



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

August 9, 2023

### Board Members:

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

### Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. EJ Sherer – Planner I
- iii. Anna Wilson – Planner I

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

2. **Invocation/Pledge:** Conducted by Mr. Roth.

3. **Roll Call:** Attendance was taken by Mr. Sherer.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of July 12, 2023:**

Ms. Barber made a motion to approve the minutes from the July 12, 2023 meeting. Ms. Godfrey seconded. The motion carried with a 9-0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the July 12, 2023 meeting. Ms. Shuman seconded. The motion carried with a 9-0 vote.

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

Ms. Wilson 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-23-39, Mark Walter Perfect for M&N Property Holding, LLC**

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.

The representative present for this application was Mark Perfect.

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

Staff presented and discussion ensued.

The applicant stated they purchased the building from previous tenant, Nimmons Oil, and are looking to occupy the space as a cleaning company with primary uses of storage and office space. The expansion of Pleasantburg Drive created the non-conformity.

Ms. Barber made a motion to grant the Variance for an 18.7' encroachment into the required 25' front setback and a 3' encroachment into the required 5' right side setback and amended her motion to be tied to the buildings as existing. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

**ii. CB-23-45, Vincent Anthony Tebano**

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.

The representative present for this application was Vincent Tebano.

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

Staff presented and discussion ensued.

The applicant stated due to topography and water runoff issues he would like to place the accessory structure in the front yard. He also stated the structure will be 100 ft from the road and there are no neighbors in opposition.

Chairman Hattendorf made a motion to approve the Variance from the requirements for the location of an accessory structure with a condition it be no more than fifty feet in front of the front house line. Ms. Barber seconded the motion. The motion carried with an 8 – 1 vote. Dr. Hollingshad dissented.

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**iii. CB-2023-059, Austin Fowler of Canebrake Engineering for 28 Cherrydale Drive, LLC**

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.

The representative present for this application was Austin Fowler.

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

Staff presented and discussion ensued.

The applicant stated that this is an existing building and during the permitting process for an interior office upfit it was discovered the building is located in the setbacks and they would need to seek a Variance.

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

**iv. CB-2023-062, Patrick Cox of Cox Photography for Michael James Bryan**

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.

The representative present for this application was Patrick Cox.

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

Staff presented and discussion ensued.

The applicant stated the building was built in the 1940s as a tire shop. He additionally stated he has owned a photography and art studio in the Greenville area for 40 years and in the process of applying for a Feasibility permit to move his business into the building in question, it was discovered to be located in the setback and would require a Variance.

Dr. Hollingshad made a motion to approve a Variance for a 14.9' encroachment into the required 25' front setback. Ms. Barber seconded the motion. The motion carried with a 9 – 0 vote.

- v. **CB-2023-063, Ryan Hall of Seamon Whiteside for Stag Industrial Holdings, LLC**  
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.

The representative present for this application was Jamie Sherer.

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

Staff presented and discussion ensued.

The applicant stated they are proposing to build an enclosed corridor to connect the two existing buildings and would need to encroach into the setback to do so. They also stated due to legality issues they cannot combine the properties and the building itself will not encroach into the required setback.

Ms. Godfrey made a motion to approve the 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. Ms. Shuman seconded the motion. The motion carried with a 9 – 0 vote.

- vi. **CB-2023-064, Ryan Hall of Seamon Whiteside for Arme Greenville, LLC**  
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' left side setback to 0' in order to allow for a 30' connecting corridor to the parcel to the left.

There are no prior applications before the BZA.

The representative present for this application was Jamie Shearer.

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

Staff presented and discussion ensued.

The applicant stated they are proposing to build an enclosed corridor to connect the two existing buildings and would need to encroach into the setback to do so. They also stated due to legality issues they cannot combine the properties and the building proper will not encroach into the required setback.

Chairman Hattendorf made a motion to grant Variance to reduce the required 25' left side setback to 0' in order to allow for a 30' connecting corridor to the parcel to the left. Ms. Barber seconded the motion. The motion carried with a 9 – 0 vote.

**iv. CB-2023-069, Zachary D. Johnson of Gray Engineering Consultants for Barbara Aiken, et al**

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.

There are no prior applications before the BZA.

The representative present for this application was Ethan Nida.

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

Staff presented and discussion ensued.

The applicant stated they are proposing to build Victory Baptist Church on the subject property and will meet all the conditions for a church in a residential area.

Ms. Shuman made a motion to approve the Use by Special Exception to allow for the construction of Victory Baptist Church. Mr. Roth seconded the motion. The motion carried with a 9 – 0 vote.

**viii. CB-2023-071, F. Allen Smith of AJC-101 Holdings, LLC for AJC-101 Holdings, LLC**

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 for 21.5' and 24.9' into the required 20' side setback and a Use by Special Exception for expansion.

There are no prior applications before the BZA.

The representative present for this application was Mr. Ells.

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

Staff presented and discussion ensued.

The applicant stated they are looking to place two new 14' by 70' feet manufactured homes on this lot and will stay five feet off of all side setbacks.

Mr. Hamilton made a motion to grant the Variance and a Use by Special Exception for expansion. Mr. Roth seconded the motions. The motions carried with a 9 – 0 vote.

**7. Announcements/Requests**

Chairman Hattendorf asked for any announcements or requests.

Ms. Godfrey and Chairman Hattendorf stated they would not be able to attend next month's meeting.

Mr. Henderson provided an update on the number of dockets pending for the September BZA meeting.

Ms. Shuman requested a copy of the official version of the by-laws to be sent to all BZA members.

**8. Adjournment**

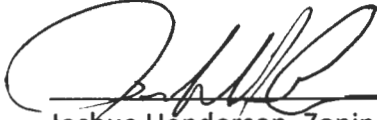
Chairman Hattendorf made a motion to adjourn the meeting. Mr. Akers seconded the motion. The motion carried unanimously.



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

10-4-23

\_\_\_\_\_  
DATE



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

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**October 4, 2023**  
**PUBLIC HEARING**

301 University Ridge  
North Building 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-2023-072

<b>Applicant:</b>	Nikhil Patel for Three Brothers Rental Properties, LLC.
<b>Project Type:</b>	Variance
<b>Address:</b>	7240 White Horse Rd., Greenville, SC, 29617
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 08/29/23

# CB-2023-072 Request

The property is located on the corner of White Horse Road and Berea Drive, west of Cedar Lane Road.

The applicant is requesting a Variance for a 4.7' encroachment into the required 25' front setback, an 8.9' encroachment into the required 20' rear setback on the right side of the building, and a 6.4' encroachment into the required 20' rear setback on the left side of the building.

On July 26, 2023, Docket CB-2023-059 was Administratively Withdrawn due to an inadequate site plan.

# CB-2023-072: 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	=	15' from edge of road R.O.W.
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-23-072: 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-2023-072: Zoning Map



# CB-2023-072: Aerial Map



# CB-2023-072 Photos



Subject



North West of Subject



South of Subject



North of Subject

# CB-2023-075

**Applicant:** Ken Colon of Colon Properties for Colon Properties, LLC

**Project Type:** Variance

**Address:** 1215 Poinsett Hwy, Greenville, SC 29609

**Zoning:** C-2, Commercial District

**Posting:** Confirmed 08/29/23

# CB-2023-075 Request

The property is located on Poinsett Highway west of Furman Hall Road, and south of Fair Street.

The applicant is requesting a Variance for a 25' encroachment into the required 25' front setback for existing Building 1, a 17.2' encroachment into the required 20' rear setback for existing Building 2, and a 14.1' encroachment into the required 20' rear setback and a 2.5' encroachment into the required 5' right side setback for existing Building 3.

On July 14, 2023, Docket CB-2023-067 was Administratively Withdrawn due to submittal of an incomplete site plan.

# CB-2023-075: 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

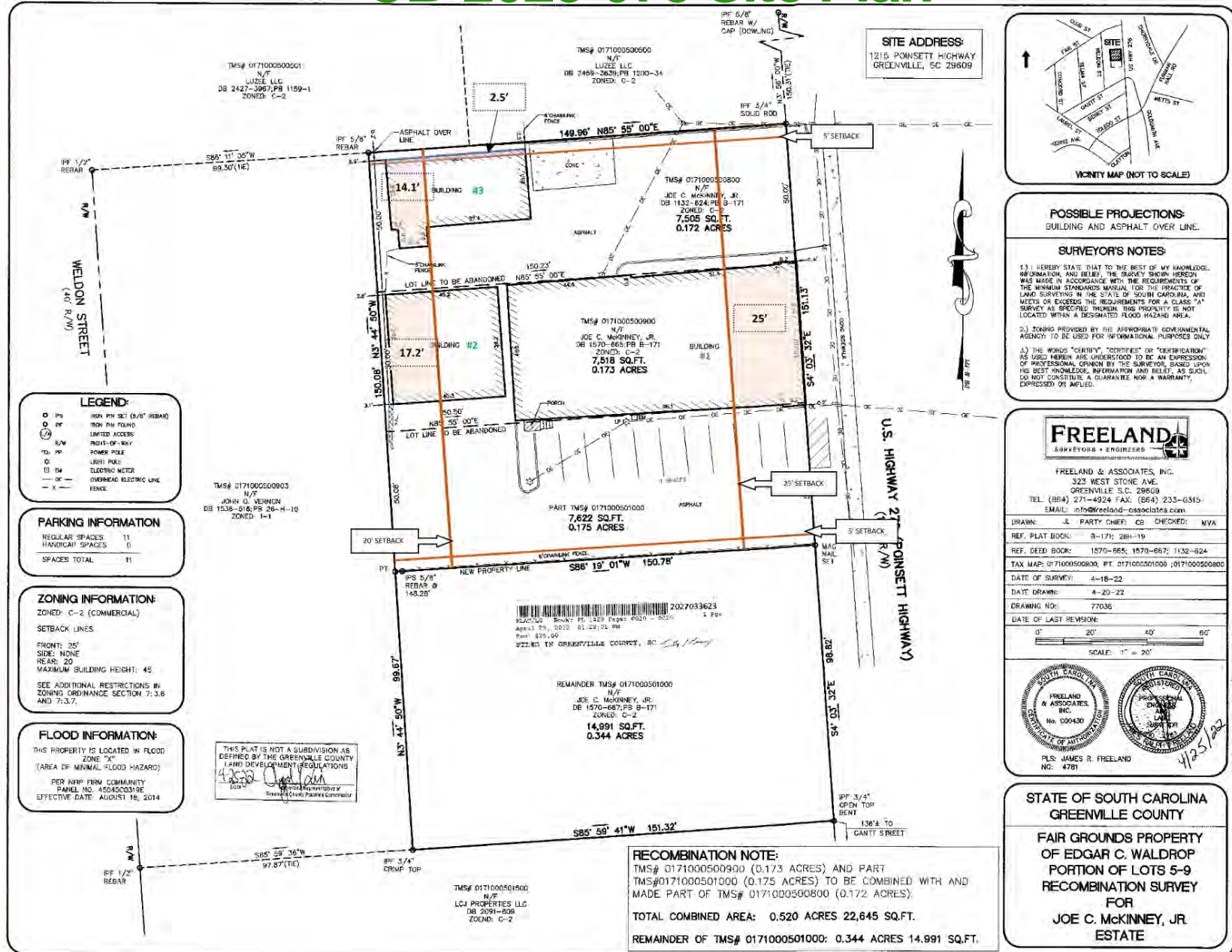
On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

# CB-23-45: Variance Considerations

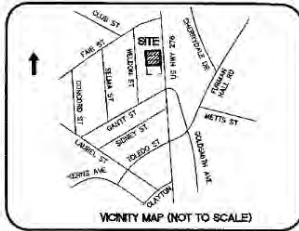
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-075 Site Plan



**SITE ADDRESS:**  
 1215 PONSETT HIGHWAY  
 GREENVILLE, SC 29609



**POSSIBLE PROJECTIONS:**  
 BUILDING AND ASPHALT OVER LINE.

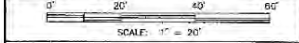
**SURVEYOR'S NOTES:**

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- THE WORDS "CERTAIN", "APPROXIMATE" OR "OR SUBSTANTIALLY" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.



325 WEST STONE AVE  
 GREENVILLE, S.C. 29609  
 TEL: (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: info@freeland-associates.com

DRAWN:	J. PARTY CHIEF	CB	CHECKED:	MVA
REF. PLAT BOOK:	3-171; 28H-19			
REF. DEED BOOK:	1570-665; 1570-667; 1132-624			
TAX MAP:	0171000500800, PT. 0171000501000, 0171000500800			
DATE OF SURVEY:	4-18-22			
DATE DRAWN:	4-20-22			
DRAWING NO.:	77036			
DATE OF LAST REVISION:				



**STATE OF SOUTH CAROLINA  
 GREENVILLE COUNTY**

**FAIR GROUNDS PROPERTY  
 OF EDGAR C. WALDROP  
 PORTION OF LOTS 5-9  
 RECOMBINATION SURVEY  
 FOR  
 JOE C. MCKINNEY, JR.  
 ESTATE**

**LEGEND:**

- IPS IRON PIN SET (8/16" REBAR)
- IRON PIN FOUND
- LIMITED ACCESS
- RIGHT-OF-WAY
- POWER POLE
- LIGHT POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC LINE
- X - FENCE

**PARKING INFORMATION**

REGULAR SPACES	11
HANDICAP SPACES	0
SPACES TOTAL	11

**ZONING INFORMATION**

ZONED: C-2 (COMMERCIAL)

**SETBACK LINES**

FRONT: 25'  
 SIDE: NONE  
 REAR: 20'  
 MAXIMUM BUILDING HEIGHT: 45'

SEE ADDITIONAL RESTRICTIONS IN ZONING ORDINANCE SECTION 7:3.6 AND 7:3.7.

**FLOOD INFORMATION:**  
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).  
 PER NFIP FIRM COMMUNITY PANEL NO. 45045C0319E EFFECTIVE DATE: AUGUST 16, 2014

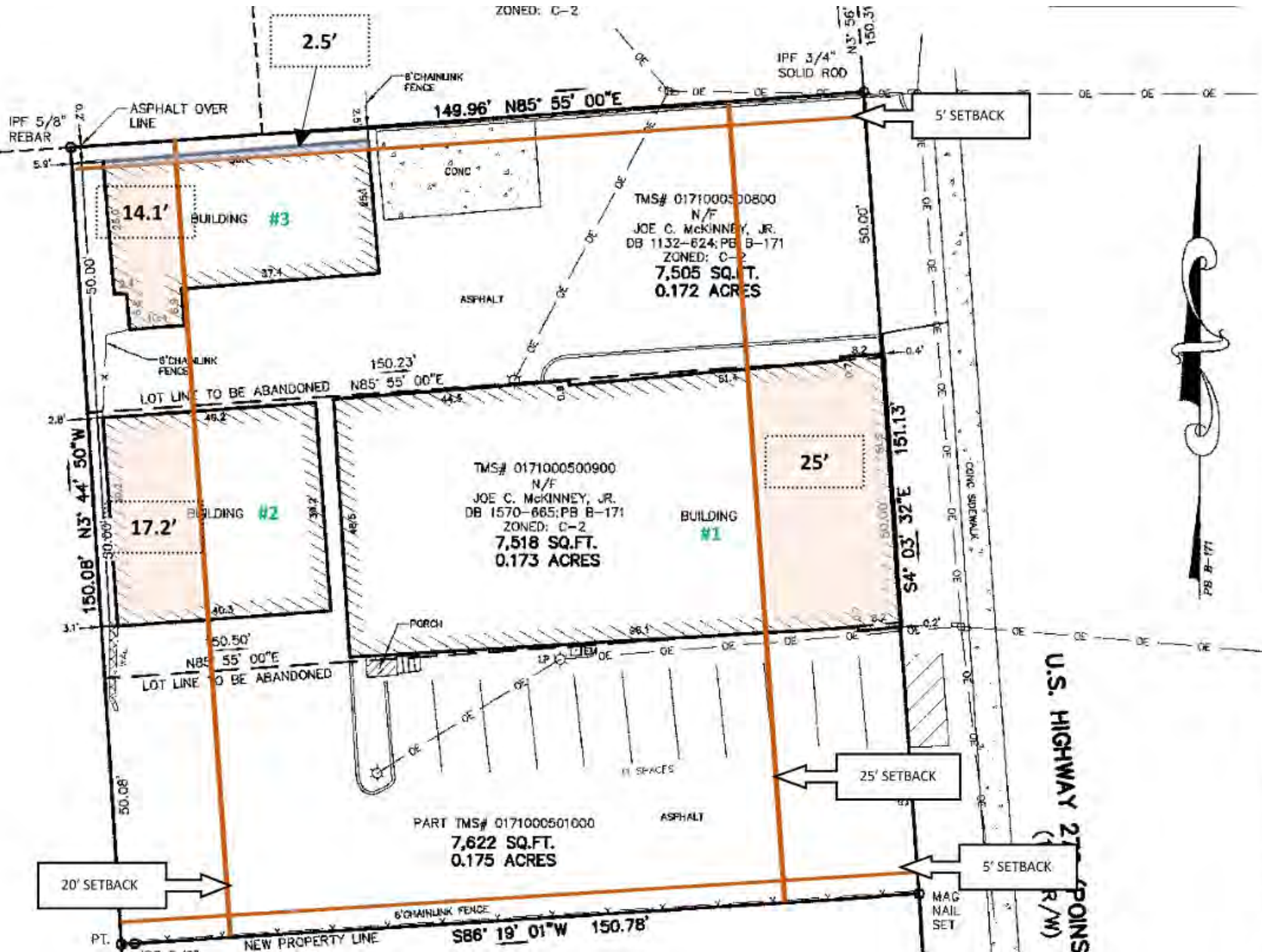
THIS PLAN IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS.

4/25/22  
 J. Freeland  
 Surveyor



# CB-2023-075 Site Plan

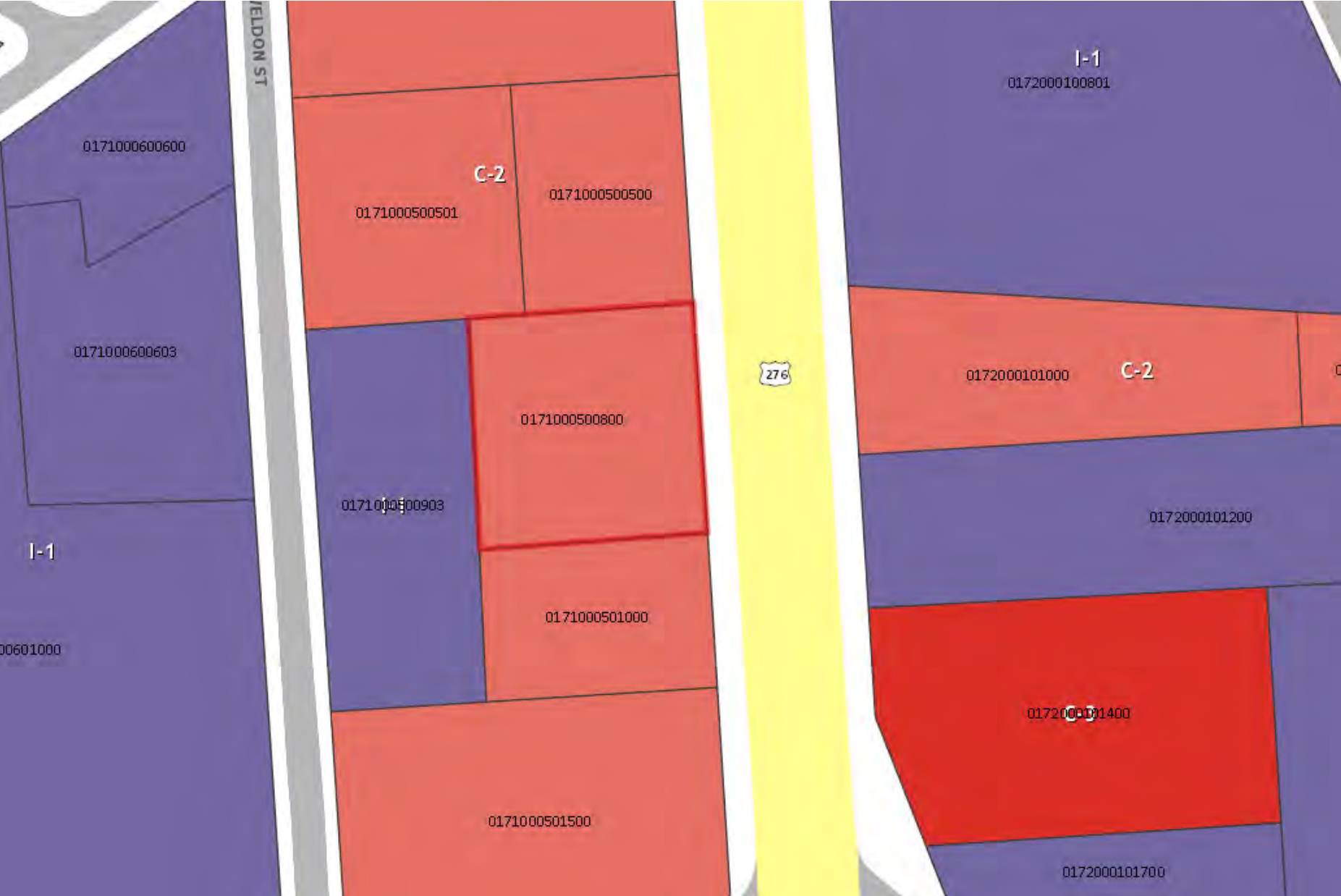
LUZEE LLC  
 -3967; PB 1159-1  
 ZONED: C-2



000500903  
 N/F  
 VERNON  
 5; PB 26-H-19  
 D: J-1



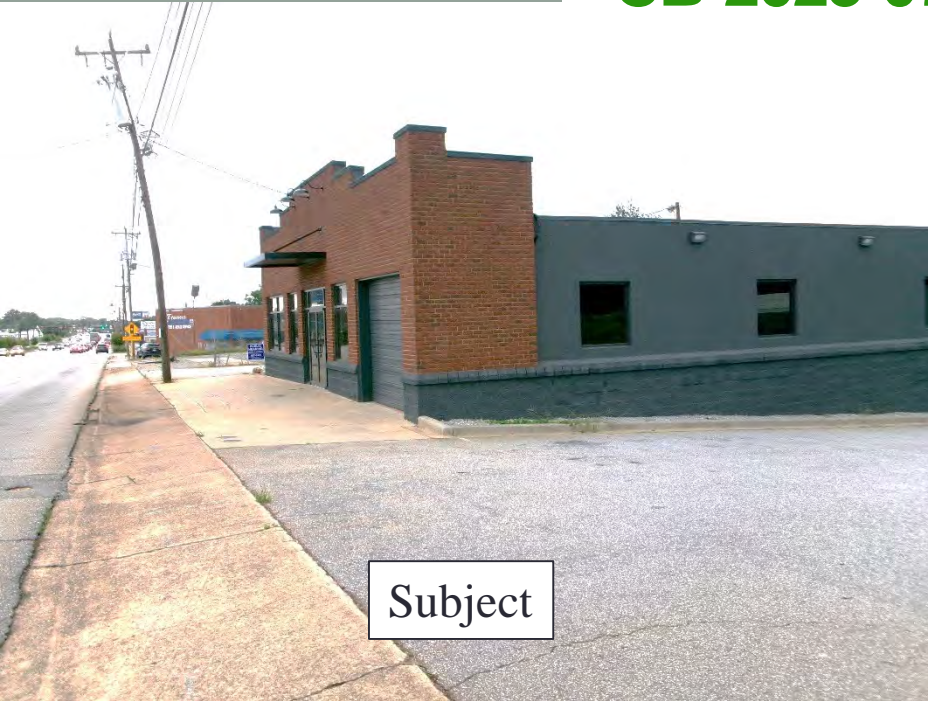
# CB-2023-075: Zoning Map



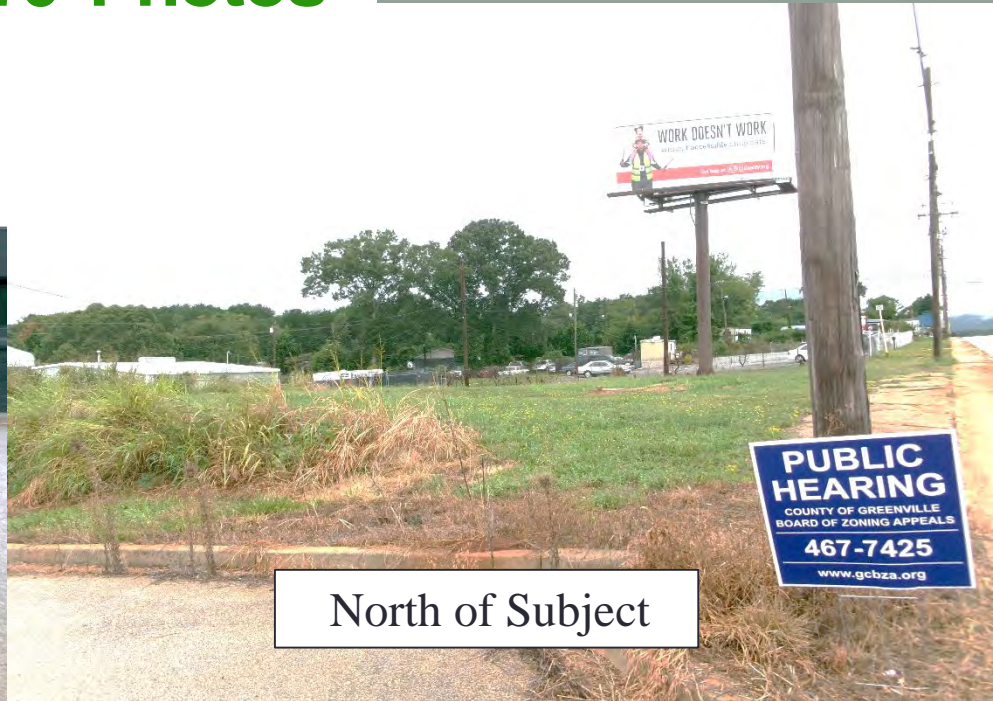
# CB-2023-075: Aerial Map



# CB-2023-075 Photos



Subject



North of Subject



South of Subject



East of Subject

# CB-2023-076

<b>Applicant:</b>	Kevin Thivierge of IES Roofing for Kevin Thivierge
<b>Project Type:</b>	Variance
<b>Address:</b>	100 Dixie Cir., Greenville, SC 29605
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 08/29/23

# CB-2023-076 Request

The property is located on Dixie Circle, south of White Horse Road, and east of Old Grove Road.

The applicant is requesting a variance to encroach 10.1' into the required 25' side setback.

On April 14, 2023, Docket CB-23-31 was Administratively Withdrawn due the intended use for the property not being permitted in the S-1 Services district.

# CB-2023-076: Variance

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

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

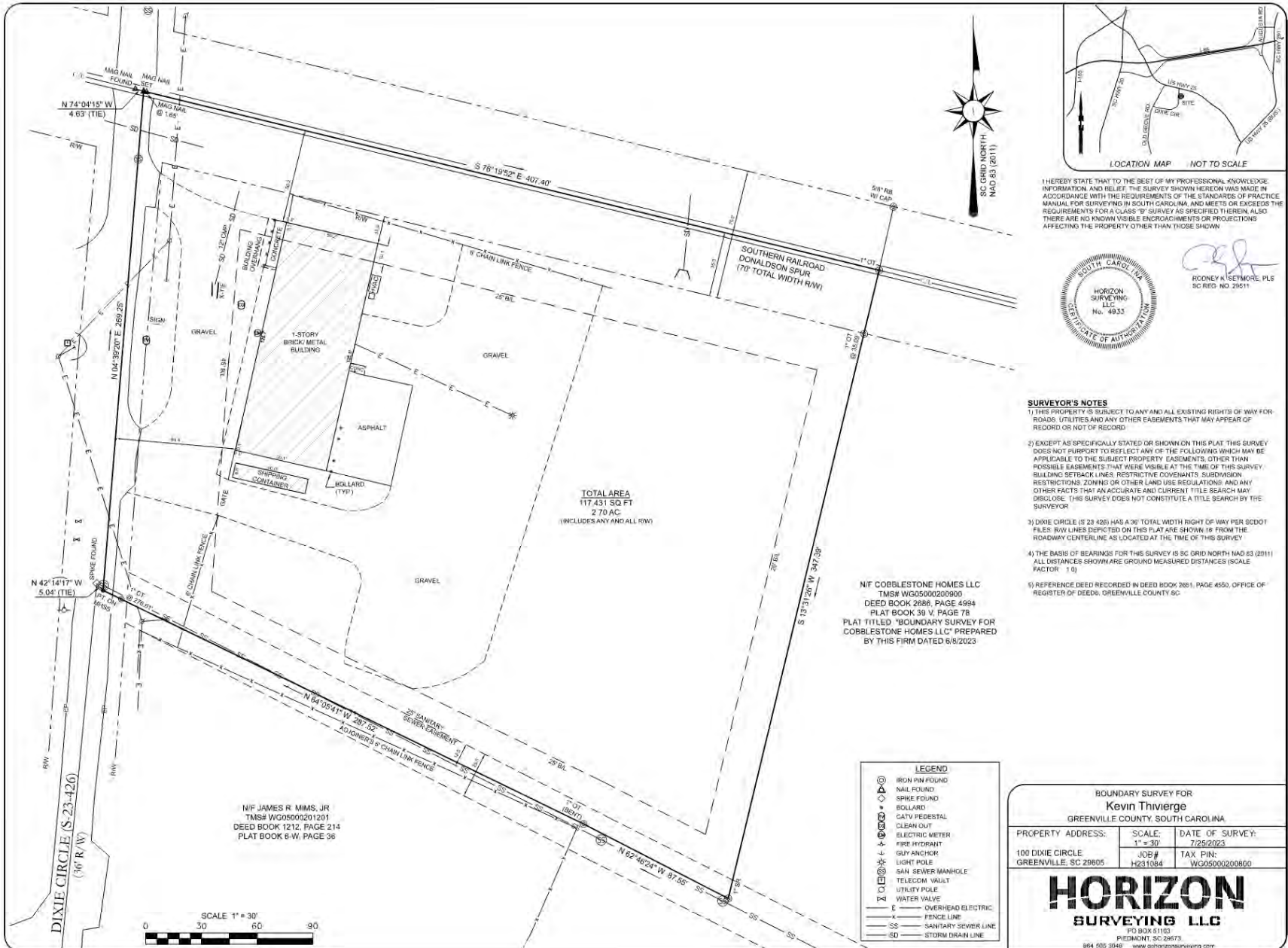
# CB-2023-076: Variance Considerations

**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-2023-076 Site Plan



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 "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN



ROONEY A SEYMORE, PLS  
SC REG NO 26511

**SURVEYOR'S NOTES**

- 1) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS OF WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD
- 2) EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWINGS WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF 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 SEARCH BY THE SURVEYOR
- 3) DIXIE CIRCLE (S 23 426) HAS A 30' TOTAL WIDTH RIGHT OF WAY PER SDDOT FILES; R/W LINES DEPICTED ON THIS PLAT ARE SHOWN 10' FROM THE ROADWAY CENTERLINE AS LOCATED AT THE TIME OF THIS SURVEY
- 4) THE BASIS OF BEARINGS FOR THIS SURVEY IS SC GRID NORTH NAD 83 (2011). ALL DISTANCES SHOWN ARE GROUND MEASURED DISTANCES (SCALE FACTOR = 1.0)
- 5) REFERENCE DEED RECORDED IN DEED BOOK 2651, PAGE 4550, OFFICE OF REGISTER OF DEEDS, GREENVILLE COUNTY, SC

N/F COBBLESTONE HOMES LLC  
TMS# WG05000200900  
DEED BOOK 2656, PAGE 4994  
PLAT BOOK 39 V, PAGE 78  
PLAT TITLED "BOUNDARY SURVEY FOR COBBLESTONE HOMES LLC" PREPARED BY THIS FIRM DATED 6/8/2023

TOTAL AREA  
117,431 SQ FT  
2.70 AC  
(INCLUDES ANY AND ALL R/W)

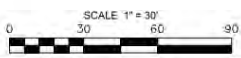
N/F JAMES R. MIMS, JR  
TMS# WG05000201201  
DEED BOOK 1212, PAGE 214  
PLAT BOOK 8-W, PAGE 38

LEGEND	
⊙	IRON PIN FOUND
⊙	NAIL FOUND
⊙	SPRICE FOUND
⊙	BOLLARD
⊙	CATY PEDESTAL
⊙	CLEAN OUT
⊙	ELECTRIC METER
⊙	FIRE HYDRANT
⊙	BUY ANCHOR
⊙	LIGHT POLE
⊙	SAN SEWER MANHOLE
⊙	TELECOM MOUNT
⊙	UTILITY POLE
⊙	WATER VALVE
—E—	OVERHEAD ELECTRIC
—SS—	SANITARY SEWER LINE
—SD—	STORM DRAIN LINE

BOUNDARY SURVEY FOR  
**Kevin Thivierge**  
GREENVILLE COUNTY, SOUTH CAROLINA

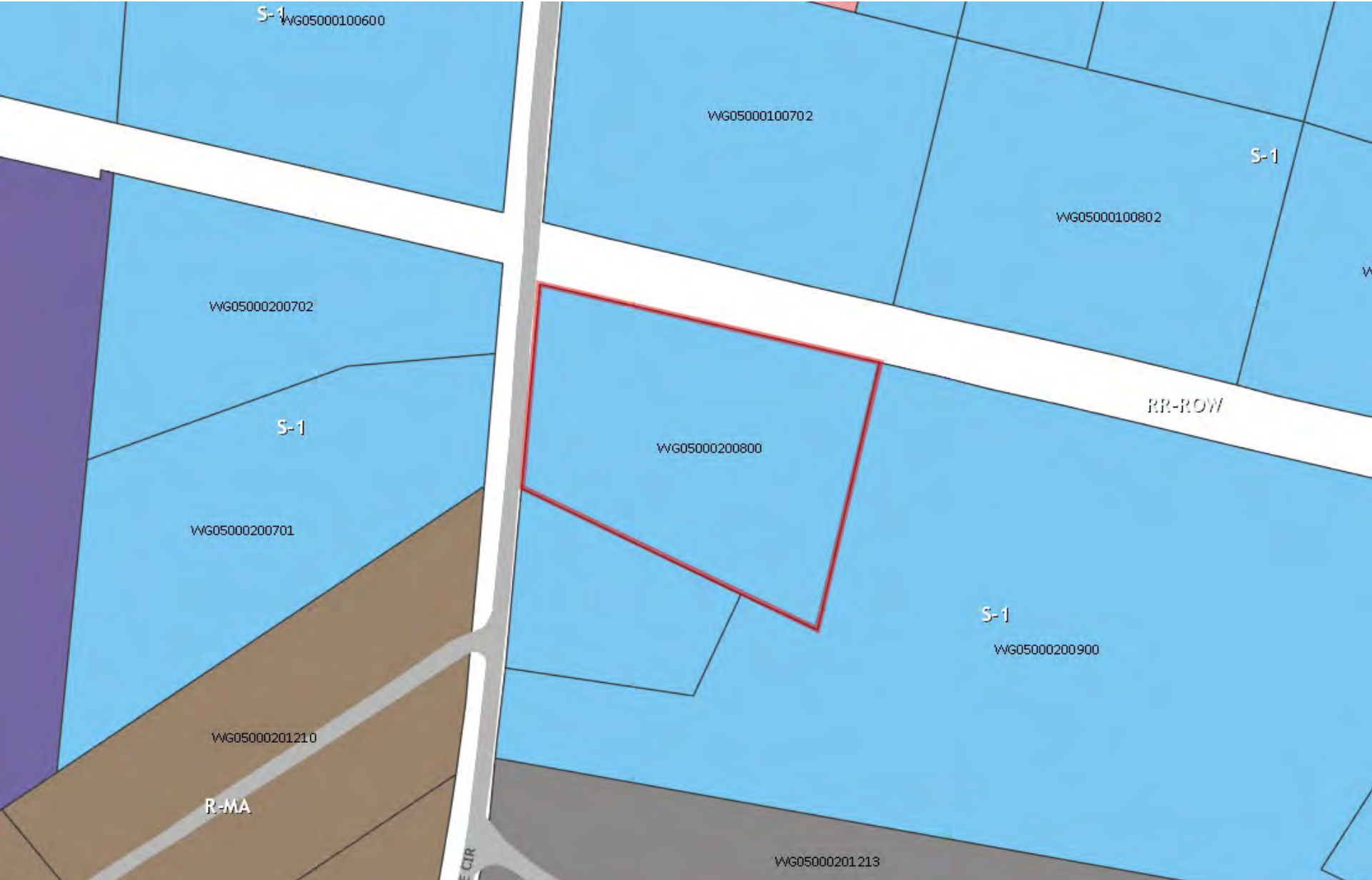
PROPERTY ADDRESS: 100 DIXIE CIRCLE GREENVILLE, SC 29605	SCALE: 1" = 30'	DATE OF SURVEY: 7/25/2023
JOB# H231084	TAX PIN: WG05000200860	

**HORIZON SURVEYING LLC**  
P.O. BOX 11103  
PIEDMONT, SC 29673  
854 202 3046 www.horizonsurveying.com





# CB-2023-076: Zoning Map



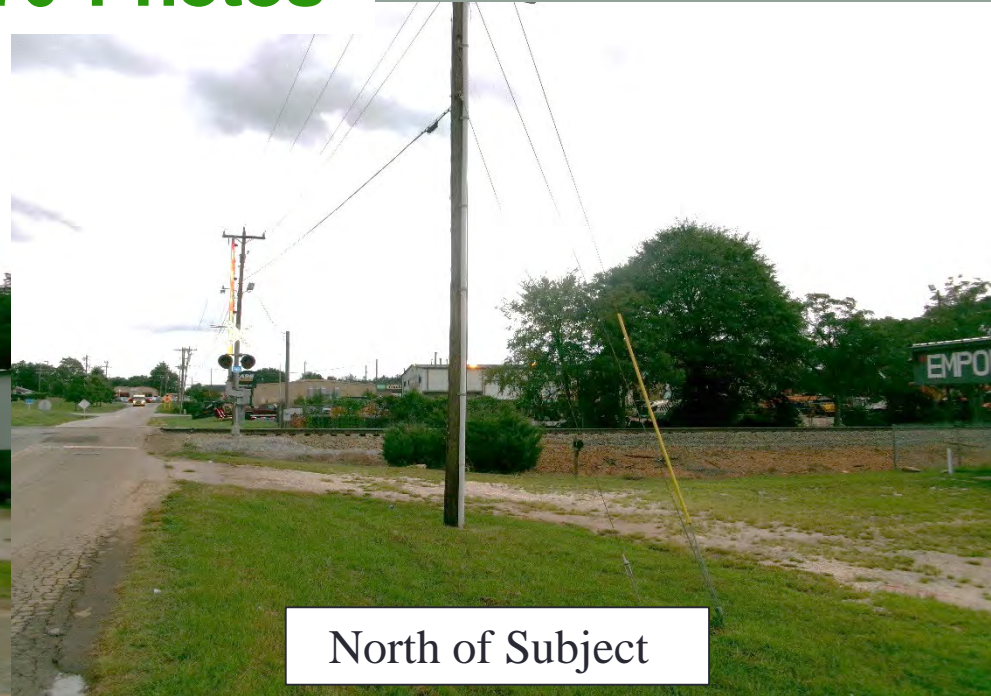
# CB-2023-076: Aerial Map



# CB-2023-076 Photos



Subject



North of Subject



South of Subject



Northwest of Subject

# CB-2023-077

<b>Applicant:</b>	C. Walden Jones, Jr. of McCutchen Engineering Associates, PC, for Holly Grove Road, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	9411 Augusta Rd., Pelzer, SC 29669
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 08/29/23

# CB-2023-077 Request

The property is located on Augusta Road north of Highway 418, west of Hopkins Road, and south of Woodville Road.

The applicant is requesting a Variance to encroach 14' into the required 45' front setback on the front left corner of the existing building and 10' into the required 45' front setback on the front right corner of the existing building.

There are no prior applications before the BZA.

# CB-2023-077: Variance

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

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



# CB-2023-077: 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-2023-077 Site Plan

## GREENVILLE PARKING REQUIREMENTS

OFFICE AND PROFESSIONAL BUILDING- MINIMUM OF 3 SPACES PER 1000 SQUARE FEET OF LEASABLE FLOOR AREA  
 REQUIRED PARKING FOR 1,910 S.F. = 6 SPACES INCLUDING 1 ADA SPOT

PROVIDED PARKING: 11 (MIN.) PROVIDED  
 10 SPOTS (LOCATED ON EXISTING GRAVEL)  
 1 ADA PARKING SPOT



Smith James Robert  
 TMS #: 0604020101000  
 ZONING: S-1

Holly Grove Road LLC  
 TMS #: 0604020101100  
 421 - Office - General  
 ZONING: S-1

Lopez Mireya Guzman  
 TMS # 0604020101200  
 1100 - Residential Single Family  
 ZONING R-R3

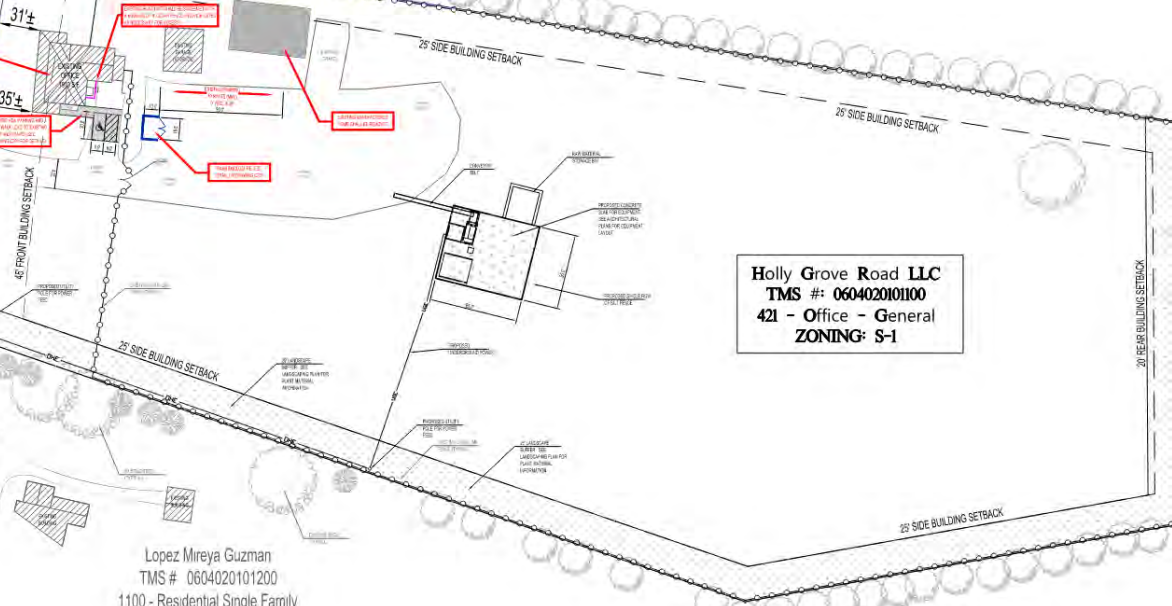
Black Christopher Lee (Jwros)  
 TMS # 0596040103208  
 1170 Residential Mobile Home with Land  
 ZONING R-R3

Pearce H E & Erahlene T  
 TMS # 0596040104600  
 1100 Residential Single Family  
 ZONING R-R3

EXISTING DRIVEWAY

HWY 25/AUGUSTA ROAD

31'±  
 35'±



ADEPTUS ARCHITECTURE, INC. 121 MAINLY STREET GREENVILLE, SC 29601 864-242-2514  
 RENOVATION FOR  
**MULCH SERVICES, INC.**  
 FELZER, SOUTH CAROLINA  
 9411 AUGUSTA ROAD

DRAWN BY:	MJD
CHECKED:	WBA
DATE:	1/11/22
SCALE:	AS NOTED
JOB NUMBER:	2251
REVISIONS:	
1	ISSUED FOR PERMIT SET BY
2	ISSUED FOR QUANTITY TAKEOFF
3	ISSUED FOR PERMITS

DESCRIPTION  
**SITE LAYOUT PLAN**

SHEET

**C100**

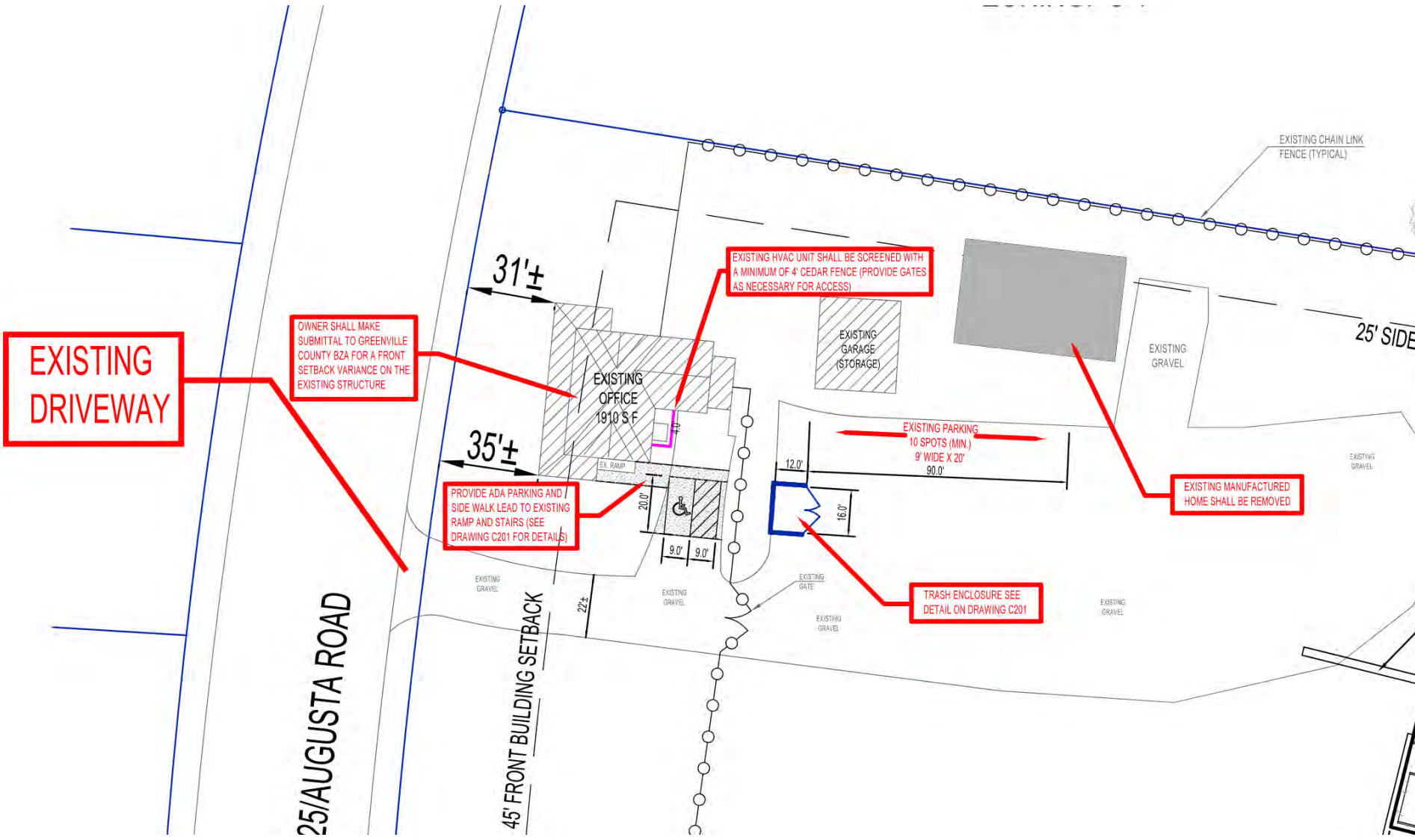
CIVIL ENGINEER



**McCutchen Engineering Associates, PC**  
 888 W. Saxe John St., Spartanburg, S.C. 29007  
 Phone: 864-587-1885 | Fax: 864-587-0881

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# CB-2023-077 Site Plan



EXISTING DRIVEWAY

OWNER SHALL MAKE SUBMITTAL TO GREENVILLE COUNTY BZA FOR A FRONT SETBACK VARIANCE ON THE EXISTING STRUCTURE

EXISTING HVAC UNIT SHALL BE SCREENED WITH A MINIMUM OF 4' CEDAR FENCE (PROVIDE GATES AS NECESSARY FOR ACCESS)

PROVIDE ADA PARKING AND / SIDE WALK LEAD TO EXISTING RAMP AND STAIRS (SEE DRAWING C201 FOR DETAILS)

TRASH ENCLOSURE SEE DETAIL ON DRAWING C201

EXISTING MANUFACTURED HOME SHALL BE REMOVED

25/AUGUSTA ROAD

45' FRONT BUILDING SETBACK

EXISTING OFFICE  
1910 S.F.

EXISTING GARAGE  
(STORAGE)

EXISTING PARKING  
10 SPOTS (MIN.)  
9' WIDE X 20'  
90.0'

EXISTING CHAIN LINK FENCE (TYPICAL)

25' SIDE

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GATE

EXISTING GRAVEL

EXISTING GRAVEL

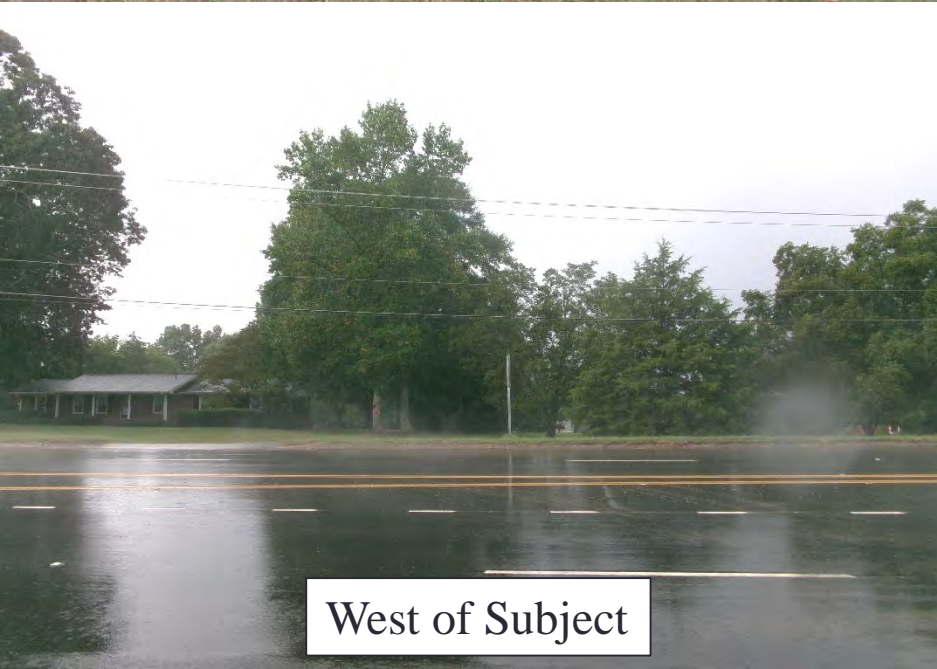
# CB-2023-077: Zoning Map



# CB-2023-077: Aerial Map



# CB-2023-077 Photos



# CB-2023-081

- Applicant:** Christopher Clary of Duke Energy for Cp Mauldin Land Gp, LLC and Fork Shoals Holdings, LLC
- Project Type:** Use by Special Exception
- Address:** Fork Shoals Road, Greenville, SC 29605
- Zoning:** I-1, Industrial District
- Posting:** Confirmed 08/29/23

# CB-2023-081: Use by Special Exception Requirements

**Section 5:15 and Table 6.1** (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Public Utility” as a Use by Special Exception in the I-1, Industrial District.

**Section 11:7** – Public Utility Buildings and Uses, states: "Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped."

**Section 11:1** - General Provisions for Uses Permitted by Special Exception states: “The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.”



# CB-2023-081: 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-2023-081 Site Plan

**SITE ADDRESS:**  
34 442007, -82.210835  
FORK SHOALS ROAD  
GREENVILLE, SC 29605

**PROPERTY REAL ID:**  
97ES2301734

**PIN NUMBER:**  
0593030100108

**RECORDATION INFORMATION:**  
DEED BOOK 2623, PAGE 2059  
PLAT BOOK 1744, PAGE 731

**APPLICANT:**  
BURNS & MCDONNELL  
ANGELINE CROWDER  
80 INTERNATIONAL DR., SUITE 500  
GREENVILLE, SC 29615  
PHONE: 864-263-5300  
FAX: 804-200-6303

**OWNER:**  
CP MAULDIN LAND GP  
LLC AND FORK SHOALS  
HOLDINGS, LLC

**DEVELOPER:**  
DUKE ENERGY CAROLINAS, LLC  
CHRISTOPHER CLARY  
SITING TRANSMISSION MANAGER - CAROLINAS WEST  
526 S CHURCH STREET | EC09C-HYB  
CHARLOTTE, NC 28202

**ENGINEER:**  
BURNS AND MCDONNELL CONSULTANTS, INC.  
ENGINEERING LICENSE #C-779  
MICHAEL E. DOCZI, PE  
80 INTERNATIONAL DRIVE, SUITE 500  
GREENVILLE, SC 29615  
PHONE: 804-207-3290  
FAX: 804-200-6303

**SITE STATISTICS:**  
PROPOSED LOD AREA: 4.21 ACRES  
PARCEL AREA: 22.98 ACRES  
EXISTING ZONING I-1  
SEWER: N/A  
WATER: N/A  
WATERSHED: SANTEE RIVER BASIN  
RECEIVING WATERS: HUFF CREEK  
FLOOD HAZARD: ZONE X PER FEMA MAP PANEL 45045C0476E  
DATED 08/18/2014  
IMPERVIOUS SURFACE RATIO AND PERCENTAGE  
1.73 ACRE OF IMPERVIOUS AREA  
LOW INTENSITY DEVELOPMENT: 0.075 (7.5%)  
MINIMUM LOT SETBACKS:  
FRONT SETBACK: 50 FT  
SIDE SETBACK: 25 FT

**PROPERTY OWNER: SCHOOL**  
DISTRICT OF GREENVILLE COUNTY  
PIN #: 0593030100104  
ZONING: R-S

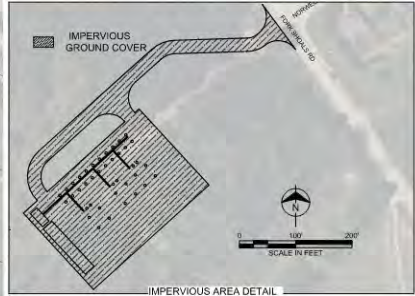
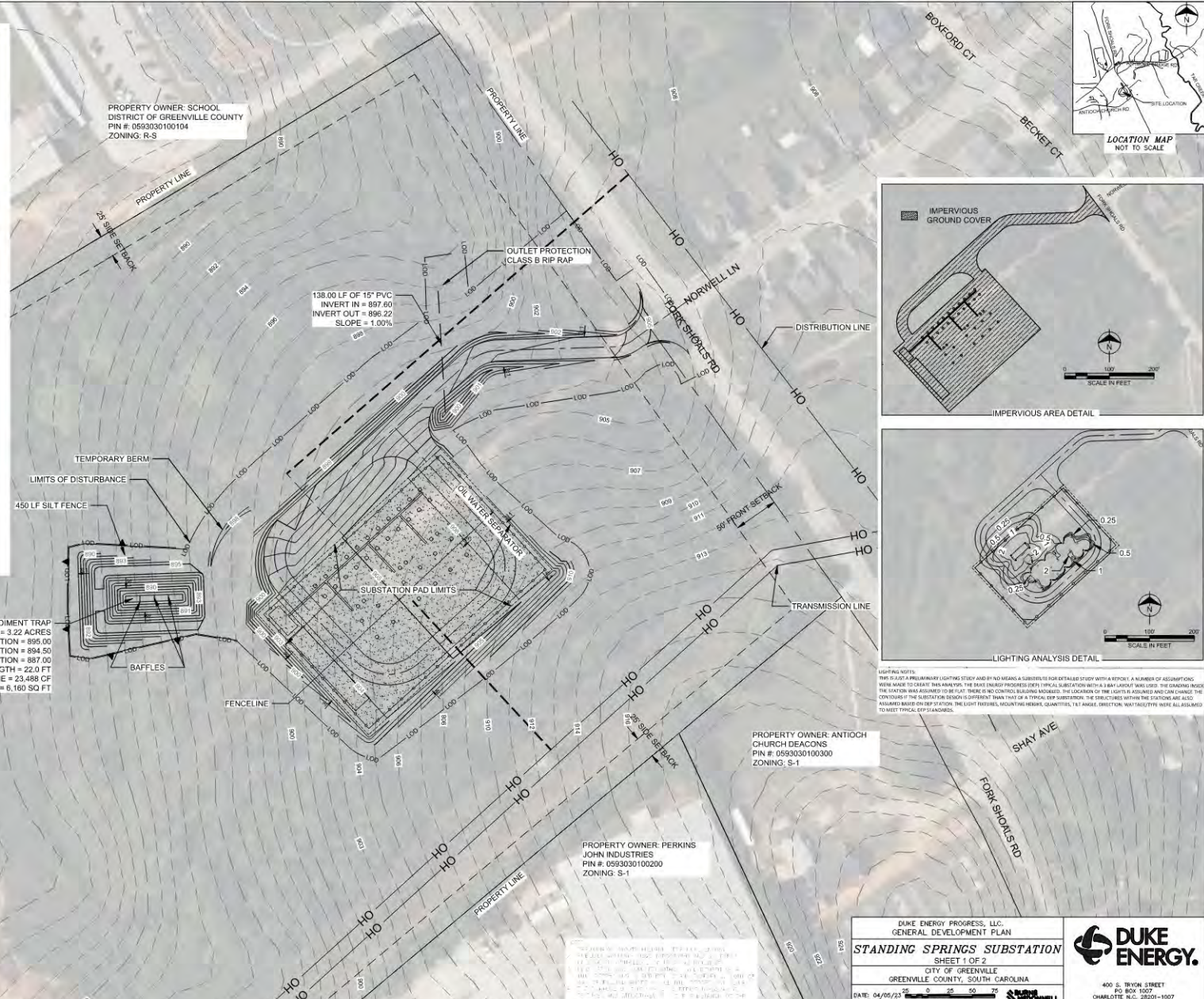
**PROPERTY OWNER: ANTIOCH**  
CHURCH DEACONS  
PIN #: 0593030100300  
ZONING: S-1

**PROPERTY OWNER: PERKINS**  
JOHN INDUSTRIES  
PIN #: 0593030100200  
ZONING: S-1

**PROPERTY OWNER:**  
WILLIAM PROPCO LLC  
PIN #: 0593030100105  
ZONING: I-1

**SEDIMENT TRAP**  
DRAINAGE AREA = 3.22 ACRES  
TOP OF DAM ELEVATION = 895.00  
WEIR ELEVATION = 894.50  
BOTTOM OF POND ELEVATION = 887.00  
WEIR LENGTH = 22.0 FT  
TOTAL VOLUME = 23,488 CF  
TOTAL SURFACE AREA = 6,160 SQ FT

138.00 LF OF 15" PVC  
INVERT IN = 897.60  
INVERT OUT = 896.22  
SLOPE = 1.00%

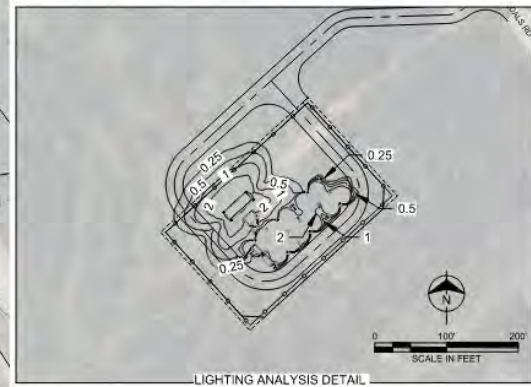
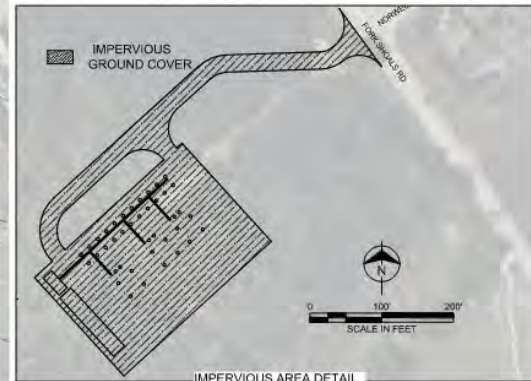


**LIGHTING NOTES:**  
THIS IS JUST A PRELIMINARY LIGHTING STUDY AND IS NOT MEANT TO BE A SUBSTITUTE FOR DETAILED STUDY WITH A REPORT. A NUMBER OF ASSUMPTIONS WERE MADE TO CREATE THIS ANALYSIS. THE BEST ENERGY PRACTICES (EPC) WERE USED WITH A BALL-ASTUT BALL BALL. THE CHANDLER INDEX THE LOCATION WAS ASSUMED TO BE PLAT. THERE IS NO CONTROL BUILDING ADJACENT. THE LOCATION OF THE LIGHTS IS ASSUMED AND CAN CHANGE THE CONTOUR. THE SUBJECT ON BEING IS DIFFERENT THAN THAT OF A TYPICAL EEP SUBSTATION. THE SPECIFICATIONS WITHIN THE DRAWINGS ARE ALSO ASSUMED BASED ON EEP STATION. THE LIGHT FIXTURES, MOUNTING HEIGHTS, QUANTITIES, TILT ANGLE, DIRECTION, WATTAGE/TYPE WERE ALL ASSUMED TO MEET TYPICAL STANDARDS.

DUKE ENERGY PROGRESS, LLC.  
GENERAL DEVELOPMENT PLAN  
**STANDING SPRINGS SUBSTATION**  
SHEET 1 OF 2  
CITY OF GREENVILLE  
GREENVILLE COUNTY, SOUTH CAROLINA  
DATE: 04/05/23  
SCALE: 1" = 25' SCALE IN FEET

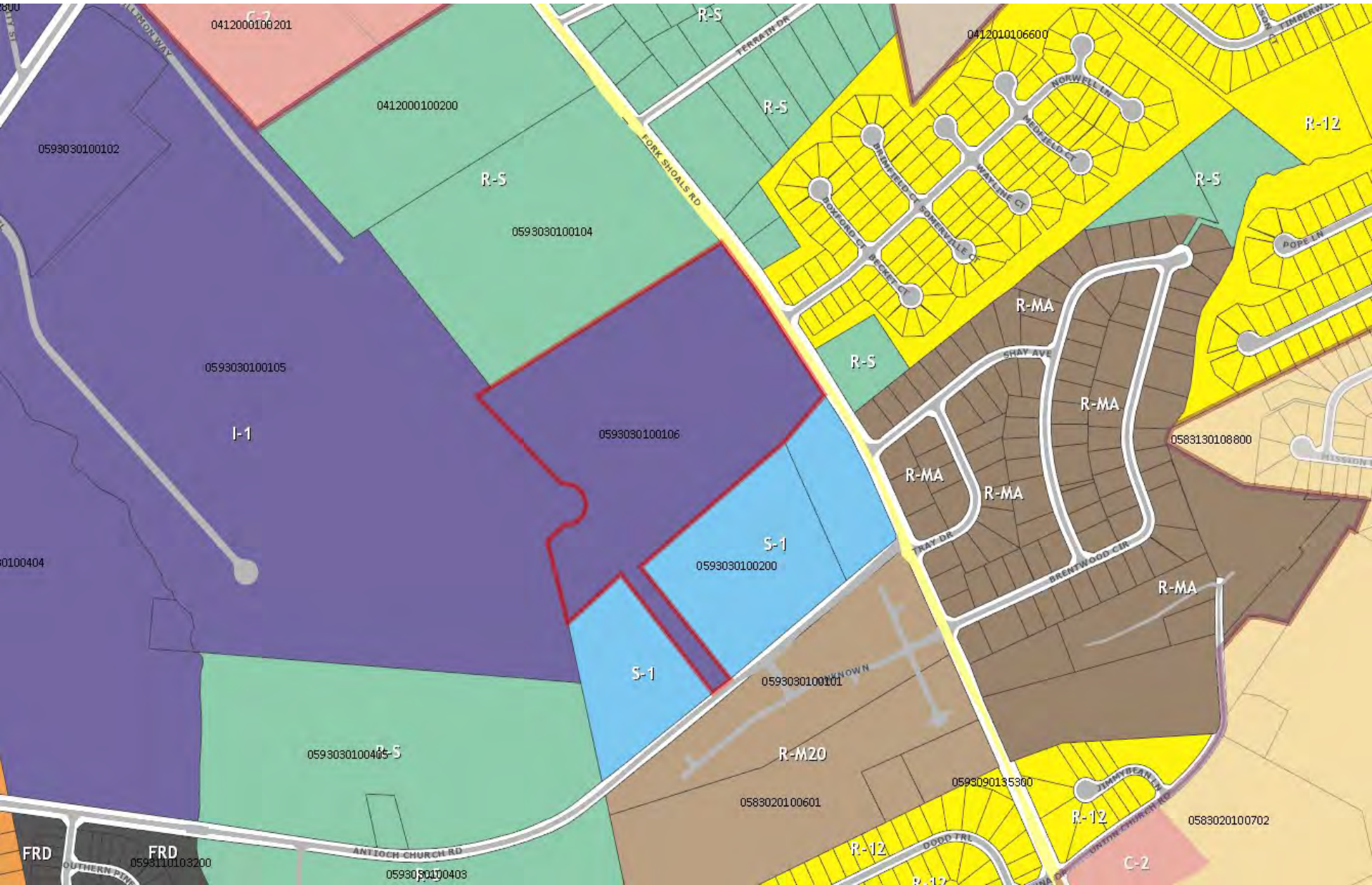
400 S. BYRON STREET  
PO BOX 1007  
CHARLOTTE, NC 28201-1007  
TELEPHONE NO. (704) 355-2561

# CB-2023-081 Site Plan



**LIGHTING NOTES:**  
 THIS IS JUST A PRELIMINARY LIGHTING STUDY AND BY NO MEANS A SUBSTITUTE FOR DETAILED STUDY WITH A REPORT. A NUMBER OF ASSUMPTIONS WERE MADE TO CREATE THIS ANALYSIS. THE DRIKE ENERGY PROGRESS (DEP) TYPICAL SUBSTATION WITH A 3-BAY LAYOUT WAS USED. THE GRADING INSIDE THE STATION WAS ASSUMED TO BE FLAT. THERE IS NO CONTROL BUILDING INCLUDED. THE LOCATION OF THE LIGHTS IS ASSUMED AND CAN CHANGE THE CONTOURS IF THE SUBSTATION DESIGN IS DIFFERENT THAN THAT OF A TYPICAL DEP SUBSTATION. THE STRUCTURES WITHIN THE STATIONS ARE ALSO ASSUMED BASED ON DEP STATION. THE LIGHT FIXTURES, MOUNTING HEIGHT, QUANTITIES, TILT ANGLE, DIRECTION, WATTAGE/TYPE WERE ALL ASSUMED TO MEET TYPICAL DEP STANDARDS.

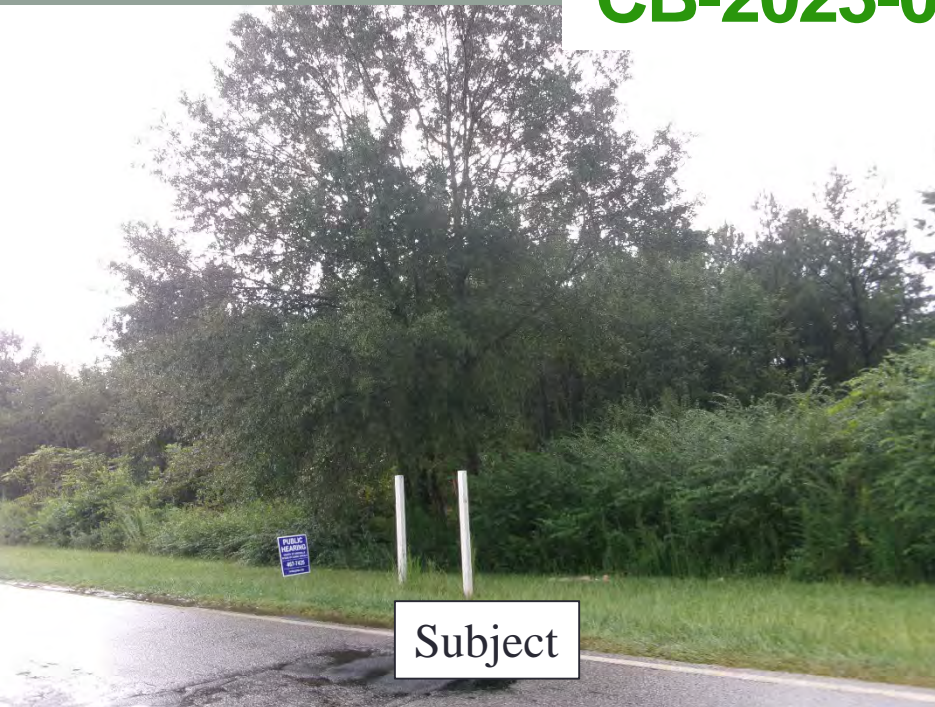
# CB-2023-081: Zoning Map



# CB-2023-081: Aerial Map



# CB-2023-081 Photos



Subject



North of Subject



South of Subject



NE of Subject

# CB-2023-082

<b>Applicant:</b>	Chad Gosnell
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	8 Glass St. Lot #7, Greenville, SC 29609
<b>Zoning:</b>	R-7.5, Residential Single-Family District
<b>Posting:</b>	Confirmed 08/29/23

# CB-2023-082 Request

The property is located between Glass Street and Church Street, west of Poinsett Highway and north of Kearns Avenue.

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

There are no prior applications before the BZA.



# **CB-2023-082: 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.

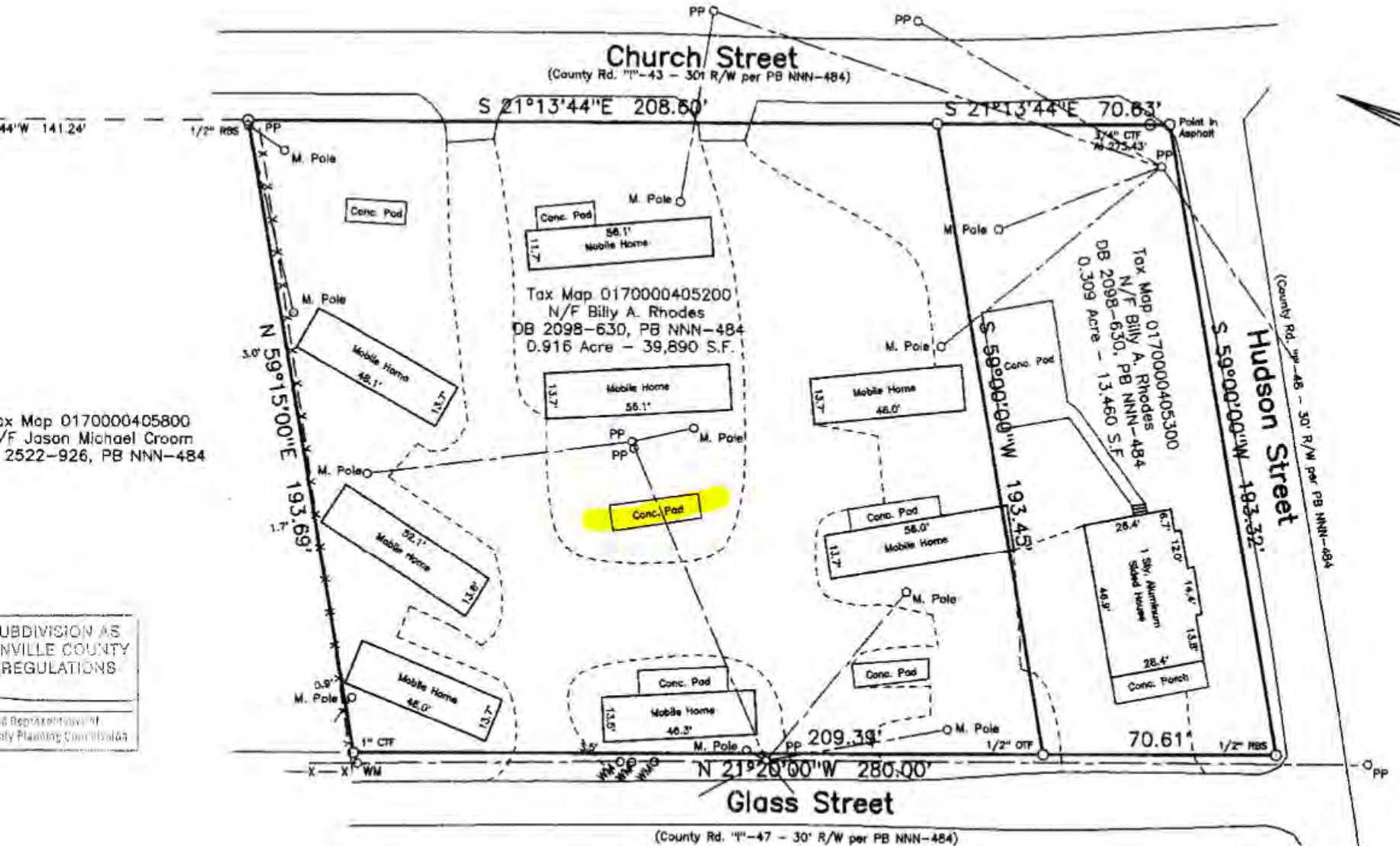
# CB-2023-082: Use By Special Exception Considerations

## 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-2023-082 Site Plan

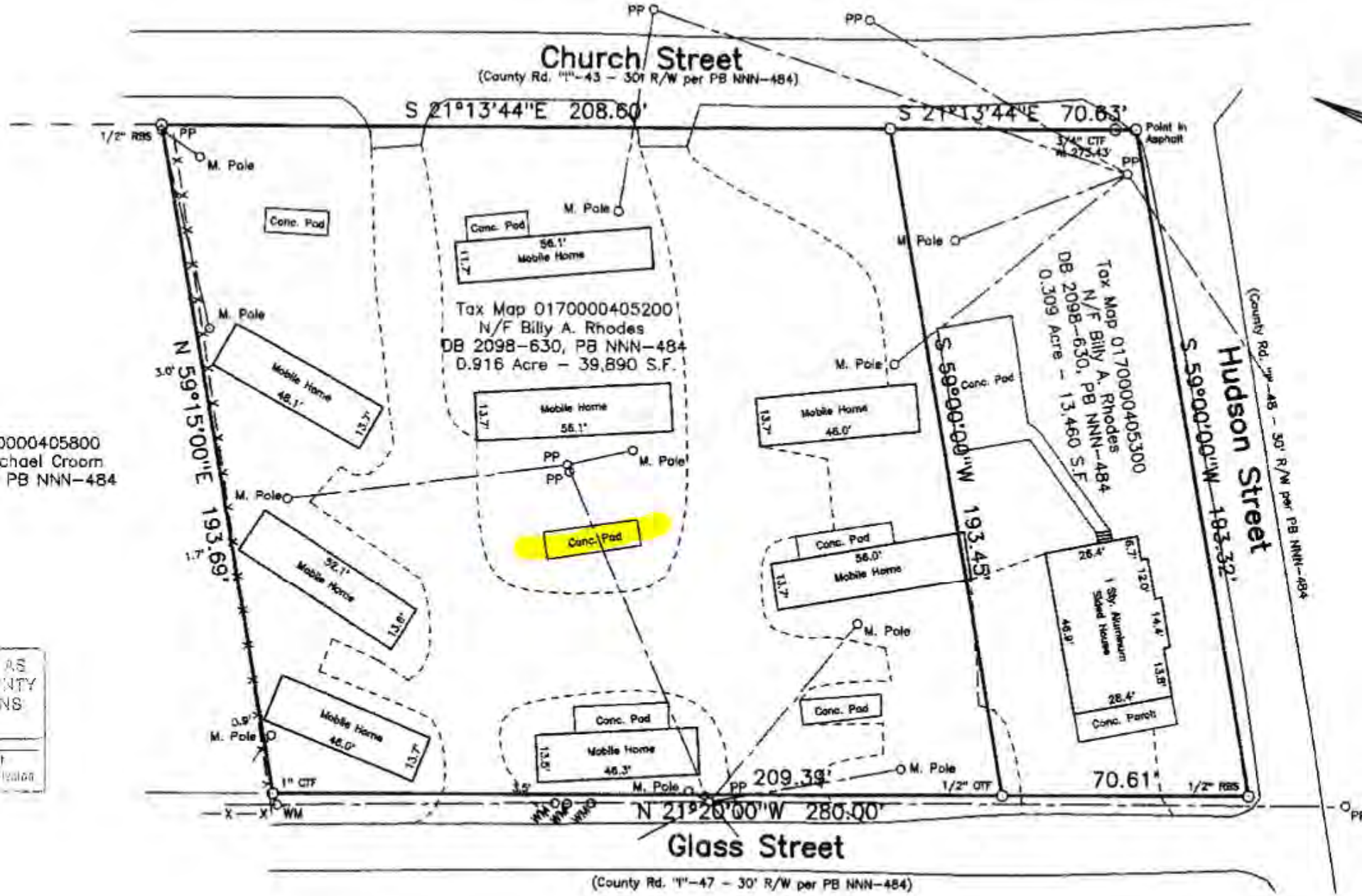


Map 0170000405800  
N/F Jason Michael Croom  
2522-926, PB NNN-484

**SUBDIVISION AS  
NUNVILLE COUNTY  
REGULATIONS**

Approved by  
City Planning Commission

# CB-2023-082 Site Plan



# CB-2023-082: Zoning Map



# CB-2023-082: Aerial Map



# CB-2023-082 Photos



Subject



Southwest of Site



North of Subject



South of Subject

# CB-2023-083

<b>Applicant:</b>	Kerry Wiant of KCI Technologies for Renewable Water Resources
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	660 Mauldin Rd., Greenville, SC 29607
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 08/29/23



# CB-2023-083: Request

The property is located on Mauldin Road, south of S I-85, east of S Pleasantburg Drive, near the City of Greenville.

The applicant is requesting a Use by Special Exception for a public utility to construct new wastewater utility structures.

There are no prior applications before the BZA.

# CB-2023-083: Use by Special Exception Requirements

**Section 5:15 and Table 6.1** (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Public Utility” as a Use by Special Exception in the I-1, Industrial District.

**Section 11:7** – Public Utility Buildings and Uses, states: "Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped."

# CB-2023-083: 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-2023-083: Site Plan

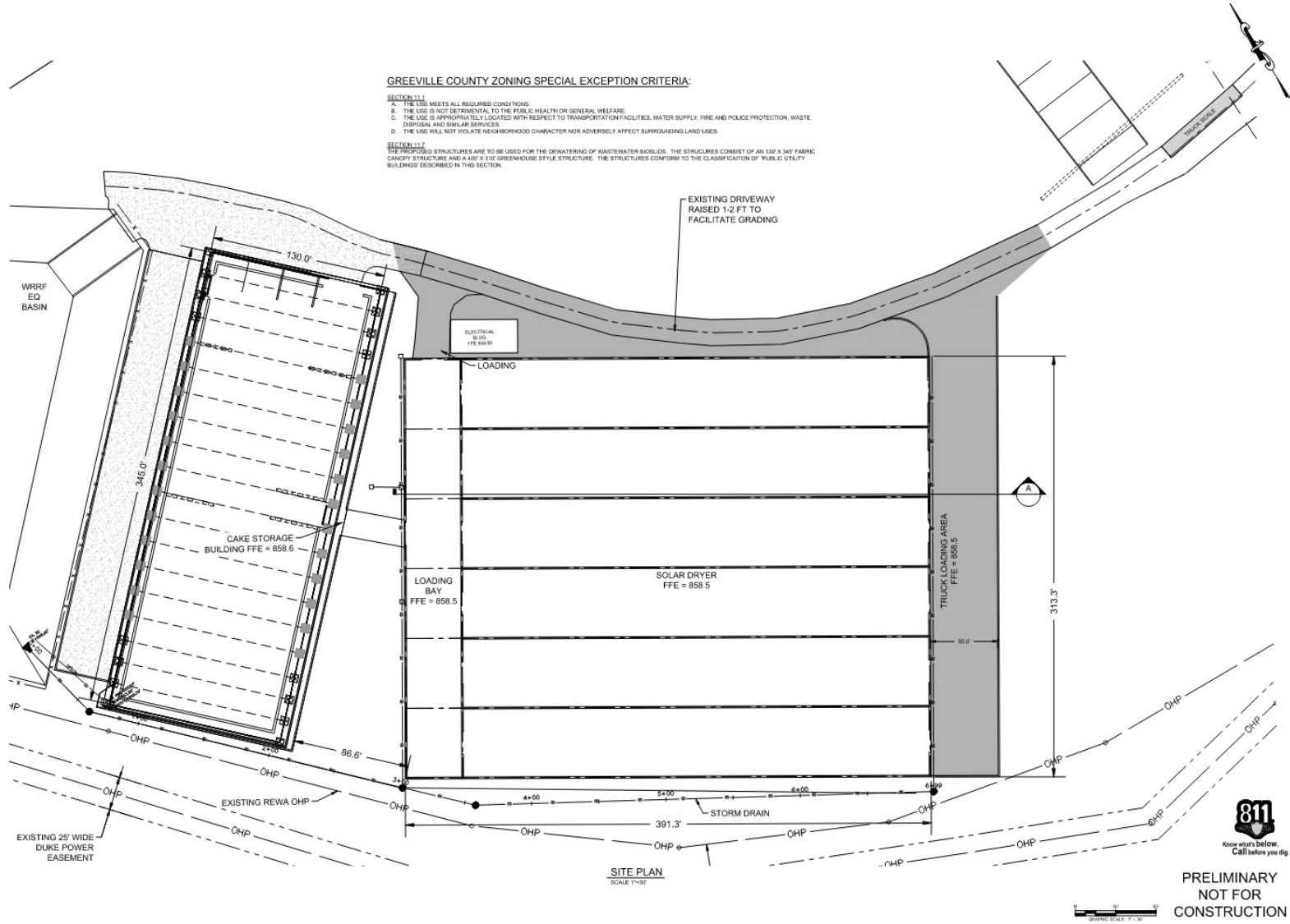
**GREEVILLE COUNTY ZONING SPECIAL EXCEPTION CRITERIA:**

**SECTION 11.1**

- 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.

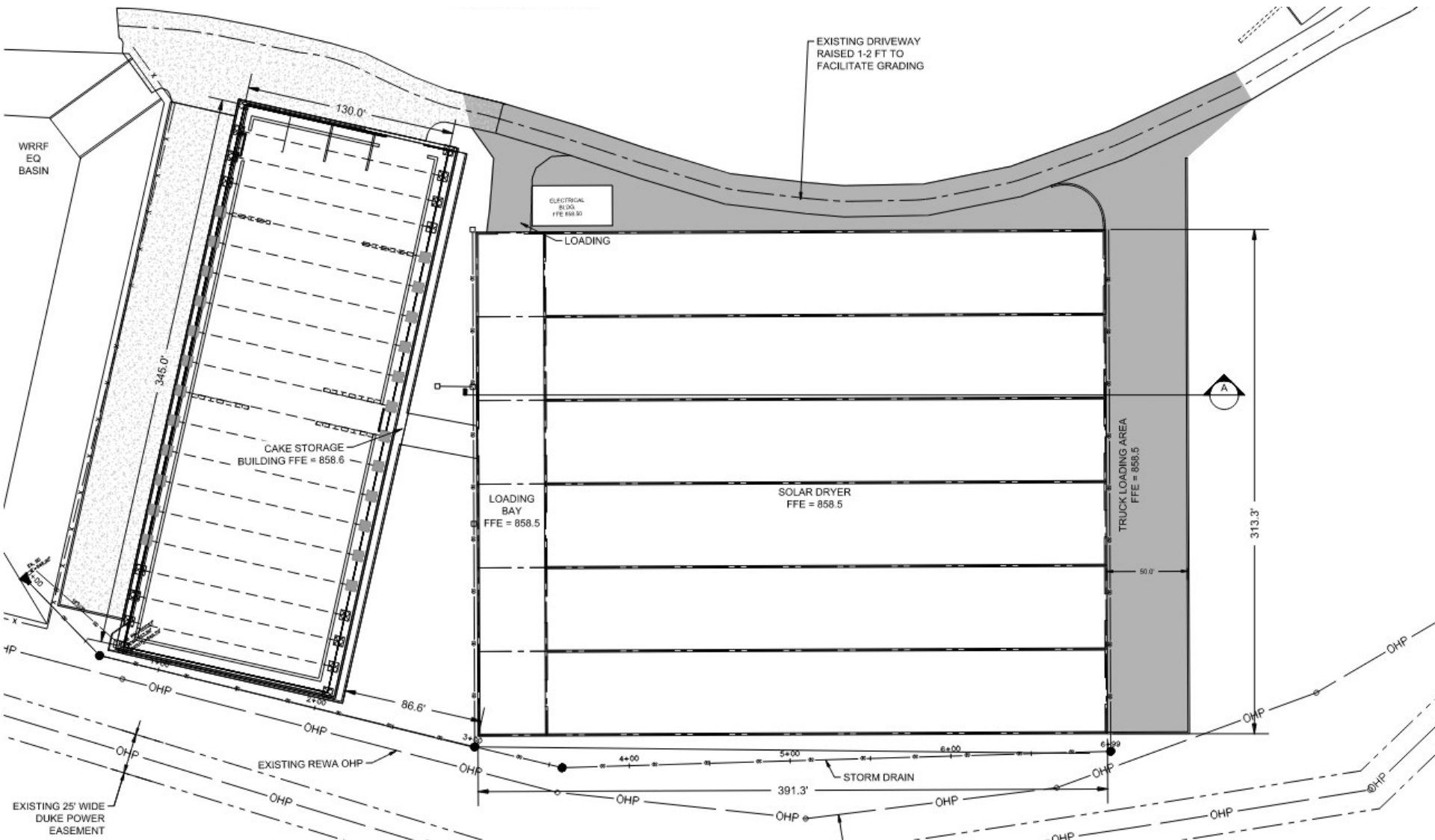
**SECTION 11.2**

THE PROPOSED STRUCTURES ARE TO BE USED FOR THE Dewatering of WASTEWATER BIOSOLIDS. THE STRUCTURES CONSIST OF AN 130' X 247' FABRIC CANOPY STRUCTURE AND A 480' X 310' GREENHOUSE STYLE STRUCTURE. THE STRUCTURES CONFORM TO THE CLASSIFICATION OF 'PUBLIC UTILITY BUILDINGS' DESCRIBED IN THIS SECTION.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

# CB-2023-083: Site Plan



SITE PLAN  
SCALE 1"=30'

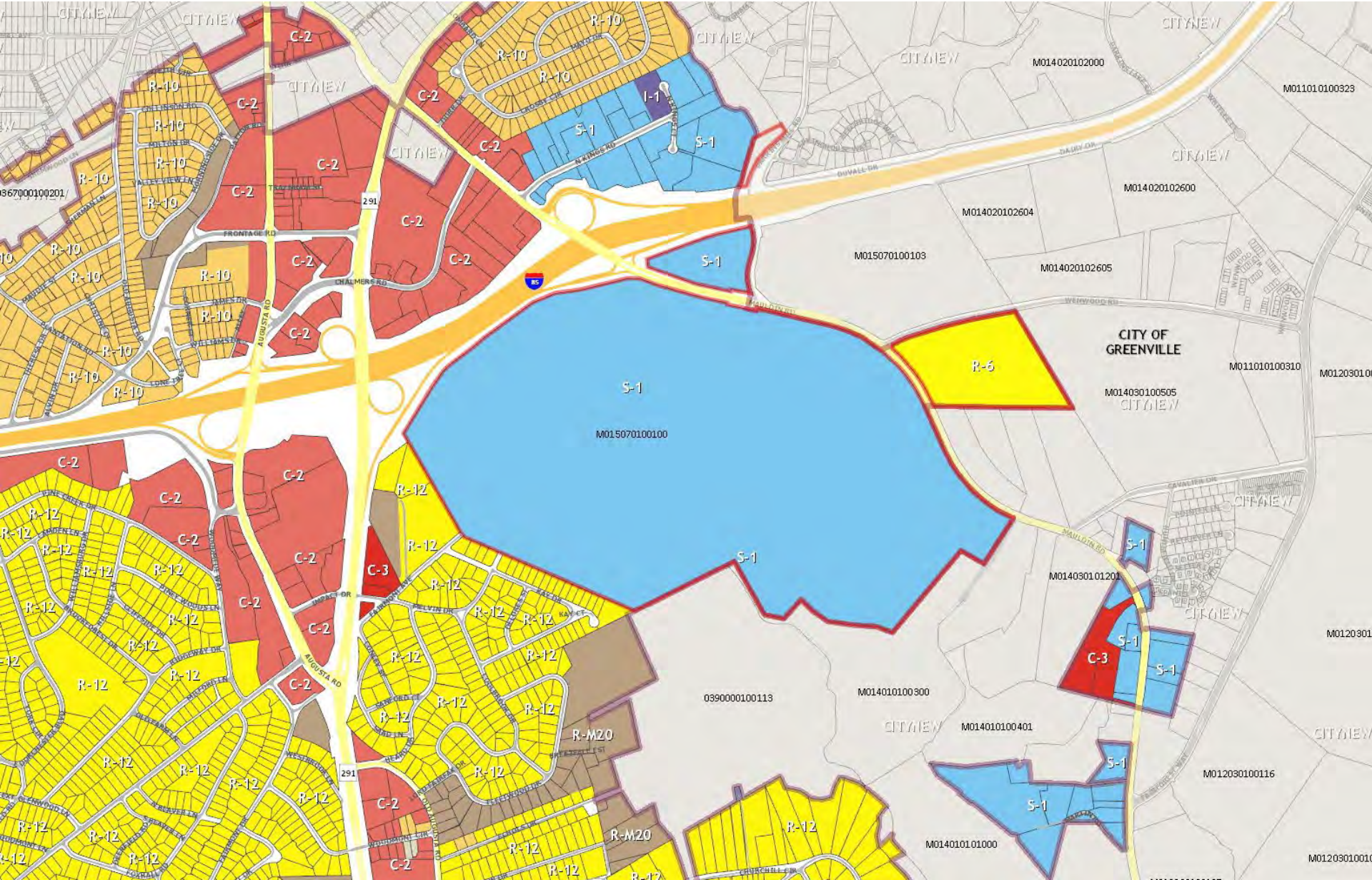


PR  
N  
CON

# CB-2023-083: Location on Site



# CB-2023-083: Zoning Map

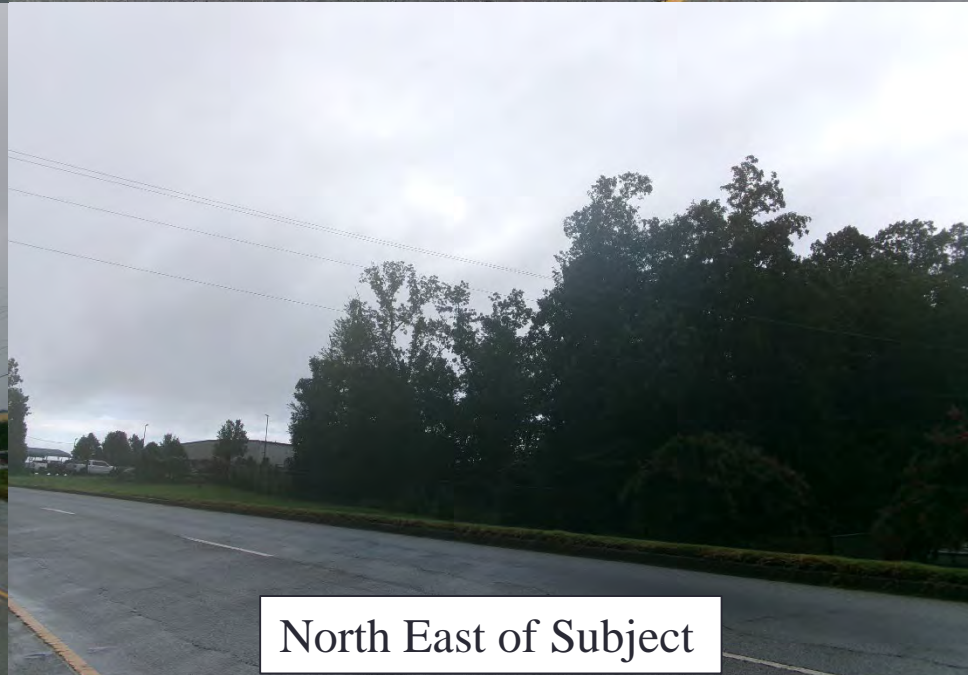
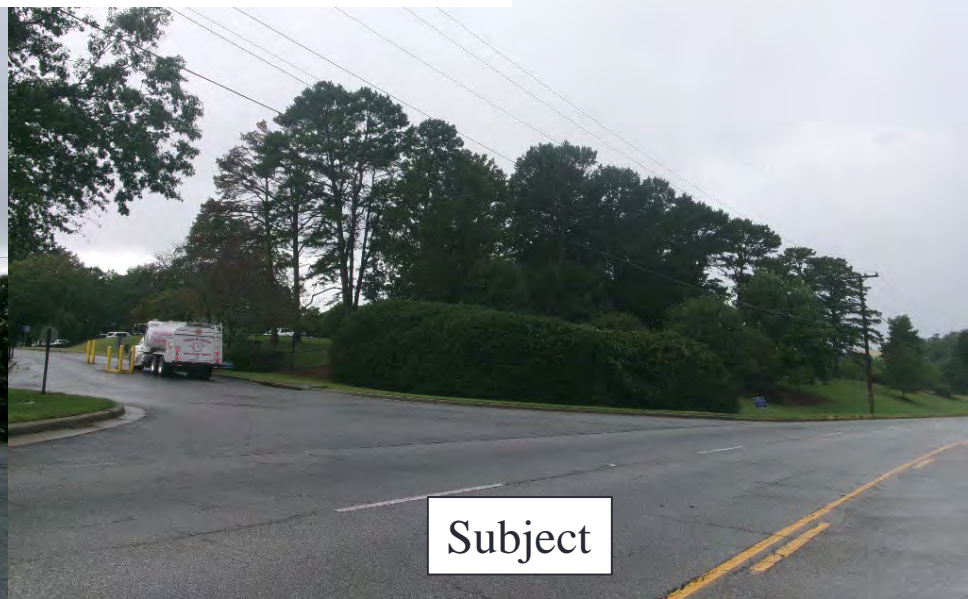


# CB-2023-083: Aerial Map





# CB-2023-083 Photos



# CB-2023-084

- Applicant:** Evelyn M. Petitt of SCGR Kings MHP for SCGR Kings MHP, LLC
- Project Type:** Use by Special Exception
- Address:** 600 Hunts Bridge Rd., Greenville, SC 29617
- Zoning:** R-MA, Multifamily Residential District
- Posting:** Confirmed 07/29/23

# CB-2023-084: Request

The property is located off of Hunts Bridge Road north of Farris Bridge Road and east of White Horse Road.

The applicant is requesting a Use by Special Exception to replace four previously existing non-conforming manufactured homes with new, larger manufactured homes on lots 108, 301, 509, and 619.

There are no prior applications before the BZA.

# **CB-2023-084: 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.

# CB-2023-084: 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.

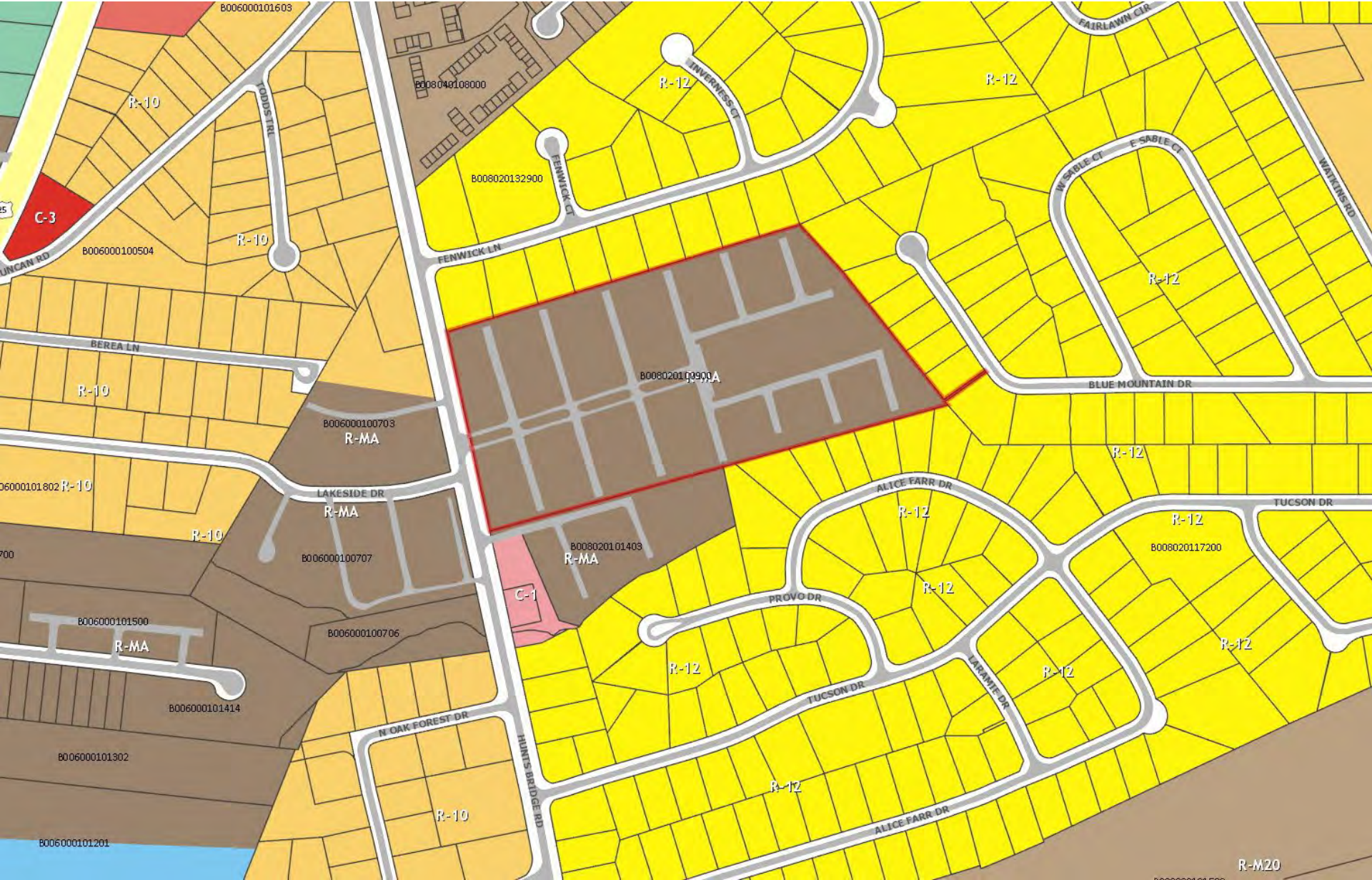
# CB-2023-084: Site Plan



# CB-2023-084: Site Plan



# CB-2023-084: Zoning Map





# CB-2023-084: Aerial Map



# CB-2023-084 Photos



# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment