



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

October 4, 2023

Board Members:

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

Staff Present:

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

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.
2. **Invocation/Pledge:** Conducted by Mr. Hamilton.
3. **Roll Call:** Attendance was taken by Mr. Sherer.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of August 9th, 2023:** Chairman Hattendorf made a motion to approve the minutes from the August 9, 2023 meeting. Ms. Barber seconded. The motion carried with a 7-0 vote.

Chairman Hattendorf made a motion to adopt the Final Decisions and Orders from the August 9, 2023 meeting. Ms. Barber seconded. The motion carried with a 7-0 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-2023-072, Nikhil Patel for Three Brothers Rental Properties, LLC**
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On July 26, 2023, Docket CB-2023-059 was Administratively Withdrawn due to an inadequate site plan.

The representatives present for this application were Nikhil Patel and Yash Patel.

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

Staff presented and discussion ensued.

The applicant stated this is an existing building and when White Horse Rd expanded it created the need for a Variance as the building was then encroaching into the setbacks.

Mr. Roth made a motion to approve the 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. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-2023-075, Ken Colon of Colon Properties for Colon Properties, LLC

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 along existing Building 1, a 17.2' encroachment into the required 20' rear setback along 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 along existing Building 3.

On July 14, 2023, Docket CB-2023-067 was Administratively Withdrawn due to submittal of an incomplete site plan.

The representatives present for this application were Ken and Rachel Colon.

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

Staff presented and discussion ensued.

The applicant stated they are looking to occupy the building as a law firm and had not been made aware of any issues with the building when they purchased the parcel. They additionally stated there are no neighboring properties that will be affected by the Variance being granted.

Mr. Akers made a motion to approve the Variance for a 25' encroachment into the required 25' front setback along existing Building 1, a 17.2' encroachment into the required 20' rear setback along 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 along existing Building 3. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2023-076 Kevin Thivierge of IES Roofing for Kevin Thivierge

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.

The representative present for this application was Kevin Thivierge.

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

Staff presented and discussion ensued.

The applicant stated he purchased the property last year and was not aware of the setback issue until an attempt was made by a new applicant to move into the building at which point staff informed him of the need for a Variance to be granted.

Mr. Hamilton made a motion to grant a Variance to encroach 10.1' into the required 25' side setback. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

iv. CB-2023-077, C. Walden Jones, Jr. of McCutchen Engineering Associates, PC, for Holly Grove Road, LLC

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.

The representatives present for this application were C Walden Jones, Jr. and Paul Wilkins.

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

Staff presented and discussion ensued.

The applicant stated their business, Mulch Services, has been at this location for three or four years and the previous owner used the property as a mulch yard as well. The applicant additionally stated that the need for a building permit in order to run power to new machinery triggered a zoning review which made them aware of the need for a Variance for the existing office building.

Chairman Hattendorf made a motion to approve 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. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2023-081, Christopher Clary of Duke Energy for Cp Mauldin Land Gp, LLC and Fork Shoals Holdings, LLC

This property is located on Fork Shoals Road east of Perimeter Road, north of I-185, and near the City of Mauldin.

The applicant is requesting a Use by Special Exception for a public utility to construct an electricity substation.

There are no prior applications before the BZA.

The representatives present for this application were Christopher Clary and Anthony Fox.

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

Staff presented and discussion ensued.

The applicant stated the Zoning Ordinance permits substations as a public utility station with approval by the Board of Zoning Appeals as a Use by Special Exception. They additionally stated they will meet or exceed all the required conditions of the Zoning Ordinance for a public utility station. The applicant stated the primary benefit of this site is the existing transmission line on the southern side of the site as well as existing vegetation and plan to leave all possible existing vegetation in place. They also stated there are Federal Safety Standards they will be required to meet.

Chairman Hattendorf made a motion to grant the Use by Special Exception for a public utility to construct an electricity substation. Dr. Hollingshad seconded the motion. The motion carried with a 7 – 0 vote.

vi. CB-2023-082, Chad Gosnell

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.

The representative present for this application was Chad Gosnell.

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

Staff presented and discussion ensued.

The applicant stated they are planning to replace an old single-wide manufactured home with a new double-wide manufactured home sized 24 x 52 and the expansion of a non-conforming use requires a Use by Special Exception to be granted by the Board.

Mr. Roth made a motion to approve the Use by Special Exception to replace a previously existing non-conforming manufactured home with a new, larger manufactured home sized 24 x 52.

Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

vii. CB-2023-083, Kerry Wiant of KCI Technologies for RENEWABLE WATER RESOURCES

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.

The representatives present for this application were Matt Broderick and Bryan Kohart.

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

Staff presented and discussion ensued.

The applicant stated the project is located at the existing Mauldin Rd Treatment Plant and was constructed in the 1920s. They additionally stated the purpose of this project is to construct additional storage buildings for solar projects and solid waste for the treatment plant.

Chairman Hattendorf made a motion to grant a Use by Special Exception for a public utility to construct new wastewater utility structures. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

viii. CB-2023-084, Evelyn M. Petitt of SCGR Kings MHP for SCGR Kings MHP, LLC

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.

The representative present for this application was Demoine Whitworth.

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

Staff presented and discussion ensued.

The applicant stated they are requesting a Use by Special Exception to put 16 x 80 ft homes on the lots in question as the previous homes on the lots were of a size no longer made by manufacturers.

Mr. Akers made a motion to grant a Use by Special Exception to replace four non-conforming manufactured homes with new, larger manufactured homes on lots 108, 301, 509, and 619. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

The Zoning Administrator introduced Erin England as the newest member of the Zoning Staff. He also stated there are two Text Amendments to the Zoning Ordinance that will be going before County Council and that one concerns the Taylor Main St. Overlay District and the other regarding Parking Standards for Community Recreation areas.

Mr. Roth requested copies of both Text Amendments to be circulated to the members of the Board.

8. Adjournment

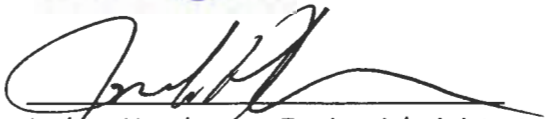
Chairman Hattendorf made a motion to adjourn the meeting. Mr. Hamilton seconded the motion. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

10/11/23

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

Applicant:	Nikhil Patel for Three Brothers Rental Properties, LLC.
Project Type:	Variance
Address:	7240 White Horse Rd., Greenville, SC, 29617
Zoning:	C-2, Commercial District
Posting:	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 Site Plan

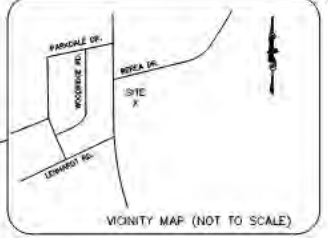
LEGEND

- IFS IRON PIN SET
- IFP IRON PIN FOUND
- △ CALCULATED POINT
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- FENCE
- PP POWER POLE
- OE OVERHEAD ELECTRIC LINE
- LP LIGHT POLE
- OT OVERHEAD TELEPHONE LINE
- ET ELECTRICAL TRANSFORMER
- TE TELEPHONE PEDESTAL
- TV CABLE TV PEDESTAL
- SSM SANITARY SENDER MANHOLE
- SSN SANITARY SENDER LINE
- RCF REINFORCED CONC. FENCE
- CMF CORRUGATED METAL PIPE
- CFP CORRUGATED PLASTIC PIPE
- PCF POLYVINYL CHLORIDE PIPE
- CB CATCH BASIN
- CEB CATCH BASIN DROP INLET
- PH FIRE HYDRANT



THIS PARCEL CONTAINS
0.35 ACRES±

BEREA DRIVE - S-23-593
33' R/W PER SCDOT DOCKET 23.333A



- SURVEYOR'S NOTES**
- I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM 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 SHOWN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA FLOOD HAZARD AREA.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD OR NOT OF RECORD, INCLUDING SETBACKS.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.
 - SURVEYOR IS UNAWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES, EITHER COMPLETED OR PROPOSED.

E.A. WALCHER, PLS

E.A. WALCHER, PLS
101 HAWATHA DRIVE
GREENVILLE, SC 29615
TEL: (864) 979-8700
EMAIL: ewalch@surveysplsgreenville.com

DRAWN: EW	PARTY CHIEF: EW	CHECKED: EW
REF. PLAT BOOK: 1152, PG. 95		
REF. DEED BOOK: 2676, PG. 3193		
TAX MAP: 8013010102007		
DATE OF SURVEY: JULY 12, 2023		
DRAWING NO: WHITE-HORSE-RD-7240-2023		
DATE OF LAST REVISION:		

SCALE: 1" = 20'

PLS: ERIC A. WALCHER
NO: 28591

**STATE OF SOUTH CAROLINA
GREENVILLE COUNTY**

BOUNDARY SURVEY

FOR

THREE BROTHERS RENTAL
PROPERTIES, LLC

PARCEL SHOWN HEREON BASED ON D.B. 2676, PG. 3193

SITE ADDRESS:
7240 WHITE HORSE RD
GREENVILLE, SC 29611

- SURVEYOR'S NOTES**
- ON THE DATE OF THE FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
 - NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - NO ABOVE GROUND EVIDENCE OBSERVED TO INDICATE THE EXISTENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THE PROPERTY.
 - ALL BOUNDARY CORNERS IPS 1/2" REBAR UNLESS OTHERWISE NOTED HEREON.
 - PROPERTY ZONED C-2

WHITE HORSE ROAD - U.S. ROUTE 25
VARIABLE R/W PER SCDOT DOCKETS 23.333A&B

PARKING INFORMATION

15	REGULAR SPACES
2	HANDICAP SPACES
17	SPACES TOTAL

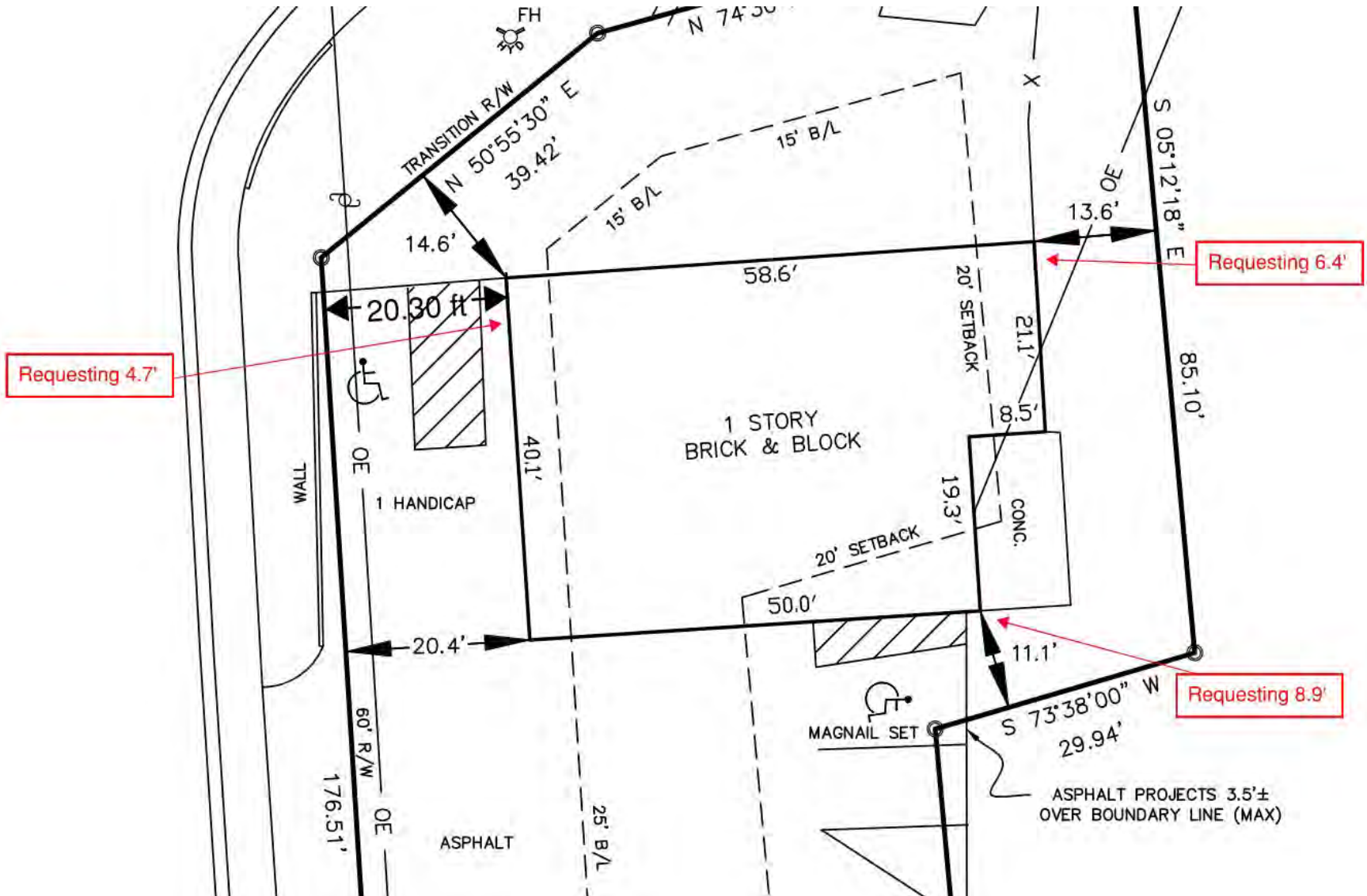


TMS 8013010102004
THREE BROTHERS RENTAL PROPERTIES, LLC
D.B. 2676, PG. 3176
P.B. 35-A, PG. 75
F.B. 37-9, PG. 77

TMS 8013010102002
THREE BROTHERS RENTAL PROPERTIES, LLC
D.B. 2676, PG. 3172

** POINTS OF WAYS SHOWN HEREON BASED ON BEST FIT CENTERLINE OF ROADWAYS AT THE TIME OF THIS SURVEY, MONUMENTARY FORMS AND DOCUMENTS OF RECORD **

CB-2023-072 Site Plan



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

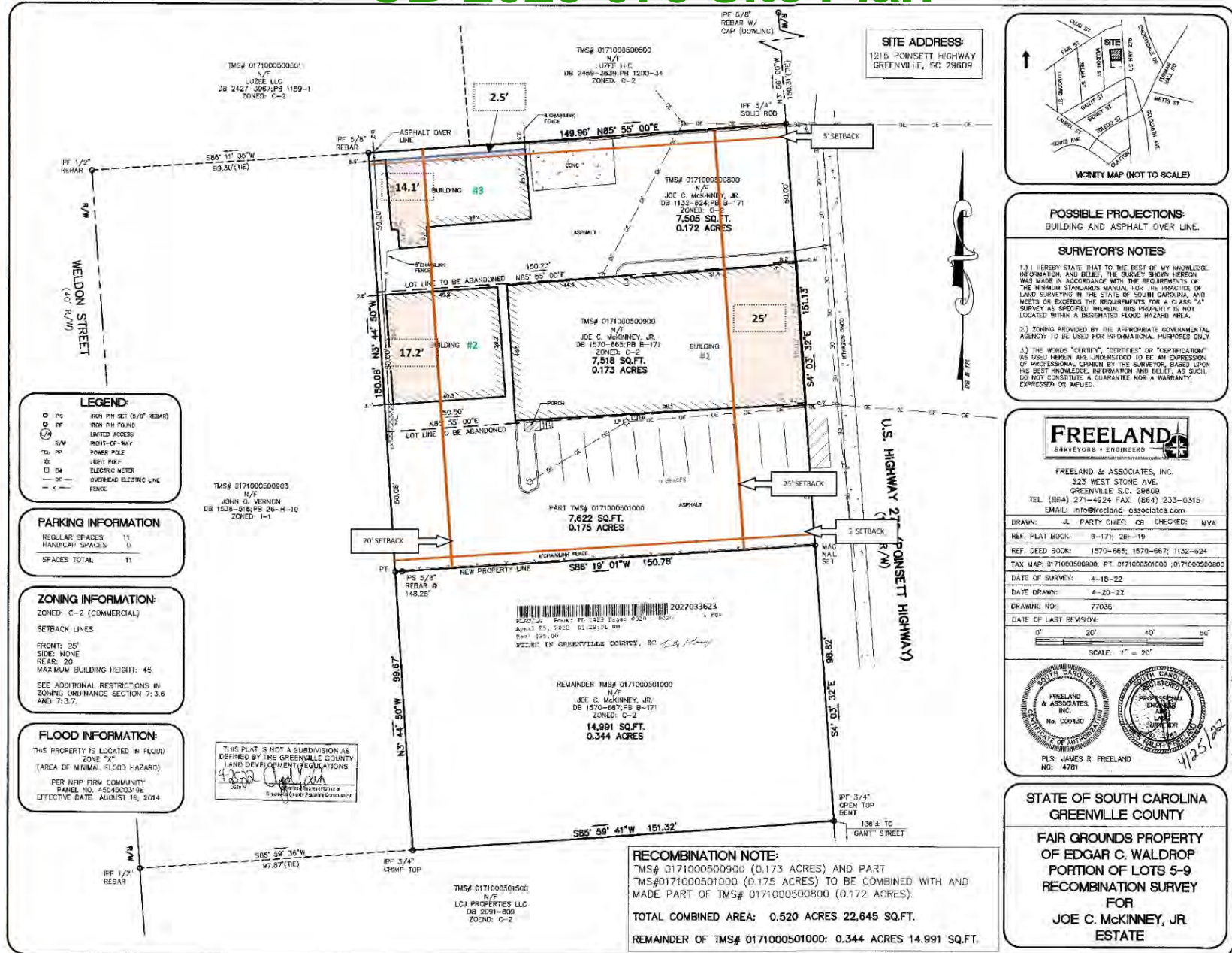
On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

CB-23-45: Variance Considerations

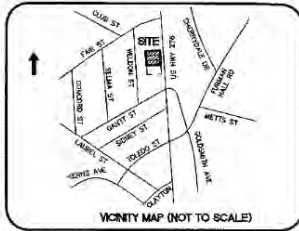
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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 "AS" 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.

FREELAND
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
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:

SCALE: 1" = 20'

PLS. JAMES R. FREELAND
NO. 4781

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)
 - IPF IRON PIN FOUND
 - LIMITED ACCESS
 - E/W RIGHT-OF-WAY
 - P/P POWER POLE
 - L/P LIGHT POLE
 - E/W ELECTRIC WATER
 - E/W 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 [Signature]

James R. Freeland
Professional Engineer
No. 4781

2027033623

RECORD BOOK: 15-139 Page: 0020 - 0026 1 Pgs.

App'd 25, 2022 01:29:23 PM

Fee: \$25.00

WEIRD IN GREENVILLE COUNTY, SC [Signature]

REMAINDER TMS# 0171000501000
N/F
JOE C. MCKINNEY, JR.
DB 1570-667; PB 2-171
ZONED: C-2
14,991 SQ.FT.
0.344 ACRES

RECOMBINATION NOTE:

TMS# 0171000500900 (0.173 ACRES) AND PART TMS#0171000501000 (0.175 ACRES) TO BE COMBINED WITH AND MADE PART OF TMS# 0171000500800 (0.172 ACRES).

TOTAL COMBINED AREA: 0.520 ACRES 22,645 SQ.FT.

REMAINDER OF TMS# 0171000501000: 0.344 ACRES 14,991 SQ.FT.

TMS# 0171000501000
N/F
LJO PROPERTIES LLC
DB 2001-008
ZONED: C-2

TMS# 0171000500900
N/F
JOHN D. VERNON
DB 1538-016; PB 26-H-10
ZONED: 1-1

TMS# 0171000500501
N/F
LUZEL LLC
DB 2427-3967; PB 1159-1
ZONED: C-2

TMS# 0171000500500
N/F
LUZEL LLC
DB 2459-3879; PB 1200-34
ZONED: C-2

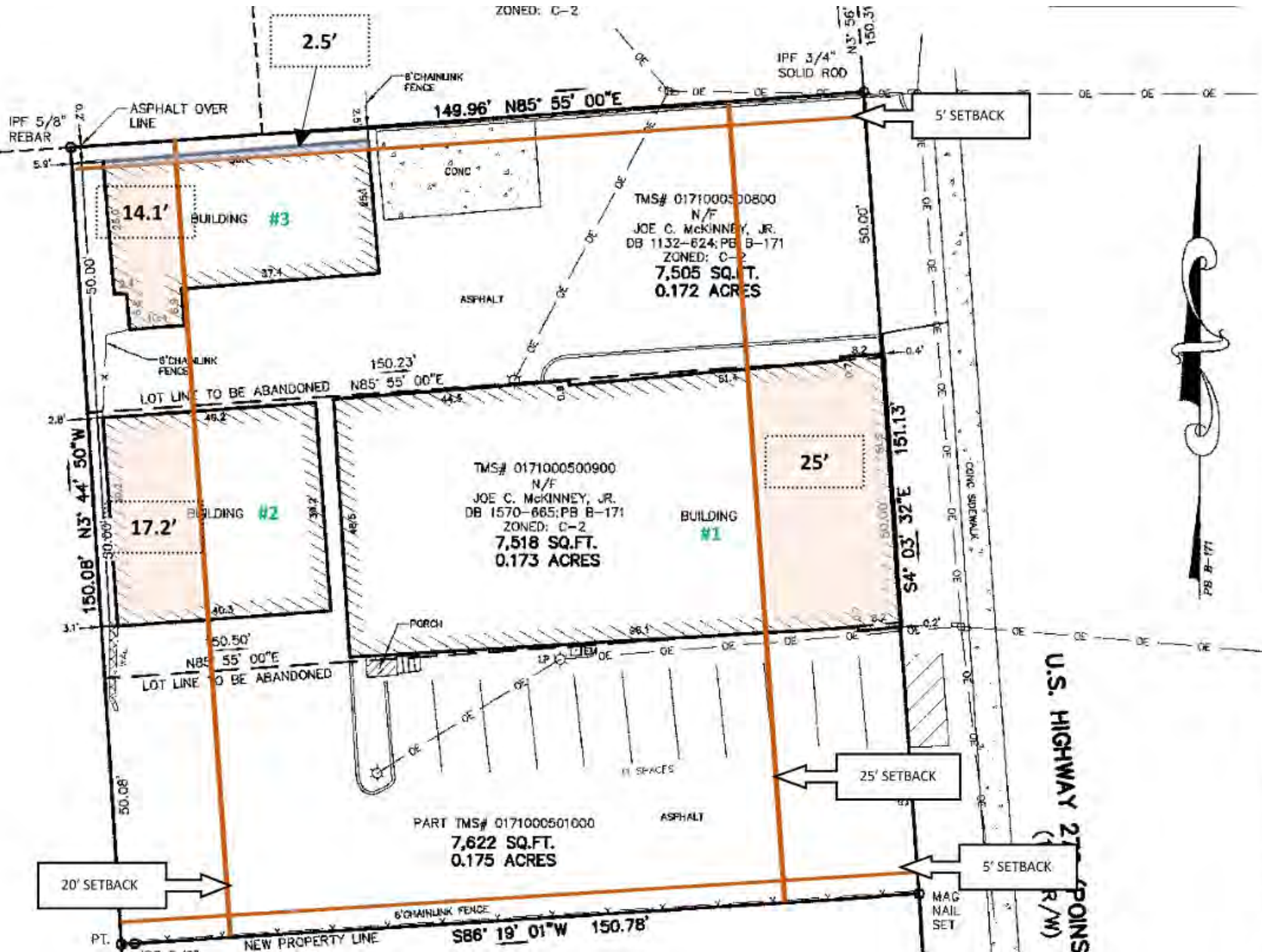
TMS# 0171000500500
N/F
JOE C. MCKINNEY, JR.
DB 1132-624; PB 3-171
ZONED: C-2
7,508 SQ.FT.
0.172 ACRES

TMS# 0171000500900
N/F
JOE C. MCKINNEY, JR.
DB 1570-665; PB E-171
ZONED: C-2
7,518 SQ.FT.
0.173 ACRES

PART TMS# 0171000501000
7,622 SQ.FT.
0.175 ACRES

CB-2023-075 Site Plan

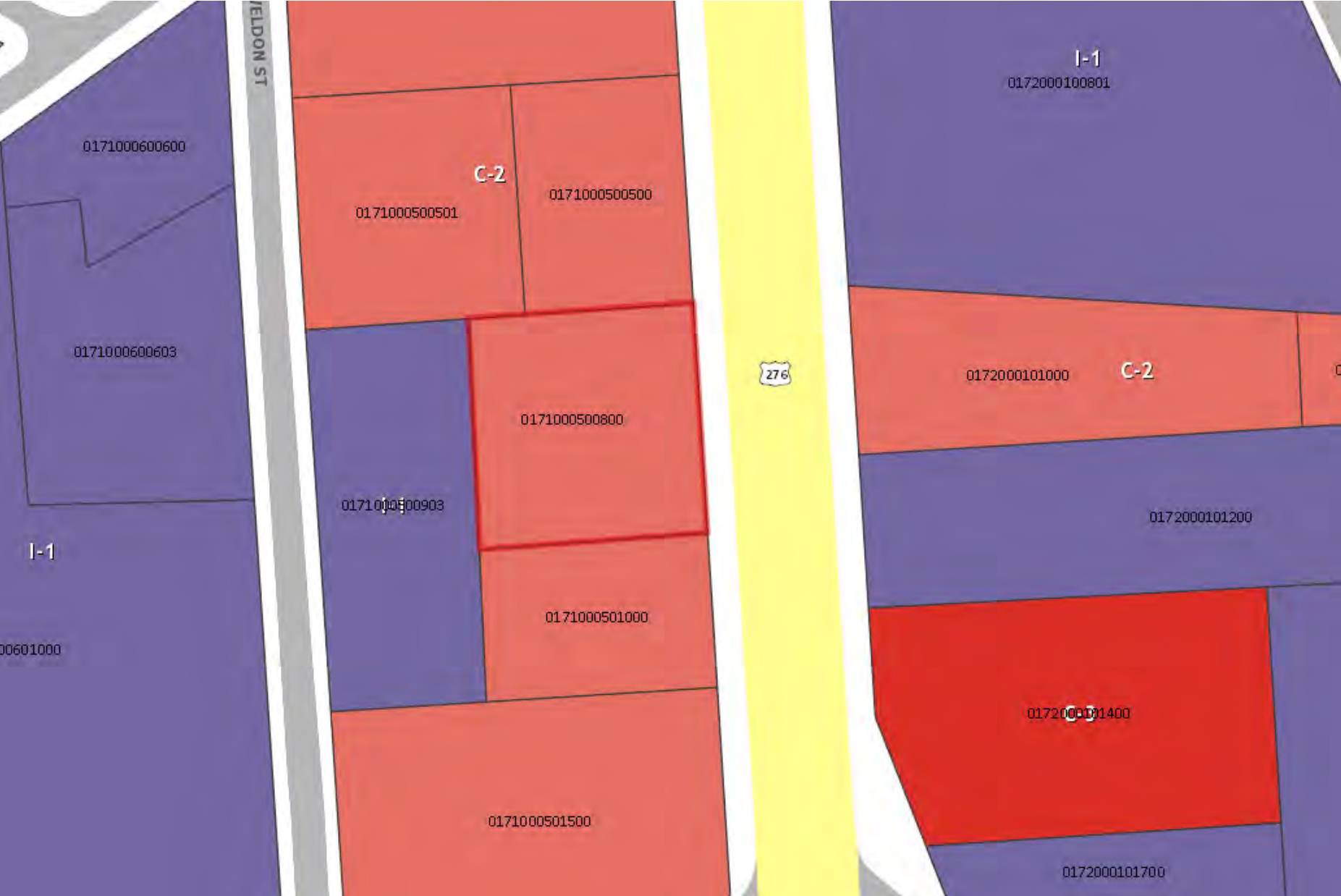
LUZEE LLC
 -3967; PB 1159-1
 ZONED: C-2



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



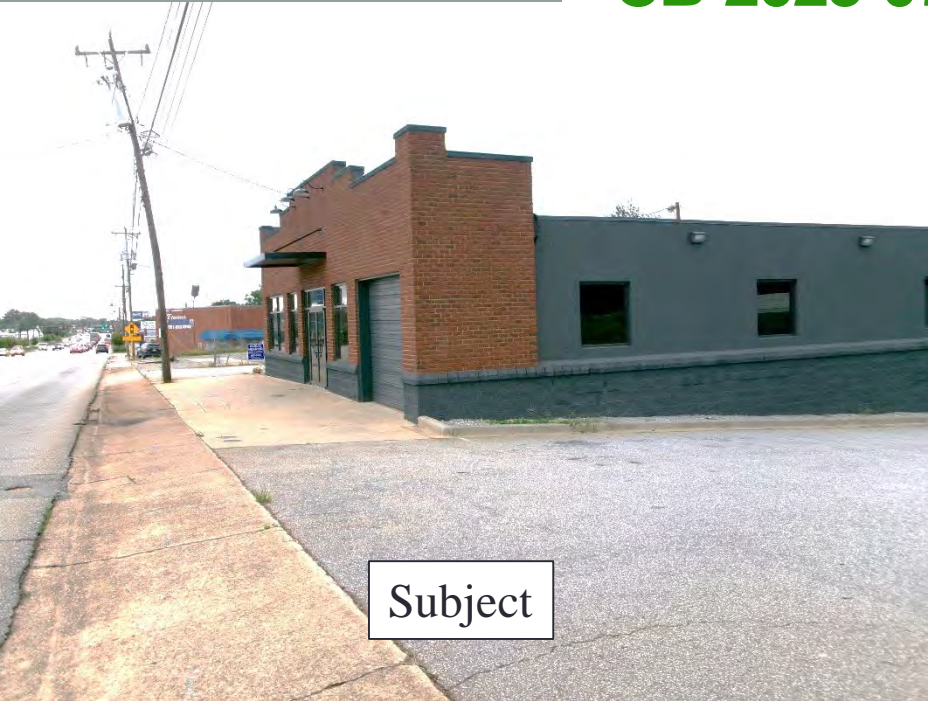
CB-2023-075: Zoning Map



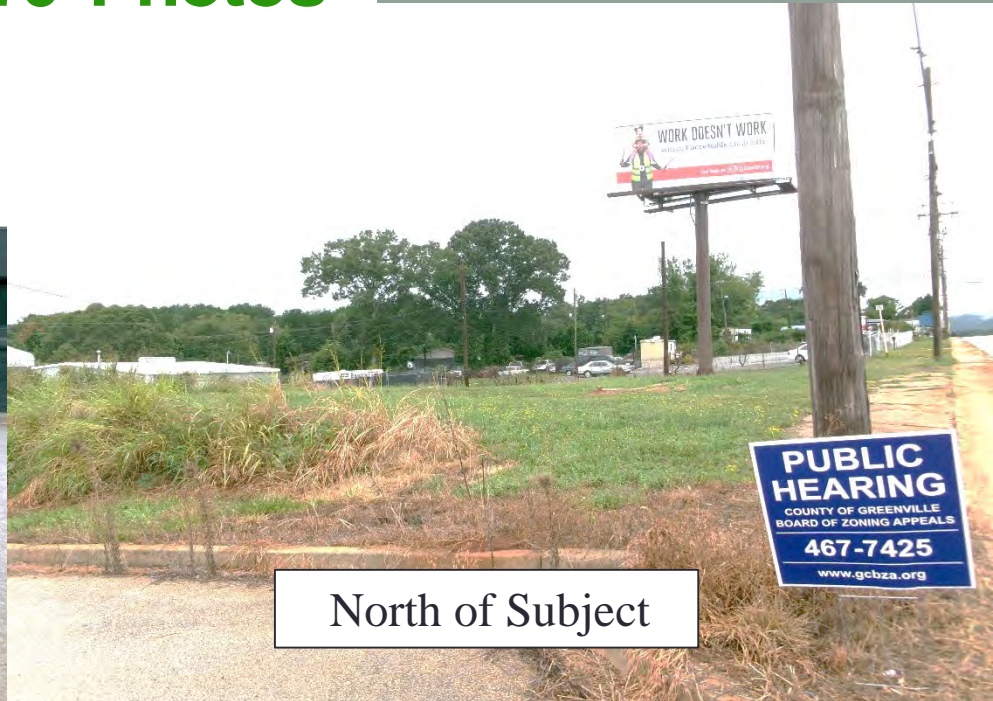
CB-2023-075: Aerial Map



CB-2023-075 Photos



Subject



North of Subject



South of Subject



East of Subject

CB-2023-076

Applicant:	Kevin Thivierge of IES Roofing for Kevin Thivierge
Project Type:	Variance
Address:	100 Dixie Cir., Greenville, SC 29605
Zoning:	S-1, Services District
Posting:	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;

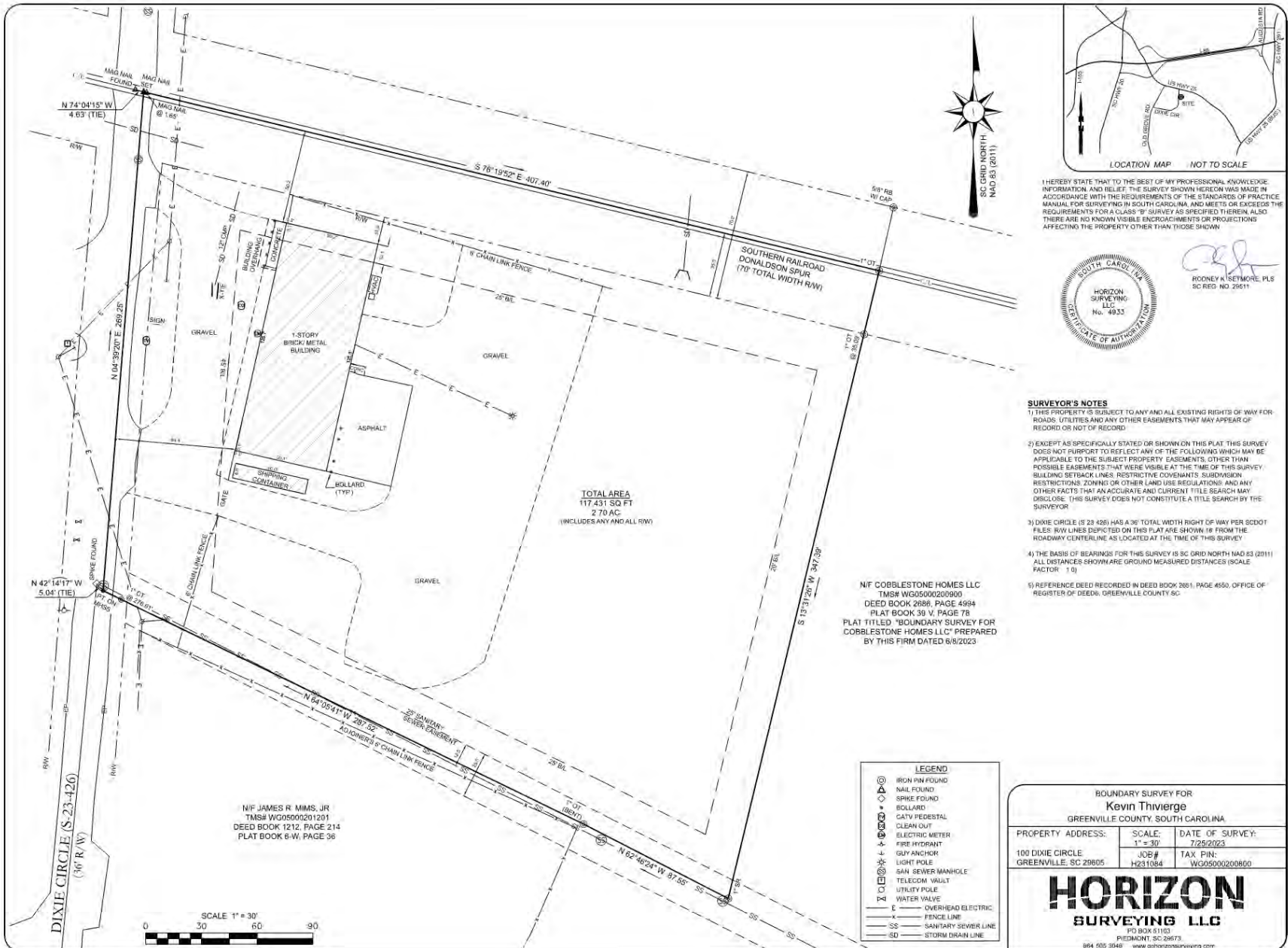
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

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

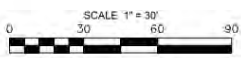
SURVEYOR'S NOTES

- 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; RW 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 MAG 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

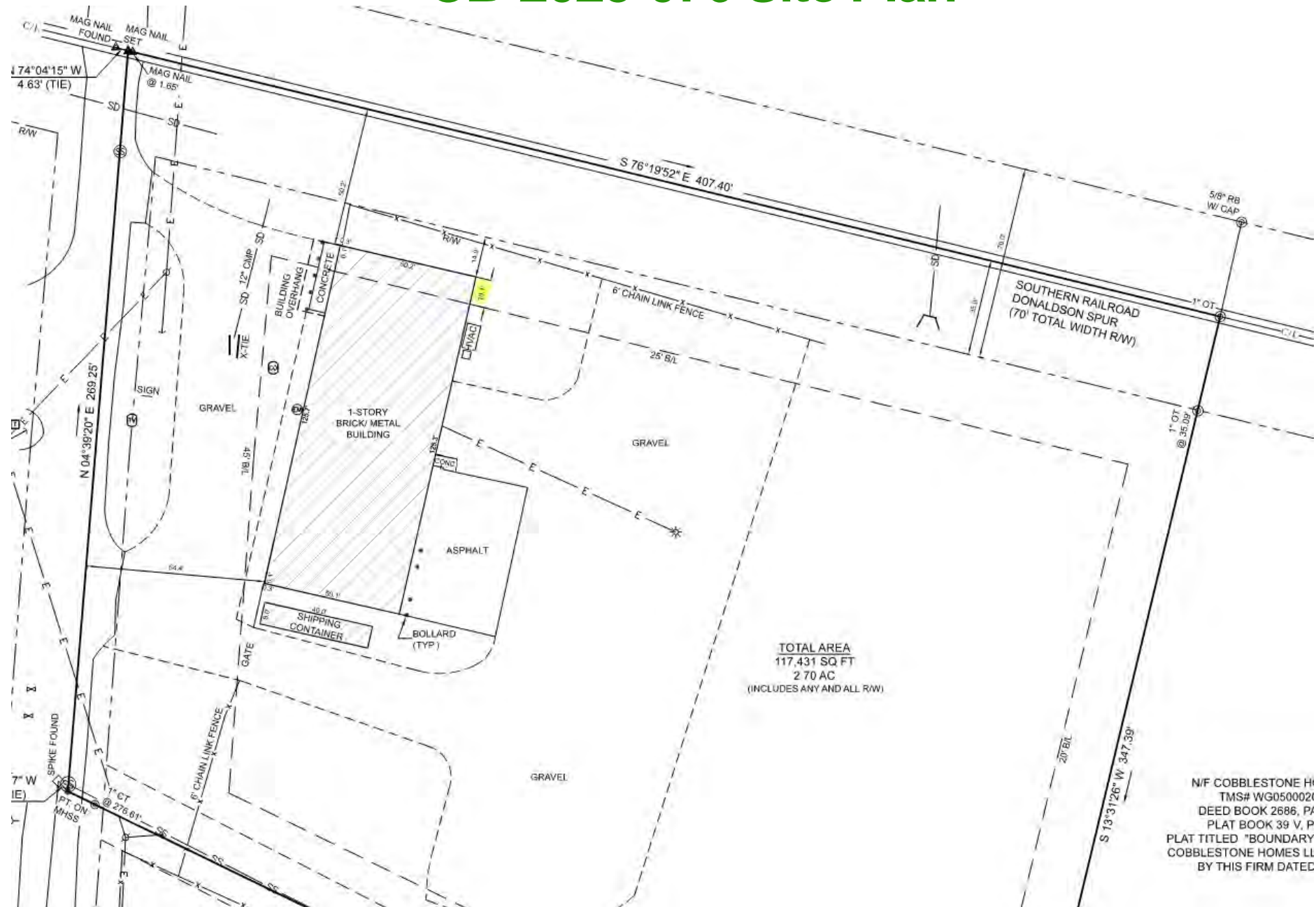
TOTAL AREA
 117,431 SQ FT
 2.70 AC
 (INCLUDES ANY AND ALL RW)

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

N/F JAMES R. MIMS, JR
 TMS# WG05000201201
 DEED BOOK 1212, PAGE 214
 PLAT BOOK 8-W, PAGE 36



CB-2023-076 Site Plan



TOTAL AREA
117,431 SQ FT
2.70 AC
(INCLUDES ANY AND ALL RW)

N/F COBBLESTONE HI
TMS# WG0500021
DEED BOOK 2686, P
PLAT BOOK 39 V, P
PLAT TITLED "BOUNDARY
COBBLESTONE HOMES LL
BY THIS FIRM DATED

CB-2023-076: Zoning Map



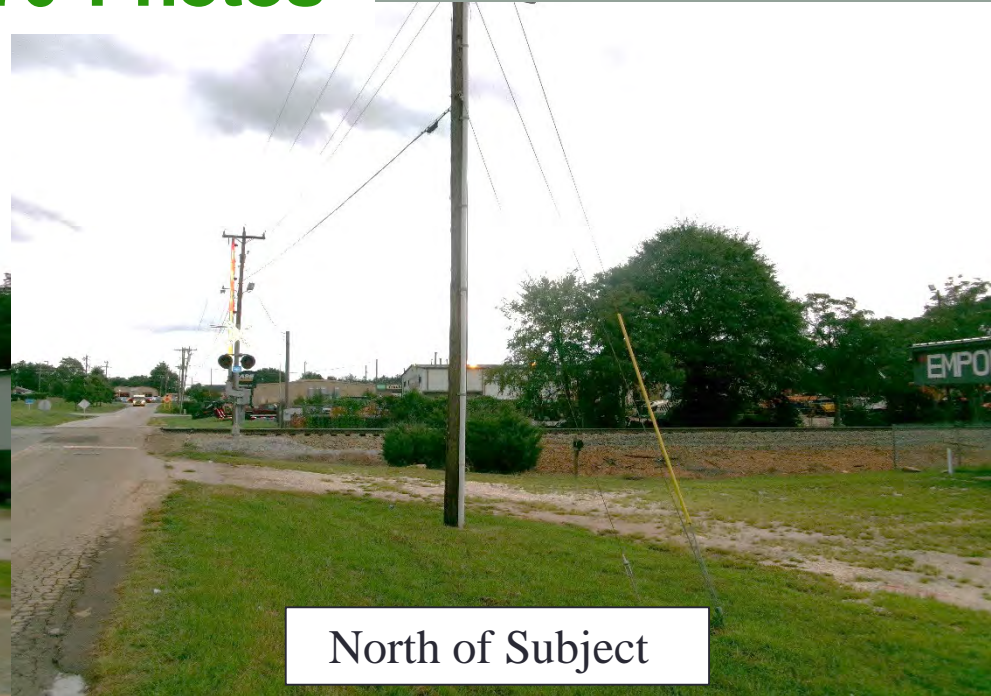
CB-2023-076: Aerial Map



CB-2023-076 Photos



Subject



North of Subject



South of Subject



Northwest of Subject

CB-2023-077

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

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

Pearce H E & Erahlene T
 TMS # 0596040104800
 1100 Residential Single Family
 ZONING R-R3

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

EXISTING DRIVEWAY

HWY 25/AUGUSTA ROAD

31'±
 35'±
 45' FRONT BUILDING SETBACK

25' SIDE BUILDING SETBACK

25' SIDE BUILDING SETBACK

20' REAR BUILDING SETBACK

25' SIDE BUILDING SETBACK

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE PROTECTED BY THE U.S. GOVERNMENT COPYRIGHT LEGISLATION/COPYRIGHT 2013. ADEPTUS ARCHITECTURE, INC. ALL RIGHTS RESERVED.



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	ISSUE FOR PERMIT SET BY
2	ISSUE FOR CONSTRUCTION
3	ISSUE FOR FINAL

DESCRIPTION
SITE LAYOUT PLAN

SHEET

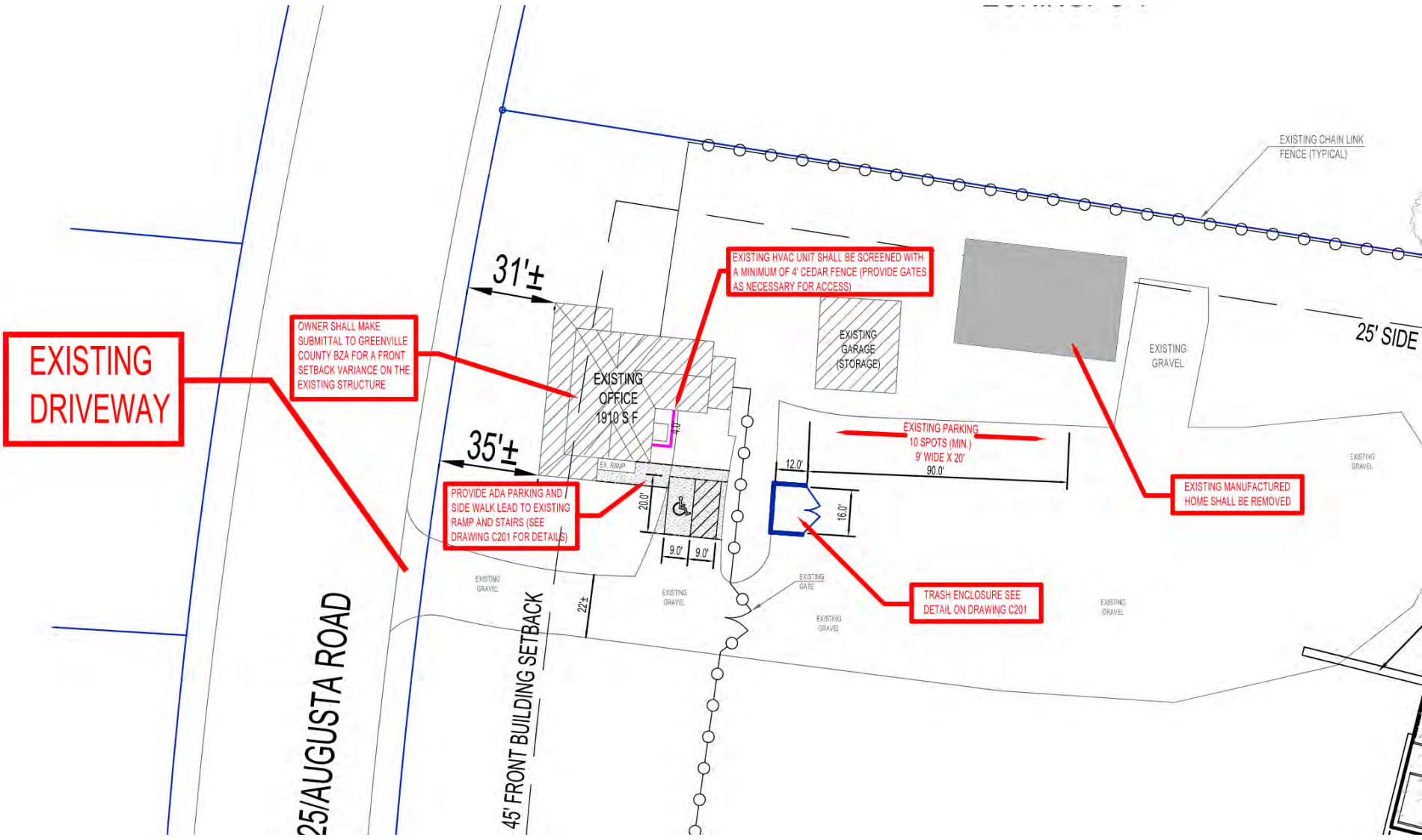
C100

CIVIL ENGINEER

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



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)

EXISTING MANUFACTURED HOME SHALL BE REMOVED

TRASH ENCLOSURE SEE DETAIL ON DRAWING C201

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 GRAVEL

25' SIDE

EXISTING GRAVEL

EXISTING CHAIN LINK FENCE (TYPICAL)

EXISTING GRAVEL

EXISTING GRAVEL

EXISTING GATE

EXISTING GRAVEL

EXISTING GRAVEL

CB-2023-077: Zoning Map



CB-2023-077: Aerial Map



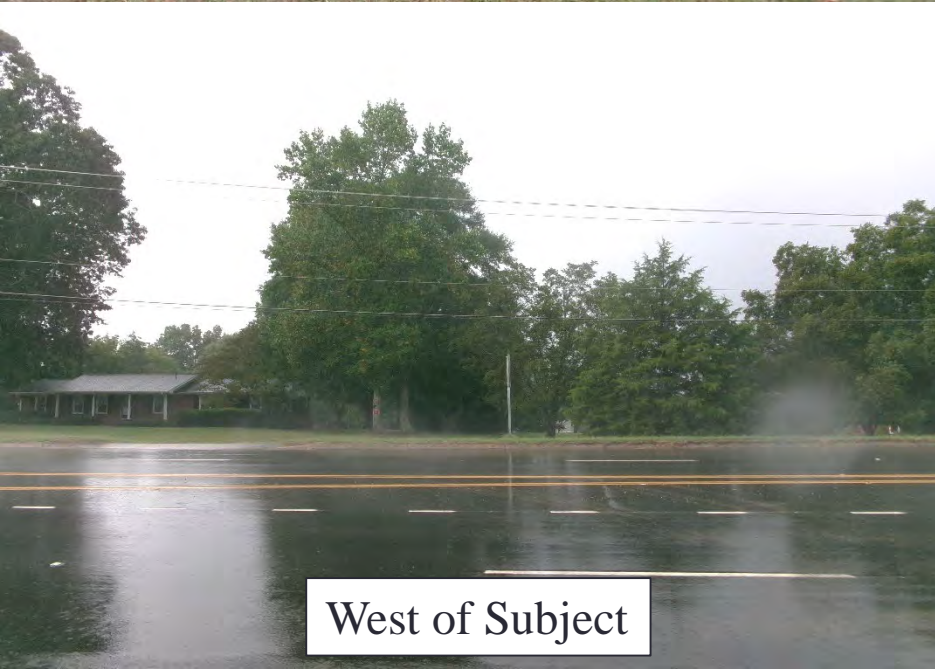
CB-2023-077 Photos



Subject



South of Subject



West of Subject



North of Subject

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

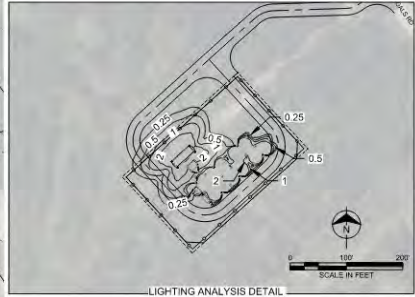
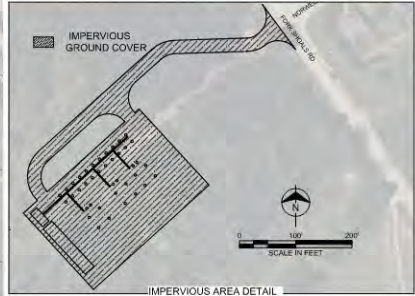
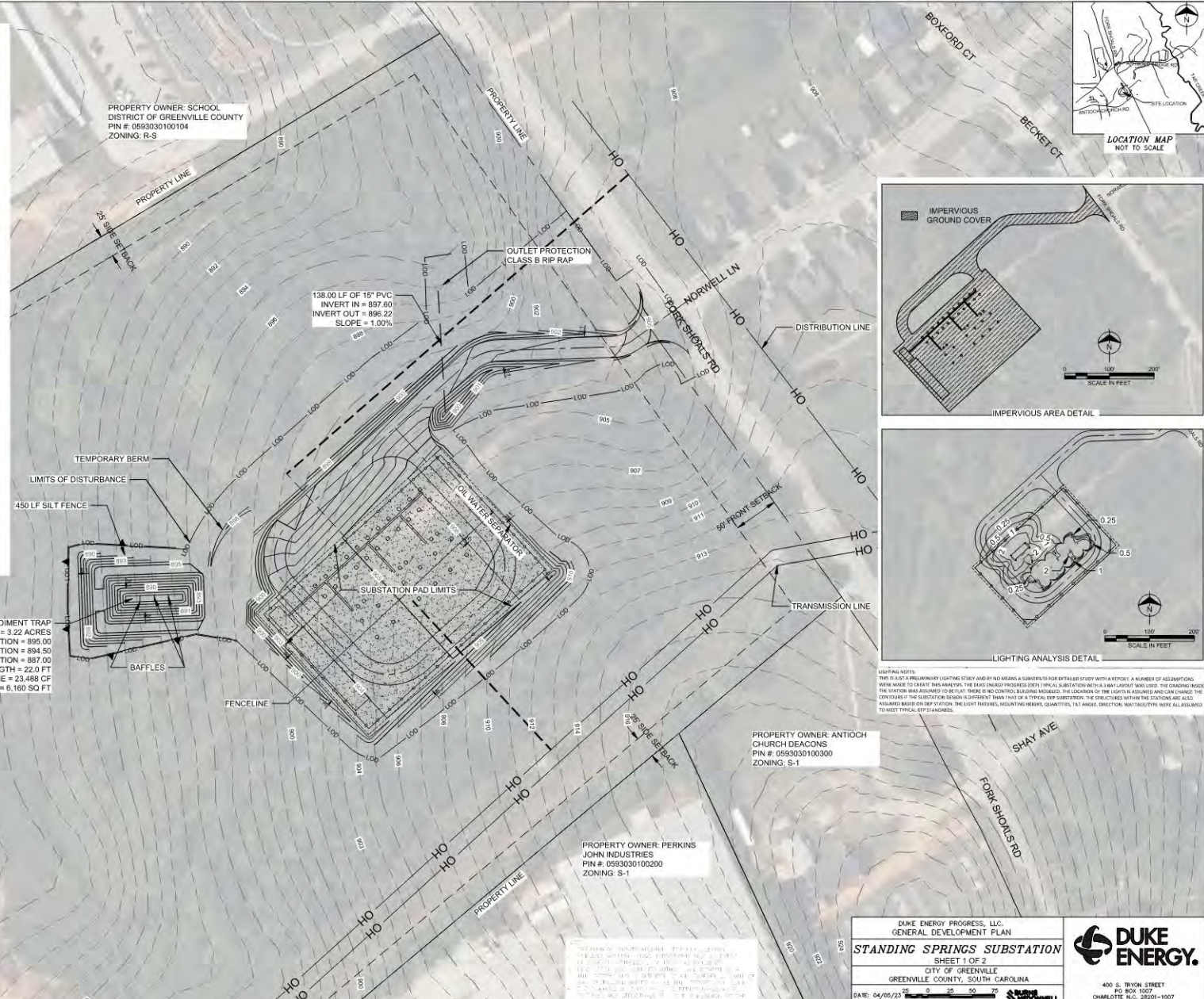
PROPERTY OWNER: ANTIOCH
CHURCH DEACONS
PIN #: 0593030100300
ZONING: S-1

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%

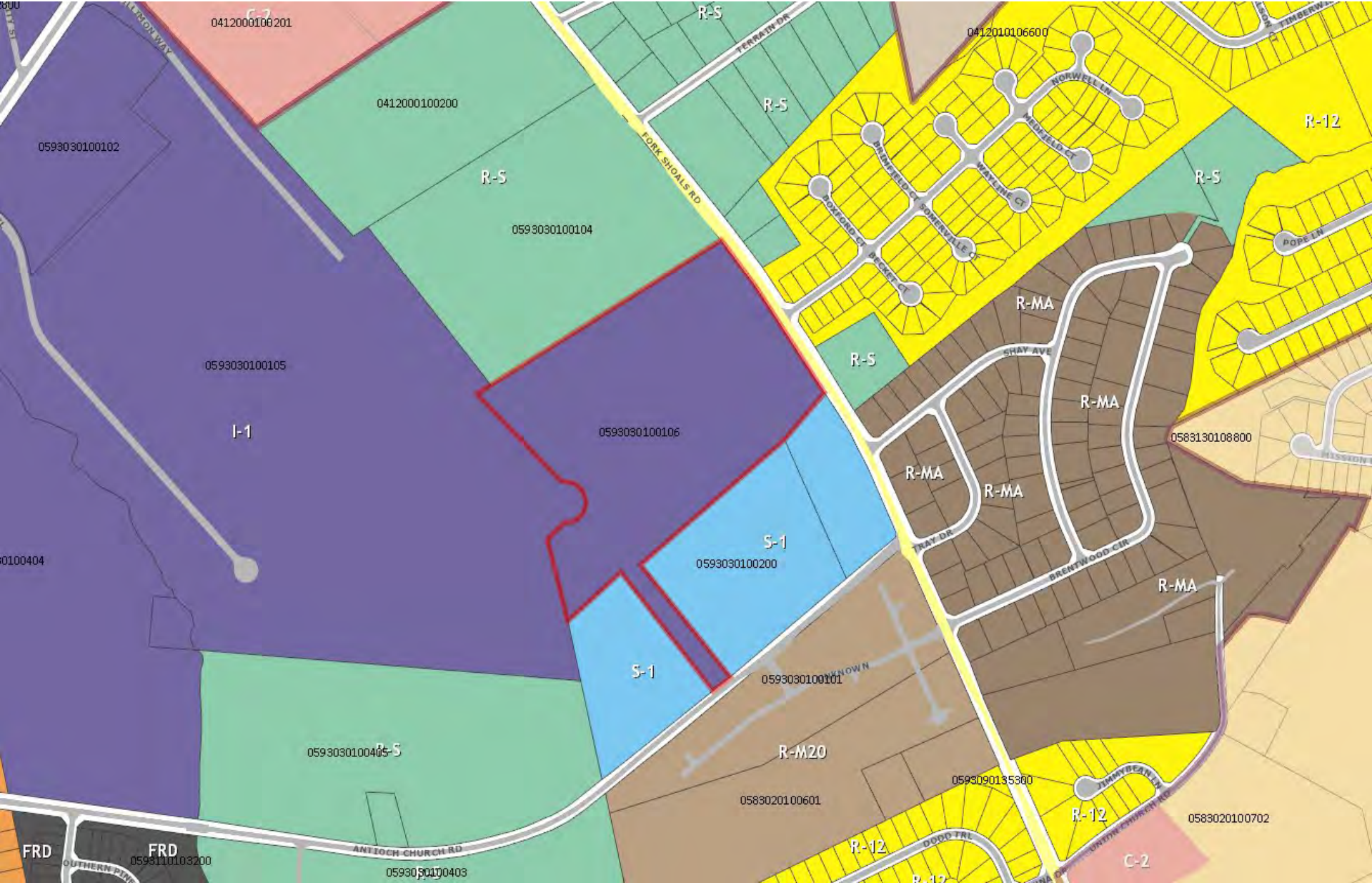


LIGHTING NOTES:
THIS IS JUST A PRELIMINARY LIGHTING STUDY AND IS NOT MEANT TO BE USED FOR A DETAILED STUDY WITH A REPORT. A NUMBER OF ASSUMPTIONS WERE MADE TO CREATE THIS ANALYSIS. THE BEST ENERGY PROGRAMS ONLY TYPICAL SUBSTATION WITH A MAIN MOUNT MAIN USED. THE CHANGING IN THE LOCATION WAS ASSUMED TO BE PLAT. THERE IS NO CONTROL BUILDING MOUNTED. THE LOCATION OF THE LIGHTS IS ASSUMED AND CAN CHANGE THE CONTOUR. THE SUBSTATION DESIGN IS DIFFERENT THAN THAT OF A TYPICAL EEP SUBSTATION. THE STRUCTURES WITHIN THE STATION ARE ALSO ASSUMED BASED ON EEP STATION. THE LIGHT FIXTURES, MOUNTING HEIGHT, 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: 04/06/23
SCALE: 1" = 25' SCALE IN FEET

DUKE ENERGY
400 S. BYRON STREET
PO BOX 1007
CHARLOTTE, NC 28201-1007
TELEPHONE NO. (704) 353-2661

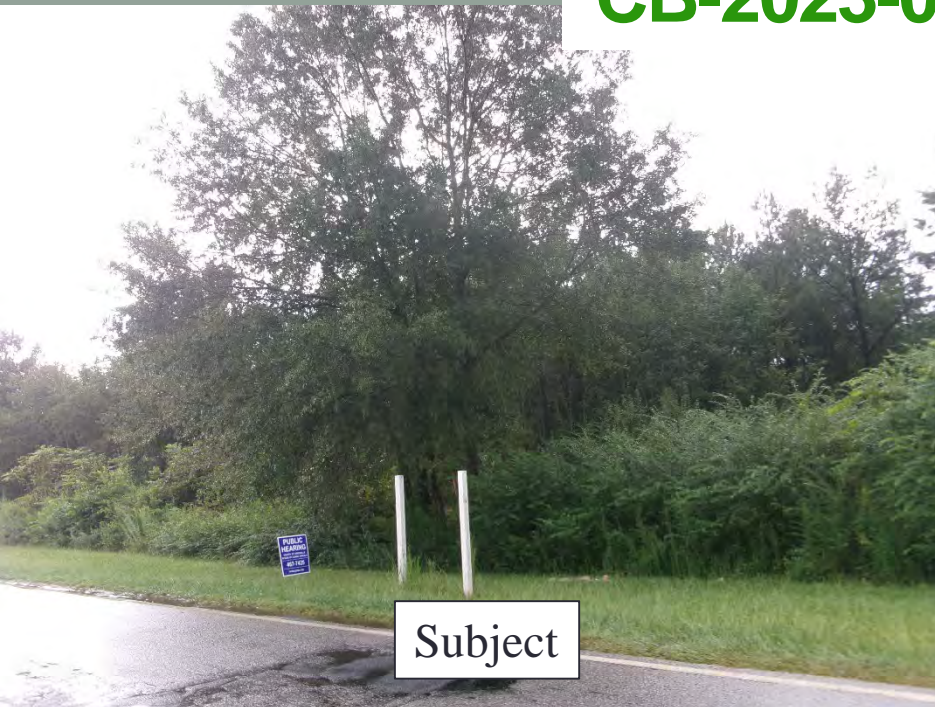
CB-2023-081: Zoning Map



CB-2023-081: Aerial Map



CB-2023-081 Photos



Subject



North of Subject



South of Subject



NE of Subject

CB-2023-082

Applicant:	Chad Gosnell
Project Type:	Use by Special Exception
Address:	8 Glass St. Lot #7, Greenville, SC 29609
Zoning:	R-7.5, Residential Single-Family District
Posting:	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.

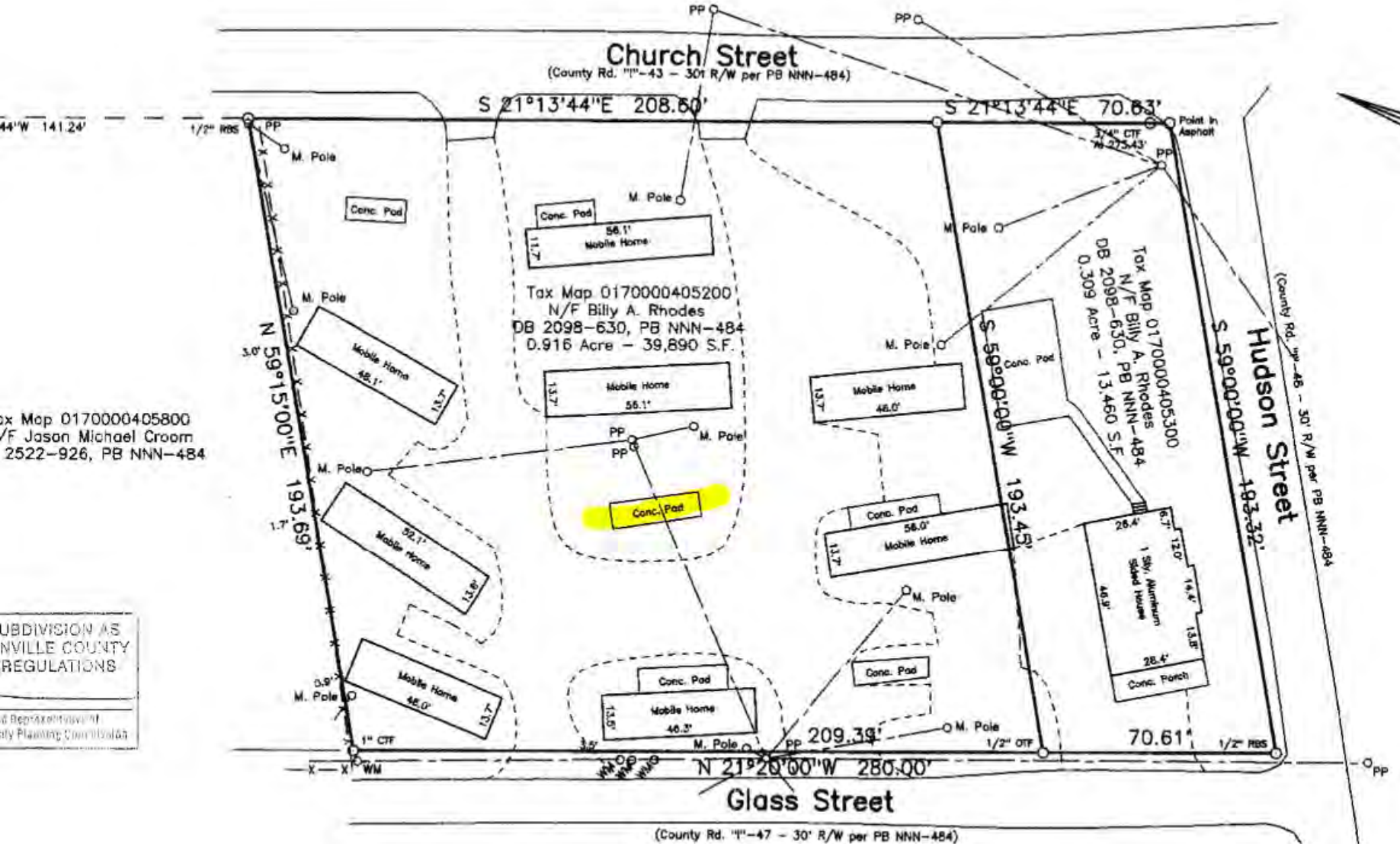
CB-2023-082: Use By Special Exception Considerations

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

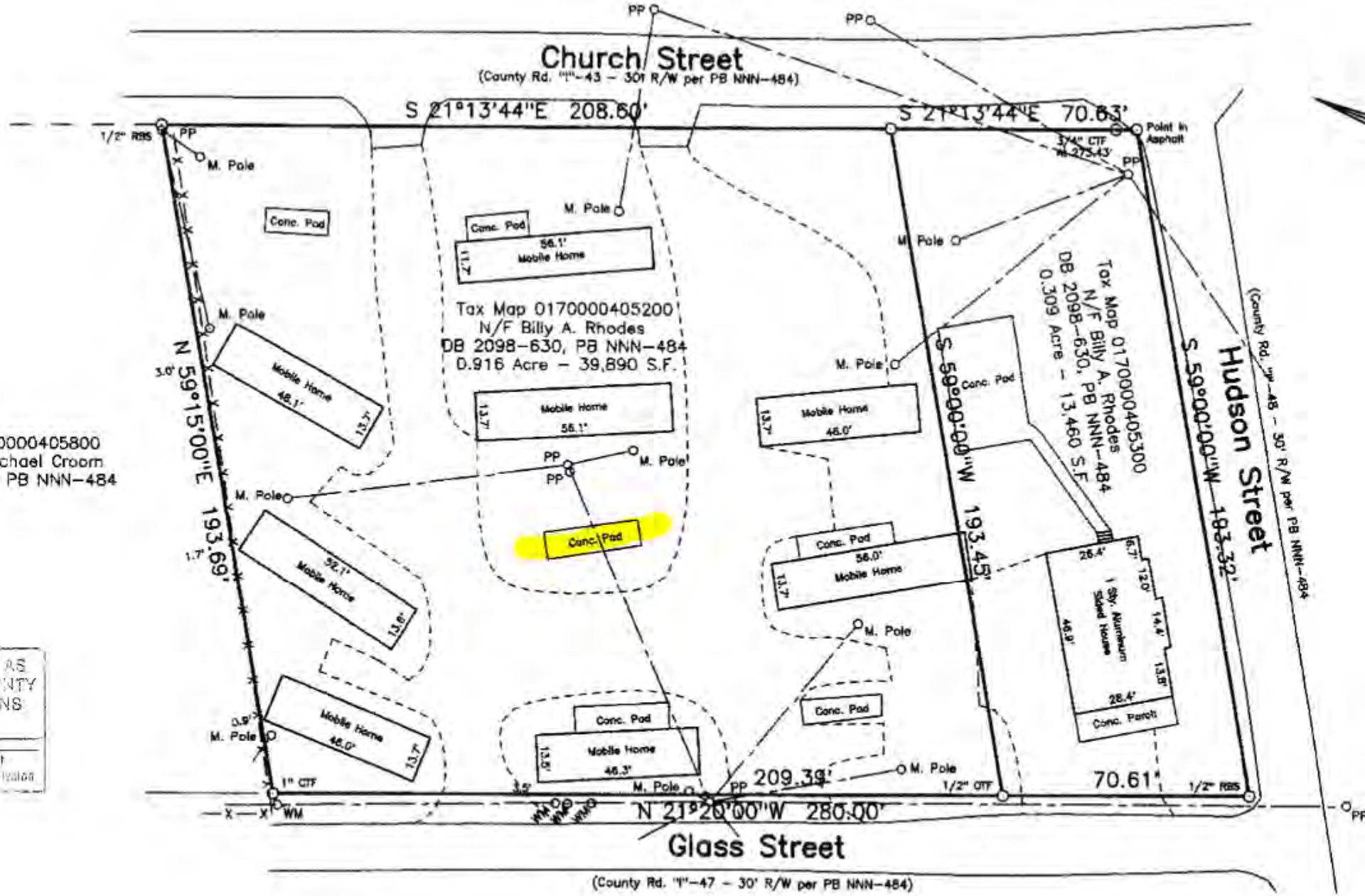


Map 0170000405800
 N/F Jason Michael Croom
 2522-926, PB NNN-484

**SUBDIVISION AS
 INVILLE 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

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

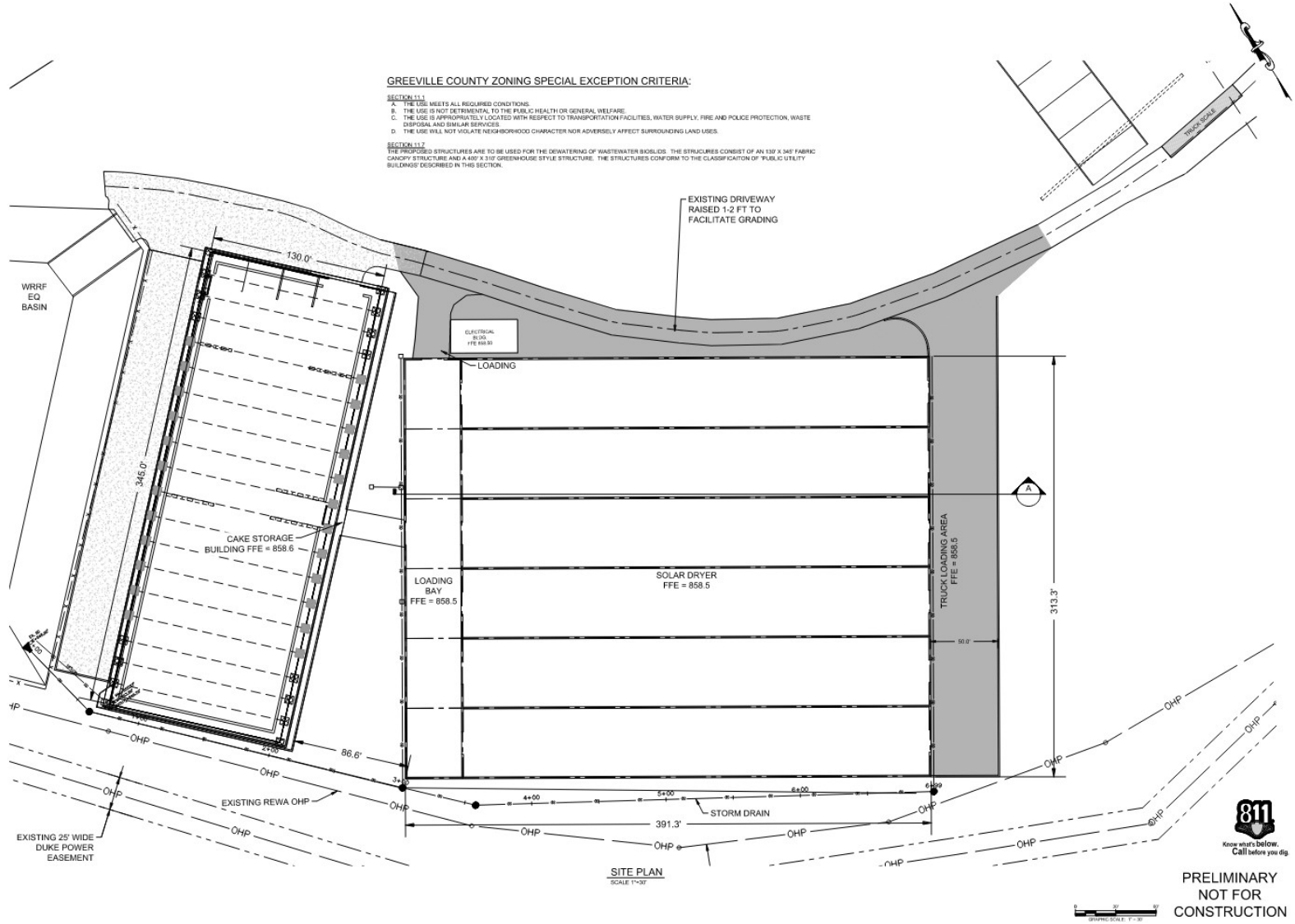
GREEVILLE COUNTY ZONING SPECIAL EXCEPTION CRITERIA:

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.



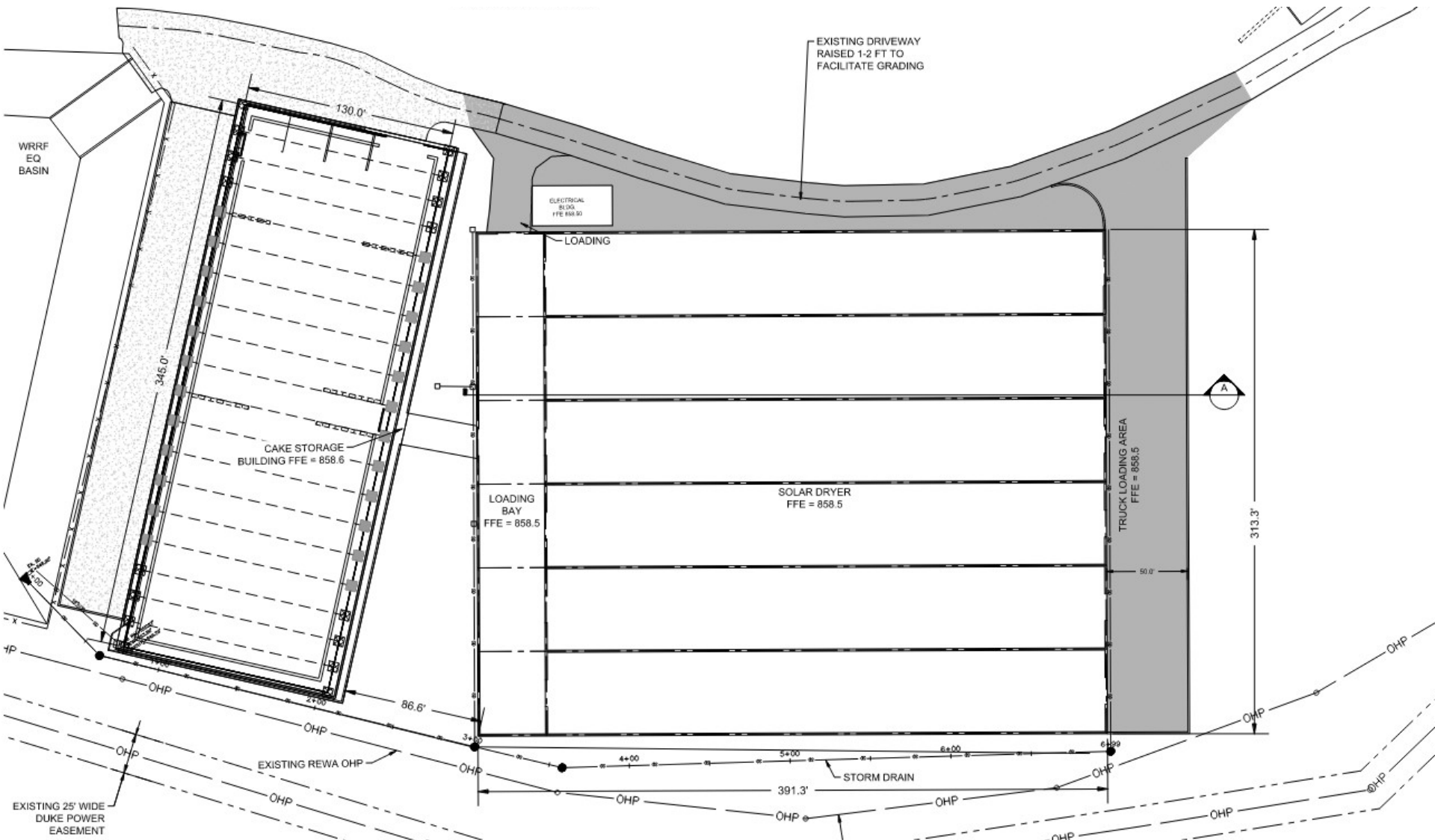
SITE PLAN
SCALE 1"=30'



**PRELIMINARY
NOT FOR
CONSTRUCTION**



CB-2023-083: Site Plan

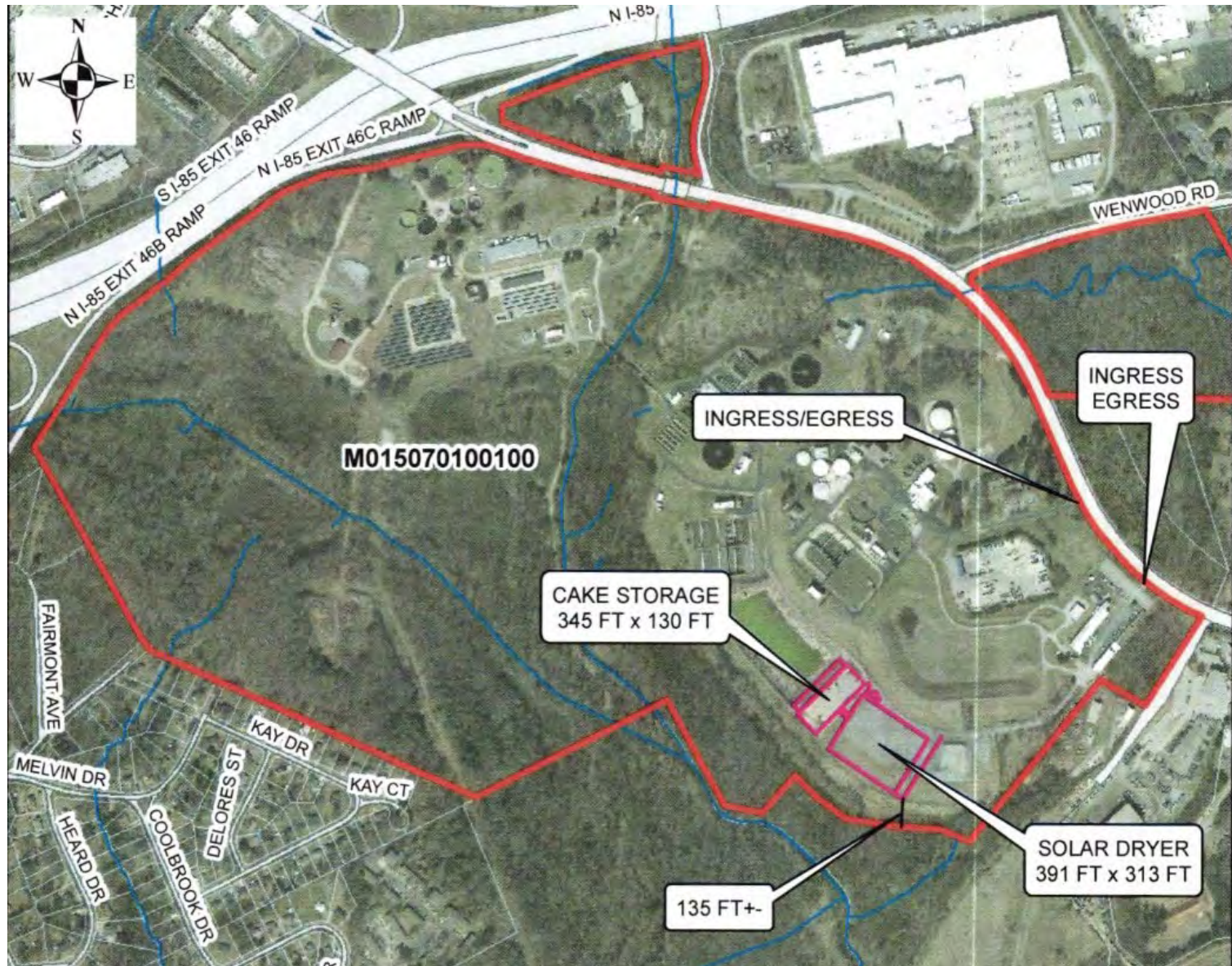


SITE PLAN
SCALE 1"=30'

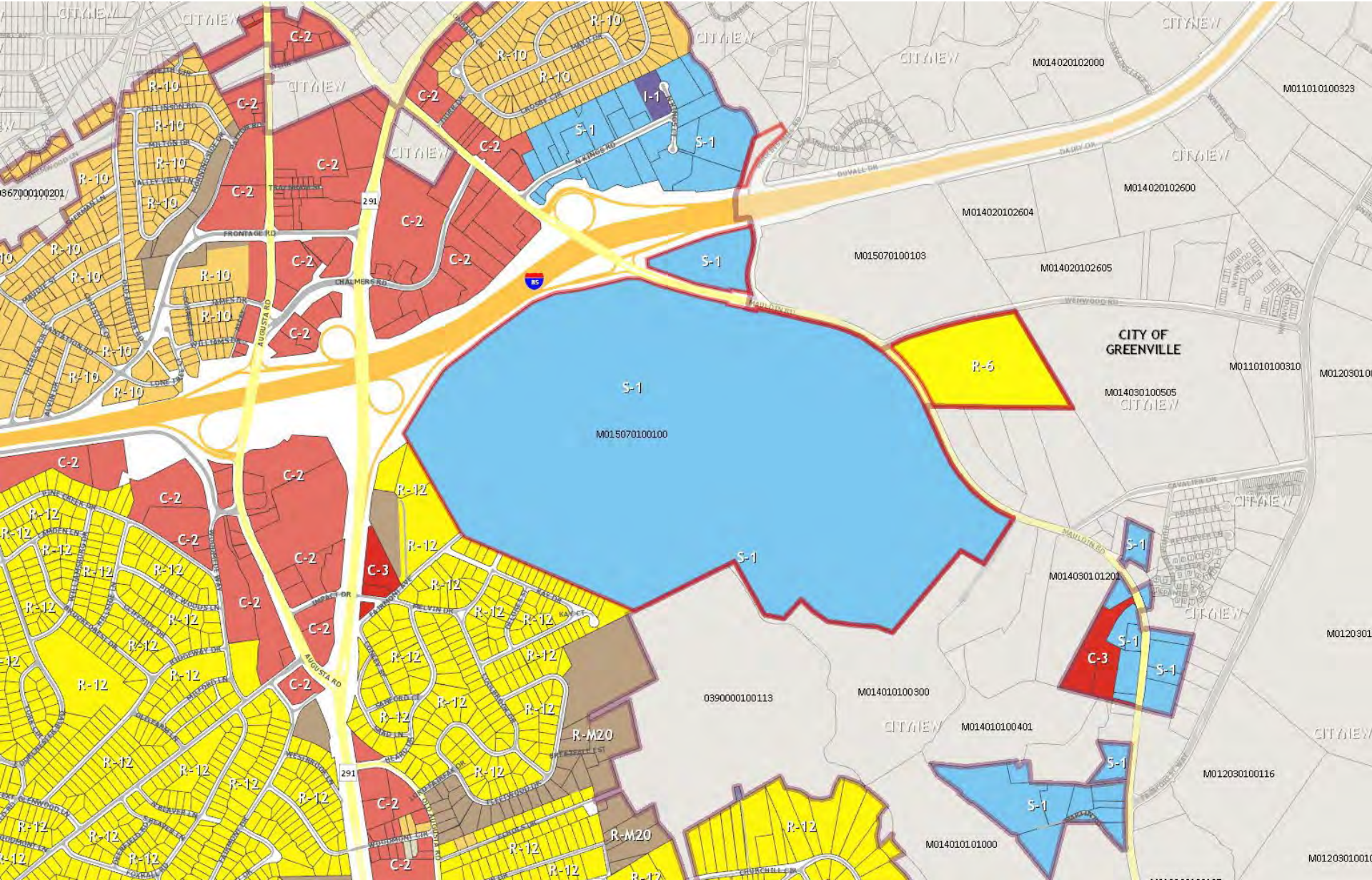


PR
N
CON

CB-2023-083: Location on Site



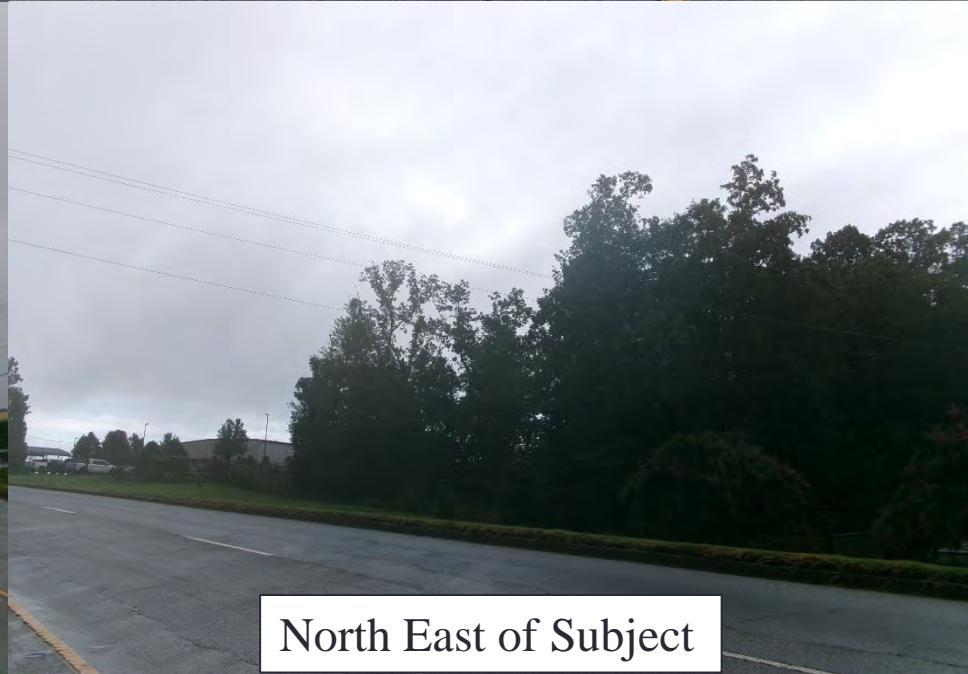
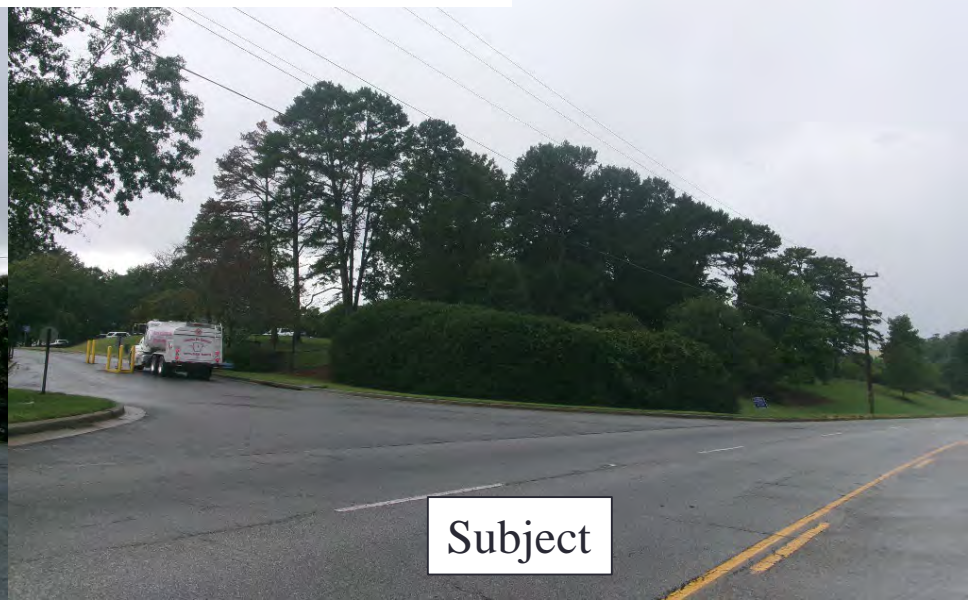
CB-2023-083: Zoning Map



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.

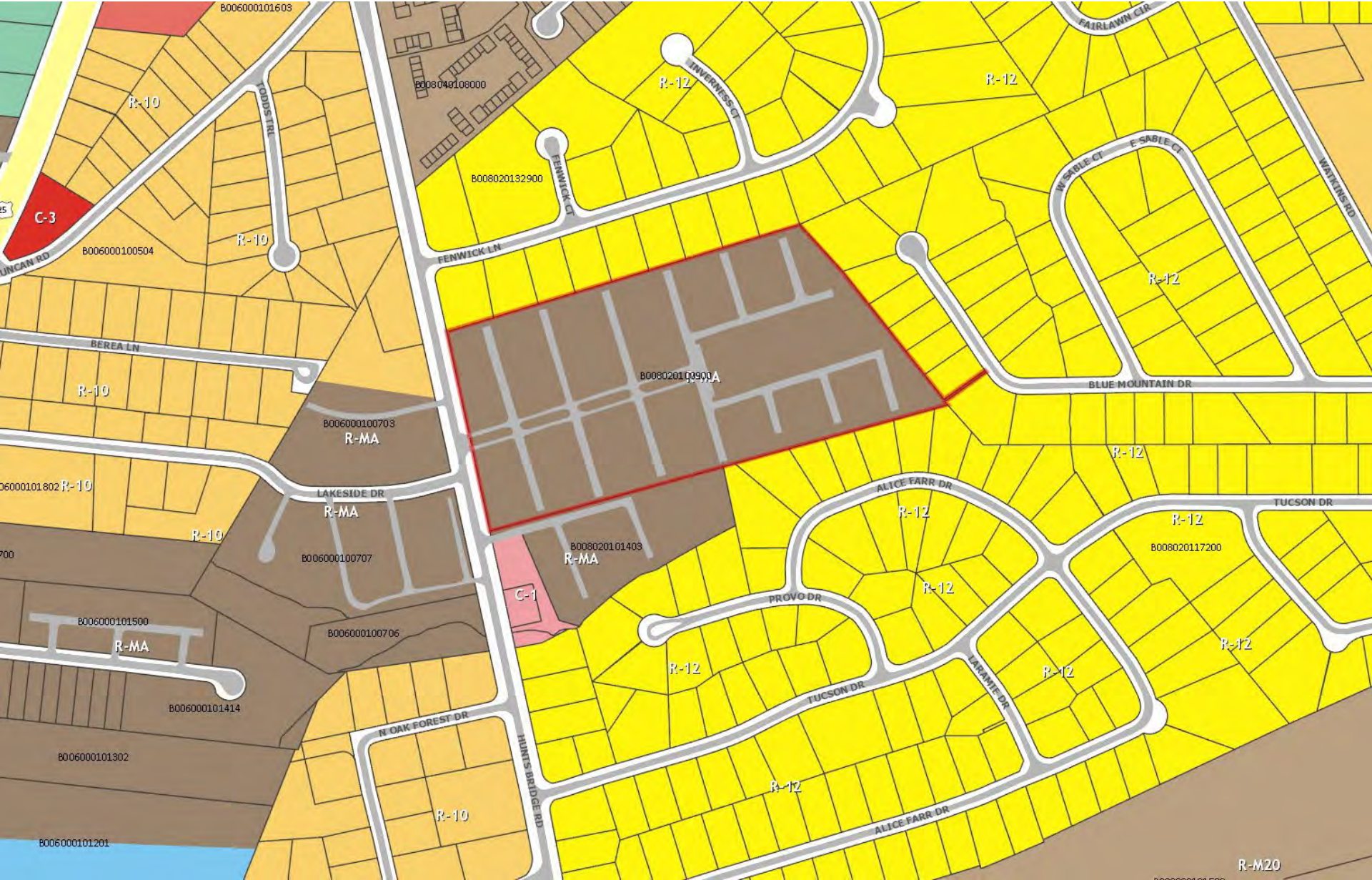
CB-2023-084: Site Plan



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