



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

May 10, 2023

### Board Members:

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

### Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. Dean Miller – Planner II
- iii. Todd Baxley – Planner II
- iv. Kelsey Mulherin – Planner
- v. EJ Sherer – 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 Mr. Sherer.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of April 12<sup>th</sup>, 2023:**  
Ms. Barber made a motion to approve the minutes from the April 12<sup>th</sup>, 2023 meeting. Ms. Godfrey seconded. The motion carried with a 9 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the April 12<sup>th</sup>, 2023 meeting. Mr. Matesevac seconded. The motion carried with 9 – 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-23-22, Timothy Lewis Buchanan, Jr. of Seamon Whiteside & Associates, Inc. for William Silva with Was Investment Properties, LLC**

The property is located on Batesville Road, south of Interstate 85, near the City of Greer.

The applicant is requesting a Variance to encroach 18' into the required 25' left side yard setback and 16' into the required 25' right side yard setback to bring several existing structures into compliance.

The property is located within the GSP Airport Environs Special Land Use Area. Staff has not received the required approval letter from the Airport Environs Planning Commission for this application. If the Board were to vote to approve this request, staff would ask the Board to condition the approval to be valid only if staff receives the required approval letter.

This is a continuation from the April 12, 2023 BZA hearing.

There are no prior applications before the Board.

The representative present for this application was Joe Bryant.

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

Staff presented and discussion ensued.

The applicant asked to hold the Docket for one additional month, stating they are attempting to purchase property from adjacent property owners and discover more information in regards to building permits acquired. The Board and Staff discussed implications of holding, denying, or withdrawing the Docket. Mr. Henderson stated upon research, Staff has determined the Building Permit in question included one building. The applicant requested the Docket to be withdrawn.

**ii. CB-23-27, Chris Hill of Craftwell, LLC for Craftwell, LLC**

The property is located north of Anderson Road and west of Valentine Street, near the City of Greenville.

The applicant is requesting a Variance to encroach 12.5 feet into the required 20 foot front yard setback for the placement of a single-family residential home.

There are no prior applications before the Board.

The representative present for this application was Chris Hill.

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

Staff presented and discussion ensued.

The applicant stated he intends to build a 1,600 square foot Single-family residential home with two stories. The applicant stated the property is restricted due to floodplain, power line, and sewer easements. The setback requirements would limit his property to an approximately 12 foot wide space.

Mr. Hamilton made a motion to approve the Variance to encroach 12.5 feet into the required 20 foot front yard setback for the placement of a single-family residential home. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

**iii. CB-23-28, John Curtis Lewallen**

The property is located east of Poinsett Highway and south of Viewmont Drive, near the City of 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 Board.

The representative present for this application was John Lewallen.

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

Staff presented and discussion ensued.

The applicant stated he intends to build a 30' by 50' detached garage to store personal items. The applicant stated the location of the septic system and drainage run-off concerns limits the property to the proposed location.

Chairman Hattendorf made a motion to deny a Variance to allow for the placement of an accessory structure in the front yard. Ms. Godfrey seconded the motion. The motion carried with an 8 – 1 vote. Mr. Hamilton dissented.

**iv. CB-23-29, Michael David Johnson of M&L Property Holdings, LLC for M&L Property Holdings, LLC**

The property is located south of Rutherford Road and north of Wade Hampton Boulevard.

The applicant is requesting a Variance to encroach 17.8' into the required 25' right side setback and 18.7' into the required 50' front setback.

There are no prior applications before the Board.

The representative present for this application was Michael Johnson.

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

Staff presented and discussion ensued.

The applicant stated he filed a Feasibility Permit to move his current business to the property in question and use it for warehousing. The applicant believes the building was built in 1974. The applicant stated he is changing the use of the building which requires him to have an approved Variance for setback requirements. The applicant stated they intend to improve the site and enhance the community.

Dr. Hollingshad made a motion to grant the Variance to encroach 17.8' into the required 25' right side setback and 18.7' into the required 50' front setback. Ms. Barber seconded the motion. The motion carried with a 9 – 0 vote.

**v. CB-23-30, Berri Lynn Rannells of The Tin Candle, LLC for Hamid Abtahi**

The property is located north of E. Georgia Road and east of Woodruff Road, near the Spartanburg County line.

The applicant is requesting a Use by Special Exception to manufacture candles to sell online, as a Home Occupation.

There are no prior applications before the Board.

The representative present for this application was Berri Lynn Rannells.

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

Staff presented and discussion ensued.

The applicant explained she would like to make candles at her home to sell online and at local craft fairs. The applicant stated there are no associated safety concerns or smells. Mr. Matesevac asked the applicant to confirm her business met Condition 11 of the Greenville County Zoning Ordinance. The applicant confirmed yes.

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

**vi. CB-23-32, Charlie Eugene Ellisor, Jr.**

This property is located on Fairview Church Road, northwest of the intersection of Fairview Church Road and Greenpond Road in Fountain Inn.

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

There are no prior applications before the Board.

The representatives present for this application were Charlie Ellisor, Jr. and Jonathan Ellisor.

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

Staff presented and discussion ensued.

The applicant stated he acquired the property from family in 2022. The applicant stated he permitted and constructed a barn on the property for personal storage previously and is now looking to build a Single-family residential dwelling. The applicant explained that floodplain, watershed, and proposed location of a septic system on the property prevents him from placing the dwelling in front of the existing barn, therefore he is requesting a

Variance to build the dwelling behind the barn.

Mr. Matesevac made a motion to approve a Variance from the requirements for the location of an accessory structure. Mr. Hamilton seconded the motion. The motion failed with a 4 – 5 vote. Chairman Hattendorf, Ms. Godfrey, Ms. Barber, Dr. Hollingshad, and Mr. Akers dissented.

Chairman Hattendorf made a motion to deny a Variance from the requirements for the location of an accessory structure. Mr. Akers seconded the motion. The motion carried with a 5 – 4 vote. Mr. Matesevac, Mr. Hamilton, Ms. Farrar, and Ms. Shuman dissented.

**vii. CB-23-33, Natasha Danielle Cannaday**

The property is located on Hedgewood Terrace in the Devenger Place Subdivision, east of the intersection of Hedgewood Terrace and Hudson Farm Road in Greer.

The applicant is requesting a Use by Special Exception for a Home Occupation to allow for a photography studio at their home.

There are no prior applications before the Board.

The representative present for this application was Natasha Cannaday.

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

Staff presented and discussion ensued.

The applicant stated she moved to the area recently and is an established photographer. The applicant explained the majority of her work is done in the field but would like to use a room in her house for a photography studio. The applicant stated she would like to have a maximum of two to three clients a week to the home. Chairman Hattendorf asked the applicant to confirm her business met Condition 11 of the Greenville County Zoning Ordinance. The applicant confirmed yes.

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

**viii. CB-23-34, Jonathan Nett of CivilSD, LLC for Zafer Mohiuddin of the Islamic Society of Greenville**

This property is located on Clement Road, east of the intersection of Clement Road and Alexander Road.

The applicant is requesting a Use by Special Exception to allow for the expansion of an existing religious facility to include the construction of a new 5,000 sq. ft. education building, as well as a new 6,000 sq. ft. multipurpose & prayer building.

Previous Dockets before the Board of Zoning Appeals were:

On January 10, 2007, The Board of Zoning Appeals approved Docket CB-07-03 for a Use by Special Exception to allow the construction of a worship building.

On December 12, 2012, The Board of Zoning Appeals approved Docket CB-12-34 for a Variance on the setback requirements for a picnic shelter. The BZA also approved a Use by Special Exception for the picnic shelter as well as a proposed educational building.

On November 12, 2014, The Board of Zoning Appeals approved Docket CB-14-35 for a Use by Special Exception to allow the construction of a new middle school building, a future mosque, and an expanded parking lot.

The representatives present for this application were Darya Cowick of CivilSD, LLC and Zafer Mohiuddin of the Islamic Society of Greenville.

There was one member of the public present, Stefan Moss, with questions for the applicant.

Staff presented and discussion ensued.

Mr. Mohiuddin stated they would like to construct a 5,000 sq. ft. educational building to serve their current middle school building with additional space for a library, computer lab, and science lab. The applicant stated they also plan to build a 6,000 sq. ft. worship building in the future. Ms. Cowick added there will be no change to the number of classes, students, or traffic pattern. The applicant explained they are currently meeting parking and buffering requirements and will work to meet the tree ordinance requirements.

Chairman Hattendorf asked for any questions from the opposition. Mr. Moss stated he came because he had questions and that they have been answered.

Mr. Akers made a motion to approve the Use by Special Exception to allow for the expansion of an existing religious facility to include the construction of a new 5,000 sq. ft. education building, as well as a new 6,000 sq. ft. multipurpose & prayer building. Mr. Akers amended his motion for approval to include a caveat; any significant changes to the Site Plan as presented would require an approval from the Board. Ms. Barber seconded the motion. The motion carried with a 9 – 0 vote.

**ix. CB-23-35, William H. Bush, Jr. of Expressions Unlimited, Inc. for Expressions Unlimited, Inc.**

The property is located on the corner of Goldsmith Avenue and Furman Hall Road in Greenville.

The applicant is requesting a Variance to encroach 20.8' into the required 50' front setback along Goldsmith Avenue, 31.7' into the required 50' side setback along Furman Hall Road, and 16.3' into the required 25' rear setback in order to bring the structure into compliance.

There are no prior applications before the BZA.

The representatives present for this application were William Bush and Debbie Bush.

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

Staff presented and discussion ensued.

The applicant stated he filed for a Feasibility Permit for the property to use as storage and warehousing for their existing nearby business. The applicant explained because the building has been vacant for more than six months he is now required to bring the building into compliance. The applicant stated they plan to improve the exterior conditions with landscaping, improved asphalt, and a security system.

Ms. Barber made a motion to grant the Variance to encroach 20.8' into the required 50' front setback along Goldsmith Avenue, 31.7' into the required 50' side setback along Furman Hall Road, and 16.3' into the required 25' rear setback in order to bring the structure into compliance. Mr. Hamilton seconded the motion. The motion carried with a 9 – 0 vote.

**x. CB-23-36, Shannon Leigh Humphries for Julian Martinez Fuentes**

The property is located on the corner of E. Blue Ridge Drive and Arbor Street in Greenville.

The applicant is requesting a Variance to encroach 2.3' into the required 5' rear setback.

There are no prior applications before the Board.

The representatives present for this application were Shannon Humphries and Julian Fuentes.

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

Staff presented and discussion ensued.

The applicant stated Mr. Fuentes had bought the property three years ago with the intention of renovating the dwelling and accessory structures on it. The applicant stated the expansion of a non-conforming detached garage from one story to two story garage required the need for the Variance. The applicant presented 45 signatures of support from neighbors for the Variance.

Ms. Godfrey made a motion to grant the Variance to encroach 2.3' into the required setback. Ms. Barber seconded the motion. Ms. Godfrey amended the motion to clarify that the Variance pertained to the rear setback. The motion carried with a 9 – 0 vote.

**7. Announcements/Requests**

Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson provided an update on the move to the new building. Mr. Henderson explained the process and dates for the swimming pool text amendment hearing and recommendations. Chairman Hattendorf reminded the Board of elections next month. Dr. Hollingshad asked if staff could include surrounding property pictures in the packets provided to the Board. Mr.

Henderson agreed. Mr. Akers asked if a third page could be added to the application forms in order to provide organized answers to requests for Use by Special Exception. Mr. Henderson stated he would speak with legal staff. The Board and Staff thanked Mr. Matesevac for his service to the Board.

**8. Adjournment**

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





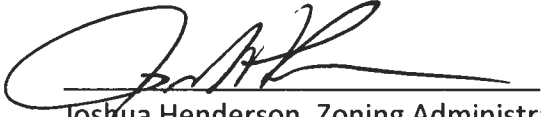
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Mark Hattendorf, Chairman  
Board of Zoning Appeals

5-10-23

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DATE



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Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**May 10, 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-23-22

- Applicant:** Timothy Lewis Buchanan, Jr. of Seamon Whiteside & Associates, Inc. for William Silva with Was Investment Properties, LLC
- Project Type:** Variance
- Address:** 1443 S Batesville Rd., Greer, SC 29650
- Zoning:** I-1, Industrial District
- Posting:** Confirmed 04/25/23

# CB-23-22 Request

The property is located on Batesville Road, south of Interstate 85, near the City of Greer.

The applicant is requesting a variance to encroach 18' into the required 25' left side yard setback and 16' into the required 25' right side yard setback to bring several existing structures into compliance.

The property is located within the GSP Airport Environs Special Land Use Area. Staff has not received the required approval letter from the Airport Environs Planning Commission for this application. If the Board were to vote to approve this request, staff would ask the Board to condition the approval to be valid only if staff receives the required approval letter within 30 days of the approval.

There are no prior applications before the BZA.

# CB-23-22: 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	=	25' from property line
REAR	=	25' from property line

# CB-23-22: 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-23-22: History

2-29-2008 – The site is deeded to Was Investment Properties LLC

<b>PIN / Tax Map #</b>	0530050102002
<b>Owner Name</b>	Was Investment Properties LLC
<b>Owner Name 2</b>	
<b>Mailing Address</b>	8595 Pelham Rd Ste 400 223
<b>City</b>	Greenville
<b>State</b>	SC
<b>Zip Code</b>	29615
<b>In Care Of</b>	
<b>Previous Owner</b>	Patlin Properties Lp
<b>Deed Date</b>	2/29/2008



# CB-23-22: History

3-06-08 – Permits applied for shell building of 3750sqft. Separate building approx.. 1800 sq. ft. not included in permit per any notes or square footage amounts.

3-19-08 – Permits applied for interior upfit work 4700 sq. ft. Note per Plan Review work cannot start on interior until Shell Building permit 08-1183 is approved.

3-24-08 – Zoning review note 'no change in footprint of building' on interior upfit.

4-23-08 – LDD permit purchased. 2008-1091

5-14-08 – Footing inspection approved for 08-1183

6-11-08 – Slab inspection for 08-1453

8-15-08 – Final building inspection for 08-1183

8-18-08 – Final building inspection for 08-1453



# CB-23-22: History

COUNTY OF GREENVILLE  
BUILDING SAFETY DIVISION  
301 UNIVERSITY RIDGE STE 4100  
GREENVILLE SC 29601


**CERTIFICATE OF USE AND OCCUPANCY**  
**PERMANENT**

Issue Date . . . . . 8/15/08  
Parcel Number . . . . . 0530.05-01-020.02  
Property Address . . . . 1443 S BATESVILLE RD  
GREER SC 29650  
Subdivision Name . . . . .  
Legal Description . . . . S BATESVILLE RD LT 20.2  
Property Zoning . . . . . I1 - INDUSTRIAL DISTRICT  
Construction type . . . . IBC TYPE V B  
Flood Zone . . . . . OUTSIDE FLWAY & FLPLAIN  
Edition of code . . . . . INTERNATIONAL CODES 2003  
Occupancy type . . . . . BUSINESS  
Occupancy load . . . . . .00  
Interior Sprinklers . . . NO  
Tenant Number/Name . . . . GROUNDS MASTER LANDSCAPE

Contractor:  
ROLAND BERGERON  
P O BOX 25845  
\*\*\*SEE NOTE \*\*\*  
GREENVILLE SC 29616

Owner:  
WAS INVESTMENT PROPERTIES LLC  
2607 WOODRUFF RD STE 114  
SIMPSONVILLE SC 29681

Application number . . 08-00001453 001 001  
Description of Work . . COMMERCIAL - ALTERATION

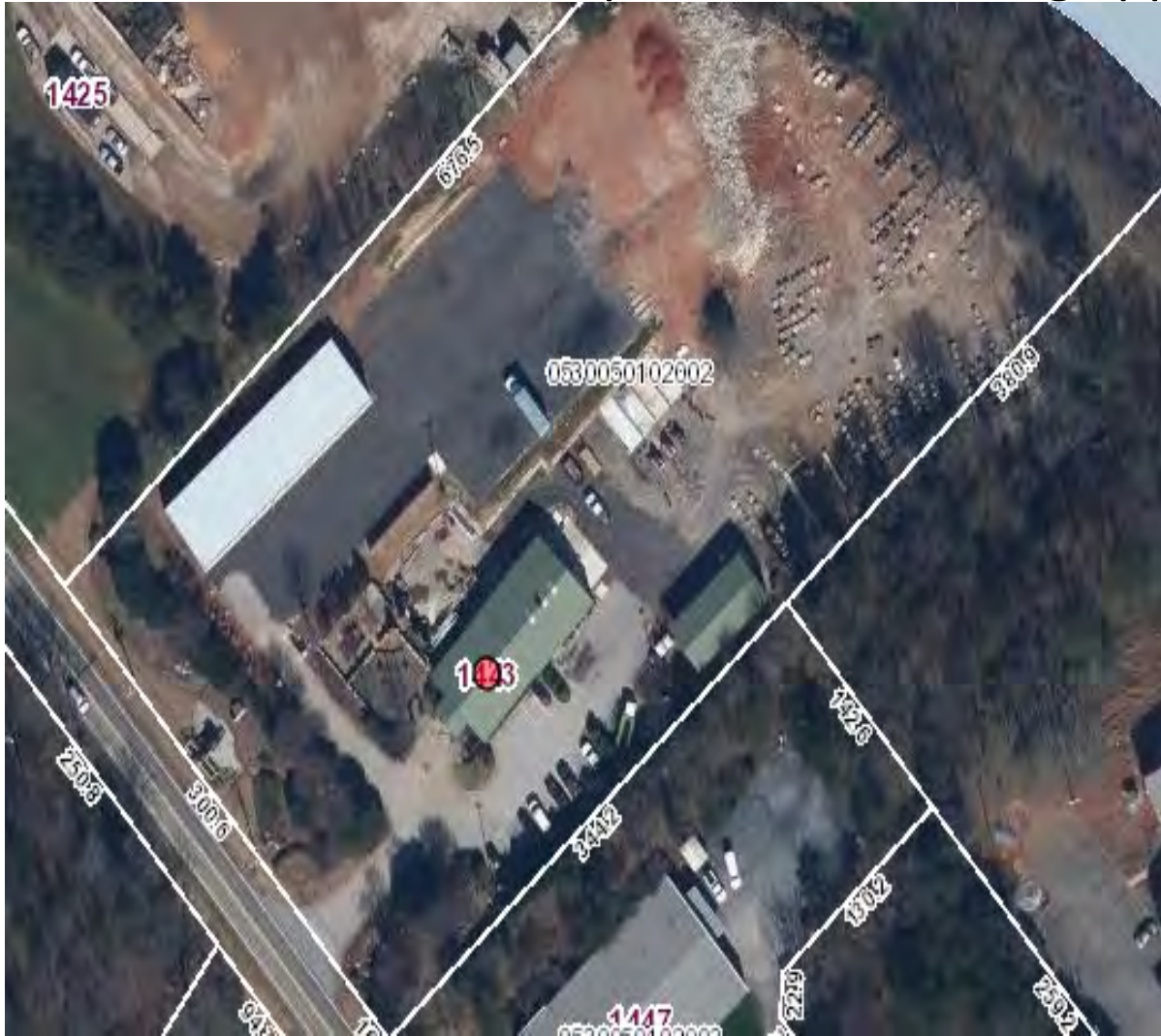
Approved . . . . .  
John B. McLeod  
Herb Yingling /Deputy  Official

Approved . . . . .  
Zoning Administrator

The described portion of the structure has been inspected for compliance with the requirements of this code for the occupancy and division of occupancy and the use for which the proposed occupancy is classified.  
**THIS CERTIFICATE VOID UNLESS OFFICIAL SEAL AFFIXED**

# CB-23-22: History

2019 – One additional, unpermitted, building appears



# CB-23-22: History

2020 – An additional building appears

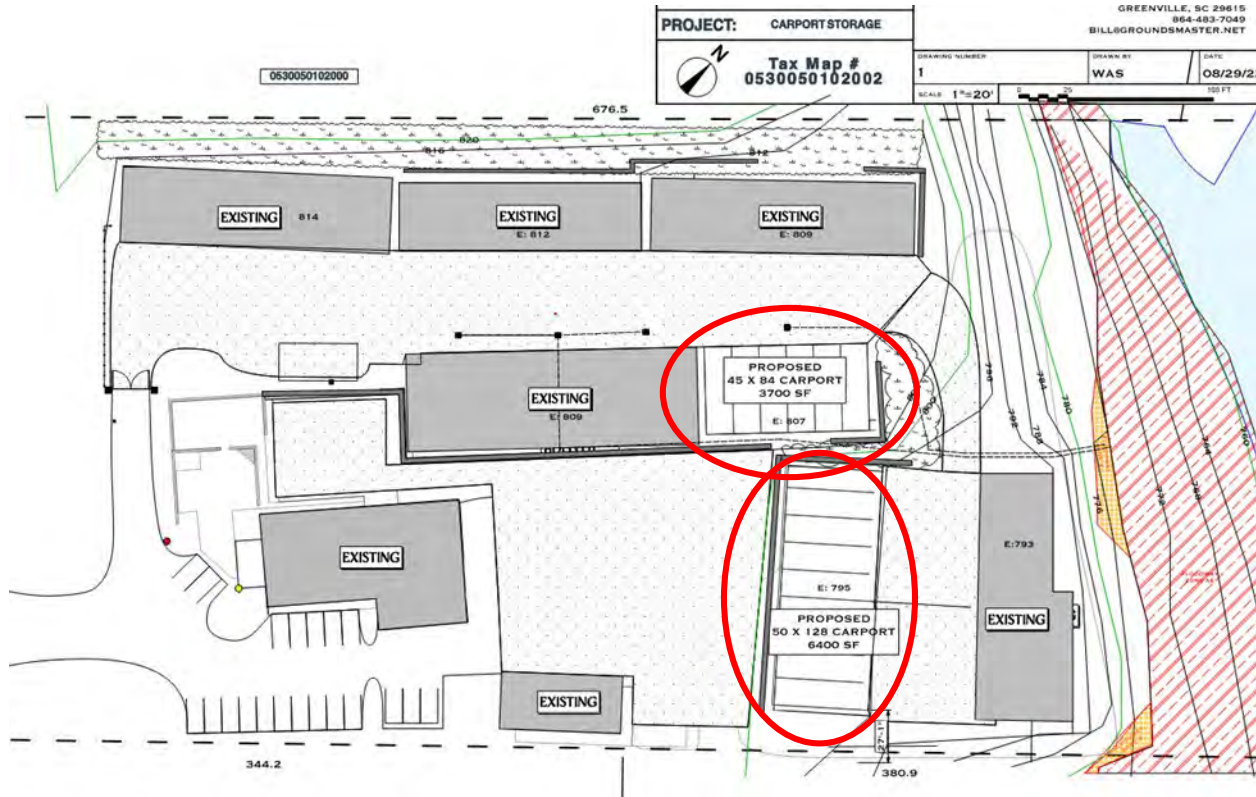


# CB-23-22: History

2022 – Five unpermitted buildings shown.



# CB-23-22: History



7-13-22 – Permit to build two additional buildings applied for.

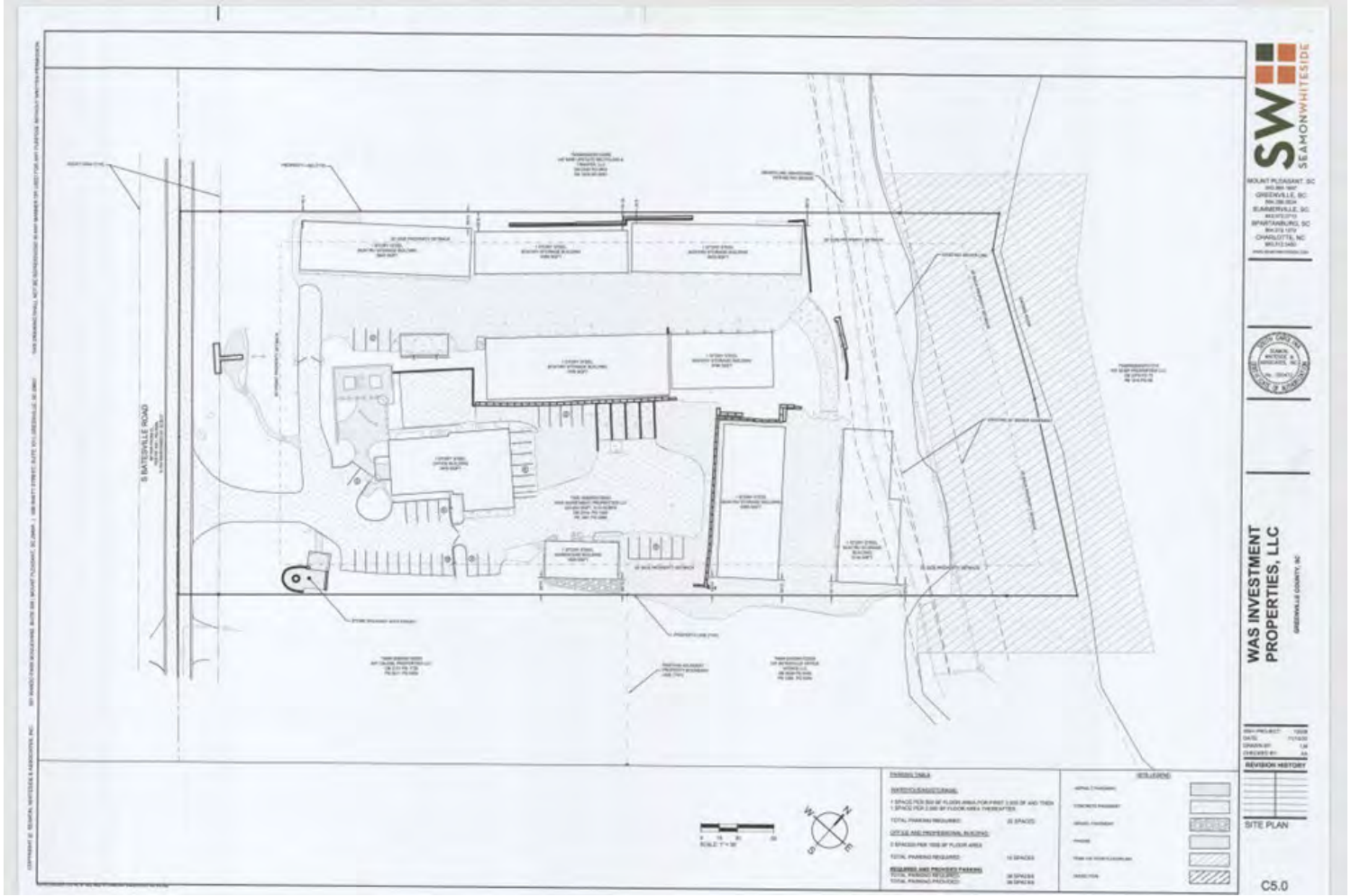
10-19-22 – Informed a Land Development permit and pre-submittal meeting would be required

11-21-22 – Development conference with Land Development. (Case number 2022-0394). Engineer was informed he needs to schedule a Pre-Design Meeting before he can submit plans to office.

3-2-23 – Application filed for Variance from BZA

# CB-23-22: History

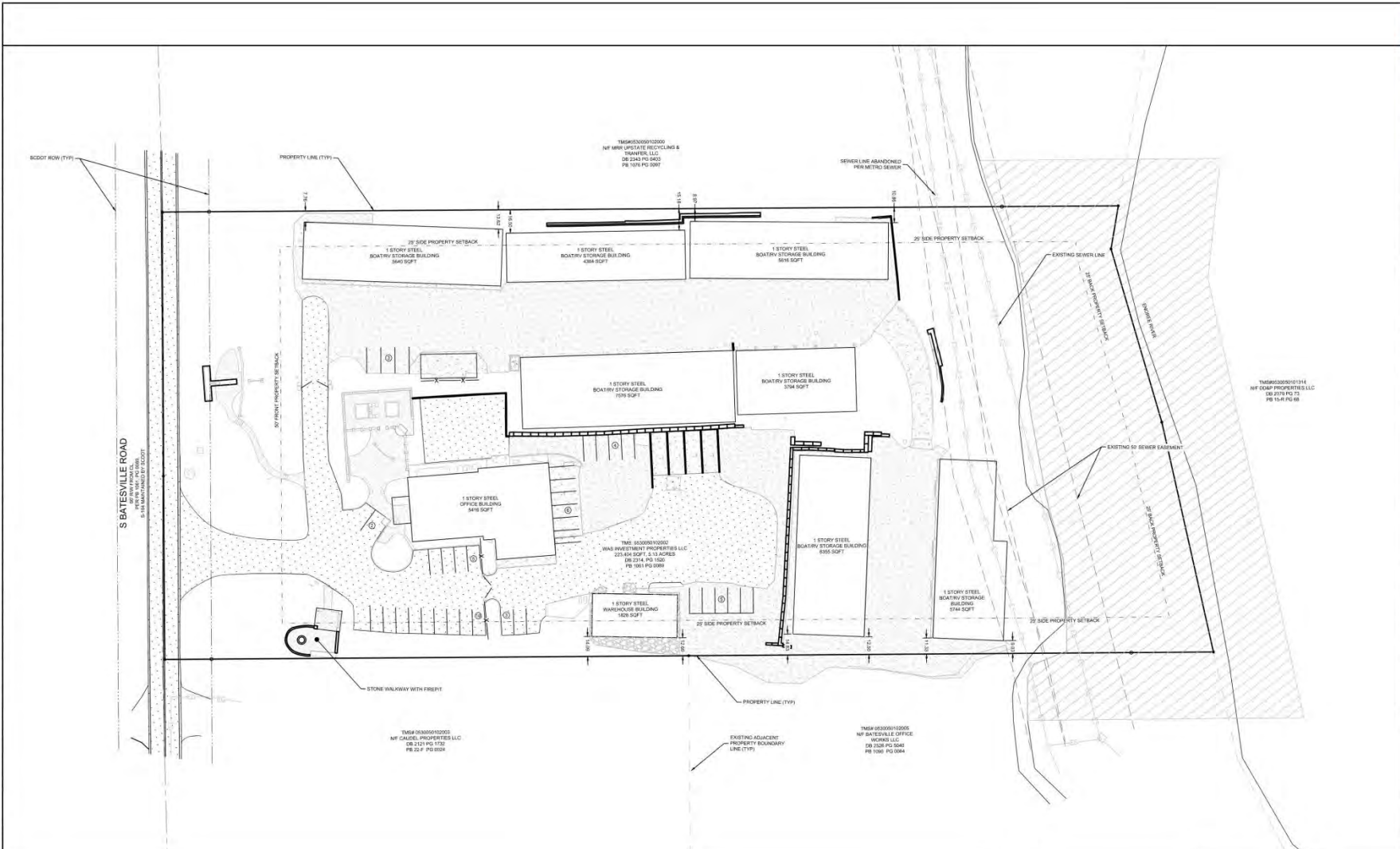
4-12-23 – Per applicants site plan, all 9 buildings on site are existing.





# CB-23-22 Site Plan

51 WINDO PARK BOULEVARD, SUITE 201 | MOUNT PLEASANT, SC 29548 | 508-BHETT STREET, SUITE 101 | GREENVILLE, SC 29601  
 THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



  
**SEAMONWHITESIDE**  
 MOUNT PLEASANT, SC 29588-1927  
 GREENVILLE, SC 296-290-9534  
 SUMMERVILLE, SC 843-972-0710  
 SPARTANBURG, SC 864-272-1272  
 CHARLOTTE, NC 980-312-5450  
 WWW.SEAMONWHITESSIDE.COM

  
 SOUTH CAROLINA  
 SEAMON  
 WHITESSIDE &  
 ASSOCIATES, INC.  
 000472  
 ENGINEER OF ARCHITECTURE

**WAS INVESTMENT PROPERTIES, LLC**  
 GREENVILLE COUNTY, SC

SW- PROJECT: 10000  
 DATE: 11/16/22  
 DRAWN BY: LAM  
 CHECKED BY: AA  
**REVISION HISTORY**

NO.	DESCRIPTION

**SITE PLAN**  
 C5.0

**PARKING TABLE**

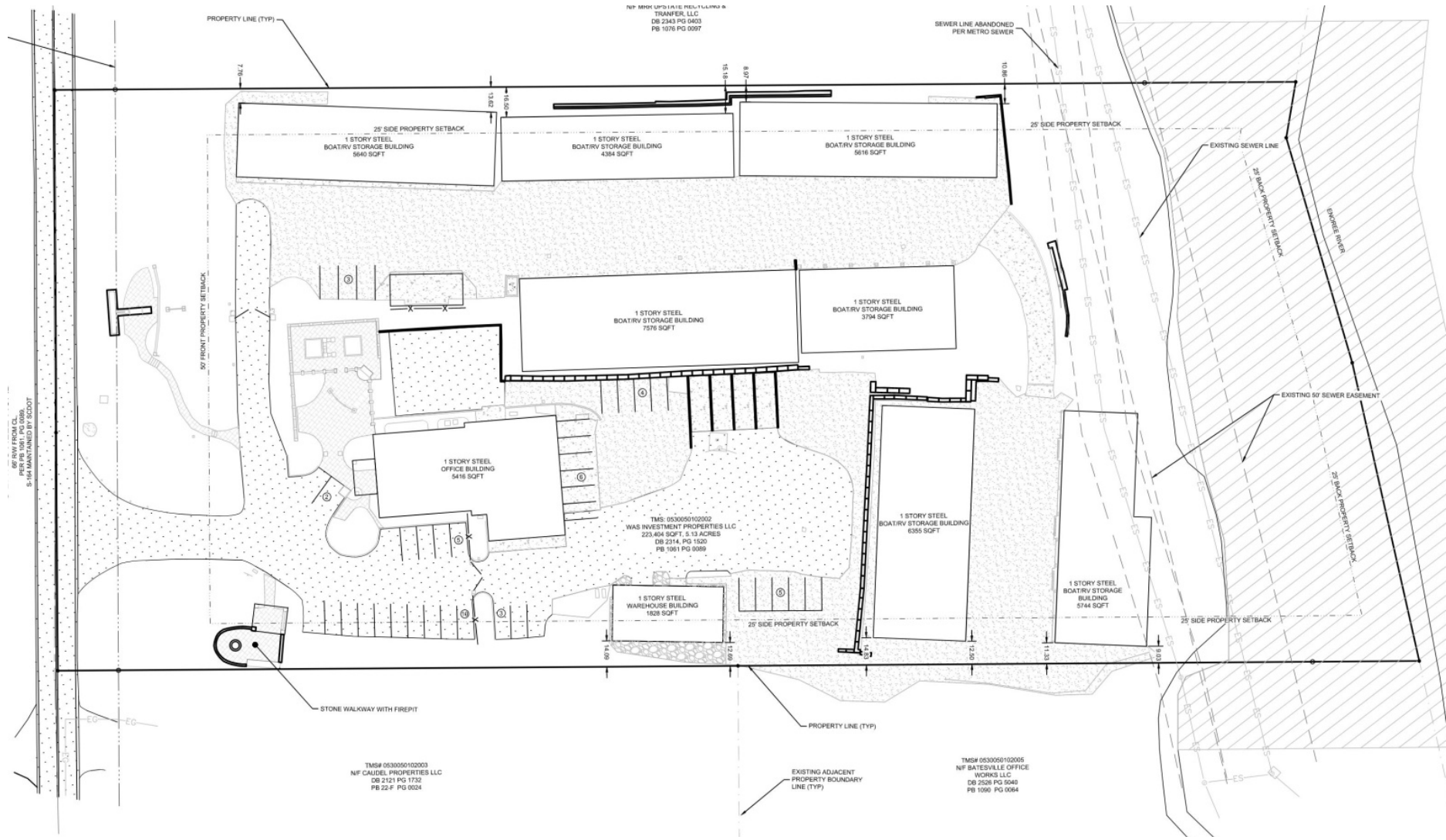
TYPE	REQUIREMENT	PROVIDED
<b>WAREHOUSING/STORAGE:</b>	1 SPACE PER 500 SF FLOOR AREA FOR FIRST 3,000 SF AND THEN 1 SPACE PER 2,500 SF FLOOR AREA THEREAFTER	22 SPACES
<b>OFFICE AND PROFESSIONAL BUILDING:</b>	3 SPACES PER 1000 SF FLOOR AREA	16 SPACES
<b>REQUIRED AND PROVIDED PARKING</b>	TOTAL PARKING REQUIRED:	38 SPACES
	TOTAL PARKING PROVIDED:	38 SPACES

**SITE LEGEND**

ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
GRAVEL PAVEMENT	
PAVERS	
FEMA 100 YEAR FLOODPLAIN	
DEMOLITION	



# CB-23-22 History



# CB-23-22: Zoning Map



# CB-23-22: Aerial Map



# CB-23-22 Photos



Subject



North of Subject



West of Subject



South of Subject

# CB-23-27

<b>Applicant:</b>	Chris Hill of Craftwell, LLC for Craftwell, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	Round Knob St., Greenville, SC 29611
<b>Zoning:</b>	R-M20, Multifamily Residential District
<b>Posting:</b>	Confirmed 04/25/23

# CB-23-27 Request

The property is located north of Anderson Road and west of Valentine Street, near the City of Greenville.

The applicant is requesting a variance to encroach 12.5 feet into the required 20 foot front yard setback for the placement of a single-family residential home.

There are no prior applications before the BZA.

# CB-23-27: Variance

## 7:3.9 Single-Family Residential Dwellings in Multifamily Districts;

Single-family residential dwellings located in multifamily districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet on an arterial street.

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



# CB-23-27: Variance Considerations

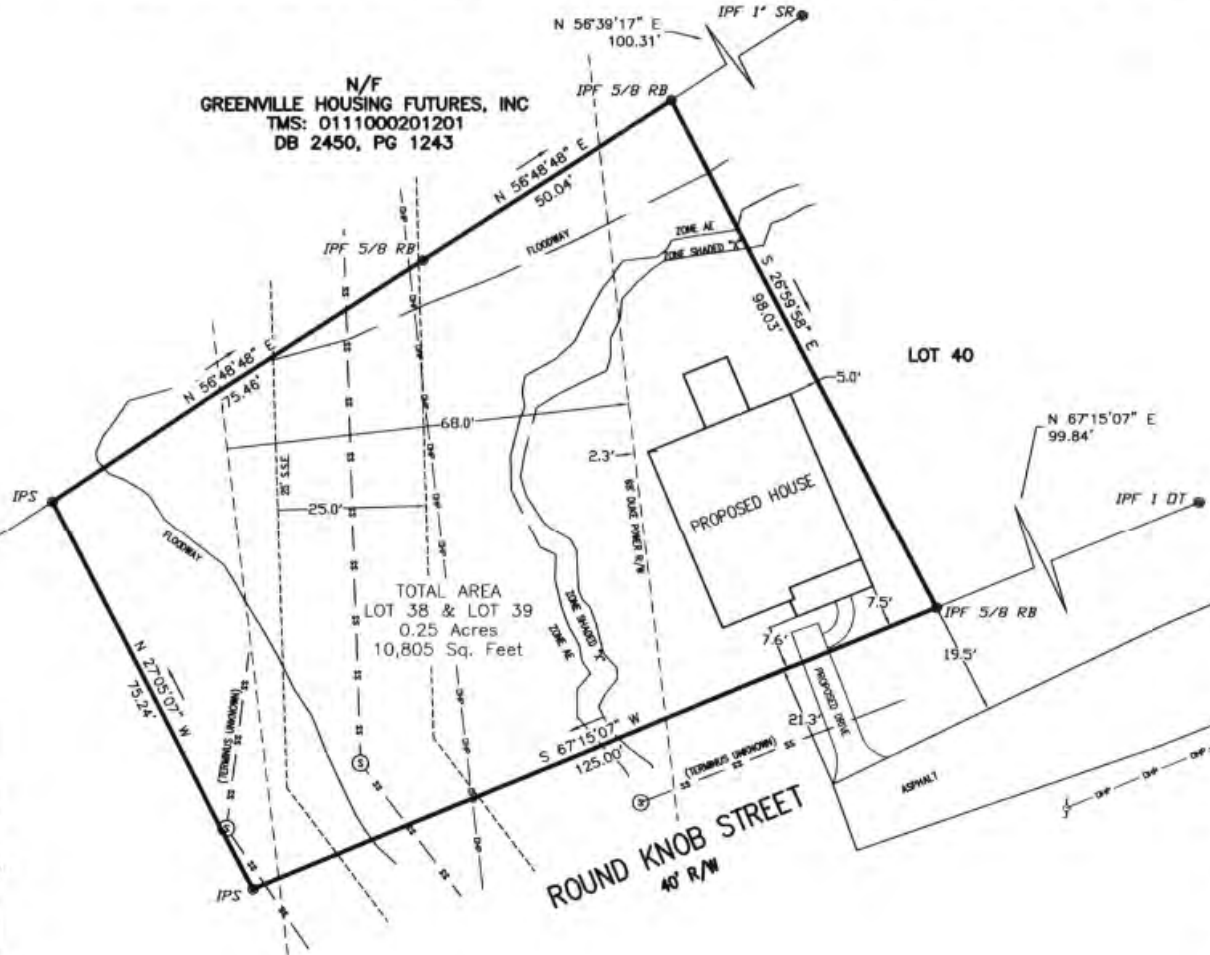
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-23-27 Site Plan

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, 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. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

N/F  
GREENVILLE HOUSING FUTURES, INC  
TMS: 0111000201201  
DB 2450, PG 1243



- REFERENCES:  
1.) PLAT BOOK L, PAGE 171
- NOTES:  
1.) ALL FLOOD LINES SCALED IN FROM FEMA  
MAP # 45045C0383E

- LEGEND**
- CT CRIMP TOP
  - IPO IRON PIN OLD
  - IPS IRON PIN SET
  - OHP— OVERHEAD POWER
  - DT OPEN TOP
  - RB REBAR
  - R/W RIGHT OF WAY
  - X— FENCE

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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

SITE PLAN FOR  
**CHRIS HILL**

PROPERTY ADDRESS: ROUND KNOB STREET, GREENVILLE		COUNTY: GREENVILLE, SOUTH CAROLINA	
AX MAP NO. 0112001601600 & 0112001601700	SCALE: 1" = 20'	DATE: 01/09/2023	CREW: BD/JY
20		0	20 40

**W. GLEN DALTON, PLS**  
LAND SURVEYING  
P.O. BOX 941, WILLIAMSTON, SC 29697  
PHONE: (864) 561-5324

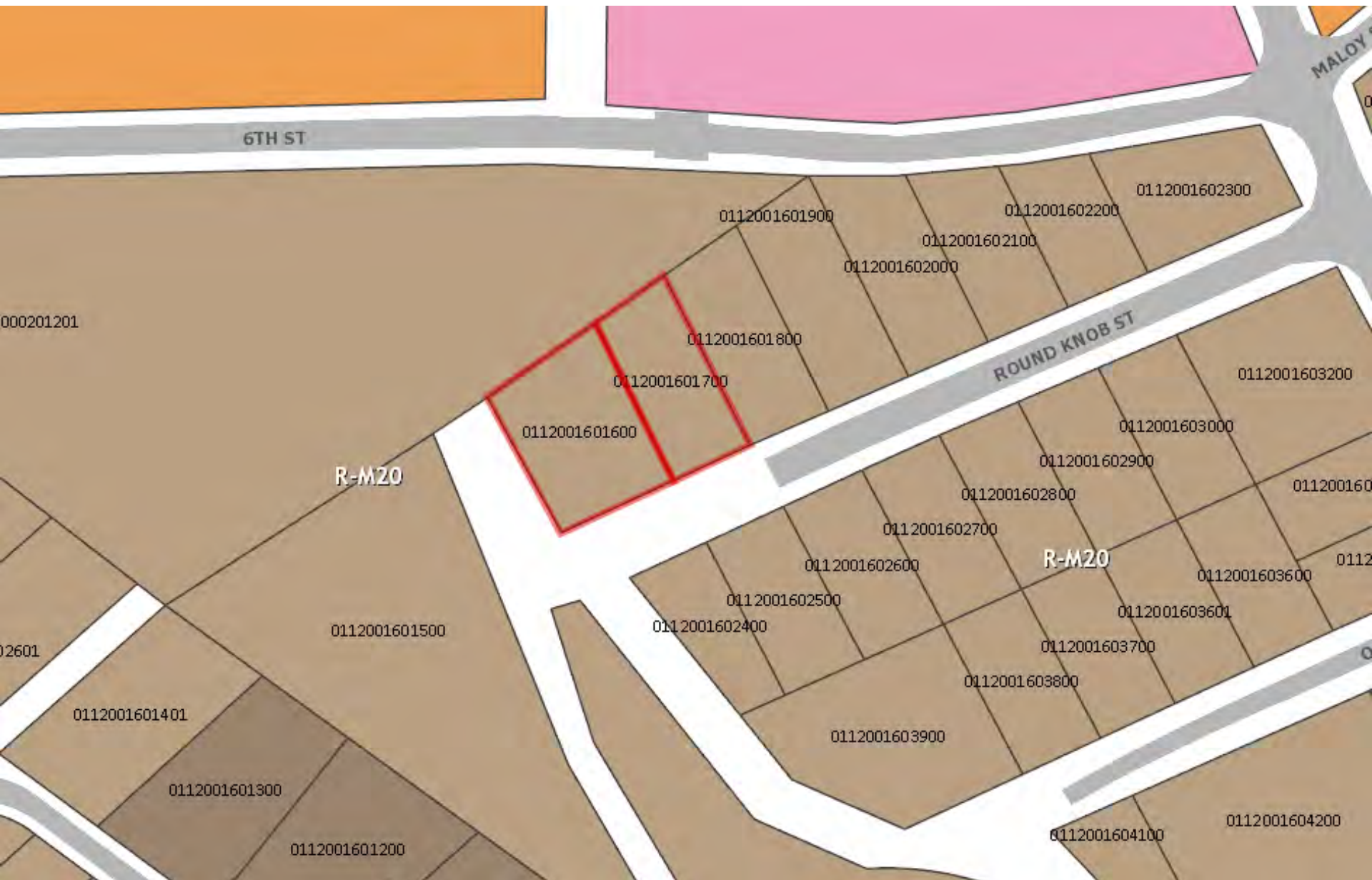


# CB-23-27 Site Plan

N/F  
 GREENVILLE HOUSING FUTURES, INC  
 TMS: 0111000201201  
 DB 2450, PG 1243



# CB-23-27: Zoning Map



# CB-23-27: Aerial Map



# CB-23-27 Photos



Subject



East of Subject



West of Subject



South of Subject

# CB-23-28

<b>Applicant:</b>	John Curtis Lewallen
<b>Project Type:</b>	Variance
<b>Address:</b>	9 Quail Trail, Greenville, SC 29609
<b>Zoning:</b>	R-10, Single-Family Residential District
<b>Posting:</b>	Confirmed 04/25/23

# CB-23-28 Request

The property is located east of Poinsett Highway and south of Viewmont Drive, near the City of 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-23-28: 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.

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

# CB-23-28: 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-23-28 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.

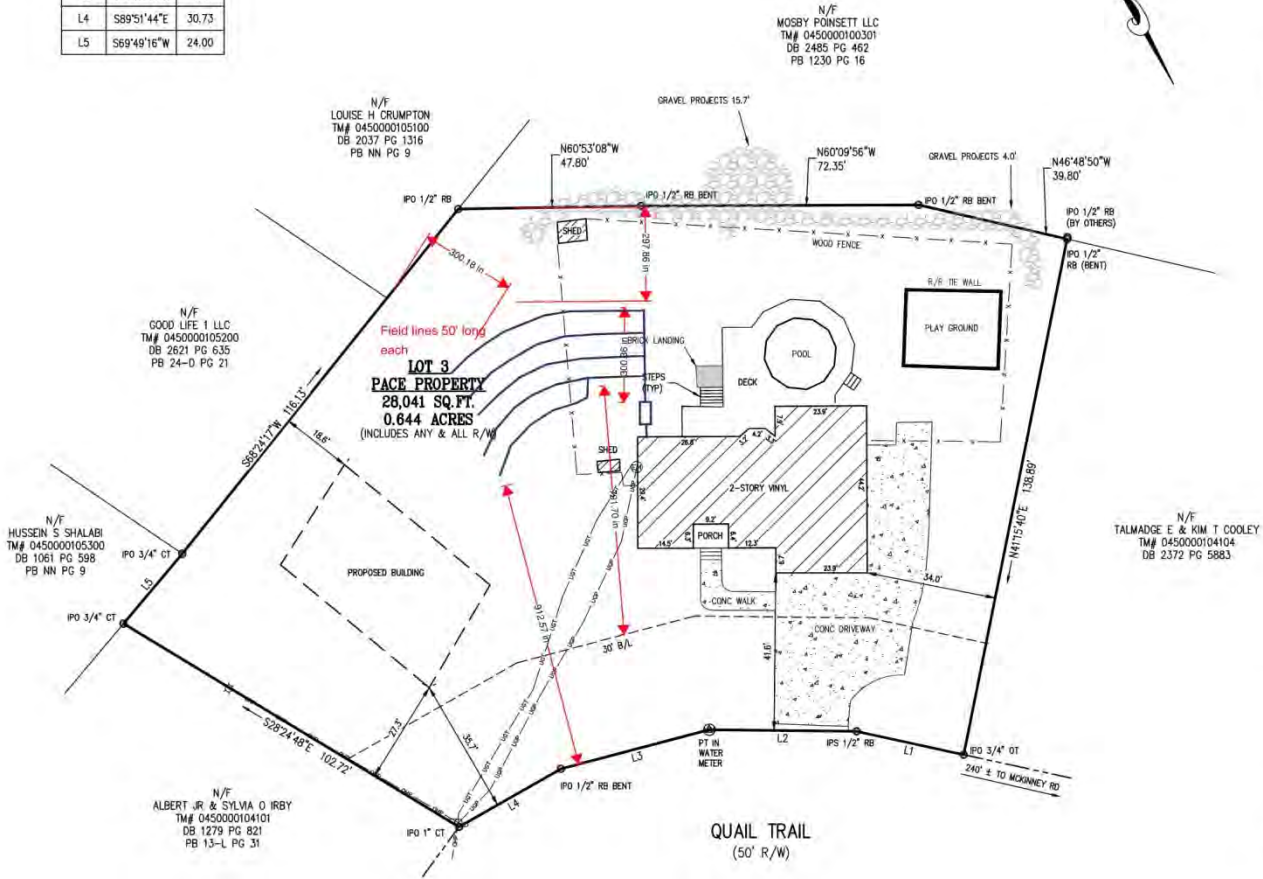
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S47°29'47"E	28.65
L2	S59°16'54"E	38.47
L3	S74°52'50"E	40.04
L4	S89°51'44"E	30.73
L5	S69°49'16"W	24.00



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 - 2427/893  
REF PLAT - 47-1/72

MACK L. CHAPMAN, JR., P.L.S.  
S.C. REG. NO. 10034



NOTE:  
THERE IS A 5' DRAINAGE AND UTILITIES EASEMENT ALONG EACH SIDE OF ALL SIDE AND REAR LOT LINES, AND A 10' EASEMENT ALONG ALL EXTERIOR LOT LINES.

LEGEND			
BL	BUILDING LINE	CTV	CABLE TV PEDESTAL
CL	CENTERLINE	TEL	TELEPHONE PEDESTAL
OMP	CORRUGATED METAL PIPE	EM	ELECTRIC METER
CT	CRIMP TOP	OB	CATCH BASIN
DE	DRAINAGE EASEMENT	DI	DROP INLET
EP	EDGE OF PAVEMENT	ET	ELEC TRANS
IPO	IRON PIN OLD-O	E	ELEVATION
IPS	IRON PIN SET-O	GH	GAS METER
M&C	NAIL & CAP	GHV	GAS VALVE
OT	OPEN TOP	HY	FIRE HYDRANT
RB	REBAR	PP	POWER POLE
RCP	REINFORCED CONC PIPE	OP	GLY ANCHOR
R/W	RIGHT OF WAY	SMH	SD MANHOLE
SD	STORM DRAIN	SSM	SS MANHOLE
SS	SANITARY SEWER	TH	TELEPHONE MANHOLE
SSE	SS EASEMENT	CO	CLEAN OUT
TC/B	TOP/BOTTOM CURB	TC/BW	TOP/BOTTOM WALL
VCP	VITRIFIED CLAY PIPE	WM	WATER METER
WV	WATER VALVE	WV	WATER VALVE
CTV	CABLE TV	F	FENCE LINE
FOC	FIBER OPTIC CABLE	OP	OVERHEAD POWER
GS	GAS LINE	SD	STORM DRAIN
OH	OVERHEAD POWER	SS	SANITARY SEWER
UPT	UNDERGROUND POWER	UGP	UNDERGROUND POWER
UGT	UNDERGROUND TEL	W	WATER LINE

**SURVEY FOR**  
**DANIELLE MARIE BURNS-LEWALLEN AND JOHN CURTIS LEWALLEN**  
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1" = 20'	PROPERTY ADDRESS 9 QUAIL TRAIL	TAX PIN 0450000104102
DATE 3/7/23	DATE 20	DATE 20
DATE 3/7/23	DATE 20	DATE 20

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

225 ROCKY CREEK ROAD, GREENVILLE, SC 29616  
PH: (864)271-0486  
www.sitedesign-inc.com

# CB-23-28 Site Plan

N/F  
LOUISE H CRUMPTON  
TM# 0450000105100  
DB 2037 PG 1316  
PB NN PG 9

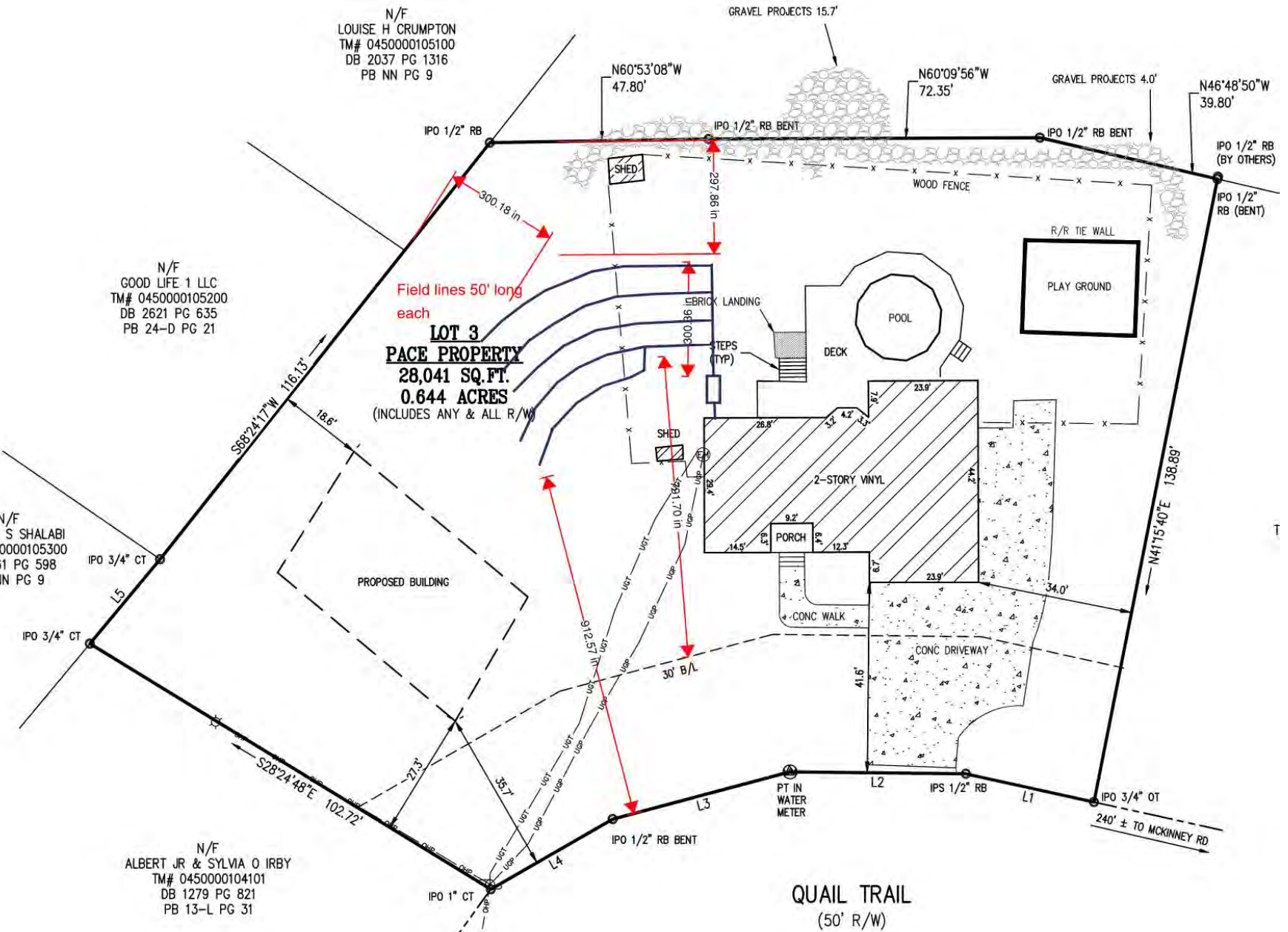
N/F  
GOOD LIFE 1 LLC  
TM# 0450000105200  
DB 2621 PG 635  
PB 24-D PG 21

N/F  
IN S SHALABI  
450000105300  
061 PG 598  
NN PG 9

N/F  
ALBERT JR & SYLVIA O IRBY  
TM# 0450000104101  
DB 1279 PG 821  
PB 13-L PG 31

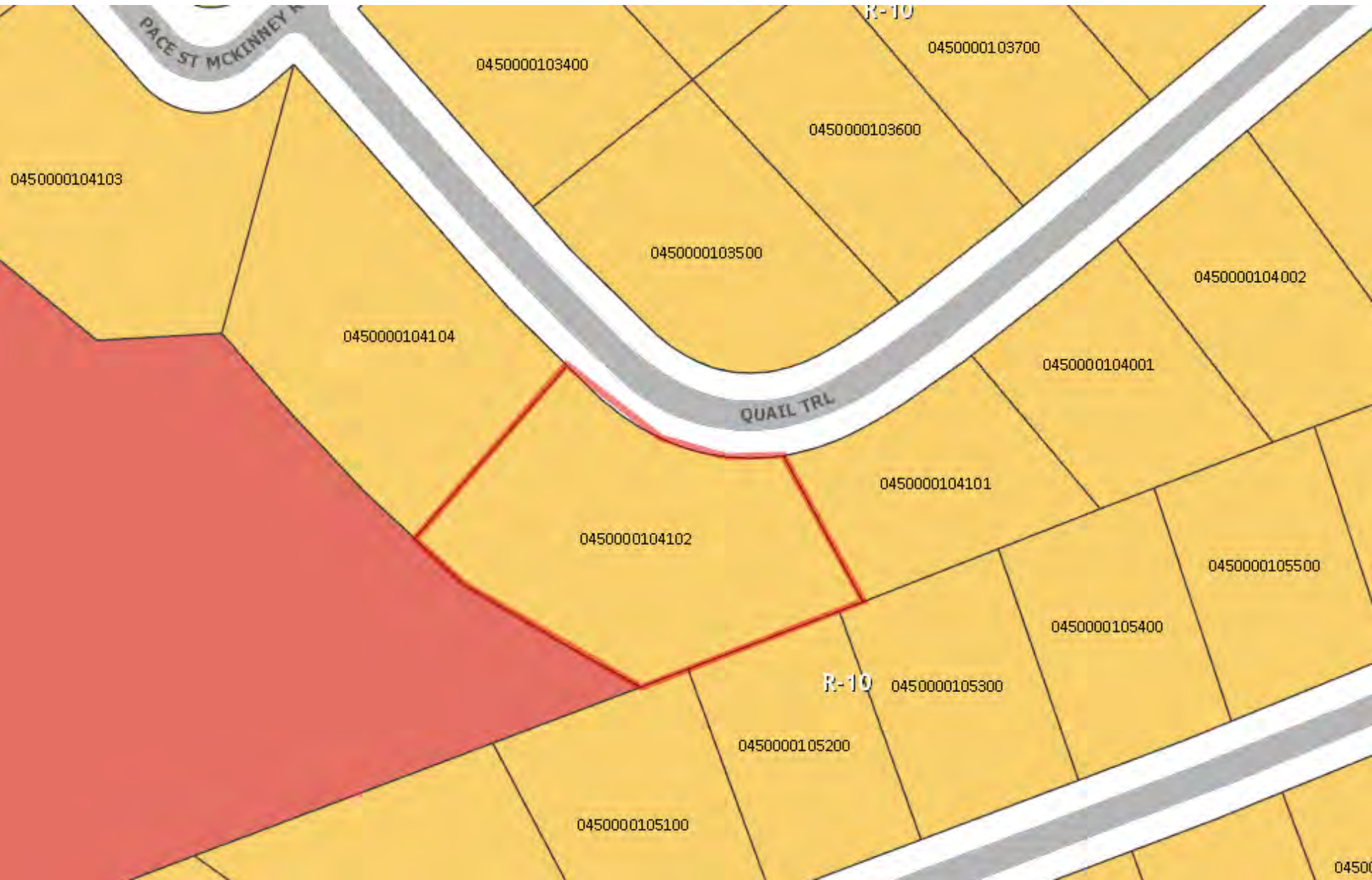
**LOT 3**  
**PACE PROPERTY**  
**28,041 SQ.FT.**  
**0.644 ACRES**  
(INCLUDES ANY & ALL R/W)

Field lines 50' long each



QUAIL TRAIL  
(50' R/W)

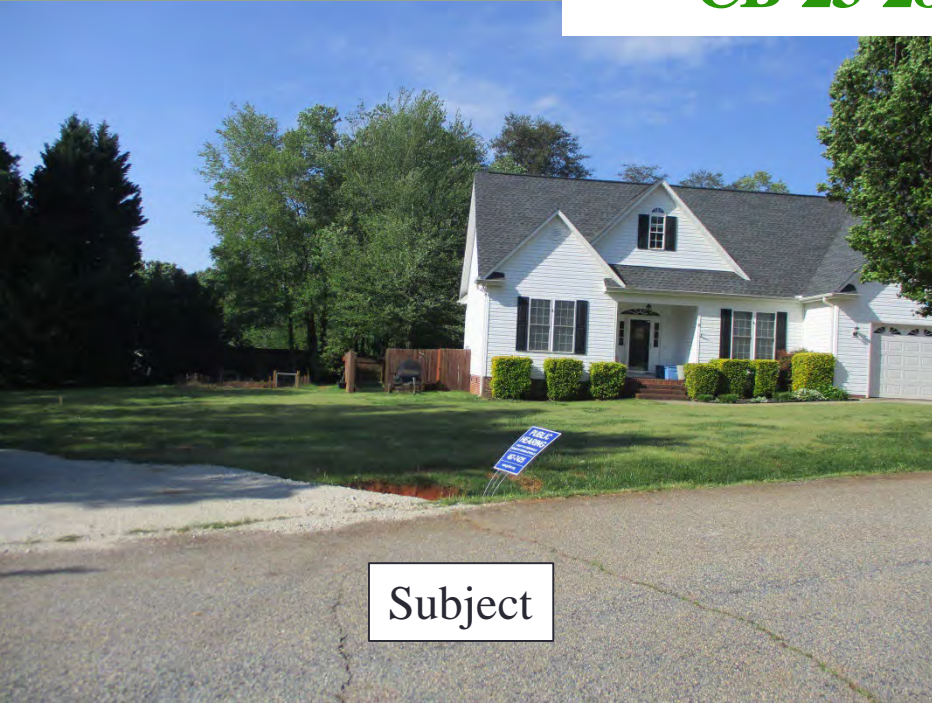
# CB-23-28: Zoning Map



# CB-23-28: Aerial Map



# CB-23-28 Photos



Subject



East of Subject



West of Subject



North of Subject

# CB-23-29

**Applicant:** Michael David Johnson of M&L Property Holdings, LLC for M&L Property Holdings, LLC

**Project Type:** Variance

**Address:** 407 Artillery Rd., Taylors, SC 29687

**Zoning:** I-1, Industrial District

**Posting:** Confirmed 04/25/23



# CB-23-29 Request

The property is located south of Rutherford Road and north of Wade Hampton Boulevard.

The applicant is requesting a variance to encroach 17.8' into the required 25' right side setback and 18.7' into the required 50' front setback.

There are no prior applications before the BZA.

## CB-23-29: 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	=	25' from property line
REAR	=	25' from property line

#### 7:3.10 Setbacks for I-1, Industrial District

All buildings shall be set back from all street right-of-way lines not less than 50 feet. No building shall be located closer than 25 feet to a side or rear lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading.

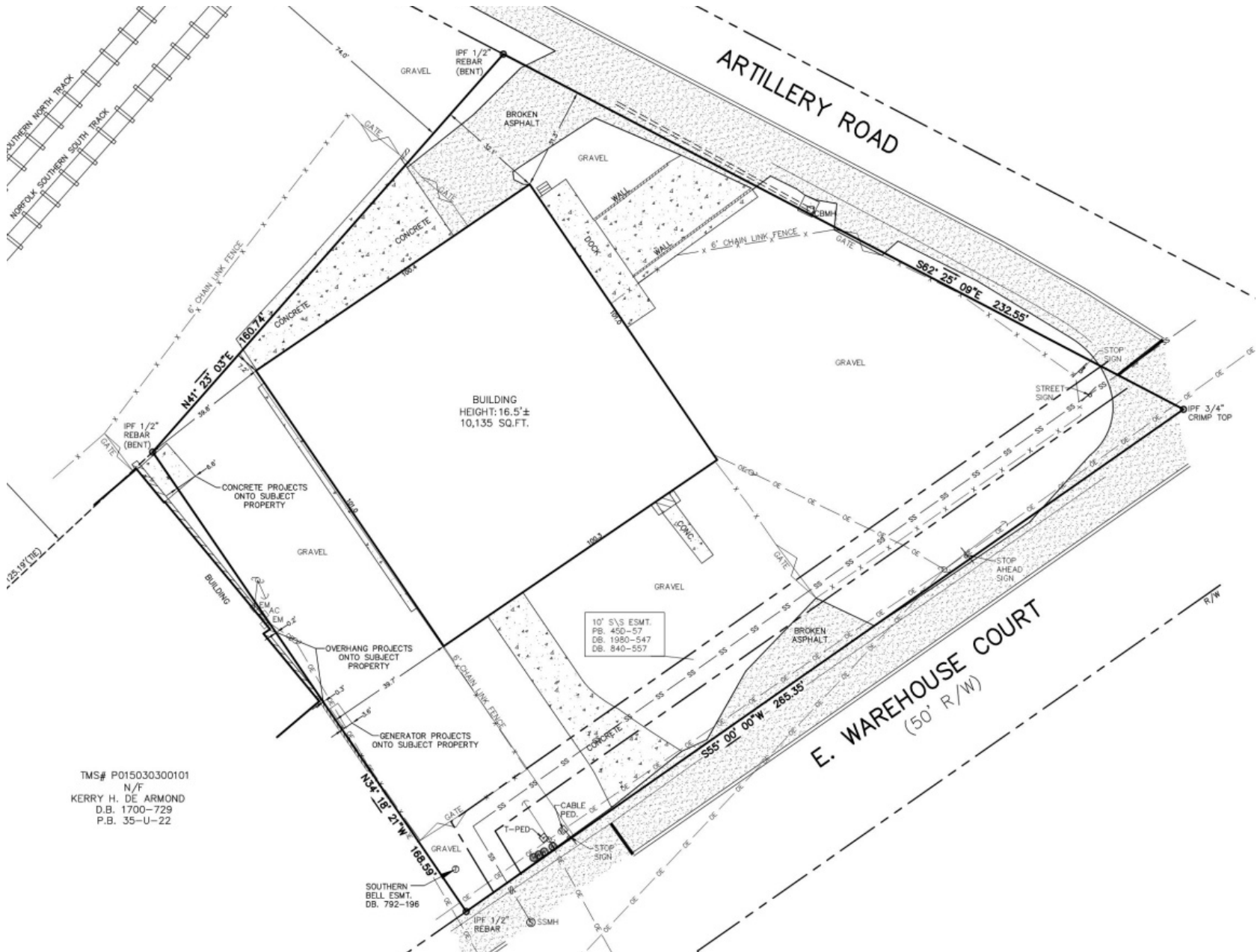
# CB-23-29: Variance Considerations

**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-23-29 Site Plan



TMS# P015030300101  
 N/F  
 KERRY H. DE ARMOND  
 D.B. 1700-729  
 P.B. 35-U-22

# CB-23-29: Zoning Map



# CB-23-29: Aerial Map



# CB-23-29 Photos



Subject



East of Subject



West of Subject



South of Subject



# CB-23-30

- Applicant:** Berri Lynn Rannells of The Tin Candle, LLC for Hamid Abtahi
- Project Type:** Use by Special Exception – Home Occupation
- Address:** 30 Larson Dr., Simpsonville, SC 29681
- Zoning:** R-15, Single-Family Residential District
- Posting:** Confirmed 04/25/23

# CB-23-30 Request

The property is located north of E. Georgia Road and east of Woodruff Road, near the Spartanburg County line.

The applicant is requesting a Use by Special Exception to manufacture candles to sell online, as a Home Occupation.

There are no prior applications before the BZA.

# CB-23-30: 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 Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use is not included on the list of approved home occupation and requires approval from the BZA.

# CB-23-30: Home Occupation

## (13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

# CB-23-30: Use By Special Exception

<b>Barber / Beautician</b>
<b>Child day care home</b>
<b>Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)</b>
<b>Instruction and Tutoring, such as</b>
Academic Tutor
Music Teacher
Dance Instructor
<b>Internet retail sales</b>
<b>Locksmith</b>
<b>Manufacturer's representative</b>
<b>Notary (Public)</b>
<b>Photographer</b>
<b>Professional Consultant, such as</b>
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
<b>Residence as business mailing address</b>
<b>Secretarial Service</b>
<b>Tailoring</b>

# CB-23-30: 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-23-30 Samples



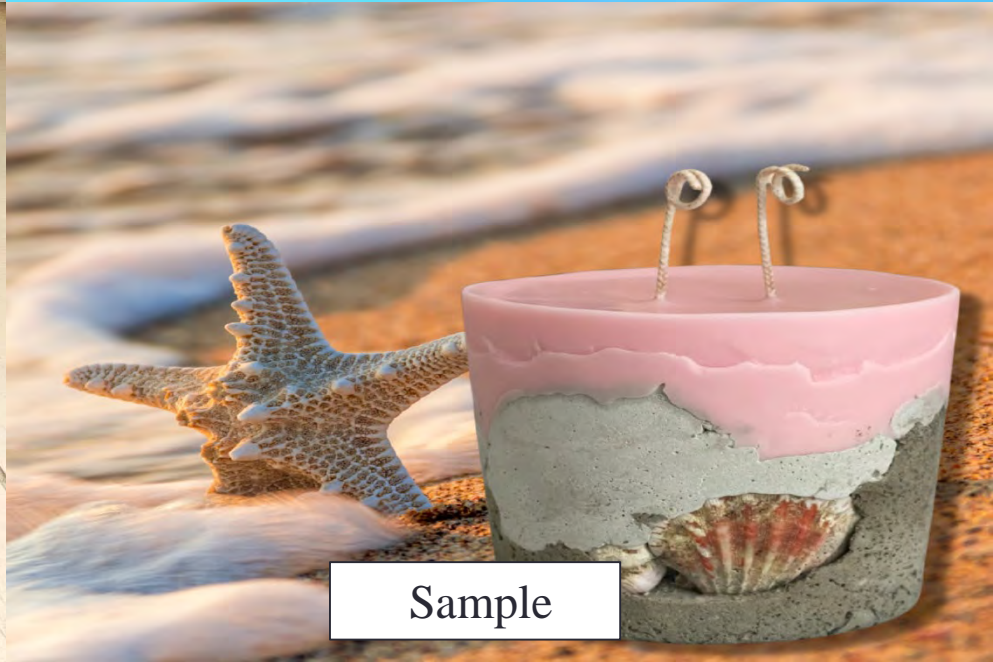
Sample



Sample

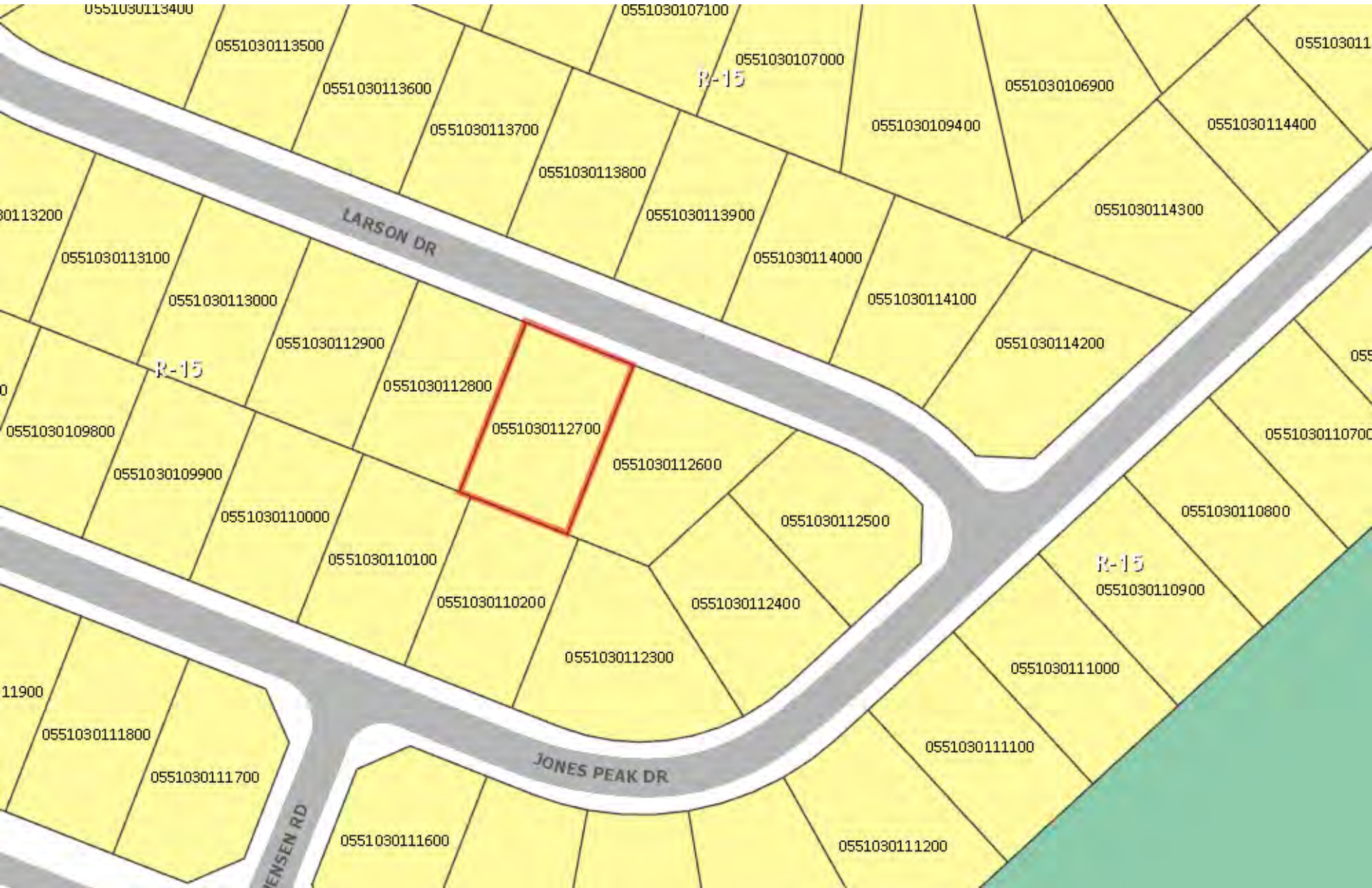


Sample



Sample

# CB-23-30: Zoning Map





# CB-23-30: Aerial Map



# CB-23-30 Photos



Subject



East of Subject



West of Subject



North of Subject

**CB-23-31**

**ADMINISTRATIVELY WITHDRAWN**

# CB-23-32

**Applicant:** Charlie Eugene Ellisor, Jr.

**Project Type:** Variance

**Address:** 620 Fairview Church Rd., Fountain Inn, SC  
29644

**Zoning:** R-R1, Rural Residential District

**Posting:** Confirmed 04/25/23

# CB-23-32 Request

This property is located on Fairview Church Road, northwest of the intersection of Fairview Church Road and Greenpond Road in Fountain Inn.

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-23-32: 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.

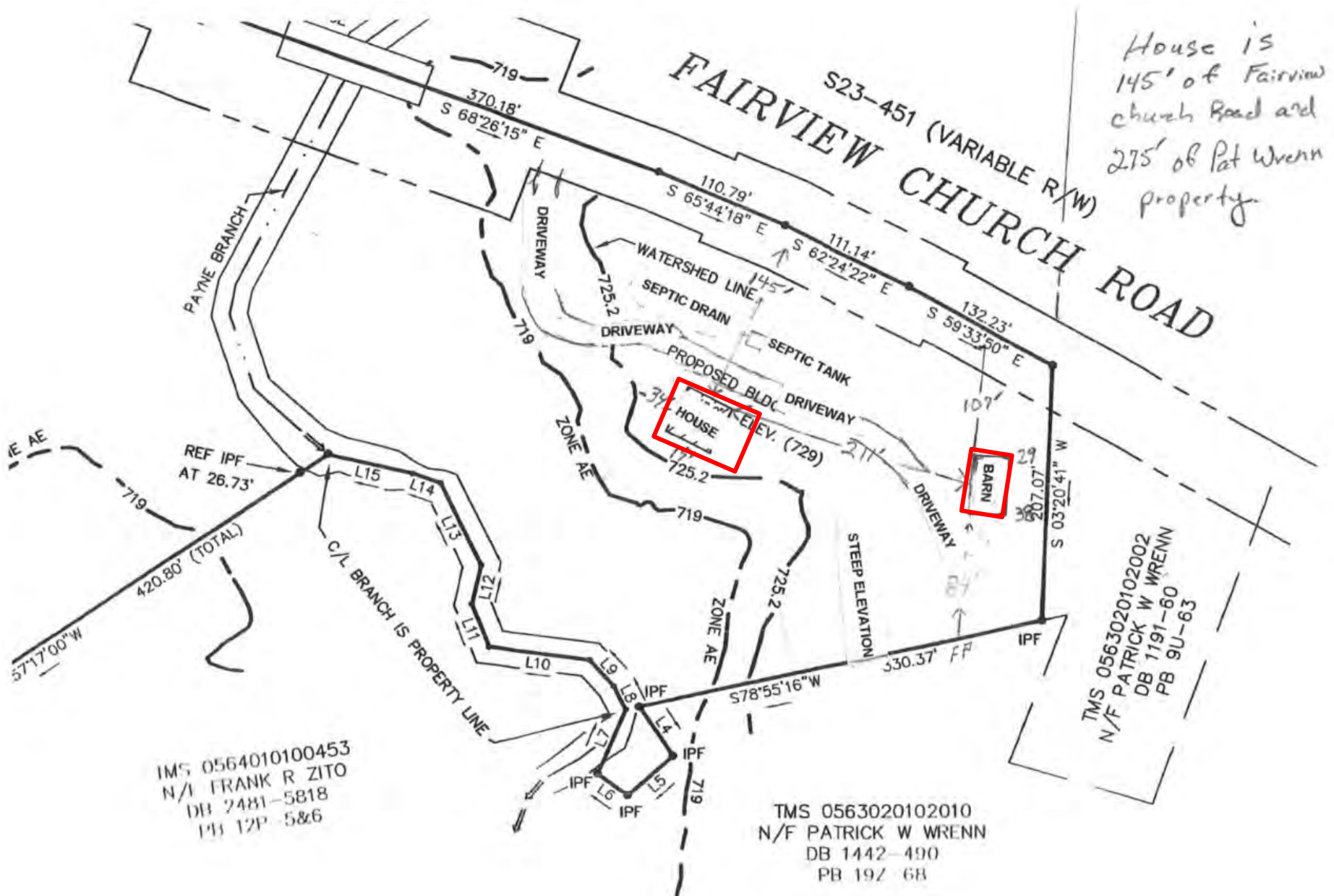
The applicant is requesting a variance to allow an accessory structure in the front yard.

# CB-23-32: 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:

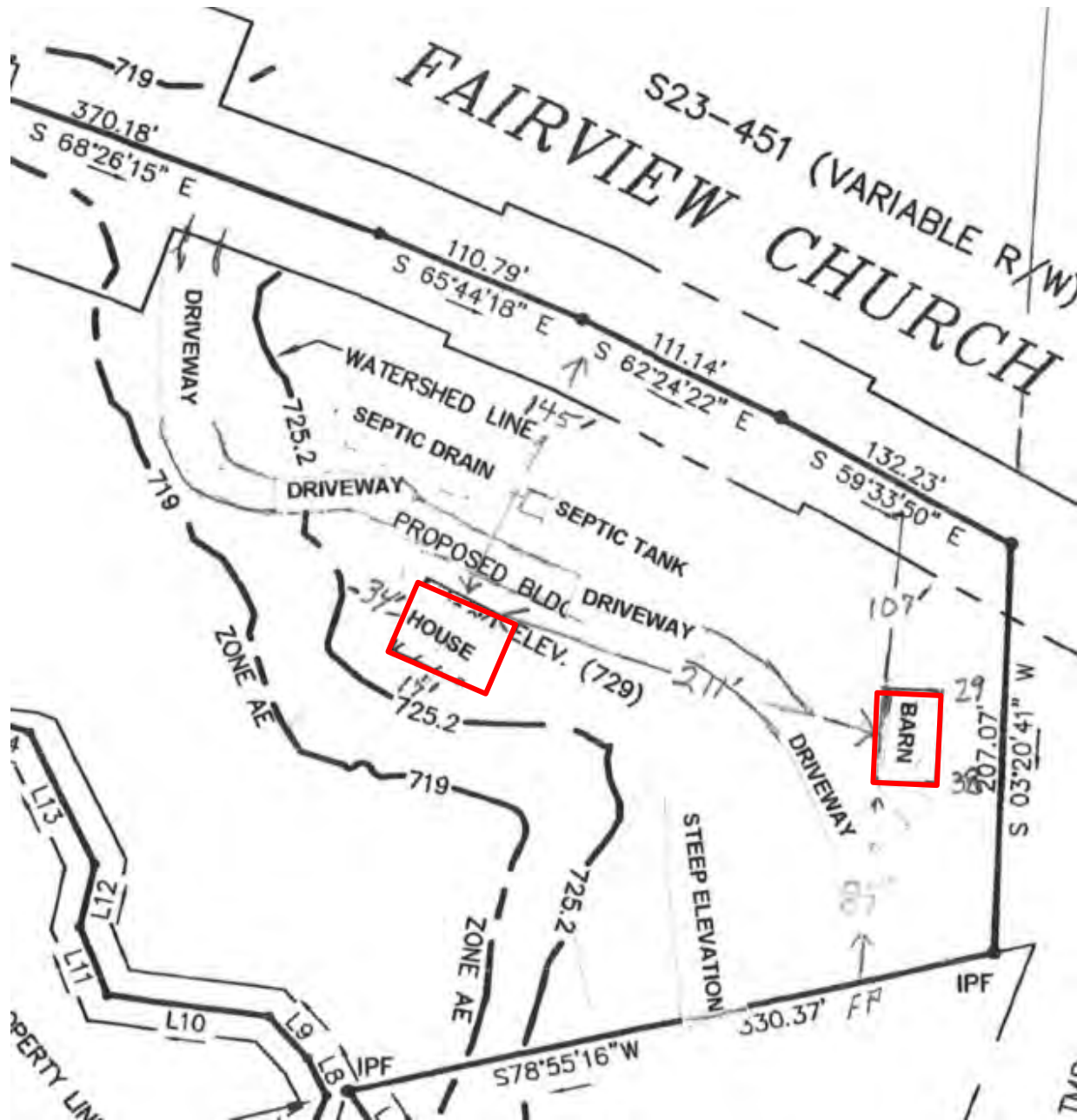
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-23-32 Site Plan

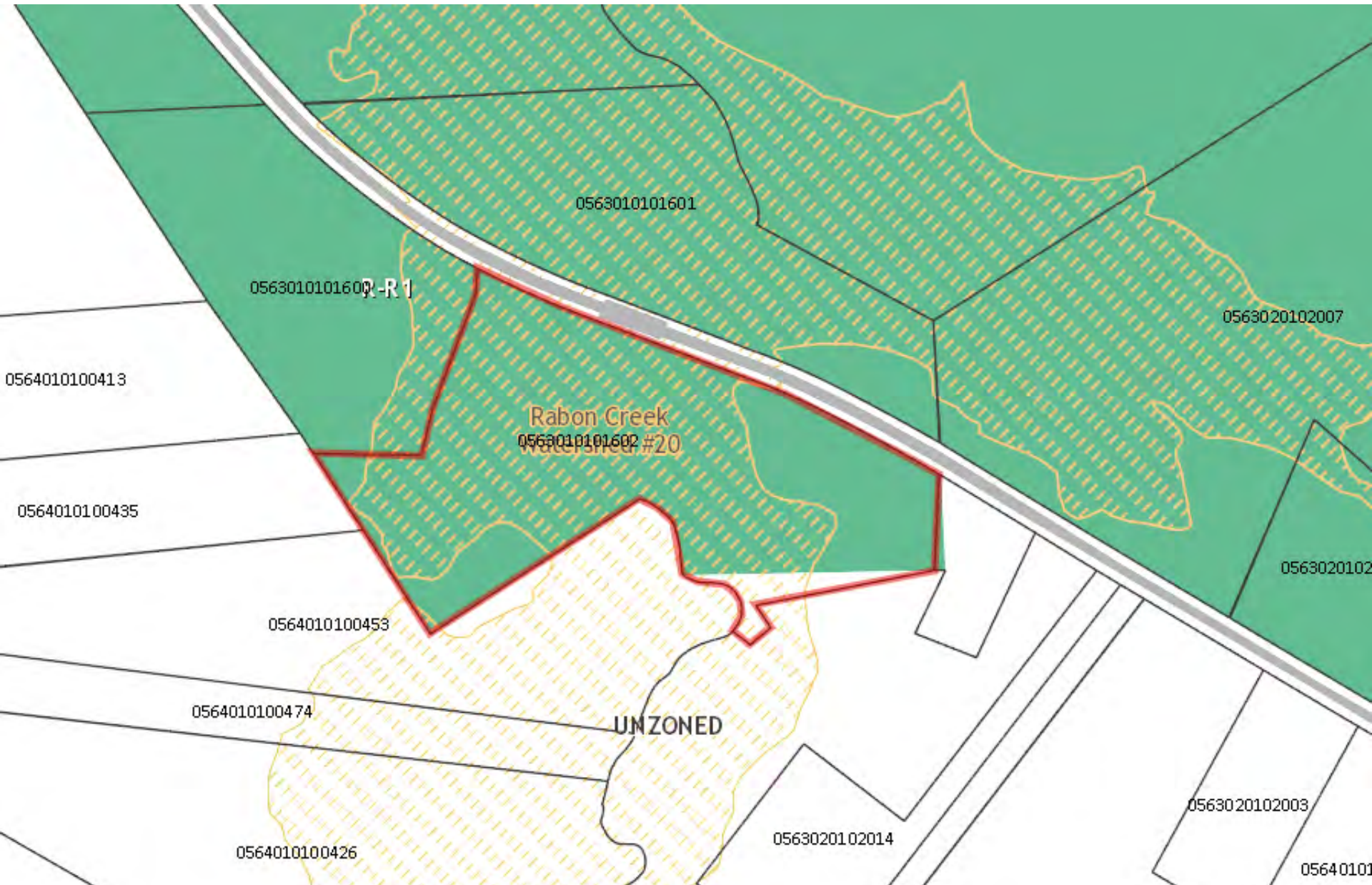




# CB-23-32 Site Plan



# CB-23-32: Zoning Map



# CB-23-32: Aerial Map



# CB-23-32 Photos



# CB-23-33

- Applicant:** Natasha Danielle Cannaday
- Project Type:** Use by Special Exception – Home Occupation
- Address:** 207 Hedgewood Terrace, Greer, SC 29650
- Zoning:** R-12, Single-Family Residential District
- Posting:** Confirmed 04/25/23

# CB-23-33 Request

The property is located on Hedgewood Terrace in the Devenger Place Subdivision, east of the intersection of Hedgewood Terrace and Hudson Farm Road in Greer.

The applicant is requesting a Use by Special Exception for a Home Occupation to allow for a photography studio at their home.

There are no prior applications before the BZA.

# CB-23-33: 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 Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use is not included on the list of approved home occupation and requires approval from the BZA.

# CB-23-33: Home Occupation

## (13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E.** No display of merchandise shall be visible from the street
- F.** No outdoor storage shall be allowed in connection with any home occupation.
- G.** No alteration of the residential character of the premises may be made.
- H.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I.** No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.



# CB-23-33: Use By Special Exception

<b>Barber / Beautician</b>
<b>Child day care home</b>
<b>Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)</b>
<b>Instruction and Tutoring, such as</b>
Academic Tutor
Music Teacher
Dance Instructor
<b>Internet retail sales</b>
<b>Locksmith</b>
<b>Manufacturer's representative</b>
<b>Notary (Public)</b>
<b>Photographer</b>
<b>Professional Consultant, such as</b>
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
<b>Residence as business mailing address</b>
<b>Secretarial Service</b>
<b>Tailoring</b>

# CB-23-33: 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-23-33: Studio Setup

Studio Set Up



# CB-23-33: Studio Location



# CB-23-33: Zoning Map



# CB-23-33: Aerial Map



# CB-23-33 Photos



# CB-23-34

- Applicant:** Jonathan Nett of CivilSD, LLC for Zafer Mohiuddin of the Islamic Society of Greenville
- Project Type:** Use by Special Exception
- Address:** 1601 Clement Rd., Greer, SC 29650
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 04/25/23



# CB-23-34 Request

This property is located on Clement Road, east of the intersection of Clement Road and Alexander Road.

The applicant is requesting a Use by Special Exception to allow for the expansion of an existing religious facility to include the construction of a new 5,000 sq. ft. education building, as well as a new 6,000 sq. ft. multipurpose & prayer building.

Previous Dockets before the Board of Zoning Appeals were:

On January 10, 2007, The Board of Zoning Appeals approved Docket CB-07-03 for a Use by Special Exception to allow the construction of a worship building.

On December 12, 2012, The Board of Zoning Appeals approved Docket CB-12-34 for a Variance on the setback requirements for a picnic shelter. The BZA also approved a Use by Special Exception for the picnic shelter as well as a proposed educational building.

On November 12, 2014, The Board of Zoning Appeals approved Docket CB-14-35 for a Use by Special Exception to allow the construction of a new middle school building, a future mosque, and an expanded parking lot.

# CB-23-34: 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-20, Single-Family 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 7.851 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. The submitted site plan includes parking calculations which appear to show compliance. This will be confirmed during the permitting process.

# CB-23-34: 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 notes that there will be no new outdoor lighting. This 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. The site plan submitted shows buffering along property lines. Compliance will be confirmed during the permitting process.

# CB-23-34: Use By Special Exception Considerations

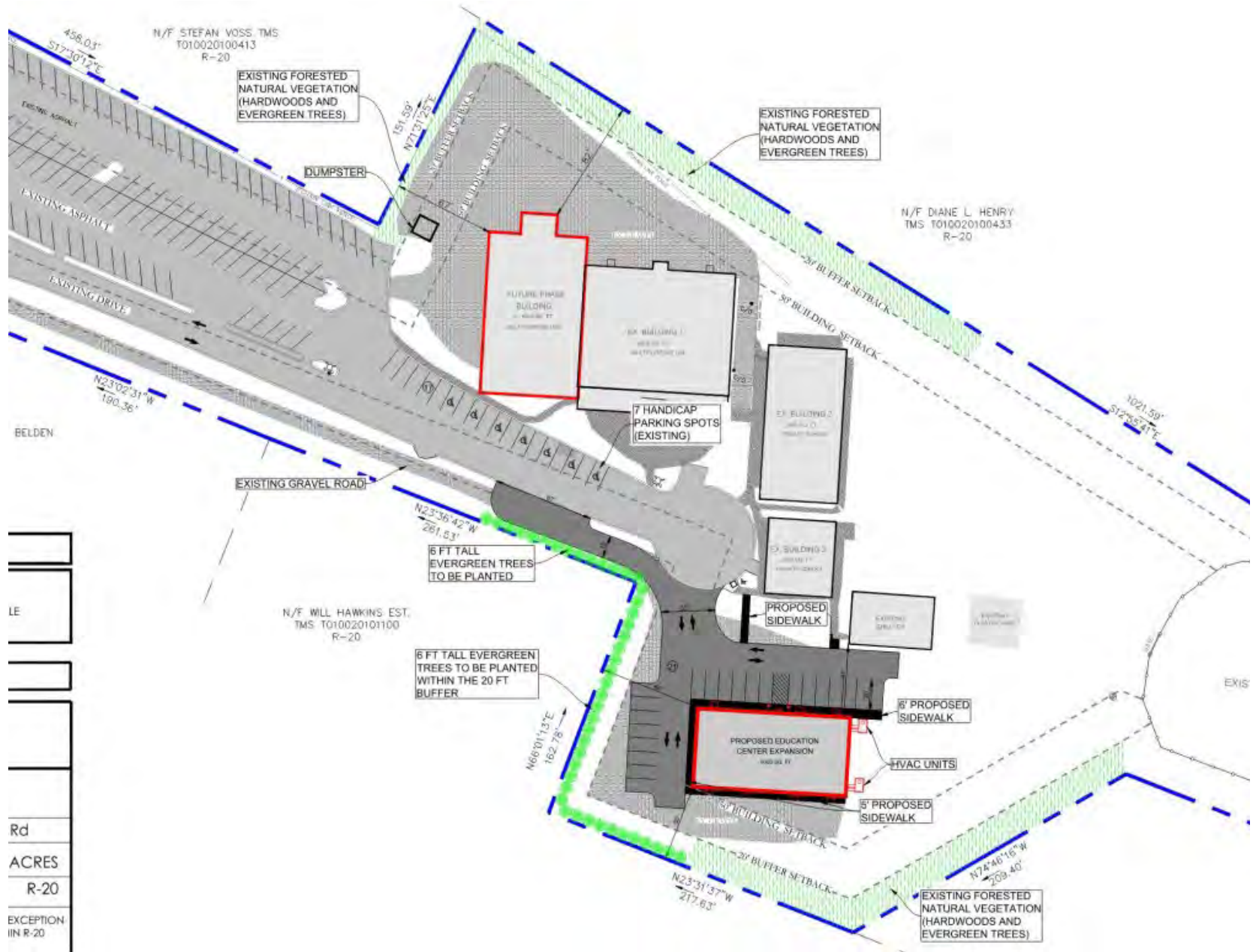
## **Section 11:1 - General Provisions for Uses Permitted by Special Exception states:**

“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.

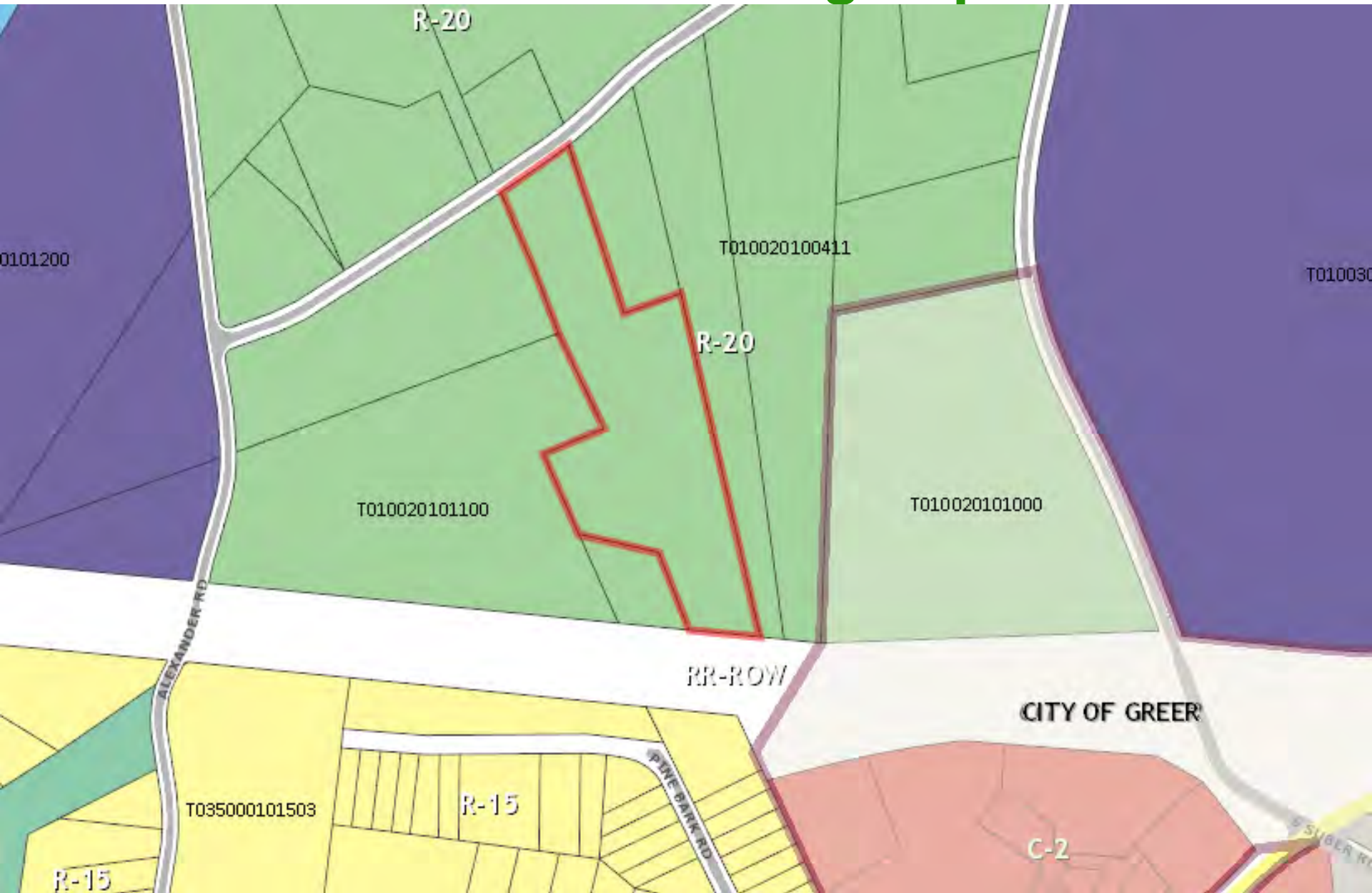


# CB-23-34 Site Plan



Rd
ACRES
R-20
EXCEPTION IN R-20

# CB-23-34: Zoning Map



# CB-23-34: Aerial Map





# CB-23-34 Photos



Subject



North of Subject



Proposed Education Center Site



Proposed Multipurpose Building Site

# CB-23-35

- Applicant:** William H. Bush, Jr. of Expressions Unlimited, Inc. for Expressions Unlimited, Inc.
- Project Type:** Variance
- Address:** 135 Goldsmith Ave., Greenville, SC 29609
- Zoning:** I-1, Industrial District
- Posting:** Confirmed 04/25/23

# CB-23-35 Request

The property is located on the corner of Goldsmith Avenue and Furman Hall Road in Greenville.

The applicant is requesting a Variance to encroach 20.8' into the required 50' front setback along Goldsmith Avenue, 31.7' into the required 50' side setback along Furman Hall Road, and 16.3' into the required 25' rear setback in order to bring the structure into compliance.

There are no prior applications before the BZA.

## CB-23-35: 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	=	25' from property line
REAR	=	25' from property line

#### 7:3.10 Setbacks for I-1, Industrial District

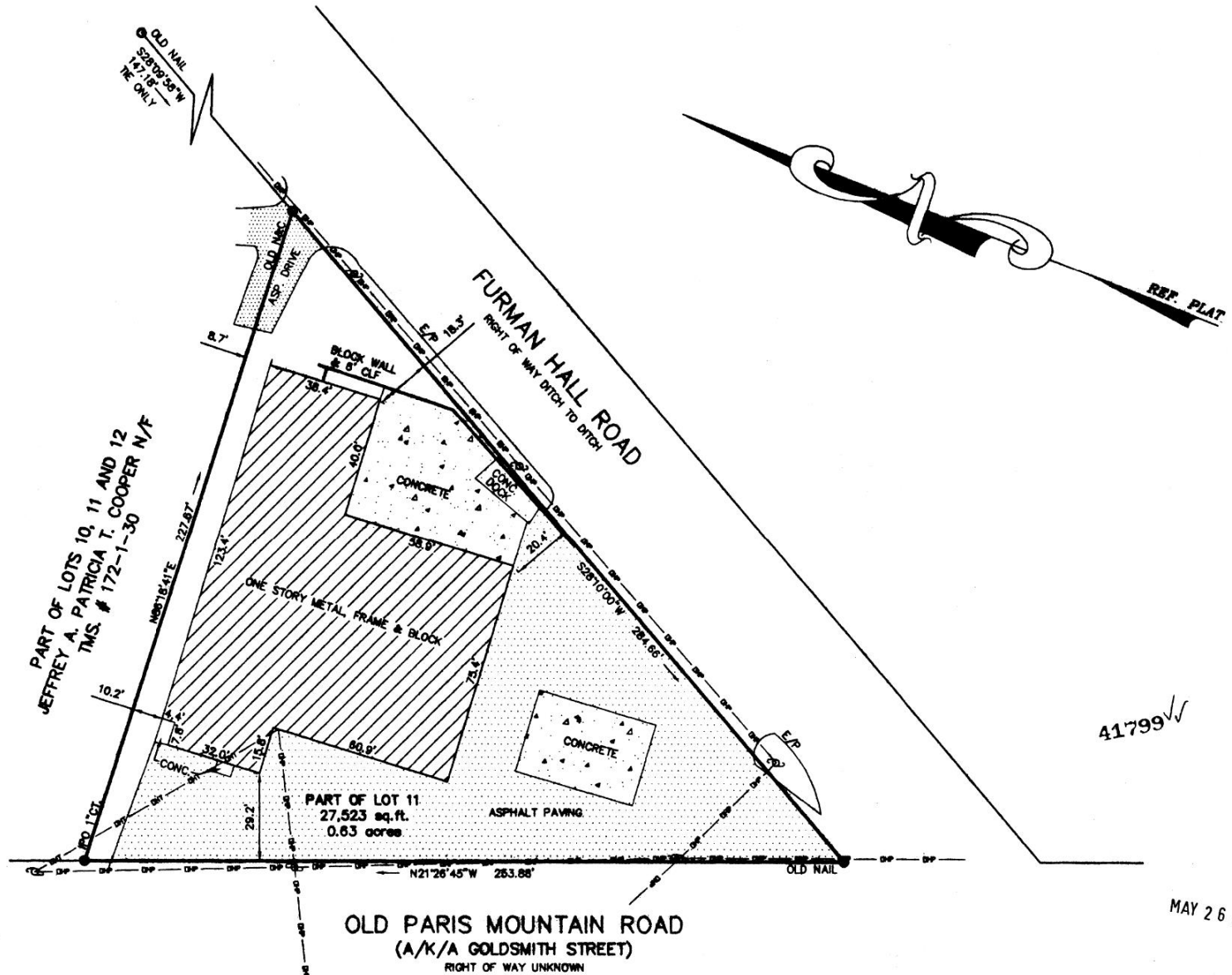
All buildings shall be set back from all street right-of-way lines not less than 50 feet. No building shall be located closer than 25 feet to a side or rear lot line except where the property is adjacent to a railroad right-of-way and written approval from the railroad authorities has been obtained to utilize the railroad spur for loading and unloading.

# CB-23-35: 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-23-35 Site Plan



REFERENCE P

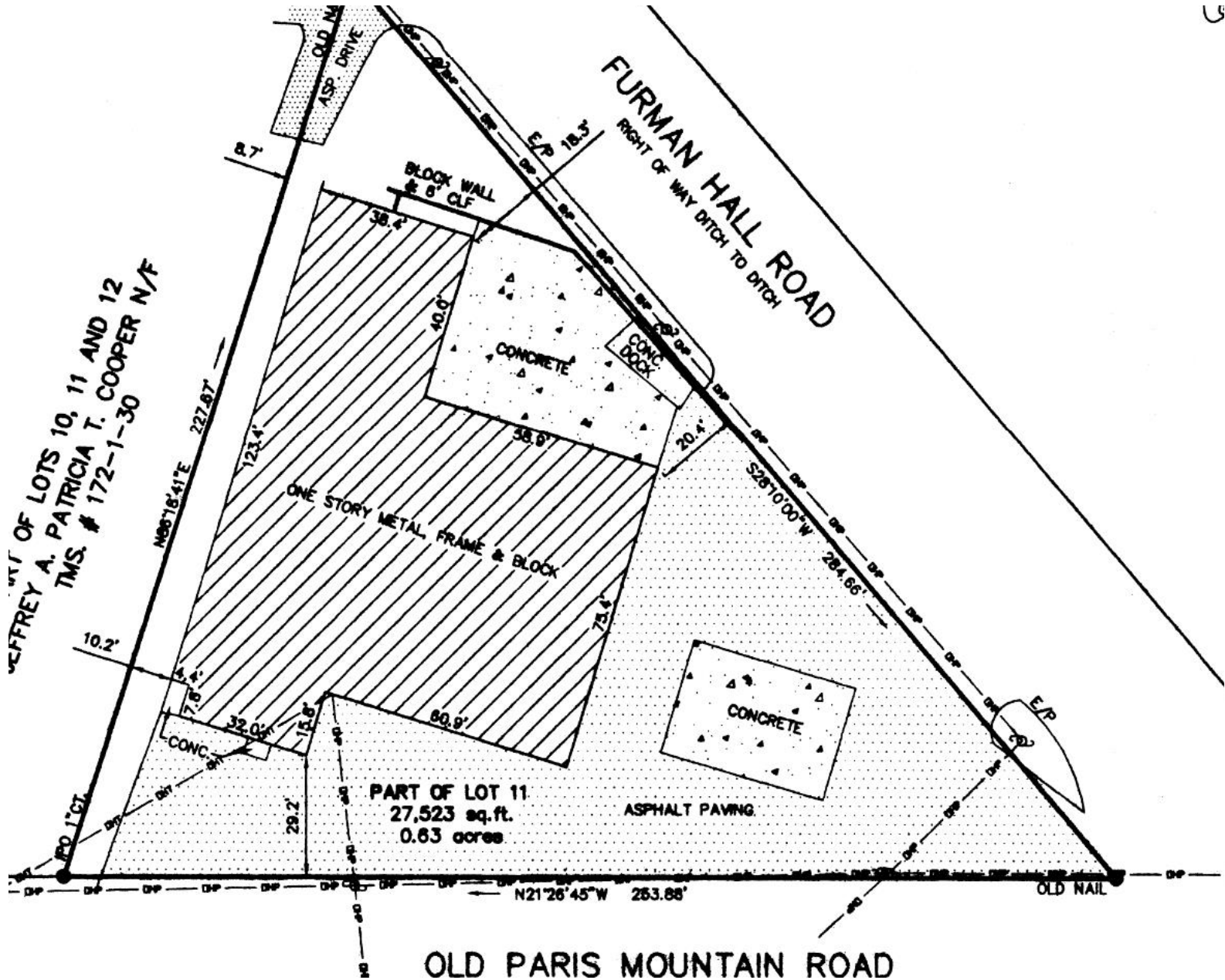
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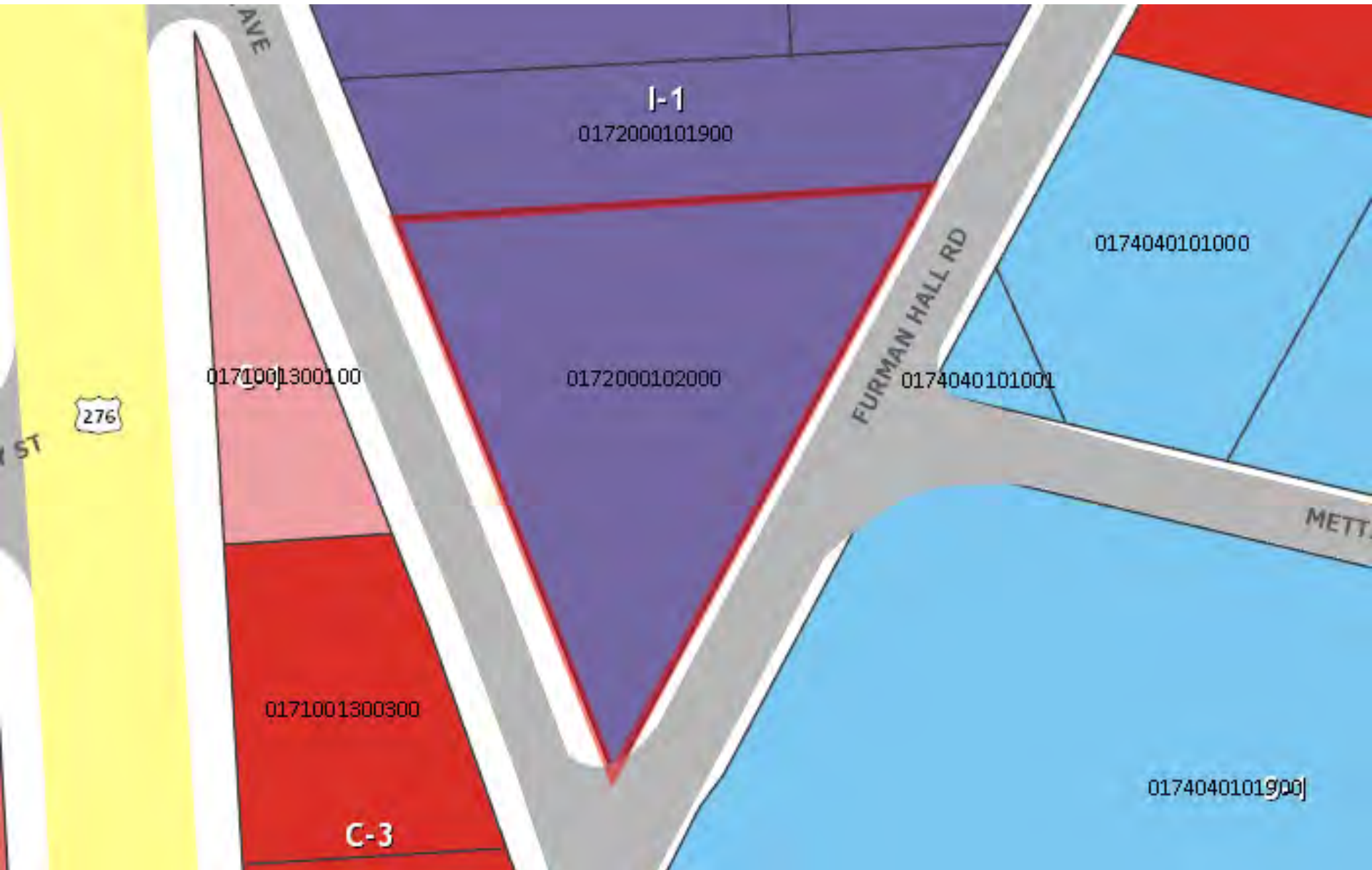
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# CB-23-35 Site Plan

5



# CB-23-35: Zoning Map





# CB-23-35: Aerial Map



# CB-23-35 Photos



Subject



North of Subject



E of Subject



W of Subject

# CB-23-36

<b>Applicant:</b>	Shannon Leigh Humphries for Julian Martinez Fuentes
<b>Project Type:</b>	Variance
<b>Address:</b>	15 E. Blue Ridge Dr., Greenville, SC 29609
<b>Zoning:</b>	R-7.5, Single-Family Residential
<b>Posting:</b>	Confirmed 04/25/23

# CB-23-36 Request

The property is located on the corner of E. Blue Ridge Drive and Arbor Street in Greenville.

The applicant is requesting a Variance to encroach 2.3' into the required 5' rear setback.

There are no prior applications before the BZA.

# CB-23-36: Variance

**Section 7:3, Table 7.3 – Setback/Height Requirements for the R-7.5, Single-Family Residential District & Section 7:3.4 – Side Setbacks in Single-family Residential Districts;**

FRONT	=	50' from edge of road R.O.W.
RIGHT SIDE	=	20' from edge of road R.O.W.
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

# CB-23-36: Variance Considerations

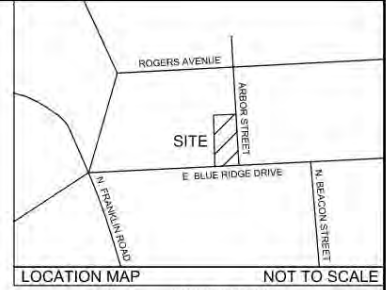
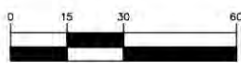
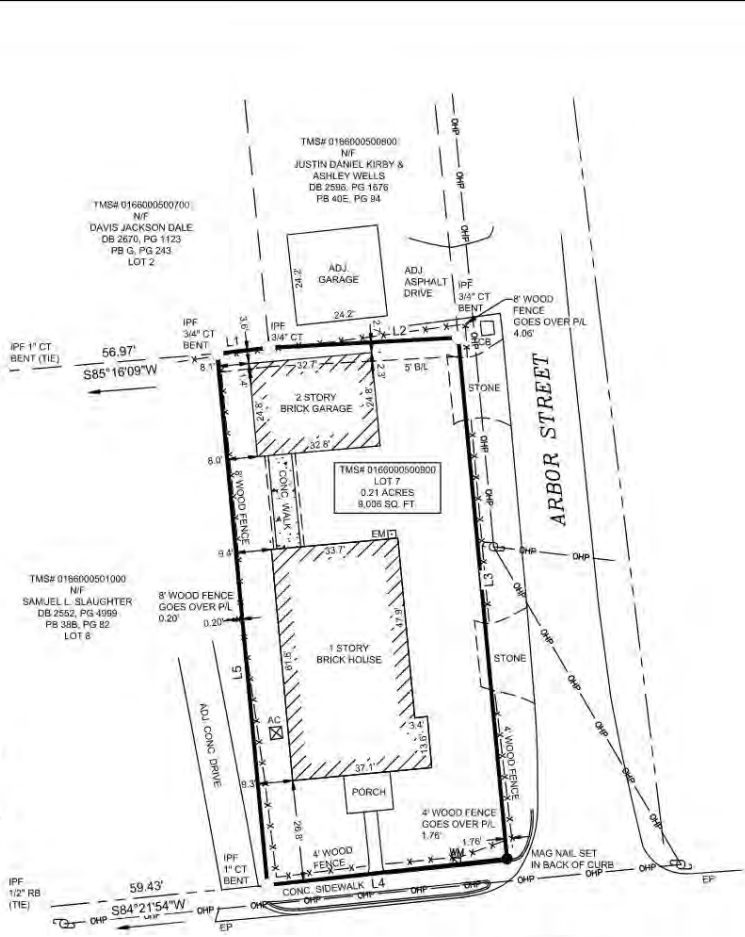
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-23-36 Site Plan

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 35' 06"W	13.86'
L2	S86° 58' 34"W	50.33'
L3	N5° 21' 00"W	138.82'
L4	S83° 44' 33"W	84.02'
L5	N5° 24' 30"W	141.62'

- NOTES:**
- REFERENCE:
    - PLAT ENTITLED "REVISED PLAT-PROPERTY OF B.E. GEER", DATED OCTOBER, 1929, PREPARED BY W.M. RAST ENGR, RECORDED IN PLAT BOOK G, PAGE 243A IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
    - DEED DATED FEBRUARY 14, 2019, RECORDED IN DEED BOOK 2558, PAGE 5483 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
    - CSOOT DOCKET NO. 23 410, DATED NOVEMBER 1, 1955
  - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
  - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
  - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
  - THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
  - THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.
  - EXEMPTION FROM REVIEW PROCESS:  
THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.



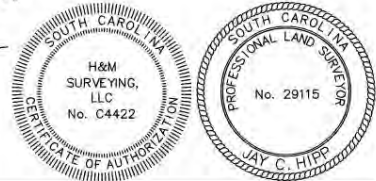
- LOCATION MAP NOT TO SCALE**
- IPF- IRON PIN FOUND
  - IPS- IRON PIN SET
  - OT- OPEN TOP
  - REB- REBAR
  - CT- CRIMP TOP
  - R/W- RIGHT OF WAY
  - OHP- OVERHEAD POWER
  - FH- FIRE HYDRANT
  - LP- LIGHT POLE
  - PP- POWER POLE
  - EM- ELECTRIC METER
  - FL- FENCE LINE
  - GV- GAS VALVE
  - GM- GAS METER
  - SDMH- SDMH
  - SSMH- SSMH
  - SN- SIGN
  - TP- TELE PED
  - WM- WATER METER

I HEREBY STATE 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 B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

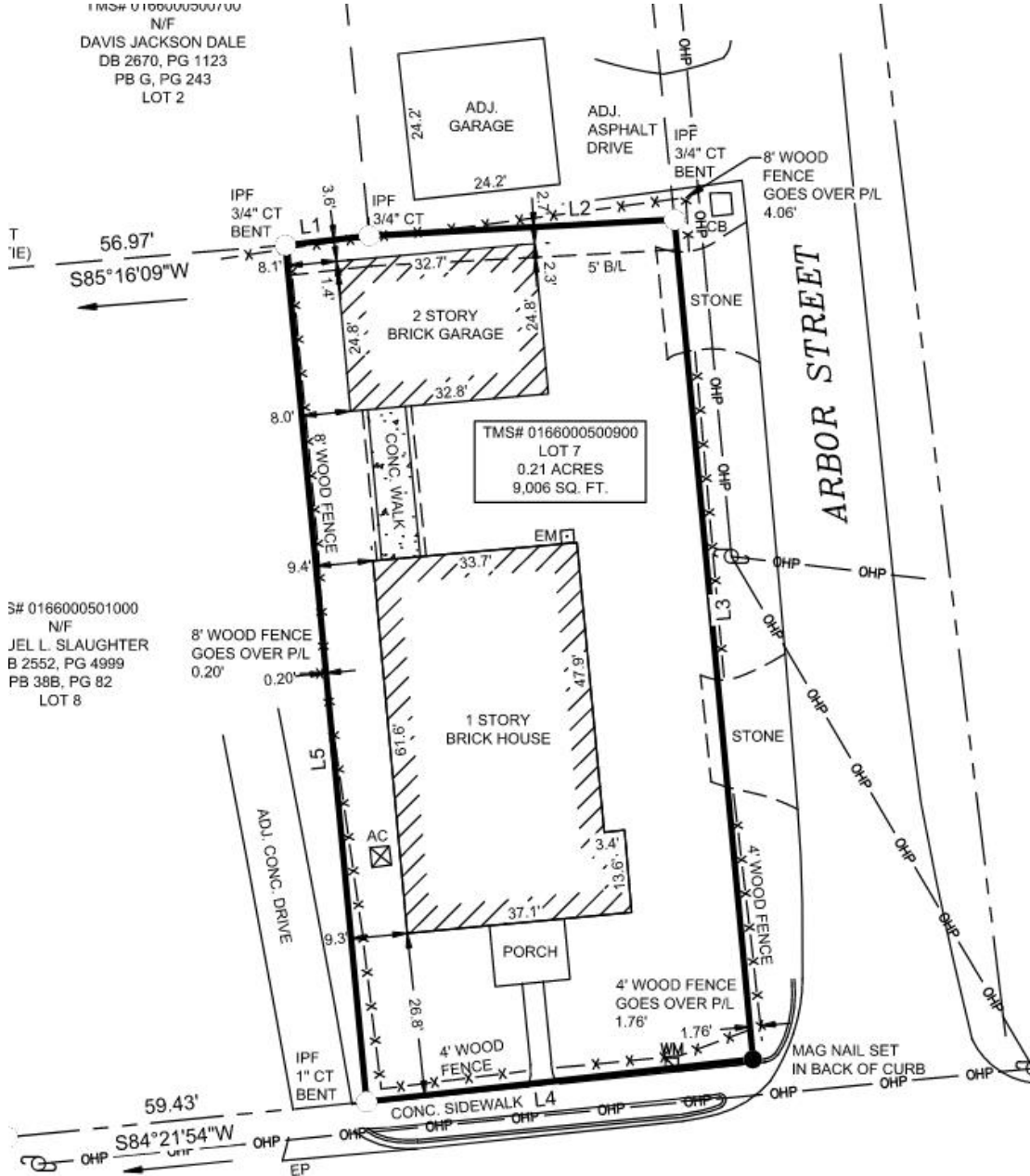
## H & M Surveying, LLC

1537 WADE HAMPTON BOULEVARD, GREENVILLE, SC 29609  
 Phone: 864-335-8995 www.hmsurveying.com

<b>RETRACEMENT SURVEY FOR</b>	
<b>JULIAN MARTINEZ FUENTES</b>	
REVISED PLAT, PROPERTY OF B.E. GEER, LOT 7 15 E. BLUE RIDGE DRIVE, GREENVILLE, SC 29609	
GREENVILLE COUNTY	SOUTH CAROLINA
DATE: 3/1/2023	PROJECT #23-023
SCALE: 1" = 30'	TMS# D166000500900
JAY C. HIPPI, PLS REG. #29115	

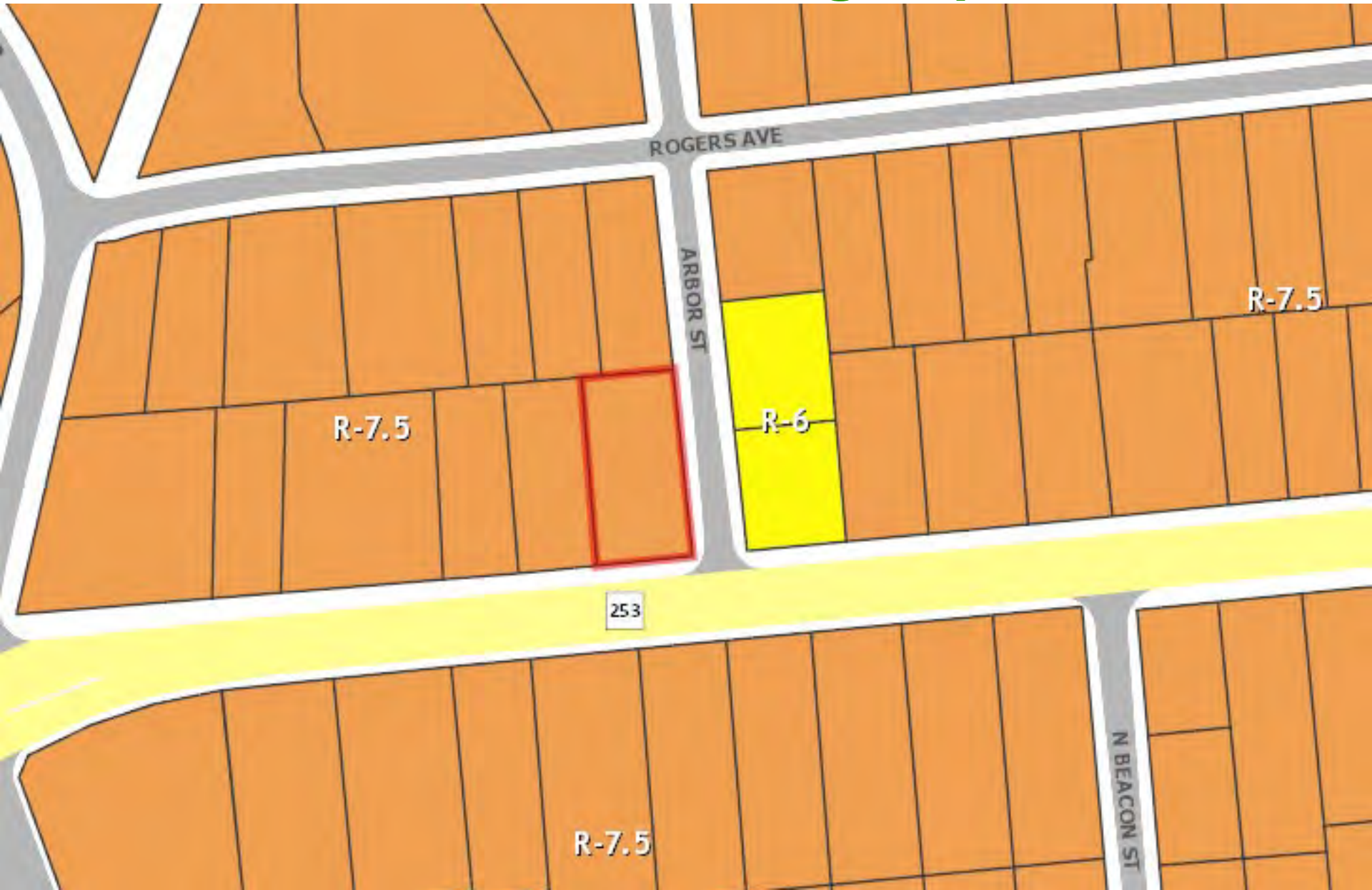


# CB-23-36 Site Plan





# CB-23-36: Zoning Map



# CB-23-36 Photos



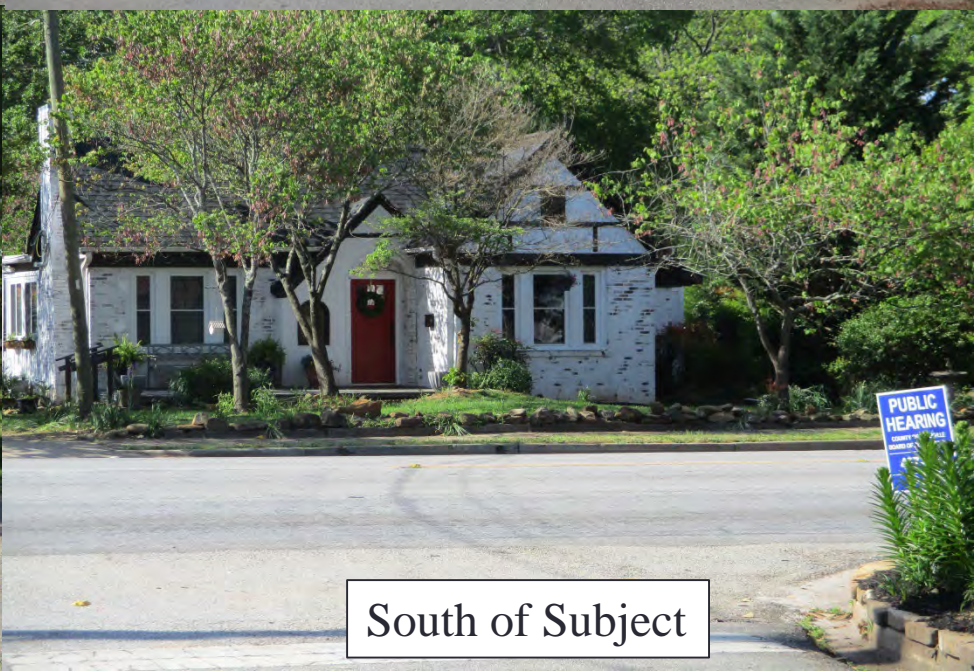
Subject



North of Subject



East of Subject



South of Subject

# CB-23-36 Photos



Additional Site Photo



Additional Site Photo



Additional Site Photo



Additional Site Photo

# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment