



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes December 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
9. Akers Jr., James

### Staff Present:

1. Joshua Henderson – Zoning Administrator
2. Dean Miller – Planner II
3. Todd Baxley – Planner
4. Jessica McDuffie – 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. McDuffie.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of November 9, 2022:**  
Ms. Barber made a motion to approve the minutes from the November 9, 2022 meeting. Ms. Shuman seconded. The motion carried with a 9 - 0 vote.  
  
Mr. Akers made a motion to adopt the Final Decisions and Orders from the November 9, 2022 meeting. Ms. Barber seconded. The motion carried with a 9 - 0 vote.
6. **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.
7. **New Business**
  - i. **CB-22-69, Rosa Elaine Mattress**  
The property is located on Feaster Road South of the intersection of Feaster Road and Roper Mountain Road.

The applicant is requesting a Variance to encroach 15' into the required 25' left side setback and 20' into the required 25' right side setback.

This docket was held and carried over from the November 9, 2022 Board of Zoning Appeals meeting. There are no prior applications before the BZA.

The representatives present for this application were Rosa Mattress and Bradley Van Name.

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

Staff presented and discussion ensued. Mr. Van Name explained the project may proceed without a Variance, but more school activity can be permitted with a Variance.

Ms. Godfrey made a motion to deny the Variance. Mr. Matesevac seconded the motion. The motion carried with a 7 – 2 vote. Mr. Akers and Mr. Hamilton dissented.

**ii. CB-22-74, Robert C. Cashion of Robert C. Cashion, Architect, Inc. for Richard Williams of Superfly Holdings, LLC**

The property is located on Highway 276, northwest of the intersection of Highway 276 and Bridwell Road.

The applicant is requesting a Variance from the number of required parking spaces for a Community Recreation Area. There are no prior applications before the BZA.

The representatives present for this application were Richard Williams and Robert Cashion.

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

Staff presented and discussion ensued. Mr. Cashion explained that Mr. Williams was seeking a Variance from the required amount of parking spaces.

Mr. Matesevac made a motion to grant the Variance. Ms. Godfrey seconded the motion. The motion carried with a 9 – 0 vote.

**iii. CB-22-76, John Vincent Laux**

The property is located on the corner of Upper Meadow Way and Wood Stream Court in the Brownstone Crossing subdivision.

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 are no prior applications before the BZA.

The representative present for this application was John Laux.

A neighbor opposed via email.

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Staff presented and discussion ensued. Mr. Laux explained that the only suitable space to install a pool would be the side yard because the back yard was not big enough. The septic was also in the back yard.

Chairman Hattendorf made a motion to grant the Variance. Ms. Farrar seconded the motion. Discussion ensued. Ms. Barber suggested an amendment of approving that included dimensions. Chairman Hattendorf amended the motion. Ms. Farrar seconded the motion. The motion carried with a 7 – 2 vote. Ms. Godfrey and Dr. Hollingshad dissented.

- iv. CB-22-77, Brian James Graybill of Spencer/Hines Properties for DSM & R Holdings, LLC**  
The property is located on Balfer Drive, north of the intersection of Balfer Dr. and Wade Hampton Boulevard.

The applicant is requesting a Variance to encroach 1.9' into the required 5' right side setback and 11.9' into the required 20' rear setback. There are no prior applications before the BZA.

The representative present for this application was Brian Graybill.

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

Staff presented and discussion ensued. The Mr. Graybill explained that the building is encroaching into the rear boundary and cannot be moved. The building had been vacant for over six months.

Ms. Barber made a motion to grant the Variance. Mr. Hamilton seconded the motion. The motion carried with a 9 - 0 vote.

- v. CB-22-78, Natasha Bridges Sexton of Sexton Design and Development for Elaine M. Burgess with McAlister Family Trust Trustee**  
This property is located on the northwest corner of Owens Road and Locust Hill Road, west of the City of Greer.

The applicant is requesting a Use by Special Exception to allow for the construction of a new church facility. There are no prior applications before the BZA.

The representatives present for this application were Natasha Bridges and Vernon Shoaf.

Deb Kladvla was a concerned citizen with questions and comment regarding this application.

Staff presented and discussion ensued. The Ms. Bridges explained that they are seeking a special exemption for a new church.

Mr. Matesevac made a motion to grant the Use by Special Exception. Ms. Barber seconded the motion. The motion carried with a 9 – 0 vote.

- vi. CB-22-79, Richard Perry Hays II of Hays Homes Inc. for Frank W. and Jennifer L. Boaz**

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The property is located on Batson Orchard Court, west of the intersection of Batson Orchard Court and Rivercrest Drive in Taylors.

The applicant is requesting a Variance from the requirements for the location of an accessory structure. There are no prior applications before the BZA.

The representatives present for this application were Richard Hays and Jennifer Boaz.

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

Staff presented and discussion ensued. The Mr. Hays explained that he had not been initially advised that the garage was not permitted in the front of the house. This placement was due to topography challenges.

Chairman Hattendorf made a motion to approve the Variance. Mr. Matesevac seconded the motion. The motion carried with a 9 – 0 vote.

**vii. CB-22-80, Brenton Victor Behoriam of Blue Point Properties, LLC for Blue Point Properties**

The property is located off of Piedmont Highway, southeast of the intersection of Piedmont Highway and Shackelford Road.

The applicant is requesting a Use by Special Exception to replace a previously existing non-conforming manufactured home with new, larger manufactured home. There are no prior applications before the BZA.

The representative present for this application was Brenton Behoriam.

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

Staff presented and discussion ensued. Mr. Behoriam explained that the type of mobile home that is on the existing nonconforming lot is no longer available for sale. He wishes to purchase a new mobile home that is closest to the standard size.

Mr. Akers made a motion to approve the Use by Special Exception. Mr. Hamilton seconded the motion. The motion carried with a 9 – 0 vote.

**viii. CB-22-81, Brittney Banks of The Garden Greenville for Bridgeway Church**

The property is located on Garlington Road, northeast of the intersection of Garlington Road and Roper Mountain Road.

The applicant is requesting a Use by Special Exception to allow a secondary school on site. The applicant is also requesting a Use by Special Exception to place four shipping containers on site (one with a lean-to) to be used for storage.

On March 8, 2000, The Board of Zoning Appeals approved Docket CB-00-22 for a Use by Special Exception to allow the building of an education, fellowship, and office facility on site.

On July 13, 2016, The Board of Zoning Appeals approved Docket CB-16-23 for a Use by Special Exception to allow the construction of a prayer chapel on site.

On August 9, 2017, The Board of Zoning Appeals approved Docket CB-17-44 for a Use by Special Exception to allow the placement of two modular office buildings on site, and the addition of an elevator tower to the existing building.

The representatives present for this application were Brittney Banks and Kimberly Berg.

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

Staff presented and discussion ensued. Then Ms. Banks explained that they discovered a compliance oversight with the County regarding the placement of four shipping containers and the function of a secondary school on the premises.

Chairman Hattendorf made a motion to approve the Use by Special Exception for both the placement of four shipping containers and function of a secondary school on the premises. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

#### **8. Announcements/Requests**

Dr. Hollingshad inquired about language updates as it pertains to the Ordinance. Mr. Henderson stated that the request was being reviewed to be addressed in the Unified Development Ordinance. Chairman Hattendorf concurred with Dr. Hollingshad's concern. Mr. Henderson advised that a text amendment may be requested. Chairman Hattendorf advised the members of the Board to email him their text amendment suggestions before the next meeting.

#### **9. Adjournment**

Chairman Hattendorf made a motion to adjourn the meeting. Mr. Hamilton seconded. The motion carried unanimously.

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This decision was affirmed by the Greenville County Board of Zoning Appeals on January 11, 2023.



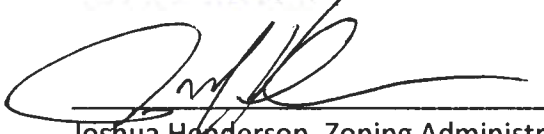
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Mark Hattendorf, Chairman  
Board of Zoning Appeals



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DATE



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Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**December 14, 2022**  
**PUBLIC HEARING**

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

# 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.



# 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-22-69

<b>Applicant:</b>	Rosa Elaine Mattress
<b>Project Type:</b>	Variance
<b>Address:</b>	356 Feaster Rd., Greenville, SC 29607
<b>Zoning:</b>	S-1, Service District
<b>Posting:</b>	Confirmed 11/29/22

## CB-22-69 Request

The property is located on Feaster Road South of the intersection of Feaster Road and Roper Mountain Road.

The applicant is requesting a variance to encroach 15' into the required 25' left side setback and 20' into the required 25' right side setback.

This docket was held and carried over from the November 9, 2022 Board of Zoning Appeals hearing. There are no prior applications before the BZA.

# CB-22-69: Variance

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

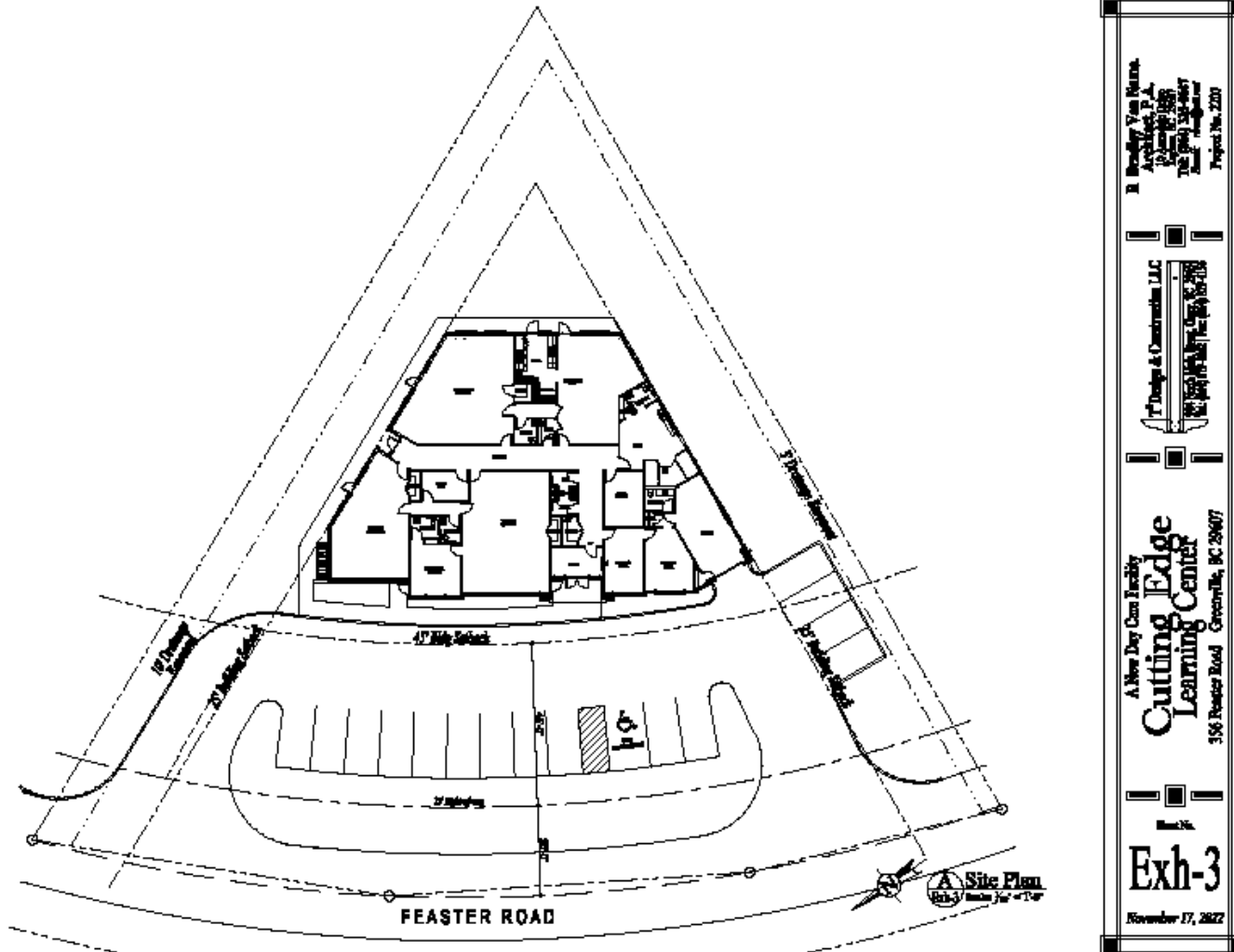
FRONT	= 45' from edge of road R.O.W.
RIGHT SIDE	= 25' from property line
LEFT SIDE	= 25' from property line
REAR	= 20' from property line

## CB-22-69: 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-22-69 Site Plan (without variance)



B. Bradley Van Natta  
 Architect, P. A.  
 10 James St. S.E.  
 The Woodlands, TX 77380  
 Project No. 2207

C. Design & Construction LLC  
 10000 10th Ave. S.E.  
 Bellevue, WA 98004  
 Tel: (206) 451-1111 Fax: (206) 451-1113

A. New Day Care Facility  
**Cutting Edge Learning Center**  
 556 Feaster Road - Greenville, BC 20607

**Exh-3**  
 November 17, 2022

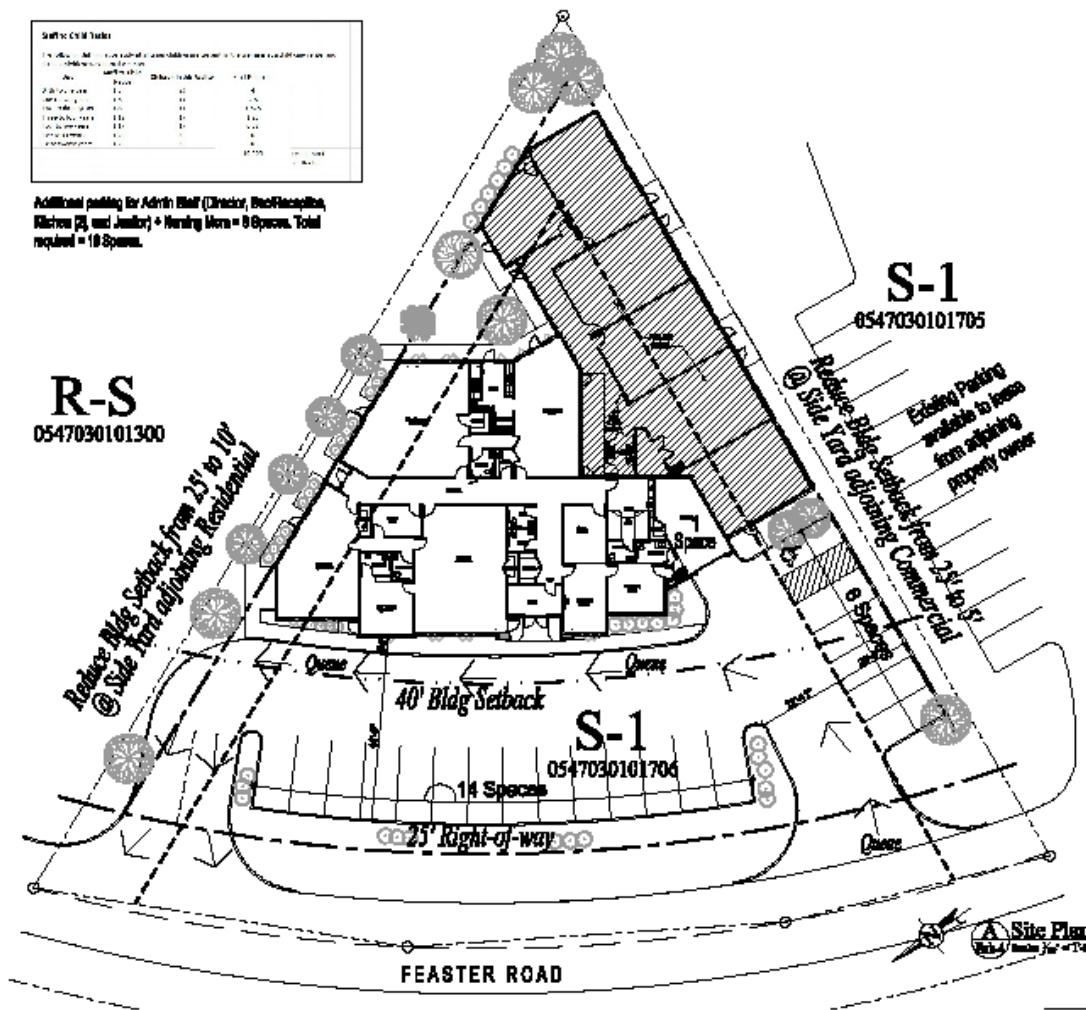
# CB-22-69 Site Plan (with variance)

**Staff to CM Table**

Item	Quantity	Area (sq. ft.)	Volume (cu. ft.)
Asphalt	10	100	100
Concrete	10	100	100
Gravel	10	100	100
Earthwork	10	100	100
Site Work	10	100	100
Construction	10	100	100
<b>Total</b>	<b>60</b>	<b>600</b>	<b>600</b>

Additional parking for Admin Staff (Director, Bus/Recipients, Klinton [2], and Junior) + Nursing Moms = 8 Spaces. Total required = 18 Spaces.

**R-S**  
0547030101300



**Bradley Van Horn**  
Architect P.A.  
10000 15th Ave S  
The Woodlands, TX 77380  
Project No. 2210

**Design & Construction, LLC**  
10000 15th Ave S, Suite 200  
The Woodlands, TX 77380

**A New Day Care Facility**  
**Cutting Edge Learning Center**  
556 Peaster Road - Greenville, NC 29607

**Exh-4**

November 17, 2022



# CB-22-69: Zoning Map





# CB-22-69: Aerial Map



## CB-22-69 Photos



# CB-22-74

- Applicant:** Robert C. Cashion of Robert C. Cashion, Architect, Inc. for Richard Williams of Superfly Holdings, LLC
- Project Type:** Variance
- Address:** 976 Geer Hwy. (HWY 276), Travelers Rest, SC 29690
- Zoning:** I-1, Industrial District / Unzoned
- Posting:** Confirmed 11/29/22

## CB-22-74 Request

The property is located on Highway 276, northwest of the intersection of Highway 276 and Bridwell Road.

The applicant is requesting a Variance from the number of required parking spaces for a Community Recreation Area.

This docket was held and carried over from the November 9, 2022 Board of Zoning Appeals hearing. There are no prior applications before the BZA.

# CB-22-74: Variance Requirements

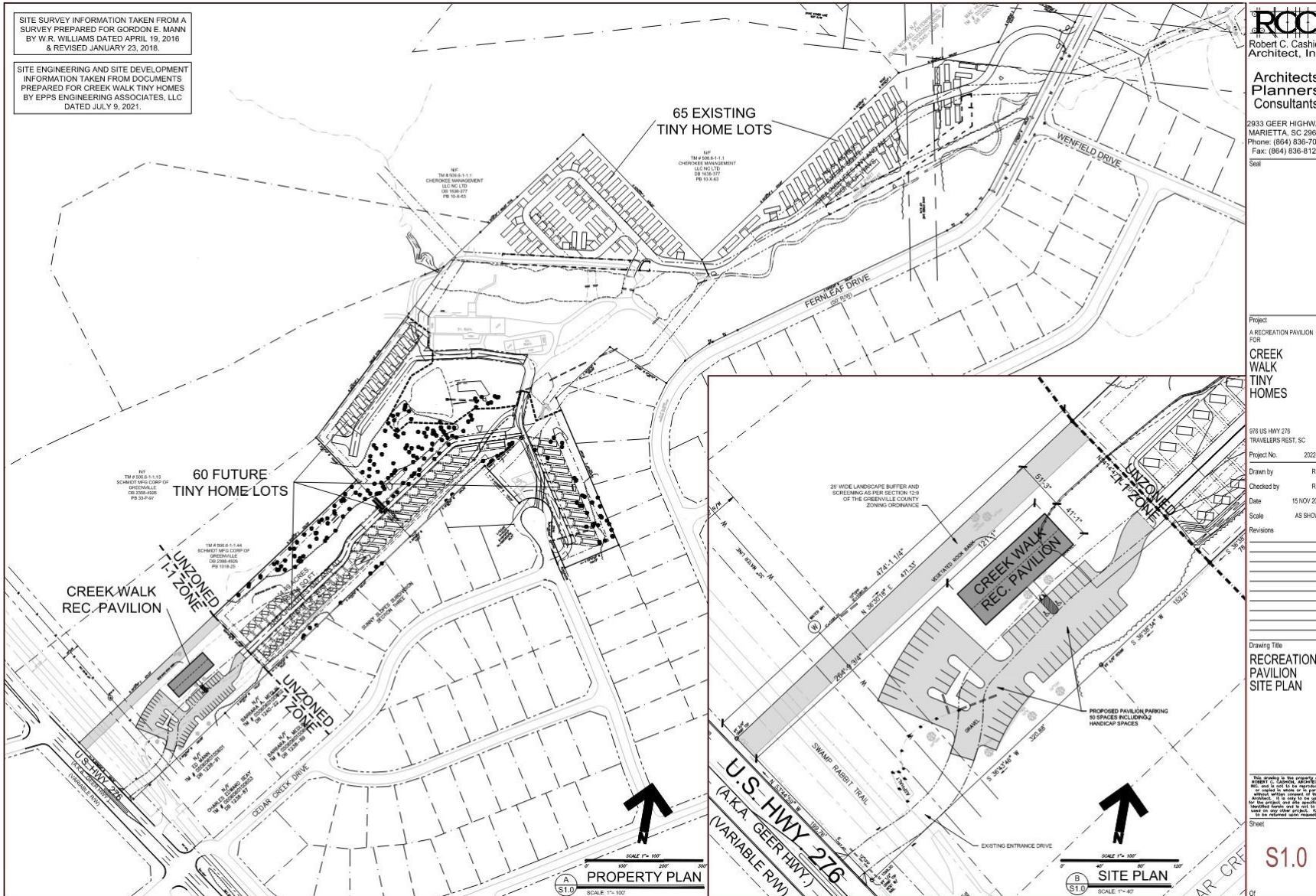
- **Section 12:2, Table 12.1 – Minimum Parking Requirements for a Community Recreation Area;**
- With Swimming Pool – One space for every 100 square feet of water surface.
- Without Swimming Pool – One Space per 30 square feet of assembly area.
- 
- The minimum parking spaces for the recreation area is 165 parking spaces and the applicant is requesting to reduce that to a total of 50 parking spaces or approximately a 70% reduction.

## CB-22-74: 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-22-74 Site Plan



SITE SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED FOR GORDON E. MANN BY W.R. WILLIAMS DATED APRIL 19, 2016 & REVISED JANUARY 23, 2018.

SITE ENGINEERING AND SITE DEVELOPMENT INFORMATION TAKEN FROM DOCUMENTS PREPARED FOR CREEK WALK TINY HOMES BY EPPS ENGINEERING ASSOCIATES, LLC DATED JULY 9, 2021.



Robert C. Cashin  
Architect, Inc.

**Architects  
Planners  
Consultants**

2933 GEER HIGHWAY  
MARIETTA, SC 29661  
Phone: (864) 836-7080  
Fax: (864) 836-8125  
Cell

Project  
A RECREATION PAVILION  
FOR  
**CREEK WALK  
TINY HOMES**

67E US HWY 276  
TRAVELERS REST, SC  
Project No. 2022-01  
Drawn by RCC  
Checked by RCC  
Date 15 NOV 2022  
Scale AS SHOWN  
Revisions

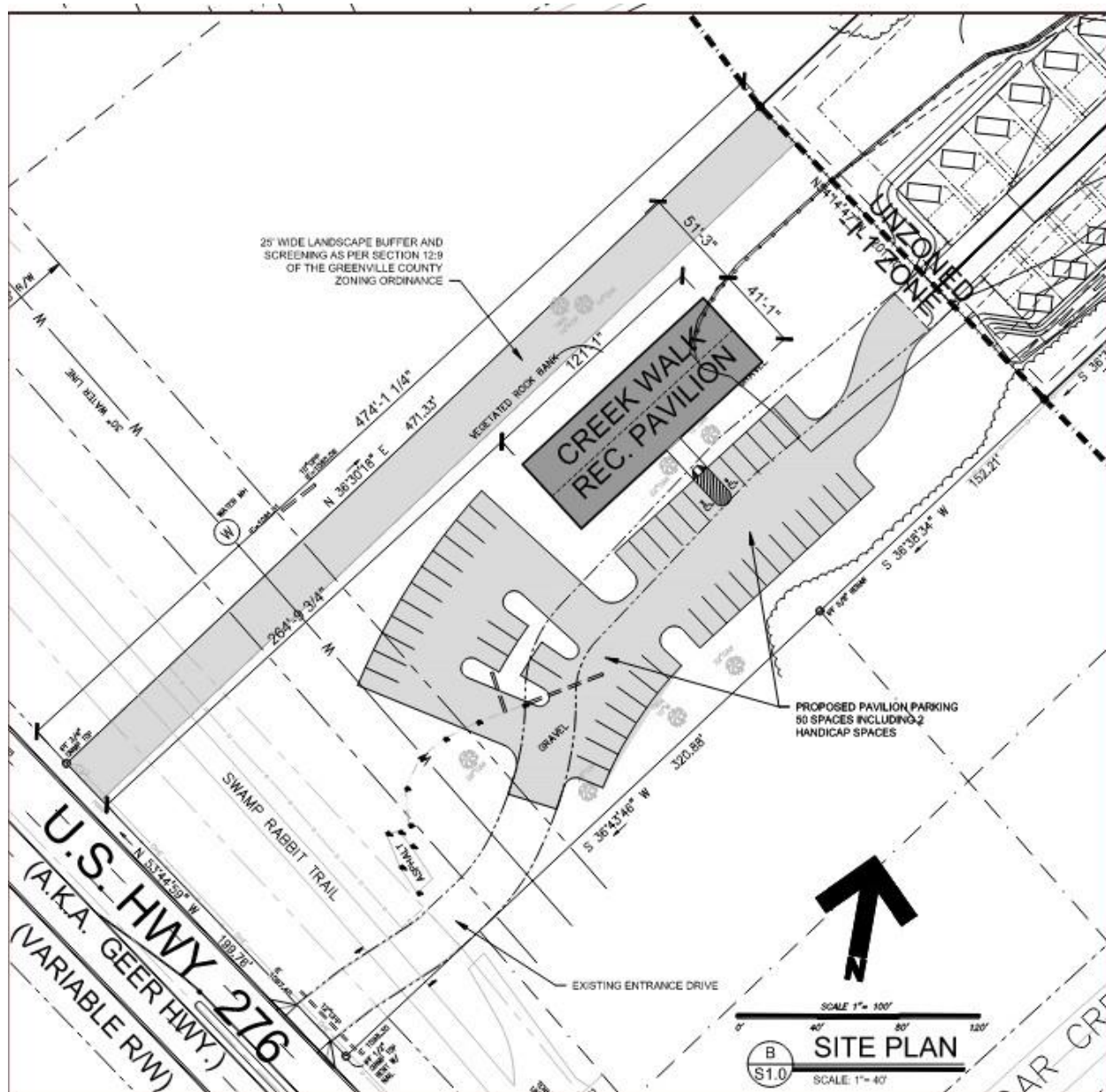
Drawing Title  
**RECREATION PAVILION  
SITE PLAN**

This drawing is the property of ARCHITECTS PLANNERS CONSULTANTS, INC. and shall not be reproduced, copied, or used in any way without the written consent of the ARCHITECTS PLANNERS CONSULTANTS, INC. If you are a contractor or subcontractor, you shall not be permitted to use this drawing for any other project without the written consent of ARCHITECTS PLANNERS CONSULTANTS, INC.

Sheet

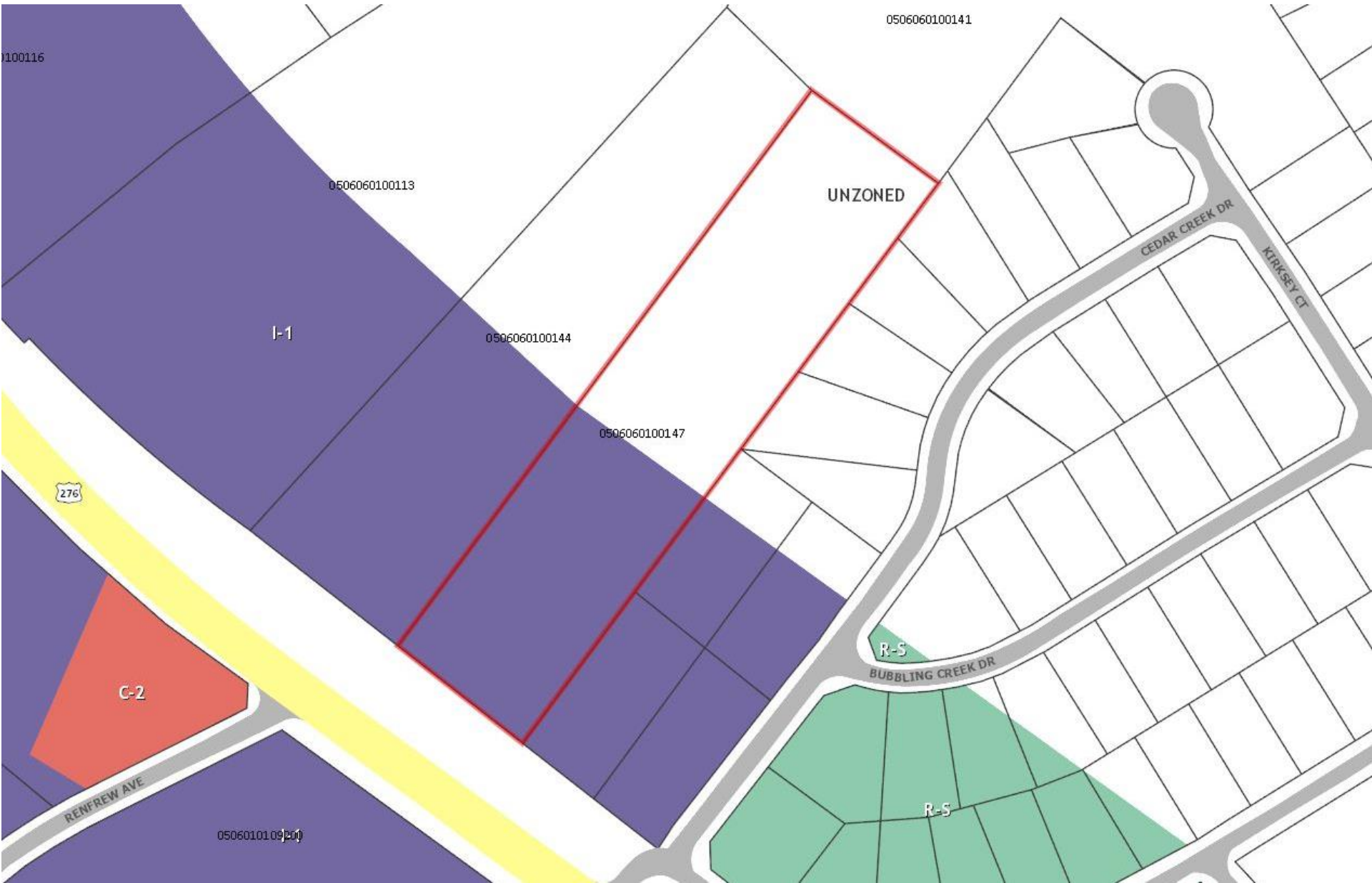
**S1.0**

# CB-22-74 Site Plan





# CB-22-74: Zoning Map



# CB-22-74: Aerial Map



# CB-22-74 Photos



Subject



West of subject



South of Subject



East of Subject

# CB-22-76

<b>Applicant:</b>	John Vincent Laux
<b>Project Type:</b>	Variance
<b>Address:</b>	108 Upper Meadow Way, Greenville, SC 29609
<b>Zoning:</b>	R-15, Single-Family Residential District
<b>Posting:</b>	Confirmed 11/29/22

## CB-22-76 Request

The property is located on the corner of Upper Meadow Way and Wood Stream Ct in the Brownstone Crossing subdivision.

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 are no prior applications before the BZA.

# CB-22-76: Variance Requirements

- **Section 6:2 – Use Conditions 18-B states the following:**
  - 
  - **B. Swimming Pool Requirements**
    - 
    - Swimming pools shall be located in the rear yard.
    - Swimming pools shall be set back not less than 5 feet.
    - Setback requirements for swimming pools shall be the same as those for accessory buildings.
    - Swimming pools shall not occupy more than 50 percent of the rear yard.
    - Lighting for swimming pools shall have proper shielding from glare.
    - 
    - The applicant is requesting a variance to allow a swimming pool in the side yard.

## CB-22-76: 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:

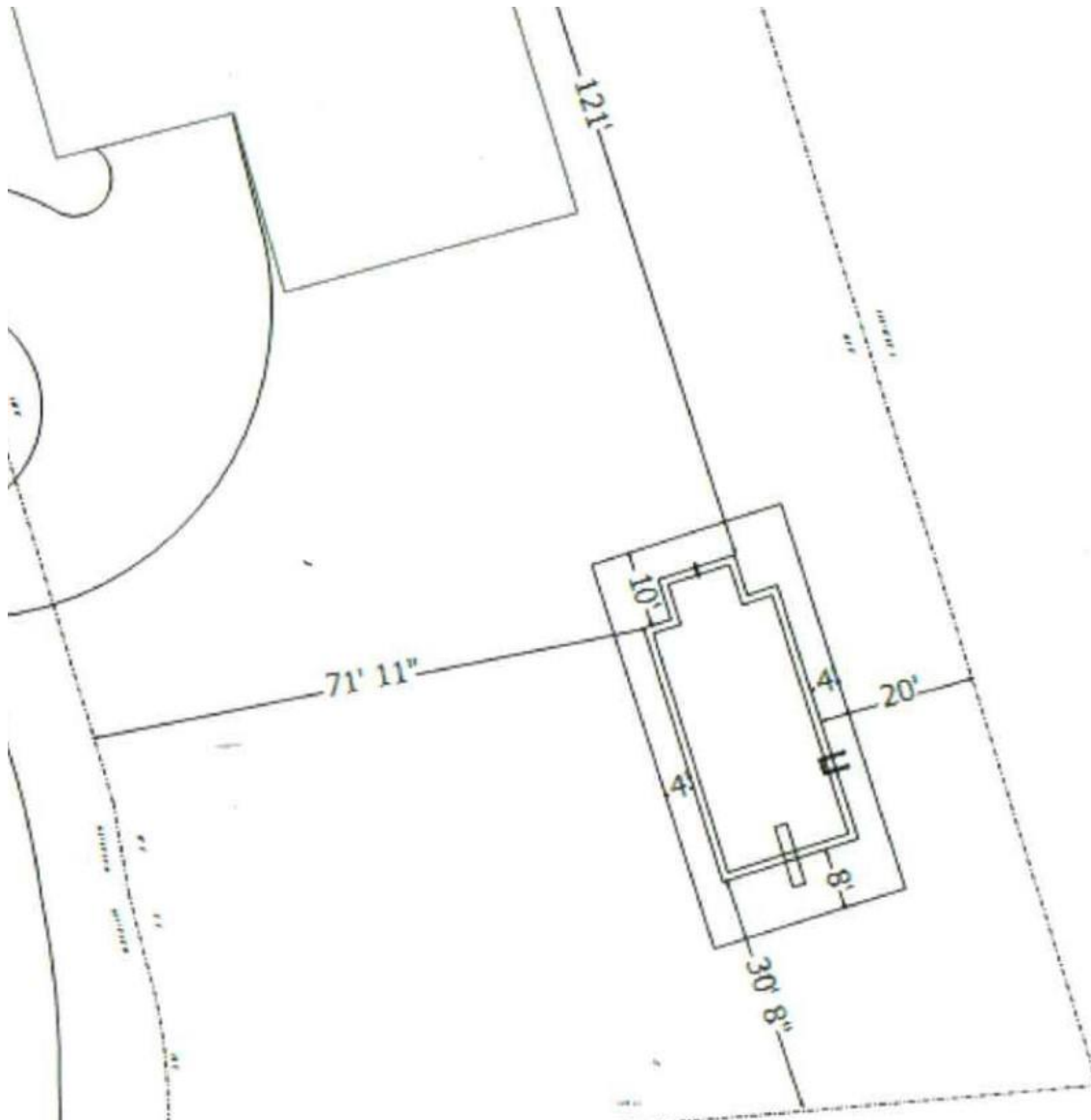
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-22-76 Site Plan





# CB-22-76 Site Plan



# CB-22-76: Zoning Map



# CB-22-76: Aerial Map



# CB-22-76 Photos



Subject



West of subject



South of Subject



North of Subject

# CB-22-77

<b>Applicant:</b>	Brian James Graybrill with Spencer/Hines Properties for DSM & R Holdings, LLC.
<b>Project Type:</b>	Variance
<b>Address:</b>	2 Balfer Drive, Greenville, SC 29615
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 11/29/22

## CB-22-77 Request

The property is located on Balfer Drive, north of the intersection of Balfer Dr. and Wade Hampton Boulevard.

The applicant is requesting a variance to encroach 1.9' into the required 5' right side setback and 11.9' into the required 20' rear setback.

There are no prior applications before the BZA.



## CB-22-77: Variance

### Section 7:3, Table 7.3 – Setback/Height Requirements for the C-2 Commercial District District;

FRONT	= 25' from edge of road R.O.W.
RIGHT SIDE	= 5' from property line
LEFT SIDE	= 5' from property line
REAR	= 20' from property line



## CB-22-77: Variance Considerations

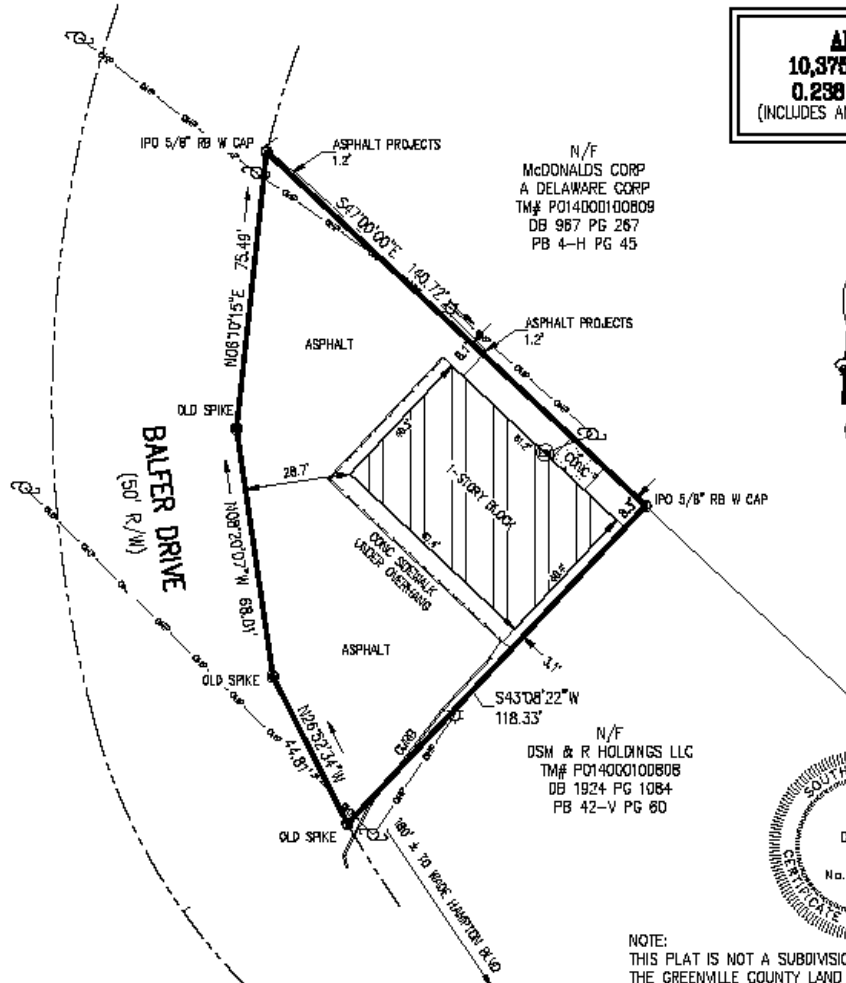
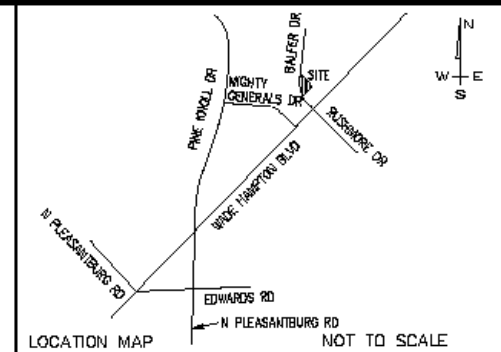
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-22-77 Site Plan

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAN, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

**AREA**  
**10,375 SQ.FT.**  
**0.238 ACRES**  
 (INCLUDES ANY & ALL R/W)



N/F  
 McDONALDS CORP  
 A DELAWARE CORP  
 TM# P014000100809  
 DB 987 PG 267  
 PB 4-H PG 45

N/F  
 DSM & R HOLDINGS LLC  
 TM# P014000100808  
 DB 1924 PG 1084  
 PB 42-V PG 80



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REF DEED - 1924/1084  
 REF PLAT - 42-V/60

**LEGEND**

- |                          |                             |                              |
|--------------------------|-----------------------------|------------------------------|
| BL BUILDING LINE         | CO CLEAN OUT                | MACK L. CHAPMAN, JR., P.L.S. |
| CL CENTERLINE            | DB GATCH BASIN              | S.C. REG. NO. 10034          |
| CM CORRUGATED METAL PIPE | DI DROP INLET               |                              |
| CT CROWN TOP             | DI ELEV. TRANS.             |                              |
| DE DRAINAGE EASEMENT     | EL ELEVATION                | BUY BUY ANCHOR               |
| EP EDGE OF PAVEMENT      | FM FIRE HYDRANT             | EMEN ELECTRIC METER          |
| IPO IRON PIN OLD         | GM GAS METER                | CTV CABLE TV                 |
| IPS IRON PIN SET         | GV GAS VALVE                | F FENCE LINE                 |
| N&C N&C                  | LP LIGHT POLE               | FOC FIBER OPTIC CABLE        |
| OT OPEN TOP              | PP POWER POLE               | GAS GAS LINE                 |
| RB REBAR                 | SMH (D) MANHOLE (25)        | OP OVERHEAD POWER            |
| RCP REINFORCED CONC PIPE | SMH (S) MANHOLE (25)        | OHT OVERHEAD TELEPHONE       |
| R/W RIGHT OF WAY         | TMH (D) MANHOLE (TELEPHONE) | SD STORM DRAIN               |
| SD STORM DRAIN           | TEPED TELEPHONE PEDESTAL    | SS SANITARY SEWER            |
| SE SANITARY SEWER        | CTP CABLE PEDESTAL          | UWP UNDERGROUND POWER        |
| SEE SEE EASEMENT         | WM WATER METER              | UPT UNDERGROUND TEL.         |
| VCP VITRIFIED CLAY PIPE  | WT WATER VALVE              | W WATER LINE                 |



NOTE:  
 THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

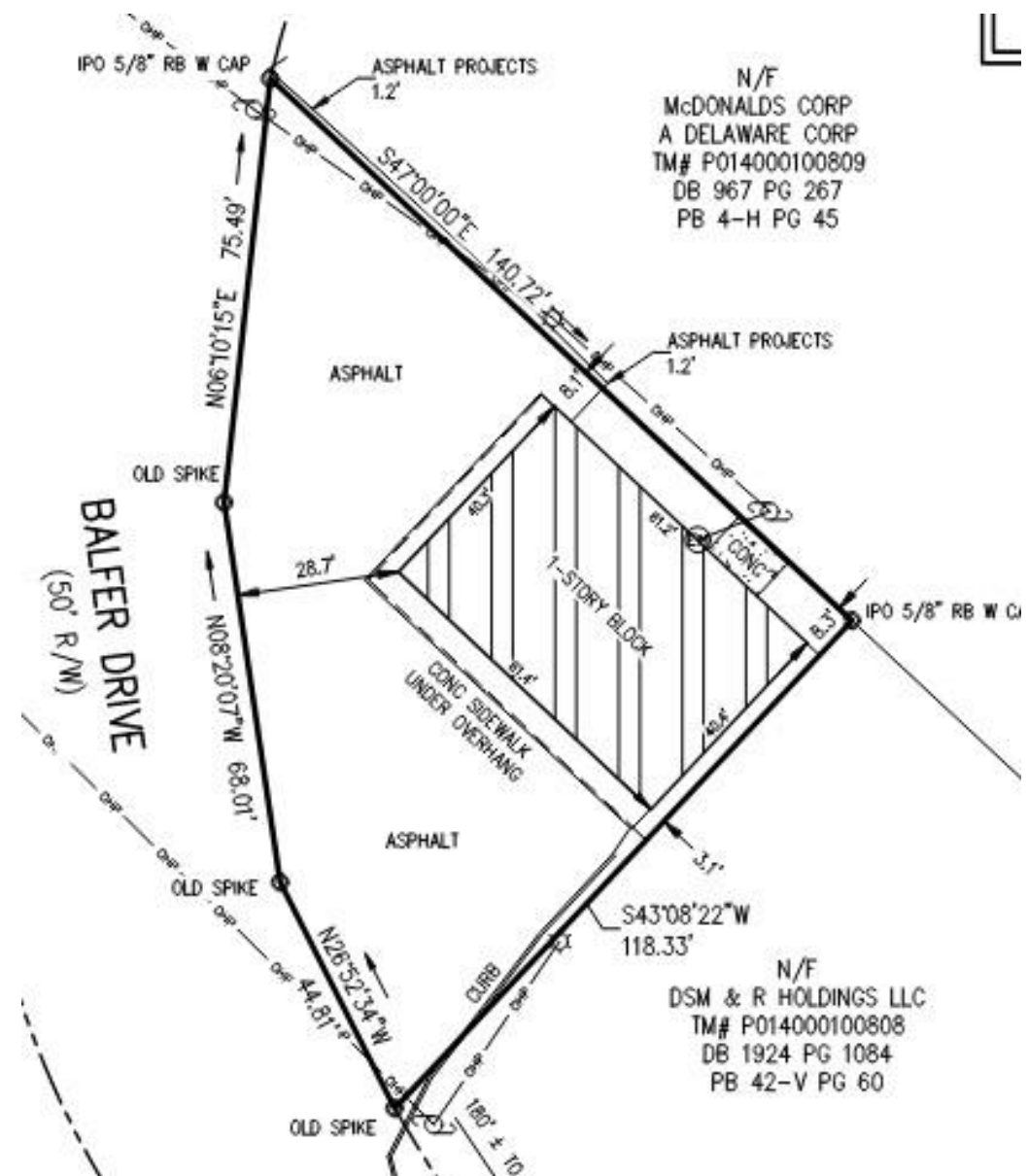
**SURVEY FOR**  
**DSM & R HOLDINGS LLC**  
 GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1" = 30'	PROPERTY ADDRESS 2 BALFER DRIVE	TAX PIN PD14000100810
DATE 10/17/22	30 0 30 60	FIELD DREW AM/WT
		DRAWN BY BM

**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615  
 PH (864)271-0498  
 www.sitedesign-inc.com

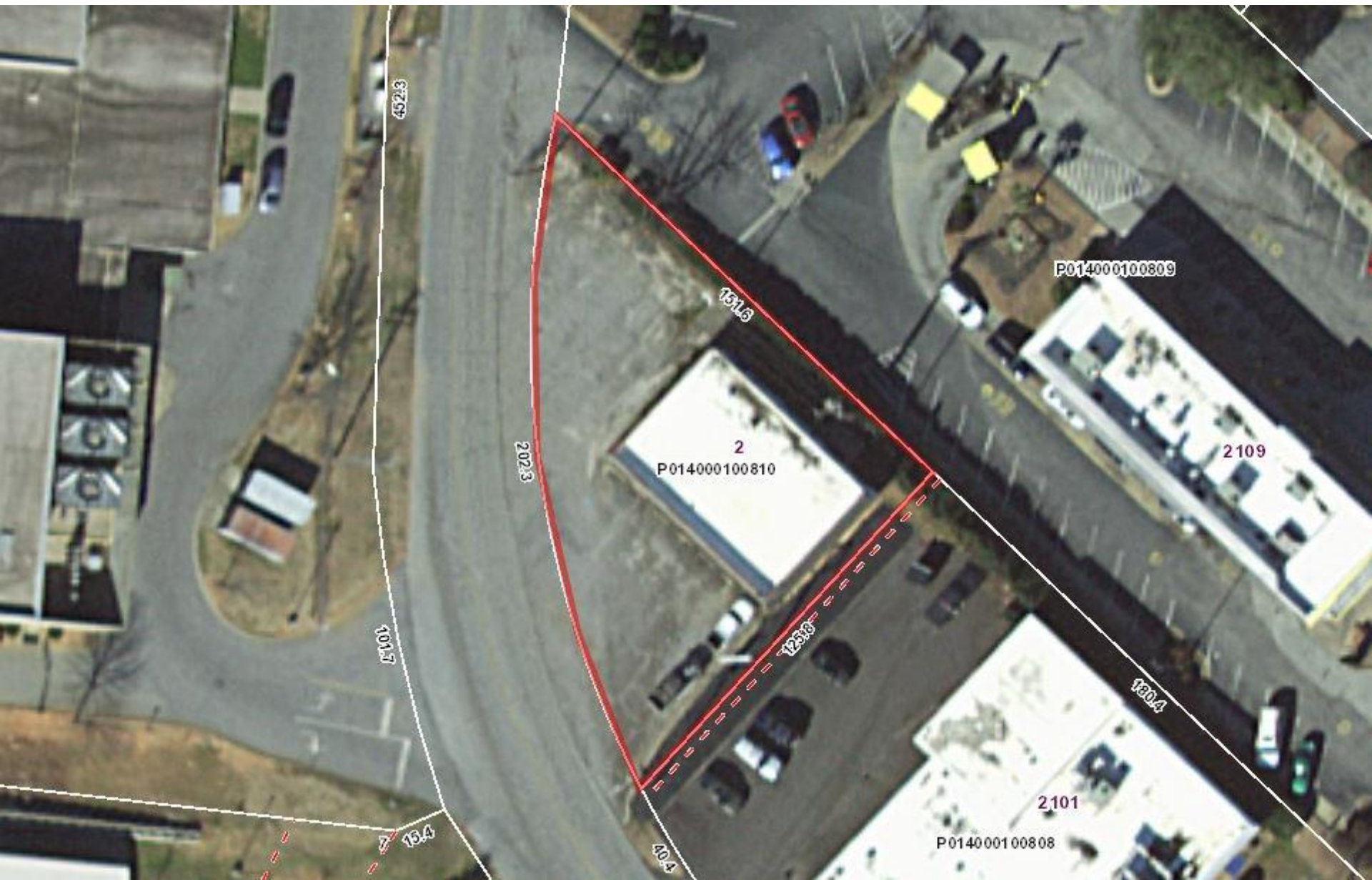
# CB-22-77 Site Plan



# CB-22-77: Zoning Map



# CB-22-77: Aerial Map



# CB-22-77 Photos



Subject



West of subject



Southeast of Subject



North of Subject

## CB-22-78

<b>Applicant:</b>	Natasha Bridges Sexton with Sexton Design and Development for Elaine M. Burgess with McAlister Family Trust
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	Owens Road, Greer, SC 29651
<b>Zoning:</b>	R-S Residential Suburban District
<b>Posting:</b>	Confirmed 11/29/22

## CB-22-78 Request

The property is located on the northwest corner of Owens Road and Locust Hill Road, west of the City of Greer.

The applicant is requesting a Use by Special Exception to allow for the construction of a new church facility.

There are no prior applications before the BZA.



# CB-22-78: 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 “Church” as a Use by Special Exception in the R-S, Residential Suburban 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.”
- 
- **Section 11:3** – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":
- 
- **Section 11.3.1**- Lot Area - the minimum lot area shall be 40,000 square feet or 0.918 acres. *The entire site consists of approximately 5 acres.*
- 
- **Section 11.3.2** - Setback Requirements - all buildings shall be setback from the front, side, and rear property lines a minimum of 50 feet. *The site plan submitted reflects compliance.*
- 
- **Section 11.3.3** - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. *Compliance will be confirmed during the permitting process.*

## CB-22-78: Use by Special Exception Requirements

**11:3.4 Lighting:** For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. *The site plan submitted does not include lighting details. Compliance will be confirmed during the permitting process.*

**11:3.5 Screening and Buffering:** Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *Compliance will be confirmed during the permitting process.*

## **CB-22-78: Use by Special Exception Considerations**

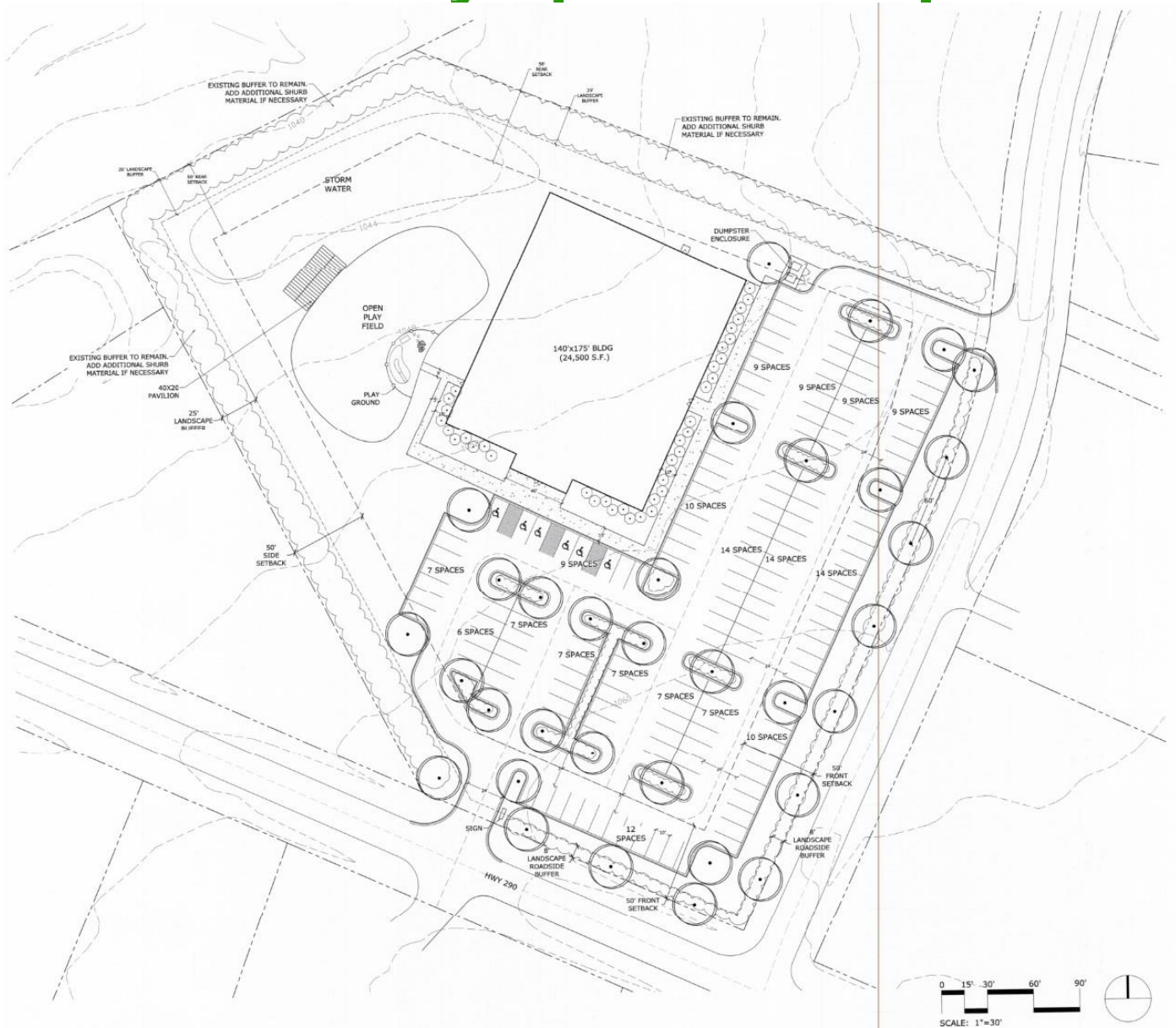
### **Section 11:1 of the Greenville County Zoning Ordinance**

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.”

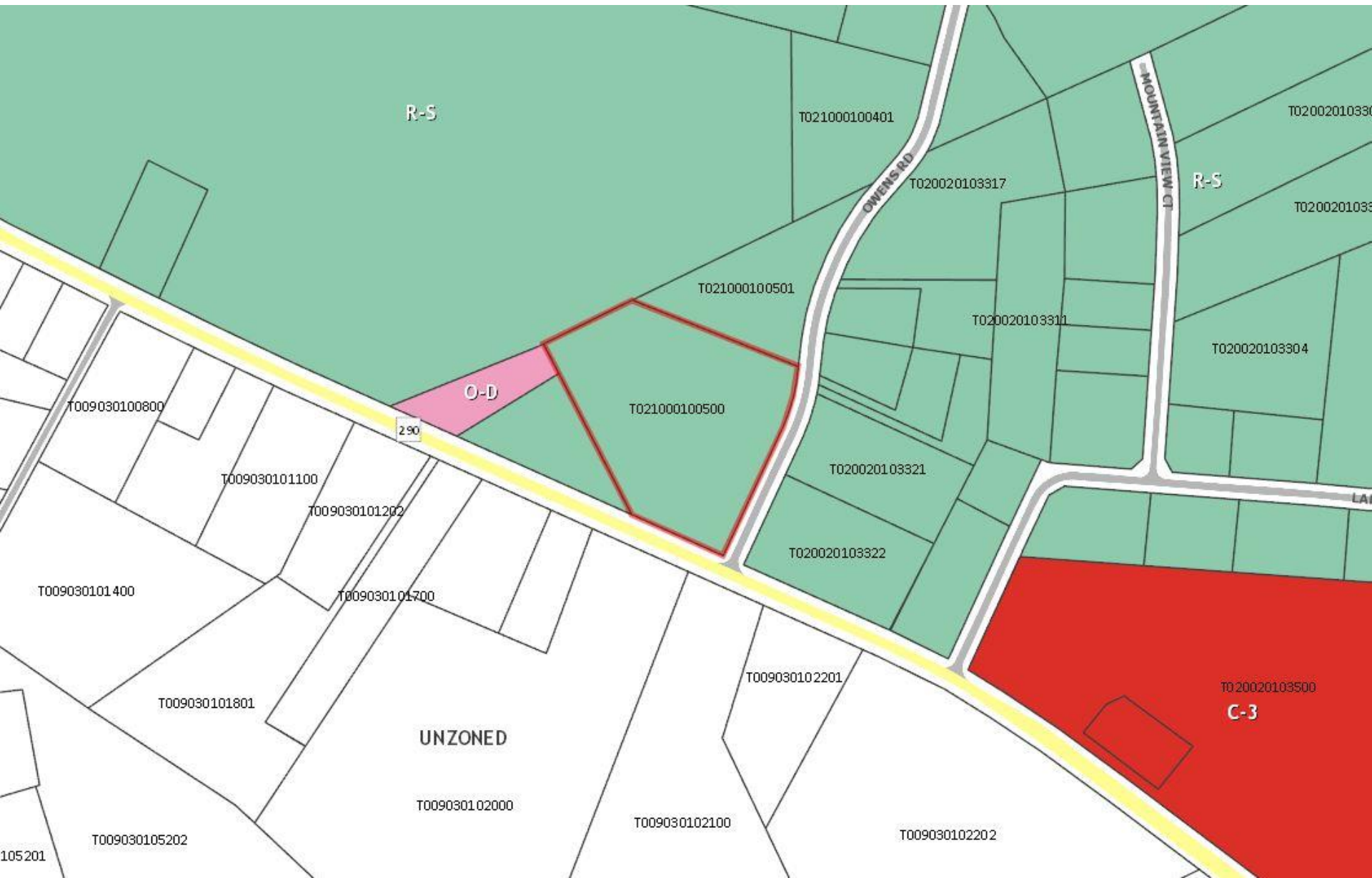
#### **The Board shall consider the following factors:**

- 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-22-78 Use by Special Exception



# CB-22-78: Zoning Map



# CB-22-78: Aerial Map



# CB-22-78 Photos



Subject



Subject



East of Subject



North of Subject

# CB-22-79

<b>Applicant:</b>	Richard Perry Hays II of Hays Homes Inc. for Frank W. and Jennifer L. Boaz
<b>Project Type:</b>	Variance
<b>Address:</b>	8 Batson Orchard Ct., Taylors, SC 29687
<b>Zoning:</b>	R-S, Residential Suburban District / Unzoned
<b>Posting:</b>	Confirmed 11/29/22



## CB-22-79 Request

The property is located on Batson Orchard Court, west of the intersection of Batson Orchard Court and Rivercrest Drive in Taylors.

The applicant is requesting a variance from the requirements for location of an accessory structure.

There are no prior applications before the BZA.

## CB-22-79: Variance

### **Section 7:3.4 – Side Setbacks in Single-family Residential Districts**

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

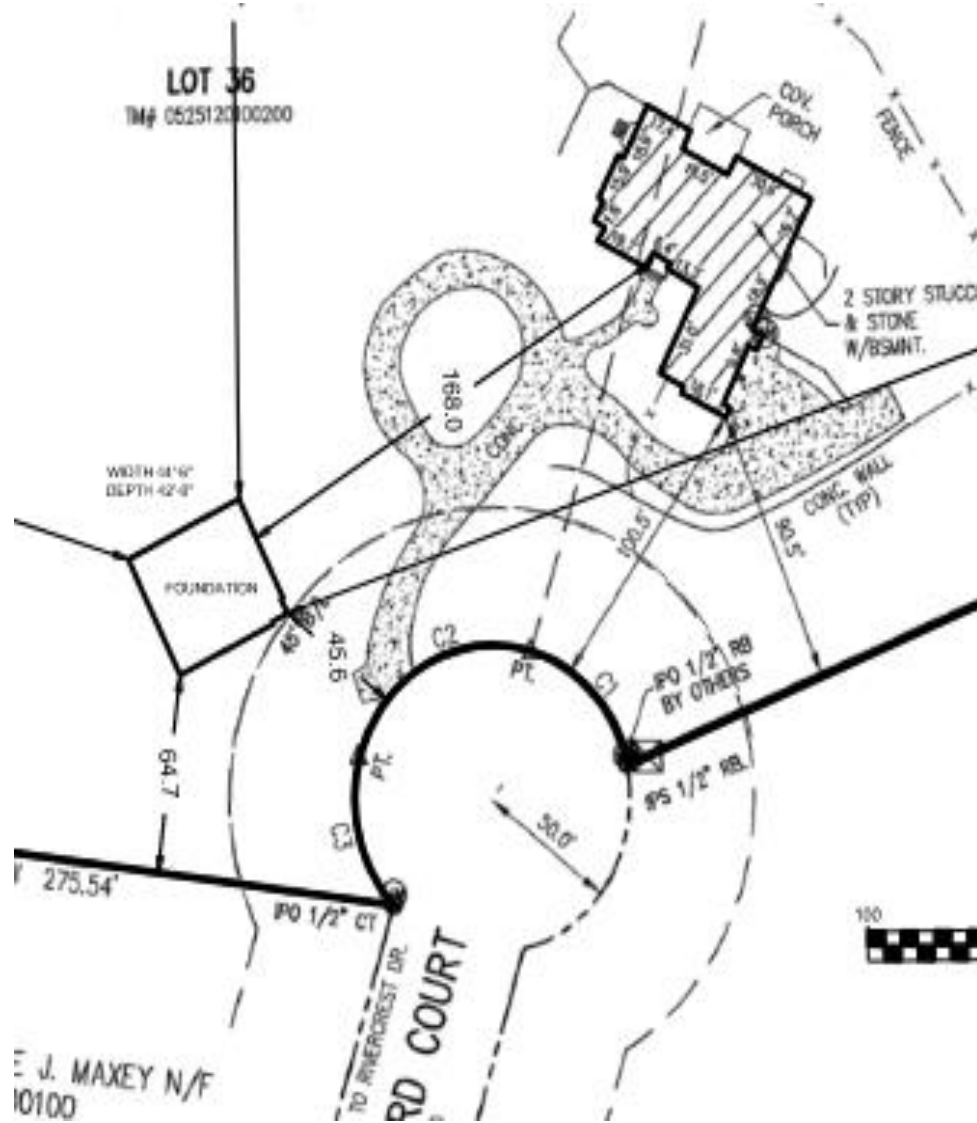
## CB-22-79: Variance Considerations

**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:

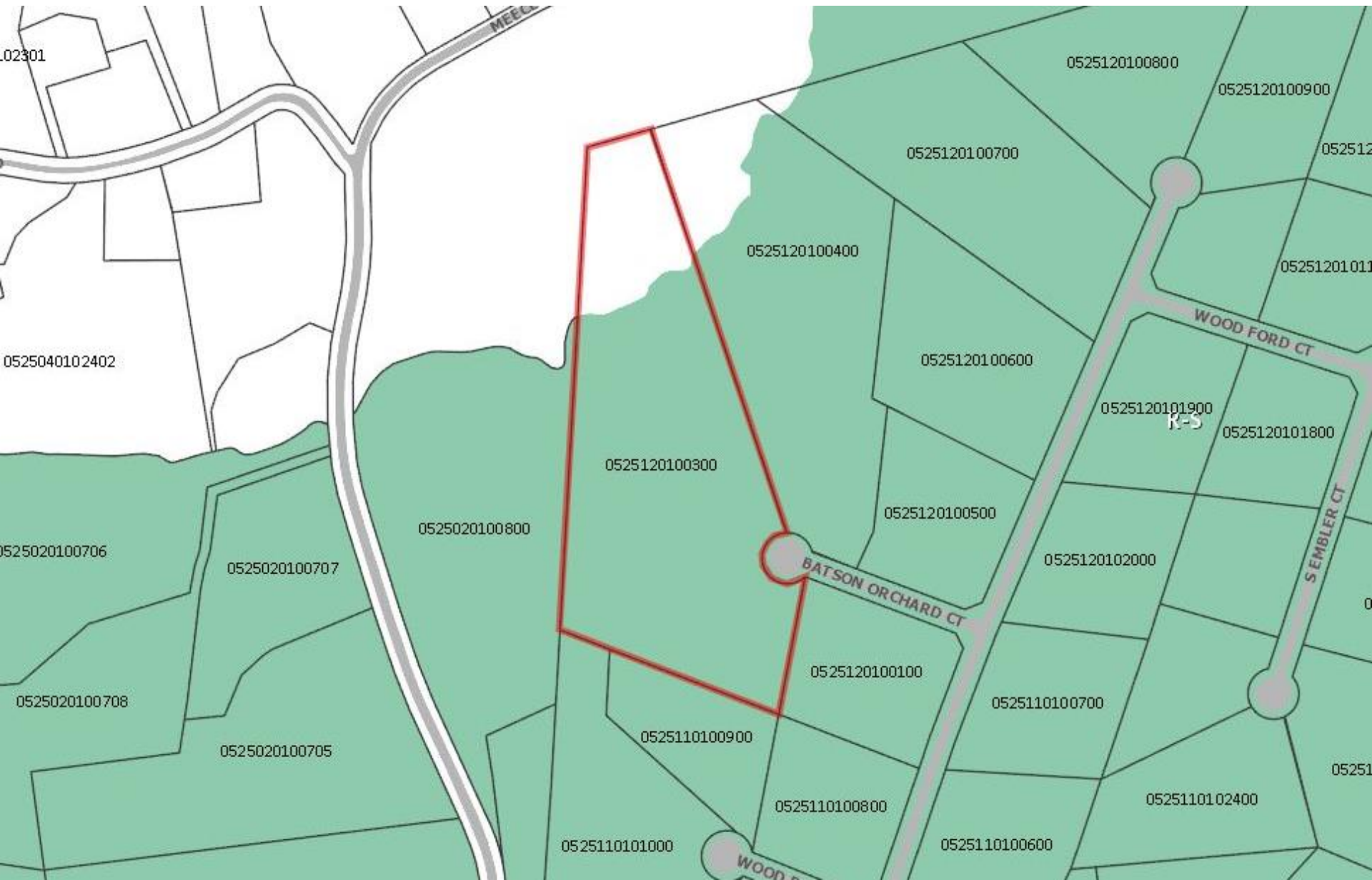
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively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



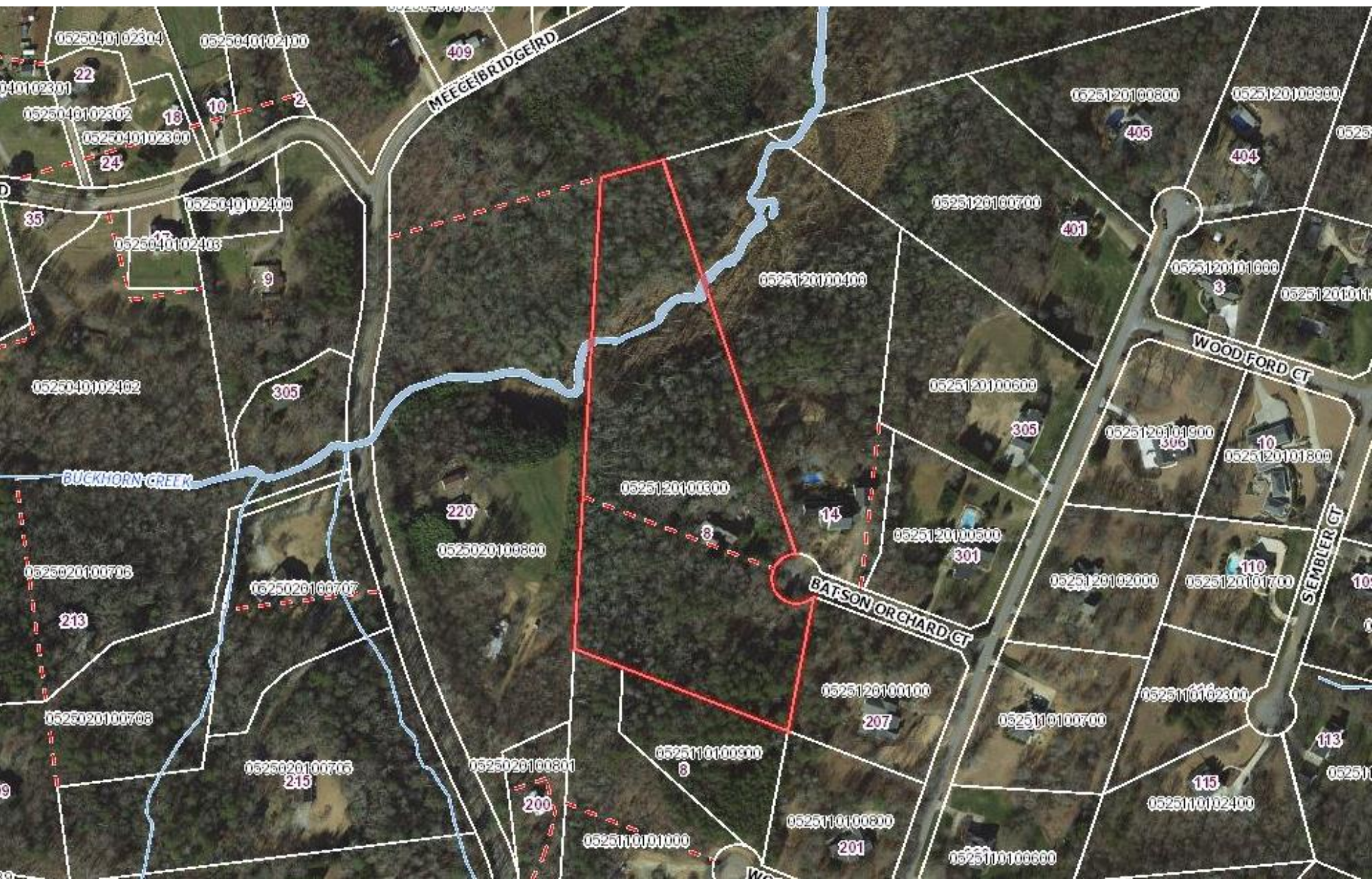
# CB-22-79 Site Plan



# CB-22-79: Zoning Map



# CB-22-79: Aerial Map



# CB-22-80

<b>Applicant:</b>	Brenton Victor Behoriam of Blue Point Properties, LLC for Blue Point Properties, LLC
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	105 Cappy Way, Piedmont, SC 29673
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 11/29/22



## CB-22-80 Request

The property is located off of Piedmont Highway, southeast of the intersection of Piedmont Highway and Shackelford Road.

The applicant is requesting a Use by Special Exception to replace a previously existing non-conforming manufactured home with new, larger manufactured home.

There are no prior applications before the BZA.

## CB-22-80: Use by Special Exception Requirements

### 9:3.2 Expansion of Nonconforming Uses

Nonconforming uses of land existing at the time of adoption of this Ordinance shall not hereafter be expanded in any way without the express review of the Board of Zoning Appeals.

### 9:3.3 Expansion of Nonconforming Structures

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.”

**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.”

## **CB-22-80: Use by Special Exception Considerations**

### **Section 11:1 of the Greenville County Zoning Ordinance**

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.”

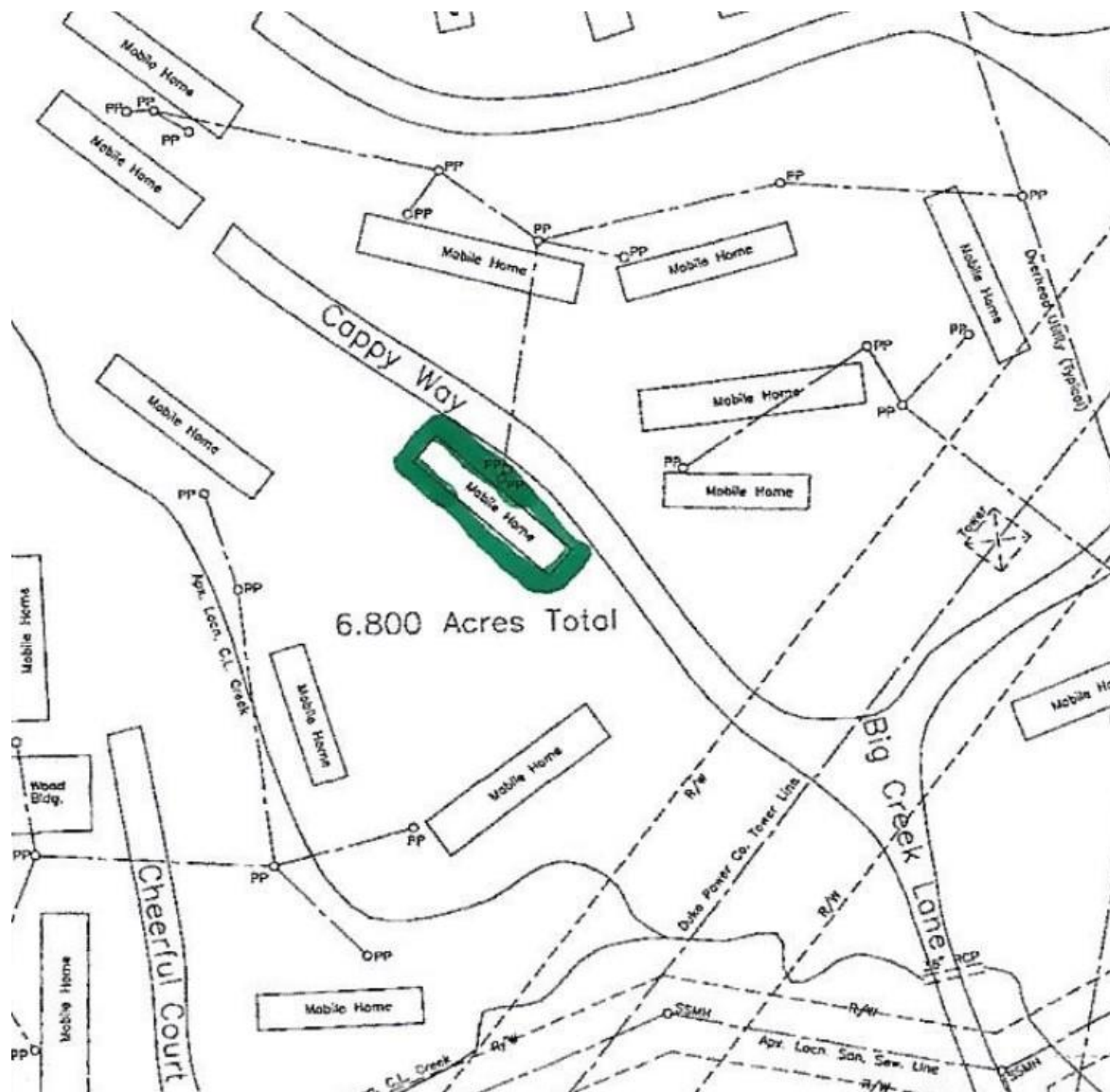
#### **The Board shall consider the following factors:**

- 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-22-80: Use by Special Exception



# CB-22-80: Use by Special Exception



# CB-22-80: Zoning Map



# CB-22-80: Aerial Map



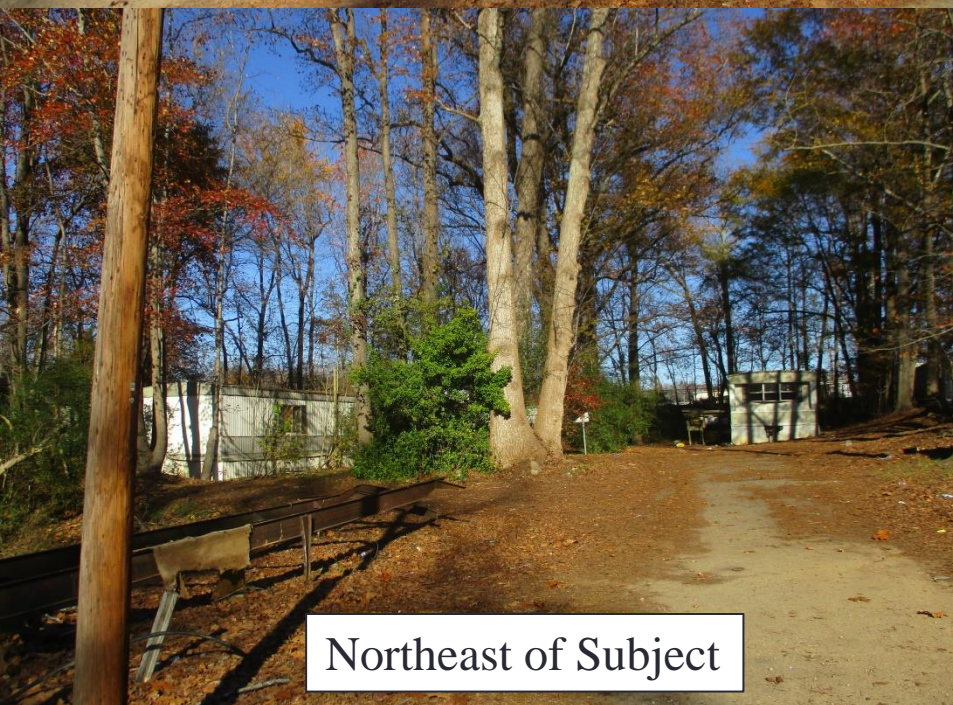
# CB-22-80 Photos



Subject



West of Subject



Northeast of Subject



Southeast of Subject



# CB-22-81

<b>Applicant:</b>	Brittney Banks of The Garden Greenville for Bridgeway Church
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	725 Garlington Rd, Greenville, SC 29615
<b>Zoning:</b>	R-S, Residential Suburban District
<b>Posting:</b>	Confirmed 11/29/22

## CB-22-81 Request

The property is located on Garlington Road, northeast of the intersection of Garlington Road and Roper Mountain Road.

The applicant is requesting a Use by Special Exception to allow a secondary school on site. The applicant is also requesting a Use by Special Exception to place 4 shipping containers on site (one with a lean-to) to be used for storage.

On March 8, 2000, The Board of Zoning Appeals approved Docket CB-00-22 for a Use by Special Exception to allow the building of an education, fellowship, and office facility on site.

On July 13, 2016, The Board of Zoning Appeals approved Docket CB-16-23 for a Use by Special Exception to allow the construction of a prayer chapel on site.

On August 9, 2017, The Board of Zoning Appeals approved Docket CB-17-44 for a Use by Special Exception to allow the placement of two modular office buildings on site, and the addition of an elevator tower to the existing building.

## CB-22-81: Use by Special Exception Requirements

**Section 5:4 and Table 6.1** (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists both “Church” and “Schools – Secondary” as a Use by Special Exception in the R-S, Residential Suburban District.

**Section 11:3** – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":

**Section 11.3.1-** Lot Area - the minimum lot area shall be 40,000 square feet or 0.918 acres. *The entire site consists of approximately 36.18 acres.*

**Section 11.3.2** - Setback Requirements - all buildings shall be setback from the front, side, and rear property lines a minimum of 50 feet. *The site plan submitted reflects compliance.*

**Section 11.3.3** - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. *Compliance will be confirmed during the permitting process.*

## CB-22-81: Use by Special Exception Requirements

**11:3.4 Lighting:** For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. *Submitted plan shows no new lighting being added.*

**11:3.5 Screening and Buffering:** Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *Compliance will be confirmed during the permitting process.*

- 
- **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.”

## **CB-22-81: Use by Special Exception Considerations**

### **Section 11:1 of the Greenville County Zoning Ordinance**

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.”

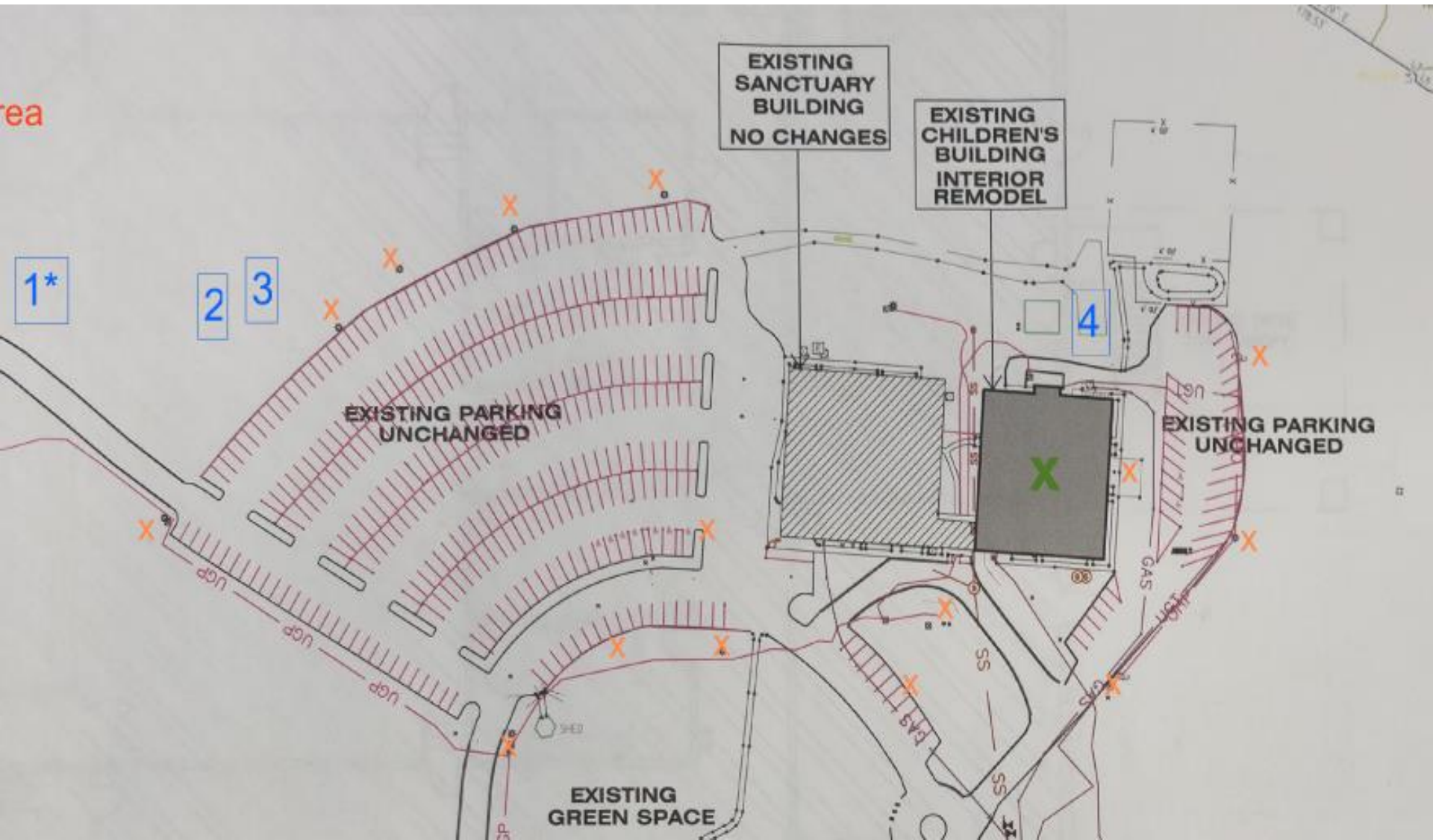
#### **The Board shall consider the following factors:**

- 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-22-81: Use by Special Exception



# CB-22-81: Use by Special Exception



# CB-22-81: Zoning Map





# CB-22-81: Aerial Map



# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment