



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

March 8, 2023

Board Members:

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

Staff Present:

1. Joshua Henderson – Zoning Administrator
2. Dean Miller – Planner II
3. Todd Baxley – Planner
4. Kelsey Mulherin – Planner
5. Lisa Mann – Planner II

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. Mulherin. Ms. Farrar and Dr. Hollingshad were absent. Mr. Hamilton arrived after roll call.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of February 8, 2023:**
Ms. Barber made a motion to approve the minutes from the February 8, 2023 meeting. Mr. Matesevac seconded. The motion carried with a 6 - 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the February 8, 2023 meeting. Ms. Godfrey seconded. The motion carried with a 6 - 0 vote.

5. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Mr. Baxley 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.

Board Member Paul Hamilton arrived at 3:06 PM.

6. **New Business**

i. CB-23-12, Jeff D. Oden, PE with Stewart, Inc. for St. Mary Magdalene Catholic Church

This property is located on Woodruff Road southeast of the intersection of Woodruff Road and Highway 14 near the City of Mauldin. The property had previously been advertised with the tax map number of 0539030101902, but has since been combined with a larger adjacent parcel.

The applicant is requesting a Use by Special Exception for the expansion of a church facility to add a columbarium and its associated site work to the property.

Previous Dockets before the Board of Zoning Appeals were:

On August 8, 1990 The Board of Zoning Appeals approved Docket CB-90-79 for a Use Permitted on Review to allow the construction of a church facility.

On December 9, 1992 The Board of Zoning Appeals approved Docket CB-92-142 for a Use Permitted on Review to allow the placement of a mobile classroom building on site.

On September 13, 1995 The Board of Zoning Appeals approved Docket CB-95-94 for a Use Permitted on Review to allow the placement of a temporary office building on site.

On April 9, 1997 The Board of Zoning Appeals approved Docket CB-97-33 for a Use by Special Exception to allow the construction of a new sanctuary.

On March 13, 2002 The Board of Zoning Appeals approved Docket CB-02-43 for a Use by Special Exception to allow an expansion of the church facility and construction of an education building.

On May 14, 2003 The Board of Zoning Appeals approved Docket CB-03-29 for a Use by Special Exception to allow a church-related day care center on the property.

On September 12, 2012 The Board of Zoning Appeals approved Docket CB-12-32 for a Use by Special Exception to modify an existing playground with the addition of a shade topper.

On August 10, 2016 The Board of Zoning Appeals approved Docket CB-16-24 for a Use by Special Exception to allow the placement of a temporary modular office building as well as the relocation of four storage buildings on site.

On January 11, 2017 The Board of Zoning Appeals approved Docket CB-17-05 for a Use by Special Exception to allow the construction of a 47 space parking lot.

On March 13, 2019 The Board of Zoning Appeals approved Docket CB-19-07 for a Use by Special Exception to allow the construction of a Parish Life building as well as a multipurpose outdoor activity space.

The representatives present for this application were Chris Beard, Architect for the project, and Michael J McGarry, Director of Facilities at St. Mary Magdalene Catholic

Church.

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

Staff presented and discussion ensued.

The representative explained the project would be a 7,400 square foot Columbarium garden with a concrete plaza, surrounded with landscape to prevent to visual impact from Woodruff Road.

Ms. Barber made a motion to approve the Use by Special Exception. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-23-14, Jonathan Michael Clayton with EP1485 Properties for EP1485 Properties

The property is located on East Phillips Rd., south of Interstate 85 and west of Hwy 14, near the City of Greer.

The applicant is requesting a variance to encroach 47.5' into the required 50' front yard setback to bring two existing structures into compliance. The applicant is proposing to change the land use from residential to commercial by constructing an office building on site. The office building will be placed within the current 50' setback. The change of use requires the existing structures to be brought into compliance.

There are no prior applications before the BZA.

The representative present for this application was Jonathan Clayton.

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

Staff presented and discussion ensued.

The applicant explained the property was acquired last year with the two existing buildings that are located within the setback area. The applicant plans to use the larger building to renovate and add on to the right side of the building, which would not be located within the required setback.

Mr. Hamilton made a motion to grant the Variance. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-23-15, Scott Carlin with The School District of Greenville County for Ann V. Stephens, Trustee of the L J. Vaughn Jr. Trust B

The property is located on the southeast corner of Fairview Road and Wilson Bridge Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the construction of a public school in the R-S, Residential Suburban District.

There are no prior applications before the Board.

The representatives present for this application were Justin Hirsch and Scott Carlin.

There were three parties present to speak in opposition and ask questions of the applicant for this application; Stan and Becky Mays, Jeremy St. John, and Mike Suscello.

Staff presented and discussion ensued.

Mr. Hirsch explained the applicant is proposing a new middle school that would fill a need of educational facilities for school children within Greenville County. The applicant stated there has been substantial residential growth in the area and the need to serve this area with a new school has been recognized.

Ms. Mays cited traffic concerns on Wilson Bridge Road and Fairview Road. Mr. St. John expressed concern with run-off drainage. Mr. Suscello also mentioned traffic concerns.

Ms. Shuman asked if the recent subdivision of the property would be explained. The applicant stated existing deeds and title work was being revised to correct an error made previously before the property can be sold to the School District.

Mr. Matesevac made a motion to grant the Use by Special Exception to allow for the construction of a public school in the R-S, Residential Suburban District. The motion was amended to include the use of a middle school. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

iv. CB-23-16, Melissa Ann Tinsley

The property is located on N. Highway 25 Bypass (Duncan Road) near the Highway 25 Bypass and Poinsett Highway interchange near the City of Travelers Rest.

The applicant is requesting a Variance to encroach 26'-4" into the required 50' front setback, 20' into the required 50' left side setback, and 2' into the required 25' rear setback.

There are no prior applications before the BZA.

The representatives present for this application were Mark Godfrey, Melissa Tinsley, and Tonya Tittle.

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

Staff presented and discussion ensued.

Mr. Godfrey explained the building is located in an I-1, Zoning District and has been in existence as far back as 1977. He stated when Highway 25 bypass was expanded the property lines shifted and encroached onto the property. The required setbacks make the building unusable. The proposed use is a Personal Fitness Studio and personal storage.

Mr. Hattendorf made a motion to approve the Variance to encroach 26'-4" into the required 50' front setback, 20' into the required 50' left side setback, and 2' into the required 25' rear setback. Ms. Barber seconded the motion. The motion carried with a 7 –

0 vote.

v. CB-23-17, Greg Wright with Renewable Water Resources for Glove One, LLC

The property is accessed by the private road Quality Way, and is located on Old Grove Road, near the intersection of Old Grove Road and Bracken Road in Greenville.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the BZA.

The representatives present for this application were Jeff Case and Jason Gillespie.

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

Staff presented and discussion ensued.

The applicant stated this would be a new Wastewater Pump Station serving the Glove One Facility and REWA is in the process of obtaining the piece of property where the wastewater station is proposed.

Mr. Hamilton made a motion to approve the Use by Special Exception. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests. Chairman Hattendorf asked for an update of the Pool Text Amendment. Mr. Henderson stated that the legal team was still working on a review. Mr. Henderson stated if the next Board of Zoning appeals meeting would be located in the new building, the Board would be notified with directions and locations.

8. Adjournment


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



Mark Hattendorf, Chairman
Board of Zoning Appeals

4-12-23

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

March 8, 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-23-12

- Applicant:** Jeff D. Oden, PE with Stewart, Inc. for St. Mary Magdalene Catholic Church
- Project Type:** Use by Special Exception
- Address:** 2246 Woodruff Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 02/21/23

CB-23-12 Request

This property is located on Woodruff Road southeast of the intersection of Woodruff Road and Highway 14 near the City of Mauldin. The property had previously been advertised with the tax map number of 0539030101902, but has since been combined with a larger adjacent parcel.

The applicant is requesting a Use by Special Exception for the expansion of a church facility to add a columbarium and its associated site work to the property.

CB-23-12 Previous Dockets

Previous Dockets before the Board of Zoning Appeals were:

On August 8, 1990 The Board of Zoning Appeals approved Docket CB-90-79 for a Use Permitted on Review to allow the construction of a church facility.

On December 9, 1992 The Board of Zoning Appeals approved Docket CB-92-142 for a Use Permitted on Review to allow the placement of a mobile classroom building on site.

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On September 12, 2012 The Board of Zoning Appeals approved Docket CB-12-32 for a Use by Special Exception to modify an existing playground with the addition of a shade topper.

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On March 13, 2019 The Board of Zoning Appeals approved Docket CB-19-07 for a Use by Special Exception to allow the construction of a Parish Life building as well as a multipurpose outdoor activity space.

CB-23-12: Use By Special Exception

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 25.54 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-23-12: Use by Special Exception

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-23-12: 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-23-12 Site Plan



L:\Projects\2023\23023.10 - SMMC Columbarium Garden\DWG\1 - SDC\1000\12003\13\13.00 Site Plan.dwg, 11/16/2023 11:32 AM
 12/16/2023 2:46:46 PM

BOUDREAU
inspired design
803.799.6327
BoudreauGroup.com

STEWART
Professional Engineer
No. 13476
1700 13th Street
Columbia, SC 29201
www.stewart.com

Professional Engineer Seal
SEAL
1308
STEWART
12/16/2023

ST. MARY MAGDALENE CATHOLIC CHURCH
COLUMBARIUM / GARDEN PHASE 2A
2252 WOODRUFF ROAD
SIMPSONVILLE, SC

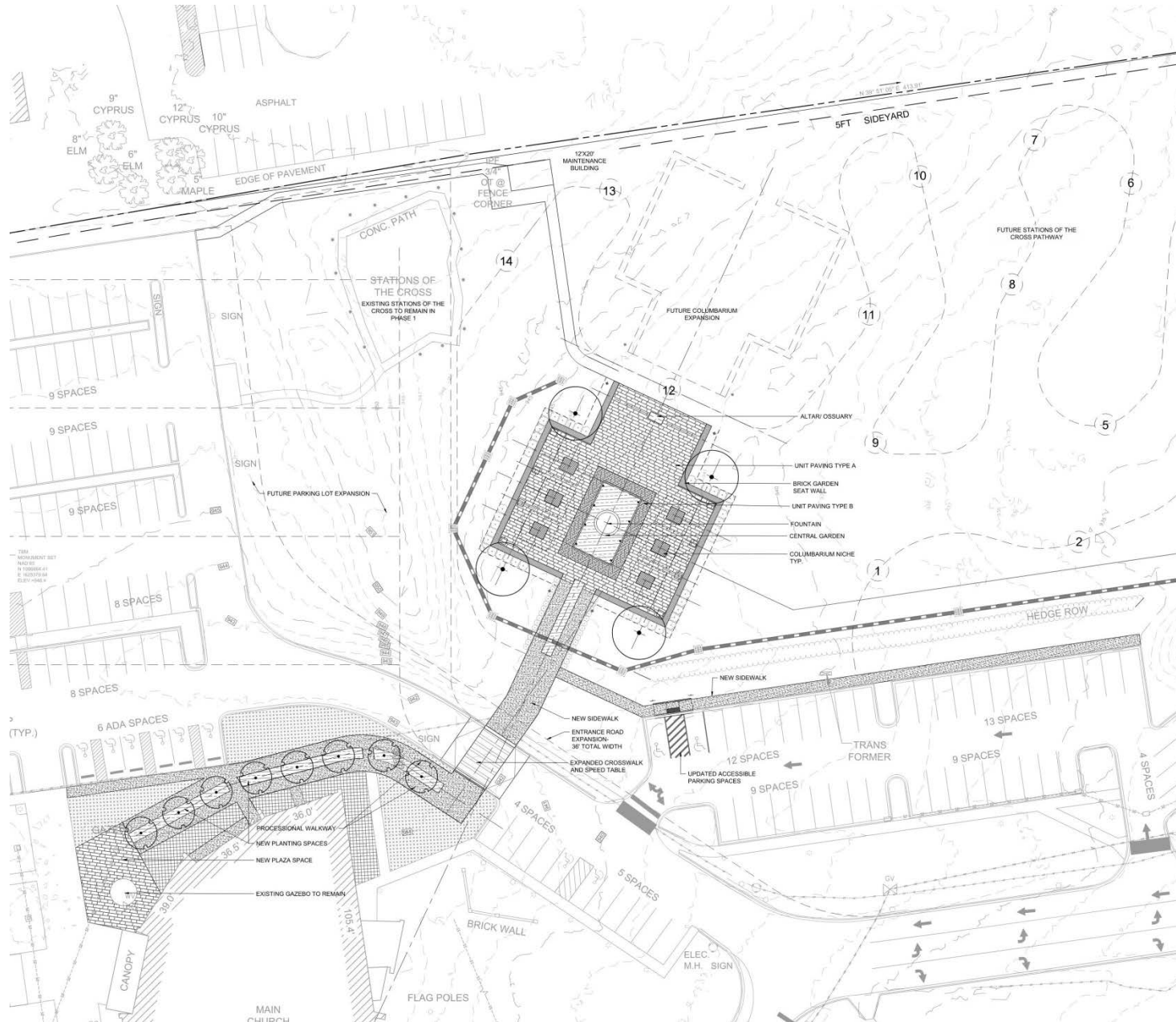
NO.	DESCRIPTION	DATE	BY	APP'D BY

Project Name: St. Mary Magdalene Catholic Church Columbarium / Garden Phase 2A
 Author: Boudreau Group
 Date: 11/16/2023
 Drawing No.: C3.00

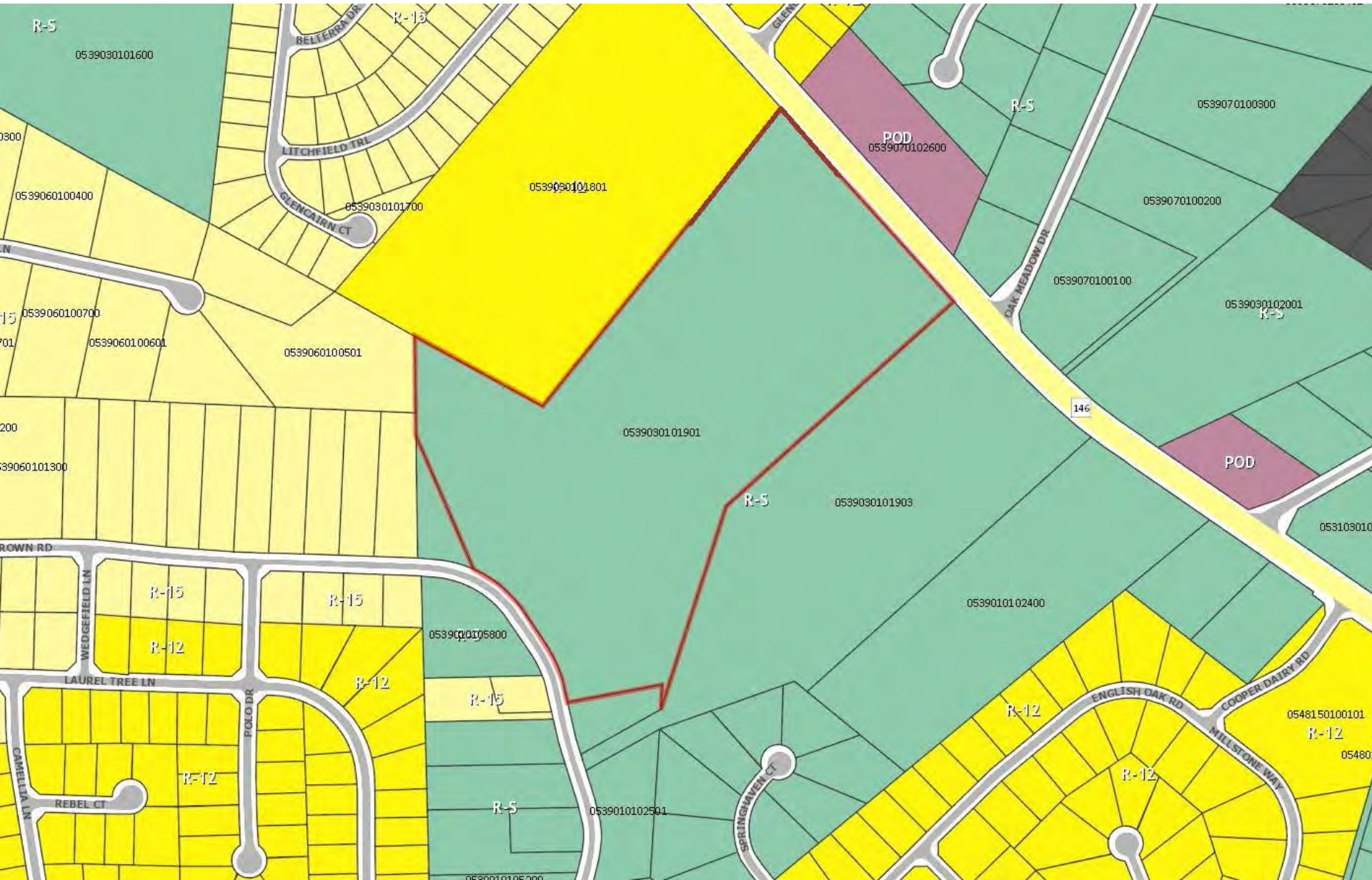
OVERALL SITE PLAN

Drawing No. **C3.00**

CB-23-12 Site Plan



CB-23-12: Zoning Map



CB-23-12: Aerial Map



CB-23-12 Photos



Subject



East of subject



North of Subject



West of Subject

CB-23-14

Applicant:	Jonathan Michael Clayton with EP1485 Properties for EP1485 Properties
Project Type:	Variance
Address:	2591 East Phillips Dr., Greer, SC 29650
Zoning:	I-1 Industrial District
Posting:	Confirmed 02/21/23

CB-23-14 Request

The property is located on East Phillips Rd., south of Interstate 85 and west of Hwy 14, near the City of Greer.

The applicant is requesting a variance to encroach 47.5' into the required 50' front yard setback to bring two existing structures into compliance.

There are no prior applications before the BZA.

CB-23-14: Variance

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

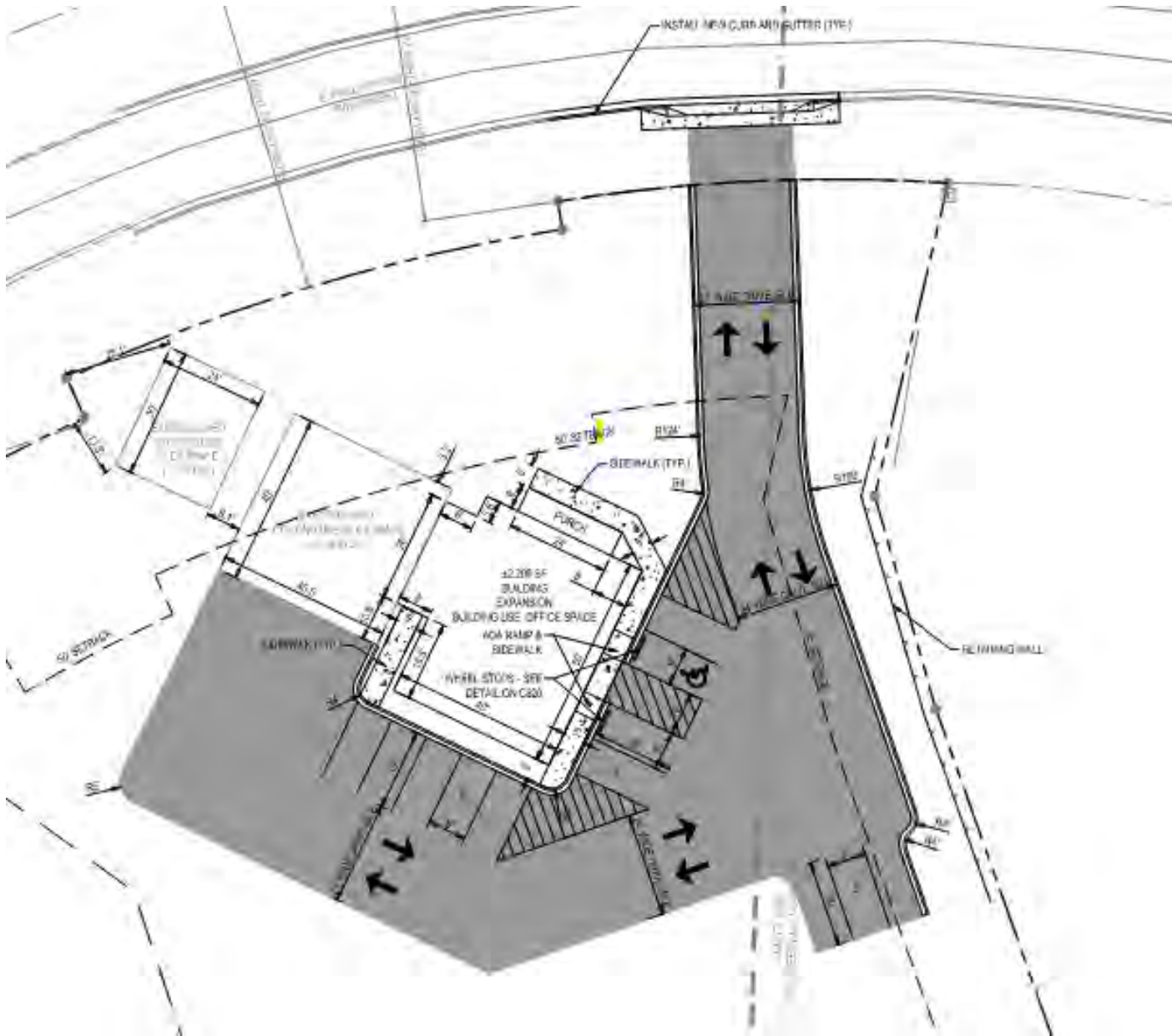
FRONT	=	50' from edge of road R.O.W.
RIGHT SIDE	=	50' from edge of road R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

CB-23-14: Variance Considerations

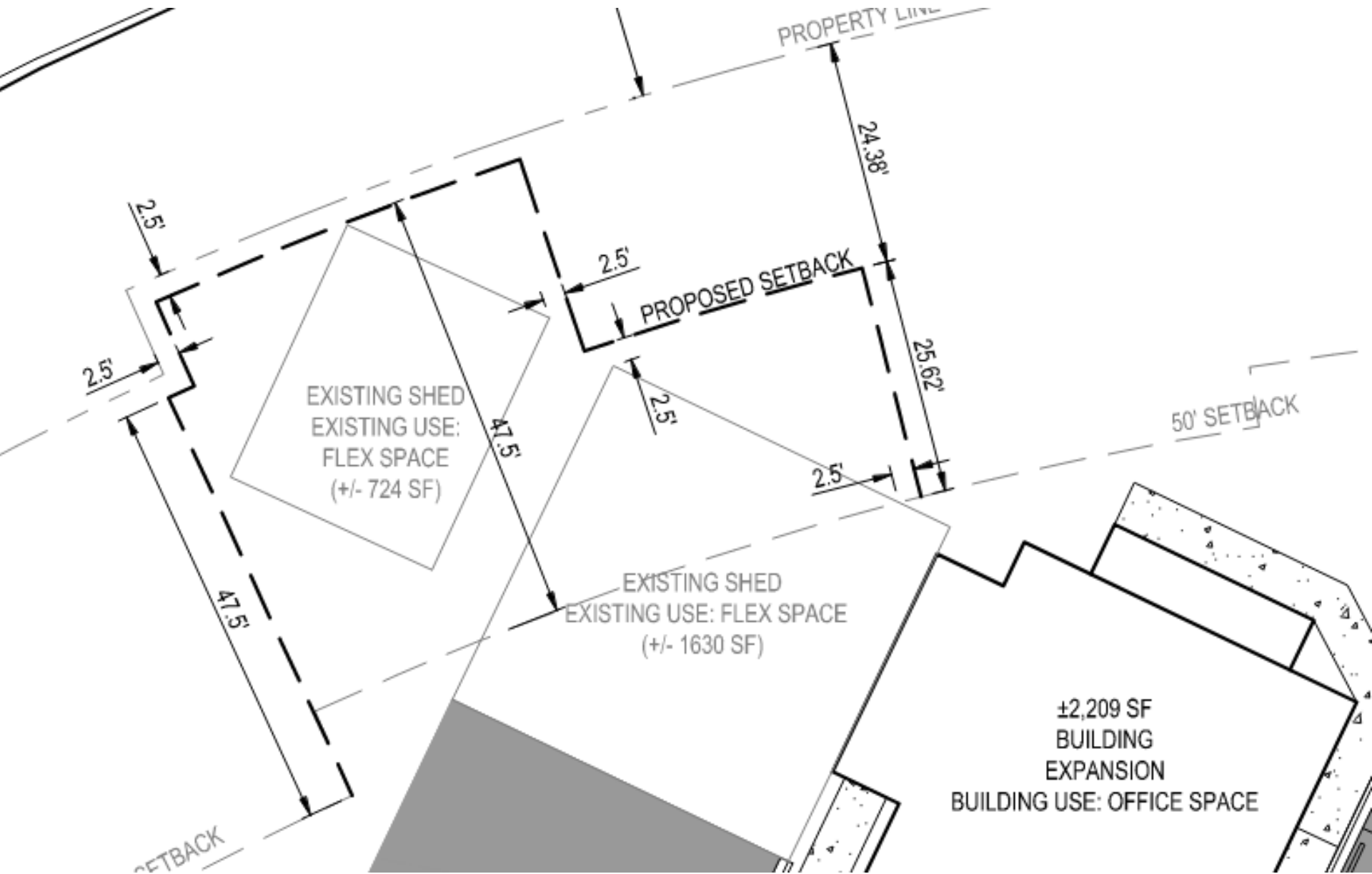
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

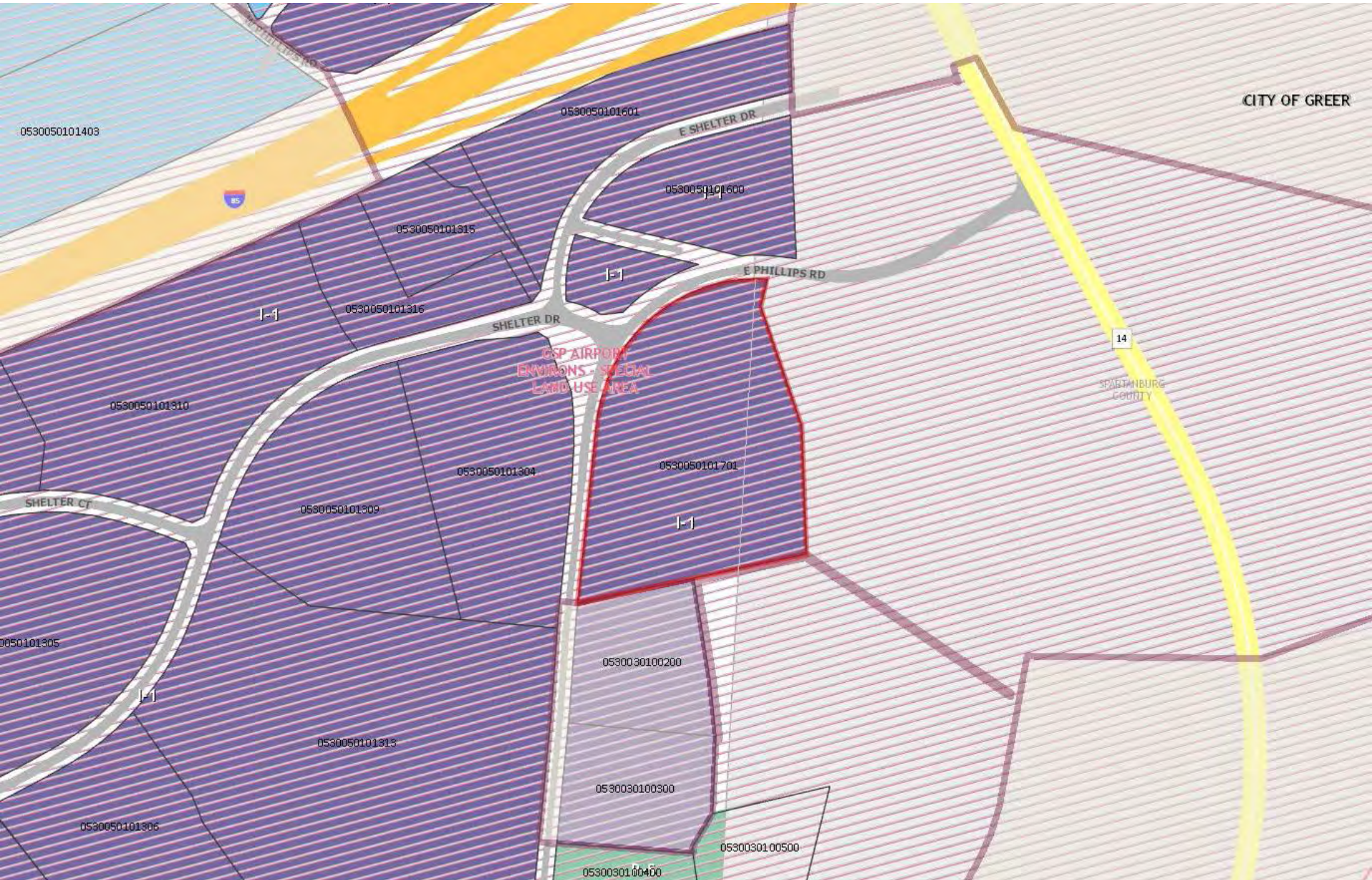
CB-23-14 Site Plan



CB-23-14 Site Plan



CB-23-14: Zoning Map



CB-23-14: Aerial Map



CB-23-14 Photos



Subject



North of Subject



East of Subject



South of Subject

CB-23-15

- Applicant:** Scott Carlin with The School District of Greenville County for Ann V. Stephens, Trustee of the L.J. Vaughn Jr. Trust B
- Project Type:** Use by Special Exception
- Address:** 905 Fairview Rd., Simpsonville, SC 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 02/21/23

CB-23-15 Request

The property is located on the southeast corner of Fairview Road and Wilson Bridge Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the construction of a public school in the R-S, Residential Suburban District.

There are no prior applications before the Board.

CB-23-15: Use By Special Exception

Section 5:2.1 and Table 6.1

(Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Schools – Primary, Secondary” as a Use by Special Exception in the R-S, Residential Suburban District.

CB-23-15: 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.

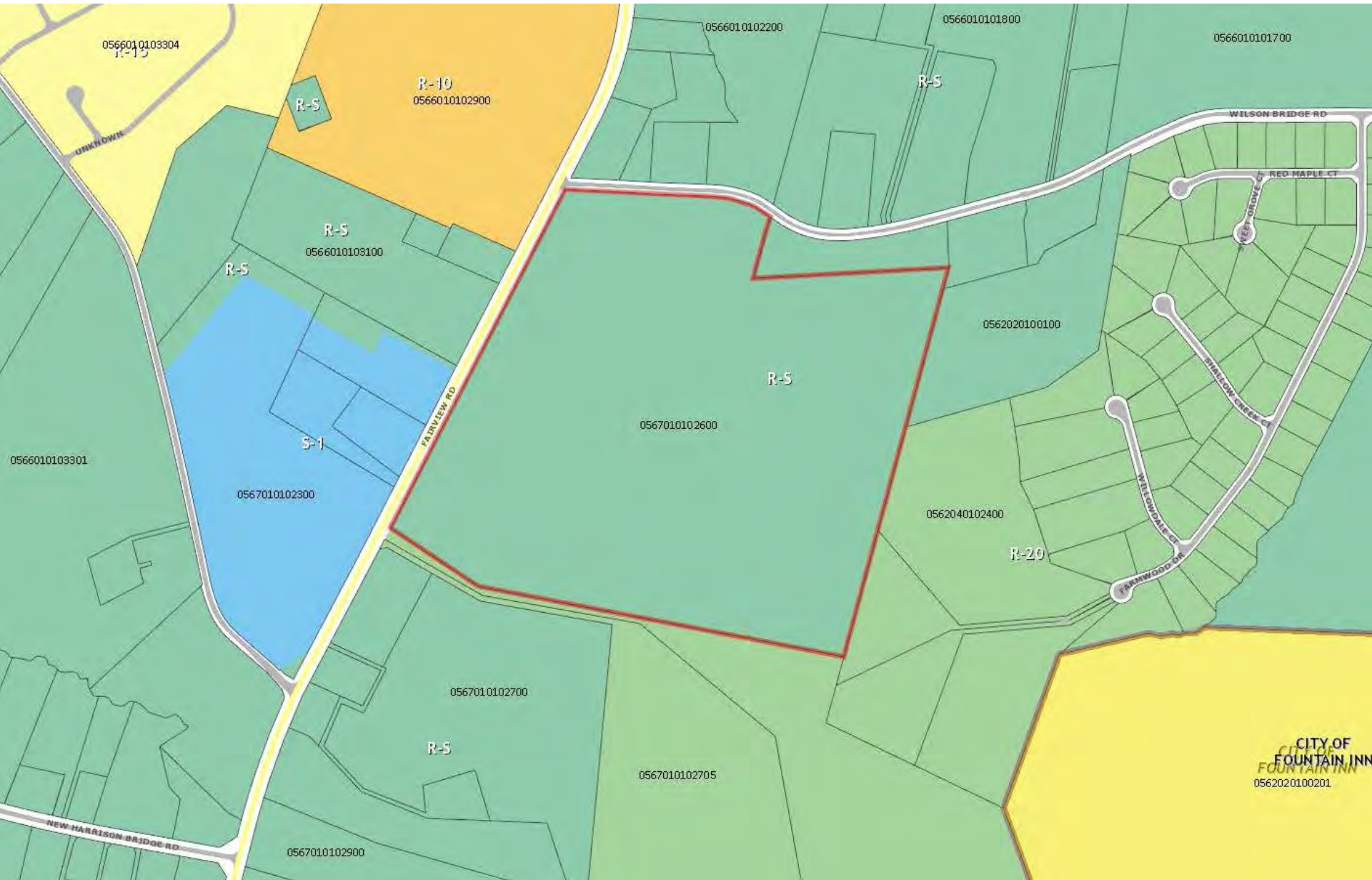
CB-23-15 Site Plan



CB-23-15 Site Plan



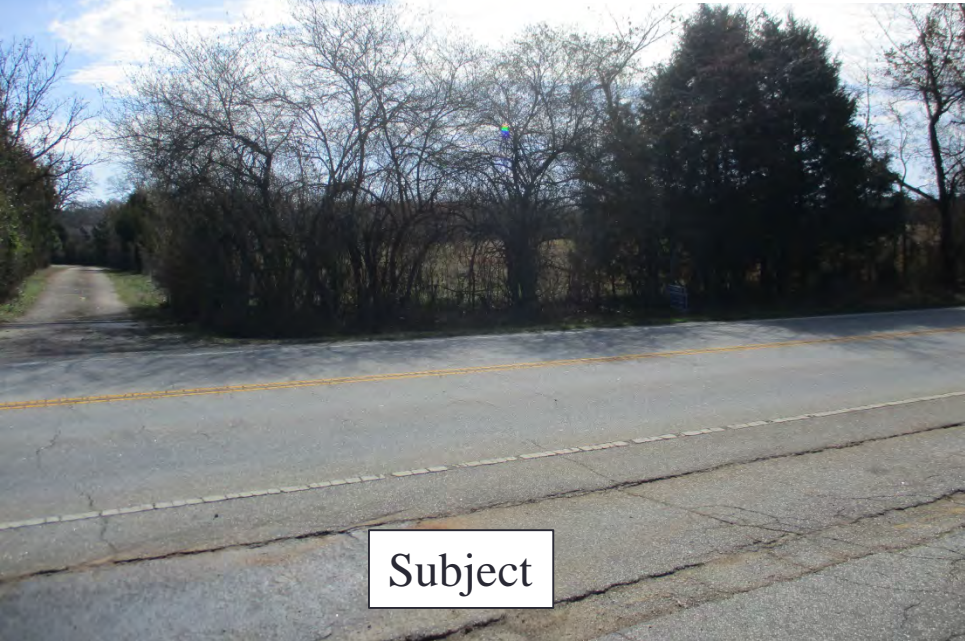
CB-23-15: Zoning Map



CB-23-15: Aerial Map



CB-23-15 Photos



CB-23-16

Applicant:	Melissa Ann Tinsley
Project Type:	Variance
Address:	898 N. Hwy 25 Bypass, Greenville, SC 29617
Zoning:	I-1, Industrial District
Posting:	Confirmed 02/21/23

CB-23-16 Request

The property is located on N. Highway 25 Bypass (Duncan Road) near the Highway 25 Bypass and Poinsett Highway interchange near the City of Travelers Rest.

The applicant is requesting a Variance to encroach 26'-4" into the required 50' front setback, 20' into the required 50' left side setback, and 2' into the required 25' rear setback.

There are no prior applications before the BZA.

CB-23-16: Variance

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

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

CB-23-16: 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-23-16 Site Plan



LOCATOR MAP

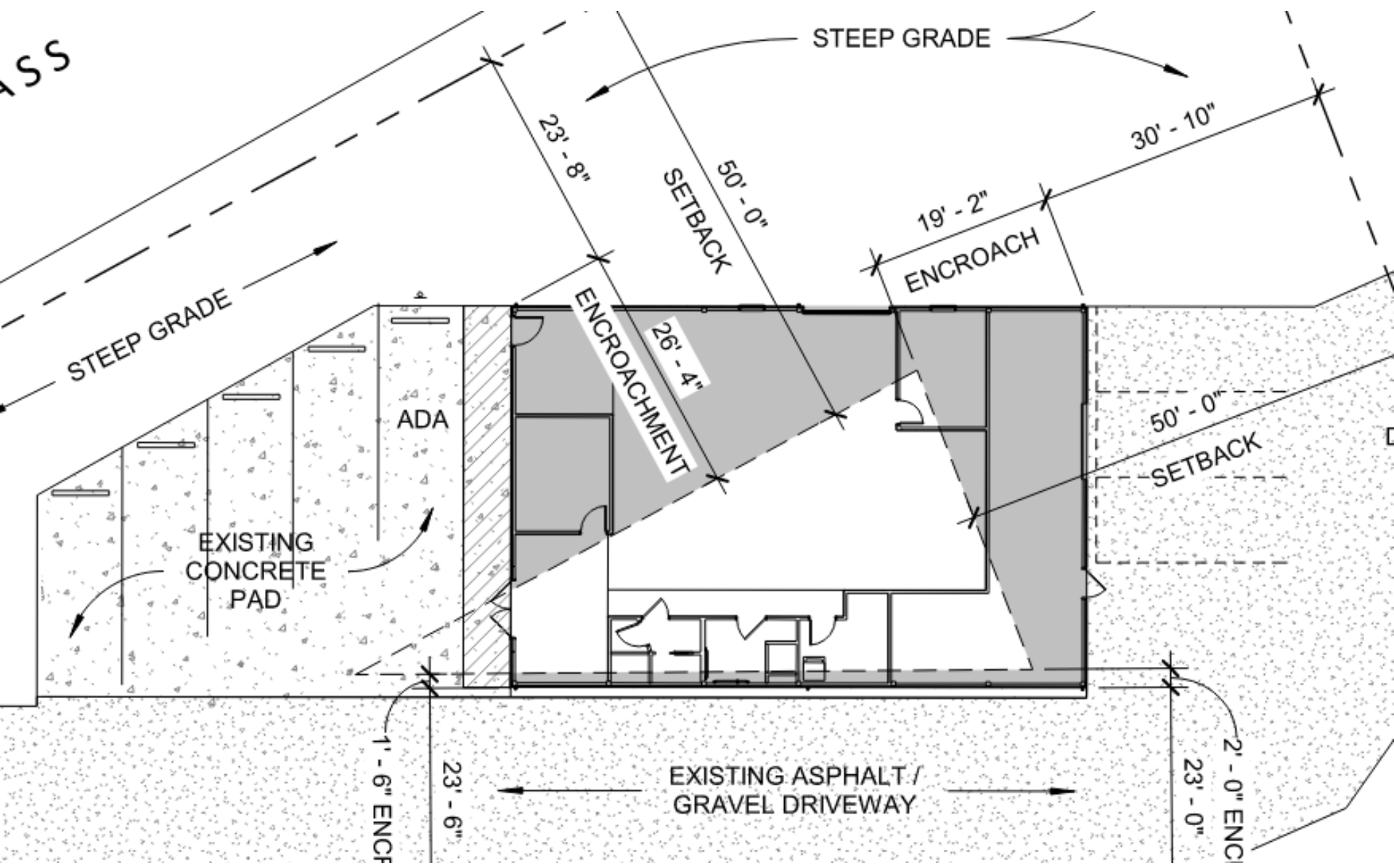
VICINTY MAP

PROPERTY SUMMARY

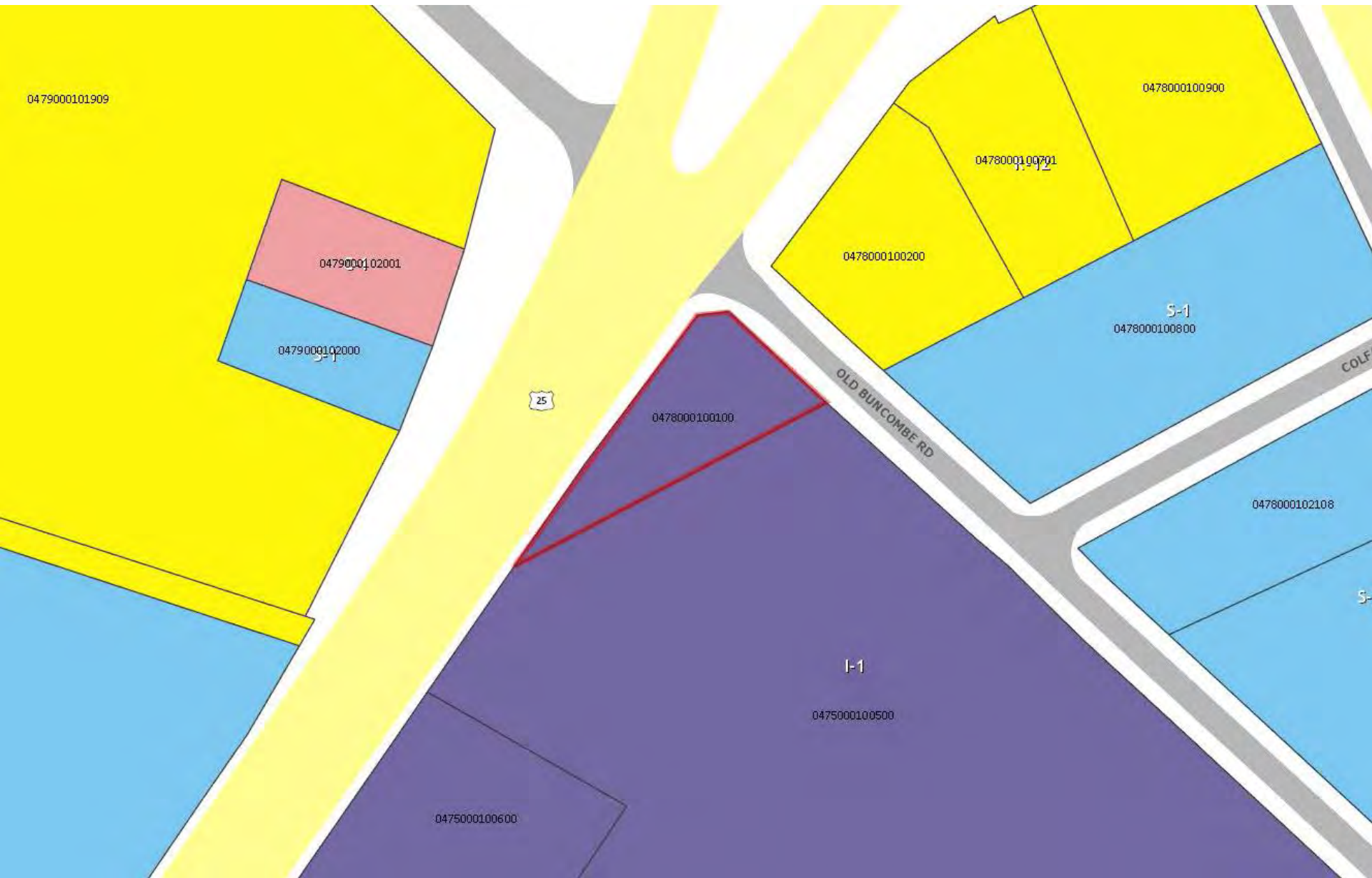
JOB LOCATION:	GREENVILLE, SOUTH CAROLINA
TAX MAP / PARCEL ID:	0479000200303
ZONING DISTRICT:	I, S, INDUSTRIAL DISTRICT
DESCRIPTION:	EXISTING BUILDING (NO ADDITIONS PROPOSED)
PROPOSED USE:	PRIVATE FITNESS CENTER / STORAGE (B3)(1) USES ARE PERMITTED)
SETBACKS:	FRONT: 50'-0" SIDE: 25'-0" REAR: 25'-0"



CB-23-16 Site Plan



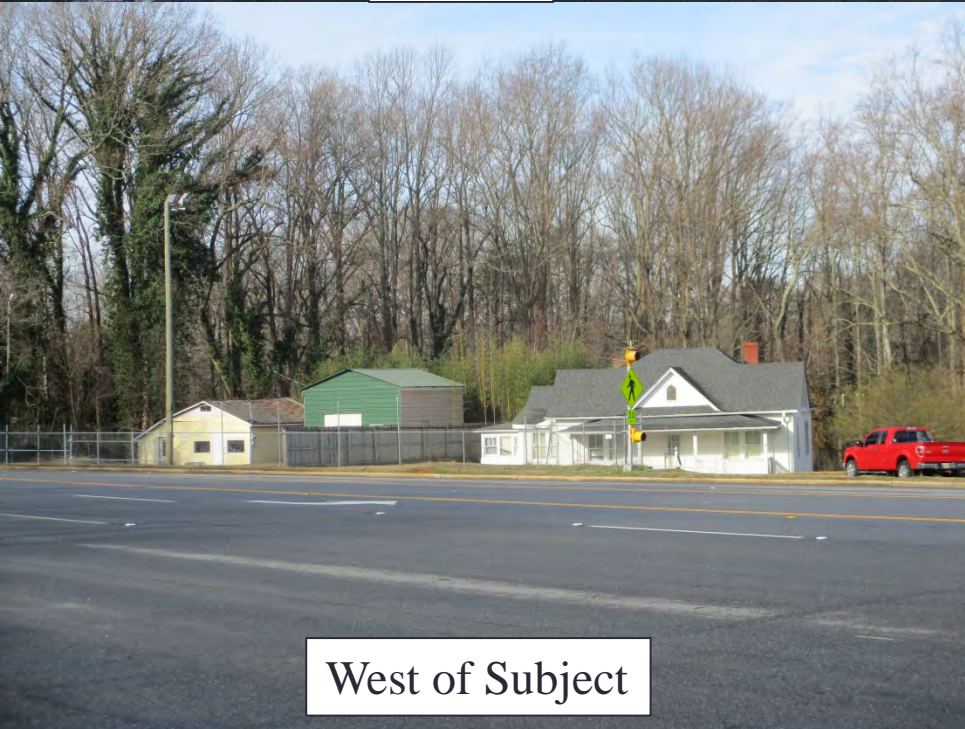
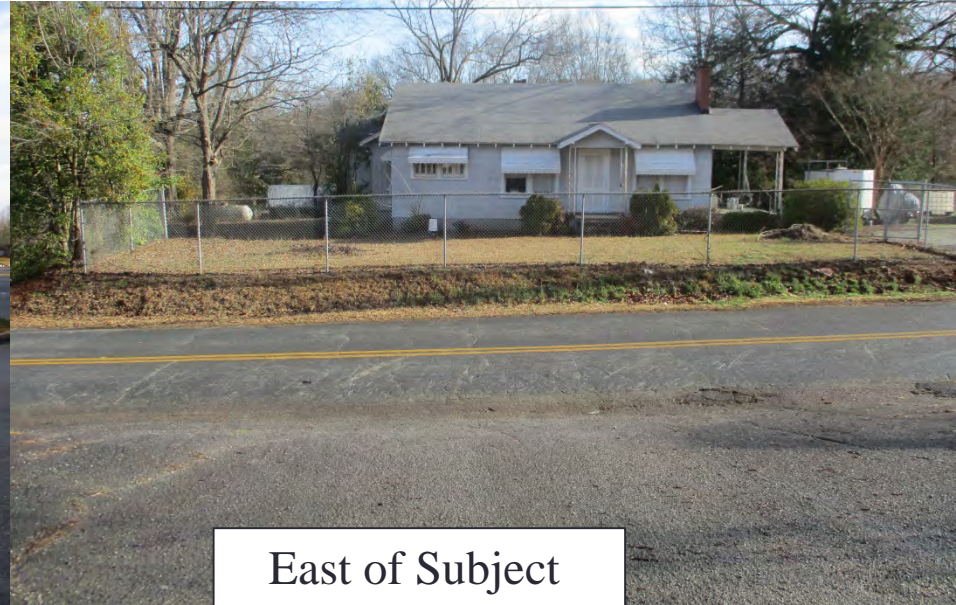
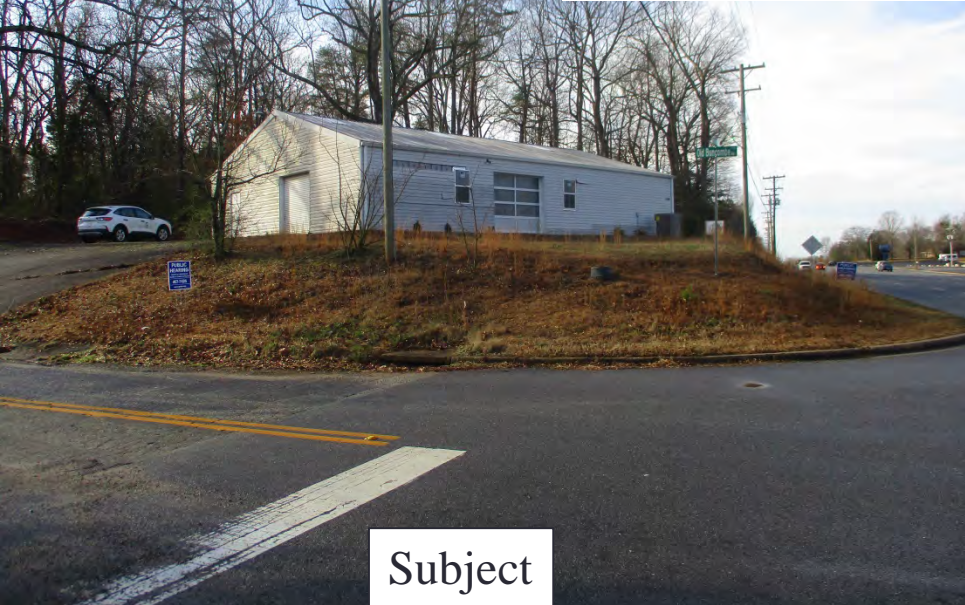
CB-23-16: Zoning Map



CB-23-16: Aerial Map



CB-23-16 Photos



CB-23-17

- Applicant:** Greg Wright with Renewable Water Resources for Glove One, LLC
- Project Type:** Use by Special Exception
- Address:** 180 Quality Way, Greenville, SC 29605
- Zoning:** I-1 Industrial District
- Posting:** Confirmed 02/21/23

CB-23-17 Request

The property is accessed by the private road Quality Way, and is located on Old Grove Road, near the intersection of Old Grove Road and Braken Road in Greenville.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the Board.

CB-23-17: 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 I-1, Industrial District.

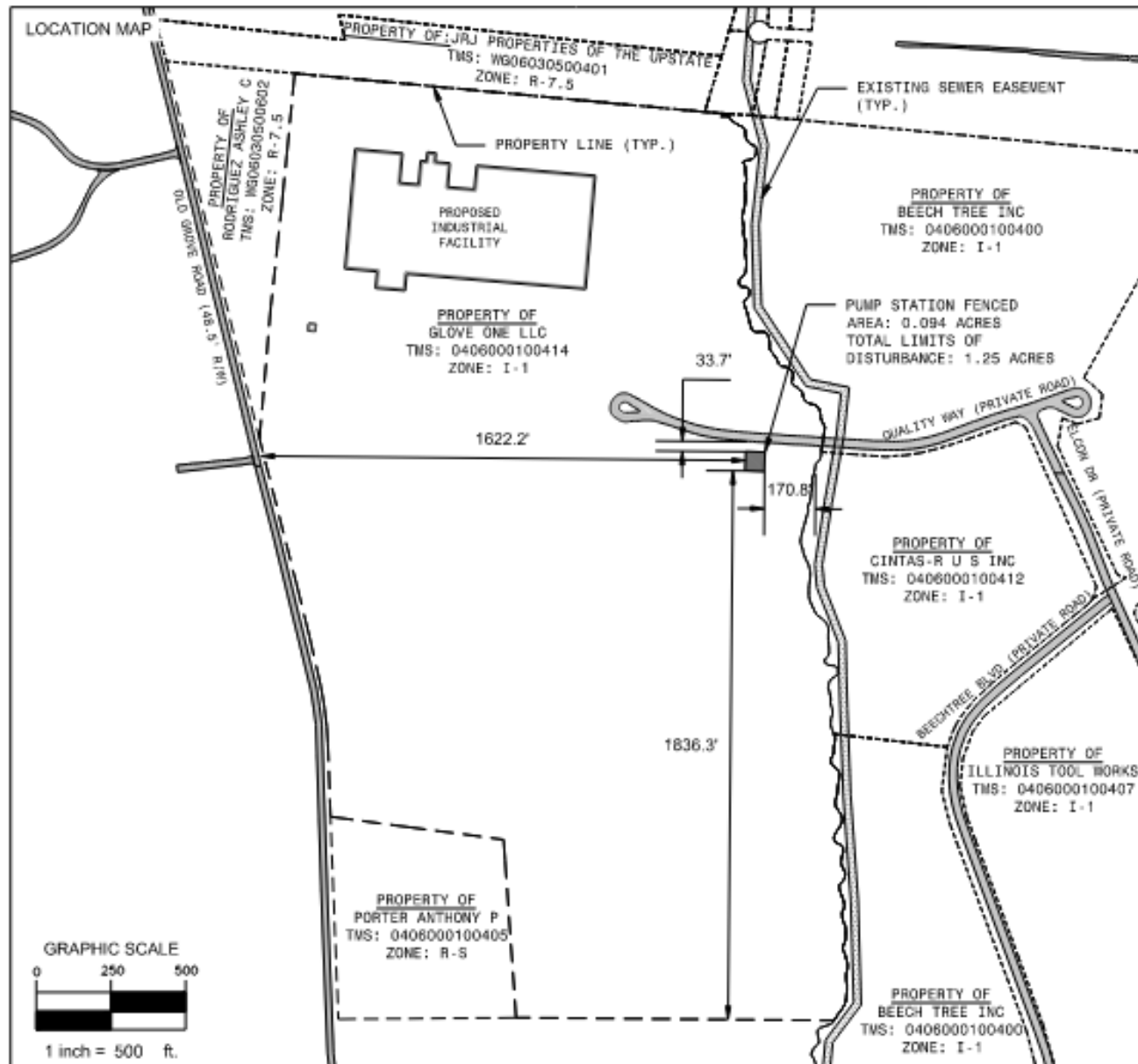
CB-23-17: Use By Special Exception Considerations

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

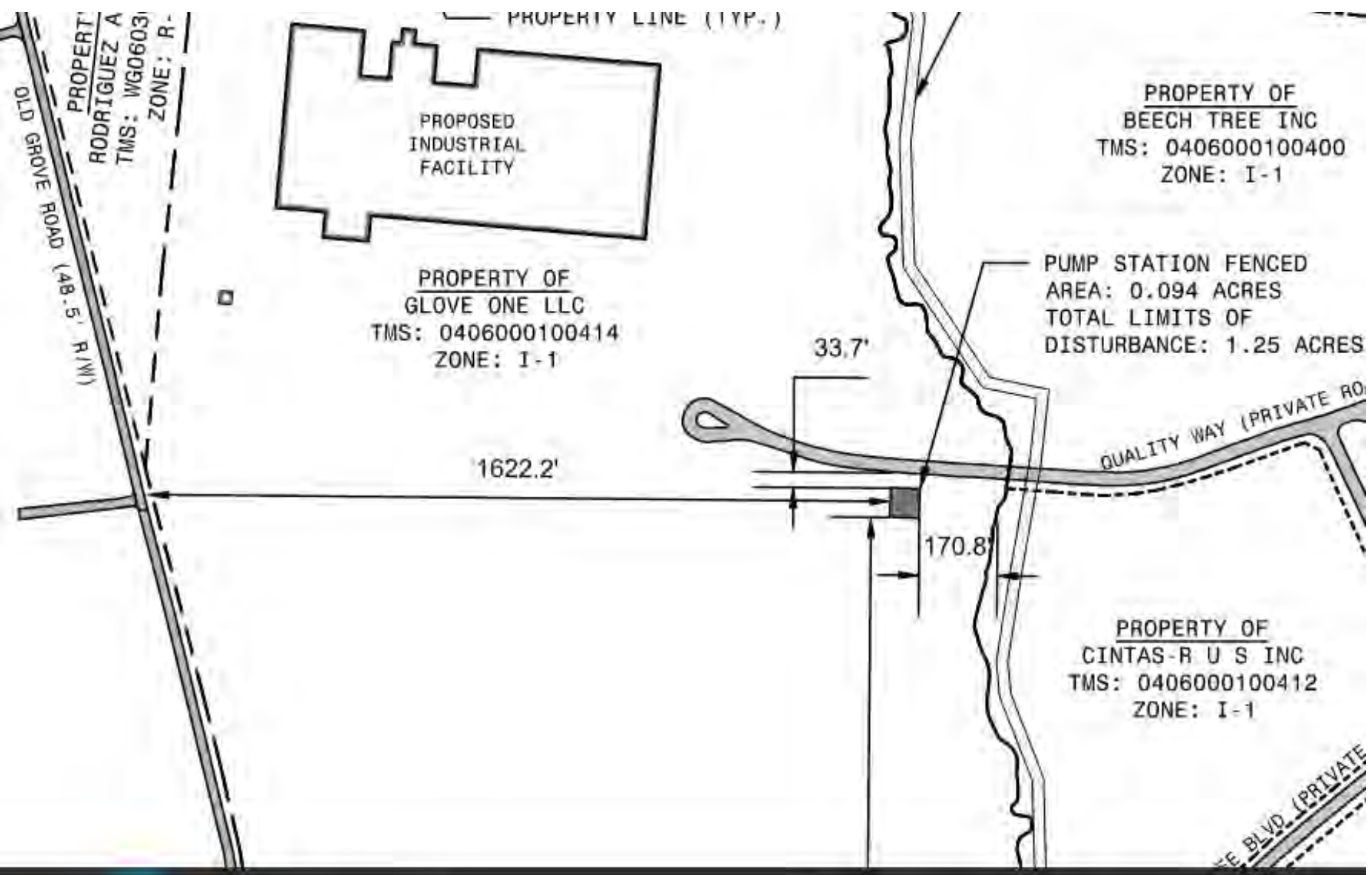
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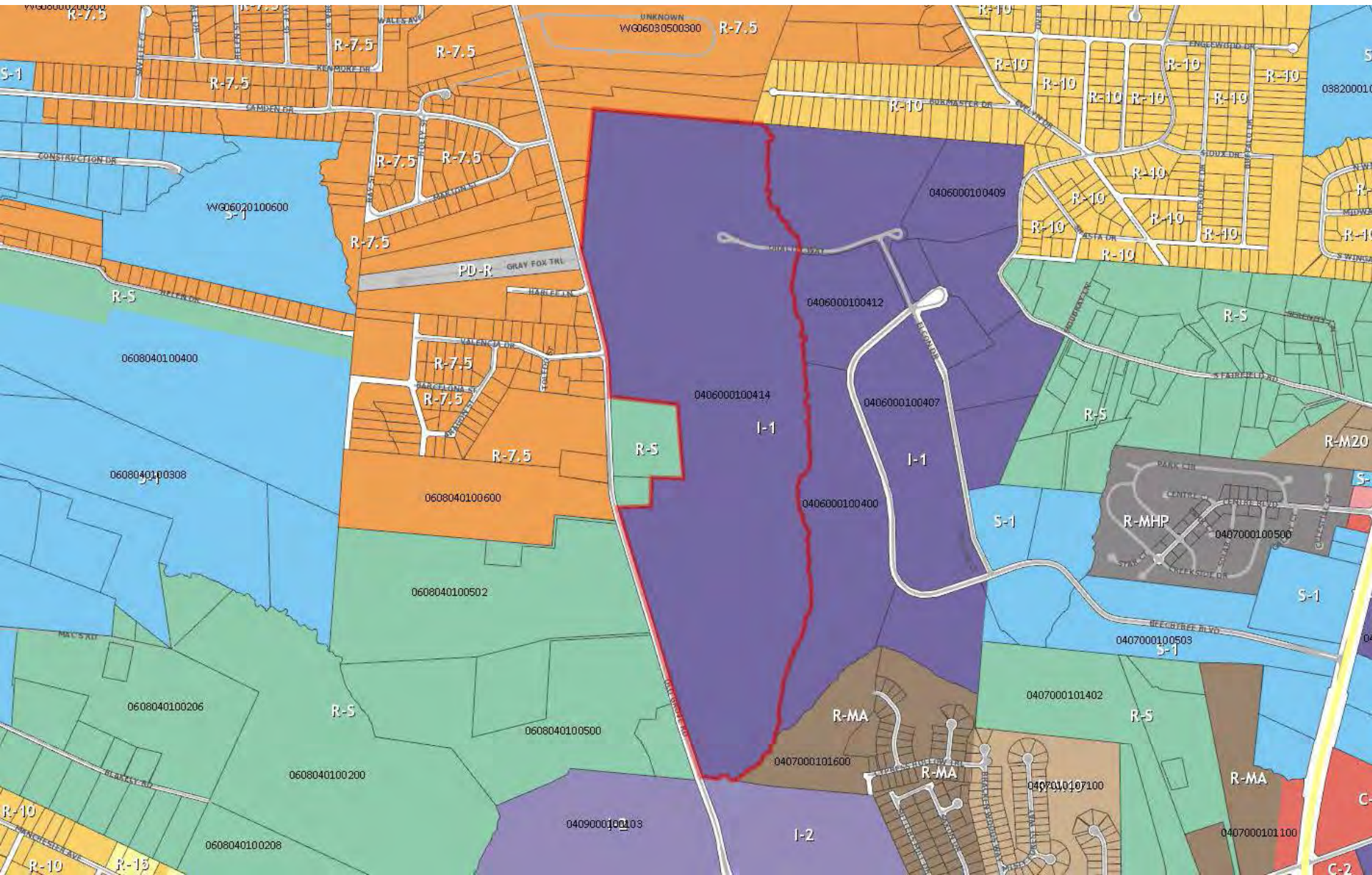
CB-23-17 Site Plan



CB-23-17 Site Plan



CB-23-17: Zoning Map



CB-23-17: Aerial Map



CB-23-17 Photos



Subject



North of Subject



West of Subject



South of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment