



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

January 11, 2023

### Board Members:

1. Barber, Teresa
2. Farrar, Brittany
3. Godfrey, Laura – Vice Chairwoman
4. Hamilton, Paul
5. Hattendorf, Mark – Chairman
6. Hollingshad, Nicholas – *absent*
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. Hamilton.
3. **Roll Call:** Attendance was taken by Ms. McDuffie.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of December 14, 2022:**  
Ms. Barber made a motion to approve the minutes from the December 14, 2022 meeting. Mr. Akers seconded. The motion carried with an 8 - 0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the December 14, 2022 meeting. Mr. Matesevac 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.
6. **New Business**
  - i. **CB-23-01, Joseph B. Rickman, II of Atlantic Sign Media Inc. for Eugene D. Dellamaggiore, Jr.**  
The property is an out parcel of the Cherrydale Point Shopping Center, located south of

State Park Road near the intersection of Poinsett Hwy. and State Park Road.

The applicant is requesting a variance to allow an additional business sign.

There are no prior applications before the BZA.

The representatives present for this application were Joseph Rickman and Rich Mullens.

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

Staff presented and discussion ensued. Board members asked for clarification of the Greenville County Sign Ordinance with regards to the Variance being proposed. Mr. Rickman explained that he understood only three signs would be permitted on the parcel. Mr. Rickman explained his concerns with the lack of a sign on the rear elevation preventing visibility of the business to customers.

Mr. Akers made a motion to deny the Variance. Ms. Godfrey seconded the motion. The motion carried with a 7 - 1 vote. Mr. Hamilton dissented.

**ii. CB-23-02, Brandi Jones of CB Caine for Solid Orange, LLC**

The property is located on East Lee Road, near the intersection of East Lee Road and Edwards Street.

The applicant is attempting to rezone the property from R-20, Single Family Residential District to OD, Office District. The OD, Office District requires a 25' building setback from the side and rear property lines. The existing structure is currently 12.7' from the left side property line. The applicant is requesting a Variance to encroach 12.3' into the required 25' left side setback in order to facilitate the request to rezone the property to OD, Office District.

There are no prior applications before the BZA.

The representative present for this application was Brandi Jones.

Maria Mayol, Carlo Rivas, and David Hallas were present to speak in opposition for this Variance. Additionally, there were fourteen emails sent in opposition. They stated concerns with locating the office in a residential neighborhood due to traffic and safety concerns.

Staff presented and discussion ensued. Ms. Jones explained that her client was interested in the property for a therapy office; there would be a maximum of three therapists working at any given time. Staff explained changes that would need to be made to meet current Ordinance and Building Code requirements.

Ms. Godfrey made a motion to deny the Variance. Mr. Hamilton seconded the motion. The motion carried unanimously with an 8 – 0 vote.

**iii. CB-23-03, Ronald Douglas Shackelford, II**

The property is located on Lakeside Road south of the I-85 and I-185 interchange, near

the Anderson County border.

The applicant is requesting a Variance on the orientation of a manufactured home.

The representative(s) present for this application was Ronnie Shackelford, II.

There are no prior applications before the BZA.

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

Staff presented and discussion ensued. Mr. Shackelford explained there is not enough room on the parcel to orient the mobile home in a way that would meet the current Ordinance requirements.

Mr. Hamilton made a motion to grant the Variance. Mr. Akers seconded the motion. The motion carried with an 8 – 0 vote.

**iv. CB-23-04, Larry K. Barthelemy, IV of ADC Engineering, Inc. for Richard D. Brookey with The County of Greenville SC**

The property is located on Rutherford Road, north of the intersection of Rutherford Road and Paris View Drive in Greenville near the City of Greenville City Limits.

The applicant is requesting a Use By Special Exception to construct a government facility on a multifamily zoned parcel. The applicant is also requesting a Variance of 20' from the required 50' front setback.

On January 10, 2001 The Board of Zoning Appeals approved Docket CB-01-05 for a Use by Special Exception to allow the use of an existing equipment building and the addition of a new equipment building. This approval was granted for the prior over-all parcel number - 0176000200400.

The representative(s) present for this application was Larry Barthelemy and Rick Brookey.

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

Staff presented and discussion ensued. Mr. Barthelemy explained issues with topography, sewer line easements, and a creek with a 35' buffer creating poor soil quality on the parcel. Mr. Brookey stated this new facility would be a good addition to the area.

Ms. Barber made a motion to grant the Use By Special Exception. Ms. Farrar seconded the motion. The motion carried with an 8 – 0 vote.

Ms. Barber made a motion to grant the Variance. Ms. Godfrey seconded the motion. The motion carried with an 8 – 0 vote.

**v. CB-23-05, Greg Wright with Renewable Water Resources for Renewable Water Resources**

The property is located on E. Georgia Road, southeast of the intersection of E. Georgia Road and Woodruff Road in Simpsonville near Spartanburg County.

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The applicant is requesting a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

On February 9, 2000 The Board of Zoning Appeals approved Docket CB-00-02 for a Use by Special Exception to allow the expansion of a wastewater treatment facility.

On February 13, 2002 The Board of Zoning Appeals approved Docket CB-02-40 for a Use by Special Exception to allow the expansion of a wastewater treatment facility.

The representative(s) present for this application was Dillon Thompson and Jacob Horn.

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

Staff presented and discussion ensued. Mr. Thompson explained the storage building would be for chemicals, equipment, and other materials used on site. Mr. Horn explained that trucks have difficulty making the turn on the current driveway into the property.

Chairman Hattendorf made a motion to grant the Use By Special Exception. Mr. Matesevac seconded the motion. The motion carried with an 8 – 0 vote.

**vi. CB-23-06, Greg Wright with Renewable Water Resources for Renewable Water Resources**

The property is located on N. Harrison Bridge Road, northwest of the intersection of Harrison Bridge Road and New Harrison Bridge Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

Previous Dockets brought before the Board of Zoning Appeals were:

On April 8, 1998 The Board of Zoning Appeals approved Docket CB-98-42 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.

On September 15, 2004 The Board of Zoning Appeals approved Docket CB-04-72 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.

On August 8, 2018 The Board of Zoning Appeals approved Docket CB-18-31 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.

On November 9, 2022 The Board of Zoning Appeals approved Docket CB-22-72 for a Use by Special Exception to allow the construction of a fine screen structure on site.

The representative(s) present for this application were Dillon Thompson and Jacob Horn.

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

Staff presented and discussion ensued. Mr. Thompson explained this will allow for additional storage of current equipment and chemicals on site.

Mr. Matesevac made a motion to approve the Use By Special Exception. Ms. Barber seconded the motion. The motion carried with an 8 – 0 vote.

**vii. CB-23-07, Bevin Ann Berube**

The property is located on State Park Road, near the intersection of State Park Road and Hindman Road in Travelers Rest.

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 representative(s) present for this application was Bevin Berube.

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

Staff presented and discussion ensued. Board members asked staff for clarification about how a Barn was placed on the property without a primary structure. Staff explained the history of the property that lead to the current state. Ms. Berube stated that she believes topography and drainage issues will occur with future development and would prevent their property from being able to meet the current Ordinance.

Ms. Godfrey made a motion to approve the Variance. Mr. Akers seconded the motion. Ms. Godfrey amended the motion to “grant a Variance to allow the existing accessory structure to be located between 300’ and 400’ in front of the proposed home to be located at this property, 4835 State Park Road.” Mr. Akers seconded the amended motion. The motion carried with an 8 – 0 vote.

**7. Review of Update By-Laws**

Chairman Hattendorf confirmed that all board members received the updated by-laws and gave a summary of the changes. Ms. Shuman asked about procedures for tied votes. Mr. Henderson stated that the board follows Robert’s Rules of Order.

Chairman Hattendorf asked for discussion regarding the update bylaws. Ms. Barber made a motion to adopt the updated by-laws. Mr. Akers seconded the motion. The motion carried with an 8 – 0 vote.

**8. Announcements/Requests**

Chairman Hattendorf asked for any announcements. Mr. Henderson stated he had four. They included a text amendment to the Zoning Ordinance regarding the Scuffletown Rural Conservation District that would have a public hearing in January. The next announcement included a text amendment to the Zoning Ordinance regarding the maximum number of Single-Family Attached units for one building that would have a public hearing in January. The next announcement included a text amendment to the Zoning Ordinance, which would revise Condition 28, regarding residential uses in Commercial Zoning Districts, and will go to Planning

and Development Committee in February. The next announcement included a text amendment to the Zoning Ordinance, which would revise Condition 31, regarding the minimum parcel size required for Auto Sales and Personalized Vehicle Sales Use.

Ms. Godfrey asked when the next Unified Development Ordinance workshop is scheduled. Mr. Henderson said he would confirm the date via e-mail.

Chairman Hattendorf explained the Board was considering revised language in regards to swimming pool placement.

**9. Adjournment**

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



\_\_\_\_\_  
Mark Hattendorf, Chairman  
Board of Zoning Appeals

2-8-23

\_\_\_\_\_  
DATE



\_\_\_\_\_  
Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**January 11, 2023**  
**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-23-01

<b>Applicant:</b>	Joseph B. Rickman, II of Atlantic Sign Media Inc. for Eugene D. Dellamaggiore, Jr.
<b>Project Type:</b>	Variance
<b>Address:</b>	6 State Park Rd., Greenville, SC 29609
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 12/27/22

## CB-23-01 Request

The property is an out parcel of the Cherrydale Point Shopping Center located south of State Park Road near the intersection of Poinsett Hwy. and State Park Road.

The applicant is requesting a variance to allow an additional business sign.

There are no prior applications before the BZA.

## CB-23-01: Variance

### **Sign Ordinance, Section 8.5. Business Use Areas:**

The Business Use Area shall be defined as any property whose primary use is neither single family residential or multi-family residential and is not a Special Use Area.

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

# CB-23-01: Variance Considerations

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

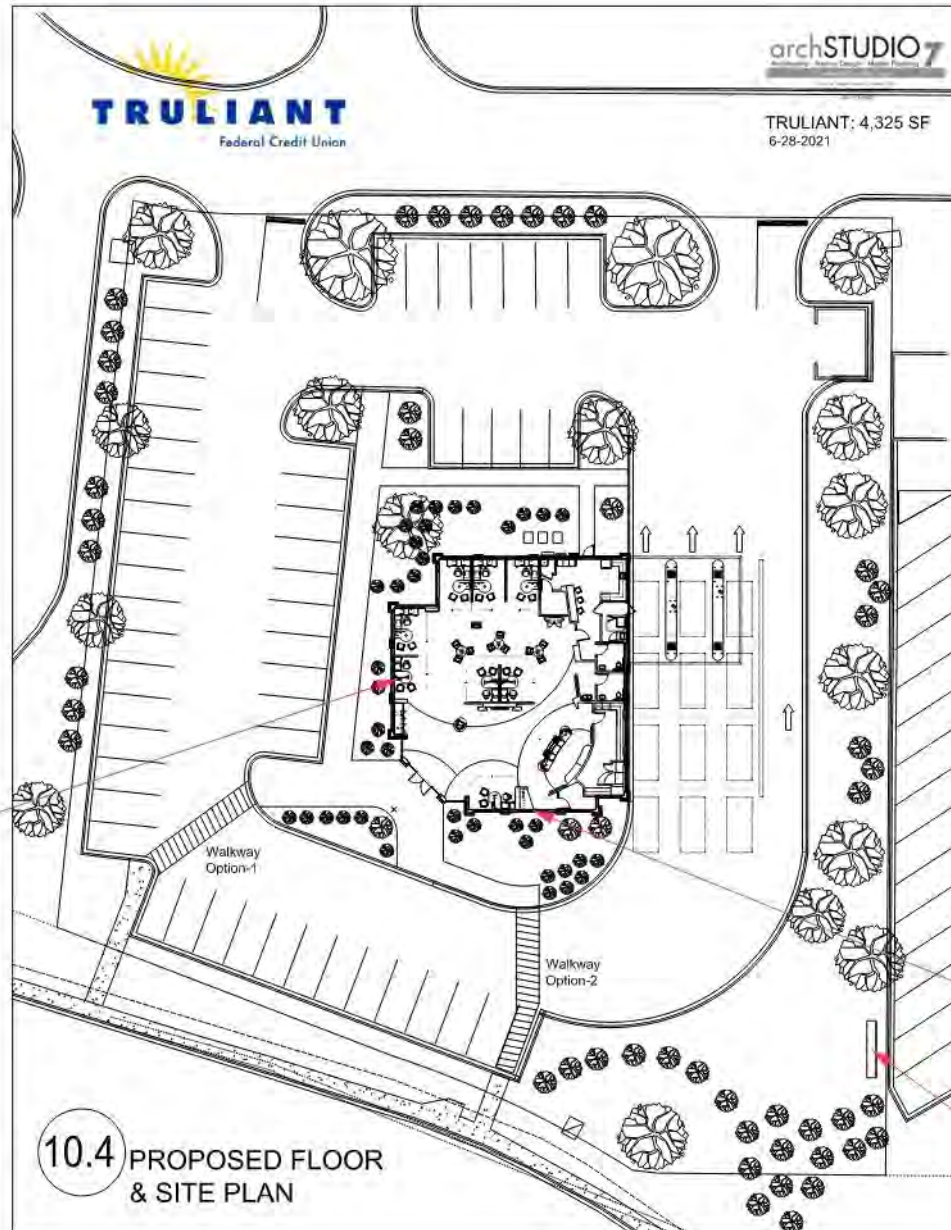
Sign Type	Number (Maximum combination of all Signs regardless of type)	Size	Height
Freestanding	One per street front	In accordance with Section 19.8.5	In accordance with Section 19.8.5.2(c)
Wall	Up to 3	20% of usable wall area 225 sq.ft. maximum	Not above roof line
Window	Up to 3	20% of window area 225 sq ft maximum	Not above roof line
Attached Canopy	Up to 3	20% of usable wall area 225 sq.ft. maximum	Not above roof line
Detached Canopy	Up to 3	20% of canopy face 225 sq ft maximum	Not above roof line
Awning	Up to 3	20% of usable wall area 225 sq.ft. maximum	Not above roof line
Under Canopy/ Awning	Up to 3	4 sq ft	Minimum 7' vertical clearance
Projecting	Up to 3	8 sq ft	Not above roof line
Marquee	Up to 3	1 sq ft per linear foot frontage 225 sq ft maximum	Not above roof line

# CB-23-01: 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-23-01 Site Plan



ITEM B  
BUILDING LETTERS

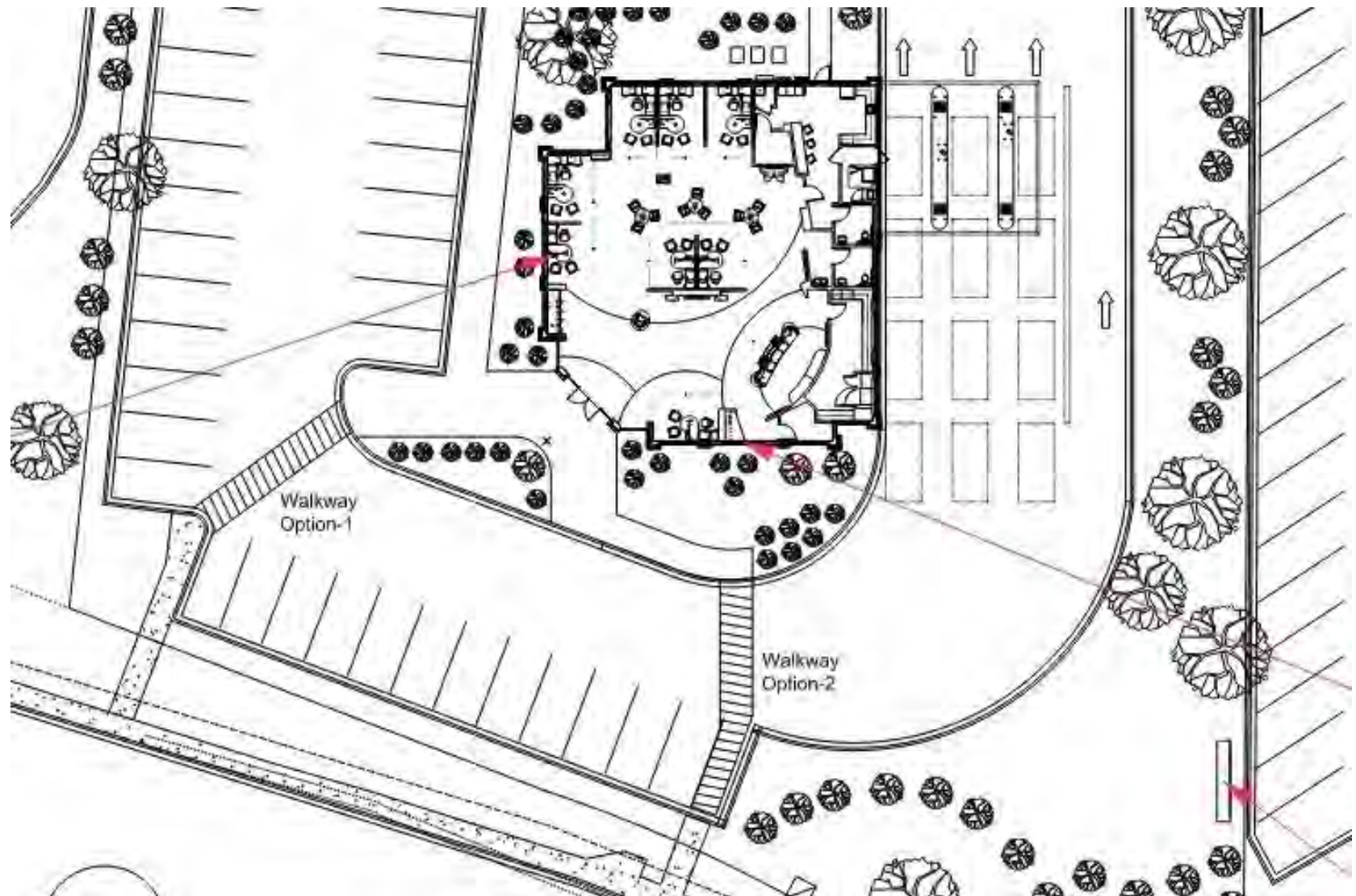
ITEM B.1 (BUILDING LETTERS)

ITEM A (PYLON SIGN)

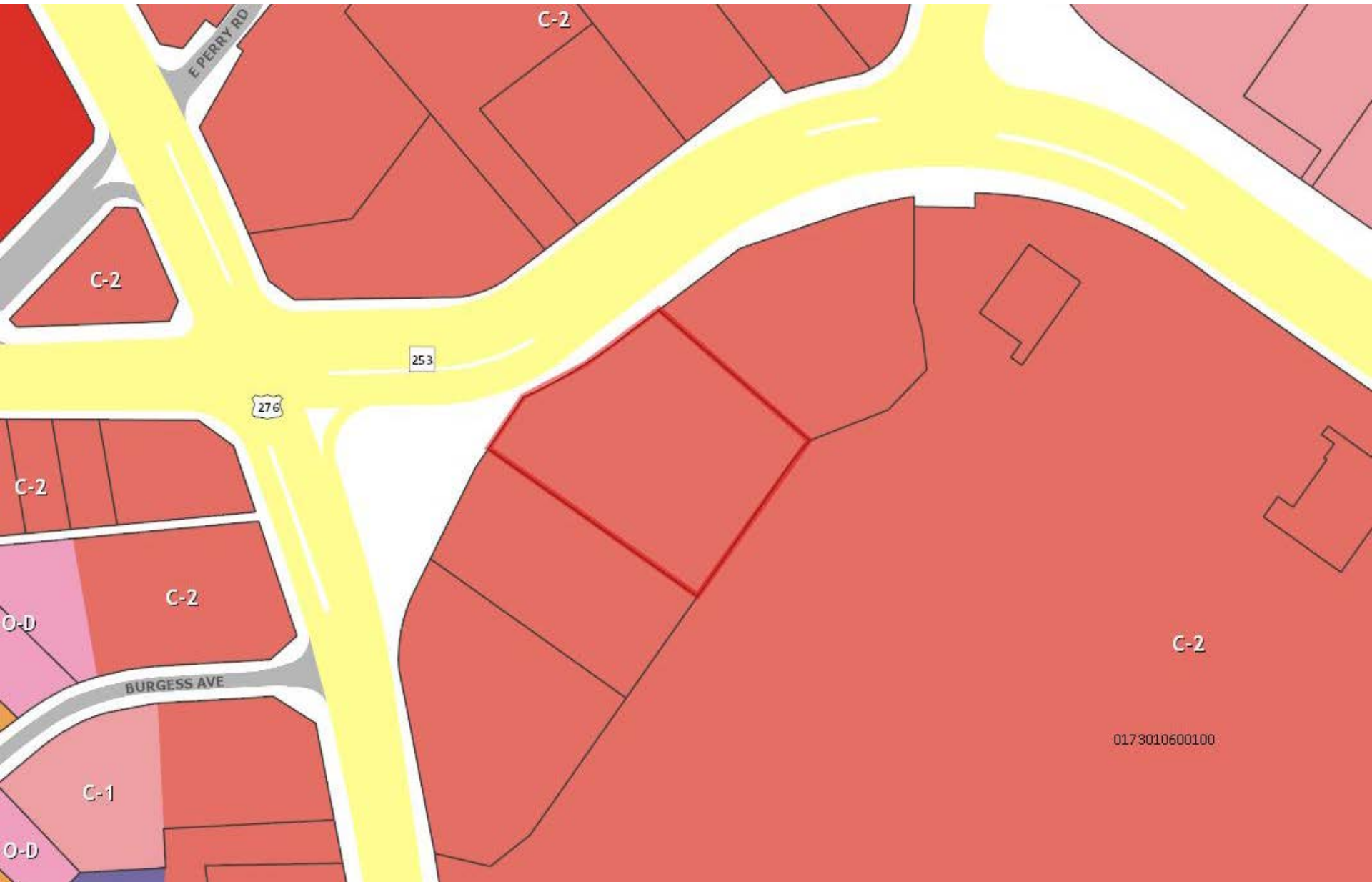
10.4 PROPOSED FLOOR  
& SITE PLAN



# CB-23-01 Site Plan



# CB-23-01: Zoning Map





# CB-23-01: Aerial Map





# CB-23-01 Photos



Subject



West of subject



South of Subject



North of Subject

# CB-23-02

<b>Applicant:</b>	Brandi Jones with CB Caine for Keith Cunningham with Solid Orange, LLC.
<b>Project Type:</b>	Variance
<b>Address:</b>	2220 E. Lee Road, Taylors, SC 29687
<b>Zoning:</b>	R-20 Single Family Residential District
<b>Posting:</b>	Confirmed 12/27/22

## CB-23-02 Request

The property is located on East Lee Road, near the intersection of East Lee Road and Edwards Street.

The applicant is requesting a variance to encroach 12.3' into the required 25' left side setback in order to facilitate the request to rezone the property to OD, Office District.

There are no prior applications before the BZA.

## CB-23-02: Variance

### Section 7:3, Table 7.3 – Setback/Height Requirements for the OD Office District;

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

## CB-23-02: Variance Considerations

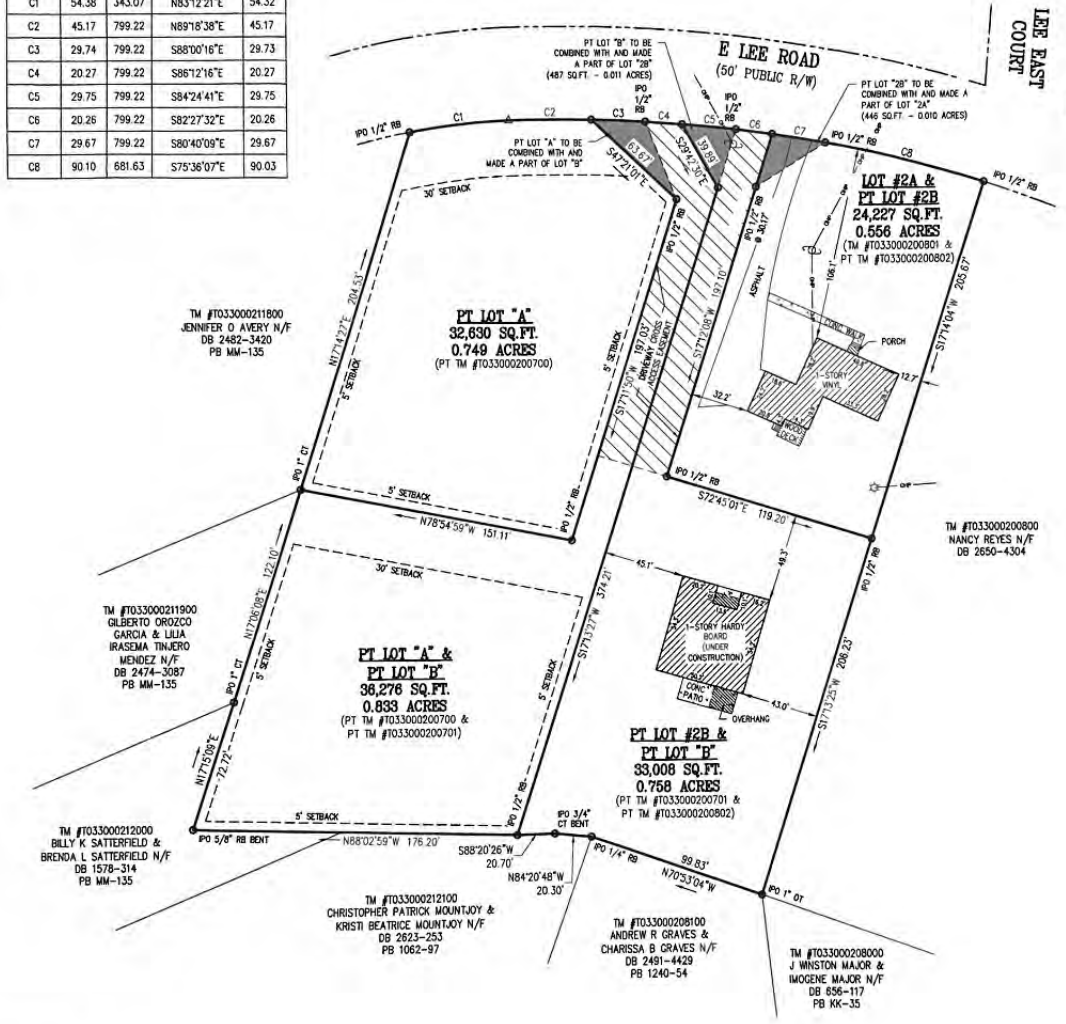
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-23-02 Site Plan

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	54.38	343.07	N83°12'21"E	54.32
C2	45.17	799.22	N89°18'38"E	45.17
C3	29.74	799.22	S88°00'16"E	29.73
C4	20.27	799.22	S86°12'16"E	20.27
C5	29.75	799.22	S84°24'41"E	29.75
C6	20.26	799.22	S82°27'32"E	20.26
C7	29.67	799.22	S80°40'09"E	29.67
C8	90.10	681.63	S78°36'07"E	90.03

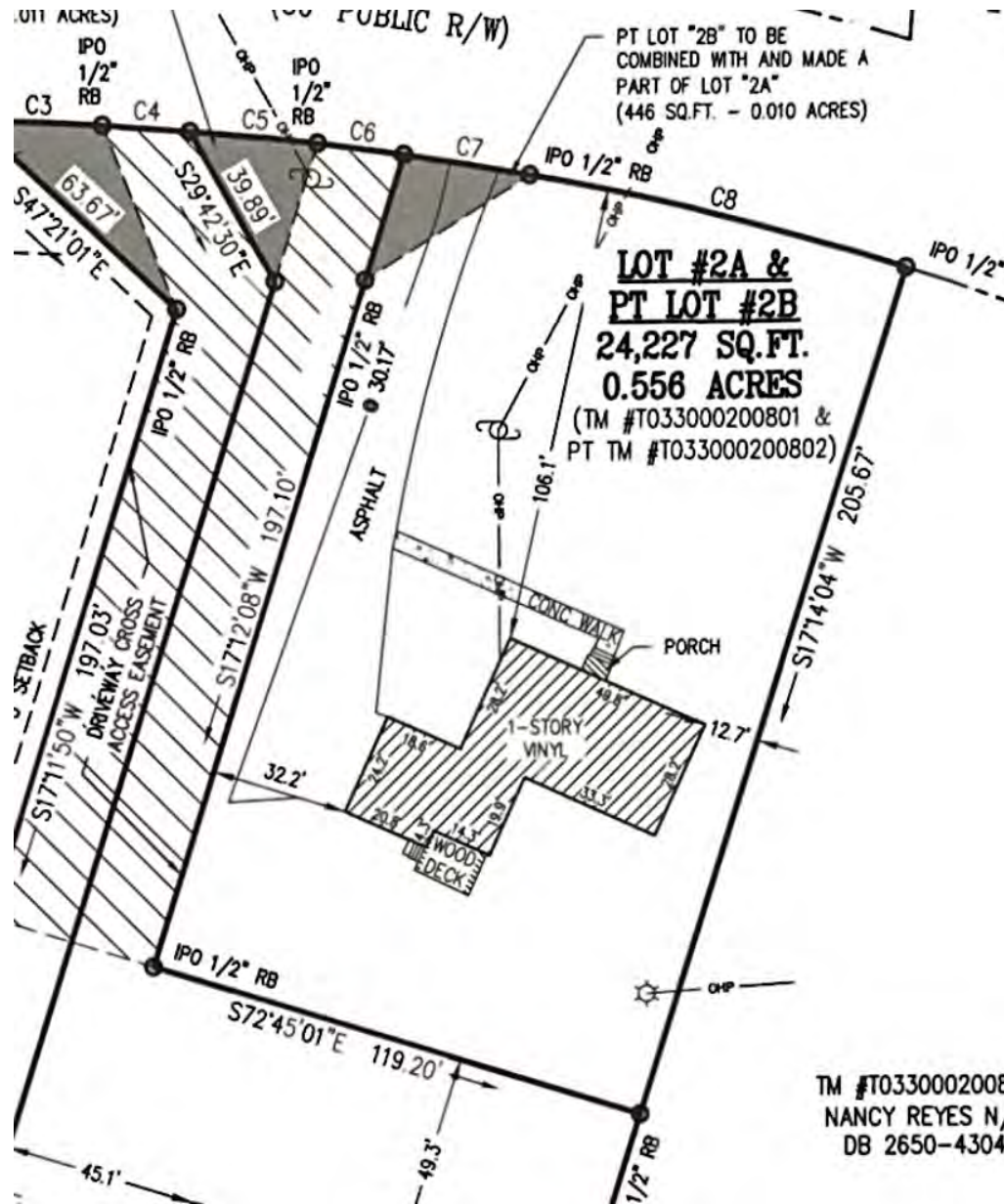


LEE EAST COURT

LEGEND	
IP	EDGE OF PAVEMENT
IP	IRON PIN OLD
IP	IRON PIN SET
OT	OPEN TOP
RB	REBAR
CT	CRAMP TOP
PP	POWER POLE
TIP	TELEPHONE PEDIESTAL
BUY	BUY ANCHOR
SD	STORM DRAIN
POINT	POINT



# CB-23-02 Site Plan



# CB-23-02: Zoning Map





# CB-23-02: Aerial Map





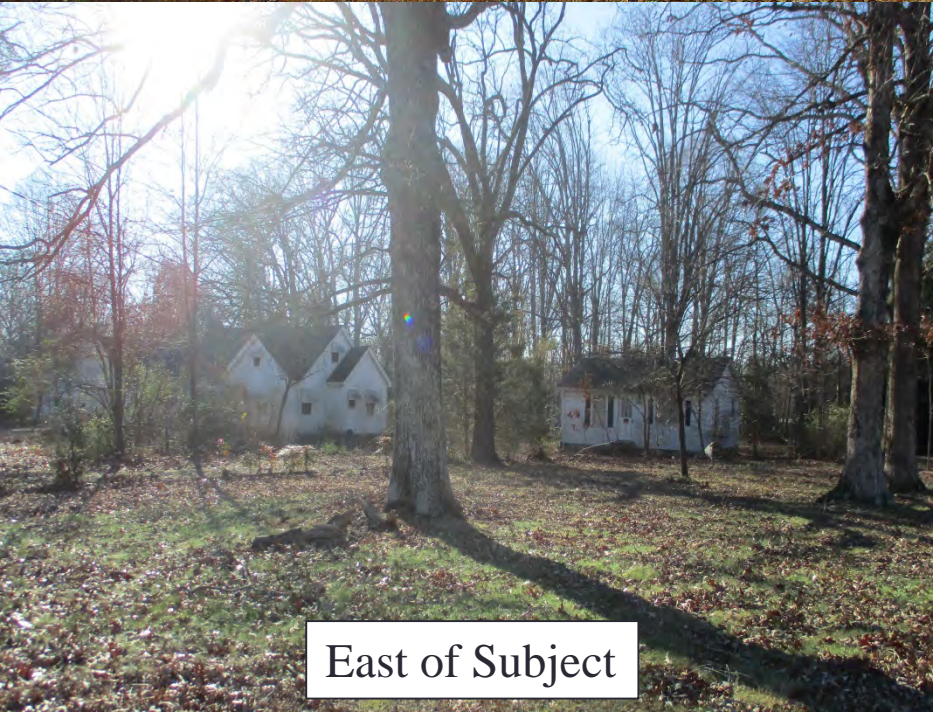
# CB-23-02 Photos



Subject



West of subject



East of Subject



North of Subject



# CB-23-03

<b>Applicant:</b>	Ronald Douglas Shackelford II
<b>Project Type:</b>	Variance
<b>Address:</b>	Lakeside Road, Greenville
<b>Zoning:</b>	R-MA, Multifamily Residential District
<b>Posting:</b>	Confirmed 12/27/22

## CB-23-03 Request

The property is located on Lakeside Road south of the I-85 and I-185 interchange, near the Anderson County border.

The applicant is requesting a Variance on the orientation of a manufactured home.

There are no prior applications before the BZA.

## CB-23-03: Variance

### **Section 6:2 Use Conditions:**

(11) Dwelling, Manufactured Homes Single-Section and Multi-Section

Single-section manufactured homes may be permitted on any lot zoned R-S, Residential Suburban District; R-R3; R-R1; Rural Residential District; R-MA, Multifamily Residential, subject to the district requirements and following conditions:



## CB-23-03: Variance

### F. Orientation

The manufactured home shall be located so that the main entry door faces the street on which the manufactured home is located. An all-weather walkway shall be installed from the street, driveway or sidewalk adjoining neighboring lots to the front door. The manufactured home must be oriented on the lot so that its long axis is parallel with the street. However, a perpendicular or diagonal placement may be permitted if one or more of the three following conditions are met:

- 1) the manufactured home is being installed in a new subdivision (approved after the adoption of this Ordinance) where other multi-sectional homes are being located; or,
- 2) there is a building addition or substantial landscaping so the narrow dimension of the manufactured home, as so modified and facing the street, is no less than 50% of the home's long dimension; or,
- 3) this orientation is consistent and compatible with the adjoining residential developments.

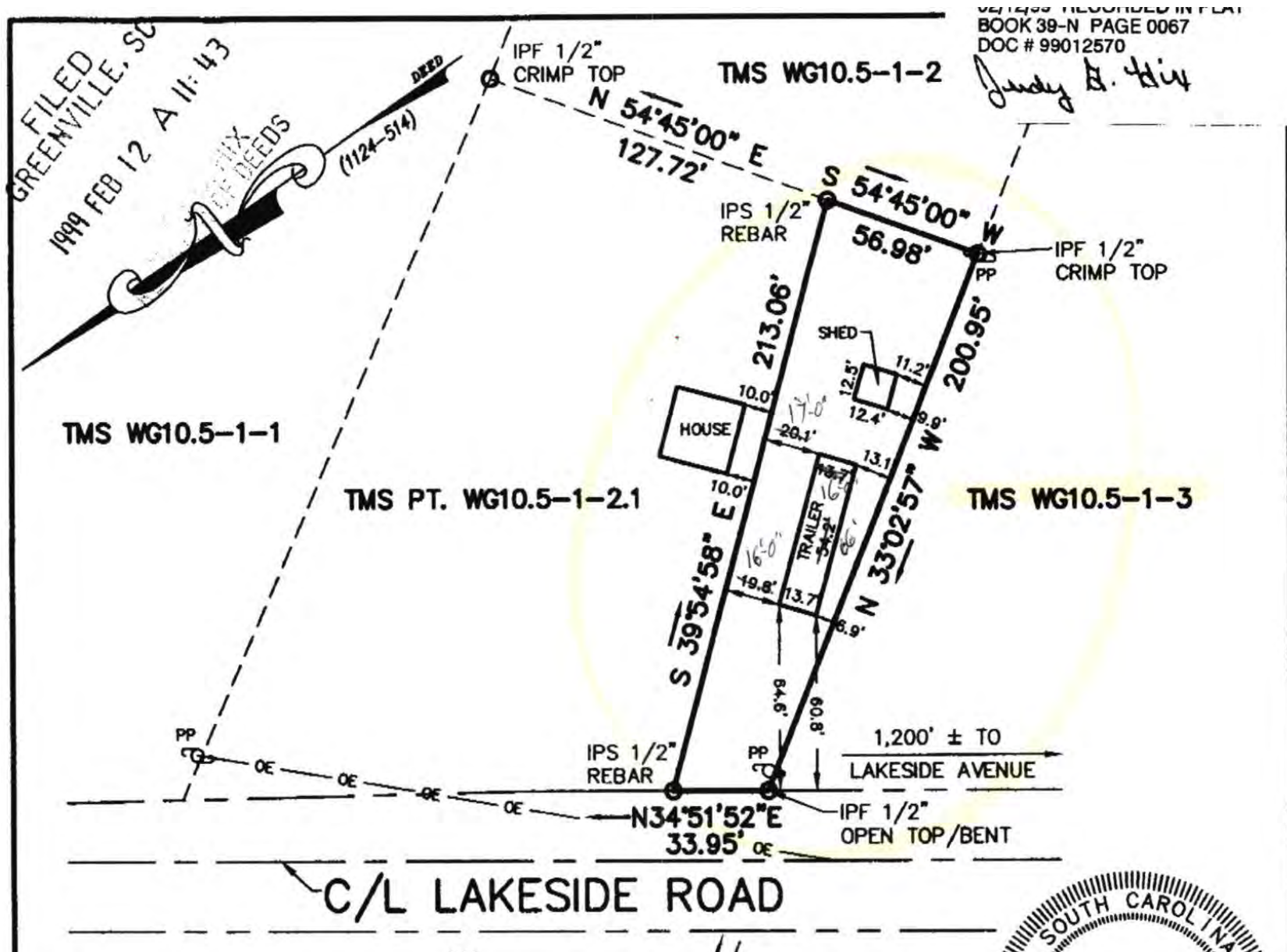
The applicant is requesting a variance to allow the orientation of a mobile home so its long axis is perpendicular to the street.

## CB-23-03: Variance Considerations

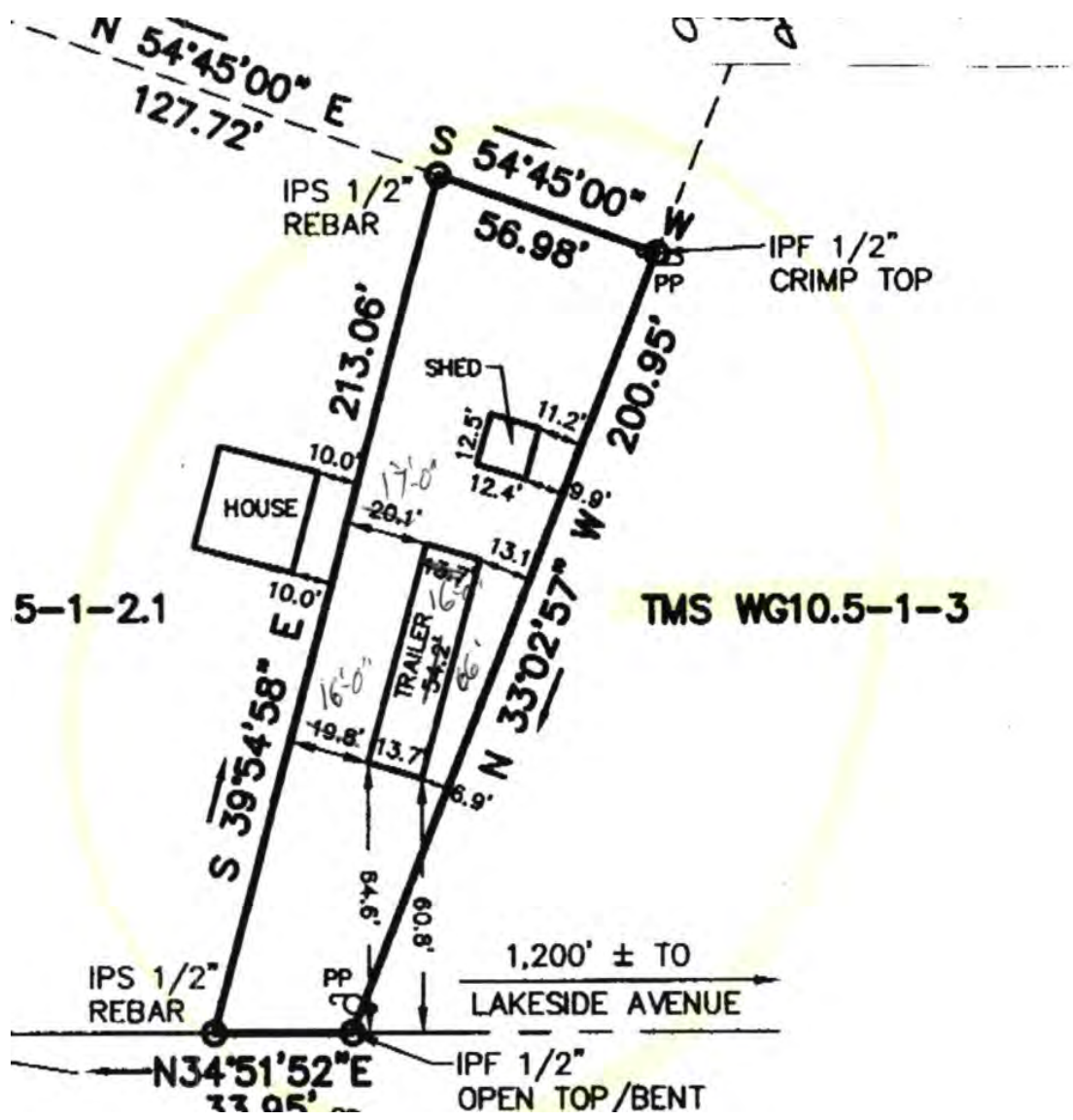
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-23-03 Site Plan



# CB-23-03 Site Plan



# CB-23-03: Zoning Map





# CB-23-03: Aerial Map

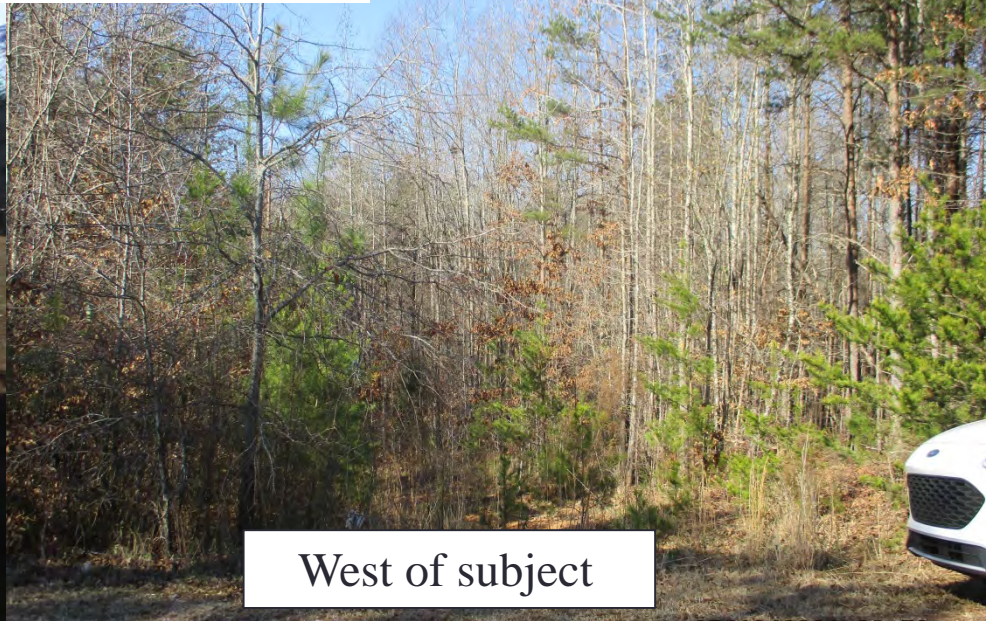




# CB-23-03 Photos



Subject



West of subject



South of Subject



North of Subject



# CB-23-04

- Applicant:** Larry K. Barthelemy, IV of ADC Engineering, Inc. for Richard D. Brookey with The County of Greenville, SC
- Project Type:** Variance and Use by Special Exception
- Address:** 655 Rutherford Rd., Greenville, SC 29601
- Zoning:** R-M20, Multifamily Residential District
- Posting:** Confirmed 12/27/22



## CB-23-04 Request

The property is located on Rutherford Road, north of the intersection of Rutherford Road and Paris View Drive in Greenville near the City of Greenville City Limits.

The applicant is requesting a Use by Special Exception to construct a governmental facility on a multifamily zoned parcel. The applicant is also requesting a Variance of 20' from the required 50' front setback.

On January 10, 2001 The Board of Zoning Appeals approved Docket CB-01-05 for a Use by Special Exception to allow the use of an existing equipment building and the addition of a new equipment building. This approval was granted for the prior over-all parcel number - 0176000200400.

# CB-23-04: Use By Special Exception

## **Section 5:6.1 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-M20, Multifamily Residential District.

## CB-23-04: 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-23-04: Variance

**Section 7:3, Table 7.4 – Nonresidential Setback/Height Requirements for the R-M20, Multifamily Residential District;**

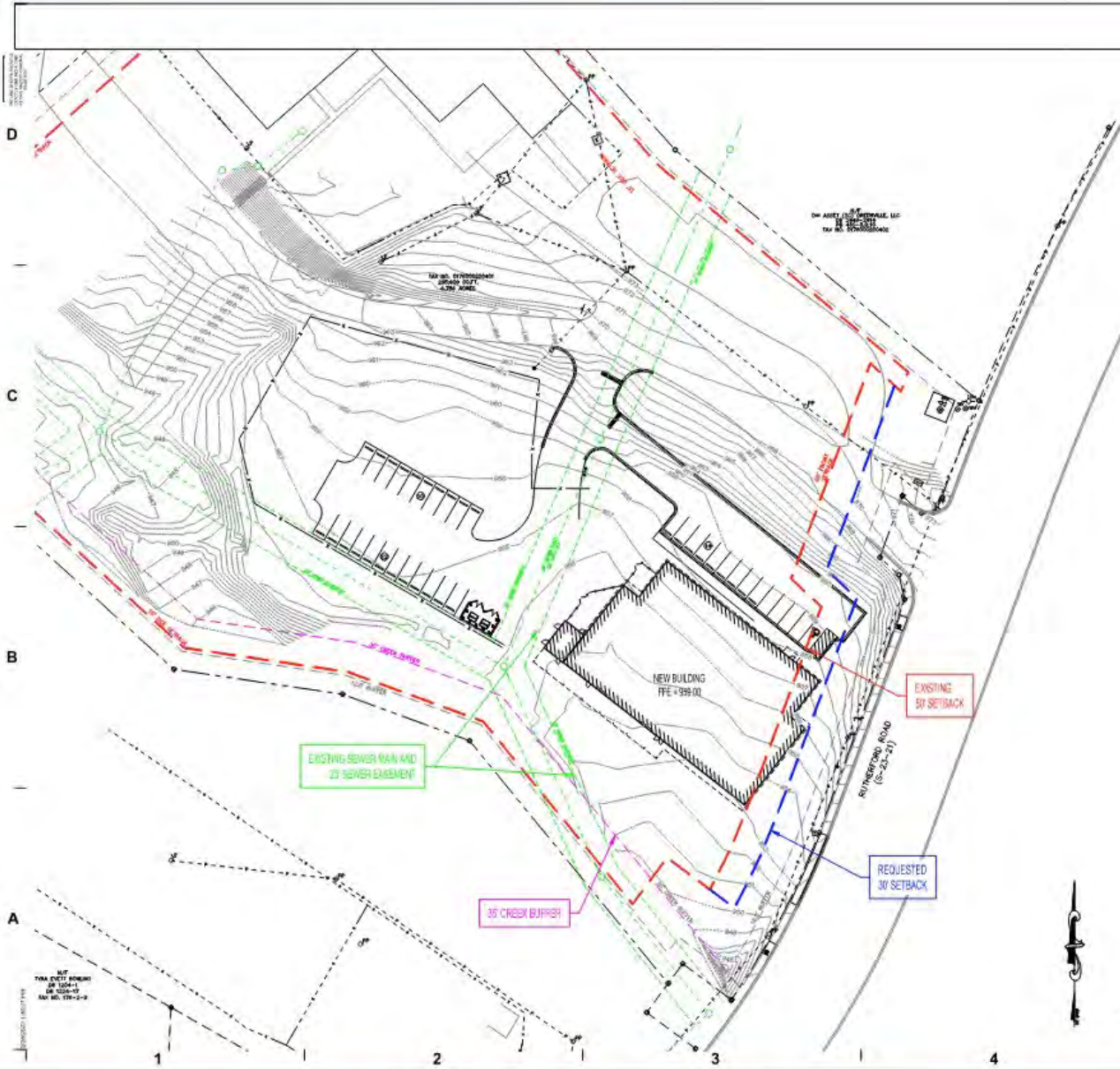
FRONT	= 50' from edge of road R.O.W.
RIGHT SIDE	= 15' from property line
LEFT SIDE	= 15' from property line
REAR	= 25' from property line

## CB-23-04: 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-23-04 Site Plan



**LS3P**



CIVIL ENGINEER / LANDSCAPE ARCHITECT  
 2023 FEBRUARY 16, 2023  
 PROJECT NO. 23020



LANDSCAPE ARCHITECT  
 2023 FEBRUARY 16, 2023  
 PROJECT NO. 23020

**New Property Management Bldg.**  
 Greenville County  
 Greenville, SC 29616

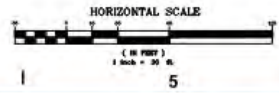
LS3P PROJECT: 2302-210250

DATE	DESCRIPTION
2/16/2023	2302 PRELIM SET

SHEET NAME:  
**VARIANCE SITE PLAN**

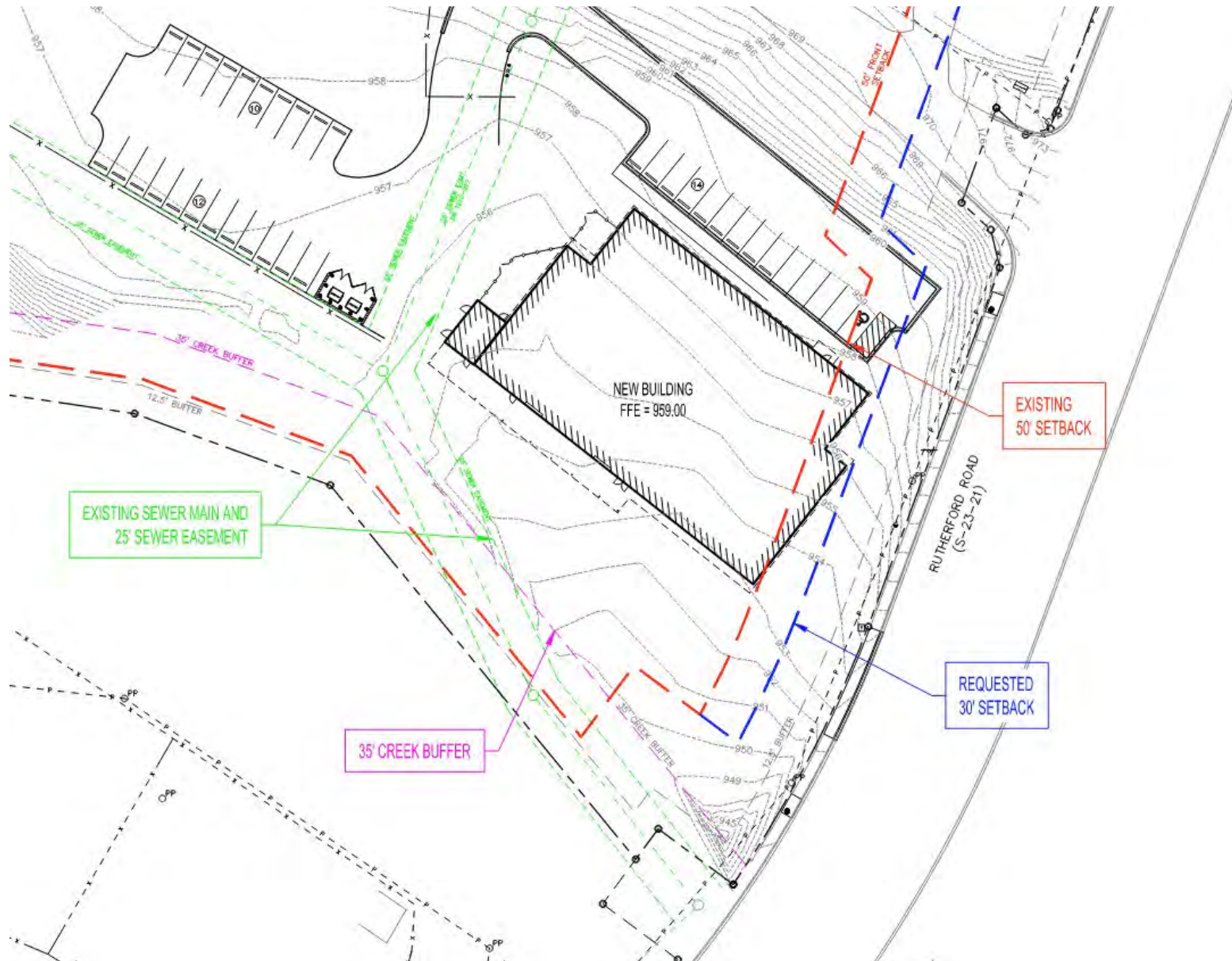
GRID SUBMISSION: 10/15/22  
 CURRENT:

SHEET:  
**C200**



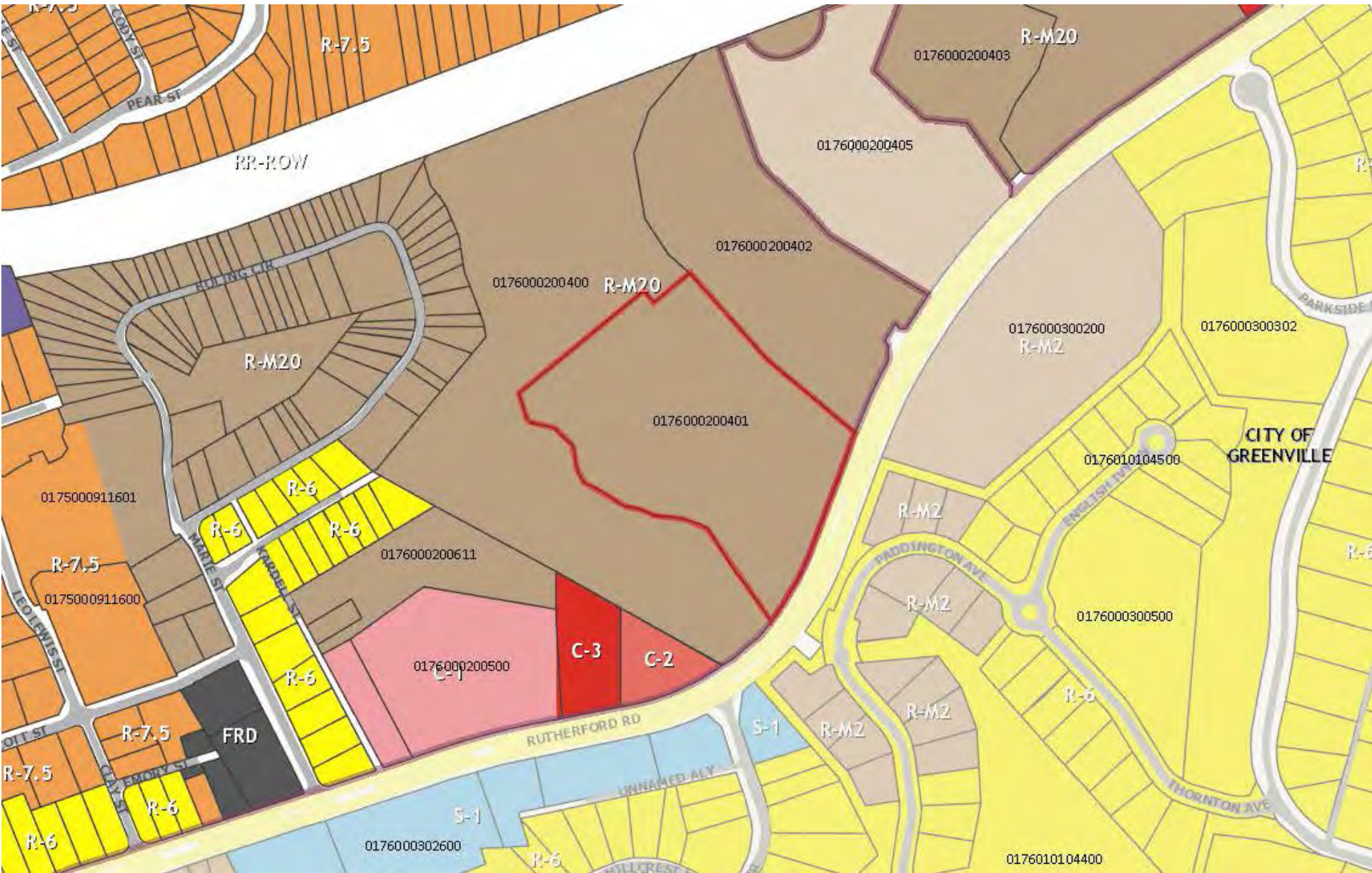


# CB-23-04 Site Plan





# CB-23-04: Zoning Map

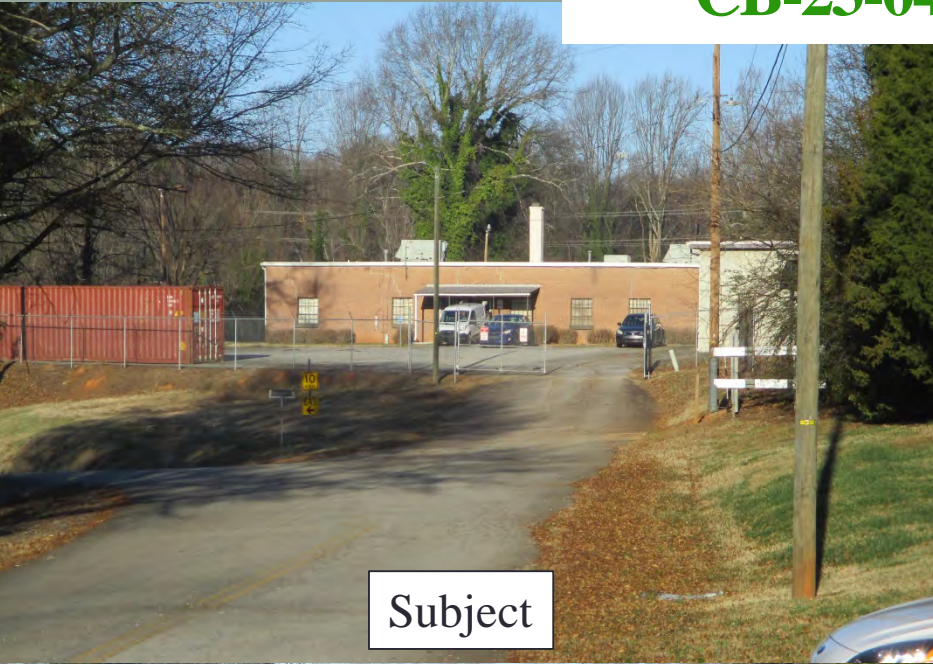








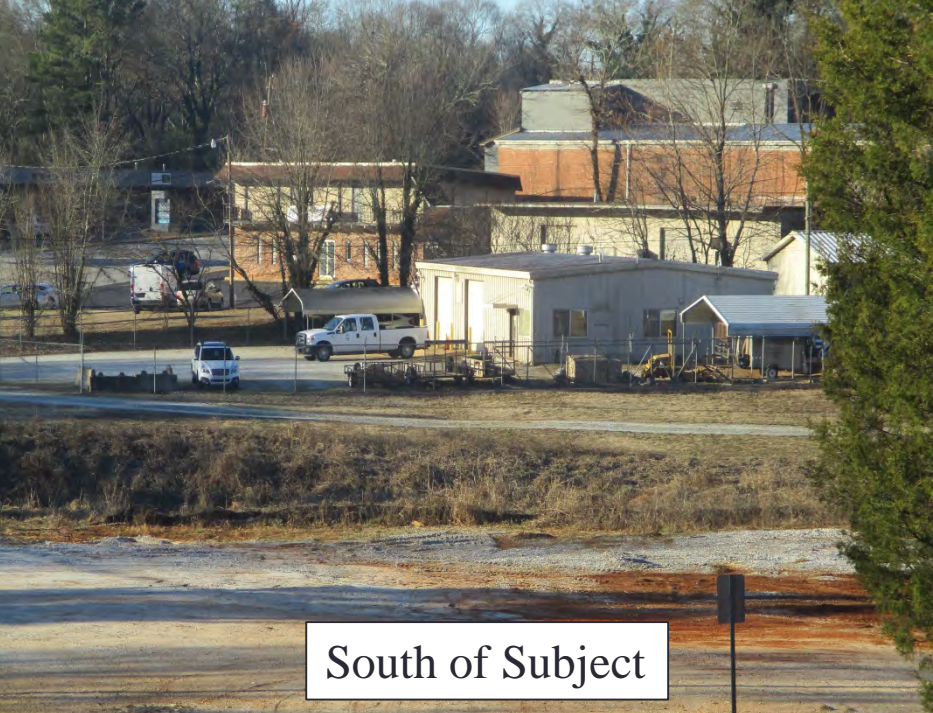
# CB-23-04 Photos



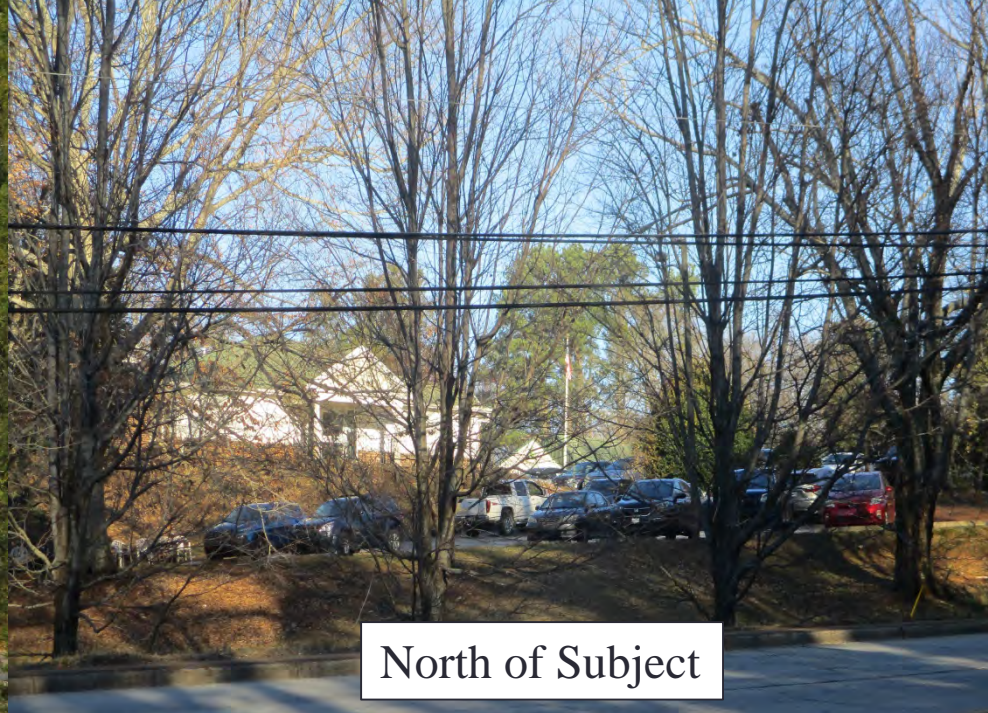
Subject



East of subject



South of Subject



North of Subject



# CB-23-05

- Applicant:** Greg Wright with Renewable Water Resources  
for Renewable Water Resources
- Project Type:** Use by Special Exception
- Address:** 2824 E. Georgia Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 12/27/22

## CB-23-05 Request

The property is located on E. Georgia Road, southeast of the intersection of E. Georgia Road and Woodruff Road in Simpsonville near Spartanburg County.

The applicant is requesting a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

On February 9, 2000 The Board of Zoning Appeals approved Docket CB-00-02 for a Use by Special Exception to allow the expansion of a wastewater treatment facility.

On February 13, 2002 The Board of Zoning Appeals approved Docket CB-02-40 for a Use by Special Exception to allow the expansion of a wastewater treatment facility.

# CB-23-05: Use By Special Exception

## Section 5:4.1 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.

## CB-23-05: Use By Special Exception Considerations

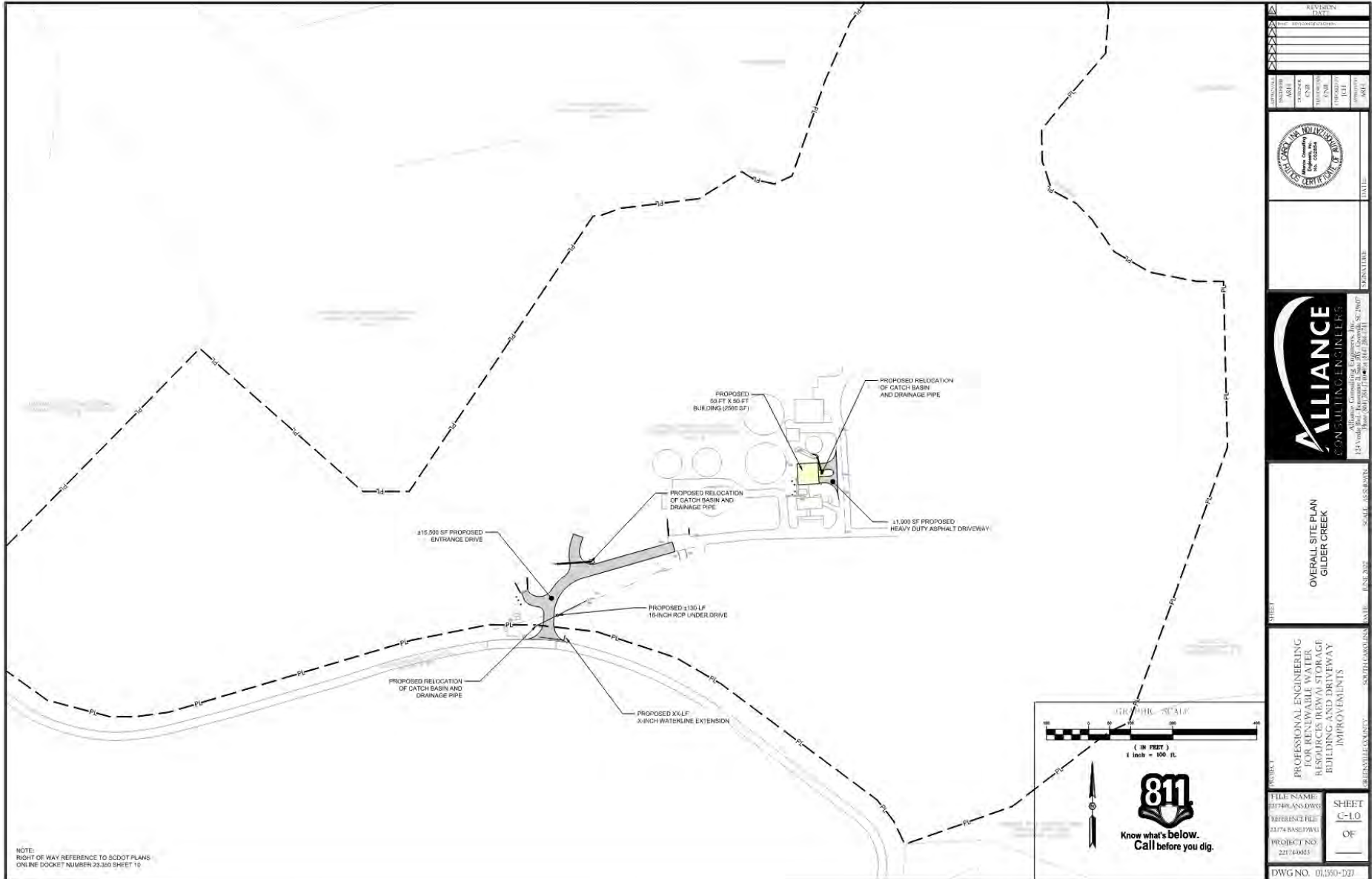
### **Section 11:1 - General Provisions for Uses Permitted by Special Exception states:**

“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.

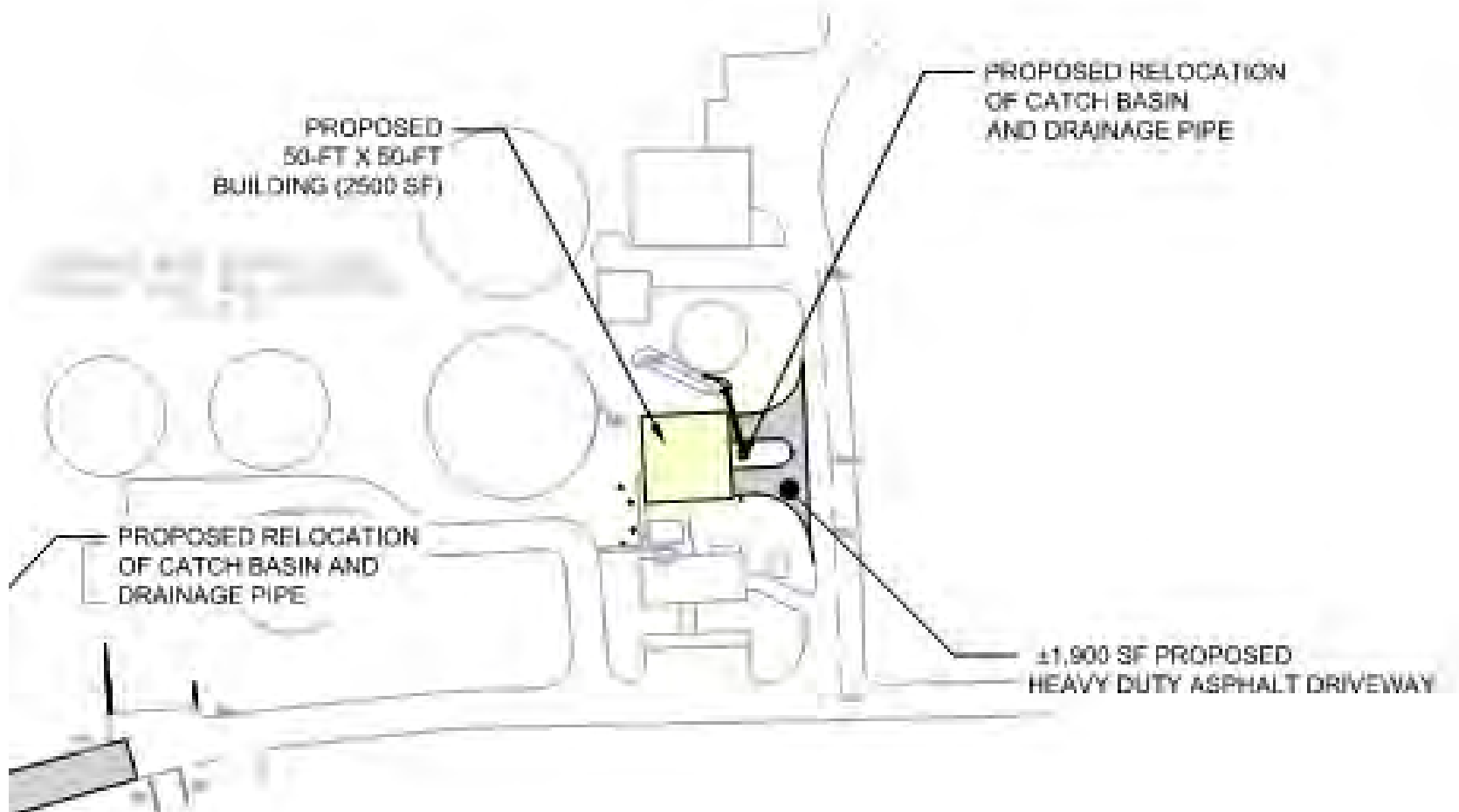


# CB-23-05 Site Plan

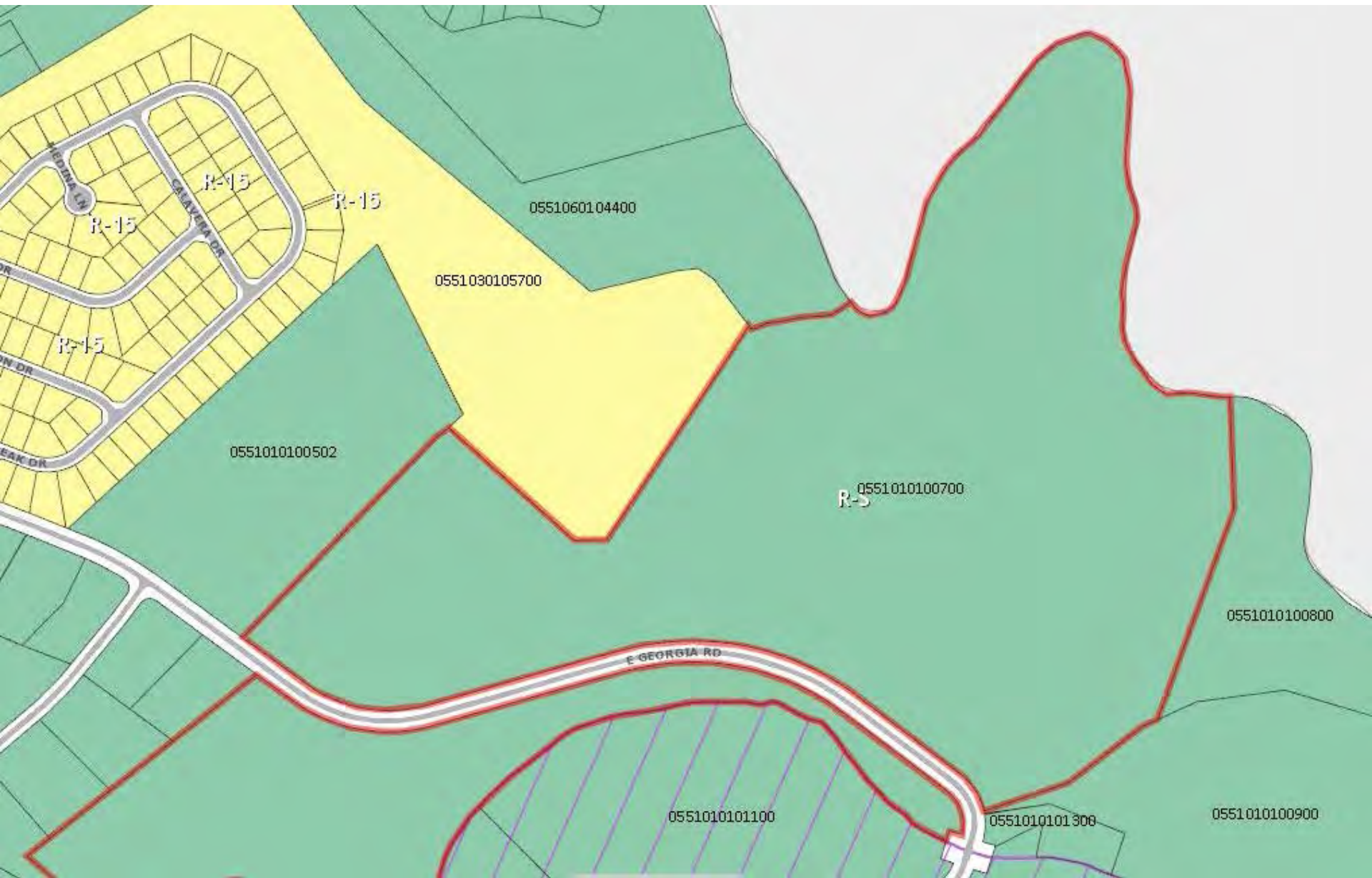


<b>REVISIONS</b> DATE: _____ BY: _____ CHECKED BY: _____ APPROVED BY: _____ TITLE: _____	
PROJECT NO.: 23-360 SHEET NO.: CB-23-05 SHEET TITLE: OVERALL SITE PLAN GILDER CREEK	SCALE: AS SHOWN DATE: _____ BY: _____ CHECKED BY: _____ APPROVED BY: _____ TITLE: _____
<b>ALLIANCE</b> CONSULTING ENGINEERS, P.C. 1214 Venable Blvd., Mechanicsville, VA 23103 Phone: (804) 751-7174 Fax: (804) 751-7171	
PROJECT: PROFESSIONAL ENGINEERING FOR RENEWABLE WATER RESOURCES (REWA) STORAGE BUILDING AND DRIVEWAY IMPROVEMENTS COUNTY: SOUTH HAMPSHIRE	
FILE NAME: 23TRPANS.DWG REFERENCE FILE: 23174 BASE.PDW PROJECT NO: 23-360-03	SHEET: C-10 OF: _____
DWG NO. 01.550-223	

# CB-23-05 Site Plan



# CB-23-05: Zoning Map





# CB-23-05: Aerial Map

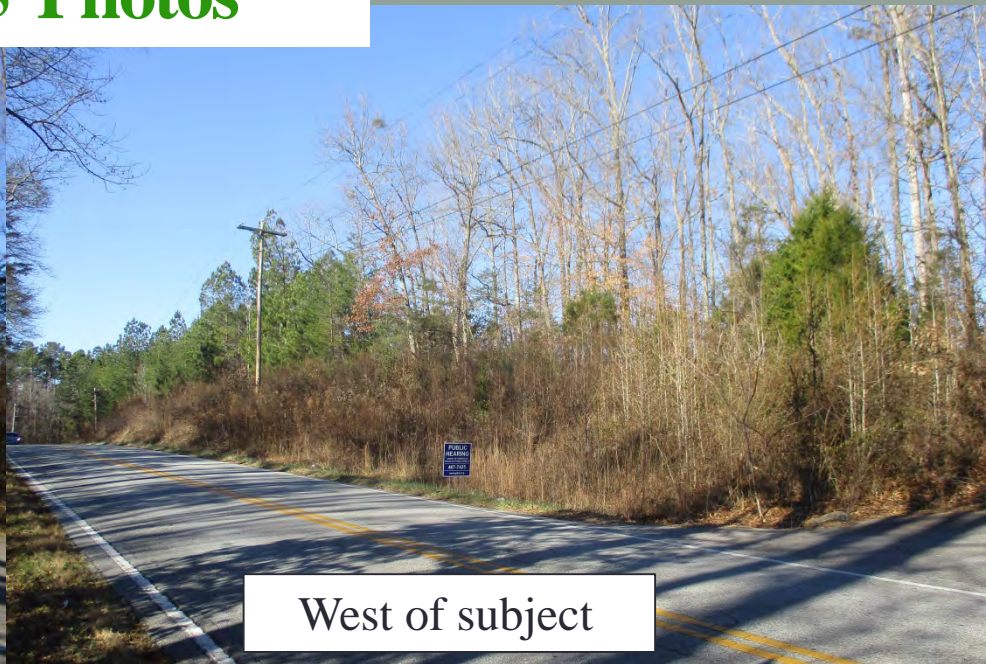




# CB-23-05 Photos



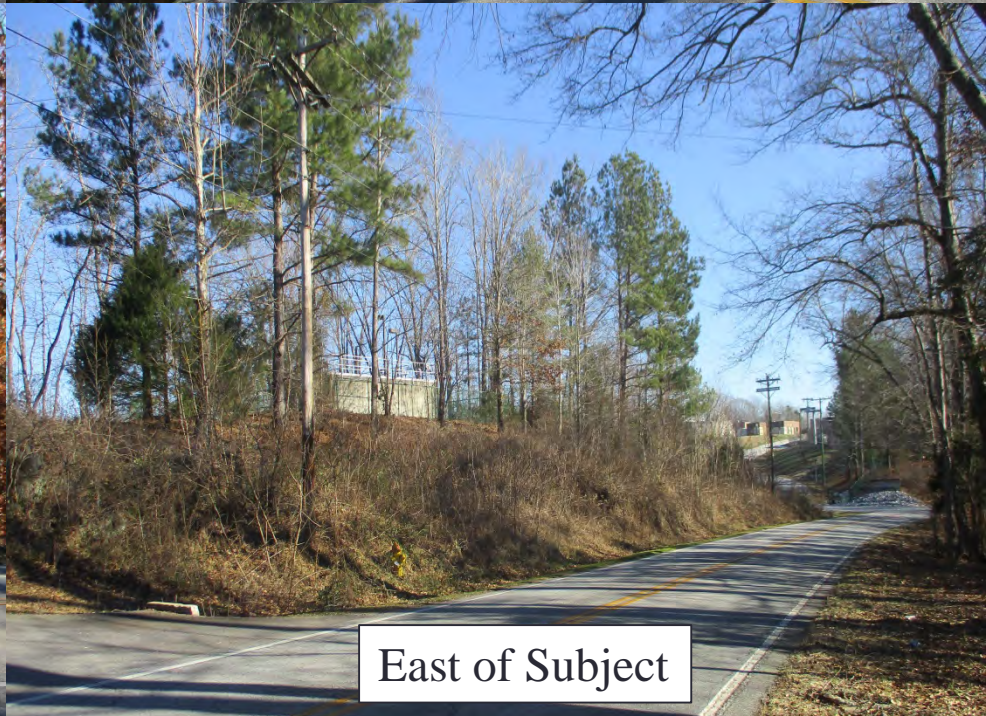
Subject



West of subject



South of Subject



East of Subject



# CB-23-06

- Applicant:** Greg Wright with Renewable Water Resources  
for Renewable Water Resources
- Project Type:** Use by Special Exception
- Address:** 497 N. Harrison Bridge Road, Simpsonville,  
SC 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 12/27/22

## CB-23-06 Request

The property is located on N. Harrison Bridge Road, northwest of the intersection of Harrison Bridge Road and New Harrison Bridge Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

- On April 8, 1998 The Board of Zoning Appeals approved Docket CB-98-42 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.
- On September 15, 2004 The Board of Zoning Appeals approved Docket CB-04-72 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.
- On August 8, 2018 The Board of Zoning Appeals approved Docket CB-18-31 for a Use by Special Exception to allow construction of additions to the wastewater treatment facility.
- On November 9, 2022 The Board of Zoning Appeals approved Docket CB-22-72 for a Use by Special Exception to allow the construction of a fine screen structure on site.

# CB-23-06: Use By Special Exception

## Section 5:4.1 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.



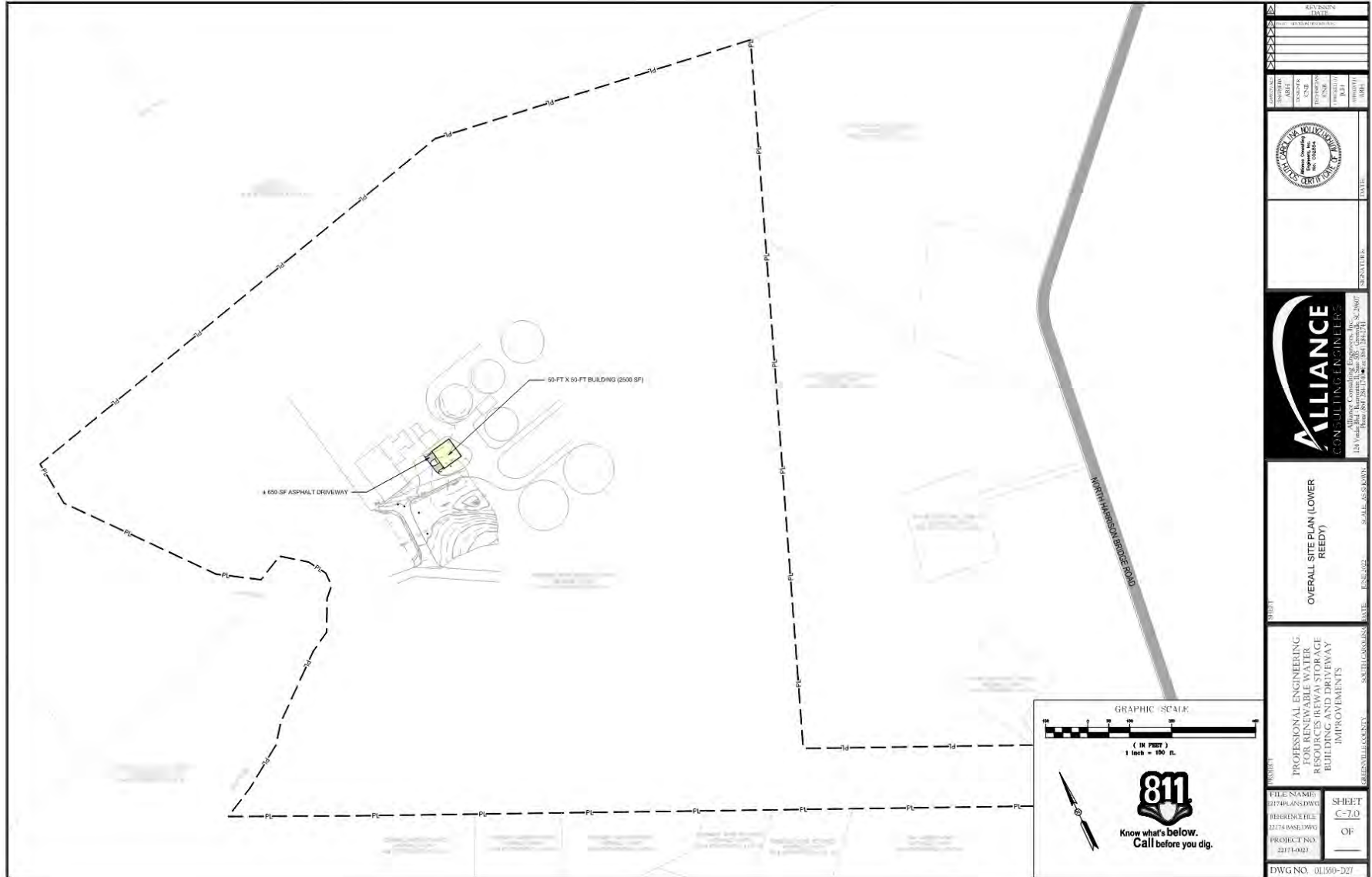
## CB-23-06: Use By Special Exception Considerations

### **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-23-06 Site Plan



REVISION	
NO.	DATE

DESIGNER	DATE	PROJECT NO.	SCALE
AMH	ENR	22174-PASSE-10910	AS-BUILT
CHECKED	DATE	PROJECT NO.	SCALE
ENR	ENR	22174-PASSE-10910	AS-BUILT
DRAWN	DATE	PROJECT NO.	SCALE
PLJ	ENR	22174-PASSE-10910	AS-BUILT
DATE	PROJECT NO.	SCALE	
10/01	22174-PASSE-10910	AS-BUILT	

**ALLIANCE**  
 CONSULTING ENGINEERS  
 Alliance Consulting Engineers, Inc. 2867  
 184 Van Meter Road, Ste. 201, Columbus, OH 43228  
 Phone: 614.291.7474 • Fax: 614.291.7471

PROJECT: **OVERALL SITE PLAN (LOWER READY)**  
 SHEET: **C-7.0**  
 OF:

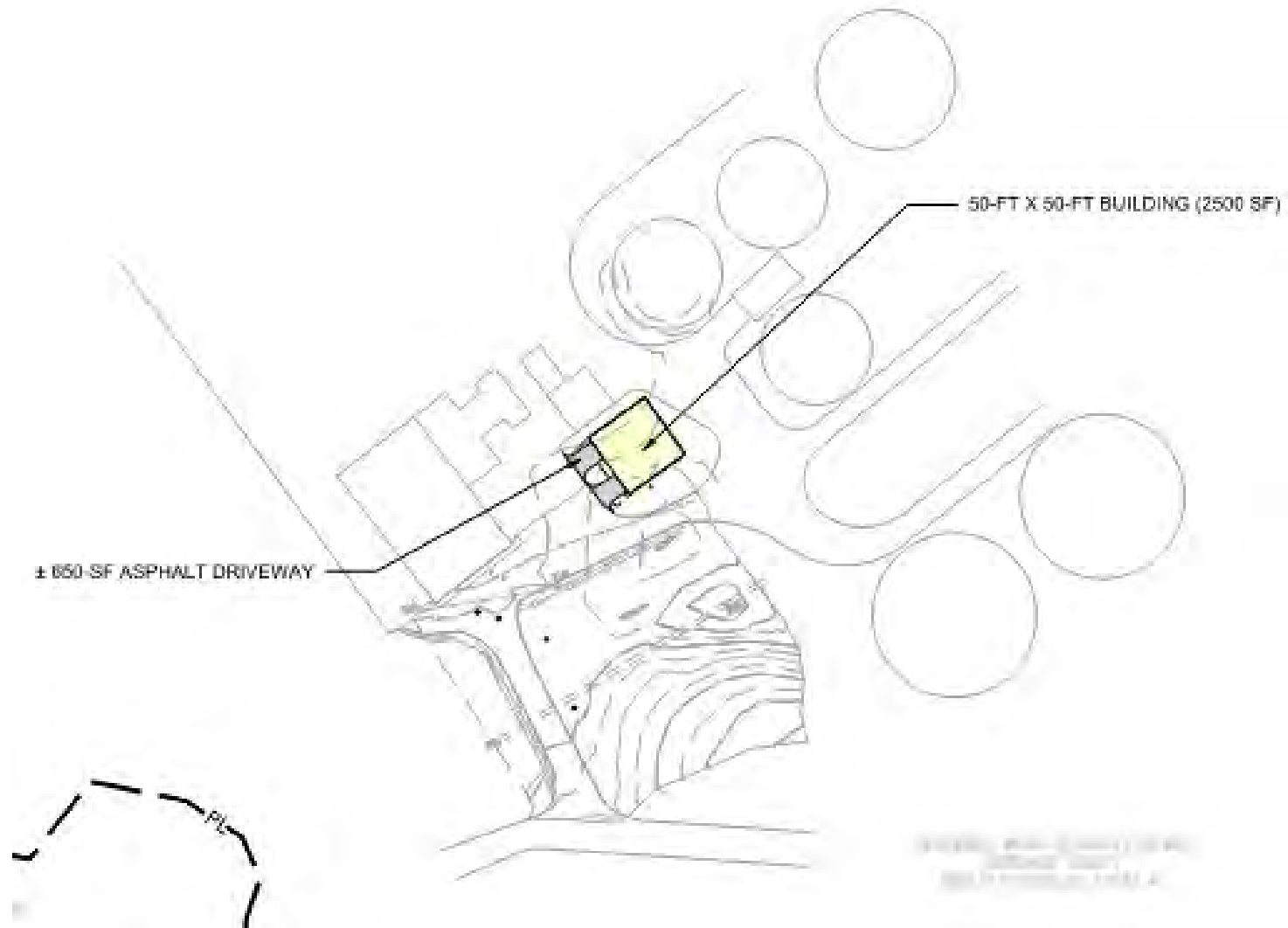
  

PROFESSIONAL ENGINEERING FOR RENEWABLE WATER RESOURCES (REWA) STORAGE BUILDING AND DRIVEWAY IMPROVEMENTS  
 SOUTH CAROLINA COUNTY: GREENVILLE COUNTY, SOUTH CAROLINA  
 DATE: 10/01/22  
 SCALE: AS-BUILT

FILE NAME: 22174-PASSE-10910  
 PROJECT NO.: 22174-PASSE-10910  
 PROJECT NO.: 22174-PASSE-10910  
 DWG NO.: 01.900-027

# CB-23-06 Site Plan



# CB-23-06: Zoning Map





# CB-23-06: Aerial Map





# CB-23-06 Photos



Subject



West of subject



North of Subject



East of Subject



# CB-23-07

<b>Applicant:</b>	Bevin Ann Berube
<b>Project Type:</b>	Variance
<b>Address:</b>	4835 State Park Rd., Travelers Rest, SC 29690
<b>Zoning:</b>	R-S, Residential Suburban District
<b>Posting:</b>	Confirmed 12/27/22

## CB-23-07 Request

The property is located on State Park Road, near the intersection of State Park Road and Hindman Road in Travelers Rest.

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

There are no prior applications before the BZA.



## CB-23-07: 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-23-07: 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-23-07: Zoning Map





# CB-23-07: Aerial Map





# CB-23-07 Photos



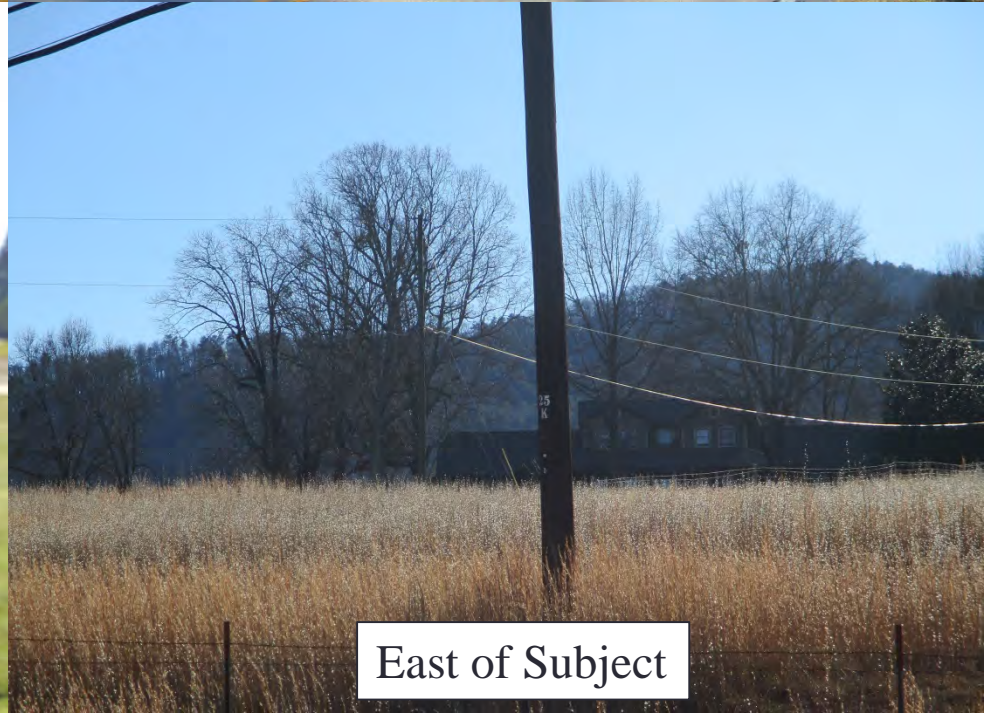
Subject



West of subject



North of Subject



East of Subject



# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment