



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

August 10, 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 II
4. Dean Miller – Planner II
5. Todd Baxley – Planner

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.
2. **Invocation/Pledge:** Conducted by Chairman Hattendorf.
3. **Roll Call:** Attendance was taken by Ms. Mann. Ms. Shuman was present on Zoom.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of July 13, 2022:**
Mr. Matesevac made a motion to approve the minutes from the July 13, 2022 meeting. Ms. Barber seconded. The motion carried with an 8-0 vote.

Vice Chairwoman Godfrey made a motion to adopt the Final Decisions and Orders from the July 13, 2022 meeting. Ms. Farrar seconded. The motion carried with a 8-0 vote.

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.
6. **New Business**
 - i. CB-22-48, Michael Travelstead of Ridgeline Construction Group, LLC for Larry Burgamy:

The property is located at 100 Abbot Trail. The applicant filed for an appeal of the Zoning Administrator's interpretation of the Zoning Ordinance that accessory buildings cannot have kitchen facilities. There are no prior applications before the BZA.

The representatives present for this application were Michael Travelstead, Larry Burgamy, and DJ Betsill.

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

Discussion ensued. The representatives stated that the appeal was filed because they would like to build a separate building for entertainment purposes and guest overflow from the main house. They stated that the kitchen is to serve the outdoor entertainment area of the pool, as well as a generational living situation or in-law suite. The building is located a long distance from the main house and a pergola or roof structure would be visually awkward, but it would use the same meters as the main house.

Vice Chairwoman Godfrey made a motion to deny the Appeal of the Zoning Administrator's interpretation. Ms. Barber seconded. The motion carried 7-1, with Mr. Hamilton dissenting.

ii. **CB-22-50, Jesse Ellis Barton for Kristy Lyn Barton:**

The property is located at 464 Terry Road. The applicant is requesting a variance for placement of a swimming pool. There are no prior applications before the BZA.

The representative present for this application was Jesse Ellis Barton.

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

Discussion ensued. The applicant stated that due to the shape of the lot, the existing house, and the septic field, they would like to put a pool in the front yard.

Chairman Hattendorf made a motion to approve the Variance to place a pool in the front yard. Ms. Farrar seconded the motion. The motion carried 8-0.

iii. **CB-22-51, John Darrohn with Darrohn Engineering, LLC for Richard Bergeron:**

The property is located at 346 Feaster Road. The applicant is requesting a variance from the screening and buffering requirements of a non-residential use when adjacent to a residential use and/or district. There are no prior applications before the BZA.

The representative present for this application was John Darrohn.

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

Discussion ensued. The applicant stated that the drive has been there for approximately 19 years and is critical to the operation of the business.

Ms. Barber made a motion to approve the Variance from the screening and buffering requirements. Ms. Farrar seconded. The motion carried 7-1, with Dr. Hollingshad dissenting.

iv. **CB-22-52, Julie Keyes with Fortress Architecture Studio for Michael Grabowski:**

This property is located at 851 Altamont Road. The applicant is requesting a variance from the required 30' front setback, to encroach 9'-2" into that setback. The applicant is also requesting a variance from the required 35' maximum building height to a maximum building height of 42'-4", an increase of 7'-4".

The representative present for this application was Julie Keyes.

Jason Kraning, Ken Kraning, and Michael Bass spoke in opposition to the request. They stated concerns about road safety and setting a precedent for future development.

Discussion ensued. The applicant stated that there is a 50 percent grade that is a constraint on the parcel. Lowering the height of the house would make the driveway unsafe if it provided front access.

Dr. Hollingshad made a motion to deny the Variance to both the front setback and the height requirement. Chairman Hattendorf seconded. In response to discussion with other members of the Board, Dr. Hollingshad and Chairman Hattendorf agreed to separate the vote into two motions. In the motion to deny the Variance to the front setback requirement, the motion carried 6-2, with Mr. Hamilton and Ms. Shuman dissenting. In the motion to deny the Variance to the height requirement, the motion failed 2-6, with Dr. Hollingshad and Chairman Hattendorf voting in favor.

Mr. Matesevac made a motion to approve the maximum height of 42' 4". Ms. Godfrey seconded the motion. The motion carried 6-2, with Chairman Hattendorf and Dr. Hollingshad dissenting.

v. **CB-22-53, James Martin III with Arbor Land Design for Robert T. Cox Sr.:**

The property is located at 340 Blakely Avenue. The applicant is requesting a Use by Special Exception to allow the installation of a sewage lift station. There are no prior applications before the BZA.

The representative present for this application was James Martin.

Mike Johnson, Dr. John Hatcher, and Kerry Lord spoke in opposition to the request. They stated concerns about failure of the proposed lift station, environmental impacts, and changes to neighborhood character.

Discussion ensued. The applicant stated that the lift station will serve this subdivision. In the past, sewer lift stations were privately owned and operated. Recently, ReWa and Metro Sewer have preferred to own sewer lift stations. This change has created a need for BZA approval because the lift stations are owned by the sewer providers.

Mr. Hamilton made a motion to approve the Use by Special Exception. Mr. Matesevac seconded. The motion carried 7-1, with Ms. Farrar dissenting.

vi. **CB-22-54, Dale Edward Peters and Ruth Peters:**

The property is located at 416 Darlington Road. The applicant is requesting a variance to

allow an accessory building in the front yard. There are no prior applications before the BZA.

The representatives present for this application were Dale Edward Peters and Ruth Peters.

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

Discussion ensued. The applicant stated that there was only four to five feet in the rear yard and about a foot on either side of the house, so the front yard is the only location a storage building could be placed.

Ms. Barber made a motion to approve the Variance to allow the accessory building in the front yard. Dr. Hollingshad seconded. The motion carried 8-0.

- vii. **CB-22-55, James C Keel of Greenville Transit Authority for Greenville Transit Authority:**
The property is located at 205 Arcadia Drive. The applicant is requesting a Use by Special Exception to allow for modification of the General Plan specifications as previously approved by docket CB-21-40 on July 14, 2021 and CB-21-77 on December 8, 2021.

The representative present for this application was James Keel.

Charity Jones, Angela Aiken, and Stephen Fowler were present in opposition to the request. They stated concerns about locating the facility in the neighborhood and the environmental impacts of the facility.

Discussion ensued. The applicant stated that the scale of the site plan was not finalized during the previous BZA case. As the design was finalized, the concept plan from 2021 had to be revised.

Mr. Matesevac made a motion to approve the Use by Special Exception. Chairman Hattendorf seconded. The motion failed 2-6, with Mr. Matesevac and Chairman Hattendorf voting in favor.

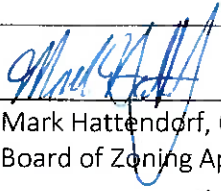
Chairman Hattendorf made a motion to deny the Use by Special Exception. Ms. Barber seconded. The motion carried 8-0.

7. Announcements/Requests

Chairman Hattendorf stated that he would send the bylaws to staff for review shortly. Additionally, Mr. Henderson stated that the application period for the open position on the Board is still open.

8. Adjournment

Ms. Barber made a motion to adjourn the meeting. Ms. Farrar seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

9-14-22

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

August 10, 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.

Use 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-22-48

Applicant:	Michael Travelstead of Ridgeline Construction Group, LLC for Larry Burgamy
Project Type:	Appeal of Zoning Administrator's Interpretation
Address:	100 Abbot Trl., Greenville, SC 29605
Zoning:	R-M20, Multifamily Residential District
Posting:	Confirmed 7/26/22

CB-22-48: Request

The property is located on Abbot Trl., within the Chanticleer Subdivision

The applicant is requesting an Appeal from the Zoning Administrator's Interpretation that accessory buildings are not permitted to have kitchen facilities.

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

CB-22-48: Appeal - Background

- The applicant submitted a building permit for a 3,125 sq. ft. accessory building (i.e. guest/pool house) on May 18, 2022. At that time, the applicant was given the required setbacks for accessory buildings. It was also explained to the applicant that accessory buildings are not permitted to have kitchen facilities.
- While multiple-family dwellings are permitted in the R-M20 zoning district, two detached dwelling units do not meet the definition of dwelling, multiple-family as defined by the Greenville County Zoning Ordinance. Therefore, the applicant's request must satisfy single-family dwelling requirements.
- It is the Zoning Administrator's interpretation of the definitions within the Zoning Ordinance that buildings containing kitchen facilities are deemed dwellings; and only one dwelling is permitted on parcels within the zoned areas of Greenville County.
- The applicant filed for an appeal of the Zoning Administrator's interpretation of the Zoning Ordinance that accessory buildings cannot have kitchen facilities

CB-22-48: Appeal - Definitions

- **Dwelling** – Any building used exclusively for human habitation including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.
- **Dwelling Unit** – One or more rooms with a kitchen and toilet facilities used as a place of residence for one family.
- **Dwelling, Multiple-Family** – A residential building containing three or more individual dwelling units located on a single lot or parcel of ground. A multiple-family dwelling, commonly known as an apartment house, generally has a common outside entrance(s) for all the dwelling units, and the units are generally designed to occupy a single floor one above the other.
- **Accessory Building** – An incidental subordinate building customarily incidental to and located on the same lot occupied by the main use or building, such as a detached garage.
- **Accessory Living Quarters** – An accessory building used solely as the temporary dwelling for guests of the occupants of the premises; such dwelling having no kitchen facilities and not rented or otherwise used as a separate dwelling unit.

CB-22-48: Appeal

- **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-22-48: Appeal

Section 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.

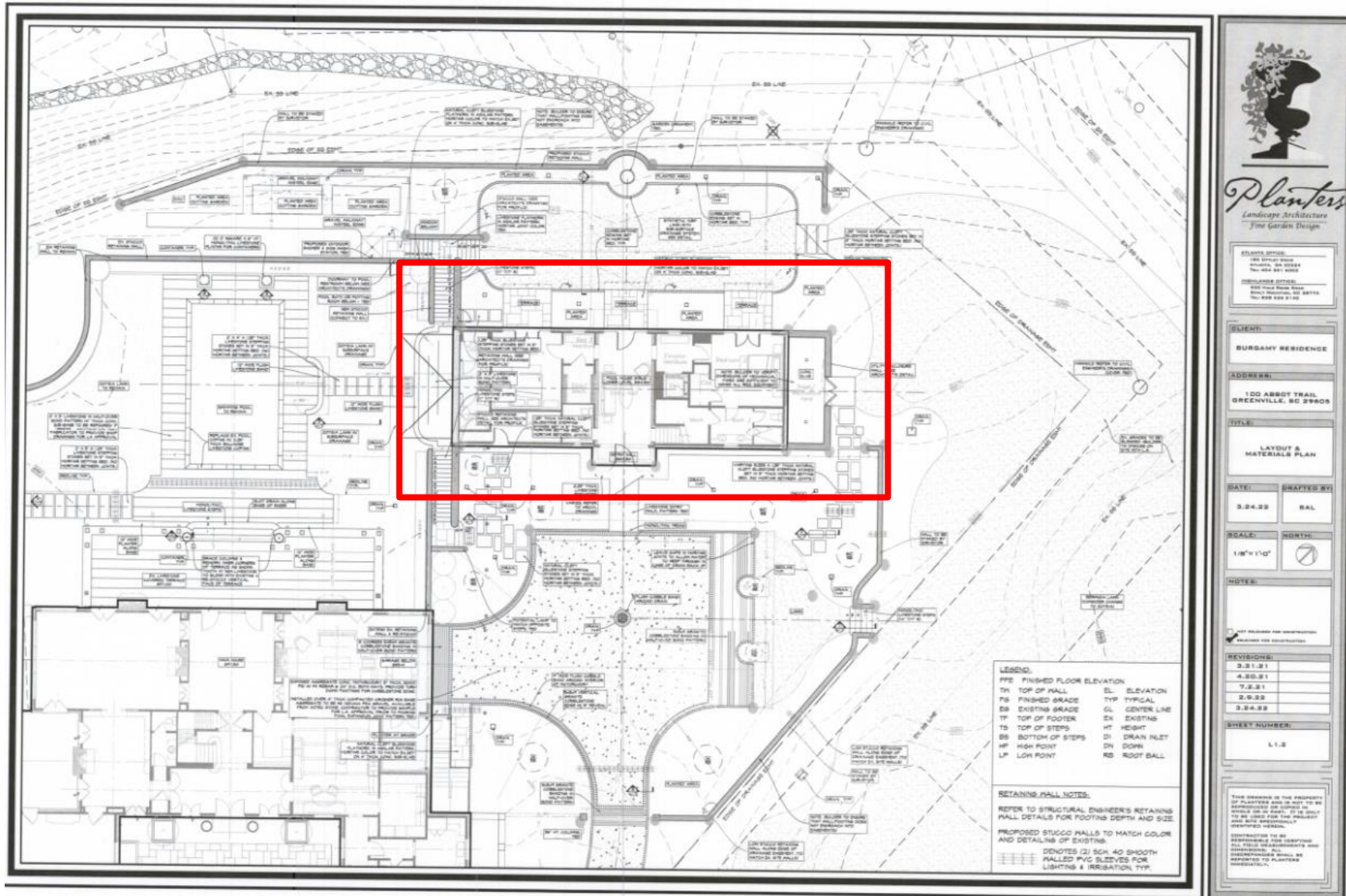
CB-22-48: Appeal

Section 3:5.4 Decisions

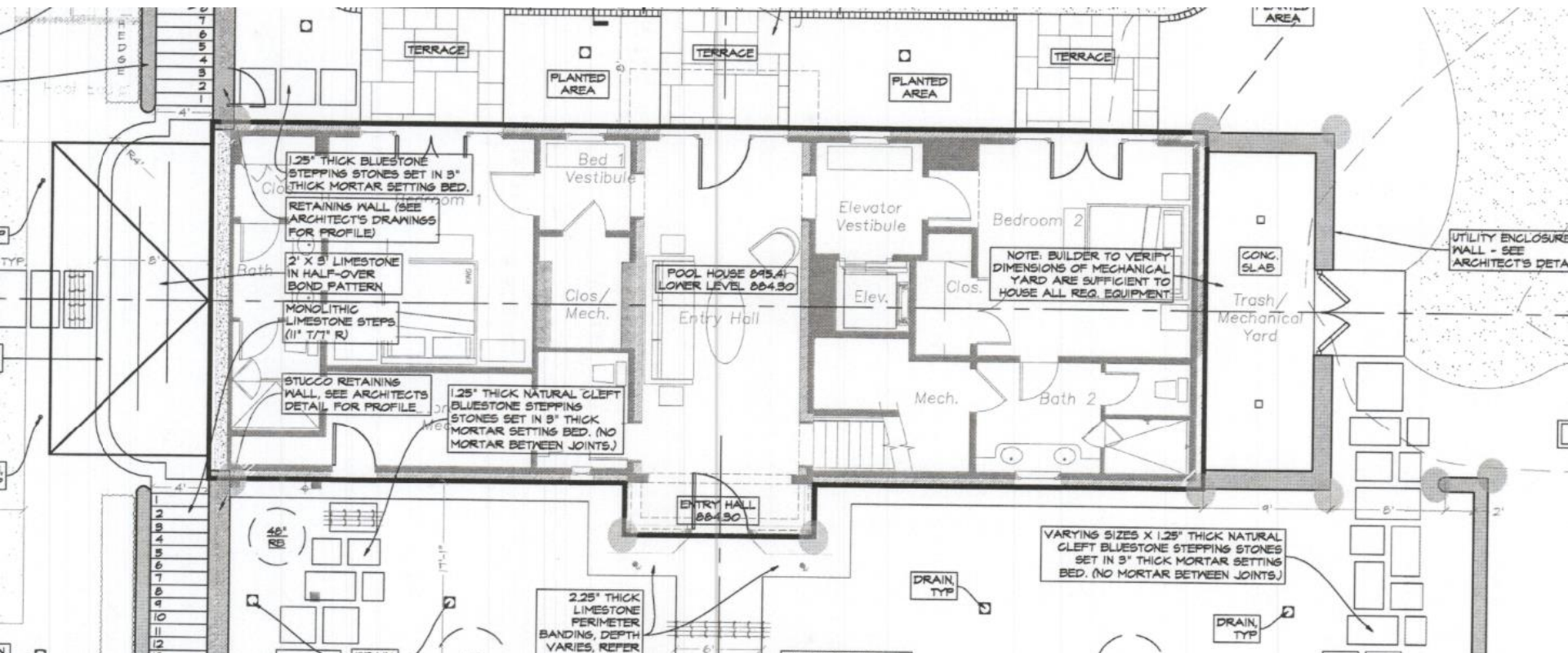
The concurring vote of the majority of the members of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator charged with the enforcement of this Ordinance, to decide in favor of the applicant any matter upon which it is 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.

All final decisions and orders of the board must be in writing and be permanently filed in the office of the board as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the board, which must be delivered to parties of interest by certified mail.

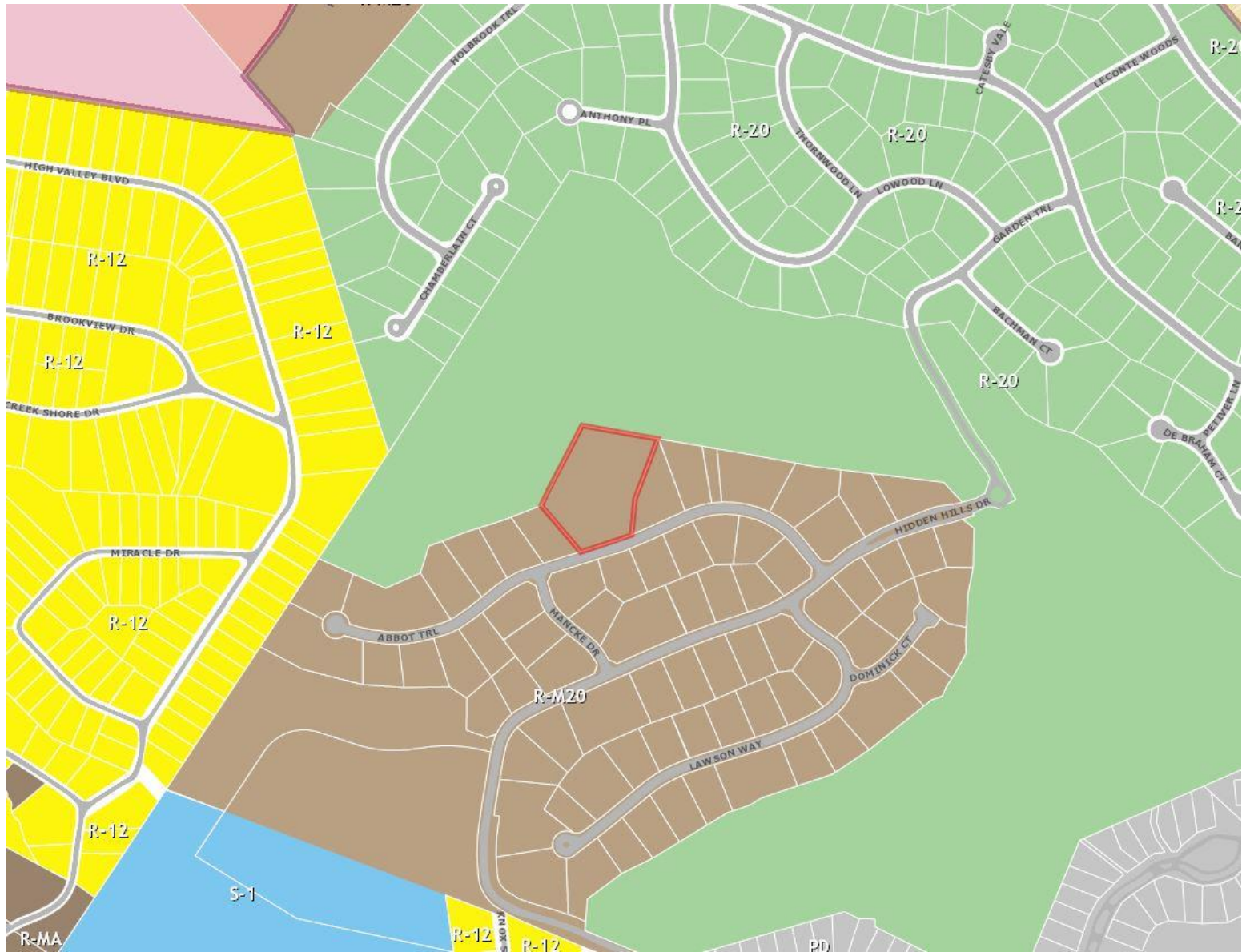
CB-22-48: Site Plan



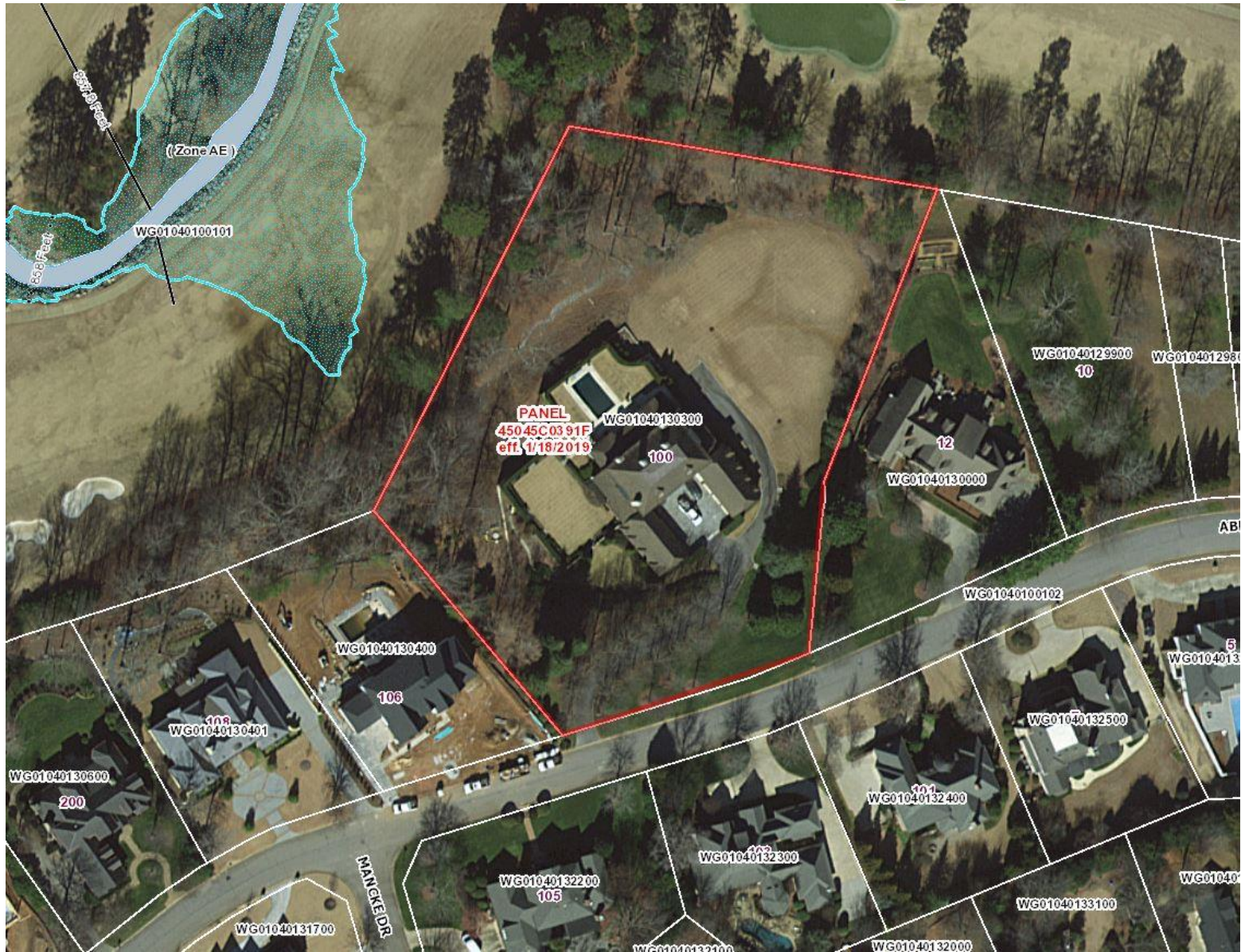
CB-22-48: Site Plan Close-Up



CB-22-48: Zoning Map



CB-22-48: Aerial Map



CB-22-48: Photos

15



Subject



South of Subject



East of Subject



West of Subject

CB-22-50

Applicant:	Jesse Ellis Barton for Kristy Lyn Barton
Project Type:	Variance
Address:	464 Terry Road, Fountain Inn, SC 29644
Zoning:	R-R3, Rural Residential District
Posting:	Confirmed 7/26/22

CB-22-50: Request

The property is located southwest of Interstate 385 near the City of Fountain Inn.

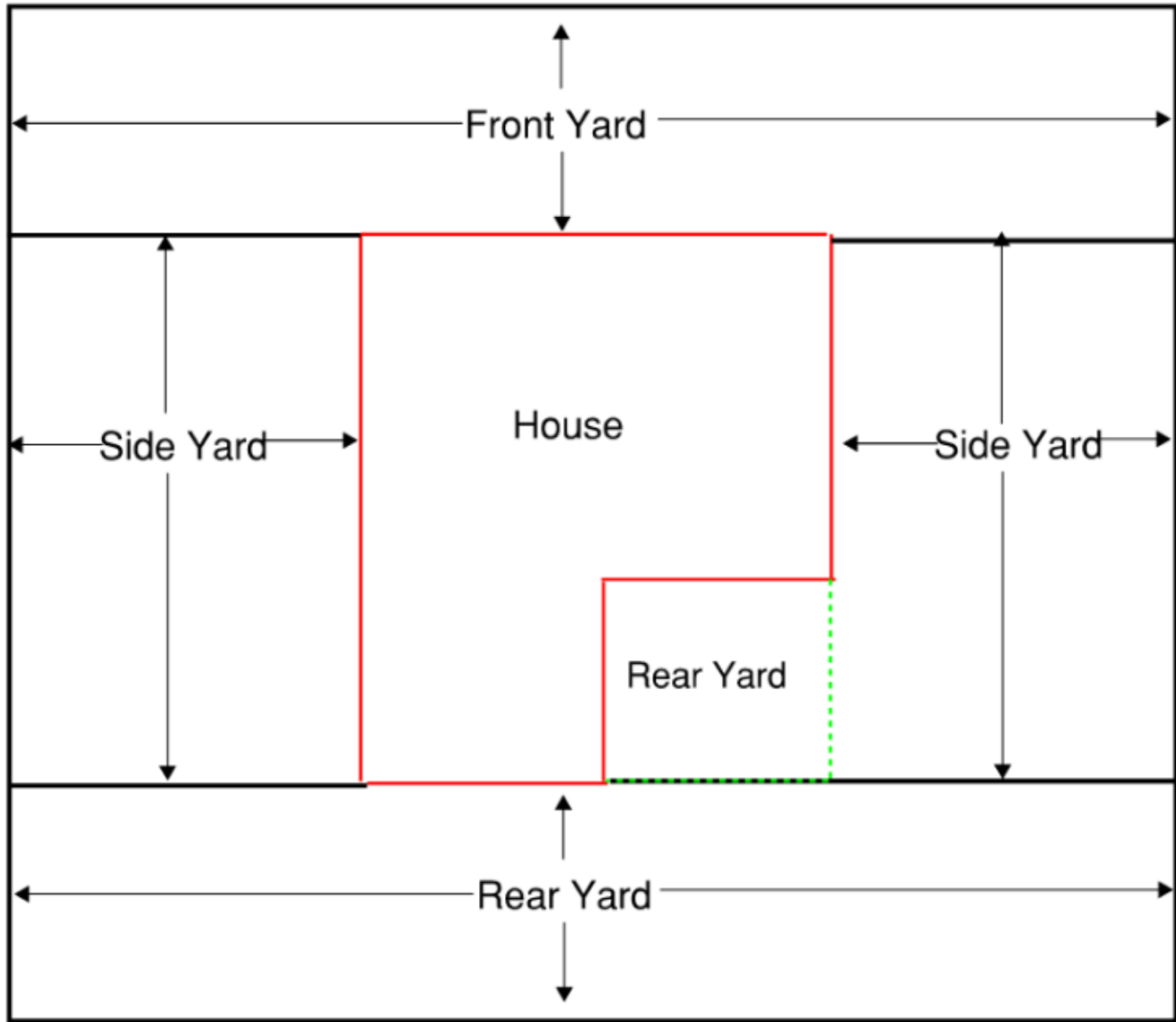
The applicant is requesting a variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance.

There have been no other applications to the BZA.

CB-22-50: Variance Considerations

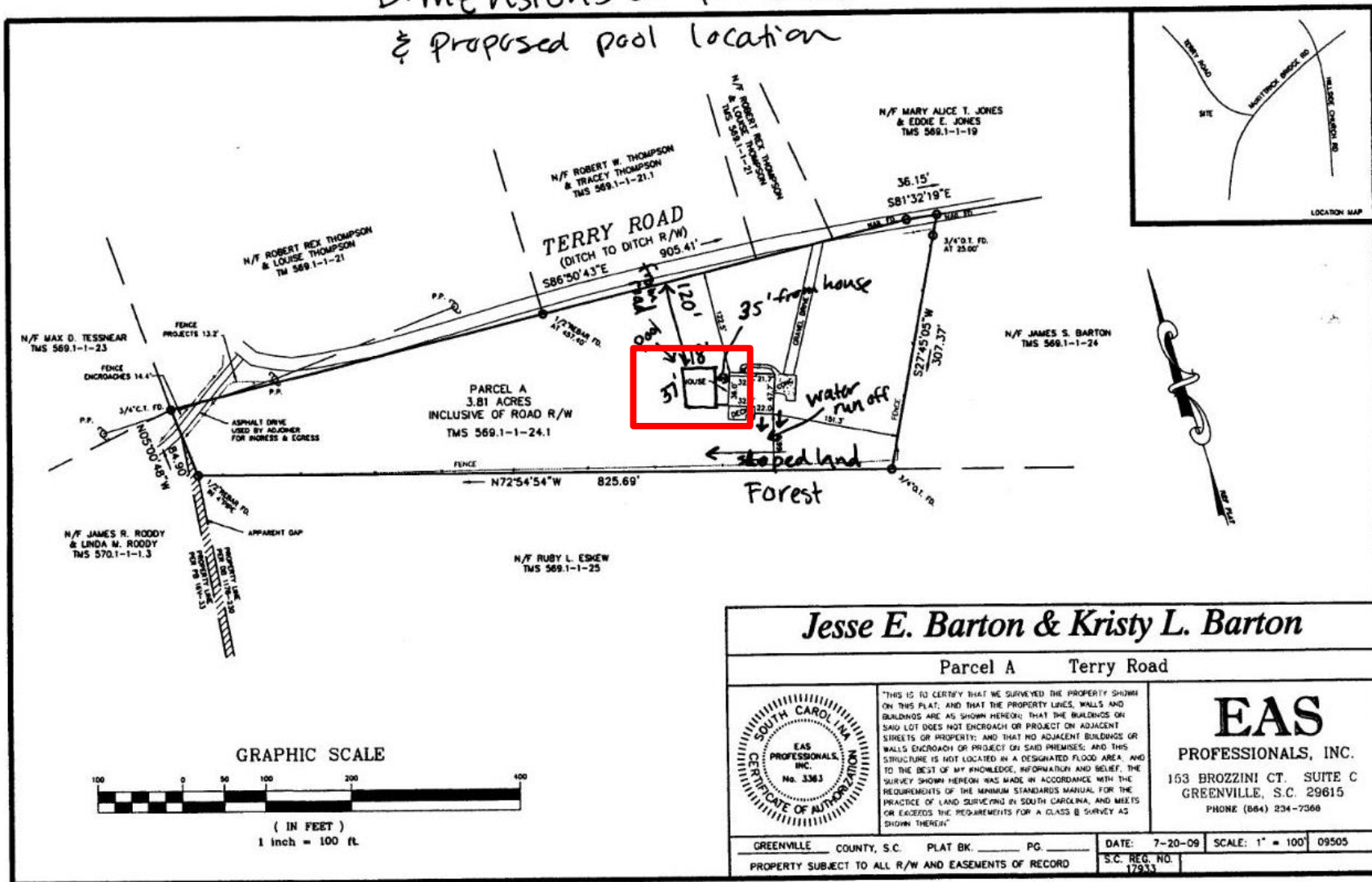
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-22-50: Site Plan

Dimensions of lot with restrictions
& proposed pool location



Jesse E. Barton & Kristy L. Barton

Parcel A Terry Road

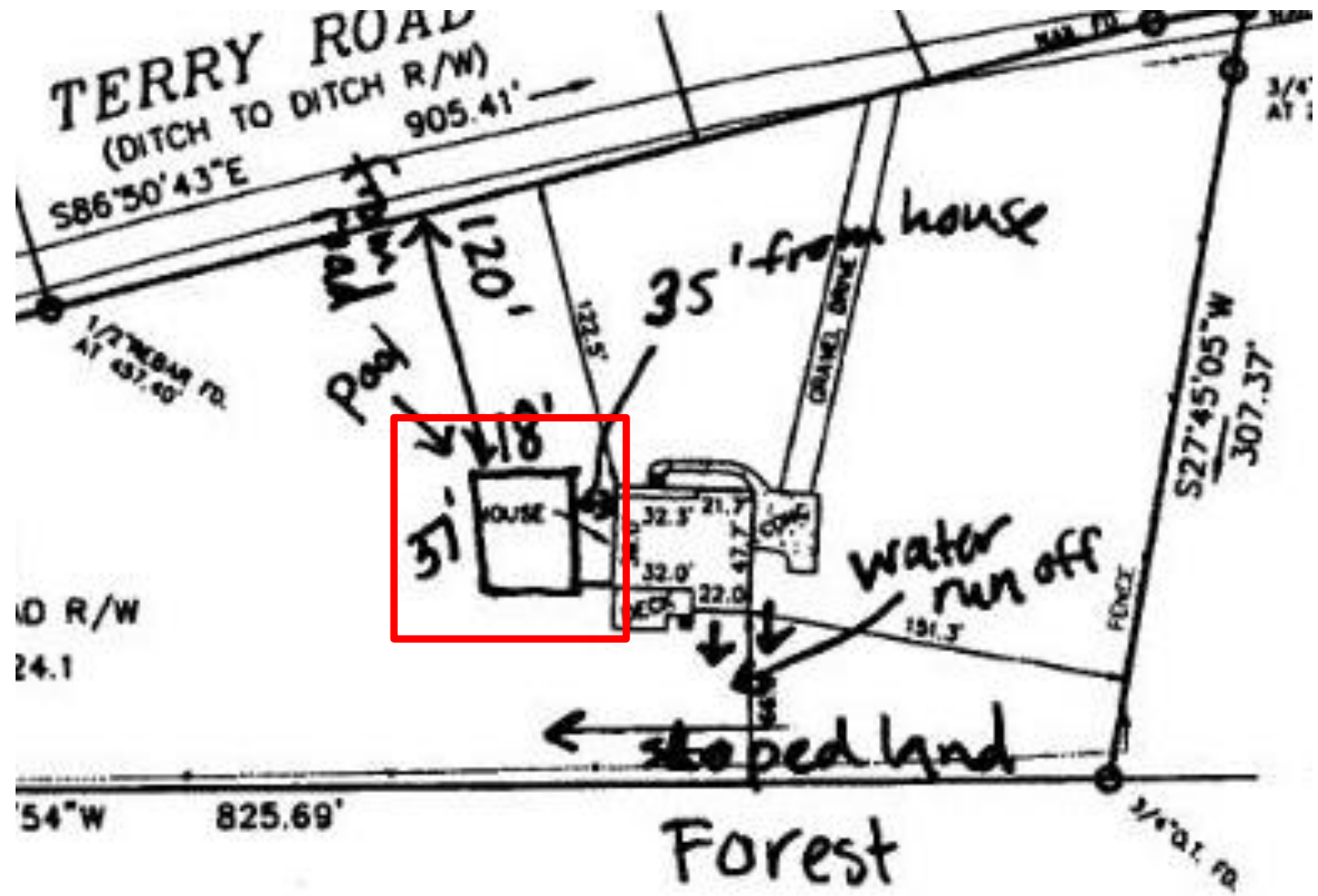


"THIS IS TO CERTIFY THAT WE SURVEYED THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE PROPERTY LINES, WALLS AND BUILDINGS ARE AS SHOWN HEREON; THAT THE BUILDINGS OR SAID LOT DOES NOT ENCROUGH OR PROJECT ON ADJACENT STREETS OR PROPERTY; AND THAT NO ADJACENT BUILDINGS OR WALLS ENCROUGH OR PROJECT ON SAID PREMISES, AND THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED FLOOD AREA, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SHOWN THEREON"

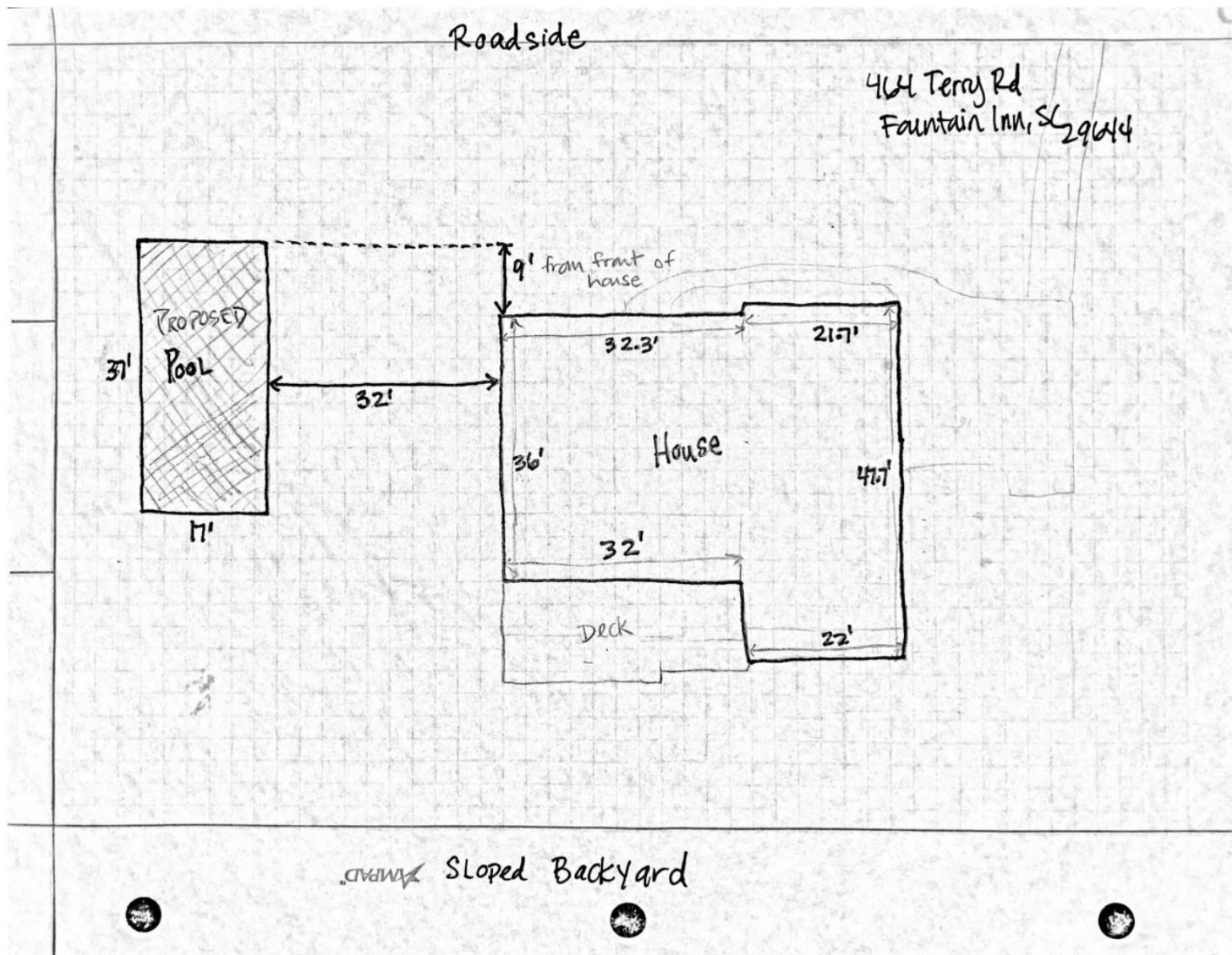
EAS
PROFESSIONALS, INC.
153 BROZZINI CT. SUITE C
GREENVILLE, S.C. 29615
PHONE (864) 234-7368

GREENVILLE COUNTY, S.C. PLAT BK. _____ PG. _____ DATE: 7-20-09 SCALE: 1" = 100' 09505
PROPERTY SUBJECT TO ALL R/W AND EASEMENTS OF RECORD S.C. REG. NO. 17933

CB-22-50: Site Plan



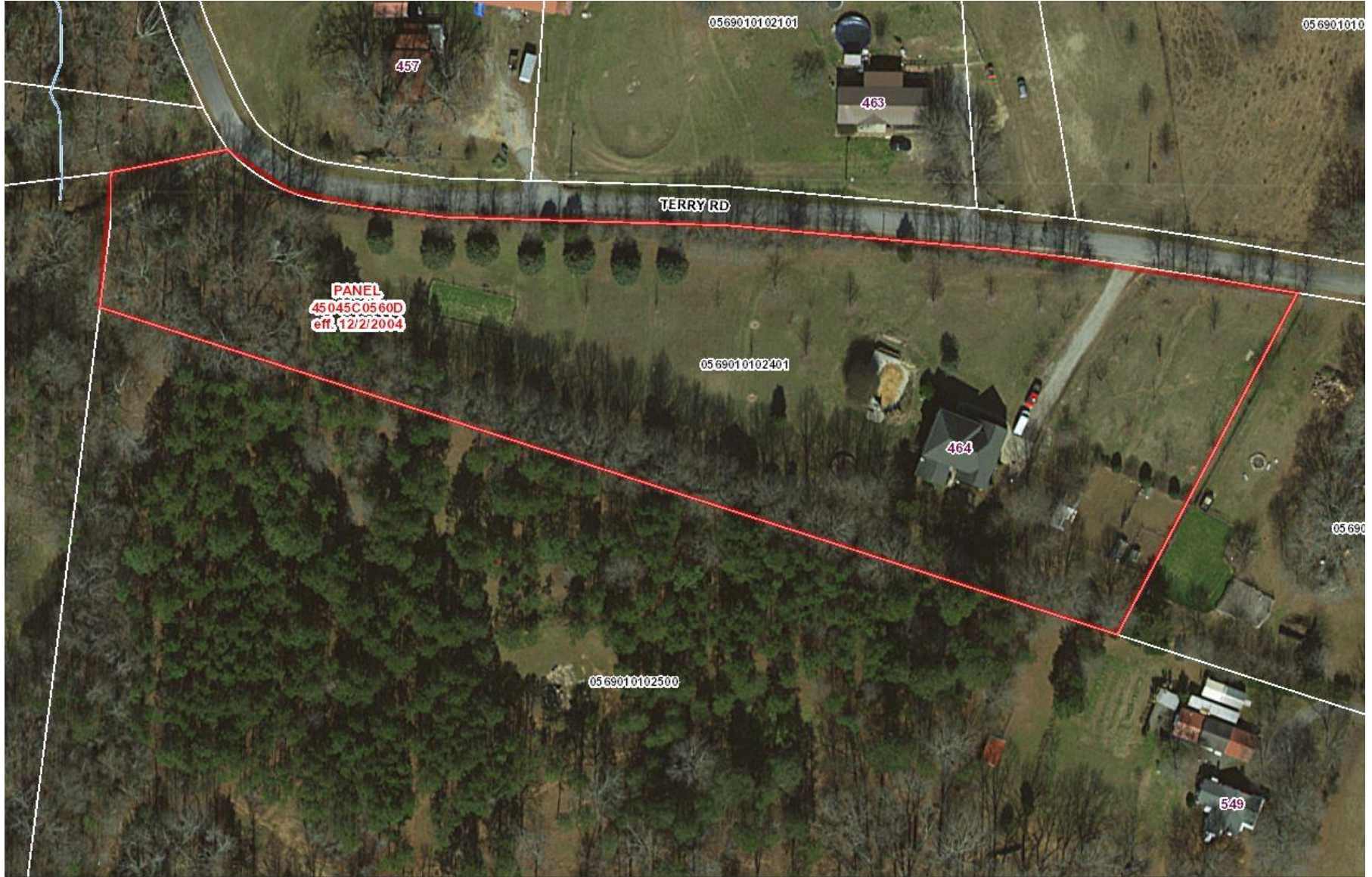
CB-22-50: Site Plan



CB-22-50: Zoning Map



CB-22-50: Aerial Map



CB-22-50: Photos



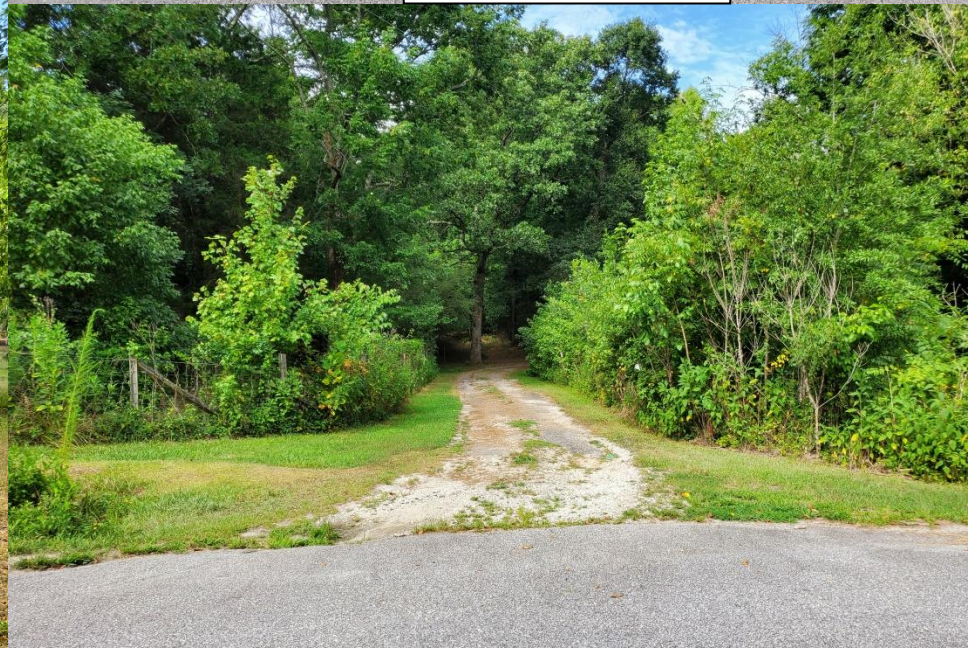
Subject



North of Subject



East of Subject



West of Subject

CB-22-51

Applicant:	John Darrohn with Darrohn Engineering, LLC for Richard Bergeron
Project Type:	Variance
Address:	346 Feaster Road, Greenville, SC 29615
Zoning:	S-1, Services District
Posting:	Confirmed 7/26/22

CB-22-51: Request

The property is located east of the intersection of Interstate 385 and Interstate 85, near Five Forks in the County of Greenville.

The applicant is requesting a variance from the requirements for screening and buffering of a non-residential use when adjacent to a residential use and/or district as outlined in Section 12:9 of the Greenville County Zoning Ordinance. Section 12:9 states the buffering requirement does not apply for a property two (2) acres or less in size. Therefore the request should be for a variance to waive the screening requirements only.

There have been no prior cases before the BZA.

CB-22-51: Screening and Buffering Requirements

Section 12:9 – Screening and Buffering Requirements states the following: Screening must be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply. A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

Additionally, where any non-residential use is adjacent to a residential district, a twenty-five foot buffer shall be required. Screening requirements as set forth in this Ordinance can be provided within the buffer and shall be the only permitted activity within the buffer area established by this Section.

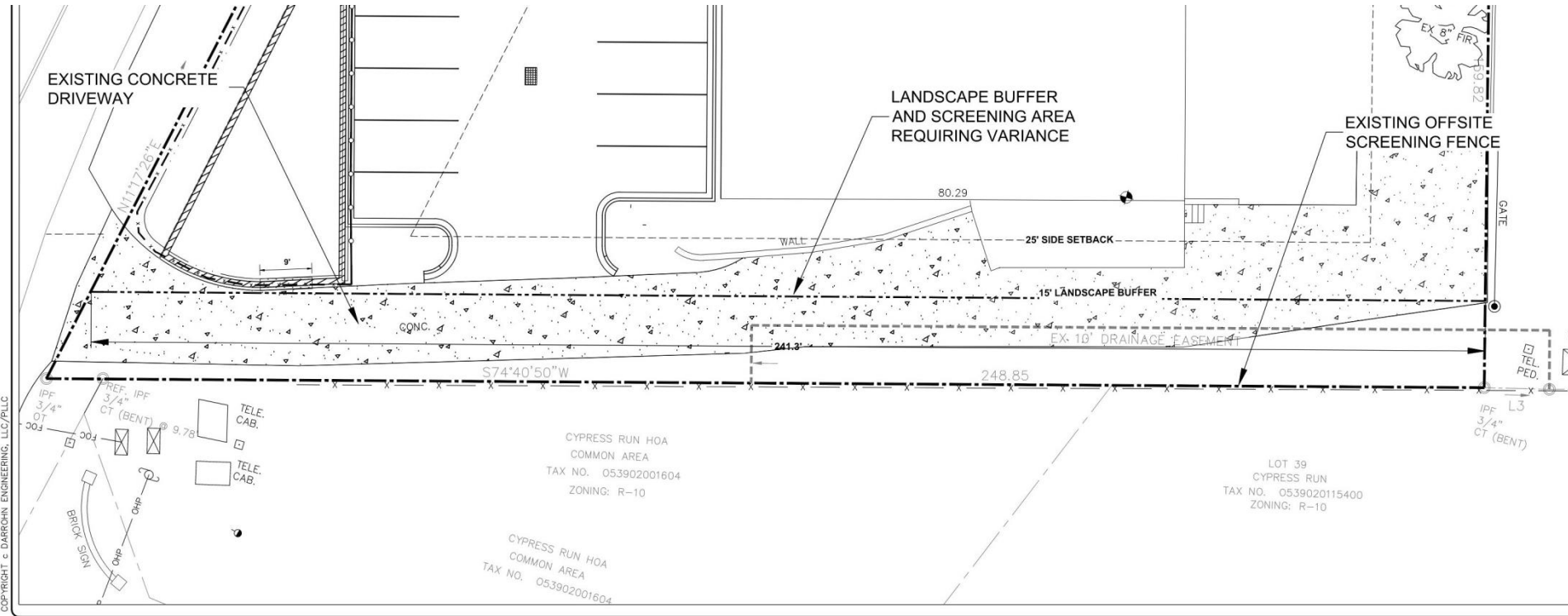
This requirement shall not apply to any property two (2) acres or less in size. For any property more than two (2) acres in size but less than five (5) acres in size, a five (5) foot buffer shall be required. For any property five (5) acres or more in size but less than ten (10) acres in size, a twelve and a half (12.5) foot buffer shall be required.

CB-22-51: 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:

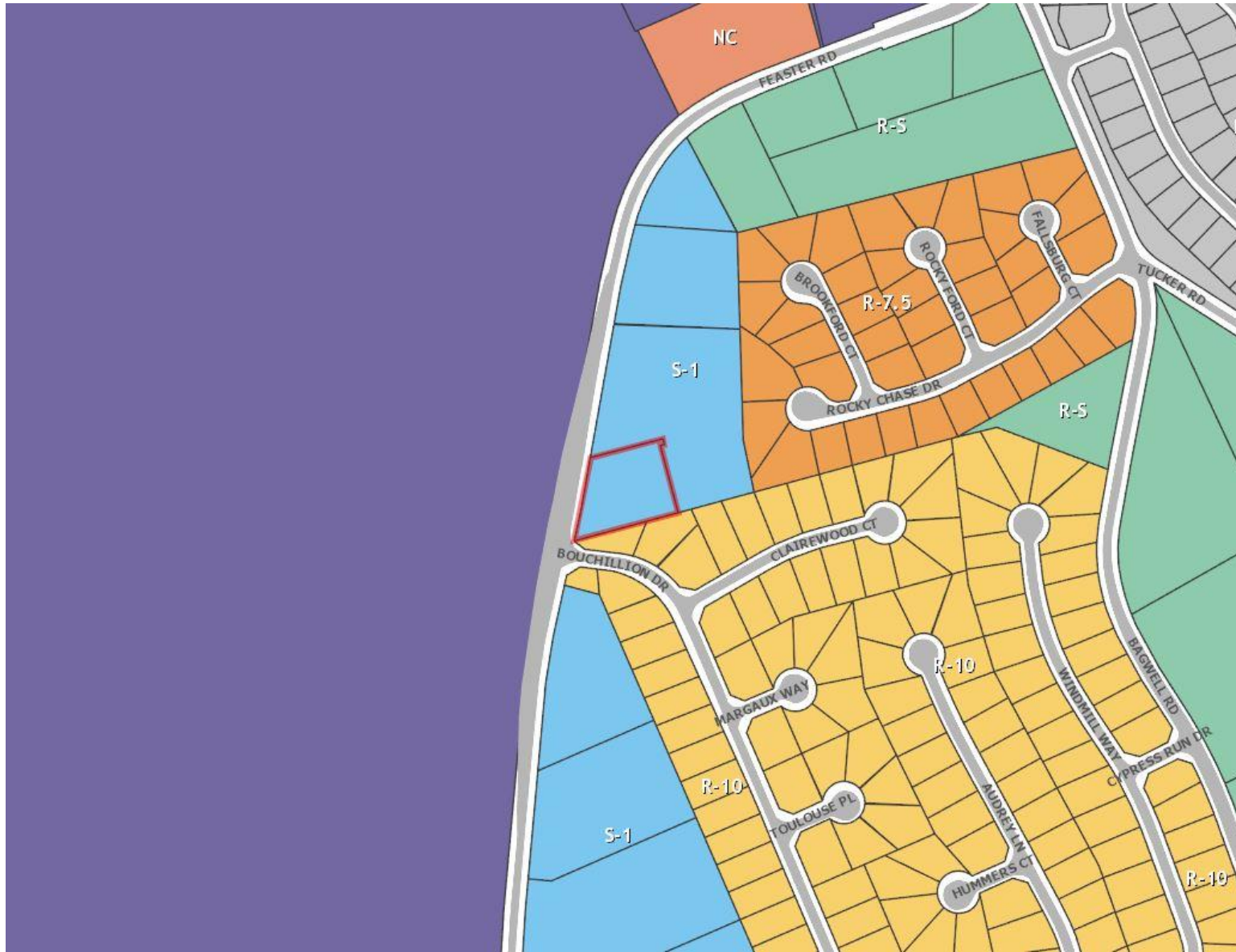
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-22-51: Site Plan



COPYRIGHT © DARROHN ENGINEERING, LLC/PLLC

CB-22-51: Zoning Map



CB-22-51: Aerial Map



CB-22-51: Photos



Subject



Area where Variance is requested



North of Subject



South of Subject

CB-22-52

Applicant:	Julie Keyes with Fortress Architecture Studio for Michael Grabowski
Project Type:	Variance
Address:	851 Altamont Road, Greenville, SC 29609
Zoning:	ESD-PM, Environmentally Sensitive District – Paris Mountain
Posting:	Confirmed 7/26/22

CB-22-52: Request

The property is located northeast of Poinsett Highway near the City of Greenville.

The applicant is requesting a variance from the required 30' front setback, to encroach 9'-2" into that setback. The applicant is also requesting a variance from the required 35' maximum building height to a maximum building height of 42'-4", an increase of 7'-4". These requirements are outlined in Section 7:3, Table 7.3 of the Greenville County Zoning Ordinance.

There are no prior applications before the BZA.

CB-22-52: Setback & Height Requirements

Section 7:3, Table 7.3 – Setback/Height Requirements for the ESD-PM, Environmentally Sensitive District – Paris Mountain;

FRONT	=	30' from edge of road R.O.W.
SIDES	=	15' from other structure
REAR	=	15' from other structure
HEIGHT	=	35'

Article 4 Definitions

Height: The vertical distance from grade plane to the average height of the highest roof surface

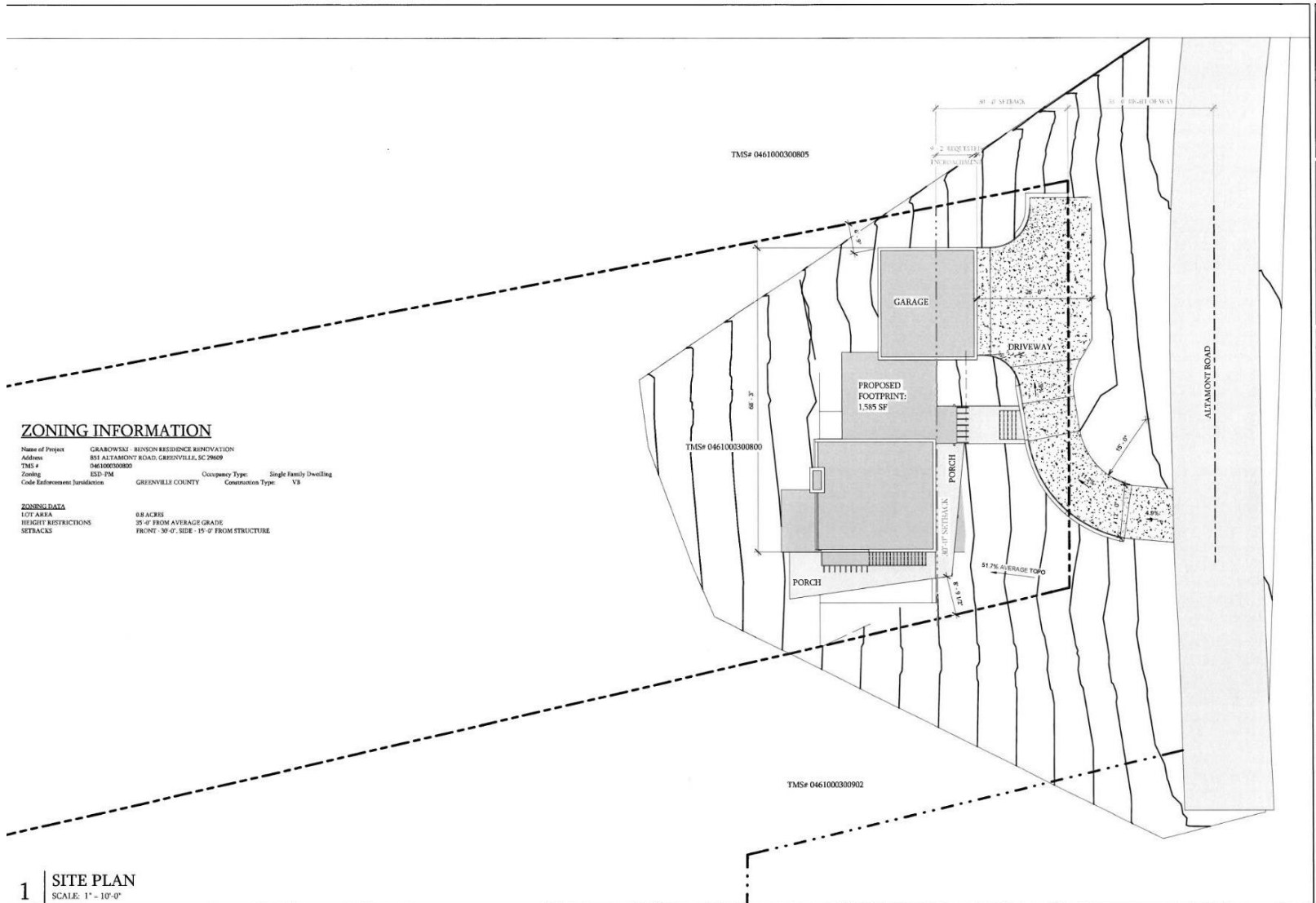
The applicant is requesting a variance to reduce the front setback requirement and increase the maximum building height requirement.

CB-22-52: Variance Considerations

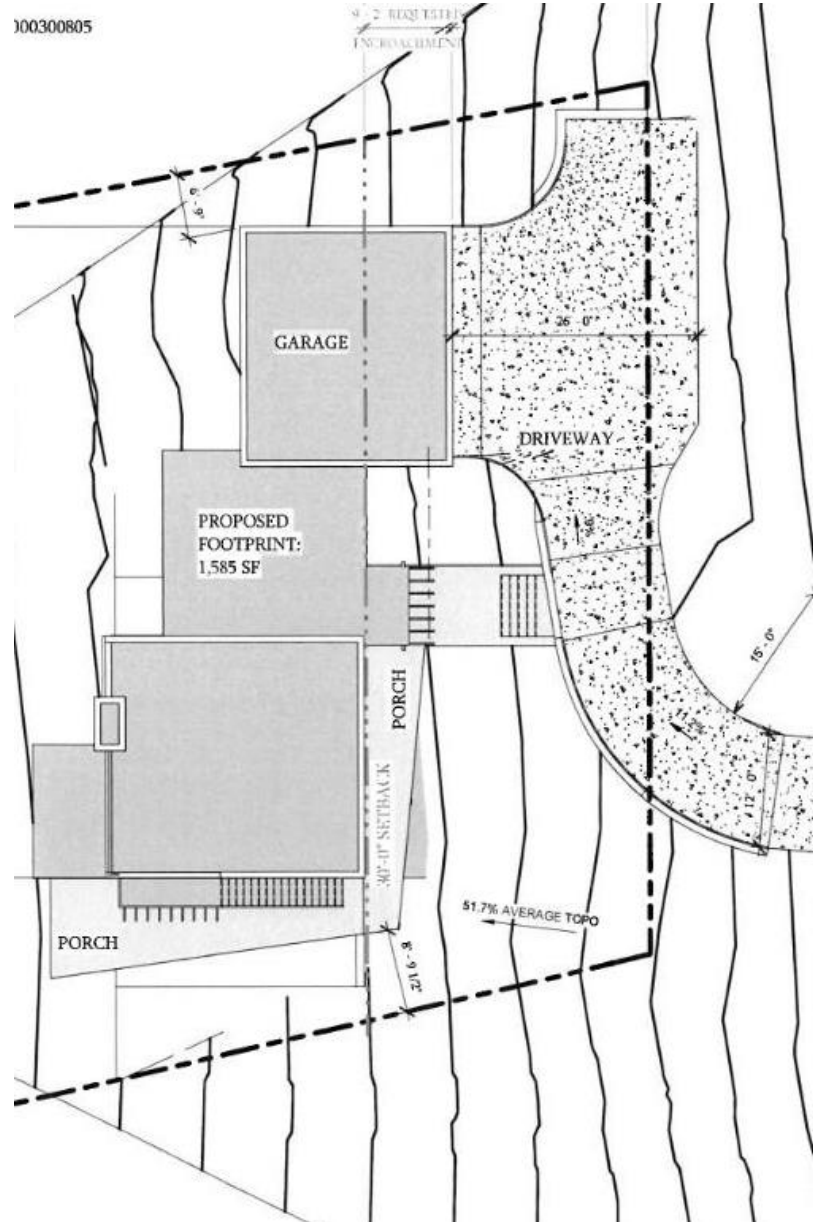
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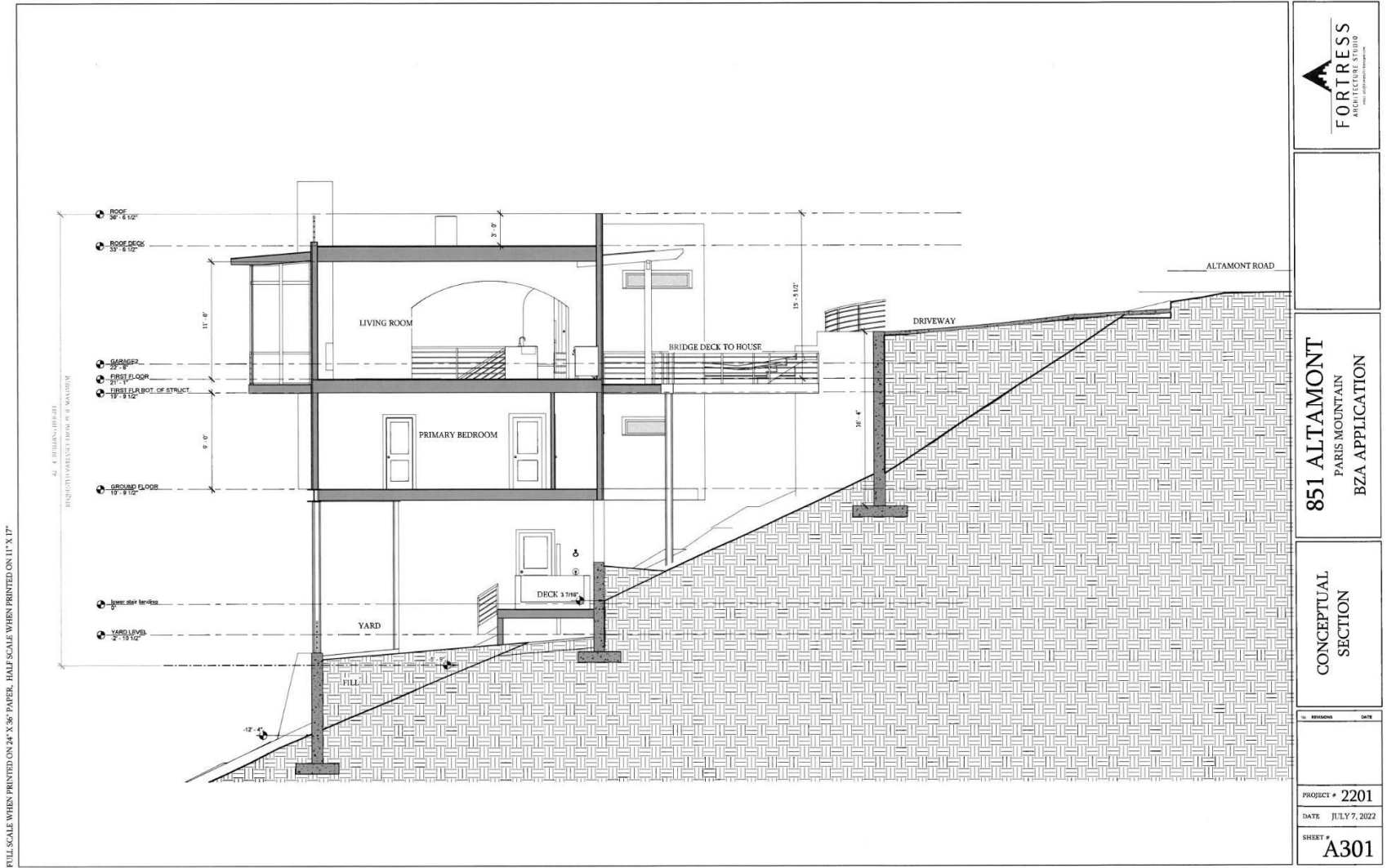
CB-22-52: Site Plan



CB-22-52: Site Plan



CB-22-52: Site Plan for Height



FORTRESS
ARCHITECTURE
PLANNING
AND CONSTRUCTION

851 ALTAMONT
PARIS MOUNTAIN
BZA APPLICATION

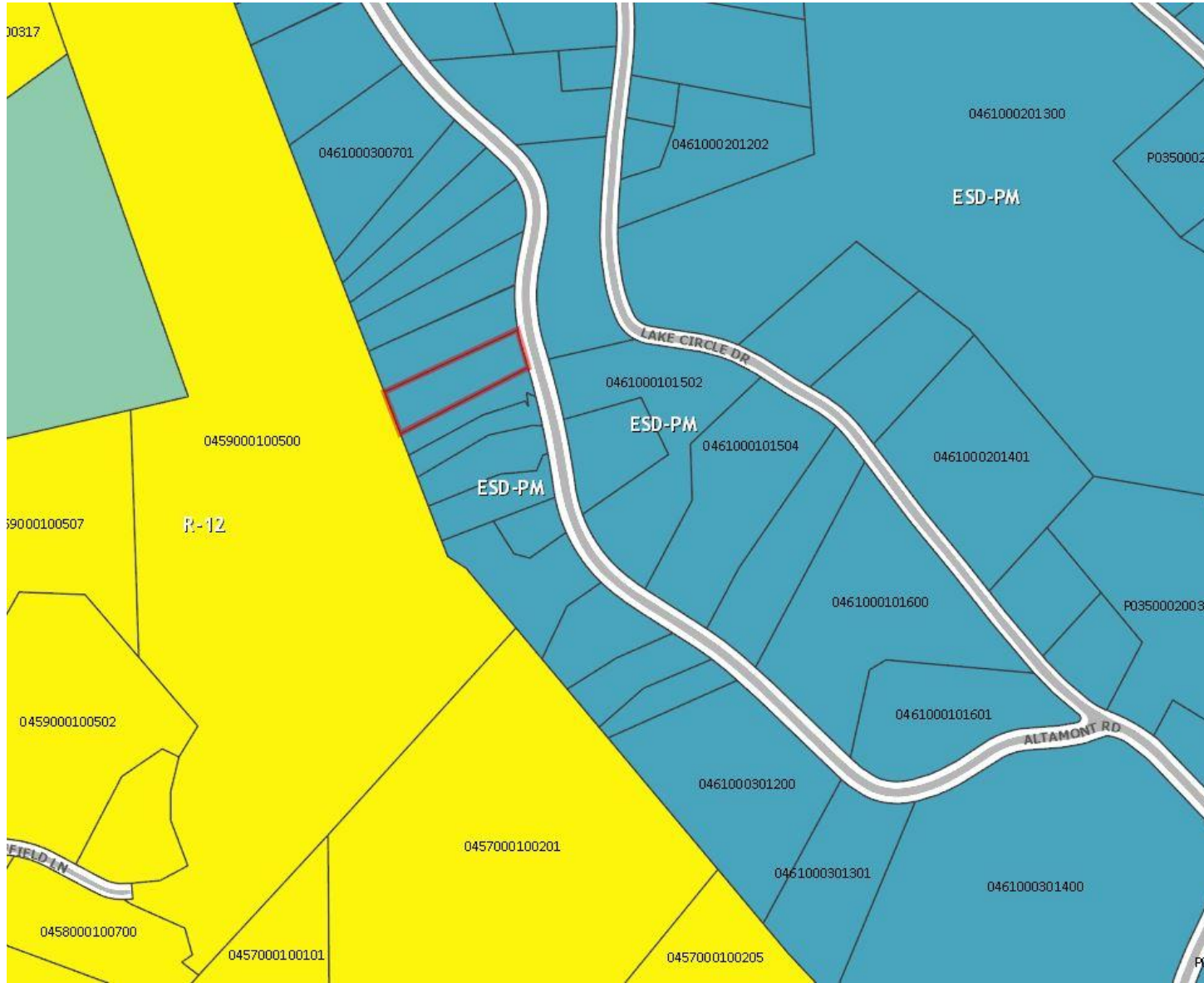
CONCEPTUAL
SECTION

NO.	REVISIONS	DATE

PROJECT # 2201
DATE JULY 7, 2022
SHEET # A301

*VERIFY ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES

CB-22-52: Zoning Map



CB-22-52: Aerial Map



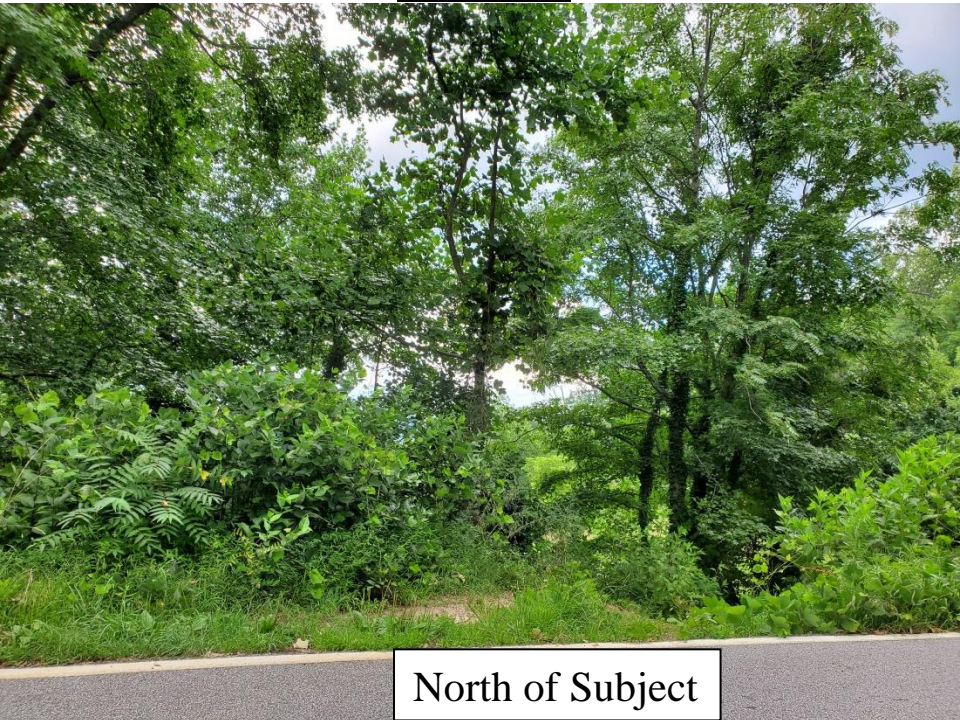
CB-22-52: Photos



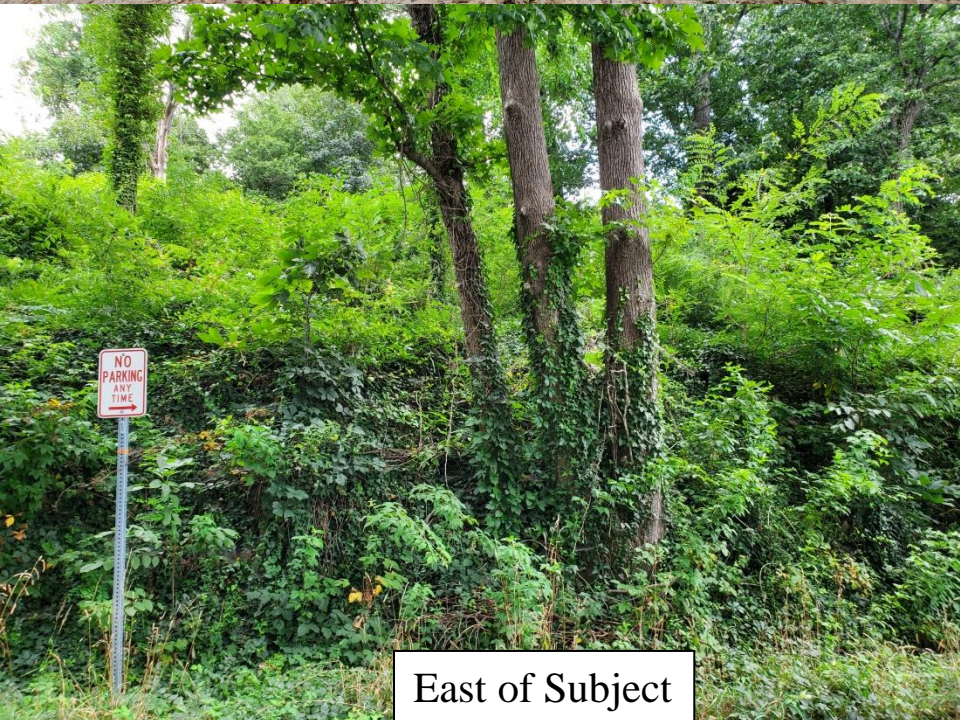
Subject



South of Subject



North of Subject



East of Subject

CB-22-53

- Applicant:** James Martin III with Arbor Land Design for Robert T. Cox Sr.
- Project Type:** Use by Special Exception
- Address:** 340 Blakely Ave., Piedmont, SC 29673
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 7/26/22

CB-22-53: Request

The property is located south of Interstate 185 and east of Highway 25, near the City of Greenville.

The applicant is requesting a Use by Special Exception to allow the installation of a sewage lift station.

There have been no prior requests before the Board of Zoning Appeals.

CB-22-53: Use by Special Exception Requirements

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

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.

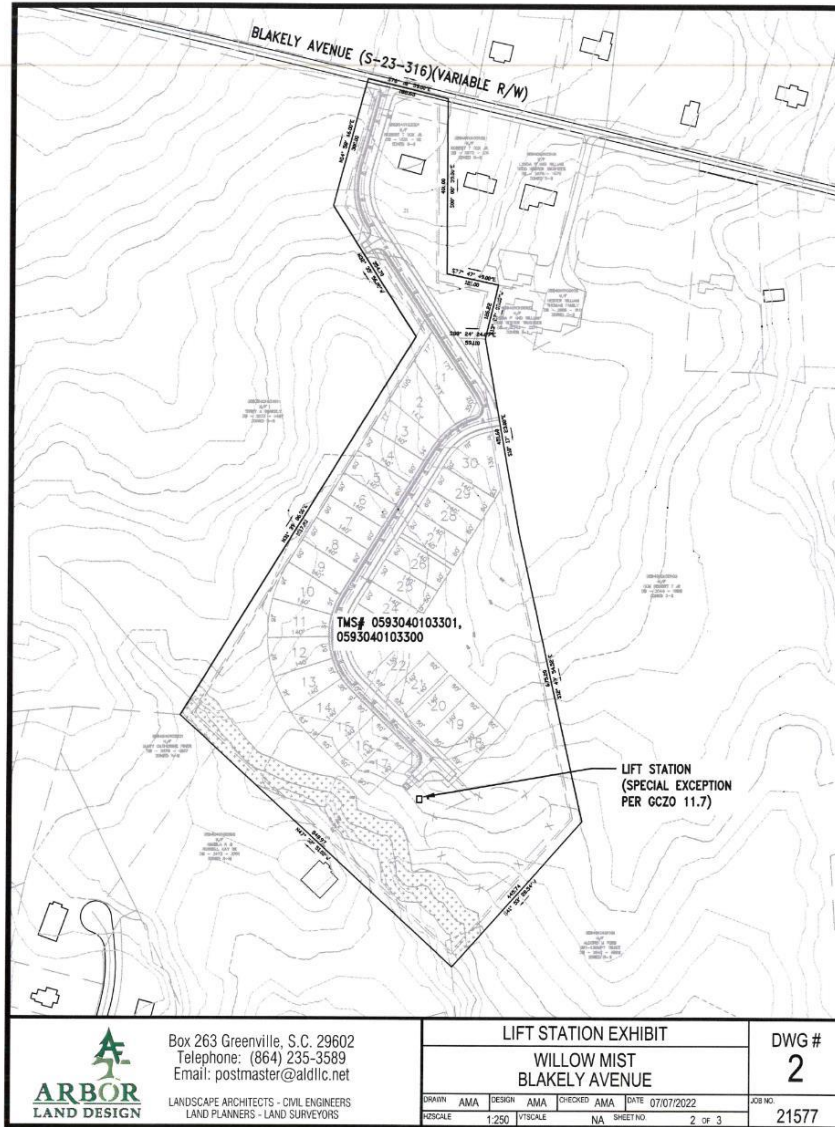
CB-22-53: Use by Special Exception Considerations

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.”

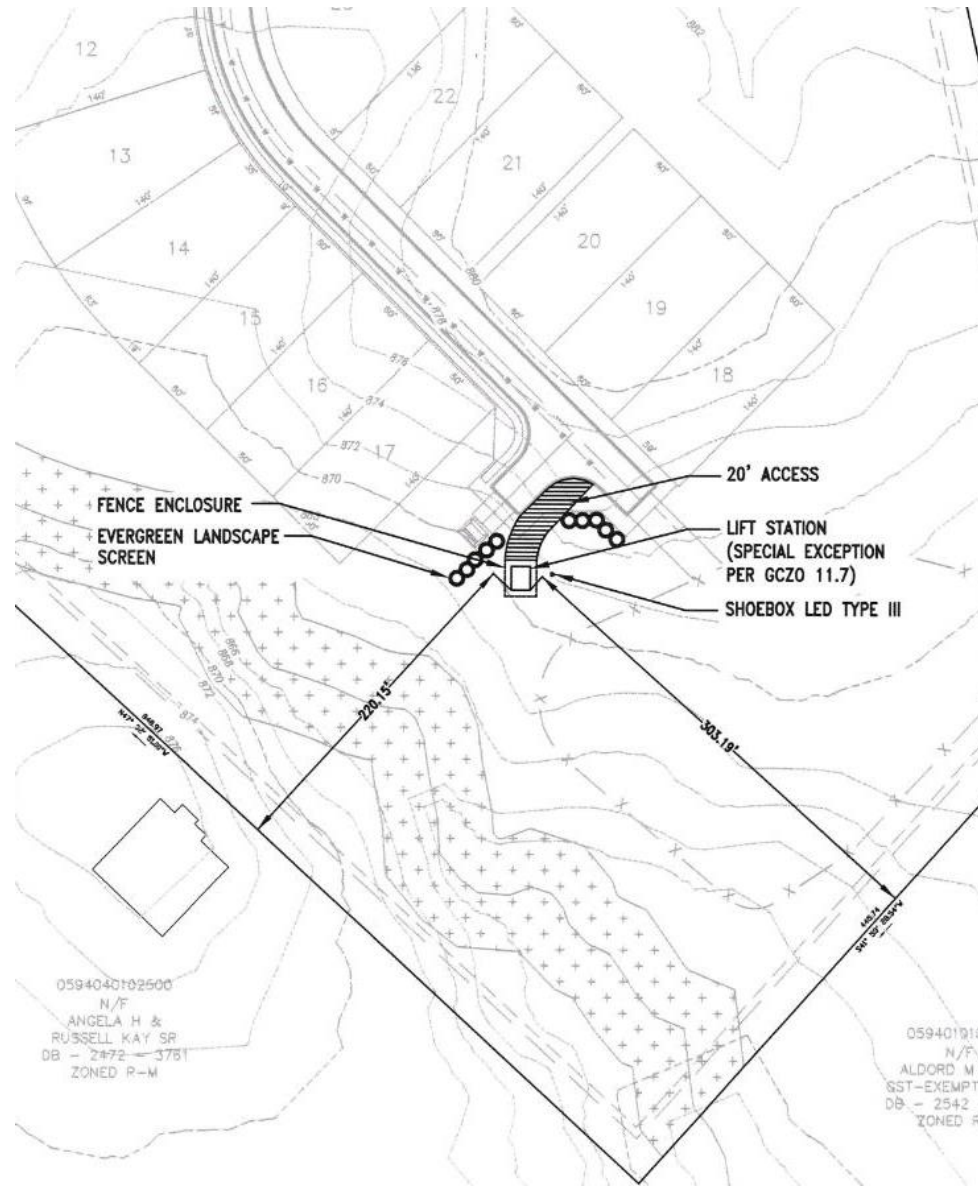
The Board shall consider the following factors:

- 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.

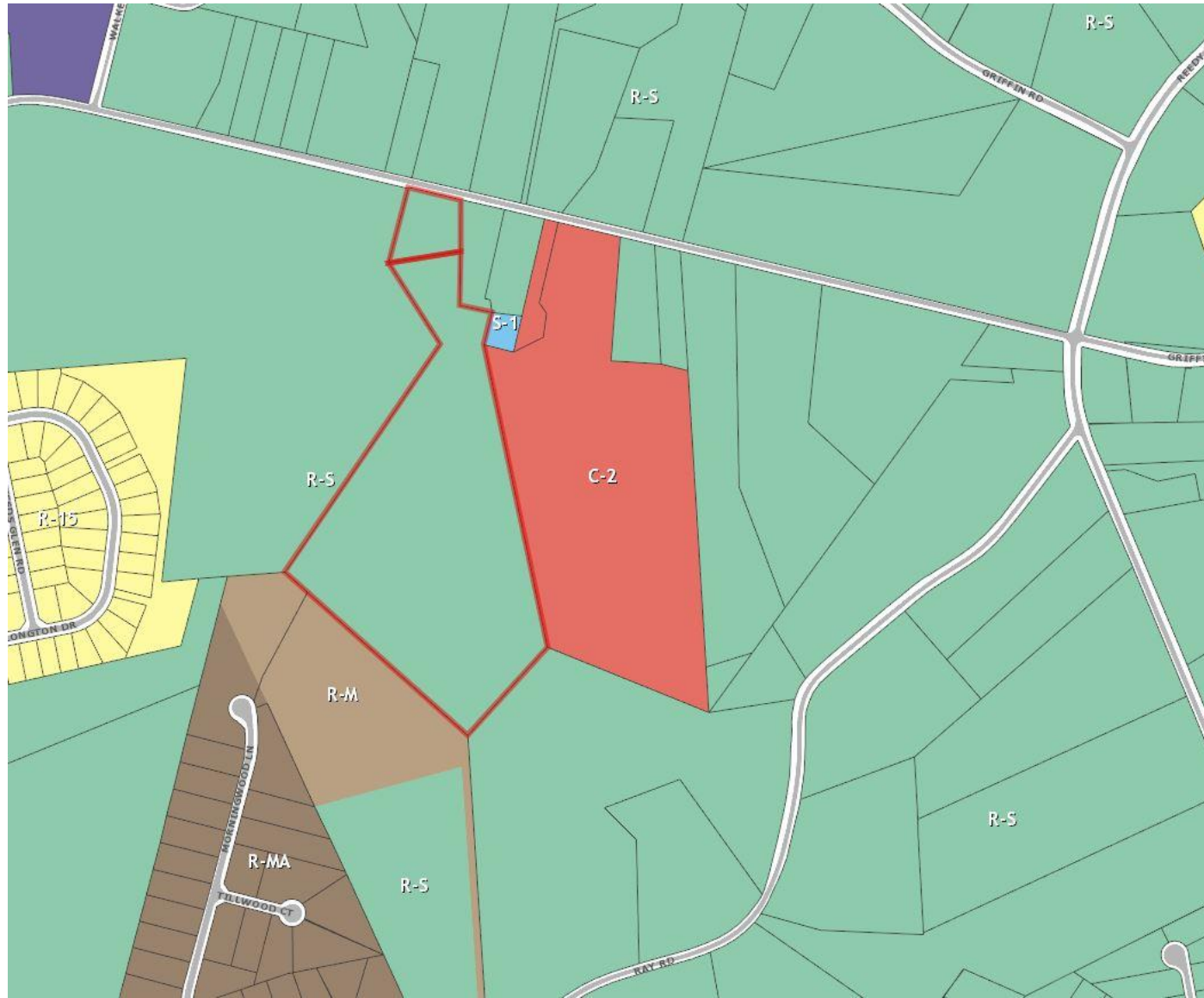
CB-22-53: Site Plan



CB-22-53: Site Plan



CB-22-53: Zoning Map



CB-22-53: Aerial Map



CB-22-53: Photos

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Subject



East of Subject



North Subject



West of Subject

CB-22-54

Applicant:	Dale Edward Peters and Ruth Peters
Project Type:	Variance
Address:	416 Darlington Ave., Greenville, SC 29609
Zoning:	R-7.5, Single-Family Residential District
Posting:	Confirmed 7/26/22

CB-22-54: Request

The property is located south of E. Blue Ridge Dr. and west of Poinsett Hwy.

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

There are no prior applications before the BZA.

CB-22-54: Setbacks

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

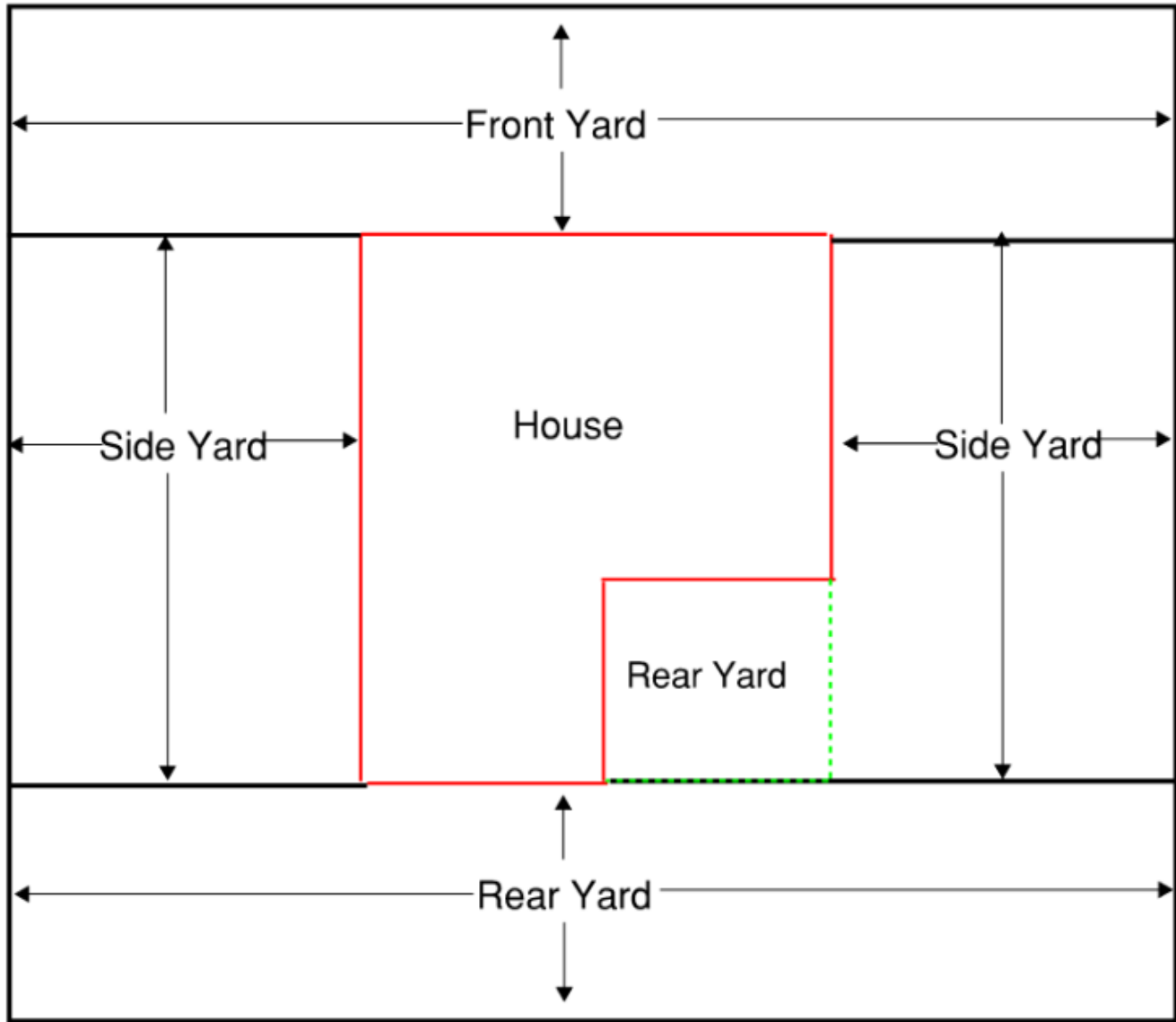
Accessory buildings may be located in the rear yard or side yard provided they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

The applicant is requesting a variance to place an accessory building in the front yard.

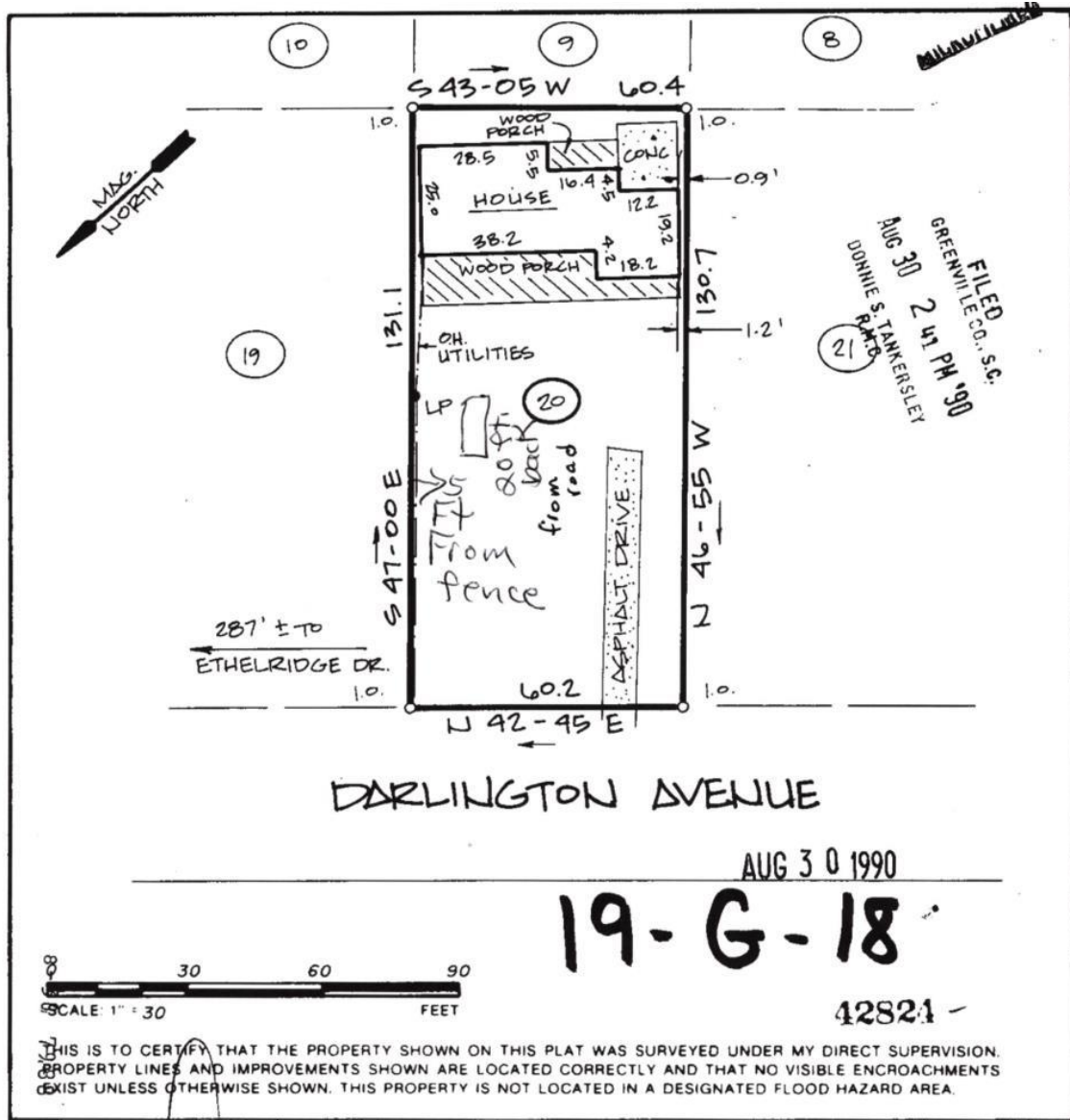
CB-22-54: Variance Considerations

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:

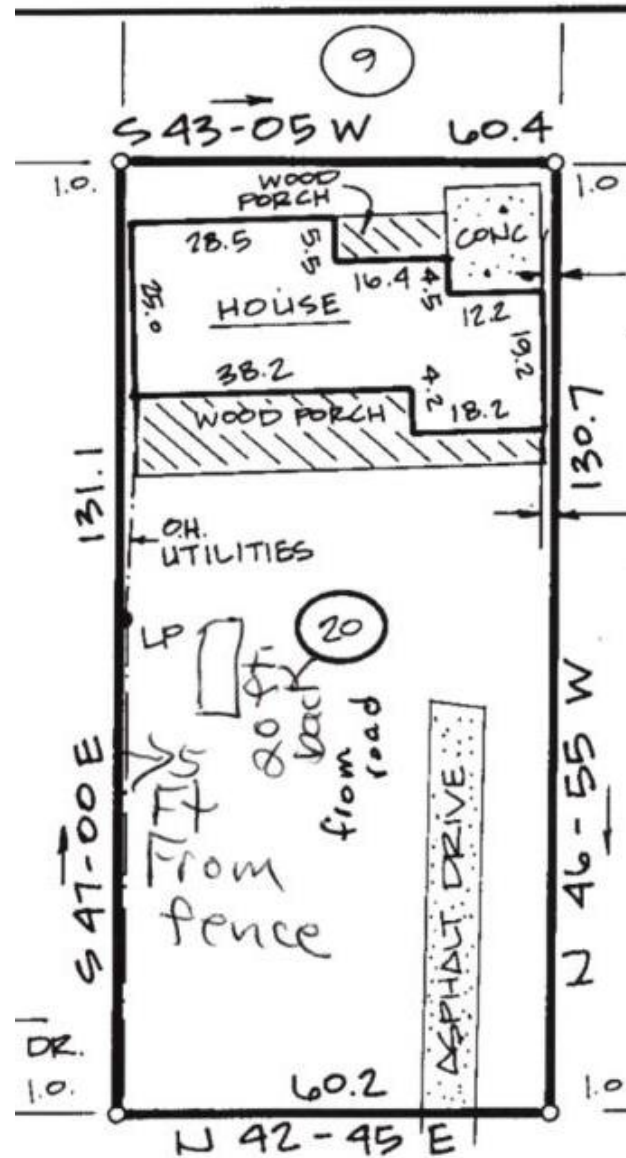
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-22-54: Site Plan



CB-22-54: Site Plan



CB-22-54: Zoning Map



CB-22-54: Photos

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Subject



East of Subject



North of Subject



West of Subject

CB-22-55

- Applicant:** James C Keel of Greenville Transit Authority
for Greenville Transit Authority
- Project Type:** Use by Special Exception
- Address:** 205 Arcadia Dr., Greenville, 29606
- Zoning:** R-7.5, Single-Family Residential District
- Posting:** Confirmed 7/26/22

CB-22-55: Request

This property is the site of a new Greenlink Operations Facility, located on Arcadia Drive near the intersection of Arcadia Drive and Rutherford Road, and near the City of Greenville.

The applicant is requesting a Use by Special Exception to allow for modification of the General Plan specifications as previously approved for a Governmental Facility in an R-7.5, Single-Family Residential District. This will be to reduce the square footage of a picnic structure.

On July 14, 2021 The Board of Zoning Appeals approved Docket CB-21-40 for a Use by Special Exception to allow for a Governmental Facility in an R-7.5, Single-Family Residential District.

On December 8, 2021 The Board of Zoning Appeals heard Docket CB-21-77 for a variance from the height requirement for outdoor lighting fixtures. The Board took no action on this request citing the height requirements were not applicable to the Greenville County Zoning Ordinance.

CB-22-55: Use by Special Exception Requirements

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Government Facilities and Operations” as a Use by Special Exception in the R-7.5, Single-Family Residential District.

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.

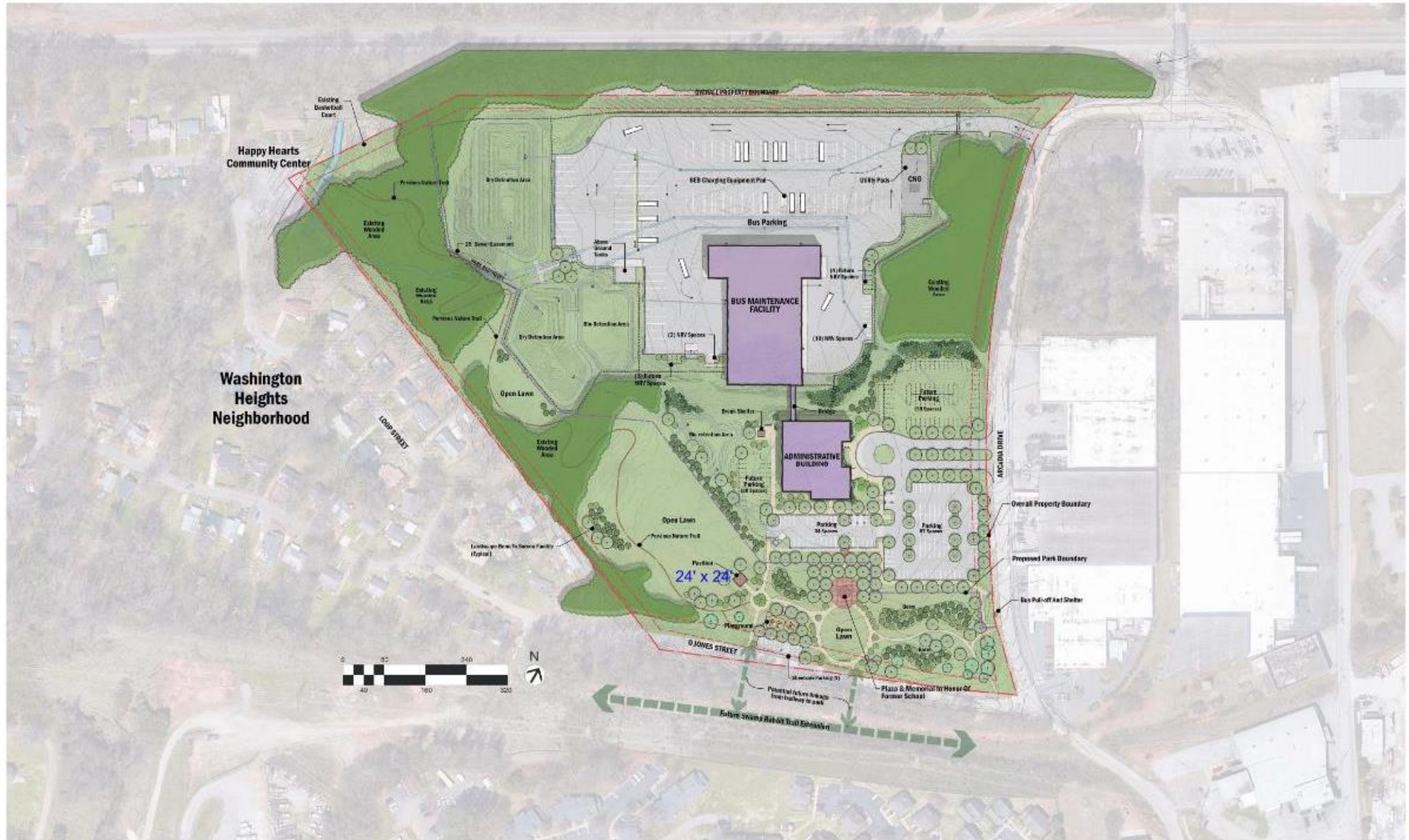
CB-21-40: Master Site Plan



Operations & Maintenance Facility Greenville Transit Authority

5-17-2021

CB-22-55: Master Site Plan



06-15-2022



GREENVILLE TRANSIT AUTHORITY
 225 ARCADIA DRIVE
 GREENVILLE, SC 29609

OPERATIONS & MAINTENANCE FACILITY



CB-22-55: Master Site Plan

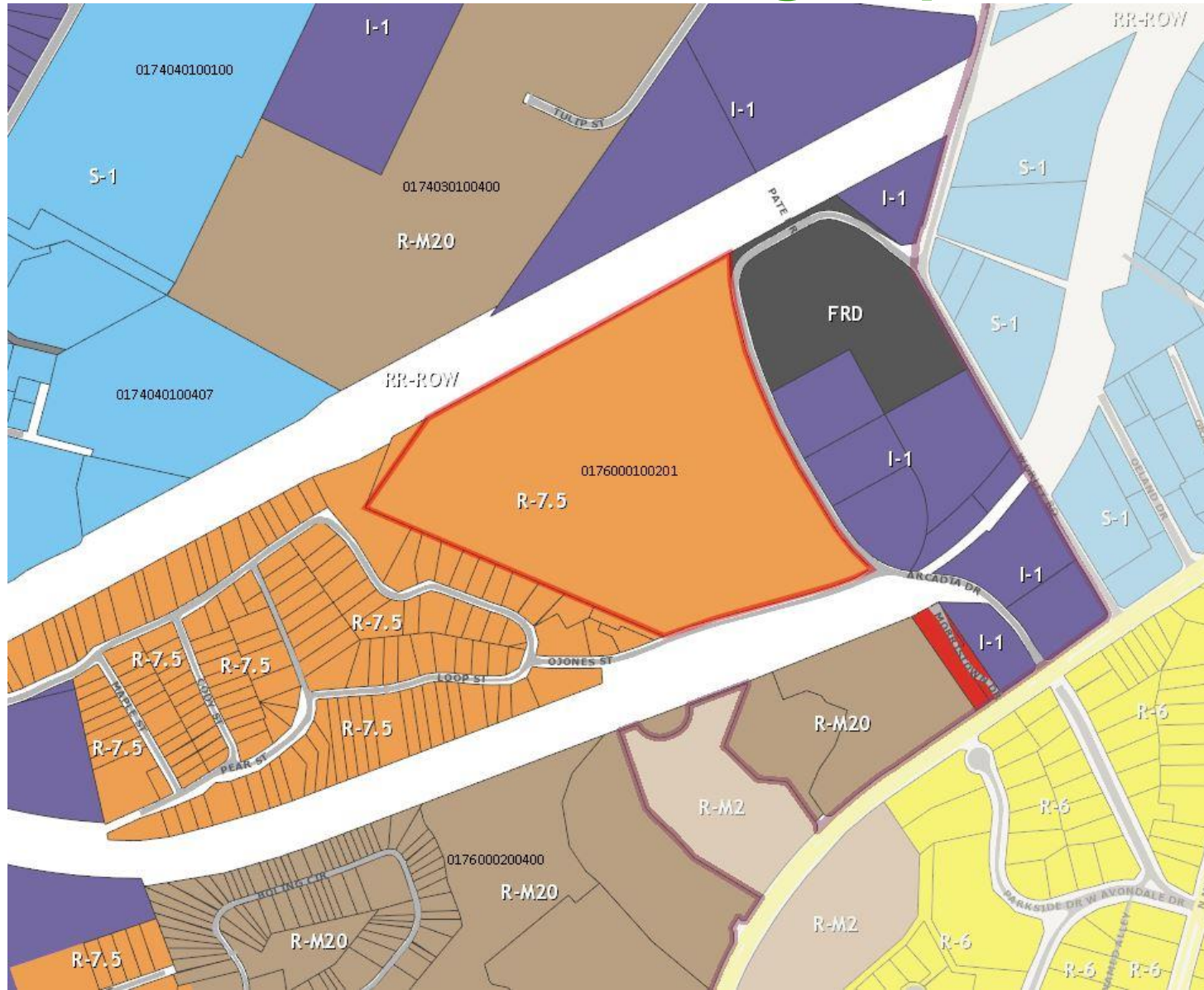
2021



2022



CB-22-55: Zoning Map

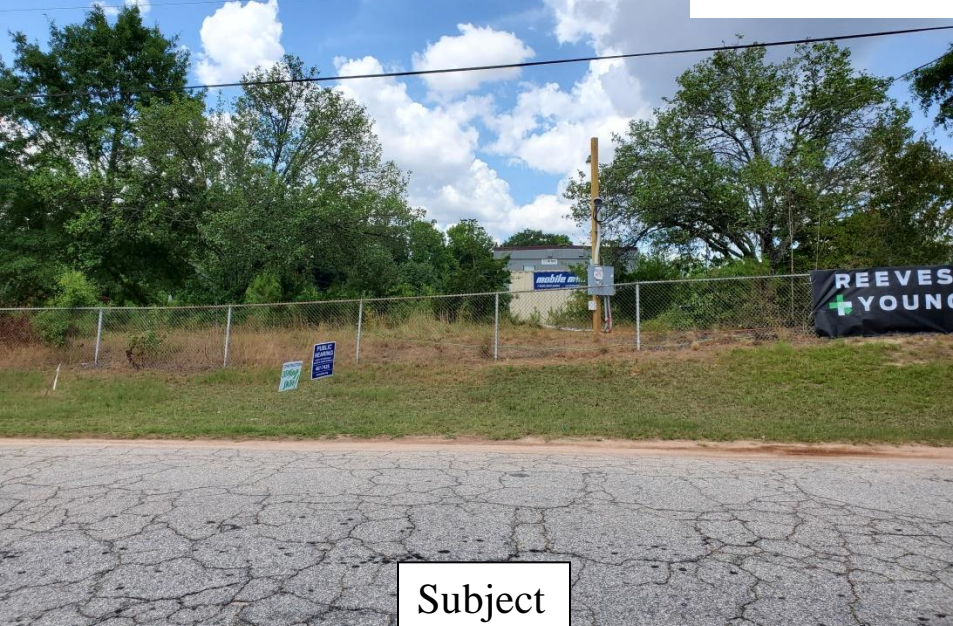


CB-22-55: Aerial Map

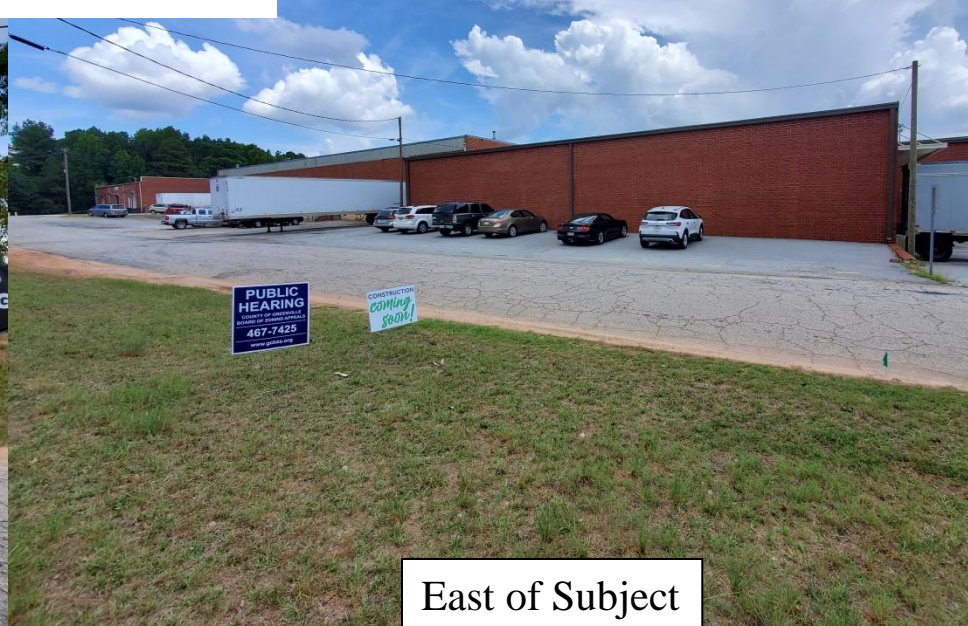


CB-22-55: Photos

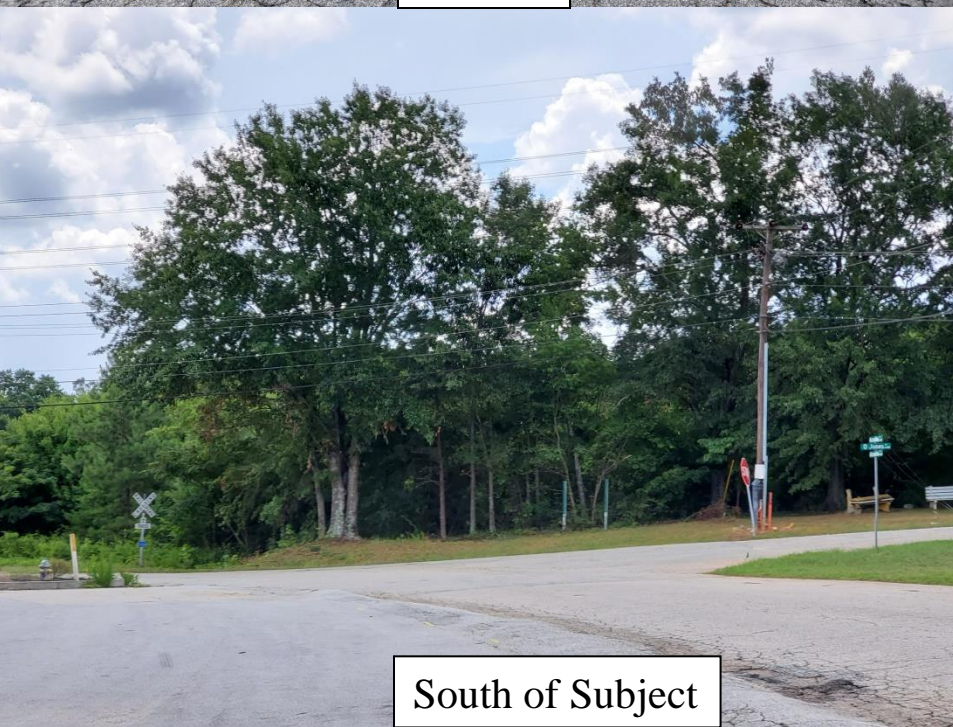
72



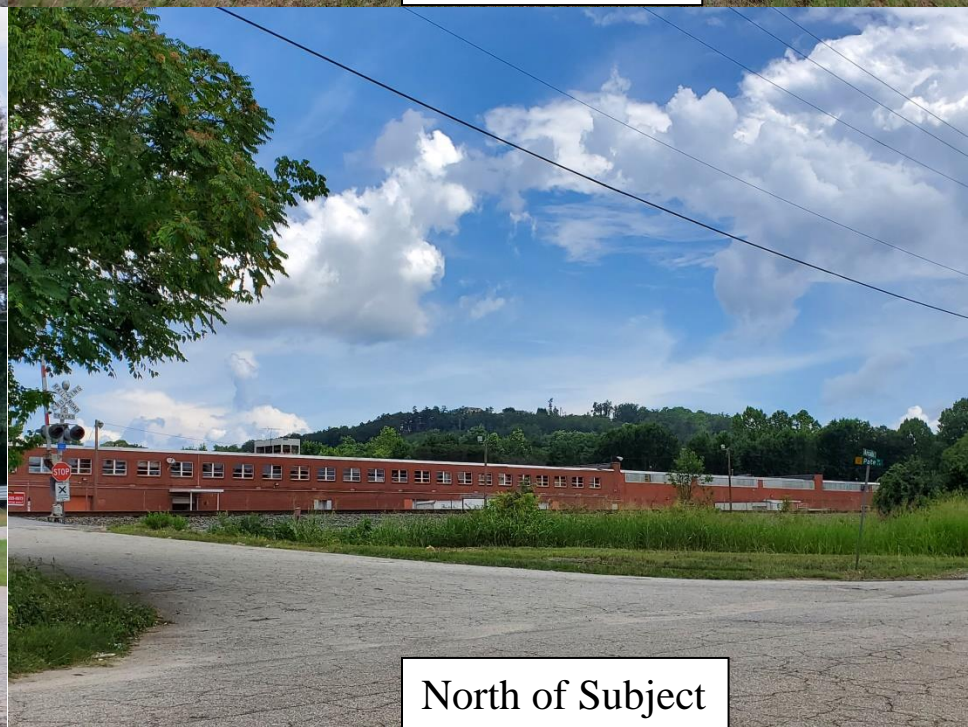
Subject



East of Subject



South of Subject



North of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment