on White Horse Rd



Project CB-21-59

Subject Property



Subject Property
View



CB-21-59

Across Cochrane Dr.



Across Lula Ln.



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment