



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes
September 14, 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
6. Jessica McDuffie – Planner
7. Kelsey Mulherin – 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. All board members were present.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of August 10, 2022:**
Dr. Hollingshad made a motion to approve the minutes from the August 10, 2022 meeting. Ms. Barber seconded. The motion carried with an 8-0 vote.

Dr. Hollingshad made a motion to adopt the Final Decisions and Orders from the August 10, 2022 meeting. Ms. Farrar seconded. The motion carried with an 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-22-57, Dan Nicholas Yacoviello for Sam Barfell:

The property is located at 2201 Woodruff Rd., Simpsonville, SC 29681. The applicant filed for a variance to waive the required screening along the adjacent residential zoned property lines. There are no prior applications before the BZA.

The representatives present for this application were Dan Nicholas Yacoviello and Charles Garcia of Southside Christian School.

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

Discussion ensued. Mr. Yacoviello stated that the required screening would limit visibility, impacting the safety and security of students, who are the intended users of the commercial parcel. Additionally, they stated that Southside Christian School owned both the residentially zoned and commercially zoned parcels.

Dr. Hollingshad made a motion to grant the variance to waive the required screening along the adjacent residentially zoned property lines. Mr. Matesevac seconded. The motion carried unanimously with an 8-0 vote.

7. Announcements/Requests

Chairman Hattendorf provided a draft of the bylaws with revisions to the Board. He stated that the changes would be sent for legal review and advised that he was open to comment.

Chairman Hattendorf asked about the ninth potential candidate for the Board. Mr. Henderson stated that it was on the Planning and Development agenda for September 19th. Mr. Henderson also introduced the two new planning department staff members, Jessica McDuffie and Kelsey Mulherin.

8. Adjournment

Dr. Hollingshad made a motion to adjourn the meeting. Mr. Matesevac seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

September 14, 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-22-57

Applicant:	Dan Nicholas Yacoviello for Sam Barfell
Project Type:	Variance
Address:	2201 Woodruff Rd. Simpsonville, SC 29681
Zoning:	C-2 Commercial District
Posting:	Confirmed 8/30/22

CB-22-57: Request

The property is located on the northeast corner of Highway 14 and Woodruff Road.

The applicant is requesting a variance to waive the required screening along the adjacent residential zoned property lines.

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

CB-22-57: Screening and Buffering Requirements

Section 12:9 Screening and Buffering Requirements

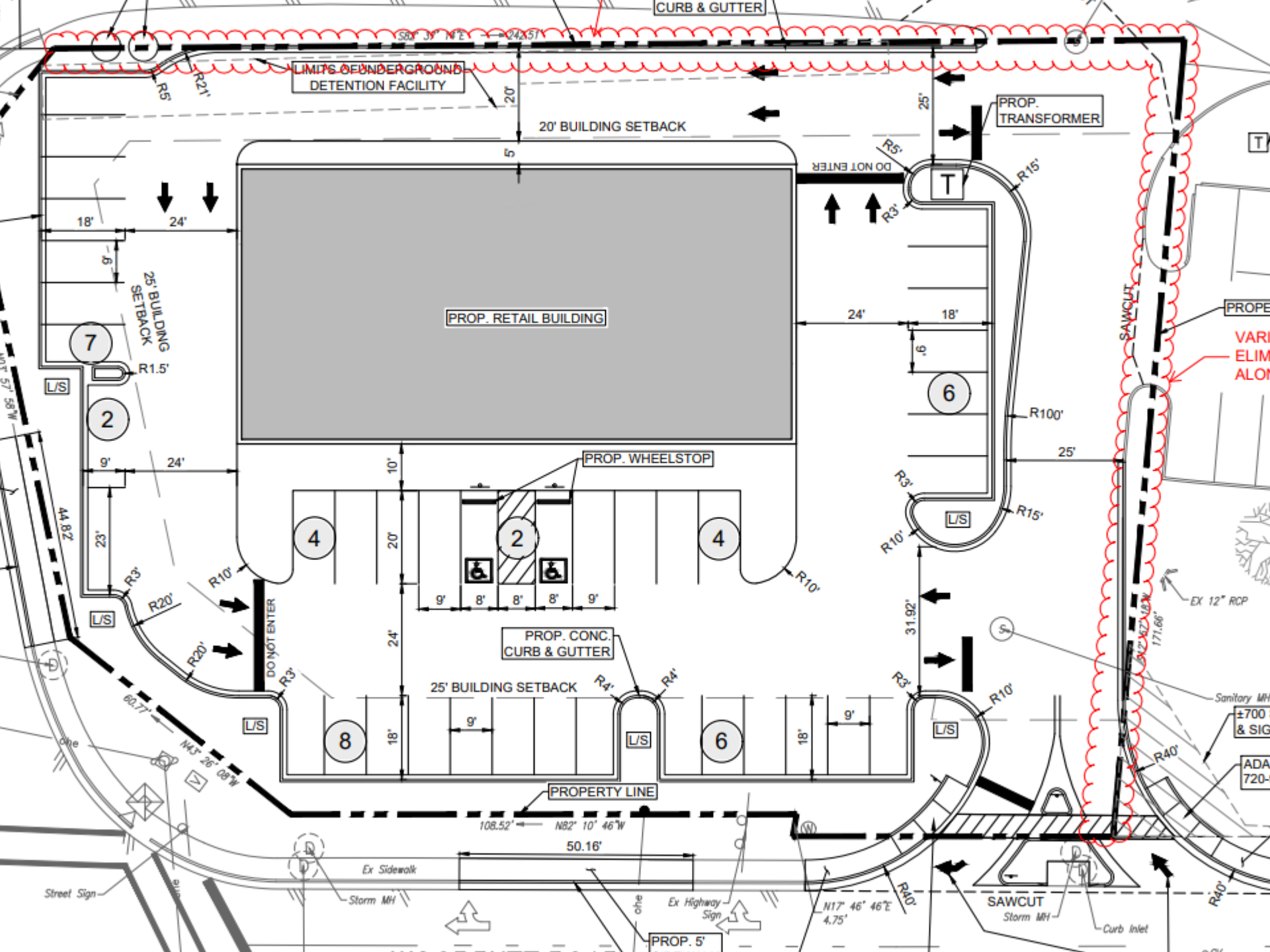
Screening must be provided along the side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

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.

CB-22-57: Variance Considerations

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CB-22-57: Zoning Map



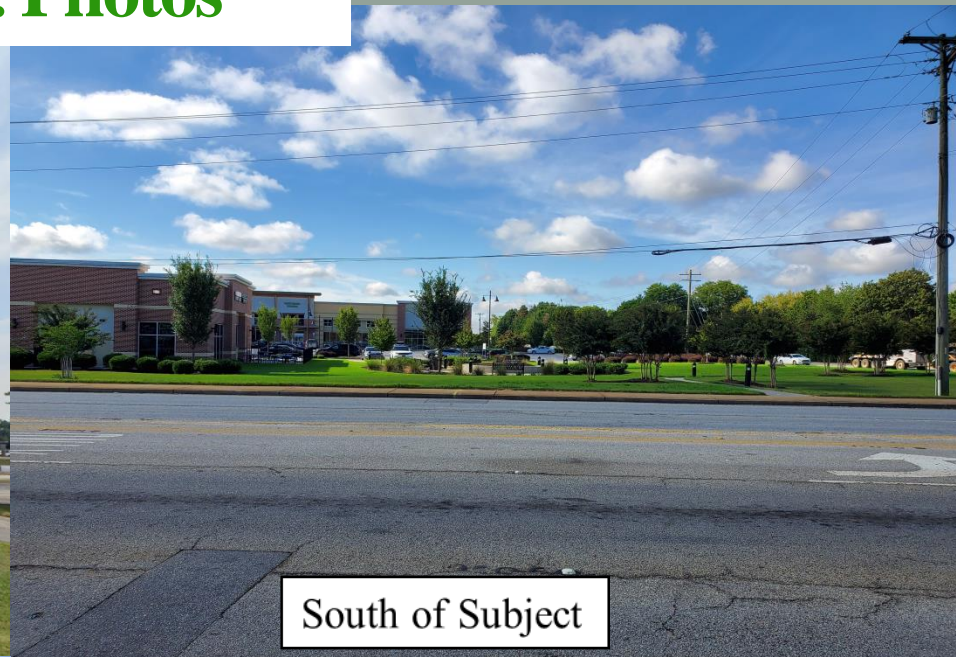
CB-22-57: Aerial Map



CB-22-57: Photos



Subject



South of Subject



East of Subject



West of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment