



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

July 13, 2022

Board Members:

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

Staff Present:

1. Rashida Jeffers-Campbell – Planning Director
2. Joshua Henderson – Zoning Administrator
3. Lisa Mann – Planner
4. Dean Miller – Planner
5. Todd Baxley – Planner

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.
2. **Invocation/Pledge:** Conducted by Mr. Matesevac.
3. **Roll Call:** Attendance was taken by Ms. Mann. Mr. Hamilton was absent.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of June 08, 2022:**
Ms. Barber made a motion to approve the minutes from the June 8, 2022 meeting. Ms. Farrar seconded. The motion carried with a 7-0 vote, with Mr. Hamilton absent.
5. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Mr. Miller introduced the PowerPoint 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.

Mr. Hamilton arrived. Mr. Henderson asked the Board to return to item four on the agenda as no vote on Final Decisions and Orders had taken place. Chairman Hattendorf asked for a motion on the Final Decisions and Orders. Ms. Barber made a motion to adopt the Final Decisions and Orders from the June 8, 2022 meeting. Ms. Farrar seconded. The motion carried with a 7-0 vote, with Mr. Hollingshad abstaining.

6. New Business**i. CB-22-43, Nicholas S. Graham of Infinity Exchange Group, LLC for Infinity Exchange Group, LLC:**

The property is located on Anderson Road just west of the City of Greenville. The applicant is requesting a Variance to encroach 30' into the 50' front yard setback. There are no prior applications before the BZA.

The representative present for this application was Nicholas Graham.

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

Discussion ensued. The applicant stated that there had previously been a home on the property, but it needed to be demolished according to code enforcement. The variance request would allow a new house to be built in line with neighbors.

Mr. Matesevac made a motion to approve the variance to encroach 30' into the 50' front yard setback. Mr. Hamilton seconded. The motion carried 8-0.

ii. CB-22-44, Administratively Withdrawn**iii. CB-22-45, Cody Christopher Weisen:**

The property is located at 91 Randall Drive. The applicant is requesting a variance to allow an accessory building in the front yard. There are no prior applications before the BZA.

The representative present for this application was Cody Weisen

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

Discussion ensued. The applicant stated that anything behind the house is sloped, or is near a well, electrical pole, or septic and leach field. Therefore, an accessory building must be placed in the front yard.

Mr. Hollingshad made a motion to approve the variance to allow an accessory building in the front yard. Mr. Matesevac seconded. The motion carried 8-0.

iv. CB-22-46, Bryan Hooper of St. Clair Signs for Woodlawn Memorial Park of SCI South Carolina Funeral Services, Inc.

This property is located on Wade Hampton and Pine Knoll Dr. near the intersection of N. Pleasantburg Dr. and Wade Hampton Blvd., near Wade Hampton High School.

The applicant is requesting a variance to encroach 10' into the required 10' setback.

The representative present for this application was Bryan Hooper.

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

Discussion ensued. Mr. Hooper stated that due to the Department of Transportation's 75 foot right-of-way and the 10 foot setback from that right-of-way, meeting setbacks would require putting the sign on a grave.

Chairman Hattendorf made a motion to approve the variance to encroach 10' into the required 10' setback. Vice Chairwoman Godfrey seconded. The motion carried 8-0.

7. Announcements/Requests

Chairman Hattendorf asked for comments on the bylaws and revisions.

Mr. Hollingshad requested to revise the language for elections of Vice Chair to provide clarity. He requested to reproduce the language for elections from Section 2A, regarding election of the Chair, to also be included in Section 2B, regarding the election of Vice Chair.

Vice Chairwoman Godfrey made a motion to accept the committee report, with revisions discussed today, and forward the revised bylaws for legal review. Ms. Barber seconded the motion. The motion carried 8-0.

Mr. Henderson introduced a new staff member, Mr. Todd Baxley.

Mr. Hollingshad thanked the committee who worked on the bylaw revisions.

8. Adjournment

Mr. Hollingshad made a motion to adjourn the meeting. Ms. Shuman seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

8-10-22

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

July 13, 2022
PUBLIC HEARING

Greenville County Square
Conference Room D
3:00 p.m.

Variance 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-22-43

Applicant:	Nicholas S. Graham of Infinity Exchange Group, LLC for Infinity Exchange Group, LLC
Project Type:	Variance
Address:	931 Anderson Rd., Greenville, SC 29601
Zoning:	R-7.5, Single-Family Residential District
Posting:	Confirmed 6/28/22

CB-22-43: Request

The property is located on Anderson Road, across the street from the intersection of Anderson Rd. and Valentine St.

The applicant is requesting a Variance to encroach 30 ft. into the front setback measured from the front property line.

There have been no other previous applications before the Board for this property.

CB-22-43: Setback Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the I-1 District;

FRONT = 50' from edge of road R.O.W.
SIDES = 5' from property lines
REAR = 5' from property line

CB-22-43: Variance Considerations

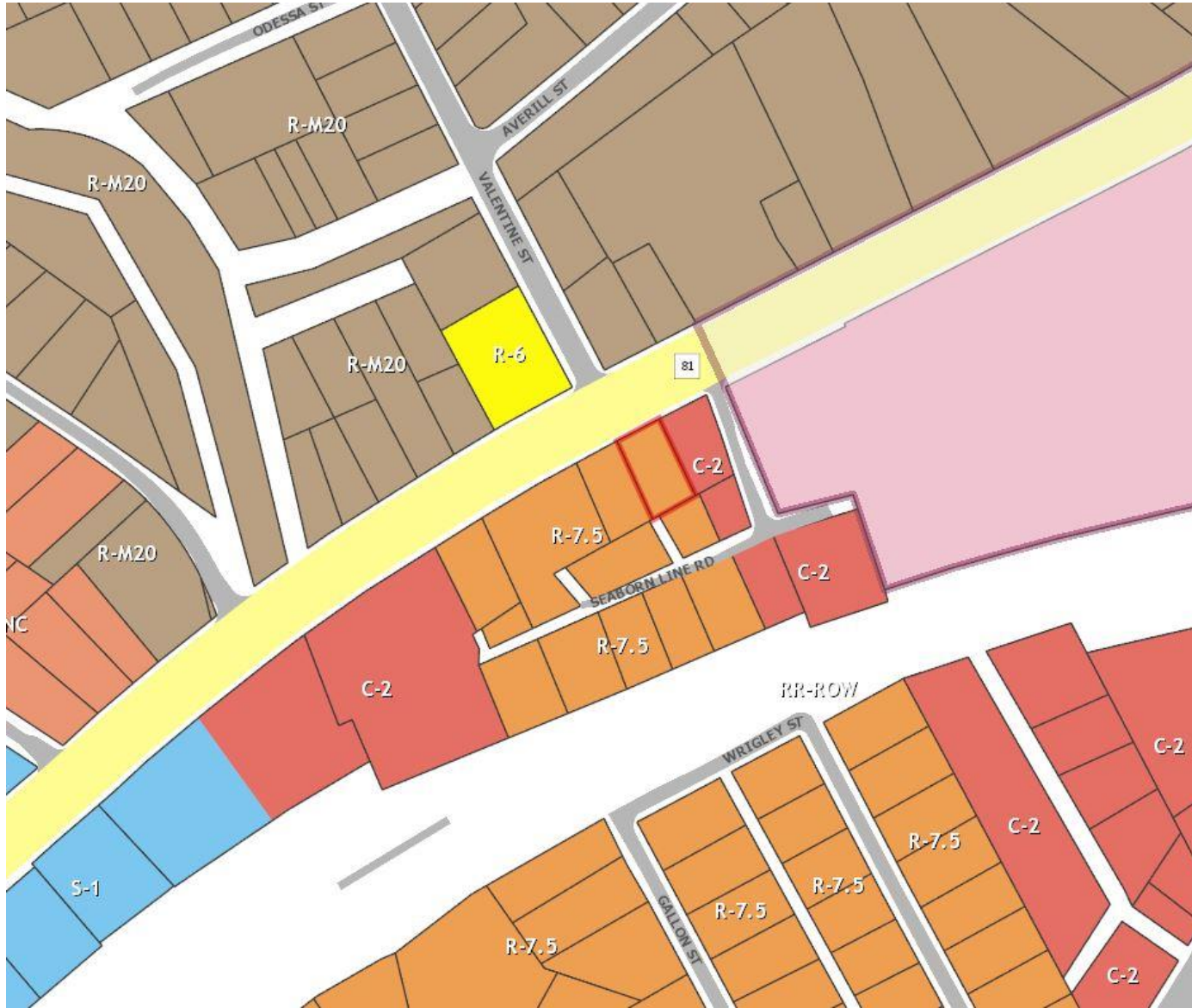
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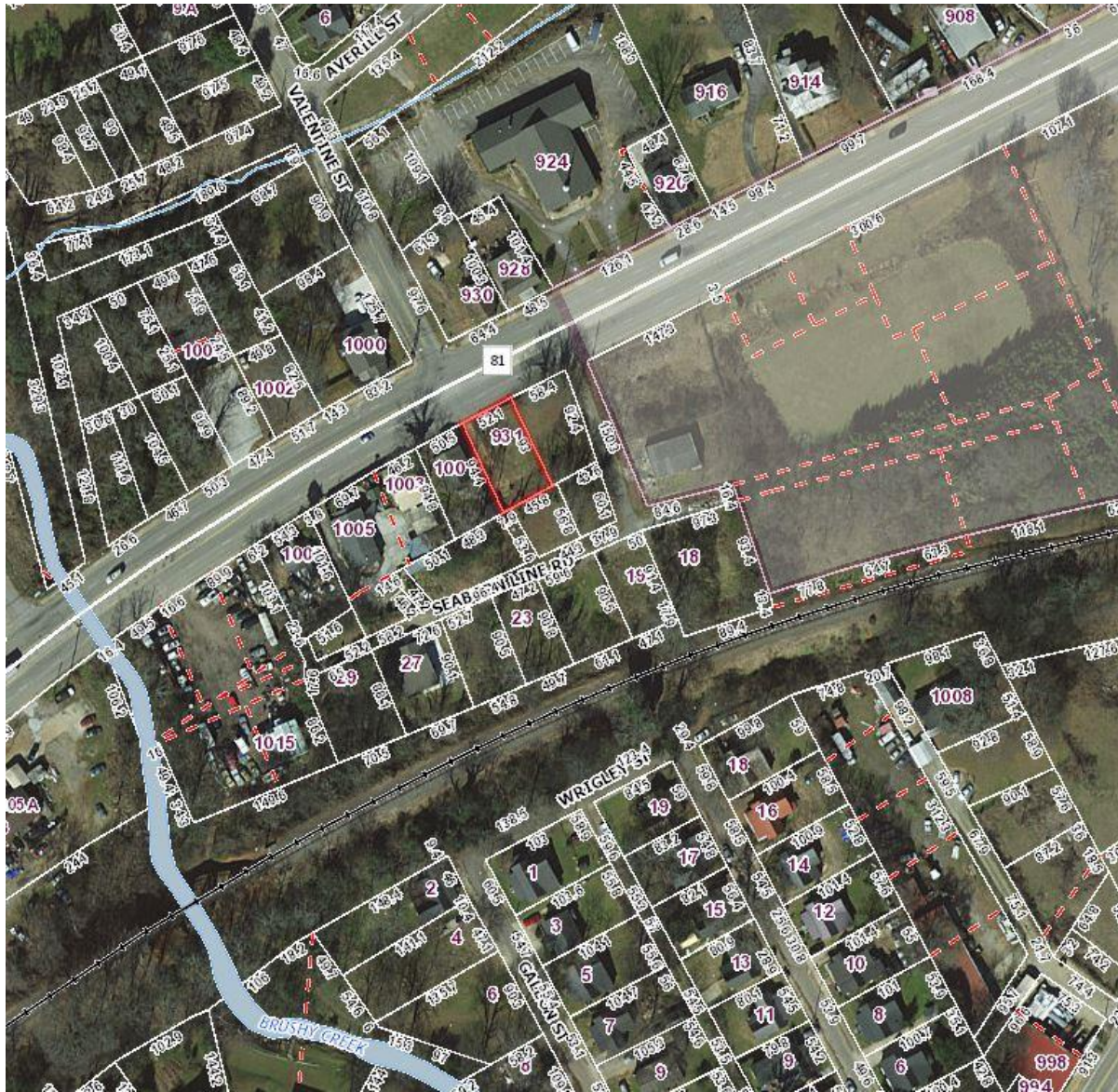
CB-22-43: Site Plan Close-Up



CB-22-43: Zoning Map



CB-22-43: Aerial Map



CB-22-43: Photos

11



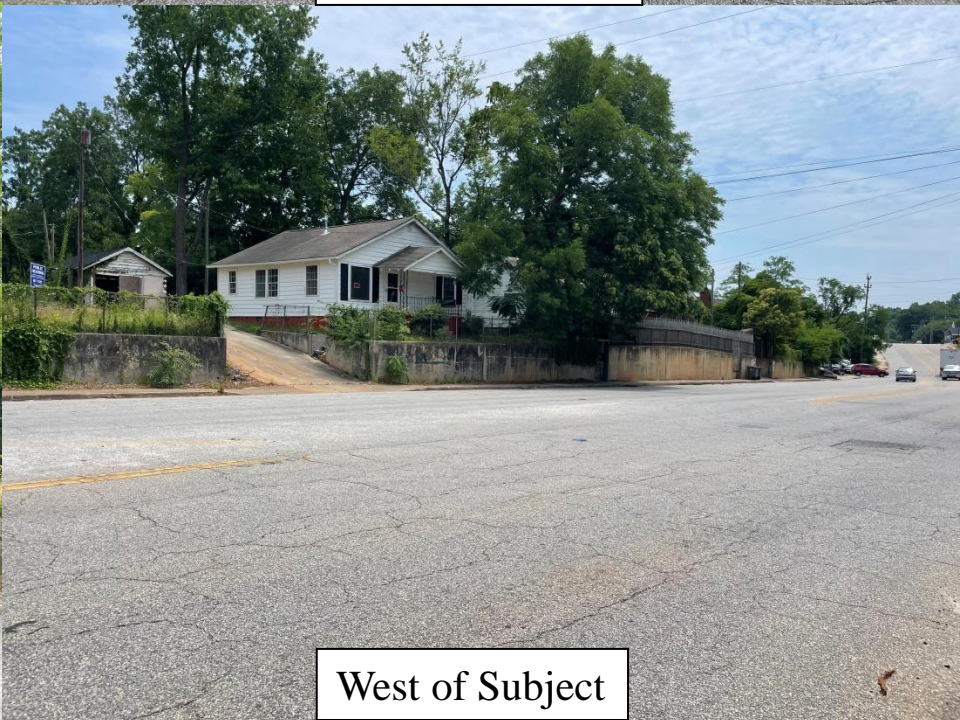
Subject



North of Subject



East of Subject



West of Subject

CB-22-44 ADMINISTRATIVELY WITHDRAWN

- Applicant:** Dustin Charles Arrieta of Pacific Camps Family Resource for Gaylerd E. Davis
- Project Type:** Use by Special Exception
- Address:** 1377 E. Lee Rd., Taylors, SC 29687
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 6/28/22

CB-22-45

Applicant:	Cody Christopher Weisen
Project Type:	Variance
Address:	91 Randall Dr., Taylors, SC 29687
Zoning:	R-S, Residential Suburban District and Unzoned
Posting:	Confirmed 6/28/22

CB-22-45: Request

The property is located at the end of Randall Dr. north of the intersection of Randall Dr. and Reid School Rd.

The applicant is requesting a Variance to allow an accessory building in the front yard.

There have been no other applications to the BZA.

CB-22-45: Placement Requirements

Section 7:3.4 – Side Setbacks in Single-Family Residential Districts

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

CB-22-34: Variance Considerations

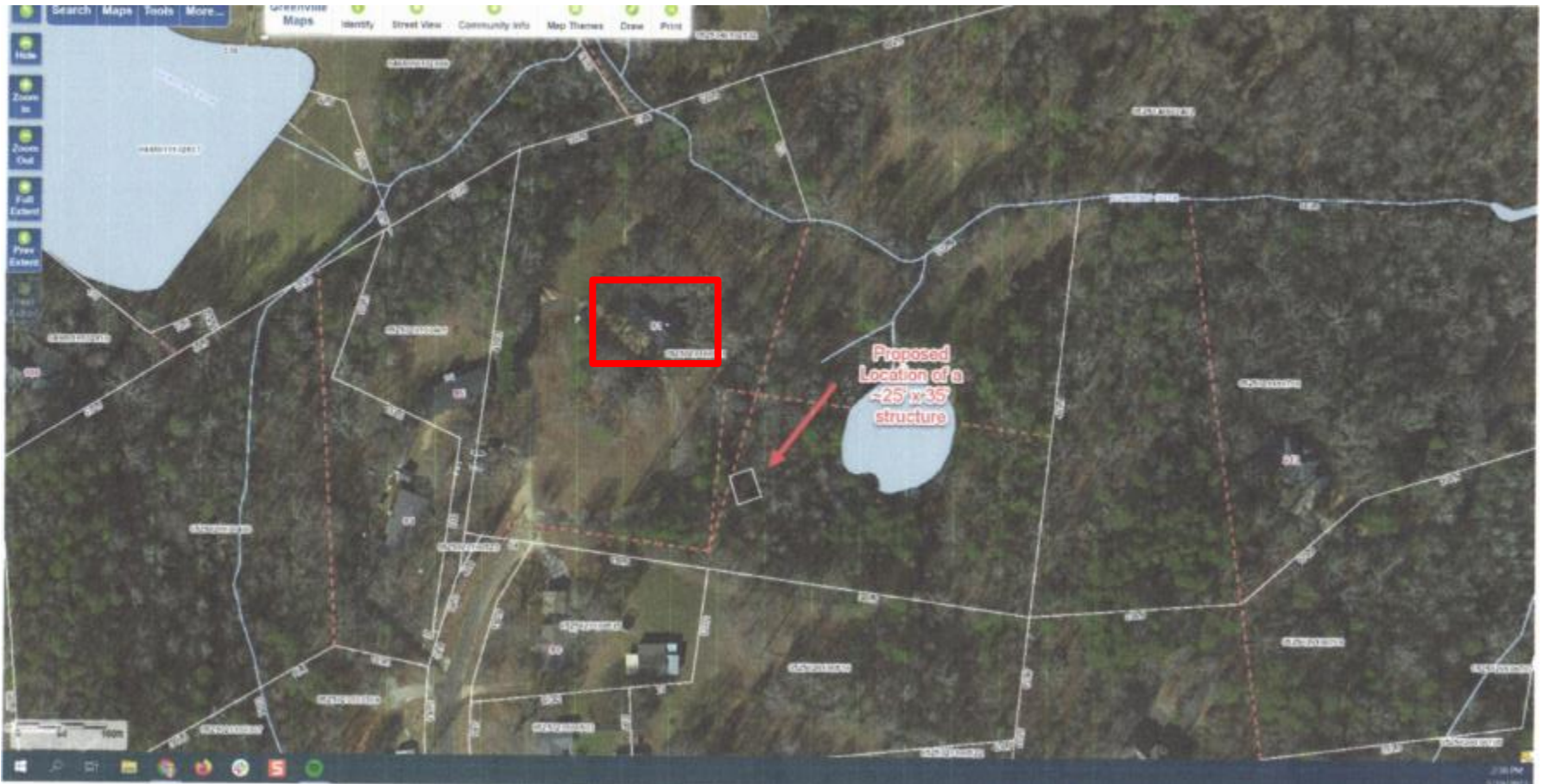
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CB-22-45: Site Plan



Location of house



CB-22-45: Site Plan



CB-22-45: Site Plan

Exhibit C: Restrictions/Hardships

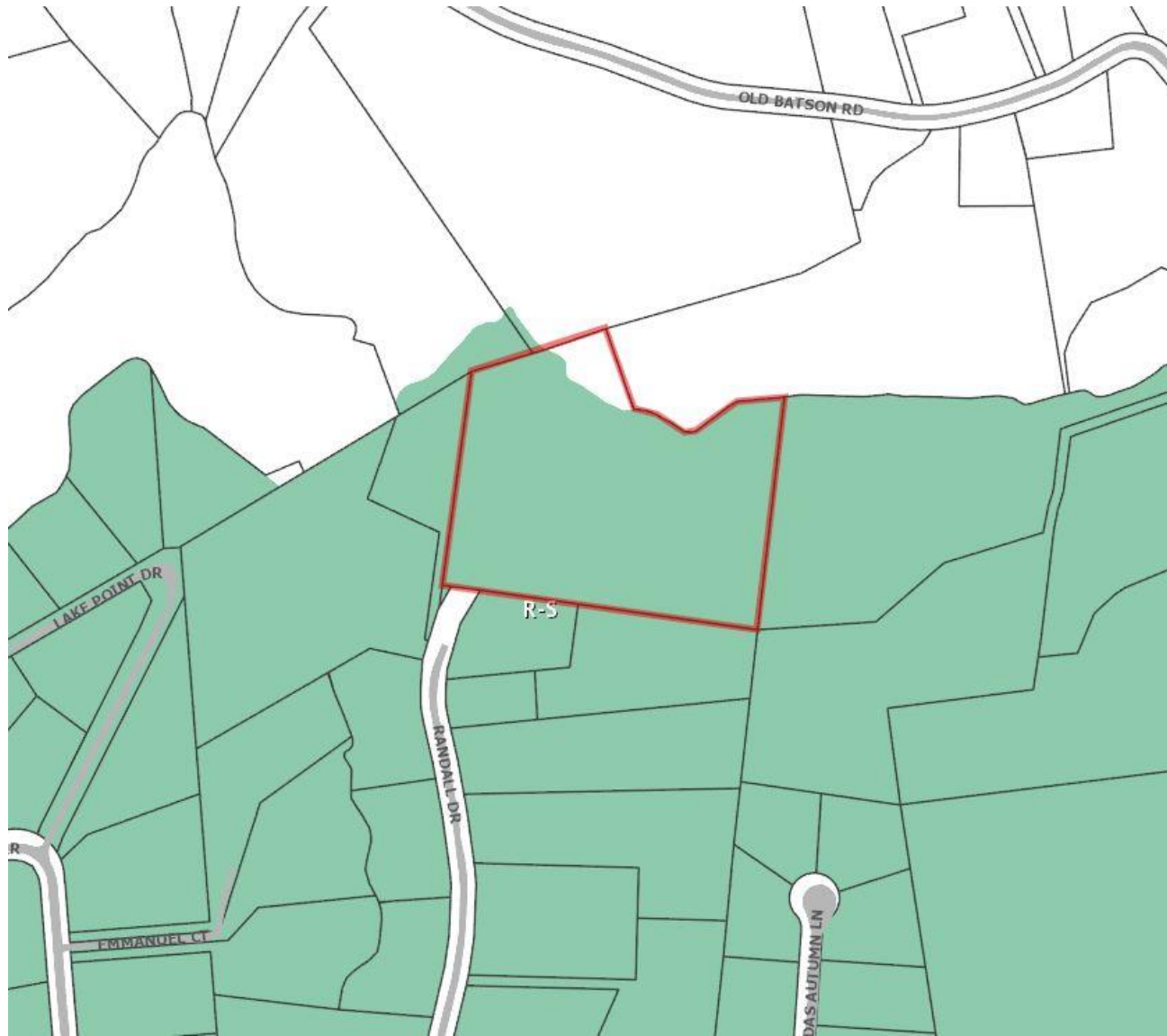
Red - Utilities

Yellow - Unaccommodating Slope

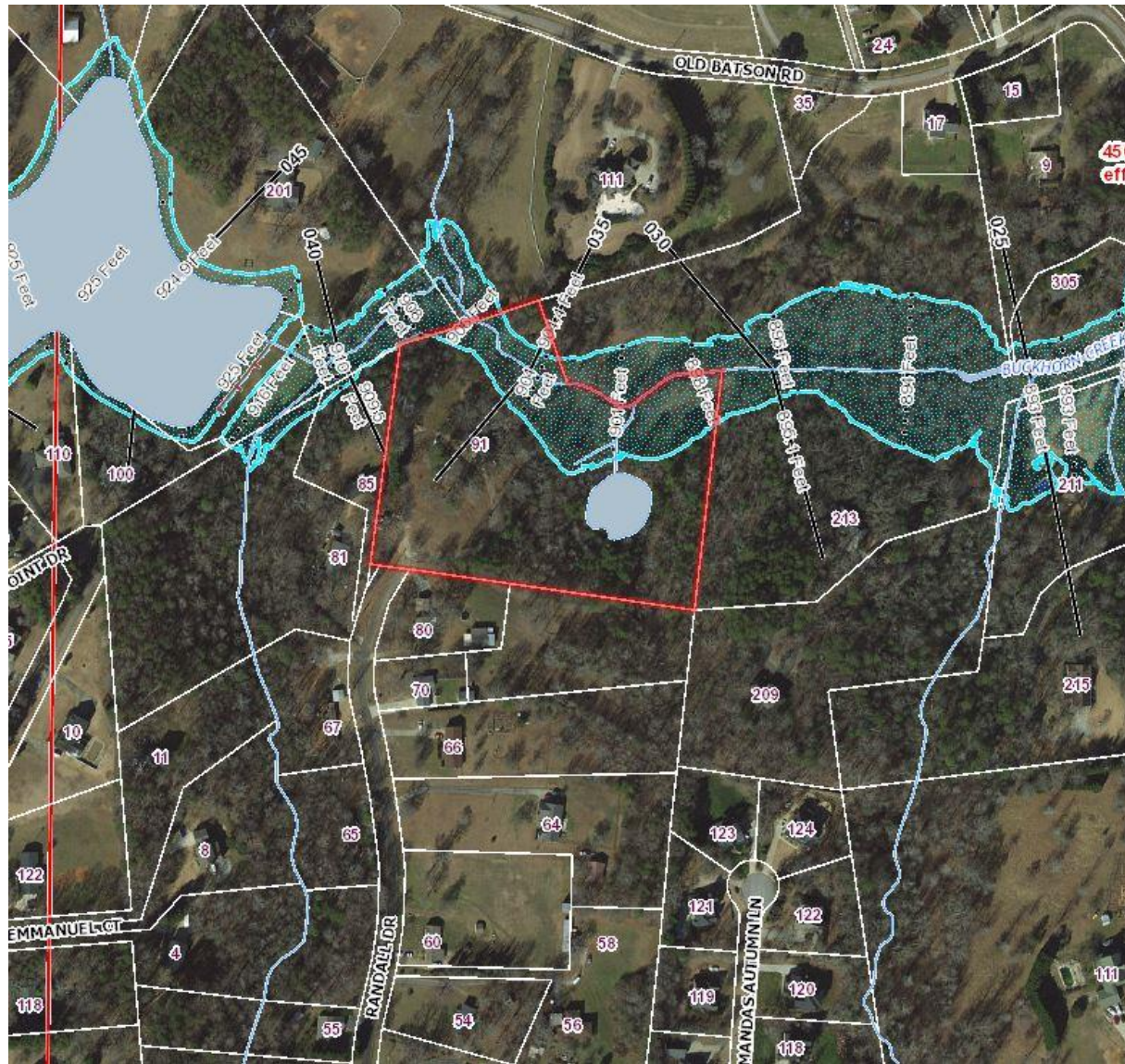
Blue - Flood Plane



CB-22-45: Zoning Map



CB-22-45: Aerial Map



CB-22-45: Photos



Subject



South of Subject



West of Subject

CB-22-46

Applicant:	Bryan Hooper of St. Clair Signs for Woodlawn Memorial Park of SCI South Carolina Funeral Services, Inc.
Project Type:	Variance
Address:	1 Pine Knoll Dr., Greenville, SC 29609
Zoning:	C-2, Commercial
Posting:	Confirmed 6/28/22

CB-22-46: Request

The property is located on Pine Knoll Dr. north of the intersection of Pine Knoll Dr. and Wade Hampton Blvd. in Greenville.

The applicant is requesting a Variance to encroach 10 ft. into the required 10 ft. setback for a freestanding sign in accordance with Section 5.1.4 D Setback: Ten (10) Feet.

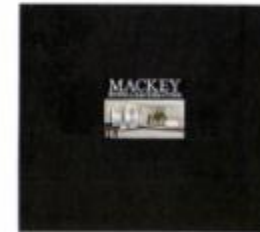
There have been two other cases before the Board: CB-03-50 for a Use by Special Exception to construct a mausoleum on the property; and CB-21-72 which was for a Variance on height and size of the sign which was denied a for a Use by Special Exception for an Electronic Reader Board which was approved.

CB-22-46: Variance 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;
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CB-22-46: Site Plan



SCOPE OF WORK: MONUMENT

- Quantity: one (1); d/s
- Fabricated aluminum cabinet
- Overall length of sign: 96" / Overall height of sign: 70"
- Cabinet depth: 24" (standard black)
- Face type: routed with push thru acrylic with 1/2" push thru projection
- Graphics: 3/4" thick acrylic with white faces
- **Tagline to be routed and backed with white acrylic, due to size
- EMC: 47.25" x 94.5" Vantage LED Digital Display; Full color; 10mm installed within cabinet with perforated ventilation on all sides
- Base: 2" custom brick base with a 2" top reveal, painted black. Specs tbd.
- Mounting method: Center pole mount
- Illumination: White LEDs



SIGNAGE & IMAGE SOLUTIONS
 864.344.0040
 1334 Miller Road • Greenville, SC 29607

CLIENT: MACKEY FUNERAL HOME	DESIGNER: M. BHOADS
FILE LOCATION: MACKEY FUNERAL HOME - 1 PINE KNOLL	ORIGINAL: 03/05/21 REVISION: 05/05/22
FILE NAME: MONUMENT	FIELD VERIFIED READY FOR MANUFACTURING
PROJECT LOCATION: 1 PINE KNOLL DR GREENVILLE, SC	
SALES REP / PM: B. JOOPER	

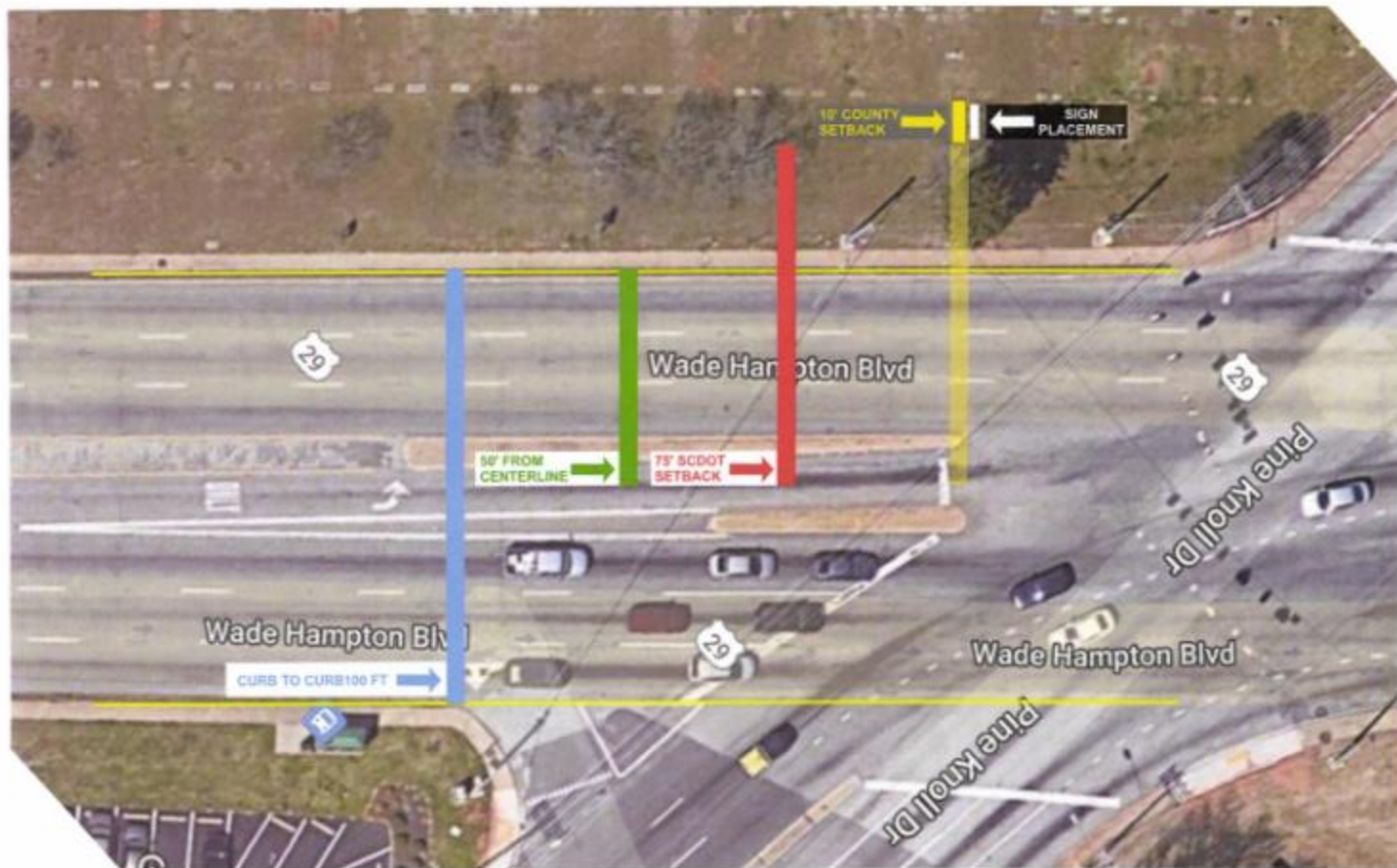
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CLIENT APPROVAL:

DATE: _____

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CB-22-46: Site Plan Close-Up



ST. CLAIR SIGNS
TRAFFIC SIGNS

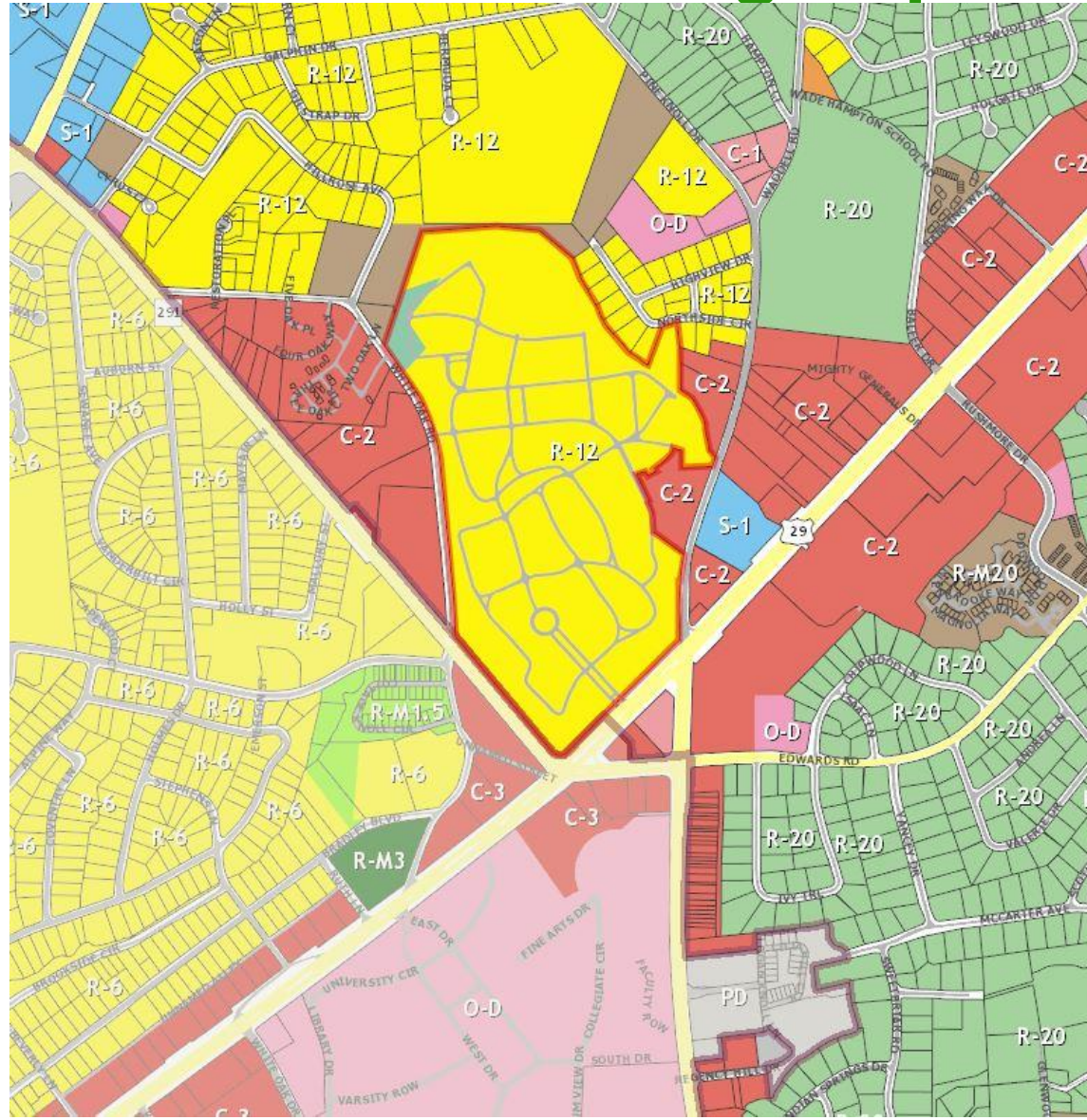
SIGNAGE & IMAGE SOLUTIONS
 864.244.0040 StClairSigns.com
 1334 Miller Road • Greenville, SC 29607

CLIENT: Mackey Funeral Home	DESIGNER: Dusty Taylor
FILE LOCATION: Mackey Funeral Home / 1 Pine Knoll	ORIGINAL: 12/16/22 REVISION: -/0-
FILE NAME: Mackey off back variance	
PROJECT LOCATION: Greenville, SC	
SHEET REF: / OF: 3/29	

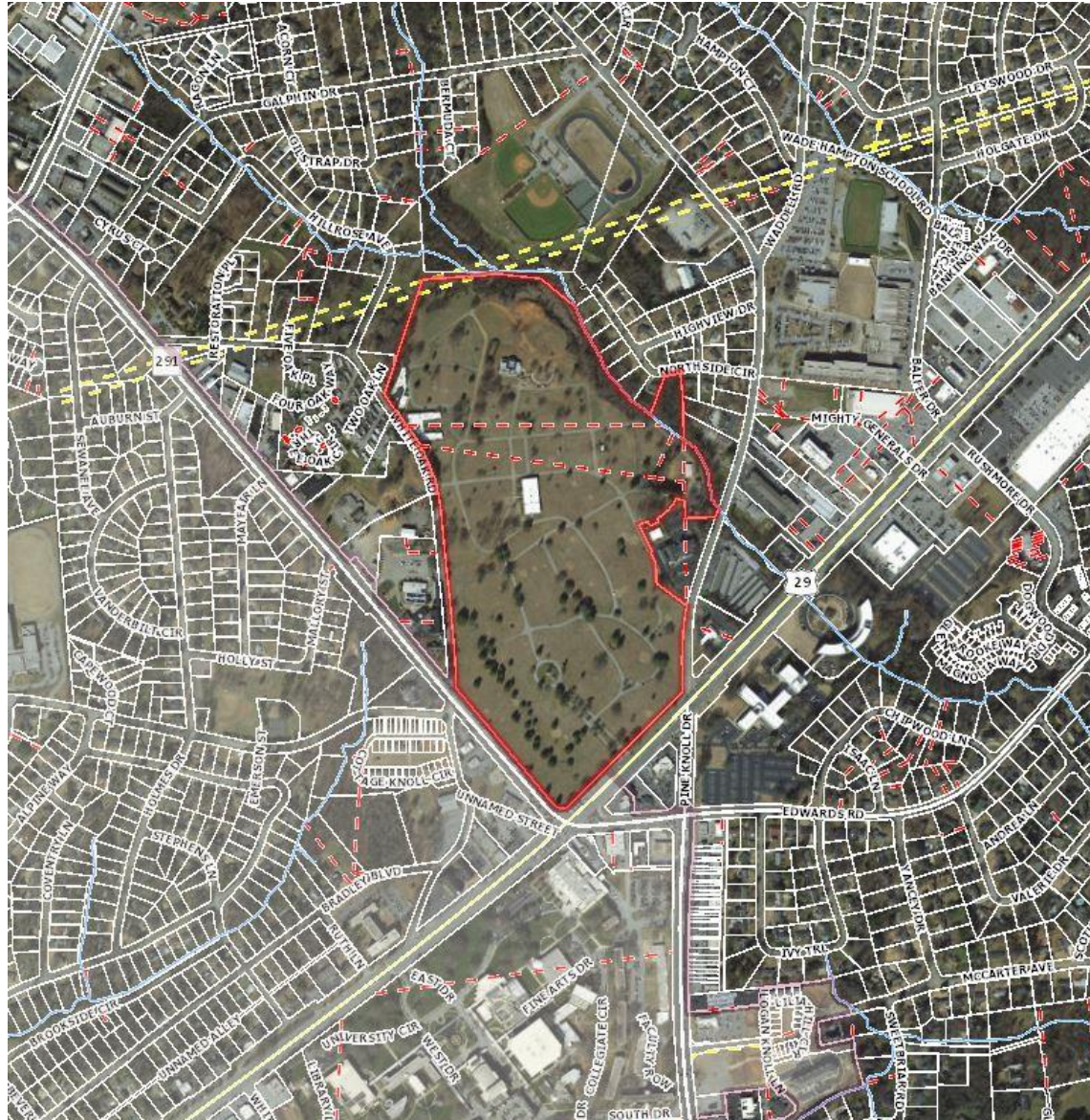
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CLIENT APPROVAL:	
DATE:	

CB-22-46: Zoning Map



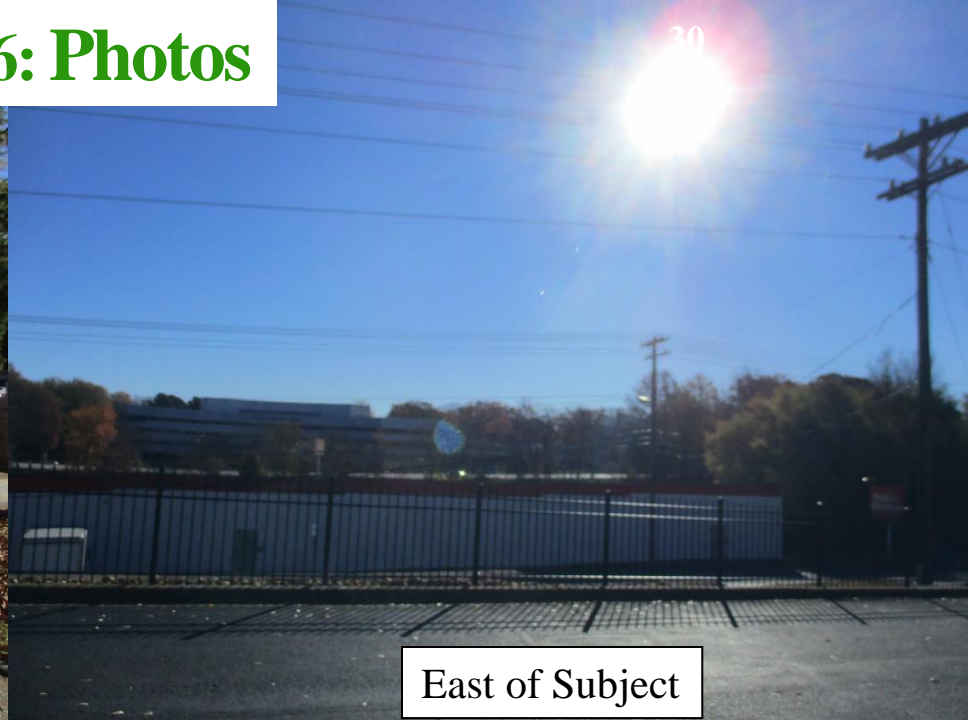
CB-22-46: Aerial Map



CB-22-46: Photos



Subject



East of Subject



South Subject



West of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment