



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

July 12, 2023

Board Members:

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

Staff Present:

- i. Josh Henderson – Zoning Administrator
- ii. Dean Miller – Planner II
- iii. EJ Sherer – Planner I
- iv. Anna Wilson – Planner I

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.

2. **Invocation/Pledge:** Conducted by Ms. Shuman.

3. **Roll Call:** Attendance was taken by Mr. Sherer. Mr. Hamilton and Mr. Akers were absent.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of June 14, 2023:**

Ms. Godfrey made a motion to approve the minutes from the June 14, 2023 meeting. Ms. Barber seconded. The motion carried with a 7 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the June 14th, 2023 meeting. Ms. Godfrey seconded. The motion carried with a 7 – 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-23-47, Justin Cole Carlisle**

The property is located west of Wade Hampton Blvd. and south of Reid School Rd.

The applicant is requesting a Use by Special Exception for a laser engraving business, as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Justin Carlisle.

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

Staff presented and discussion ensued.

The applicant stated he applied for a Home Occupation permit and staff informed him as laser engraving was not on the list of approved Home Occupation uses, a Use by Special Exception would be required. Applicant stated he meets all the required conditions and there would be no clients to home or disturbance to the neighborhood.

Ms. Godfrey made a motion to grant the Use by Special Exception for a laser engraving business as a Home Occupation. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-23-48, Jim Bruckner of Phillips Edison & Company for Hampton Village Station, LLC

The property is located on the northeast corner of Artillery Road and Wade Hampton Boulevard.

The applicant is requesting a variance to encroach 12' into the required 25' front setback and 2' into the required 15' left side setback.

There are no prior applications before the BZA.

The representatives present for this application were Jim Bruckner and Matthew Johnson.

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

Staff presented and discussion ensued.

The applicant stated a new tenant for a restaurant is moving into the existing building and during their due diligence period, realized the building was located in the setbacks and a Variance would be required to bring the building into compliance.

Mr. Roth made a motion to approve the Variance to encroach 12' into the required 25' front setback and 2' into the required 15' left side setback. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-23-49, Thomas James Tiffany of Splash Pools of SC, Inc for Cinnamon Rae McCauley

The property is located south of Brushy Creek Road and west of Kimbrell Road.

The applicant is requesting a variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance.

There are no prior applications before the BZA.

The representatives present for this application were Thomas Tiffany and Barry McCauley.

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

Staff presented and discussion ensued.

The applicant stated due to the shape of the lot and the existing house and garage, they would like to place the pool in the side yard. They also stated the pool has been approved by their HOA and they intend to screen it from view.

Ms. Barber made a motion to grant a Variance to allow a swimming pool in the side yard. Mr. Roth seconded the motion. The motion carried with a 5 – 2 vote. Ms. Godfrey and Dr. Hollingshad dissented.

iv. CB-23-50, Aaron Norris of Pool Life, LLC for Clarence Sevillian

The property is located north of North Pleasantburg Drive and south of State Park Road, near the City of Greenville.

The applicant is requesting a variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance.

There are no prior applications before the BZA.

The representatives present for this application were Aaron Norris and Daniel Spears.

There were two people present in opposition, Claudia Major and Tracy Phillpott. Sharron Kelley of the Montebello Architectural Review Board was also present.

Staff presented and discussion ensued.

The applicant stated due to the topography challenges and layout of the site, they would like to place the pool in the side yard. They also stated placement of the pool in the rear yard would require additional information from engineers to confirm it was viable and the current location and pool is approved by the Montebello Architectural Review Board.

Ms. Major of the opposition stated she has concerns regarding parking and

visibility of the pool from her property. Mrs. Phillipott also stated she had concerns regarding visibility.

Ms. Kelley stated the Montebello Architectural Review Board had approved the pool with conditions regarding the viability of the project from engineers.

Dr. Hollingshad made a motion to deny a Variance to allow a swimming pool in the side yard. Ms. Godfrey seconded the motion. The motion carried with a 6 – 1 vote. Mr. Roth dissented.

v. CB-23-51, Austin Eckles of Hogan Construction Group, LLC for Jody Bryson of SCTAC

The property is located on Perimeter Road, east of Donaldson Road and south of Exchange Street.

The applicant is requesting a variance to encroach 19.9' into the required 45' front setback.

There are no prior applications before the BZA.

The representative present for this application was Austin Eckles.

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

Staff presented and discussion ensued.

The applicant stated that due to the parcel having two front setbacks, the proposed addition to the existing Donaldson Fire Station would be located in the setbacks and would require Variances. He also stated that due to the existing ingress and egress for emergency vehicles this was the only viable location for the addition.

Chairman Hattendorf made a motion to approve the Variance to encroach 19.9' into the required 45' front setback. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

vi. CB-23-53, Patrick Lewis with Latour Homes, LLC for Latour Homes, LLC

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

The applicant is requesting a variance to encroach 14'-6" into the required 20' front setback.

There are no prior applications before the BZA.

The representative present for this application was Patrick Lewis.

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

Staff presented and discussion ensued.

The applicant stated the porch was over 20% of the front line of the house, requiring a Variance for the porch to encroach into the front setback. He also stated the foundation of the house itself was in the setback by 6" due to an error in the survey.

Mr. Henderson stated the location of the foundation was approved by a Greenville County inspector.

Ms. Barber made a motion to grant the variance to encroach 14'-6" into the required 20' front setback. Dr. Hollingshad seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-23-54, Patrick Lewis with Latour Homes, LLC for Latour Homes, LLC

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

The applicant is requesting a variance to encroach 11'-7" into the required 20' front setback.

There are no prior applications before the BZA.

The representative present for this application was Patrick Lewis.

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

Staff presented and discussion ensued.

The applicant stated this is the second house where in addition to the porch being over 20% of the front line of the house and therefore requiring a Variance to encroach into the front setback, the foundation of the house itself was in the setback by 7" due to a surveying error.

Mr. Henderson stated the location of the foundation was approved by a Greenville County inspector.

Chairman Hattendorf made a motion to approve the variance to encroach 11'-7" into the required 20' front setback. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

viii. CB-23-55, Ruby James Mikula of SC Home Offer, LLC for SC Home Offer, LLC

The property is located south of Pelham Road and east of Roper Mountain Road Extension, near the City of Greenville.

The applicant is requesting a Variance to encroach 10' into the required 20' front setback along Farrell Kirk Lane.

There are no prior applications before the BZA.

The representative present for this application was Dan Diambrosio.

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

Staff presented and discussion ensued.

The applicant stated due to the presence of floodplain over much of the parcel, they were requesting a Variance to encroach into the front setback in order for the entirety of the new construction to be built out of the floodplain.

Chairman Hattendorf made a motion to deny the variance to encroach 10' into the required 20' front setback along Farrell Kirk Lane. Dr. Hollingshad seconded the motion. The motion carried with a 7 – 0 vote.

ix. CB-23-56, Collins Corbett of Anchor Sign for RaceTrac Inc.

The property is located northeast of the intersection of White Horse Road and Frontage Road in Greenville.

The applicant is requesting a variance to allow for 7 exterior signs for their fuel station and convenience store. They are currently allowed 4 signs.

There are no prior applications before the BZA.

The representative present for this application was Collins Corbett.

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

Staff presented and discussion ensued.

The applicant stated due to safety concerns regarding lack of directional signs for trucks and residential vehicles, they are requesting a Variance to allow for additional signage at the proposed RaceTrac location.

Chairman Hattendorf made a motion to approve the variance to allow for three additional exterior signs for a total of 7 for their fuel station and convenience store. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

x. CB-23-57, Suzanne R. Childs of Childs Architecture for Greg Saad of Saad Resources

The property is located south of North Pleasantburg Drive and east of Poinsett Highway, near the City of Greenville.

The applicant is requesting a Variance for a 46'-7" encroachment into the required 50' front setback along Furman Hall Road, a 4'-4" encroachment into the required 25' left side setback, and 15'-8" into the required 25' right side setback.

There are no prior applications before the BZA.

The representative present for this application was Suzanne Childs.

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

Staff presented and discussion ensued.

The applicant stated the property has sat vacant for over six months and before a new tenant can apply for a Certificate of Occupancy the building must be brought into compliance. The applicant stated they are requesting a Variance for encroachment into the setbacks for an existing non-conforming building.

Mr. Roth made a motion to approve the Variance for a 46'-7" encroachment into the required 50' front setback along Furman Hall Road, a 4'-4" encroachment into the required 25' left side setback, and 15'-8" into the required 25' right side setback. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

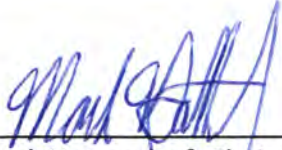
Mr. Henderson announced County offices would be moving to the new building the week of July 12th and next month's meeting would be held in the new Council Chambers. He also informed the board of Mr. Miller's departure from Greenville County and introduced Ms. Wilson as a new staff member.

Mr. Henderson provided an update on the requirements for continuing education for Board Members.

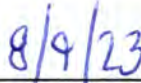
Dr. Hollingshad requested updated contact information for all Board Members.

8. Adjournment

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



Mark Hattendorf, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

August 9, 2023
PUBLIC HEARING

Greenville County Building North
Committee Meeting Room
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-23-39

Applicant: Mark Walter Perfect for M&N Property Holding, LLC

Project Type: Variance

Address: 1902 N. Pleasantburg Dr, Greenville, SC
29609

Zoning: C-2, Commercial District

Posting: Confirmed 07/25/23

CB-23-39 Request

The property is located on North Pleasantburg Drive south of Rutherford Road and north of Wade Hampton Boulevard, near the City of Greenville.

The applicant is requesting a Variance for an 18.7' encroachment into the required 25' front setback and a 3' encroachment into the required 5' right side setback.

On June 8, 1994 The Board of Zoning Appeals denied Docket CB-94-75 requesting a 15-foot variance from the 15-foot setback required by Section 13-4(4) of the Greenville County Sign Ordinance at the time.

CB-23-39: Variance

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

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

7:3.6 Additional Setback in Commercial Districts

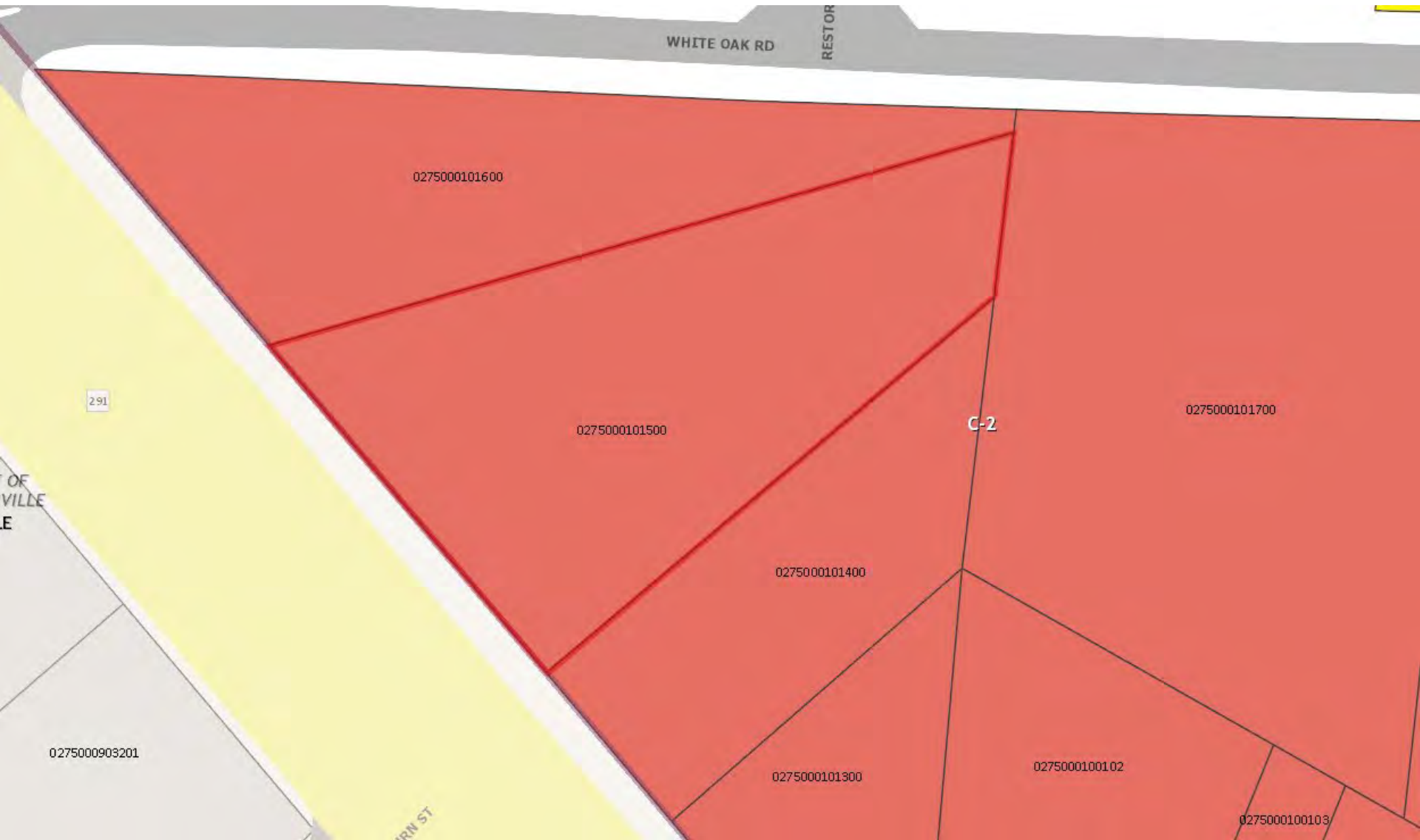
On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

CB-23-39: 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-23-39: Zoning Map



CB-23-39: Aerial Map



WHITE OAK RD

RESTOR

0275000101600

PANEL
45045 C0338E
eff. 8/18/2014

0275000101500

0275000101400

0275000101

291

CB-23-39 Photos



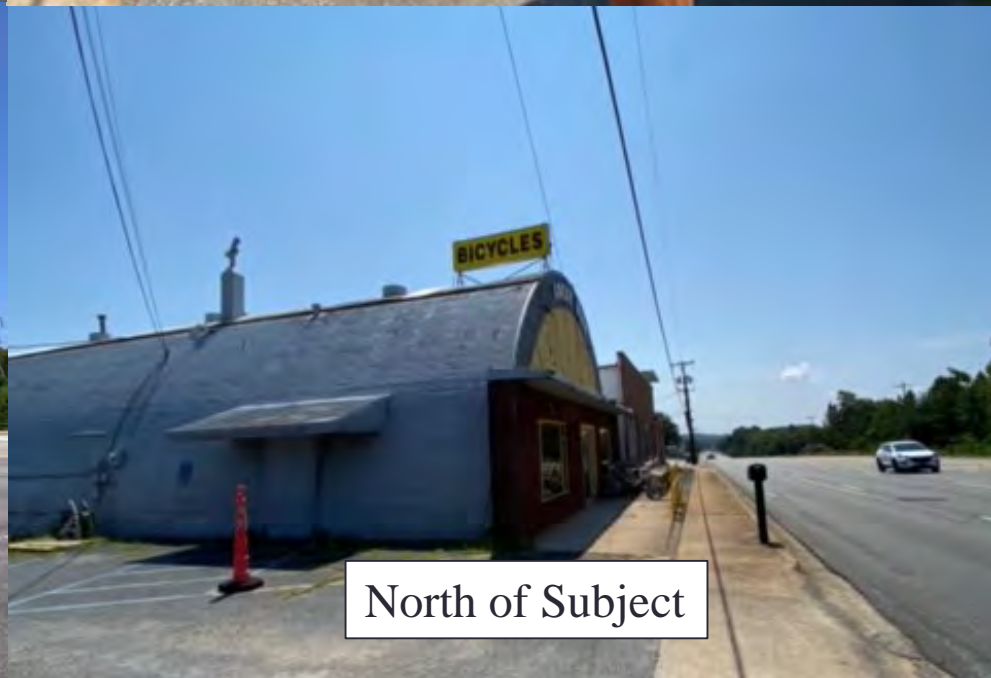
Subject



West of Subject



South of Subject



North of Subject

CB-23-45

Applicant:	Vincent Anthony Tebano
Project Type:	Variance
Address:	101 Martin Rd., Fountain Inn, SC 29644
Zoning:	R-R1, Rural Residential District
Posting:	Confirmed 07/25/23

CB-23-45 Request

The property is located on Martin Road, west of Greenpond Road, and near the city of Fountain Inn.

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

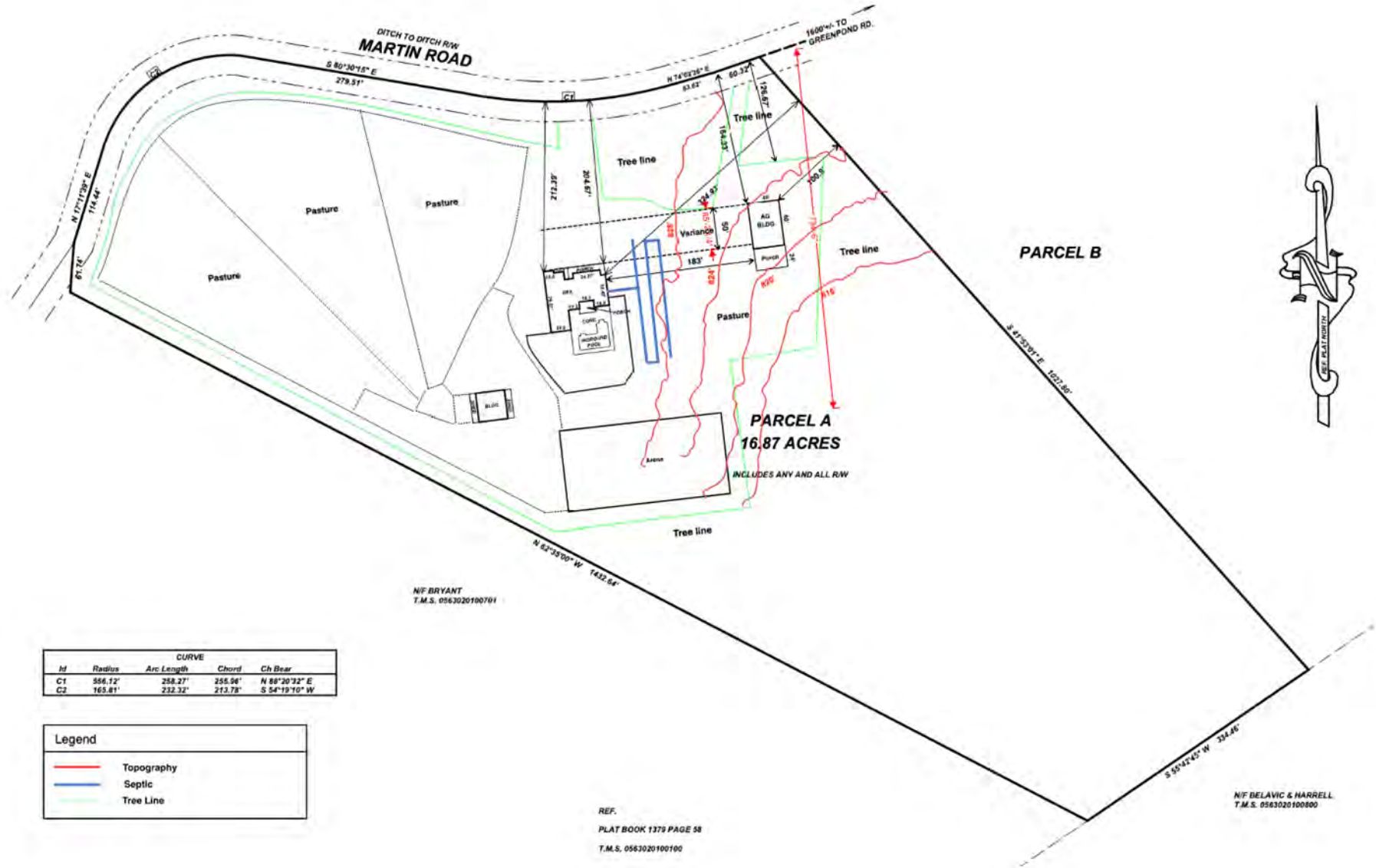
There are no prior applications before the board.

CB-23-45: 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-23-45 Site Plan



CURVE				
Id	Radius	Arc Length	Chord	Ch Bear
C1	556.12'	258.27'	255.94'	N 88°20'32" E
C2	165.81'	232.32'	213.78'	S 54°19'10" W

Legend	
	Topography
	Septic
	Tree Line

REF.
 PLAT BOOK 1379 PAGE 58
 T.M.S. 0563020100100

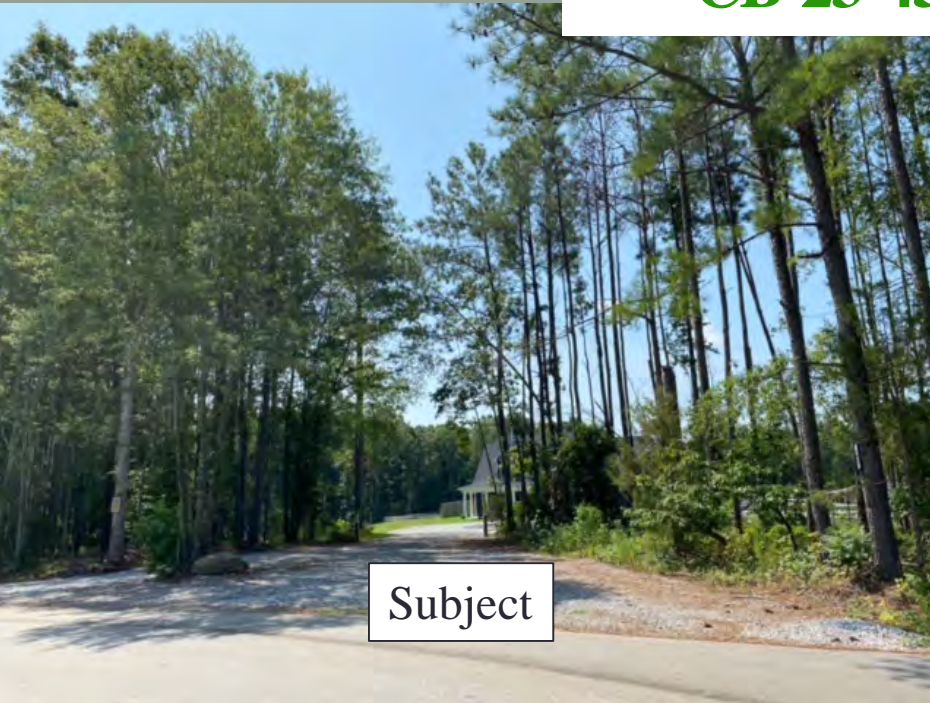
CB-23-45: Zoning Map



CB-23-45: Aerial Map



CB-23-45 Photos



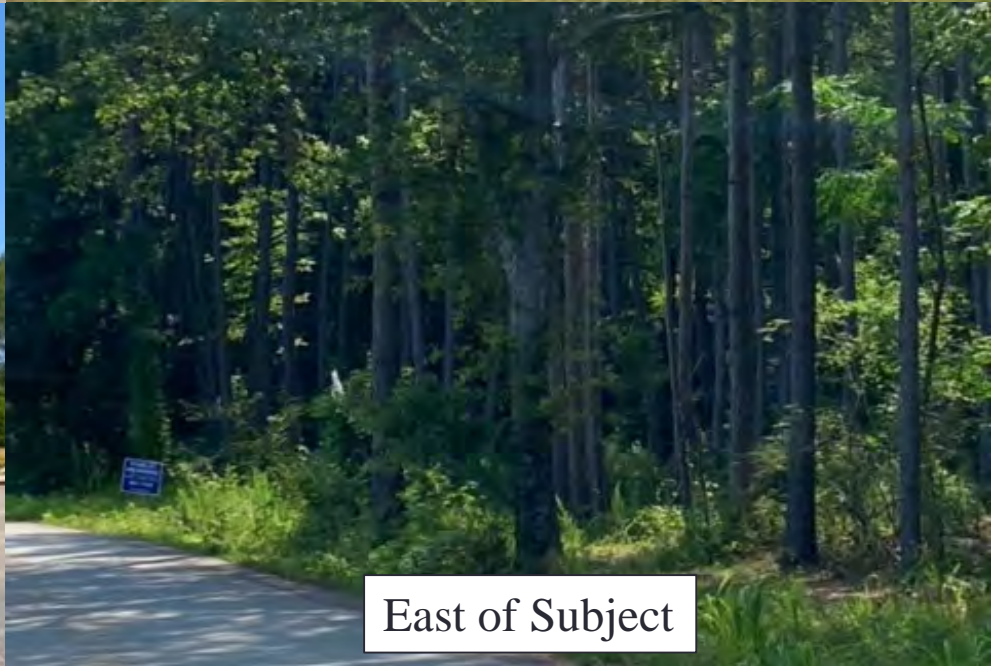
Subject



North of Subject



West of Subject



East of Subject

CB-2023-059

Applicant: Austin Fowler of Canebrake Engineering for 28
Cherrydale Drive, LLC

Project Type: Variance

Address: 28 Cherrydale Dr, Greenville, SC 29609

Zoning: I-1, Industrial District

Posting: Confirmed 07/25/23

CB-2023-059 Request

The property is located on the corner of Cherrydale Drive and Canterbury Drive south of State Park Road and east of Poinsett Highway, near the City of Greenville.

The applicant is requesting a Variance for a 1.48' encroachment into the required 50' front setback and a 17.11' encroachment into the required 50' left side setback along Canterbury Drive.

There are no prior applications before the BZA.

CB-2023-059: Variance

Section 7:3.1, 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

Section 7:3.10 - Setbacks for I-1

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-2023-059: 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-2023-059 Site Plan



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CANE BRAKE
ENGINEERING + SURVEYING
864-833-4757
JOSEPH@CANE BRAKE.SURVEY.COM



PROJECT:
FREEDOM INTERIORS RENOVATIONS

OWNER/CLIENT:
FREEDOM INTERIORS GROUP

CITY:

COUNTY:
GREENVILLE

STATE:
SOUTH CAROLINA

DATE:

DRAWN BY: ARF

REVIEWED BY: ARF

REVISIONS / ISSUED:

HORIZONTAL SCALE: 1" = 10'

VERTICAL SCALE: N/A

PRELIMINARY SITE PLAN

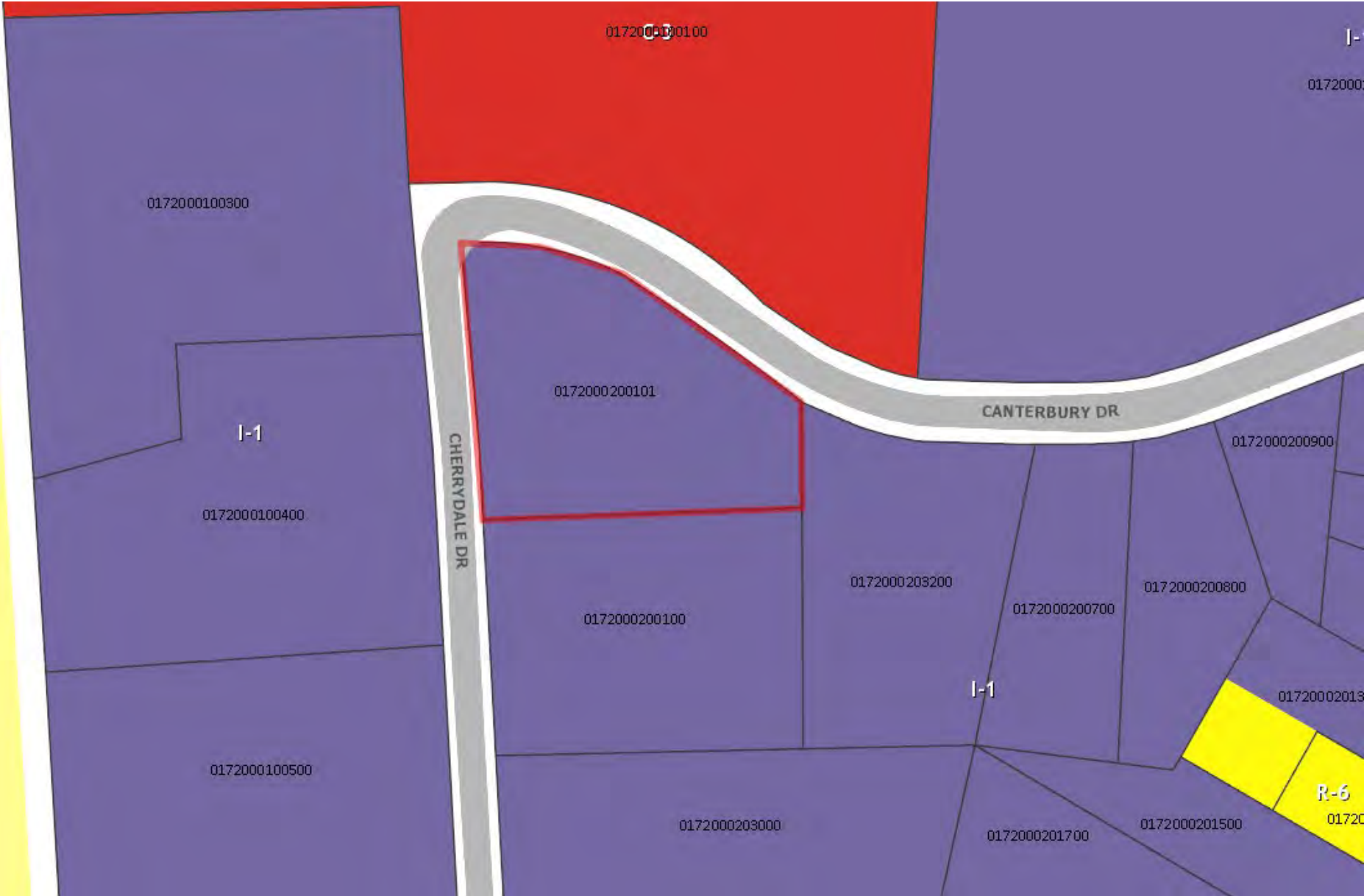
SHEET 1 OF 1

C200

CB-2023-059 Site Plan



CB-2023-059: Zoning Map



CB-2023-059: Aerial Map



CHERRYDALE DR

0172000100100

PANEL
450.45 G0319E
eff. 8/18/2014

28

0172000200101

CANTERBURY

0172000203200

CB-23-059 Photos



Subject



North of Subject



West of Subject



Northwest of Subject

CB-2023-062

Applicant:	Patrick Cox of Cox Photography for Michael James Bryan
Project Type:	Variance
Address:	1901 Old Easley Bridge Rd., Greenville, SC 29611
Zoning:	C-2, Commercial District
Posting:	Confirmed 07/25/23

CB-2023-062 Request

The property is located on Old Easley Bridge Road Drive directly south of Easley Bridge Road, near the City of Greenville.

The applicant is requesting a Variance for a 14.9' encroachment into the required 25' front setback.

On July 13, 2022 The Board of Zoning Appeals approved Docket CB-22-35 for a Variance to encroach 5' into the required 25' front setback and 20' into the required 20' rear setback.

CB-2023-062: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the C-2, Commercial District;

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

7:3.6 Additional Setback in Commercial Districts

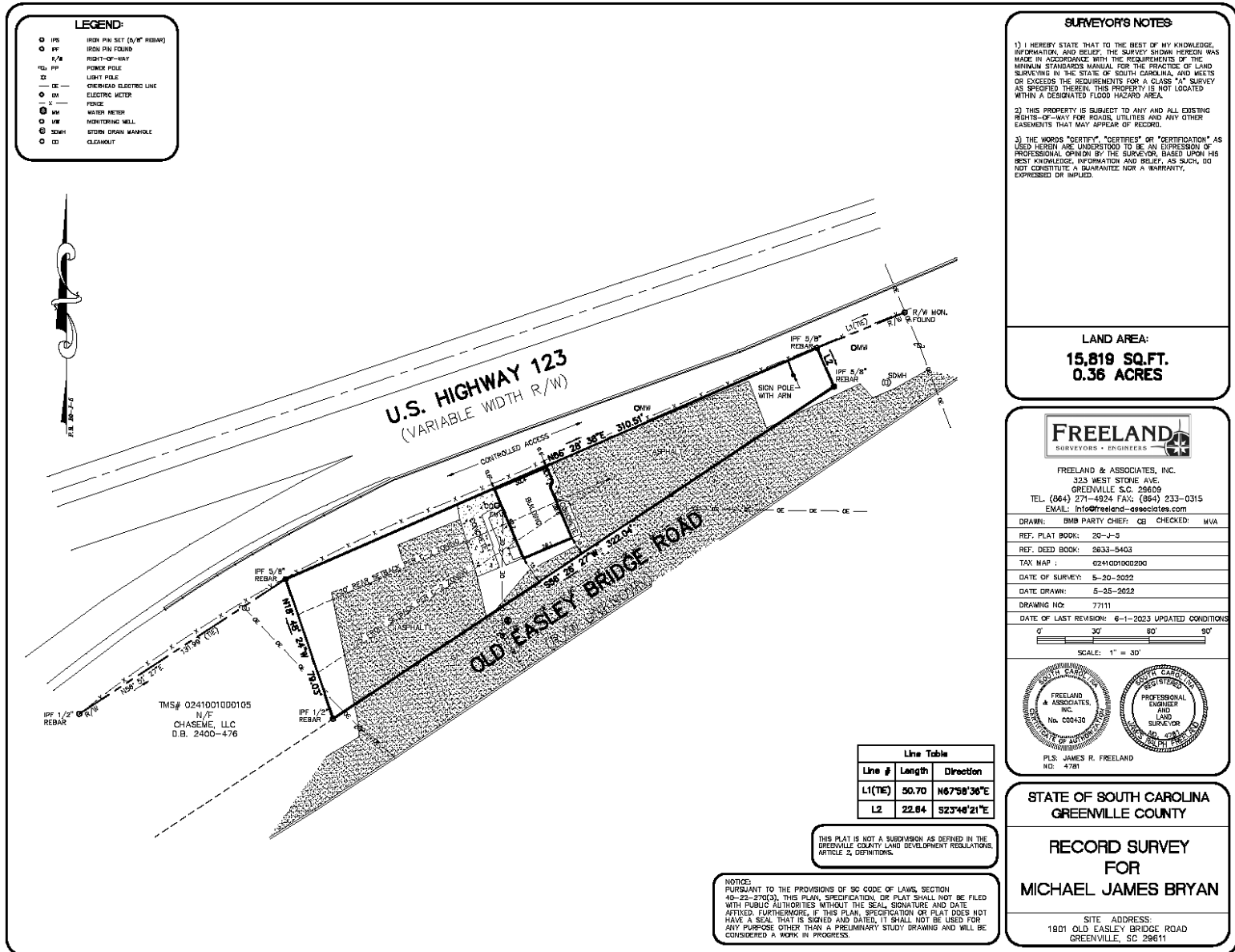
On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

CB-2023-062: 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-2023-062 Site Plan



CB-2023-062: Aerial Map



123

PANEL
45045 C0380E
eff. 8/18/2014

1901
0241001000200

OLD EASLEY BRIDGE RD

0228000200100

0228000200102

BEATRICE ST

0228000100500

0228000200101

0241001000105

0228000100400

1801

CB-2023-062 Photos



Subject



South of Subject



West of Subject



East of Subject

CB-2023-063

Applicant: Ryan Hall of Seamon Whiteside for Stag Industrial Holdings, LLC

Project Type: Variance

Address: 513 Old Griffin Rd., Piedmont, SC 29673

Zoning: I-1, Industrial District

Posting: Confirmed 07/25/23

CB-2023-063 Request

The property is located on Old Griffin Road, north of I-185 and east of Augusta Road.

The applicant is requesting a Variance to reduce the required 25' right side setback to 0' in order to allow for a 30' connecting corridor to the parcel to the right.

There are no prior applications before the BZA.

CB-2023-063: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the I-1, Industrial District &

Section 7:3.10 – Setbacks for I-1;

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

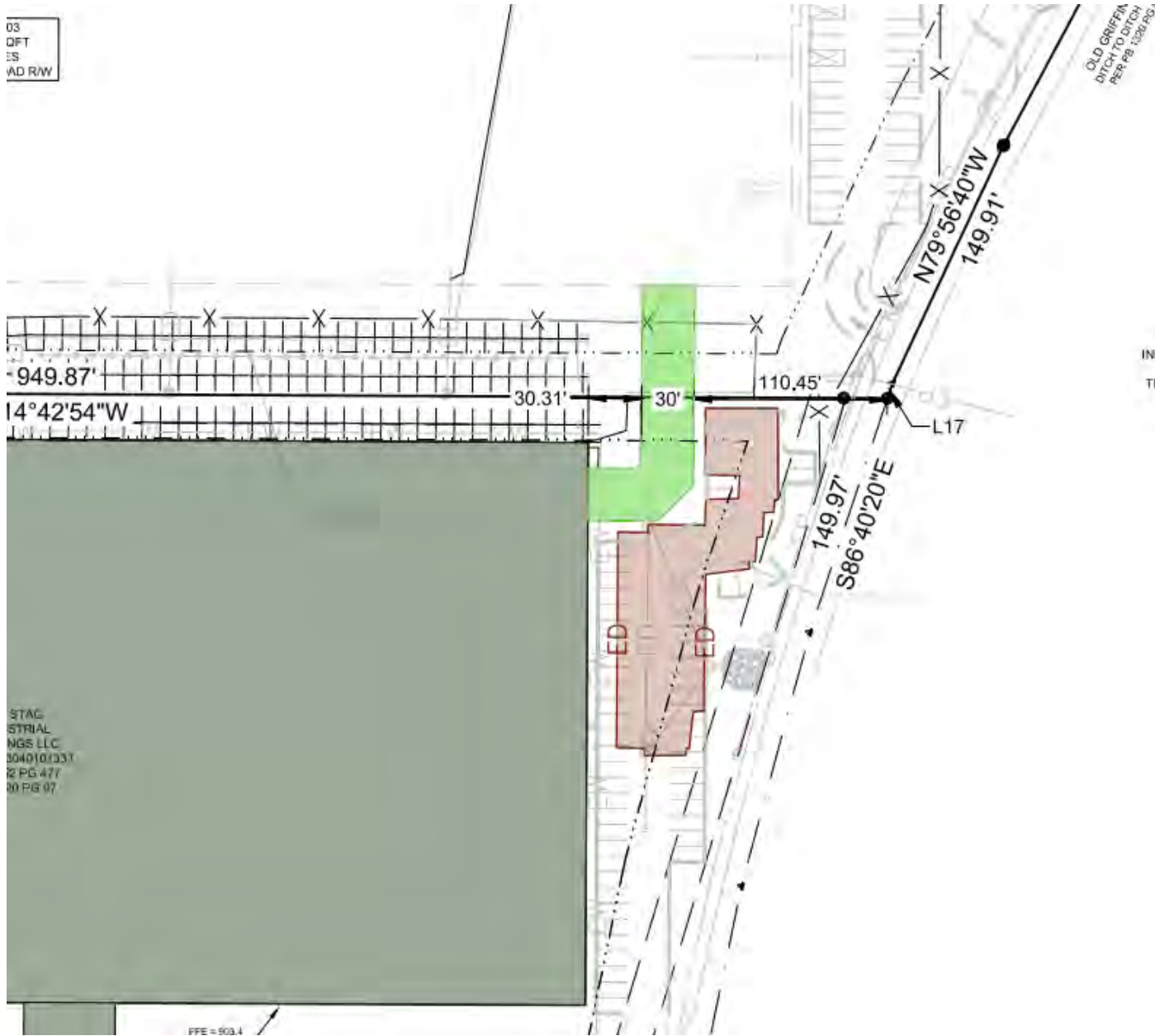
CB-2023-063: Variance Considerations

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-2023-063 Site Plan

03
QFT
:S
AD R/W



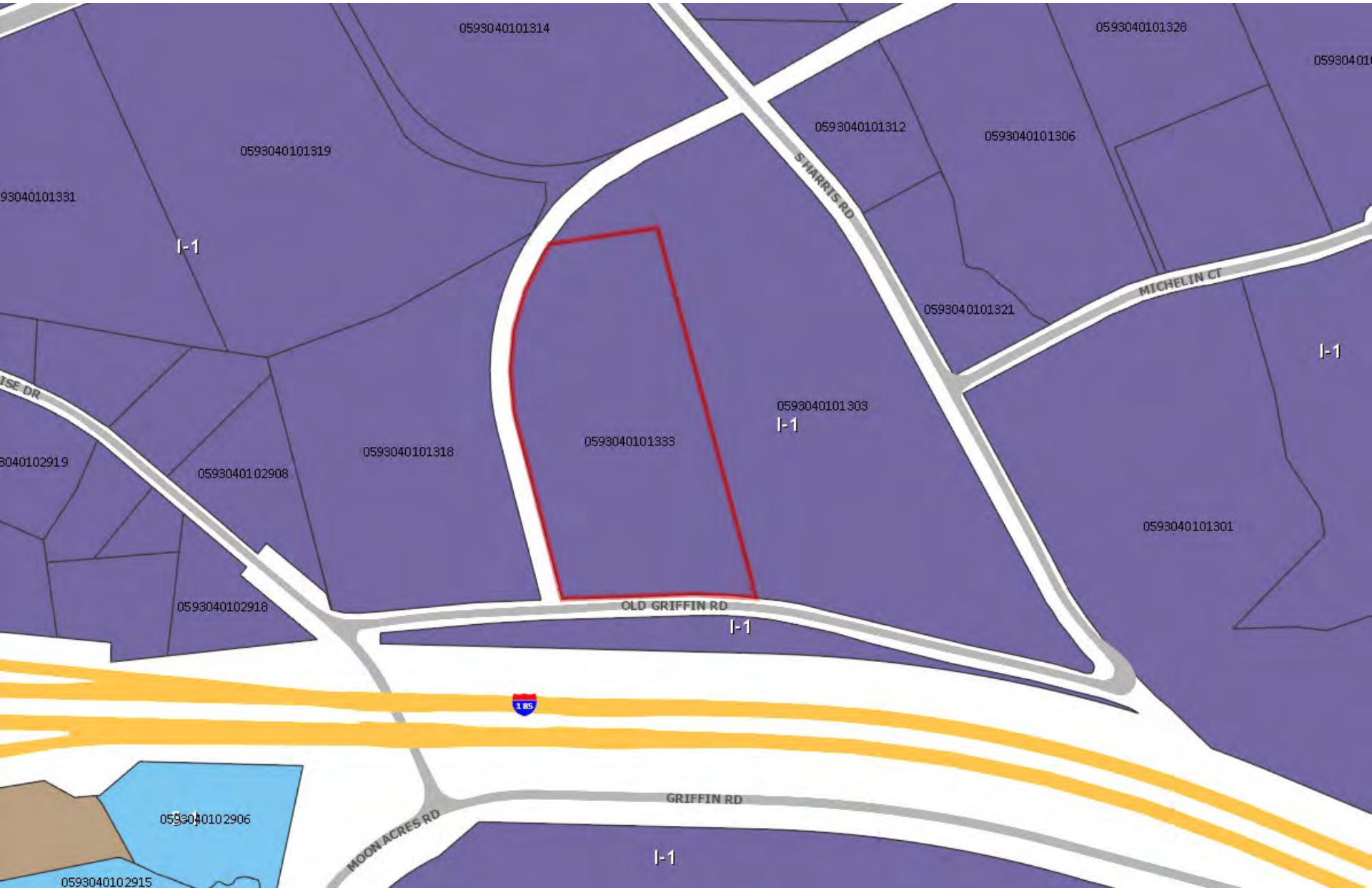
OLD GRIFFA
DITCH TO DITCH
PER PG 1329 PG 4

N/F GEORGIA
INDUSTRIAL REALTY
COMPANY
TMS 0593040101300
DB 764 PG 485
PB BBB PG 55

STAG
STRIAL
NGS LLC
3040101331
2 PG 477
00 PG 07

PFE - 903.4

CB-2023-063: Zoning Map



CB-2023-063: Aerial Map



CB-2023-064 Photos



Subject



Close Up of Subject Site



South of Subject



West of Subject

CB-2023-064

Applicant:	Ryan Hall of Seamon Whiteside for Stag Industrial Holdings, LLC
Project Type:	Variance
Address:	Old Griffin Rd., Piedmont, SC 29673
Zoning:	I-1, Industrial District
Posting:	Confirmed 07/25/23

CB-2023-064: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the I-1, Industrial District &

Section 7:3.10 – Setbacks for I-1;

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

CB-2023-064: Variance Considerations

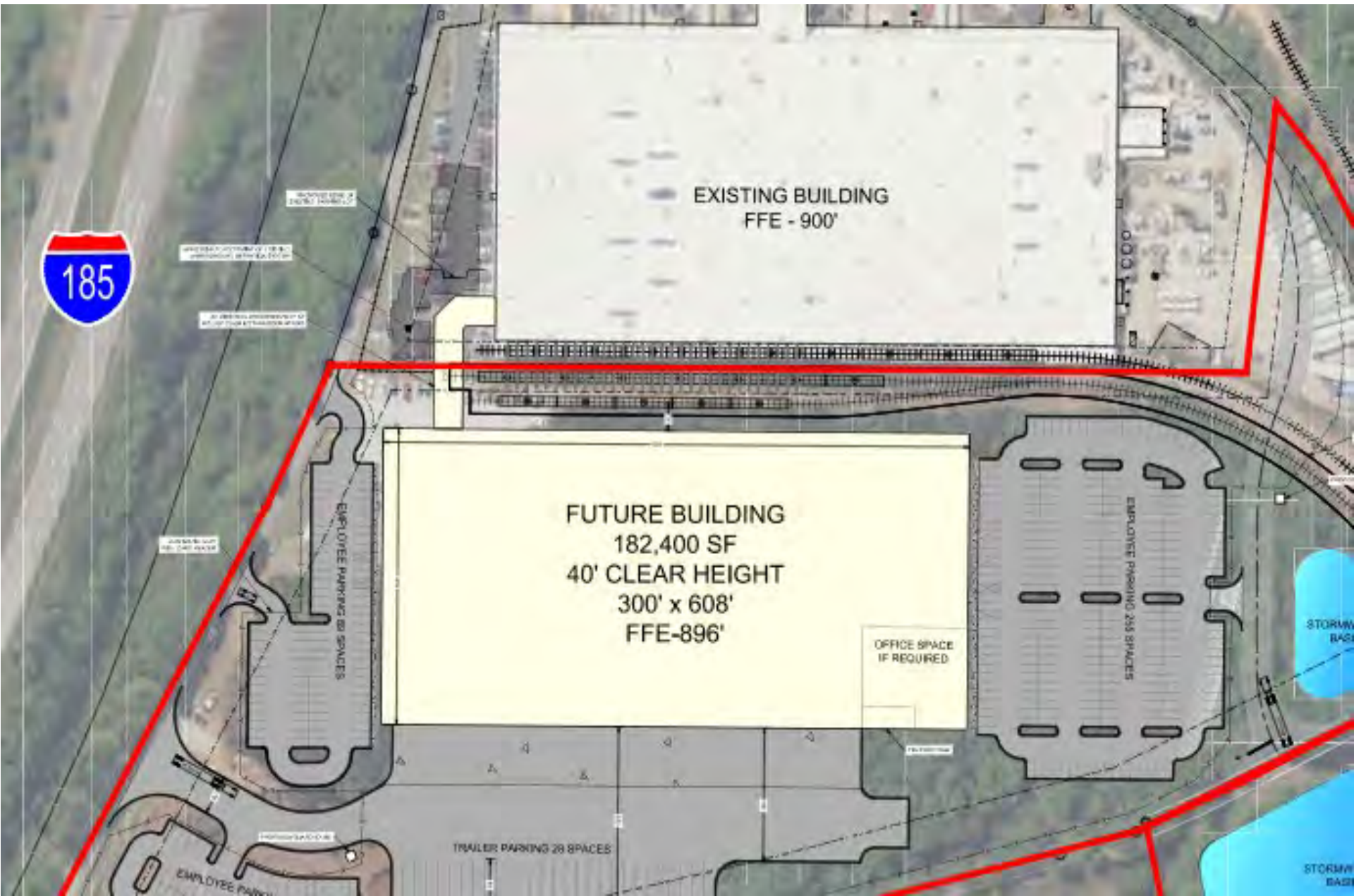
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-064 Site Plan



CB-2023-064 Site Plan



CB-2023-064: Aerial Map



CB-2023-064 Photos



Subject



Close up of Subject



East of Subject



West of Subject

CB-2023-069

- Applicant:** Zachary D. Johnson of Gray Engineering Consultants for Barbara Aiken, et al
- Project Type:** Use by Special Exception
- Address:** 1823 W Georgia Rd, Simpsonville, SC, 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 07/25/23

CB-2023-069 Request

This property is located on West Georgia Road west of Rocky Creek Road and east of Fork Shoals Road, near the City of Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the construction of Victory Baptist Church on this property.

CB-2023-069: Use by Special Exception Requirements

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 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 subject property consists of approximately 5.86 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 site plan submitted reflects compliance with the site's Assembly parking 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 lighting plan submitted reflects compliance.*

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 reflects compliance.*

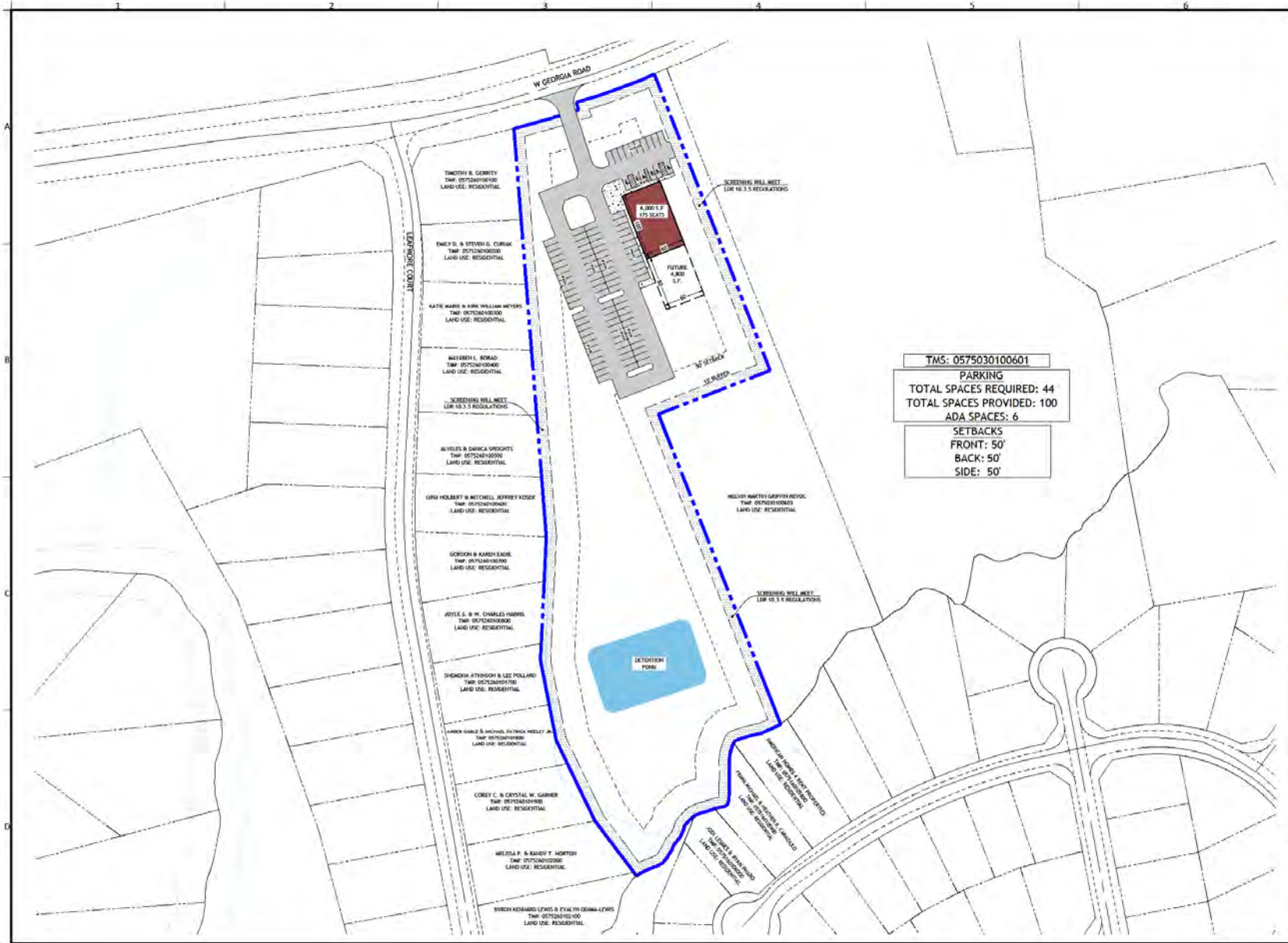
CB-2023-069: Use By Special Exception Considerations

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-2023-069 Site Plan



TMS: 0575030100601
PARKING
 TOTAL SPACES REQUIRED: 44
 TOTAL SPACES PROVIDED: 100
 ADA SPACES: 6
SETBACKS
 FRONT: 50'
 BACK: 50'
 SIDE: 50'

NO.	DATE	BY	REVISION
1			ISSUE FOR PERMITTING & LAND RECORDING MEET



STATECRAFT PLAN
VICTORY BAPTIST CHURCH
 WOODBRIDGE ROAD
 WOODBRIDGE, VA
 GREENWALL COUNTY
 SHARPSVILLE, VA

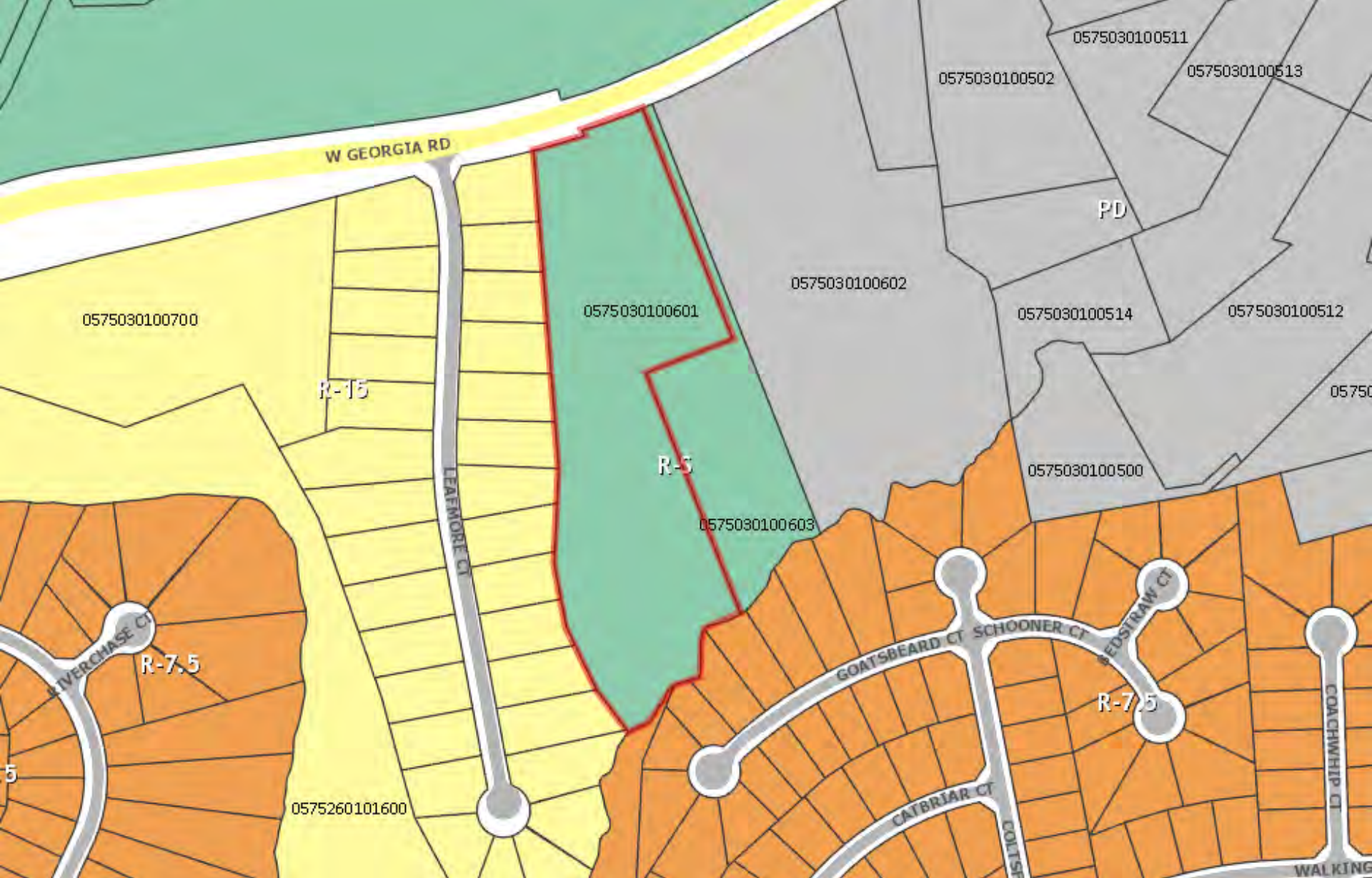
SCALE: 1" = 60'
 PROJECT MANAGER: JDI
 DRAWN BY: JDS
 PROJECT DATE: 04/27/23
 JOB NO.: 2023003
 PLOT DATE: 02/27/23
 SHEET
CV-1



CB-2023-069 Site Plan



CB-2023-069: Zoning Map



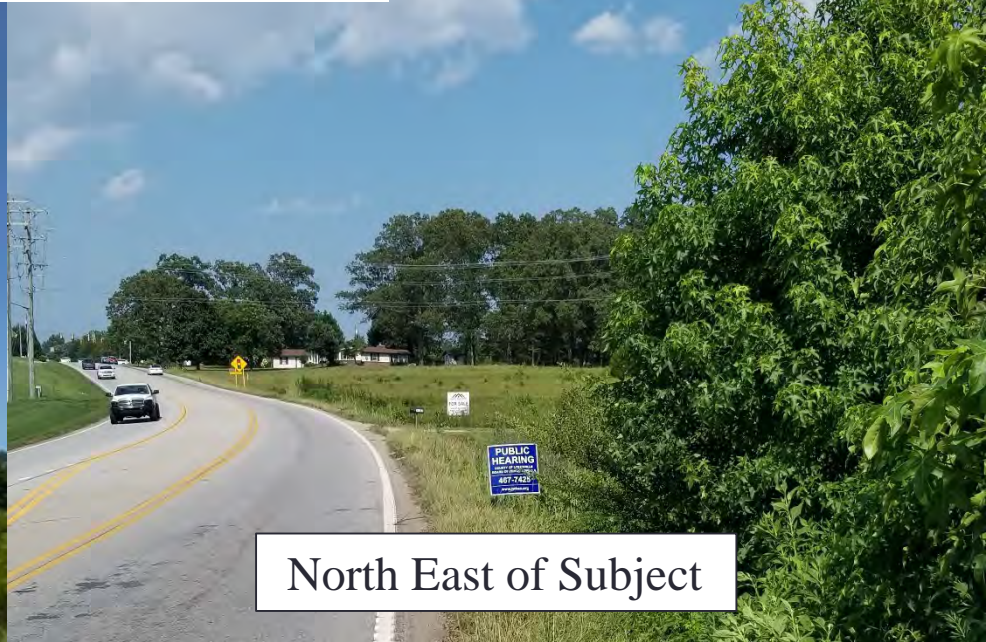
CB-2023-069: Aerial Map



CB-2023-069 Photos



Subject



North East of Subject



South West of Subject



North of Subject

CB-2023-071

- Applicant:** F. Allen Smith of AJC-101 Holdings, LLC for AJC-101 Holdings, LLC
- Project Type:** Use by Special Exception and Variance
- Address:** 105 Cypress St., Greenville, SC, 29609
- Zoning:** R-12, Single Family Residential District
- Posting:** Confirmed 07/25/23

CB-2023-071: Request

The property is located on Cypress Street north of North Pleasantburg Drive, south of State Park Road, and East of Worley Drive, near the City of Greenville.

The applicant is requesting a setback Variance to encroach 21.5' into the required left side setback and 24.9' into the required 25' right side setback and a Use by Special Exception for expansion of a Nonconforming Use.

There are no prior applications before the BZA.

CB-2023-71: Variance

Section 7:3, Table 7.3 – Nonresidential Setback/Height Requirements for the R-12, Single Family Residential District;

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

CB-2023-071: 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-2023-071: Use by Special Exception Requirements

9:3.2 Expansion of Nonconforming Uses

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

9:3.3 Expansion of Nonconforming Structures

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion into a required setback area.

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 for a Special Exception:

- 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.

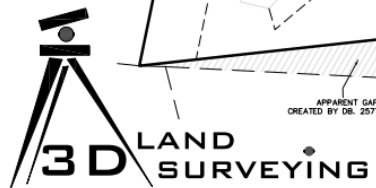
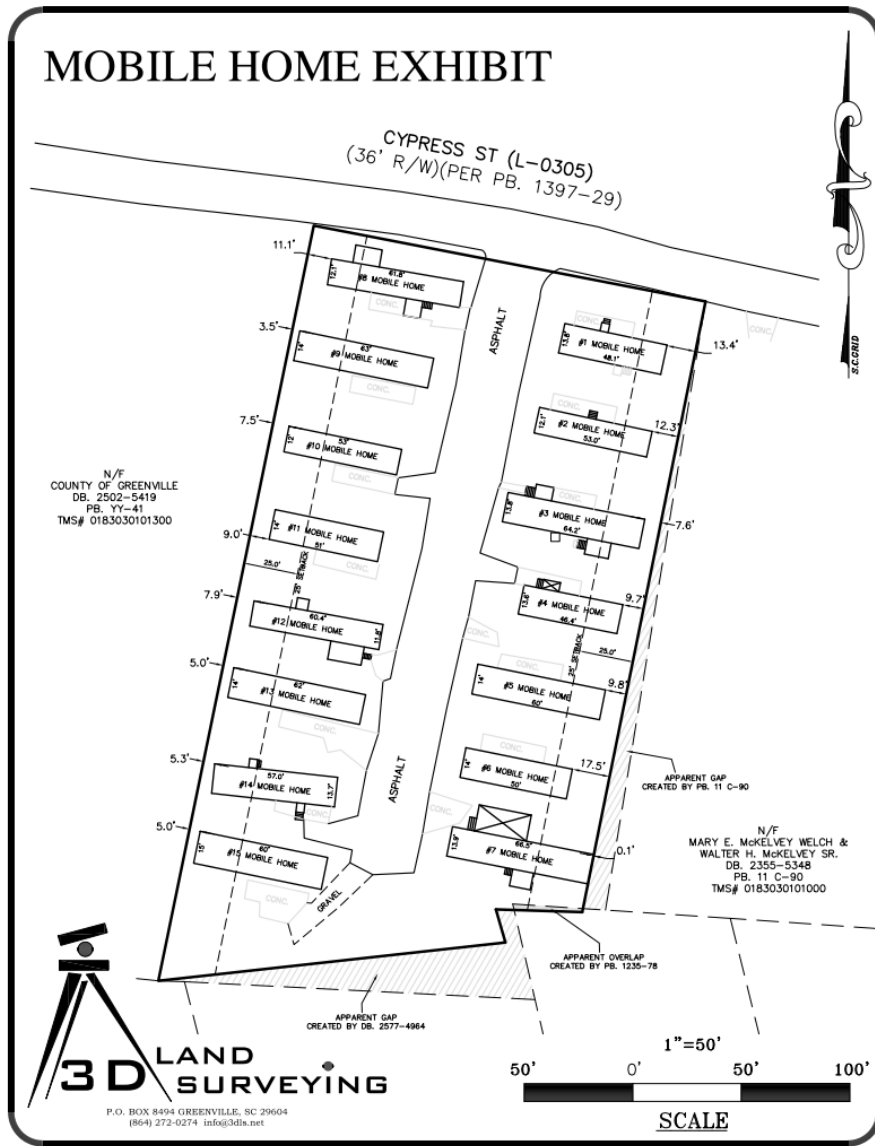
CB-2023-071: Site Plan

MOBILE HOME EXHIBIT

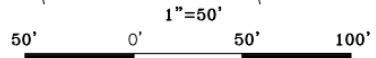
CYPRESS ST (L-0305)
(36' R/W)(PER PB. 1397-29)

N/F
COUNTY OF GREENVILLE
DB. 2502-5419
PB. YY-41
TMS# 0183030101300

N/F
MARY E. MCKELVEY WELCH &
WALTER H. MCKELVEY SR.
DB. 2355-5348
PB. 11 C-90
TMS# 0183030101000



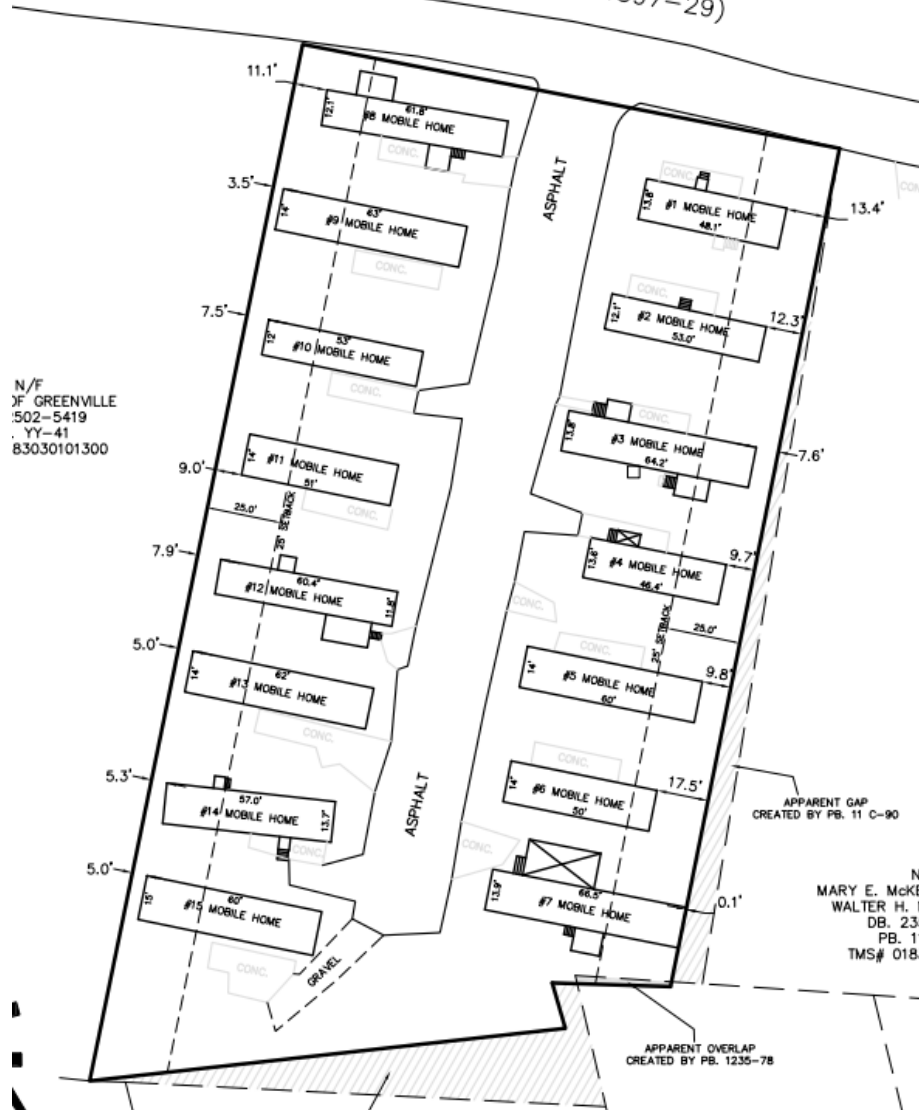
P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dlis.net



1"=50'
SCALE

CB-2023-071: Site Plan

CYPRESS ST (L-0305)
 (36' R/W)(PER PB. 1397-29)



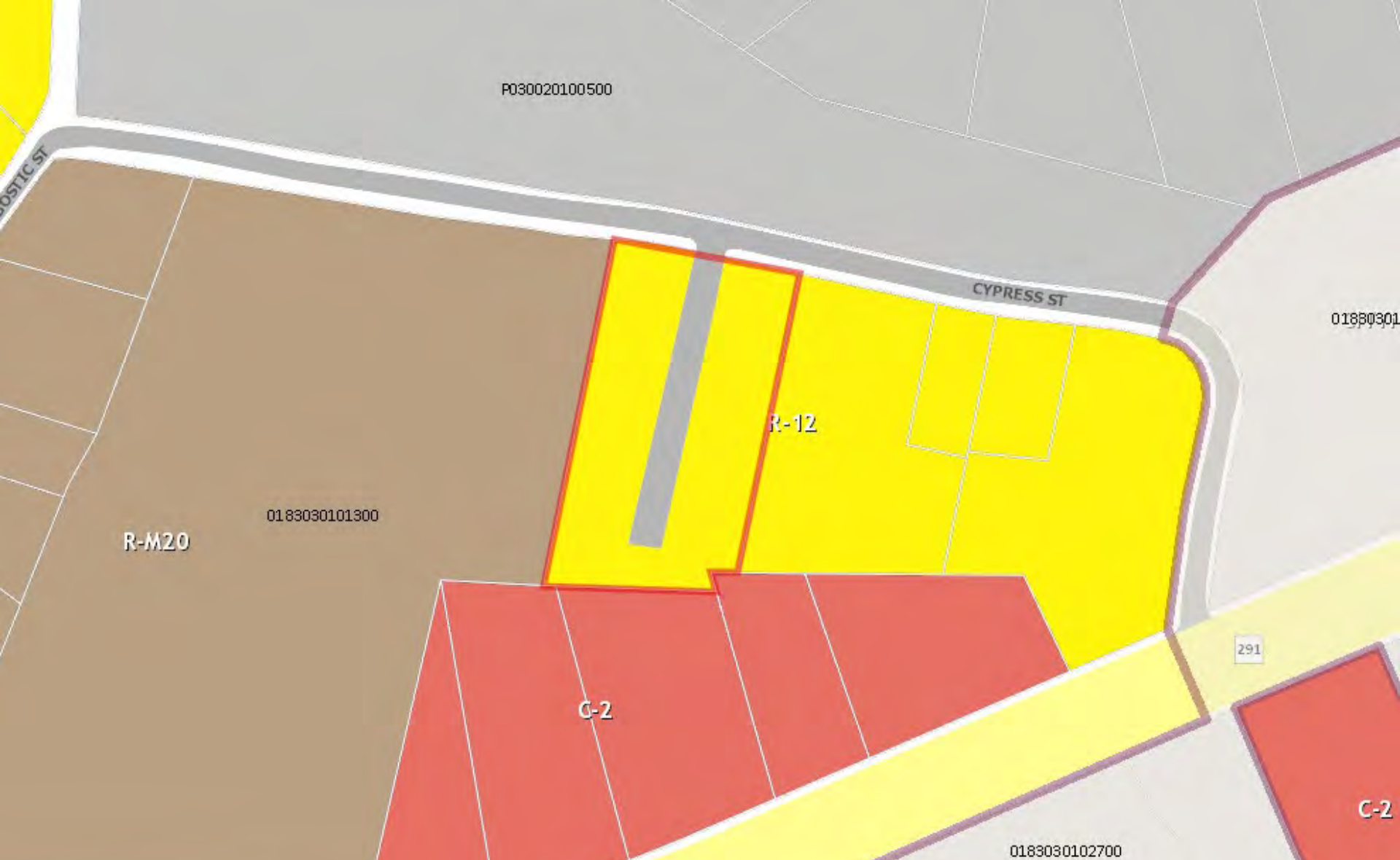
N/F
 JF GREENVILLE
 :502-5419
 .YY-41
 8.3030101300

N/
 MARY E. McKEL
 WALTER H. M.
 DB. 235C
 PB. 11
 TMS# 0183K

APPARENT GAP
 CREATED BY PB. 11 C-90

APPARENT OVERLAP
 CREATED BY PB. 1235-78

CB-2023-071: Zoning Map



CB-2023-071: Aerial Map



CB-2023-071 Photos



Subject



Subject



North of Subject



North East of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment