



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes December 13, 2023

Board Members:

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

Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. EJ Sherer – Planner I
- iii. Anna Wilson – Planner I
- iv. Erin England – Planner I
- v. George Sawadske – Sign Inspector/Reviewer

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

2. **Invocation/Pledge:** Conducted by Chairman Hattendorf.

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of November 8, 2023:**

Ms. Barber made a motion to approve the minutes from the November 8, 2023 meeting. Mr. Hamilton seconded. The motion carried with a 6 – 0 vote. Chairman Hattendorf abstained.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the November 8, 2023 meeting. Mr. Roth seconded. The motion carried with a 6 – 0 vote. Chairman Hattendorf abstained.

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-2023-113, Zachary D. Johnson of Gray Engineering Consultants for Savings Carolina Division

The property is located on Wade Hampton Boulevard, southwest of the intersection of Wade Hampton Boulevard and W Main Street in Taylors, SC.

The applicant is requesting a Variance to encroach 25' into the required 25' front setback for the existing building.

On November 8, 2023, the Board approved a motion to hold Docket CB-2023-113 until the December meeting in order for the applicant to gather all information related to the site.

The representatives present for this application were Ethan Neida, Grayson Atkins, and Robbie Romeiser.

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

Staff presented and discussion ensued.

The applicant stated the existing structure is a gas station canopy that encroaches into the 25' foot front setback. The property sat vacant for over six months, which required any new tenant bring it into compliance prior to occupancy. They additionally stated the canopy is to be used for covered parking for the proposed general store with the intention of turning back into a gas station at a future date.

Mr. Roth made a motion to approve a Variance to encroach 25' into the required 25' front setback for the existing building. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-2023-115, Robert H. Duke for Greenville Textile Heritage Society

The property is located southeast of the W Blue Ridge Drive and Cedar Lane Road intersection, across Smythe Street from the former Monaghan Mill near the City of Greenville.

The applicant is requesting a Use by Special Exception to allow for the construction of a picnic shelter and a historic textile exhibit.

Previous Dockets brought before the Board of Zoning Appeals were:

On December 17, 2017, the Board of Zoning Appeals made a motion to approve Docket CB-17-58 for a Special Exception to allow the property to be utilized as a park.

The representative present for this application was Robert H. Duke.

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

Staff presented and discussion ensued.

The applicant stated they are looking to add an open-sided picnic shelter to the proposed Textile Heritage Park and have plans to add a museum once funds have been raised.

Chairman Hattendorf made a motion to approve the Use by Special Exception to allow for the construction of a 24 x 40 picnic shelter and a historic textile heritage museum not to exceed 4000 square feet as noted on the packet submitted. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2023-116, Margie Yarton-Higgins of Massa Multimedia Architecture for Realty Income Properties 9, LLC

The property is located on the north side of Woodruff Road, east of Interstate 385 and west of Feaster Road.

The applicant is requesting a Variance to replace thirteen existing signs and add three new signs. They currently have 655.56 square feet of signage, and are requesting a total of 542 square feet of signage, including the replacement signs and new signs. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

The representative present for this application was William Meyers.

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

Staff presented and discussion ensued.

The applicant stated the building was built prior to the 2017 sign ordinance being passed and it would cause directional confusion to only allow three replacement signs. The applicant additionally stated Wal-Mart is replacing all their signage due to an update in branding and since multiple uses are located under one roof it requires more signage than a typical single use store.

Mr. Akers made a motion to approve Variance to replace thirteen existing signs and add three new signs. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

iv. CB-2023-117, William Norman Hamilton of Site Design, Inc. for Carolina Storage, LLC

The property is located off the intersection of Woodruff Road and Interstate 85, near the City of Maudin.

The applicant is requesting a Variance from Section 12:9 which requires screening 6 feet in height adjacent to residential uses.

There are no prior applications before the BZA.

The representative present for this application was William Norman Hamilton.

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

Staff presented and discussion ensued.

The applicant stated the property is zoned S-1 and much of the adjacent property is also zoned S-1. They additionally stated they would have an issue planting or constructing a berm due to drainage issues with the location requiring screening and the difference in elevation means any provided screening would not actually screen from the adjacent multi-family residential use.

Mr. Roth made a motion to deny a Variance from Section 12:9 which requires screening 6 feet in height adjacent to residential uses. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2023-118, Nikhil Patel of VED, Inc. for VED, Inc.

This property is located on White Horse Road (Hwy 25) south of the intersection of White Horse Road and Lily Street in Greenville.

The applicant is requesting a Variance to encroach 20 feet into the required 20-foot rear setback.

On May 10, 2023, the Board of Zoning Appeals made a motion to approve Docket CB-23-23 for a Variance to encroach 9' into the required 25' front setback for the existing structure, in order to rezone the property to C-2.

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

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

Staff presented and discussion ensued.

The applicant stated they rezoned the property to C-2 in order to open a liquor store in the existing building but have since discovered the existing building will not be sufficient to meet the building standards they are looking for. They additionally stated due to parking requirements they would not have enough space to centrally locate the building.

Chairman Hattendorf made a motion to deny a Variance to encroach 20 feet into the required 20-foot rear setback. Mr. Roth seconded the motion. The motion carried with a 4 – 3 vote. There was discussion regarding whether a full quorum was required in order to pass the vote or if a vote for approval would need to be taken. It was determined that since the BZA follows Robert's Rules the majority rule would stand in lieu of any Bylaws to the contrary.

vi. CB-2023-119, Robert C. Cashion of Robert C. Cashion Architect, Inc. for Sandy Springs Baptist Church

The property is located south of W Georgia Road at the intersection of Sandy Springs Road and Snow Road in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception and a Variance of 25' into the require 50' setback to allow for the expansion of the existing church to include a larger vestibule

and accessible restrooms.

There are no prior applications before the BZA.

The representatives present for this application were Robert C. Cashion and Sam Campbell.

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

Staff presented and discussion ensued.

The applicant stated the church would like to add restrooms and a larger foyer to the front of the building. They additionally stated setbacks are 50' on all sides for churches in residential areas and they would like to reduce this requirement to 25'.

Chairman Hattendorf made a motion to grant the Use by Special Exception and a Variance of 25' into the require 50' setback to allow for the expansion of the existing church to include a larger vestibule and accessible restrooms based on the site plan submitted. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

vii. CB-2023-120, Beltran Ortega of HDR, Inc. for Piedmont Natural Gas Company, Inc.

This property is located east of Augusta Road, on the southwest corner of the Augusta Arbor Way and Sterling Gove Road intersection in the I-1, Industrial District.

The applicant is requesting a Use by Special Exception for the public utility to construct an above grade natural gas utility station with off-street parking area outside of the site security fence.

There are no previous applications before the BZA.

The representatives present for this application were Beltran Ortega, Jennifer Ingram, and Adam Pollak.

There was one person in opposition, Sam Sanders.

Staff presented and discussion ensued.

The applicant stated they are proposing a 120 square foot regulator station which will meet all requirements of the Zoning Ordinance and will provide additional screening beyond what is required. They additionally stated once construction is completed there will be minimal visits to the site beyond what is required for maintenance and there will be minimal environmental concerns. They additionally stated their access rights have been maintained and they have filed a motion of condemnation for the portion they will be using.

Mr. Sanders stated he is the owner of the property and it is going through the condemnation process and has concerns regarding the use and if it would apply to the whole ten acres of his property.

Chairman Hattendorf stated that if the Use by Special Exception were to be approved it would be tied to the site plan as submitted and any deviation would require them to come back before the Board for approval.

Ms. Barber made a motion to approve a Use by Special Exception for the public utility to construct an above grade natural gas utility station with off-street parking area outside of the site security fence. Ms. Godfrey seconded the motion. The motion failed with a 2 – 5 vote. Ms. Shuman, Chairman Hattendorf, Mr. Akers, Mr. Roth, and Mr. Hamilton dissented. The applicant withdrew the application for a Use by Special Exception.

viii. CB-2023-121, Kevin Mitchell Ward of Aquarius Pools of the Upstate, LLC for Lacey Alexis McKinney

The property is located west of Highway 25 near the intersection of Sunrise Valley Road and Foot Hills Road, near the City of Travelers Rest in the R-S, Residential Suburban District.

The applicant is requesting a Variance from the rear yard requirement to construct a pool in the side yard. The rear yard of the property is the low point of the area. Floodplain and floodway are present in the rear yard and the property is adjacent to the Reedy River.

There are no previous applications brought before the BZA.

The representative present for this application was Kevin Ward, Lacey McKinney, and Kyle McKinney.

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

Staff presented and discussion ensued.

The applicant stated they have constraints with locating their pool with regards to both floodplain and the golf course behind the house. They additionally stated they will be screening the pool in order to ensure it is not visible from the road and have letters of approval from the owners of the golf course and the HOA.

Ms. Barber made a motion to approve a Variance from the rear yard requirement to construct a pool in the side yard. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

ix. CB-2023-122, Robert F. Orlando of Right Angle Media for The Norfolk Southern Railway

On October 25, 2023, the Applicant attempted to submit, in person, fourteen (14) sign permit applications for fourteen (14) new billboards to be installed in Greenville County. It was explained to them that we do not accept sign permit applications in person and that they needed to submit them electronically. At that time, it was noticed that they were not proposing to remove any existing billboards and instead proposing new billboards to be specifically located within the railroad rights-of-way for Norfolk Southern. Staff explained to the Applicant that we will not be able to accept these if they are not proposing to remove any of the existing billboards. Staff then provided a Denial Letter to the applicant stating the reasons for denial.

Subsequently, the applicant submitted an Appeal from the Zoning Administrator's interpretation on November 1, 2023.

AUTHORITY

Under the provisions of the Zoning Ordinance, the Zoning Administrator (as the authorized representative of the County Administrator under Section 13:1.1) has the authority to administer and enforce the Greenville County Zoning Ordinance in accordance with Section 3:5.1:

"It is the intent of this Ordinance that all questions of interpretation and enforcement shall be first presented to the Zoning Administrator and such questions shall be presented to the Board of Zoning Appeals only on appeal from the decision of the Zoning Administrator, and that recourse from the decision of the Board of Zoning Appeals shall be as provided by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S. C. Code Title 6, Chapter 29."

SCOPE OF APPEAL

The Applicant is appealing the Zoning Administrators' interpretation that Greenville County does not allow for the installation of new billboards in the unincorporated area of Greenville County (this is both zoned and unzoned areas).

RESPONSE TO APPEAL STATEMENTS

1. **Appellant Statement:** Applicant states that "Land that is unzoned by the County is not restricted by any provisions of the Zoning Ordinance, which includes the entire Sign Ordinance".

Staff's Response: Per Ordinance Number 4926 which was approved by County Council on August 15, 2017, it states "Greenville County Council hereby adopts the sign regulations attached hereto as *Exhibit A*, which shall serve as the Greenville County Sign Ordinance to provide for the administration and enforcement of the regulation of signs and sign structures in the unincorporated area of Greenville County". The "unincorporated" area of Greenville County is all land that has not been officially incorporated into a town, city, or municipality. This would mean both zoned and unzoned land. It also states in Section 19.5.2 Unzoned Areas of the County, "Signs in the unzoned areas of the County shall be subject to the requirements in Section 8.5 Use Area Regulations".

2. **Appellant Statement:** Applicant states that Section 8.8 has no application to the requested new billboards since that section only deals with the relocation of billboards within Greenville County and that since they do not own any existing billboards, this is not applicable.

Staff's Response: Staff does agree with the Applicant in that Section 8.8 of the Greenville County Sign Ordinance only regulates the relocation of billboards; however, Staff disagrees with the statement that it is not applicable. This section provides the only language on how Staff is to administratively review billboards within Greenville County. It lays out all steps for relocating a billboard with regards

to size, location, spacing, etc. Due to the fact that Greenville County banned the installation of new billboards (without removing an existing one) there is no language on how to administratively review them. Further, this section refers back to the 1986 Greenville County Sign Ordinance. This language is clear that the policy of the County is if someone desires to install a new billboard, that they must follow these regulations with regards to removing and relocating an existing billboard.

3. **Appellant Statement:** Applicant states “that where no valid restriction exists on the free use of property, the applicant is allowed to use their property as they see fit”.

Staff’s Response: As previously stated, the Ordinance that approved the Greenville County Sign Ordinance clearly indicates that the Ordinance applies to all property within the “unincorporated” area of Greenville County. This shows that areas that fall outside the zoned areas of Greenville County are still bound by the same set of regulations.

Therefore, it is my interpretation as Zoning Administrator for Greenville County that the Greenville County Sign Ordinance is applicable in all areas of Greenville County that has not been incorporated into a town, city, or municipality; and that Section 8.8 Billboards does not allow for new billboards to be installed unless an existing billboard is removed.

The representatives present for this application were Adam Webb and Matt Story.

The applicant stated they have 14 billboards in the unzoned areas of Greenville County and hope that the board will agree there is a fitness here for this type of billboard on Norfolk Southern’s Railroad right of way. The applicant stated additionally they would encourage conditions placed on the billboards by the BZA contributing to public safety and county events on a quarterly basis and they would like to work collaboratively with the County to permit the billboards. They hold that the Sign Ordinance is a part of the Zoning Ordinance and therefore should not apply to the unzoned areas of Greenville County. They stated section 8.5 does not apply to billboards and that the regulatory section for 8.8 does not apply to unzoned areas.

They additionally stated for the record there are unconstitutional sections of the sign ordinance.

Chairman Hattendorf made a motion to uphold the Zoning Administrator’s decision. Mr. Akers seconded the motion. The motion carried with a 6 – 1 vote. Ms. Shuman dissented.

7. **Announcements/Requests**

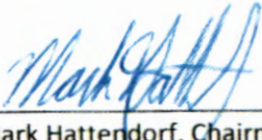
Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson announced staff has initiated a text amendment to start allowing accessory structures to be located in front of homes in certain zones in Greenville County.

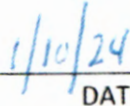
Mr. Roth requested the memo be circulated to the BZA members.

8. Adjournment

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



Mark Hattendorf, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

December 13, 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-2023-113

Applicant:	Zachary D. Johnson of Gray Engineering Consultants for Savings Carolina Division
Project Type:	Variance
Address:	3318 Wade Hampton Blvd., Taylors, SC 29687
Zoning:	C-2, Commercial District
Posting:	Confirmed 11/28/23

CB-2023-113: Request

The property is located on Wade Hampton Boulevard, southwest of the intersection of Wade Hampton Boulevard and W Main Street in Taylors, SC.

The applicant is requesting a Variance to encroach 25' into the required 25' front setback for the existing building.

On November 8, 2023, the Board approved a motion to hold Docket CB-2023-113 until the December meeting in order for the applicant to gather all information related to the site.

CB-2023-113: Variance

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

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

7:3.3 Calculating Minimum Front Setback

The minimum depth of the front yard measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 50 feet on an arterial street, except that when a right-of-way has not been established or is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of 10 feet.

7:3.6 Additional Setback in Commercial Districts

Commercial gasoline islands and canopies shall be set back from all street right-of-way lines not less than 15 feet.

CB-2023-113: 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-2023-113: Site Plan

DRAWING FOR REFERENCE ONLY



EXISTING LEASE AREA
 EXISTING LEASE AREA (ROSE M. CUNNINGHAM (LESSOR) AND SAVINGS CAROLINA DIVISION, SC CORP. (LESSEE))
 D.B. 1660-432

ZONING
 C-2
SETBACKS
 FRONT: 25'
 BACK: 20'
 SIDE: 0'

PROPERTY OWNERS
 PIN / Tax Map #: T062000200800
 CAROLINA SAVINGS DIVISION
 3318 Wade Hampton Blvd, Taylors, SC 29687

PROPERTY OWNERS
 PIN / Tax Map #: T002000200900
 CUNNINGHAM & SHEEL PROPERTIES
 3316 Wade Hampton Blvd, Taylors, SC 29687

EXISTING SAVINGS OIL COMPANY

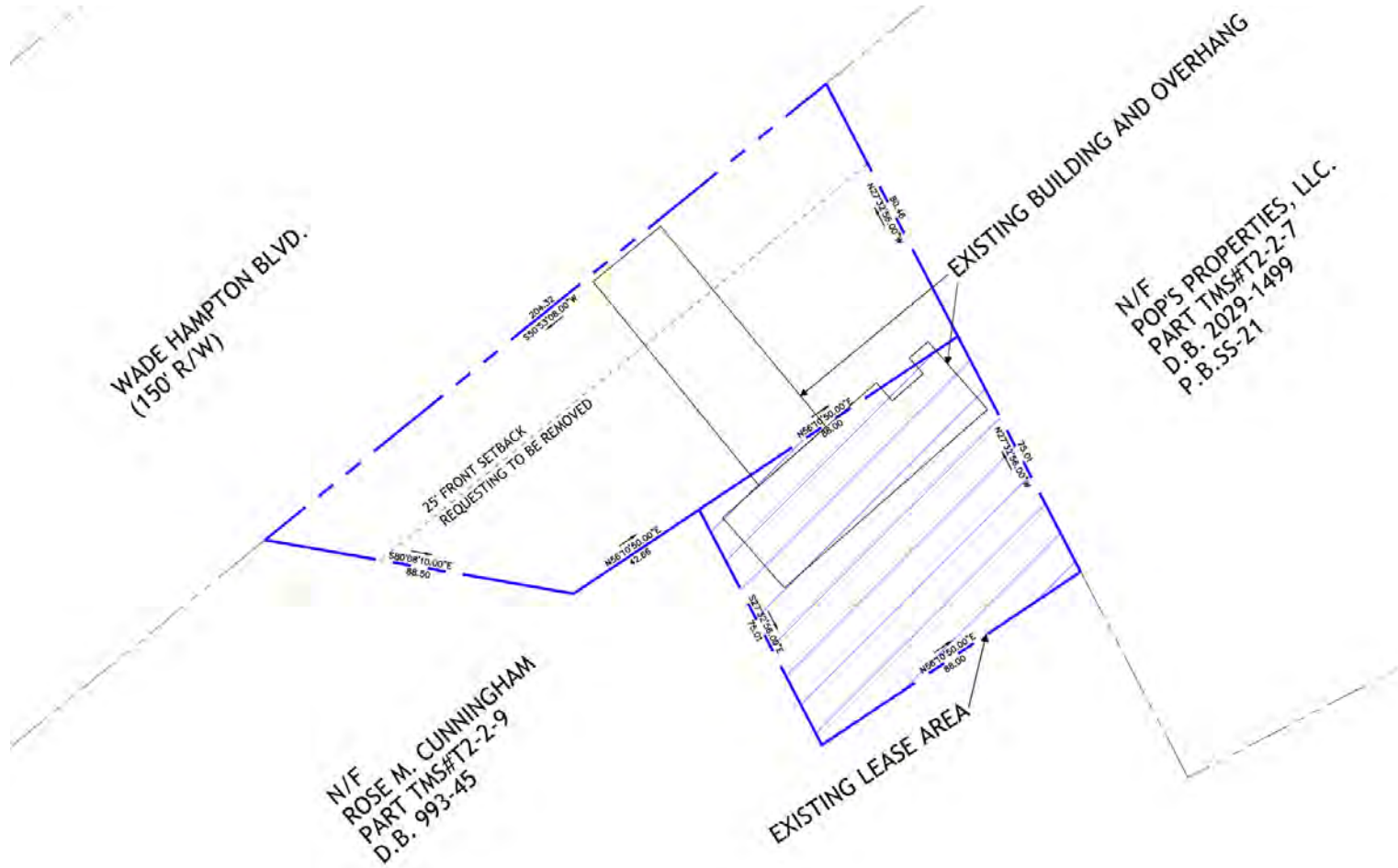
TAX MAP # T002000200900

REG. OFF. ADDRESS	REG. OFF. PHONE	REG. OFF. FAX	REG. OFF. EMAIL

REG. OFF. ADDRESS	REG. OFF. PHONE	REG. OFF. FAX	REG. OFF. EMAIL

REG. OFF. ADDRESS	REG. OFF. PHONE	REG. OFF. FAX	REG. OFF. EMAIL

CB-2023-113: Site Plan



SITE LEGEND	
	PROPERTY BOUNDARY
	EXISTING (NOT RIGHT OF WAY)
	SETBACK

EXISTING LEASE AREA

EXISTING LEASE AREA (ROSE M. CUNNINGHAM (LESSOR) AND SAVINGS CAROLINA DIVISION, SC CORP. (LESSEE))

D.B. 1660-432

ZONING

C-2

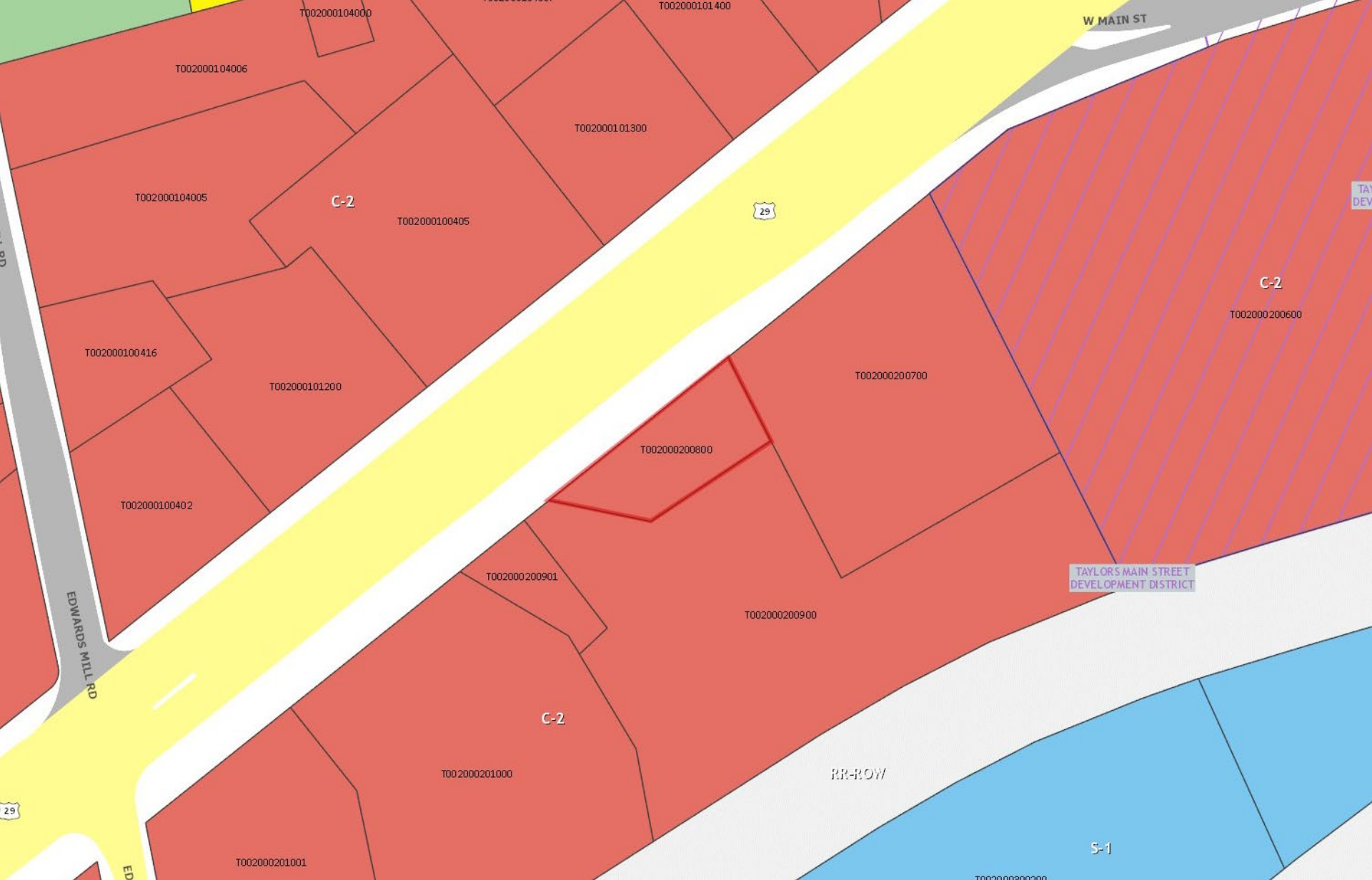
SETBACKS

FRONT: 25'

BACK: 20'

SIDE: 0'

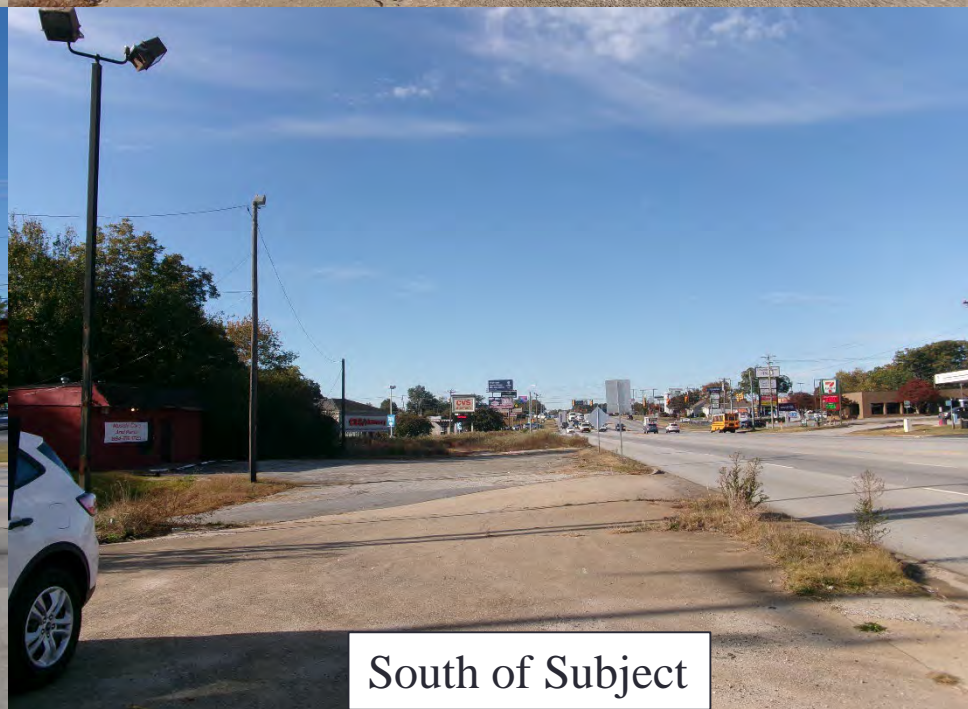
CB-2023-113: Zoning Map



CB-2023-113: Aerial Map



CB-2023-113 Photos



CB-2023-115

Applicant:	Robert H. Duke for Greenville Textile Heritage Society
Project Type:	Use by Special Exception
Address:	202 Smythe St., Greenville, SC 29611
Zoning:	R-MA, Multifamily Residential District
Posting:	Confirmed 11/28/23

CB-2023-115 Request

The property is located southeast of the W Blue Ridge Drive and Cedar Lane Road intersection, across Smythe Street from the former Monaghan Mill near the City of Greenville.

The applicant is requesting a Use by Special Exception to allow for the construction of a picnic shelter and a textile exhibit hall.

Previous Dockets brought before the Board of Zoning Appeals were:

On December 17, 2017, the Board of Zoning Appeals made a motion to approve Docket CB-17-58 for a Special Exception to allow the property to be utilized as a park.

CB-2023-105: Use by Special Exception Requirements

Section 5:8.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – private/public/nonprofit” as a Use by Special Exception in the R-MA, Multifamily Residential District.

CB-2023-115: 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-2023-115 Site Plan



ARBOR ENGINEERING
 Box 263 Greenville, S.C. 29602
 Telephone: (864) 235-3589 Fax: 233-6274
 Email: arbor@arborengineering.com

LANSICAP ARCHITECTS: CIVIL ENGINEERS
 RECREATIONAL PLANNERS - LAND PLANNERS - URBAN PLANNERS

STATE OF SOUTH CAROLINA
 DEPARTMENT OF COMMUNITY AFFAIRS
 PROFESSIONAL ENGINEERING BOARD

REVISIONS

NO.	DATE	DESCRIPTION	BY

LEGEND

Zone Surrounding Prop.
 Monaghan UMC - I-1
 McBeth St R-7.5
 Greenville Mills (City) P-D
 Ravenel St
 Monaghan Meadows RMA

GCRA
MONAGHAN MILL
 GREENVILLE SOUTH CAROLINA

TEXTILE HERITAGE PARK
MASTER PLAN

DRAWN: JRS DATE: FEBRUARY 27, 2017
 DESIGN: JRS HORIZONTAL SCALE: 1"=40'
 APPROVED: JMS VERTICAL SCALE: AS SHOWN

DRAWING SCALE: 1"=40'

DWG NO: 15068

DRAWING NO: MD 1 SHEET NO:

Statistics

Description	Symbol	Avg	Max	Min
Church Parking Lot	+	2 fc	12 fc	1 fc
McBeth Parking Lot	+	3 fc	10 fc	0 fc
Museum Walkway	+	4 fc	10 fc	1 fc
Path to Church Parking	+	1 fc	13 fc	0 fc
Pathway	+	1 fc	4 fc	0 fc
Playground	+	2 fc	12 fc	1 fc

Carolina Architectural Lighting and Design
 1500 S. Parkersburg Drive
 Greenville, SC 29605
 (864) 235-3589

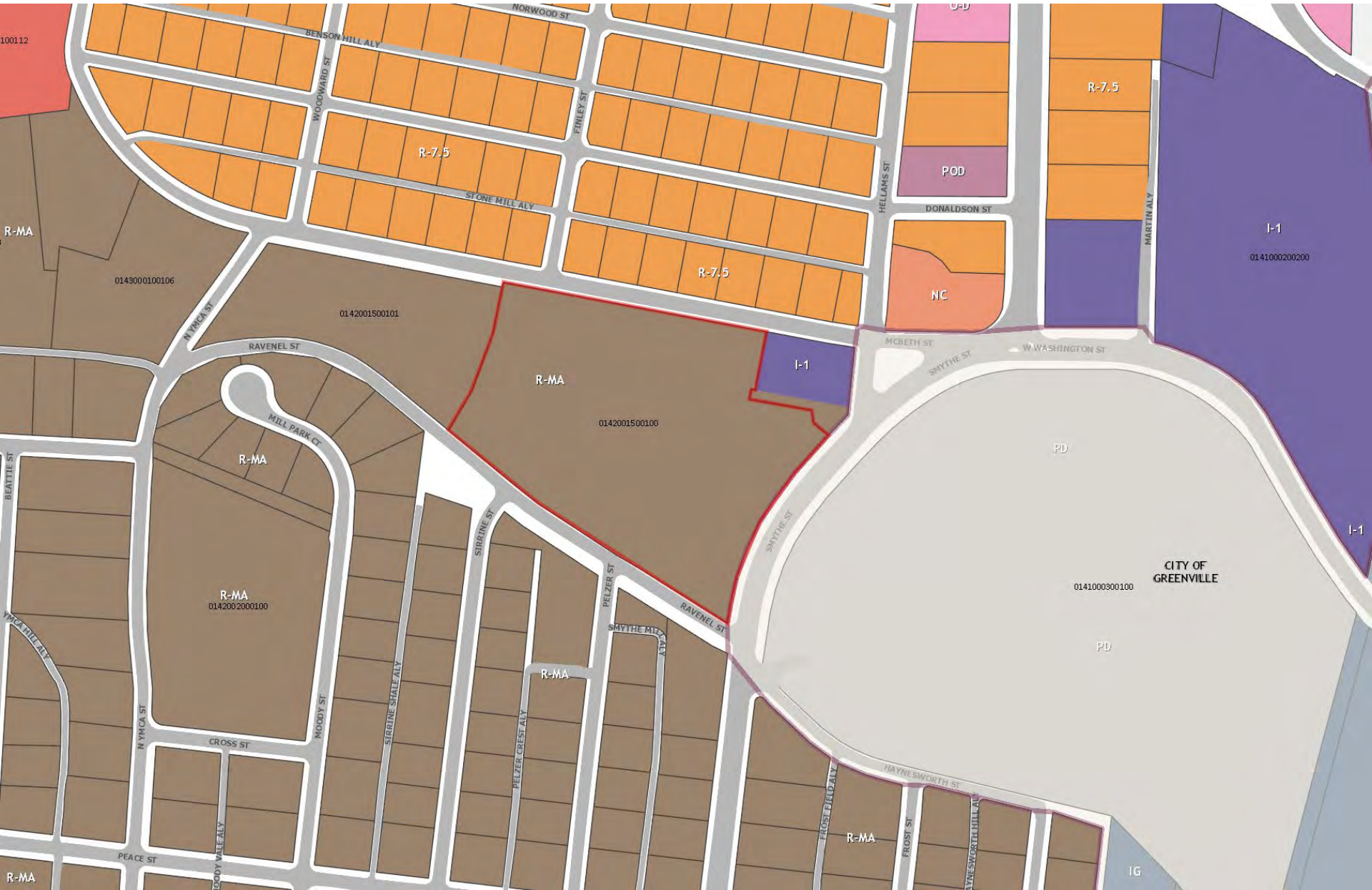
Schedule

Symbol	Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Firmware	Lumens Per Lamp	Light Loss Factor	Wattage	Quantity
⊠	A	EMBER LED PRESENTS: VALEN LIGHT LLC	VB-8-29W	7-1/4" L x 7-1/4" W x 4-1/2" H. LED BOLLARD CLEAR LENS	80 LEDS, LUMINAIRE OUTPUT: 20126 Lms.	1	EMBER LED - EB-3-270 Rev#01 825-IES	816,8141	0.9	8.29	24
⊙	B	VSHINE BY VALEN LIGHT - LED AREA LUMINAIRE TYPE IV DISTRIBUTION	VA-L80-700-S	WITH WHITE INTERIOR AND PRISMATIC FLAT GLASS LENS	80 LEDS, LUMINAIRE OUTPUT: 20126 Lms.	1	VA-L80-700-S-IES	20126	0.9	165.8	11
⊠	C	Hubble Outdoor	UNC2-18LU-SK-3	UNC2, 18 LED, 5000K, TYPE 3	18- NICHIA SK LEDS	1	UNC2-18LU-SK-3-IES	4106	0.9	42.3	6
⊙	D	VSHINE BY VALEN LIGHT - LED PATHWAY LUMINAIRE TYPE II DISTRIBUTION	VP-L16-S25-S	WITH WHITE INTERIOR AND PRISMATIC FLAT GLASS LENS	16 LEDS, LUMINAIRE OUTPUT: 3179 Lms.	1	VP-L16-S25-S-IES	3179	0.9	24.6	3
⊙	E	VSHINE BY VALEN LIGHT - LED STREET	VS-L40-S25-S	WITH WHITE INTERIOR AND PRISMATIC FLAT GLASS LENS	40 LEDS, LUMINAIRE OUTPUT: 8195 Lms.	1	VS-L40-S25-S-IES	8195	0.9	61.7	5

CB-2023-115 Site Plan



CB-2023-115: Zoning Map



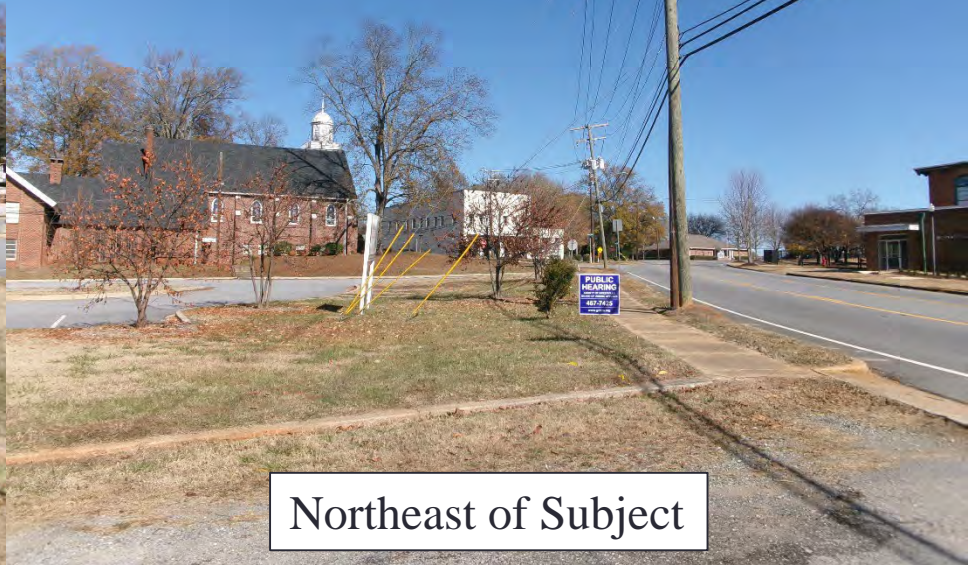
CB-2023-115: Aerial Map



CB-2023-115 Photos



Subject



Northeast of Subject



Southeast of Subject



South of Subject

CB-2023-116

Applicant:	Margie Yarton-Higgins of Massa Multimedia Architecture for Realty Income Properties 9, LLC
Project Type:	Variance
Address:	1451 Woodruff Rd., Greenville, SC 29607
Zoning:	C-2, Commercial District
Posting:	Confirmed 11/28/23

CB-2023-116: Request

The property is located on the north side of Woodruff Road, east of Interstate 385 and west of Feaster Road.

The applicant is requesting a Variance to replace thirteen existing signs and add three new signs. They currently have 655.56 square feet of signage, and are requesting a total of 542 square feet of signage, including the replacement signs and new signs. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

CB-2023-116: Sign Variance

Sign Ordinance, Section 8.4.1 Requirements for Specific Sign Types, Wall Signs;

- A. Wall sign copy area shall not exceed twenty (20) percent of the useable building wall area onto which such a sign is attached. Additionally, such signs shall not exceed two-hundred and twenty-five (225) square feet in size.

Sign Ordinance, Section 8.5.2 Business Use Areas;

The Business Use Area shall be defined as any property whose primary use is neither single family residential or multi-family residential and is not a Special Use Area.

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

CB-2023-116: Sign Variance

Table 19.8(b): Business Use Area Sign Regulations

Sign Type	Number (Maximum combination of all Signs regardless of type)	Size	Height
Freestanding	One per street front	In accordance with Section 19.8.5	In accordance with Section 19.8.5.2(c)
Wall	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Window	Up to 3	20% of window area 225 sq. ft maximum	Not above roof line
Attached Canopy	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Detached Canopy	Up to 3	20% of canopy face 225 sq. ft maximum	Not above roof line
Awning	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Under Canopy/ Awning	Up to 3	4 sq. ft.	Minimum 7' vertical clearance
Projecting	Up to 3	8 sq. ft.	Not above roof line
Marquee	Up to 3	1 sq. ft. per linear foot frontage 225 sq. ft. maximum	Not above roof line

CB-2023-116: 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-2023-116: Site Plan

PYLON SIGNAGE: NEW

PKI	COLOR NAME
PK01	WHITE
PK02	BLACK
PK03	WALMART BLUE (INTERNATIONAL)
PK04	WALMART BLUE (WALMART)
PK05	BLACK GRAY
PK06	BLACK GRAY
PK07	BLACK GRAY
PK08	BLACK GRAY
PK09	BLACK GRAY
PK10	BLACK GRAY

DISCLOSURES

- PAINT RESTRICTIONS: NONE
- ALLOWED SIGNAGE SF: 650 SF
- EXISTING SIGNAGE SF: 588 SF
- PROPOSED SIGNAGE SF: 588 SF
- INVIOLANCE PROCESS: NONE
- INVIOLANCE APPLICATION PROCESS CAN TAKE UP TO 1 MONTH



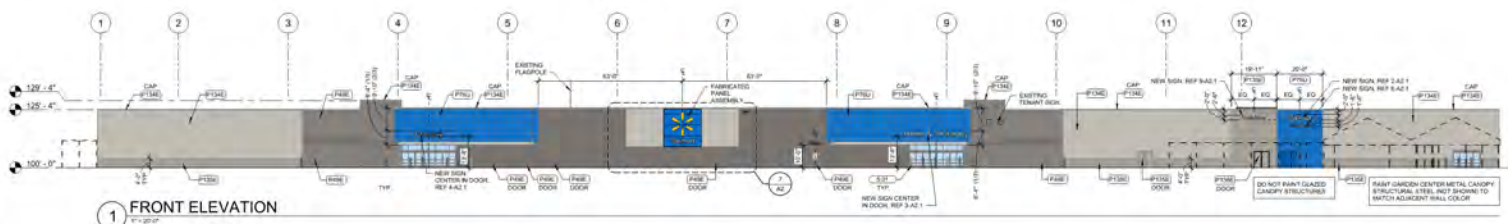
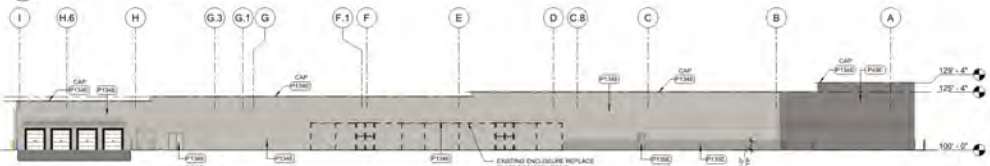
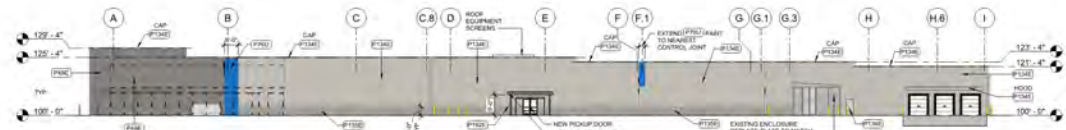
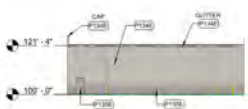
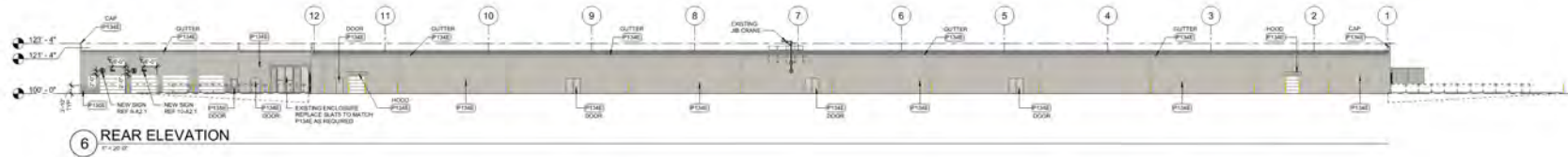
REMOVAL OF BUILDING MATERIALS SHALL BE LIMITED TO BE DEMOLISHED OR AS REQUIRED BY SECTION OF WORK SHALL OCCUR PRIOR TO PAINTING BUILDING. COMPLETE DURATION FROM SETTING PAINTING WILL OCCUR FROM TO INSTALLATION OF BUILDING MOUNTED ITEMS.

COLOR LEGEND

PK01	SAFETY YELLOW
PK02	CHALK
PK03	BLACK
PK04	DARK GRAY
PK05	WALMART BLUE (INTERNATIONAL)
PK06	WALMART BLUE (WALMART)
PK07	BLACK GRAY
PK08	MEDIUM GRAY
PK09	MEDIUM GRAY
PK10	BLACK GRAY

KEYNOTES

- 1) IF THE SECONDARY GYAN PLASTIC RELEASE HEIGHT OF SLUVE NOTED ADJACENT TO KEYNOTES
- 2) WHERE CANOPIES ARE VISIBLE TO AND ACCESSORY BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (PK22) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED.
- 3) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 4) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 5) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 6) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 7) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 8) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 9) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 10) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 11) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.
- 12) PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL COLOR.



Walmart SC GREENVILLE
1501 WOODHUFF AVE
GREENVILLE, SC 29615
864.438.7400

ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	08/24/2023	ISSUE
2	08/24/2023	ISSUE
3	08/24/2023	ISSUE
4	08/24/2023	ISSUE
5	08/24/2023	ISSUE
6	08/24/2023	ISSUE
7	08/24/2023	ISSUE
8	08/24/2023	ISSUE
9	08/24/2023	ISSUE
10	08/24/2023	ISSUE
11	08/24/2023	ISSUE
12	08/24/2023	ISSUE
13	08/24/2023	ISSUE
14	08/24/2023	ISSUE
15	08/24/2023	ISSUE
16	08/24/2023	ISSUE
17	08/24/2023	ISSUE
18	08/24/2023	ISSUE
19	08/24/2023	ISSUE
20	08/24/2023	ISSUE
21	08/24/2023	ISSUE
22	08/24/2023	ISSUE
23	08/24/2023	ISSUE
24	08/24/2023	ISSUE
25	08/24/2023	ISSUE
26	08/24/2023	ISSUE
27	08/24/2023	ISSUE
28	08/24/2023	ISSUE
29	08/24/2023	ISSUE
30	08/24/2023	ISSUE

CHECKED BY: MMA
DRAWN BY: IS
PHOTO CYCLE: 983001
DOCUMENT DATE: 08/24/2023

SEAL OF SOUTH CAROLINA
JAMES OWEN GOVERNOR
1862-1892
SC 1700

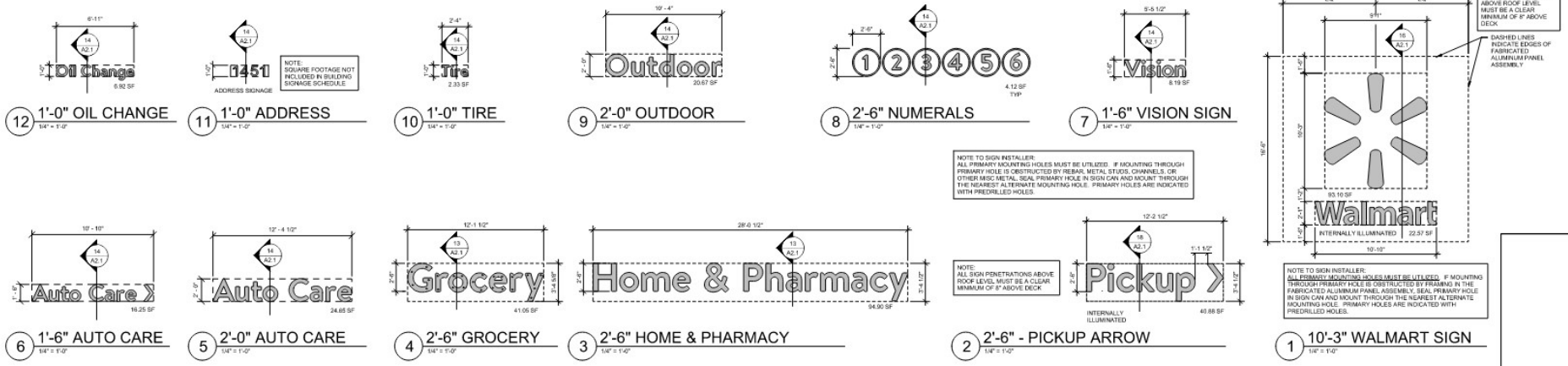
8/24/2023

EXTERIOR ELEVATIONS

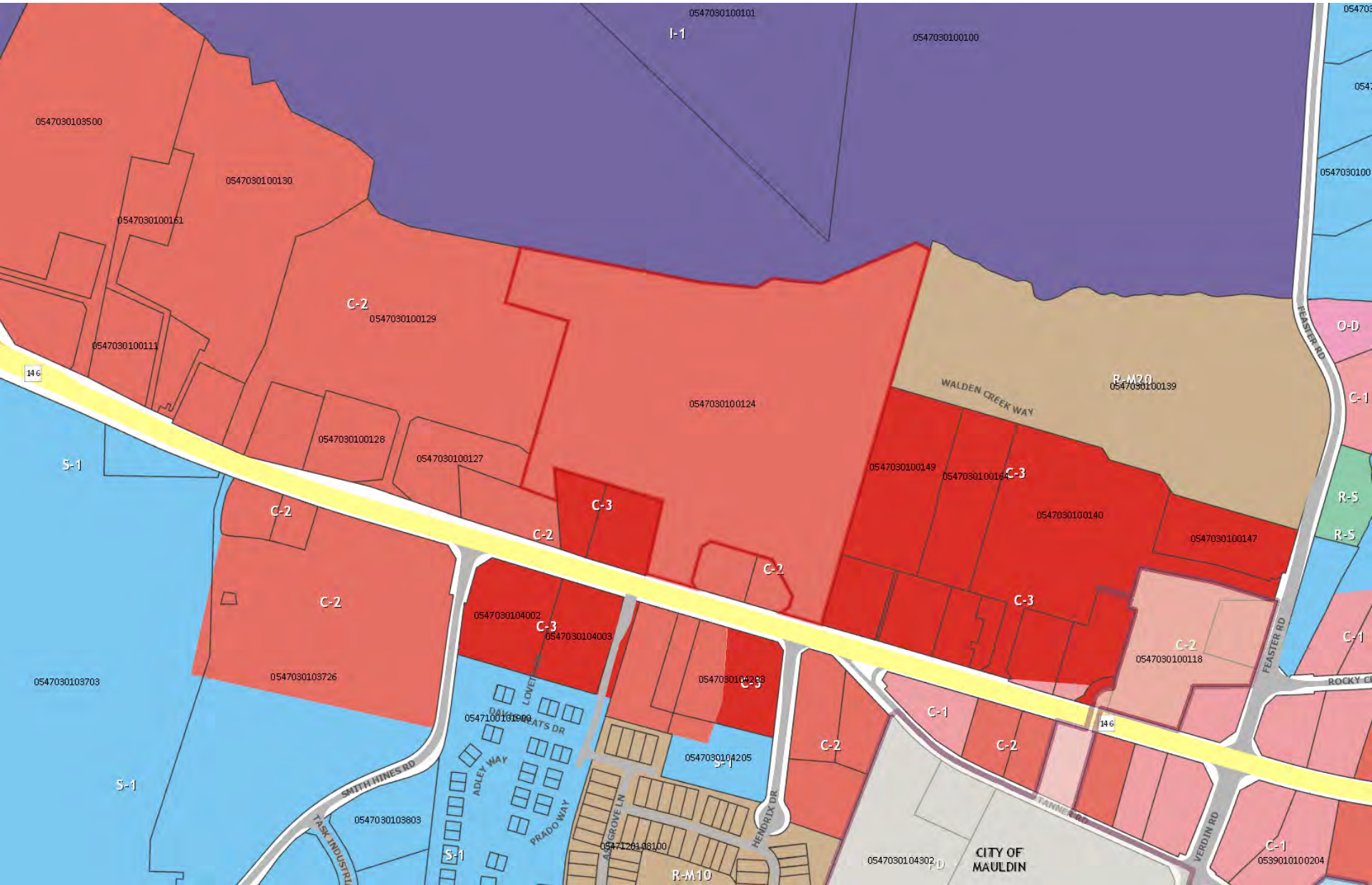
SHEET **A2**

CB-2023-116: Site Plan

EXISTING SIGNAGE SCHEDULE						NEW SIGNAGE SCHEDULE					
SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA	SIGNAGE LOCATION	QTY	COLOR	SIZE (HEIGHT)	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE						FRONT SIGNAGE					
WALMART	1	WHITE	4'-0"	284.0 SF	284.0 SF	WALMART	1	WHITE	2'-1"	22.57 SF	22.57 SF
SPARK	1	YELLOW	5'-6"	15.4 SF	15.4 SF	SPARK	1	YELLOW	10'-3"	93.10 SF	93.10 SF
PICKUP (W/SPARK)	1	WHITE	2'-6"	66.76 SF	66.76 SF	BACKGROUND	1	BLUE	16'-6"	272.25 SF	272.25 SF
GROCERY	1	WHITE	2'-6"	42.05 SF	42.05 SF	VISION	1	WHITE	1'-6"	8.19 SF	8.19 SF
HOME & PHARMACY	1	WHITE	2'-6"	97.66 SF	97.66 SF	PICKUP W/ARROW	1	WHITE	2'-6"	40.88 SF	40.88 SF
AUTO CENTER (W/ARROW)	1	WHITE	2'-0"	34.50 SF	34.50 SF	GROCERY	1	WHITE	2'-6"	41.05 SF	41.05 SF
VISION CENTER	1	WHITE	1'-0"	8.81 SF	8.81 SF	HOME & PHARMACY	1	WHITE	2'-6"	94.90 SF	94.90 SF
LAWN & GARDEN	1	WHITE	2'-6"	63.89 SF	63.89 SF	OUTDOOR	1	WHITE	2'-0"	20.67 SF	20.67 SF
TOTAL FRONT SIGNAGE					613.07 SF	AUTO CARE (W/ARROW)	1	WHITE	1'-6"	16.25 SF	16.25 SF
AUTO CENTER SIGNAGE						TOTAL FRONT SIGNAGE					
AUTO CENTER	1	WHITE	2'-0"	31.47 SF	31.47 SF	AUTO CARE SIGNAGE					
LUBE	2	WHITE	1'-0"	3.13 SF	6.26 SF	AUTO CARE	1	WHITE	2'-0"	24.65 SF	24.65 SF
TIRE	2	WHITE	1'-0"	2.38 SF	4.76 SF	AUTO CARE	2	BLACK	1'-0"	6.92 SF	13.84 SF
TOTAL AUTO CENTER SIGNAGE					42.49 SF	TIRE	4	BLACK	1'-0"	2.33 SF	9.32 SF
ADDRESS						AUTO NUMERALS					
ADDRESS	1	WHITE	1'-0"	N/A SF	N/A SF	AUTO NUMERALS	6	BLACK	2'-6"	4.12 SF	24.72 SF
TENANT SIGNAGE	1	GREEN	2'-0"x 10'-3"	N/A SF	N/A SF	TOTAL AUTO CENTER SIGNAGE				72.53 SF	72.53 SF
TOTAL BUILDING SIGNAGE						ADDRESS (1451)					
					655.56 SF	ADDRESS (1451)	1	WHITE	1'-0"	N/A SF	N/A SF
TOTAL BUILDING SIGNAGE						TOTAL BUILDING SIGNAGE					
										566.72 SF	566.72 SF



CB-2023-116: Zoning Map



CB-2023-116: Aerial Map



CB-2023-116 Photos



Subject



Northwest of Subject



Southeast of Subject



South of Subject

CB-2023-117

Applicant:	William Norman Hamilton of Site Design, Inc. for Carolina Storage, LLC
Project Type:	Variance
Address:	270 Rocky Creek Rd., Greenville, SC 29615
Zoning:	S-1, Services District
Posting:	Confirmed 11/28/23

CB-2023-117 Request

The property is located north of Woodruff Road and east of Feaster Road, near the City of Mauldin.

The applicant is requesting a Variance from Section 12:9 which requires screening 6 feet in height adjacent to residential uses.

There are no prior applications before the BZA.

CB-2023-117: Variance

12:9 Screening and Buffering Requirements

Screening must be provided along side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

CB-2023-117: 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-2023-117 Site Plan



LOCATION MAP NOT TO SCALE

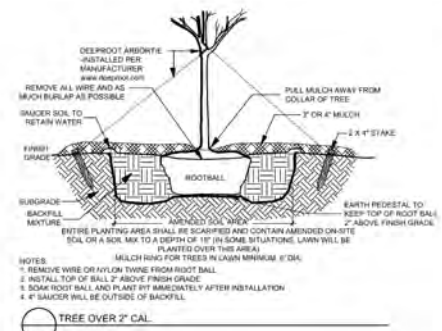
GREENVILLE COUNTY
Greenville County requires 15 tree credits per 1000 sq ft

TOTAL SITE	2.3	ACRES
DISTURBED ACRES	2.5	ACRES
CREDIT ACRES	15	CREDIT ACRES
REQUIRED CREDITS	37.5	TREE CREDITS

TREES SAVED	Quantity	Tree Species	Tree Caliber	Credit Value	Credits
1	1	WATER OAK	20 in	3.2	3.2
1	1	LAWN	20 in	1	1
			Tree Caliber		3.2

TREES PLANTED	Quantity	Tree Species	Tree Caliber	Credit Value	Credits
8	8	MAPLE	3 in	2.3	18.4
7	7	PIÑA PINE	3 in	3.2	22.4
1	1	YELLOW OAK	3 in	1.6	1.6
			Tree Caliber		22.4

Saving Credits	3.2
Required Credits	38
Post Development Credits	37.5 CREDITS



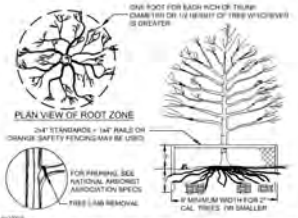
TREE OVER 2" CAL.

ZONED RM-20

- Ⓜ DESIGNATES TREE TO BE SAVED FOR CREDIT. IF GRADING DETERMINES THAT THE TREE IS NOT VIABLE, NO CREDIT WILL BE TAKEN.
 - ✗ DESIGNATES TREE TO BE REMOVED WITHIN LIMITS OF DISTURBANCE.
 - DESIGNATES TREE DRIPLINE AND LIMITS OF PROTECTION FENCING.
- CARE SHOULD BE TAKEN TO LIMIT DISTURBANCE AROUND TREES NOT BEING REMOVED THAT AREN'T LABELED WITH Ⓜ.

BUILDING PERMIT NO. 22-3261

- THE SITE WILL NOT UTILIZE A TRASH DUMPSTER. THE OFFICE WILL HAVE ROLL OUT TRASH CANS THAT WILL BE ROLLED OUT ON TRASH PICKUP DAY.
- THE ONLY PUMP LIFT WILL BE A MINI SPLIT FOR THE OFFICE PORTION OF THE SITE AND THIS WILL BE ON THE SIDE OF THE PROPOSED BUILDING.



- NOTES:
- NO CONSTRUCTION ACTIVITY ON STORAGE SHALL BE LOCATED WITHIN THE PROTECTION AREA.
 - REMOVE ALL BARBERS UPON COMPLETION OF PROJECT.
 - SEE PLANS FOR LOCATION AND REQUIRED RADIUS OF ALL TREE PROTECTION FENCES.
 - GRAD TREES AND SOILS BE LOWER GROWTH SHALL BE CUT FLUSH WITH ADJACENT GRADE, UNLESS OTHERWISE NOTED.
 - PLACE PLASTER OF PARIS OR POLYURETHANE FILLER TO PROTECT TREE FROM DAMAGE.
 - CONTRACTOR SHALL MAINTAIN TREE PROTECTION FENCE UNITS FINAL CERTIFICATE OF OCCUPANCY OF THIS PROJECT. IF DAMAGED DURING CONSTRUCTION, IT WILL BE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND NOTIFY A OF ANY POSSIBLE DAMAGE TO TREES.

TREE PROTECTION FENCE

CAUTION
 Know what's below. Call before you dig.

THE CLIENT, OWNER AND ARCHITECT FOR THE CONTRACTOR'S CONSIDERED ONLY. THESE ARE NOT TO BE USED FOR ANY OTHER PURPOSES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE SERVICES OF ALL OTHER PROFESSIONALS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF ALL OTHER PROFESSIONALS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SERVICES OF ALL OTHER PROFESSIONALS AS NECESSARY.

GRAPHIC SCALE
 1" IN PRINT = 10' ON GROUND

ZONED S-1

Lot 771 100 FT
 2011 AIRSIDE
 10000 SQ FT

ZONED S-1

ZONED C-1

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PROVIDE
Ⓜ	ASB01	1	Water Oak (Quercus nigra)	Water Oak	20" Dia.	
✗	ASB02	1	Grass Tree (Xanthorrhoea)	Grass Tree	8" Dia.	
○	ASB03	8	Maple (Acer sp.)	Maple	3" Dia.	
○	ASB04	7	Pin Pine (Pinus sp.)	Pin Pine	3" Dia.	
○	ASB05	1	Yellow Oak (Quercus sp.)	Yellow Oak	3" Dia.	

SITE DESIGN, INC.
 1000 W. MAIN ST. SUITE 100
 GREENVILLE, SC 29601
 (864) 234-1111
 www.sitedesigninc.com

NO.	DATE	DESCRIPTION
1	08/28/2023	ISSUED FOR PERMIT
2	08/28/2023	ISSUED FOR PERMIT
3	08/28/2023	ISSUED FOR PERMIT
4	08/28/2023	ISSUED FOR PERMIT
5	08/28/2023	ISSUED FOR PERMIT
6	08/28/2023	ISSUED FOR PERMIT

ROCKY CREEK STORAGE
 GREENVILLE COUNTY
 SOUTH CAROLINA

GREENVILLE COUNTY
 SOUTH CAROLINA

HORIZ. SCALE: 1" = 30'
 VERT. SCALE: N/A
 DESIGNED BY: ASB
 DRAWN BY: ASB
 CHECKED BY: ESW
 DATE: 08/28/2023

TREE PROTECTION
 AND
 LANDSCAPE PLAN
 SHEET 1 OF 11
L100

CB-2023-117 Site Plan



ENTIRE PLANTING AREA SHALL BE SCARIFIED AND CONTAIN AMENDED ON-SITE SOIL OR A SOIL MIX TO A DEPTH OF 18" (IN SOME SITUATIONS, LAWN WILL BE PLANTED OVER THIS AREA)

- NOTES:
1. REMOVE WIRE OR NYLON TWINE FROM ROOT BALL
 2. INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 3. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
 4. 4" SAUCER WILL BE OUTSIDE OF BACKFILL



ZONED RM-20
1/2" = 40' (HORIZ.) 1/8" = 10' (VERT.)

- S** DESIGNATES TREE TO BE SAVED FOR CREDIT. IF GRADING DETERMINES THAT THE TREE IS NOT VIABLE, NO CREDIT WILL BE TAKEN
 - X** DESIGNATES TREE TO BE REMOVED WITHIN LIMITS OF DISTURBANCE
 - DESIGNATES TREE DRIPLINE AND LIMITS OF PROTECTION FENCING
- CARE SHOULD BE TAKEN TO LIMIT DISTURBANCE AROUND TREES NOT BEING REMOVED THAT AREN'T LABELED WITH **S**

BUILDING PERMIT NO. 22-9261

- THE SITE WILL NOT UTILIZE A TRASH DUMPSTER. THE OFFICE WILL HAVE ROLL-OUT TRASH CANS THAT WILL BE ROLLED OUT ON TRASH PICKUP DAY.
- THE ONLY HVAC UNIT WILL BE A MINI SPLIT FOR THE OFFICE PORTION OF THE SITE AND THIS WILL BE ON THE SIDE OF THE PROPOSED BUILDING.

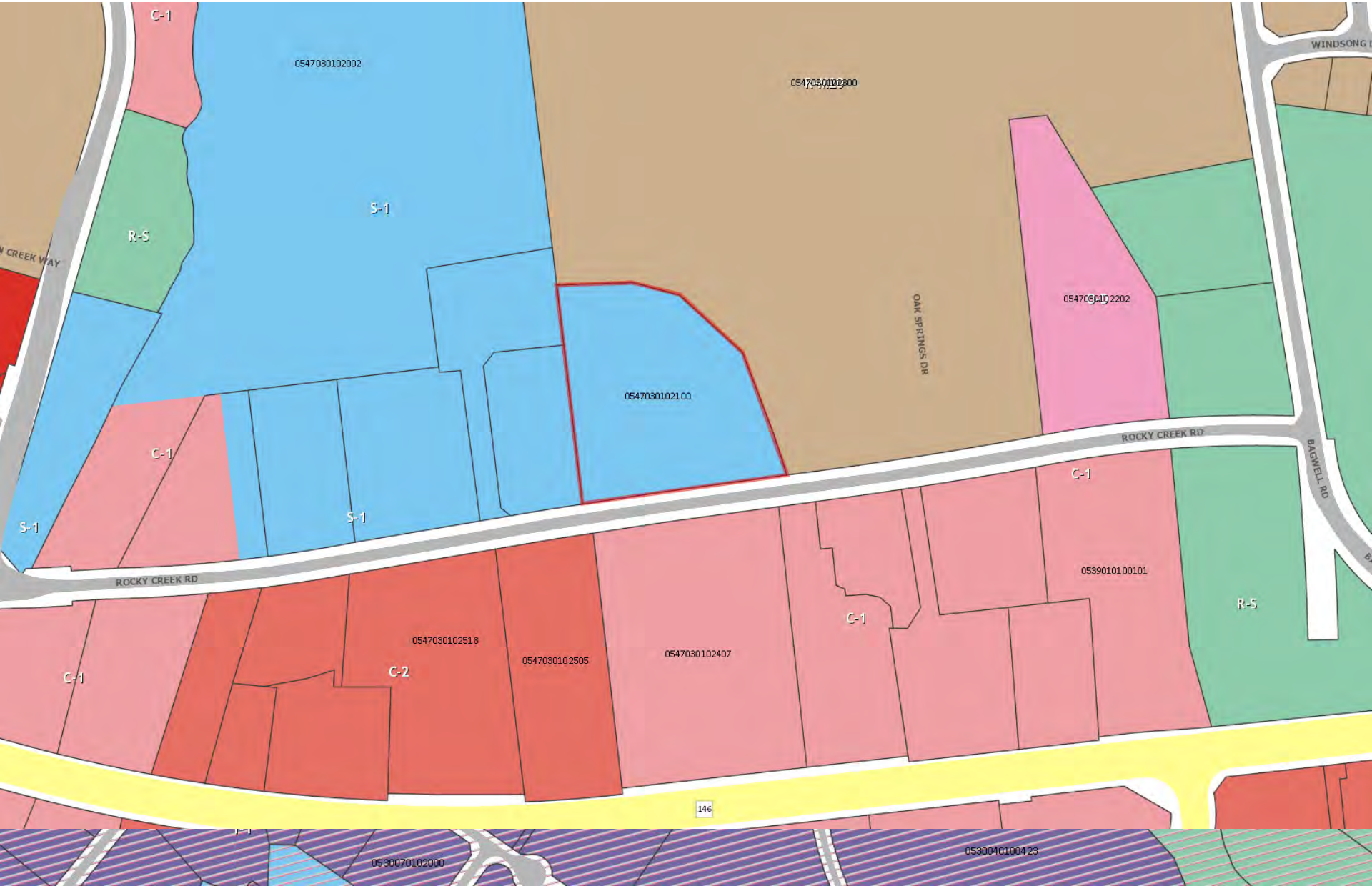
EXISTING ROW OF LEYLAND CYPRRESS



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ACDG	9	Azalea arborea - Occaslar Glory	Occaslar Glory Red Maple	1" Cal.	
	QUFA	7	Quercus exilimbs	Pink Oak	2" Cal.	
	QUFH	8	Quercus chrysolepis - 'HighTower'	HighTower Willow Oak	3" Cal.	

CB-2023-117: Zoning Map



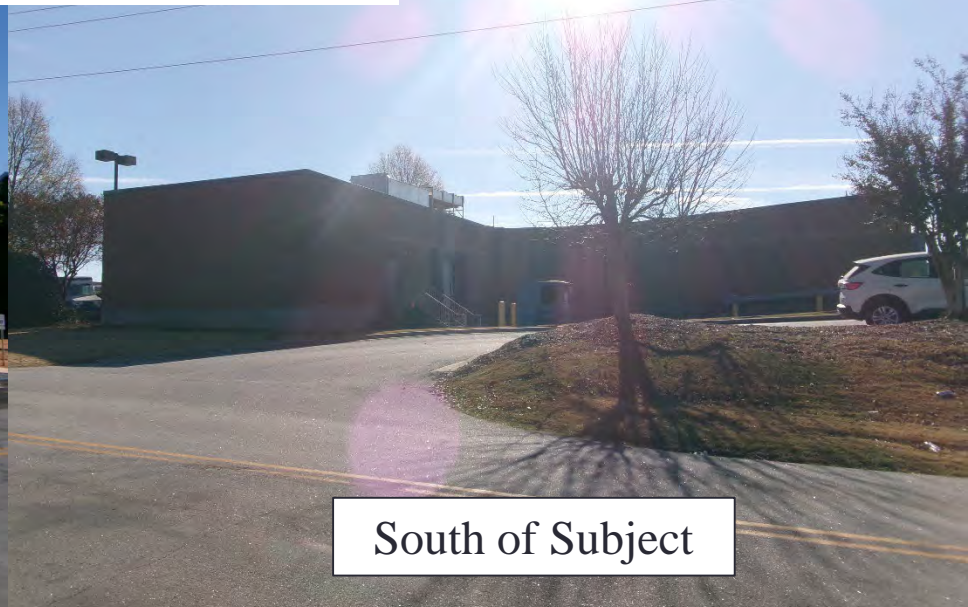
CB-2023-117: Aerial Map



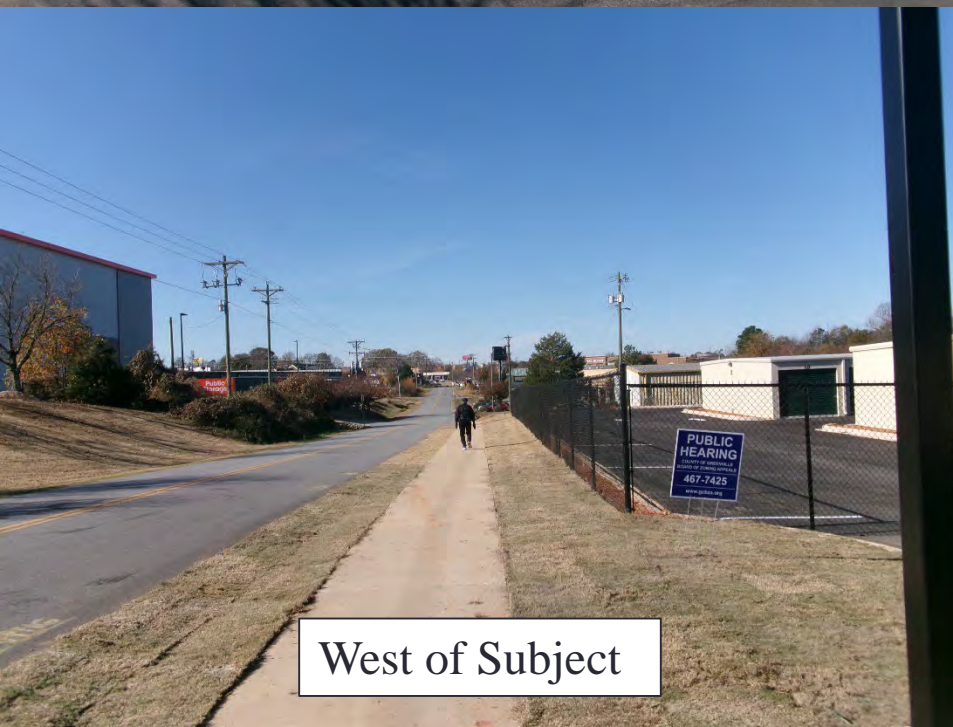
CB-2023-117 Photos



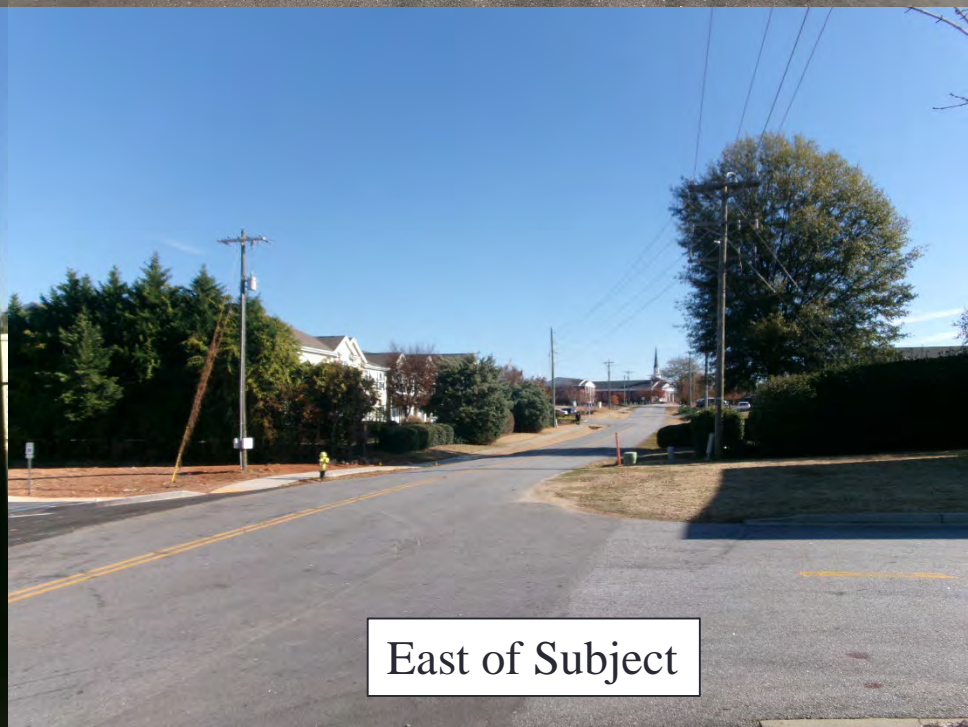
Subject



South of Subject



West of Subject



East of Subject

CB-2023-118

Applicant:	Nikhil Patel of VED, Inc. for VED, Inc.
Project Type:	Variance
Address:	6520 White Horse Rd., Greenville, SC 29611
Zoning:	C-2, Commercial District
Posting:	Confirmed 11/28/23

CB-2023-118: Request

This property is located on White Horse Road (Hwy 25) south of the intersection of White Horse Road and Lily Street in Greenville.

The applicant is requesting a Variance to encroach 20 feet into the required 20-foot rear setback.

On May 10, 2023, the Board of Zoning Appeals made a motion to approve Docket CB-23-23 for a Variance to encroach 9' into the required 25' front setback for the existing structure, in order to rezone the property to C-2.

CB-2023-118: Variance

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

FRONT	=	25' from edge of road R.O.W.
RIGHT SIDE	=	0' from property line
LEFT SIDE	=	0' from property line
REAR	=	20' from property line

CB-2023-118: Variance Considerations

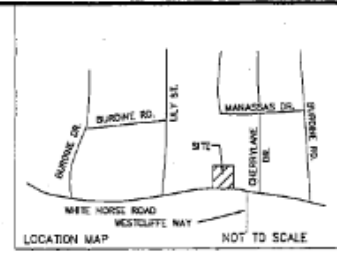
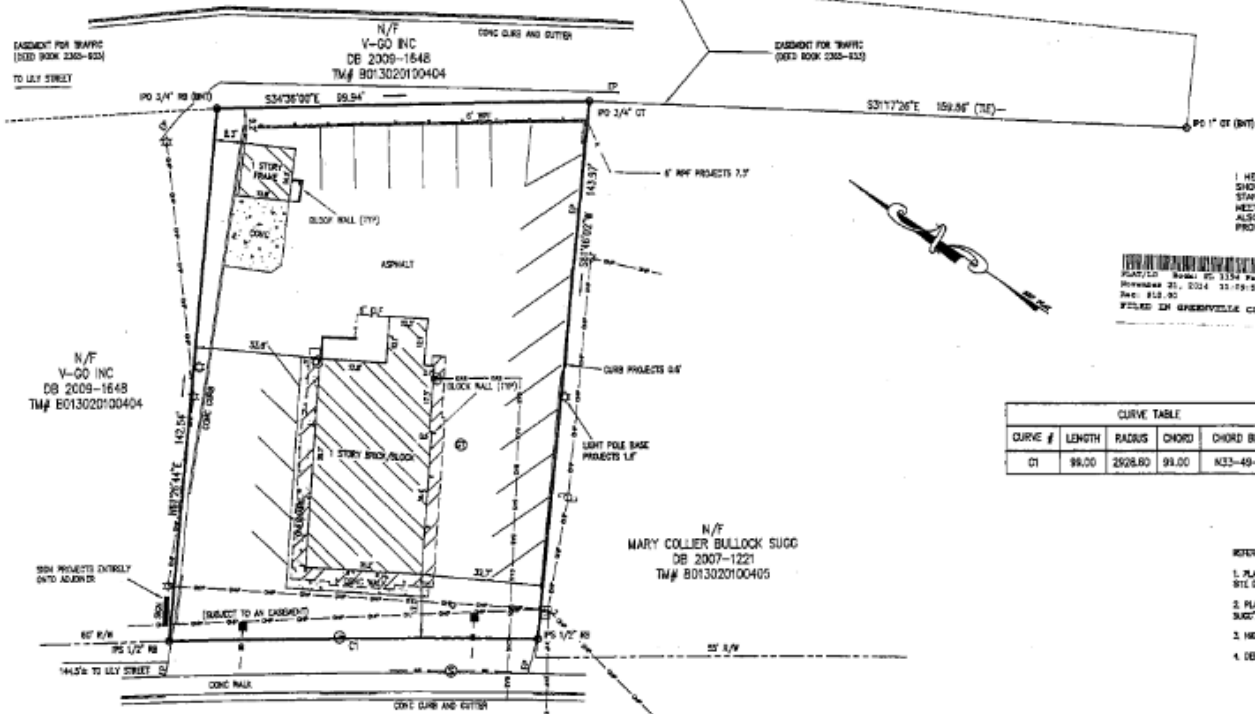
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-118 Site Plan

2014084638 PL BK 1194 PG 0021 (LAST PAGE)

NOTE: EXCEPT AS SPECIALLY SHOWN OR SHOWN BY THIS PLAN, THIS SURVEY WAS MADE TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE KNOWN AT THE TIME OF MAKING THIS SURVEY; BOUNDARY, UTILITY, RESTRICTION, CONVEYANCE, SUBDIVISION, RESTRICTIONS, EASEMENTS OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE, RECORDING, FLOOD STUDY, INCLUDING DETERMINATION OF ENVIRONMENTAL IMPACTS BY SURVEYOR.



I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANTIQUARIAN STATUTES MANUAL FOR THE PRACTICE OF LAND 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.

2014084638
 PROJECTED: 8/20/24 11:59:56 AM
 1 Page
 2024
 11-10-14
 FILED IN GREENVILLE COUNTY, SC

David R. Augustine, Inc.
 DAVID R. AUGUSTINE, INC.
 S.C. REG. NO. 30283



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD	CHORD BEARING
01	99.00	2508.60	99.00	N33-49-55W

- REFERENCES:
1. PLAT ENTITLED, "SURVEY FOR U.I. CROCKET FOOD STORES, INC. BY SITE DESIGN, INC. DATED 4-30-97"
 2. PLAT ENTITLED, "AS-BUILT SURVEY FOR MARY COLLIER BULLOCK SUGG. BY SITE DESIGN, INC. DATED 11-21-02."
 3. HIGHWAY PLANS FILE NO. 21330A.
 4. DEED BOOK 326A, PAGE 833.

AREA
 14,148 SQ.FT.
 0.325 ACRES
 (INCLUDES ANY AND ALL R/W)

- LEGEND
- BL BUILDING LINE
 - CL CENTERLINE
 - CM CORRUGATED METAL PIPE
 - CT CURB TOP
 - DC DRAINAGE CASSEMENT
 - ED EDGE OF PAVEMENT
 - PO POH PIN OLD-TO
 - PS POH PIN SET-TO
 - HWG HWG & CAP
 - OT OPER TOP
 - RO REBAR
 - NOF NON REINFORCED CONC PIPE
 - R/W RIGHT OF WAY
 - SD STORM DRAIN
 - SS SANITARY SINK
 - SEE SS EASEMENT
 - TL TELEPHONE PERICAL
 - EL ELEVATED METER
 - CS CATCH BASIN
 - SI SUMP INLET
 - ED EDD TRUSS
 - HW ELEVATION
 - FW FIRE HYDRANT
 - GS GAS METER
 - D/G GAS VALVE
 - LP LIGHT POLE
 - POH POH-UPHOLSTER POLE
 - GR -4 ELY ANCHOR
 - SMH 3/4" SS MANHOLE
 - SMH 6" SS MANHOLE
 - TMH TELEPHONE MANHOLE
 - CD CLEAN OUT
 - CTV/CABLE TV PERICAL
 - TV/C TOP/BOTTOM CURB
 - TR/BY TOP/BOTTOM WALL
 - VOP VERTICAL GLAY PIPE
 - SW WATER METER
 - WV WATER VALVE
 - CM CABLE TV
 - FE FENCE LINE
 - FO FIBER OPTIC CABLE
 - GS GAS LINE
 - CH OVERHEAD POWER
 - OT OVERHEAD TELEPHONE
 - SD STORM DRAIN
 - SS SANITARY SINK
 - UP UNDERGROUND POWER
 - UT UNDERGROUND TEL
 - W WATER LINE

SURVEY FOR
6520 WHITE HORSE ROAD LLC
 GREENVILLE COUNTY, SOUTH CAROLINA

SCALE: 1"=20'
 PROPERTY ADDRESS: 6520 WHITE HORSE ROAD
 TAX ID: 8013020100406

SHEET: 11-10-14
 DATE: 11-10-14
 DRAWN BY: JAW/JG
 CHECKED BY: JG

SITE DESIGN, INC.

CB-2023-118 Site Plan

OWNER: DIVYA AND VEER LLC.
 6522 WHITE HORSE
 PARCEL ID:
 B013020100404
 ZONING: C-1

NOTE:
 15 PARKING SPOT
 REQUIRED. 16 SPOTS
 PROVIDED
 ALL PARKING SPACES ARE
 9'0" WIDE AND 20'0" DEEP

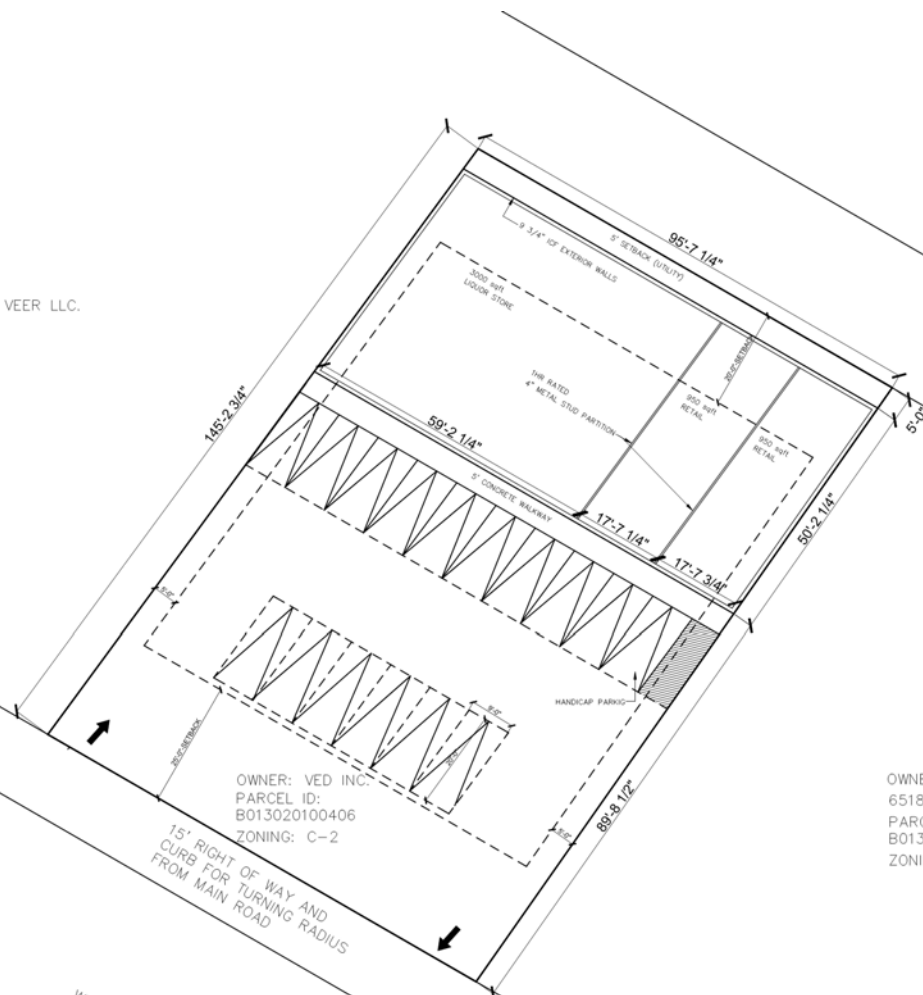
OWNER: VED INC.
 PARCEL ID:
 B013020100406
 ZONING: C-2

OWNER: SUGG MARY COLLIER BULLOCK
 6518 WHITE HORSE
 PARCEL ID:
 B013020100405
 ZONING: C-1

WHITE HORSE RD.

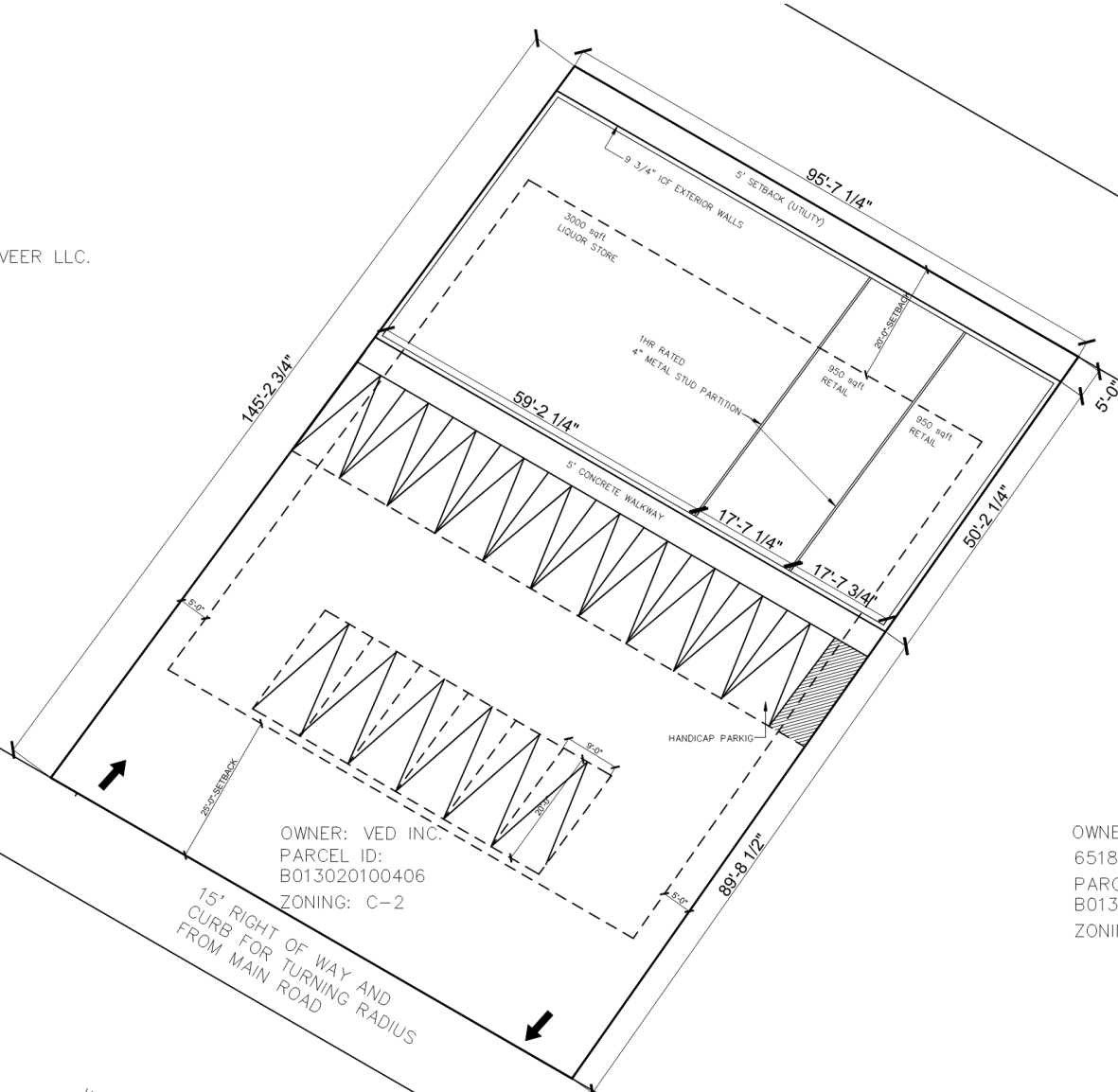
15' RIGHT OF WAY AND
 CURB FOR TURNING RADIUS
 FROM MAIN ROAD

6520 White Horse Rd.	
SETBACKS: FRONT - 25'0" REAR - 20'0"	
SETBACKS: SIDES - 5'0"	
ZONING: C-2	
PARCEL ID: B013020100406	
10/11/23	SCALE: 1"=3/32



CB-2023-118 Site Plan

OWNER: DIVYA AND VEER LLC.
 6522 WHITE HORSE
 PARCEL ID:
 B013020100404
 ZONING: C-1



OWNER: VED INC.
 PARCEL ID:
 B013020100406
 ZONING: C-2

OWNER: SUGG MARY COLLIER BULLOCK
 6518 WHITE HORSE
 PARCEL ID:
 B013020100405
 ZONING: C-1

ARE
 DEEP

d.
EAR - 20'0"

CB-2023-118: Zoning Map



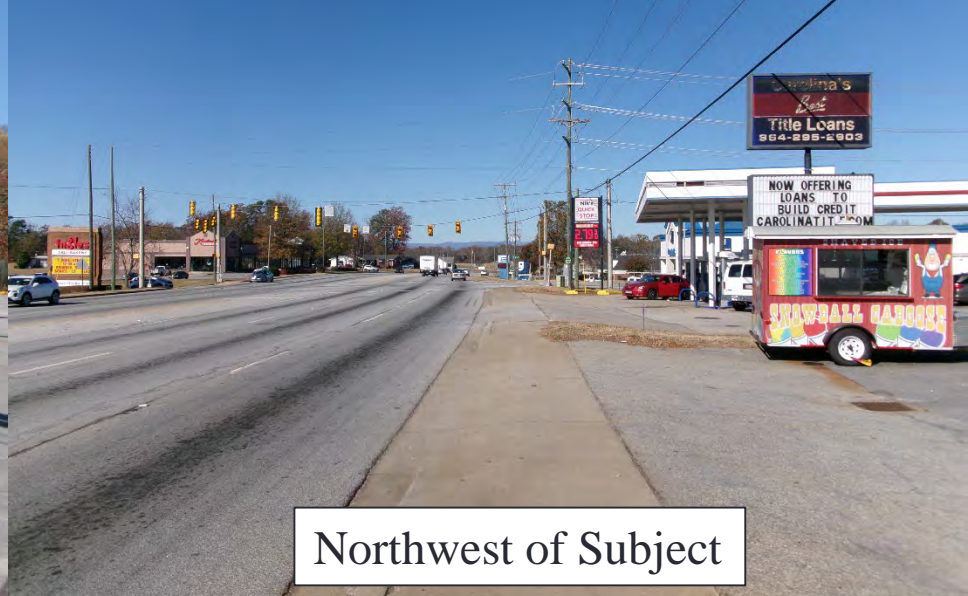
CB-2023-118: Aerial Map



CB-2023-118 Photos



Subject



Northwest of Subject



West of Subject



Southeast of Subject

CB-2023-119

- Applicant:** Robert C. Cashion of Robert C. Cashion Architect, Inc. for Sandy Springs Baptist Church
- Project Type:** Use by Special Exception and Variance
- Address:** 371 Sandy Springs Road and 100 Snow Road, Pelzer, SC 29669
- Zoning:** R-R1, Rural Residential District
- Posting:** Confirmed 11/28/23

CB-2023-119: Request

The property is located south of W Georgia Road at the intersection of Sandy Springs Road and Snow Road in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception and a Variance of 25' into the require 50' setback to allow for the expansion of the existing church to include a larger vestibule and accessible restrooms.

There are no prior applications before the BZA.

CB-2023-119: Use by Special Exception

Section 5:3.1 and Table 6.1 Uses Permitted, Uses by Special Exception and Conditional Uses of the Greenville County Zoning Ordinance lists “Church” as a Use by Special Exception in the R-R1, Rural Residential District.

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

Section 11:3 – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":

Section 11.3.1- Lot Area - the minimum lot area shall be 40,000 square feet or 0.918 acres. *The subject property consists of approximately 5.1 acres.*

Section 11.3.2 - Setback Requirements - all buildings shall be setback from the front, side, and rear property lines a minimum of 50 feet. *The addition as shown on plans would encroach 25’ into the required front 50’ setback.*

Section 11.3.3 - Off-Street Parking - Off-Street parking shall be provided in accordance with Section 12.2 and Table 12.1. *The addition is not increasing the assembly area.*

11:3.4 Lighting: For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. *The applicant does not specify any proposed lighting on this addition.*

11:3.5 Screening and Buffering: Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *The addition does not require additional screening.*

CB-2023-119: 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:

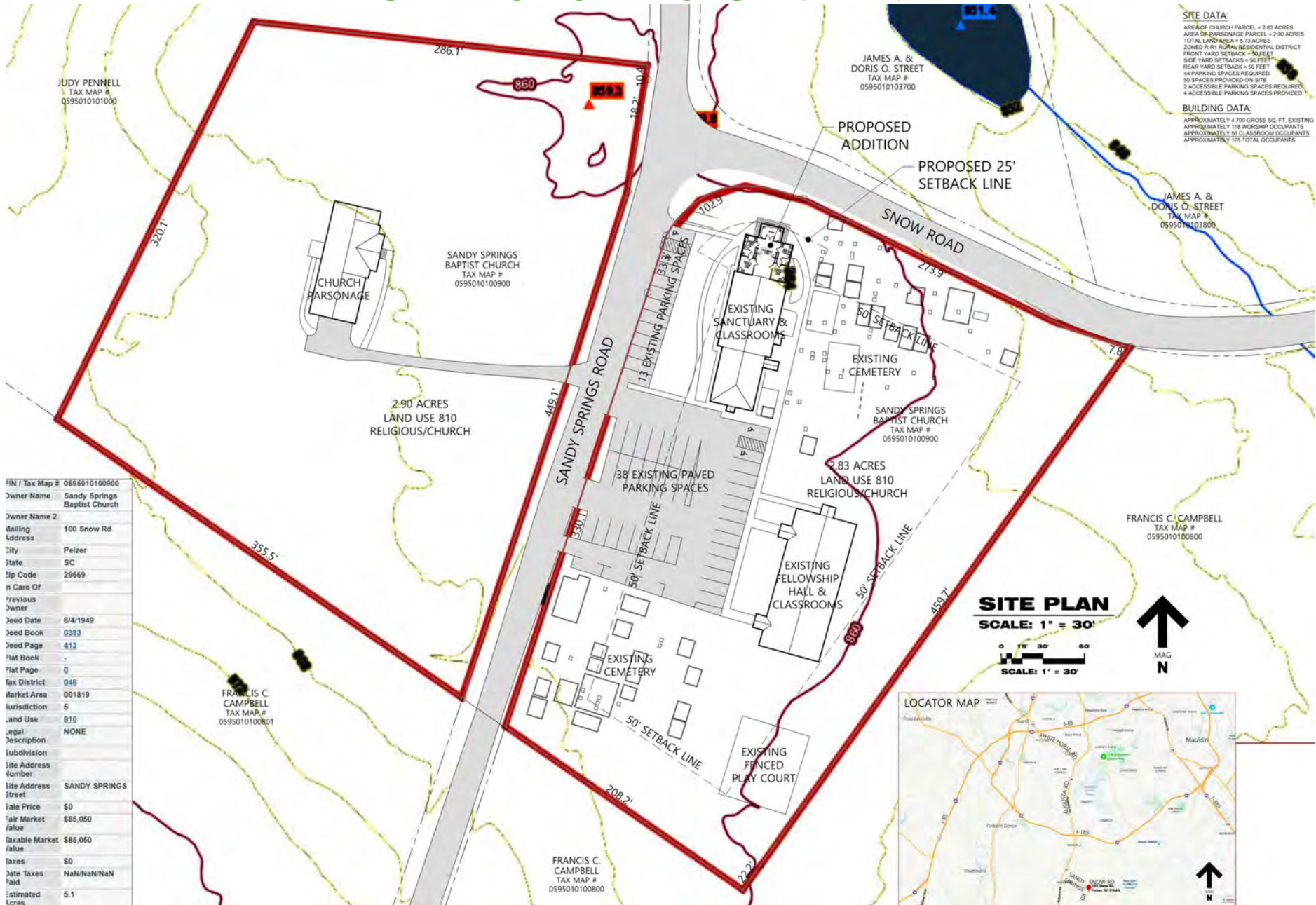
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

CB-2023-119: 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-2023-119 Site Plan



SITE DATA:
 AREA OF CHURCH PARCEL = 2.83 ACRES
 AREA OF PARSONAGE PARCEL = 2.90 ACRES
 TOTAL LAND AREA = 5.73 ACRES
 ZONED R-R1 RURAL RESIDENTIAL DISTRICT
 FRONT YARD SETBACK = 30 FEET
 SIDE YARD SETBACKS = 50 FEET
 REAR YARD SETBACK = 50 FEET
 48 PARKING SPACES REQUIRED
 50 SPACES PROVIDED ON-SITE
 2 ACCESSIBLE PARKING SPACES REQUIRED
 4 ACCESSIBLE PARKING SPACES PROVIDED

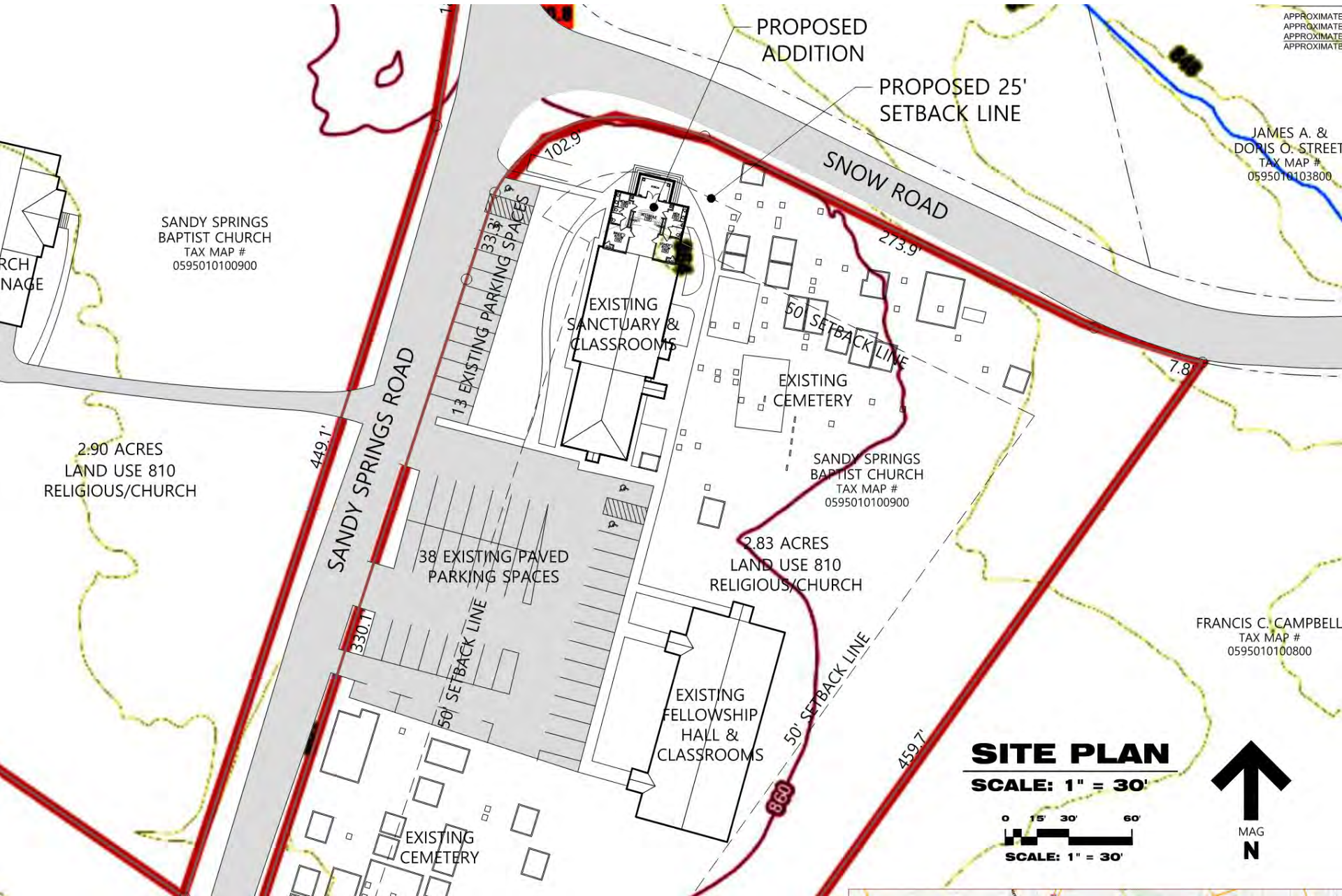
BUILDING DATA:
 APPROXIMATELY 4,750 GROSS SQ. FT. EXISTING
 APPROXIMATELY 118 WORKSHOP OCCUPANTS
 APPROXIMATELY 56 CLASSROOM OCCUPANTS
 APPROXIMATELY 175 TOTAL OCCUPANTS

FIN 7 Tax Map #	0595010100900
Owner Name	Sandy Springs Baptist Church
Owner Name 2	
Mailing Address	100 Snow Rd
City	Pelzer
State	SC
Zip Code	29669
In Care Of	
Previous Owner	
Deed Date	6/4/1949
Deed Book	0383
Deed Page	413
Plat Book	-
Plat Page	0
Tax District	048
Market Area	001819
Jurisdiction	5
Land Use	810
Legal Description	NONE
Subdivision	
Site Address Number	
Site Address Street	SANDY SPRINGS
Sale Price	\$0
Fair Market Value	\$85,050
Taxable Market Value	\$85,050
Taxes	\$0
Date Taxes Paid	NaN/NaN/NaN
Estimated SCFM	5.1

SITE PLAN
 SCALE: 1" = 30'
 0 15' 30' 60'
 SCALE: 1" = 30'



CB-2023-119 Site Plan



APPROXIMATE
APPROXIMATE
APPROXIMATE

JAMES A. &
DORIS O. STREET
TAX MAP #
0595010103800

SANDY SPRINGS
BAPTIST CHURCH
TAX MAP #
0595010100900

2.90 ACRES
LAND USE 810
RELIGIOUS/CHURCH

EXISTING
SANCTUARY &
CLASSROOMS

EXISTING
CEMETERY

SANDY SPRINGS
BAPTIST CHURCH
TAX MAP #
0595010100900

2.83 ACRES
LAND USE 810
RELIGIOUS/CHURCH

EXISTING
FELLOWSHIP
HALL &
CLASSROOMS

FRANCIS C. CAMPBELL
TAX MAP #
0595010100800

SITE PLAN

SCALE: 1" = 30'

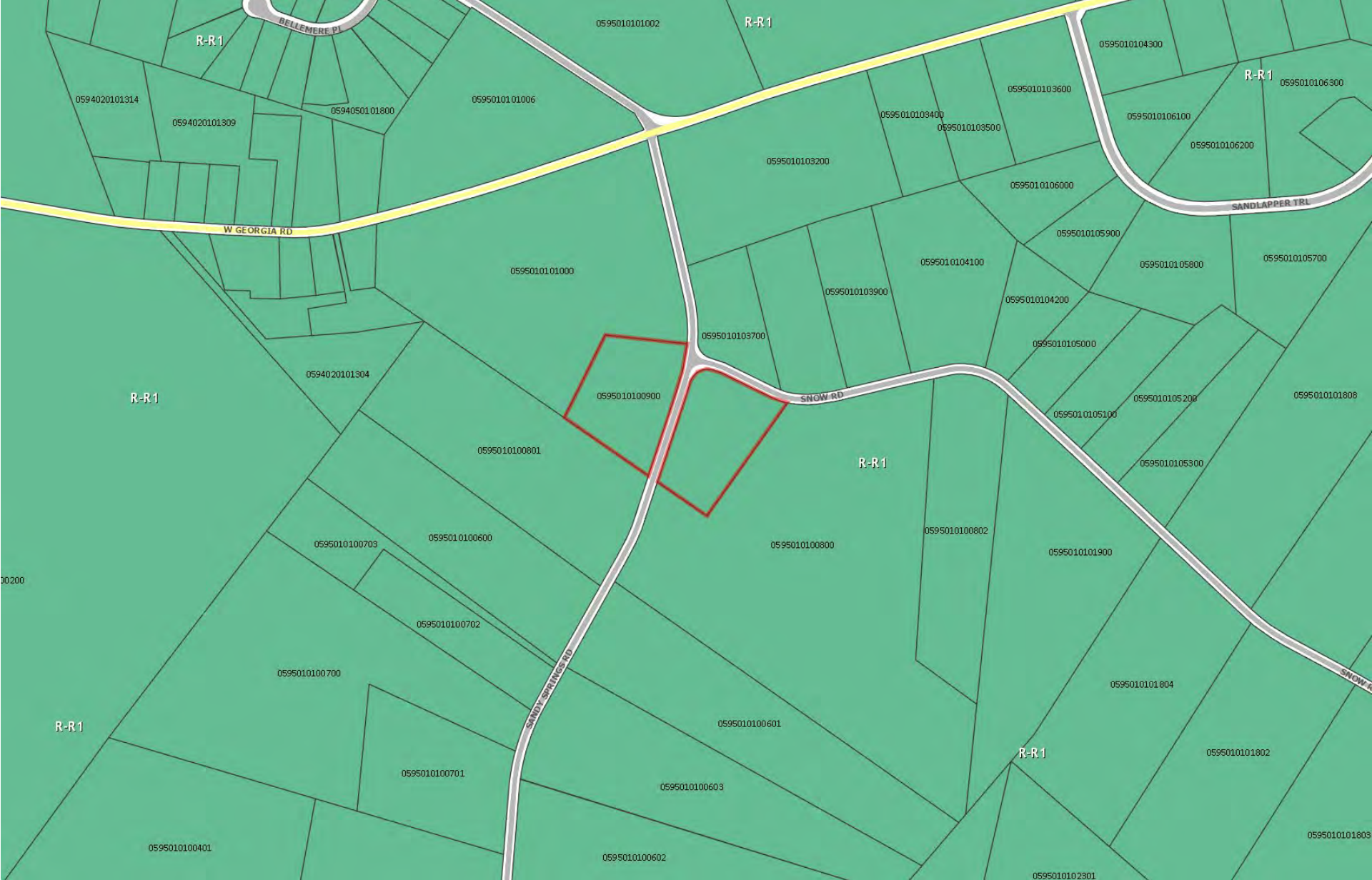


SCALE: 1" = 30'



MAG
N

CB-2023-119: Zoning Map



CB-2023-119: Aerial Map



CB-2023-119 Photos



Subject



South



North



East

CB-2023-120

Applicant:	Beltran Ortega of HDR, Inc. for Piedmont Natural Gas Company, Inc.
Project Type:	Use by Special Exception
Address:	500 Augusta Arbor Way, Greenville, SC 29605
Zoning:	I-1, Industrial District
Posting:	Confirmed 11/28/23

CB-2023-120 Request

This property is located east of Augusta Road, on the southwest corner of the Augusta Arbor Way and Sterling Gove Road intersection in the I-1, Industrial District.

The applicant is requesting a Use by Special Exception for the public utility to construct an above grade natural gas utility station with off-street parking area outside of the site security fence.

There are no previous Dockets brought before the BZA.

CB-2023-120: Use by Special Exception

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."

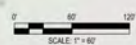
CB-2023-120: Use by Special Exception Considerations

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.”

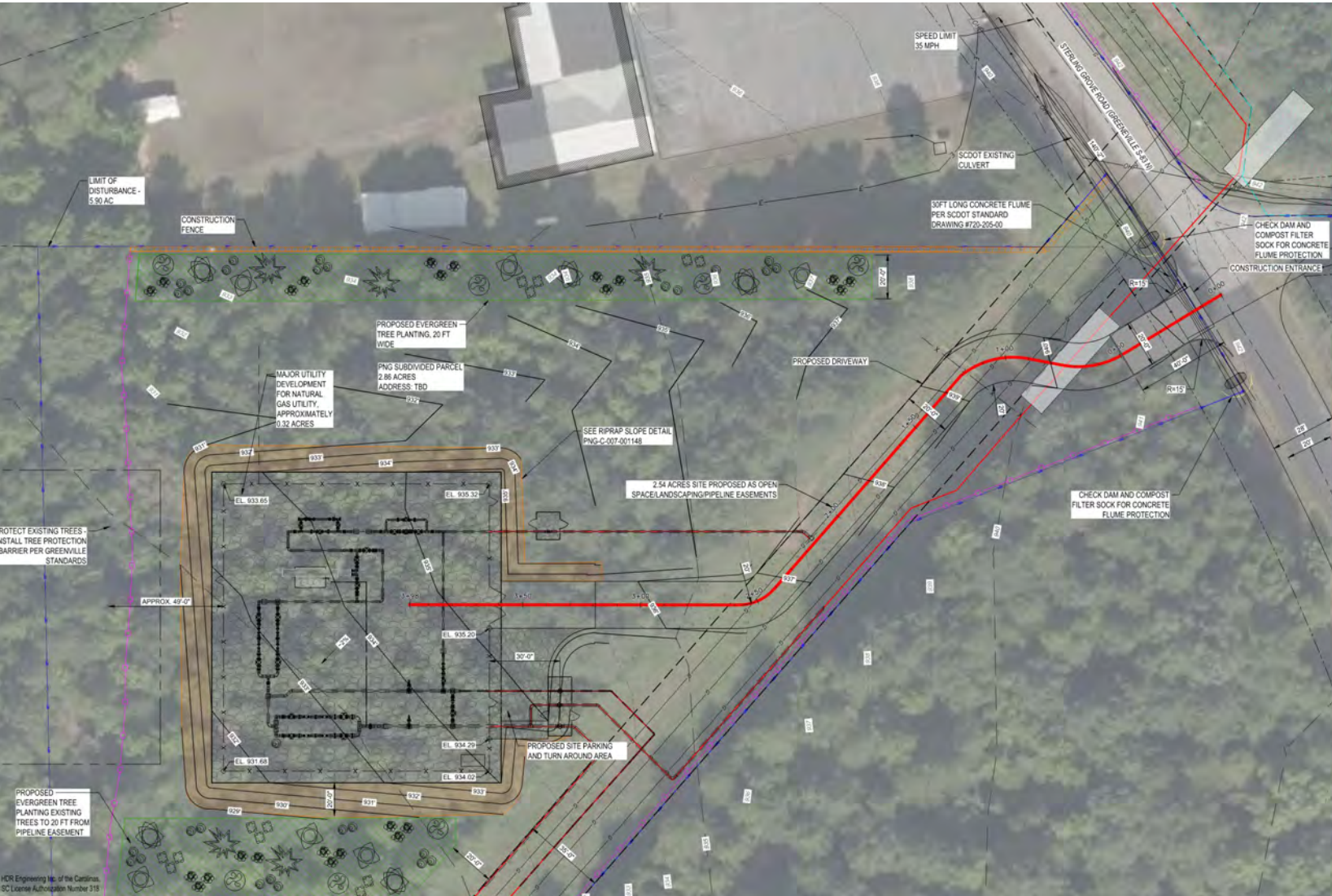
The Board shall consider the following factors:

- 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-2023-112 Site Plan



CB-2023-112 Site Plan



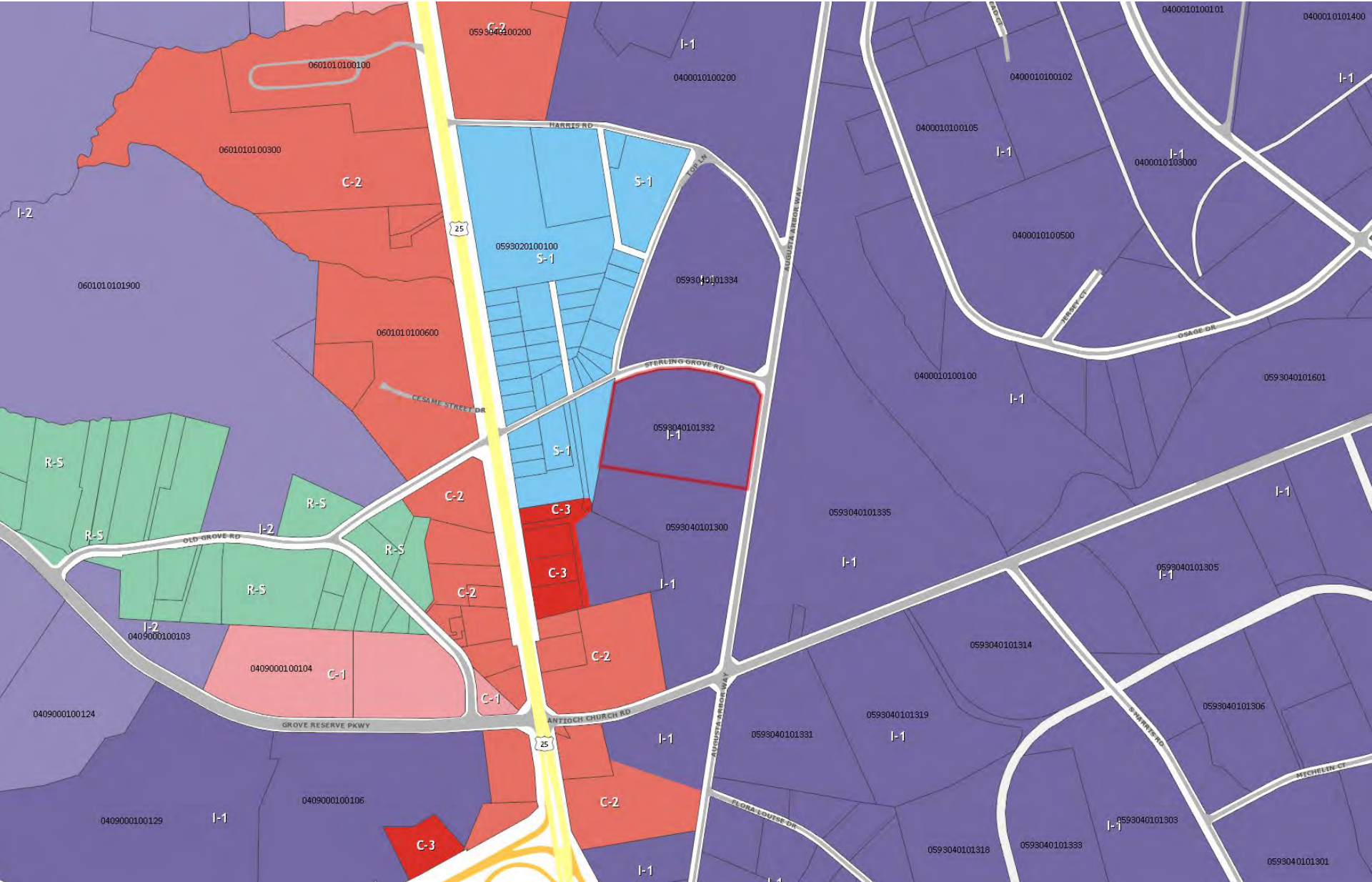
LANDSCAPE LEGEND

-  SOUTHERN MAGNOLIA, MAGNOLIA GRANDIFLORA (2 INCH CALIPER, 6 FT MINIMUM)
-  DEODAR CEDAR, CEDRUS DEODARA (2 INCH CALIPER, 6 FT MINIMUM)
-  PINUS TAEDA LOBLOLLY PINE (2 INCH CALIPER, 6 FT MINIMUM)
-  AMERICAN HOLLY, ILEX OPACA (1 INCH CALIPER, 4.5 FT MINIMUM)
-  DWARF NANDINA, NANDINA DOMESTICA (3 GALLON MINIMUM)
-  DWARF YAUPON HOLLY, ILEX VOMITORIA (3 GALLON MINIMUM)
-  TAMARIX JUNIPER, JUNIPERUS SABINA (3 GALLON MINIMUM)

NOTE: CONTRACTOR SHALL PROVIDE WATERING NECESSARY TO ENSURE ESTABLISHMENT OF ALL SHRUBS AND TREES INSTALLED, AND/OR SHALL REPLACE ANY TREES OR SHRUBS NOT ESTABLISHED IN THE WARRANTY PERIOD PER PNC STANDARDS.



CB-2023-120: Zoning Map



CB-2023-120: Aerial Map



CB-2023-120 Photos



Subject



North of Subject



East of Subject



West of Subject

CB-2023-121

Applicant:	Kevin Mitchell Ward of Aquarius Pools of the Upstate, LLC for Lacey Alexis McKinney
Project Type:	Variance
Address:	414 Foot Hills Road, Greenville, SC 29617
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 11/28/23

CB-2023-121: Request

The property is located west of Highway 25 near the intersection of Sunrise Valley Road and Foot Hills Road, near the City of Travelers Rest in the R-S, Residential Suburban District.

The applicant is requesting a Variance from the rear yard requirement to construct a pool in the side yard. The rear yard of the property is the low point of the area. Floodplain and floodway are present in the rear yard and the property is adjacent to the Reedy River.

There are no prior applications before the BZA.

CB-2023-121: Variance

(18) Recreation Area, Private - Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

B. Swimming Pool Requirements

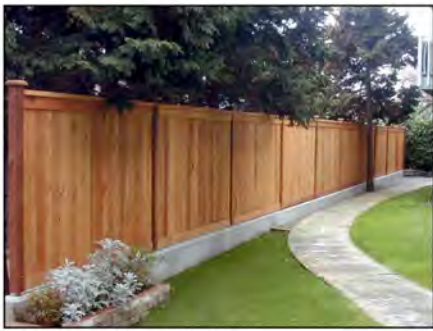
1. Swimming pools shall be located in the rear yard. The Zoning Administrator, or his/her agent, may grant permission to allow a swimming pool to encroach into the side yard providing the rear yard contains a demonstrable unbuildable area. For the purposes of the section, unbuildable areas are defined as areas of the rear yard that meet any of the following:
 - a. Have a topographic slope greater than 11%
 - b. Contain drainage, utility, and/or access easements
 - c. Within right-of-way
 - d. Contain septic systems tank(s) and/or drain fields
 - e. Are within property line setbacksWhen requesting permission to place a pool in the side yard the applicant shall be required to supply the Zoning Administrator with accurate information detailing the conditions on site. The Zoning Administrator may request additional information as is reasonably appropriate to consider with the request. Such information may include a site survey, site plan, photographs, or other items as may be relevant to the request.
2. Swimming pools shall not occupy more than 50% of rear yards. The portion of a swimming pool that encroaches into a side yard due to the conditions listed in the previous section shall not occupy more than 50% of the side yard. The area of the swimming pool shall be based on the total exposed water surface area of the pool and any other associated or integrated hot tubs, wading pools, etc.
3. Swimming pools shall be set back a minimum of 5 feet from all side and rear property lines. For properties located on corner lots, side setbacks along street rights-of-way shall conform to front setback requirements for dwellings in the respective zoning district.
4. Any portion of swimming pool and associated decking, structures, etc. that extends into a side yard shall be screened from the front and side street frontage, and also from immediately adjacent property that has a different zoning district or use. Screening shall consist of a 6-foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.
5. Lighting for swimming pools shall not create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property, or onto a public roadway. Flashing lights are prohibited.

CB-2023-121: Variance Considerations

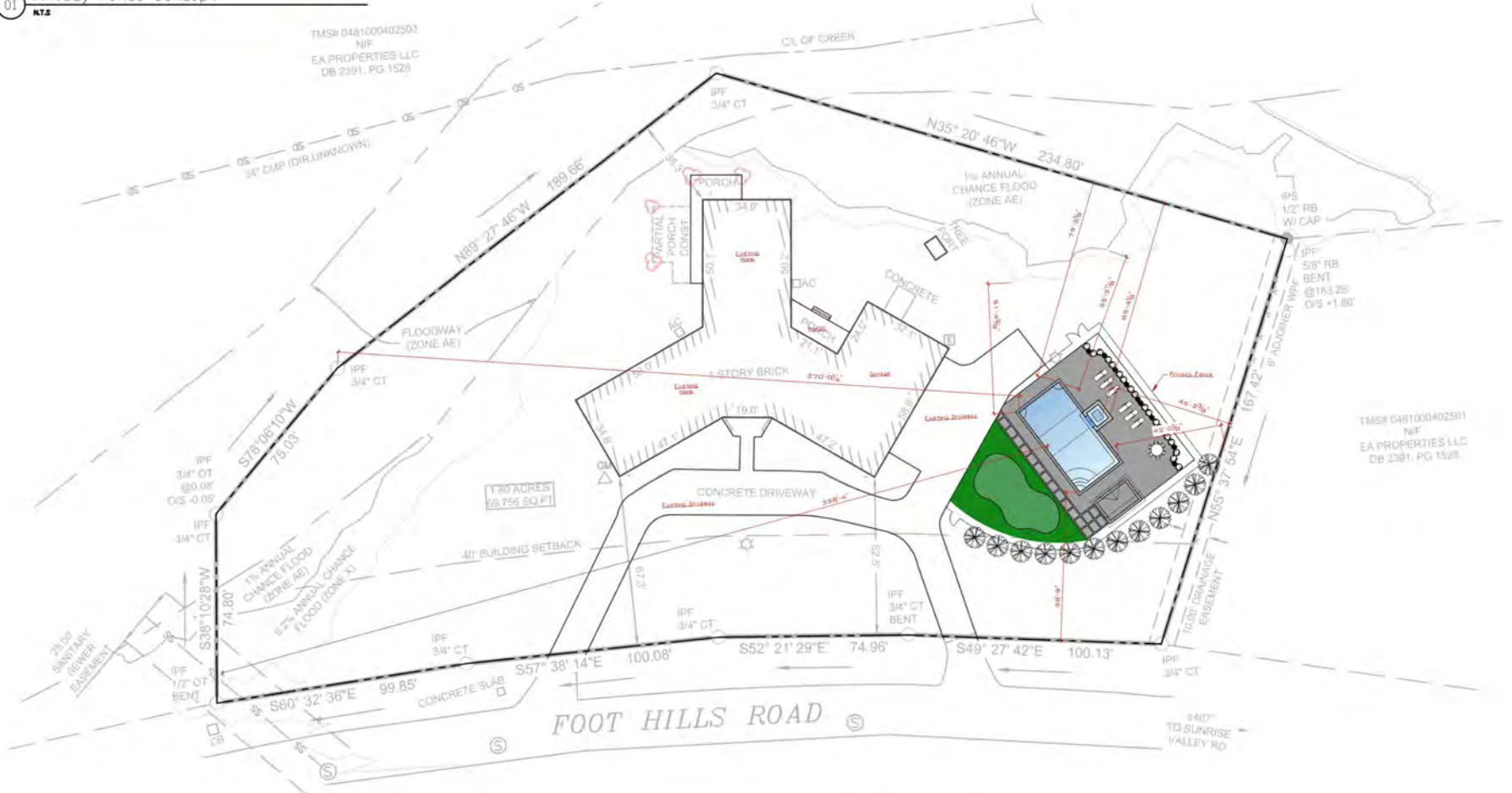
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-121: Site Plan

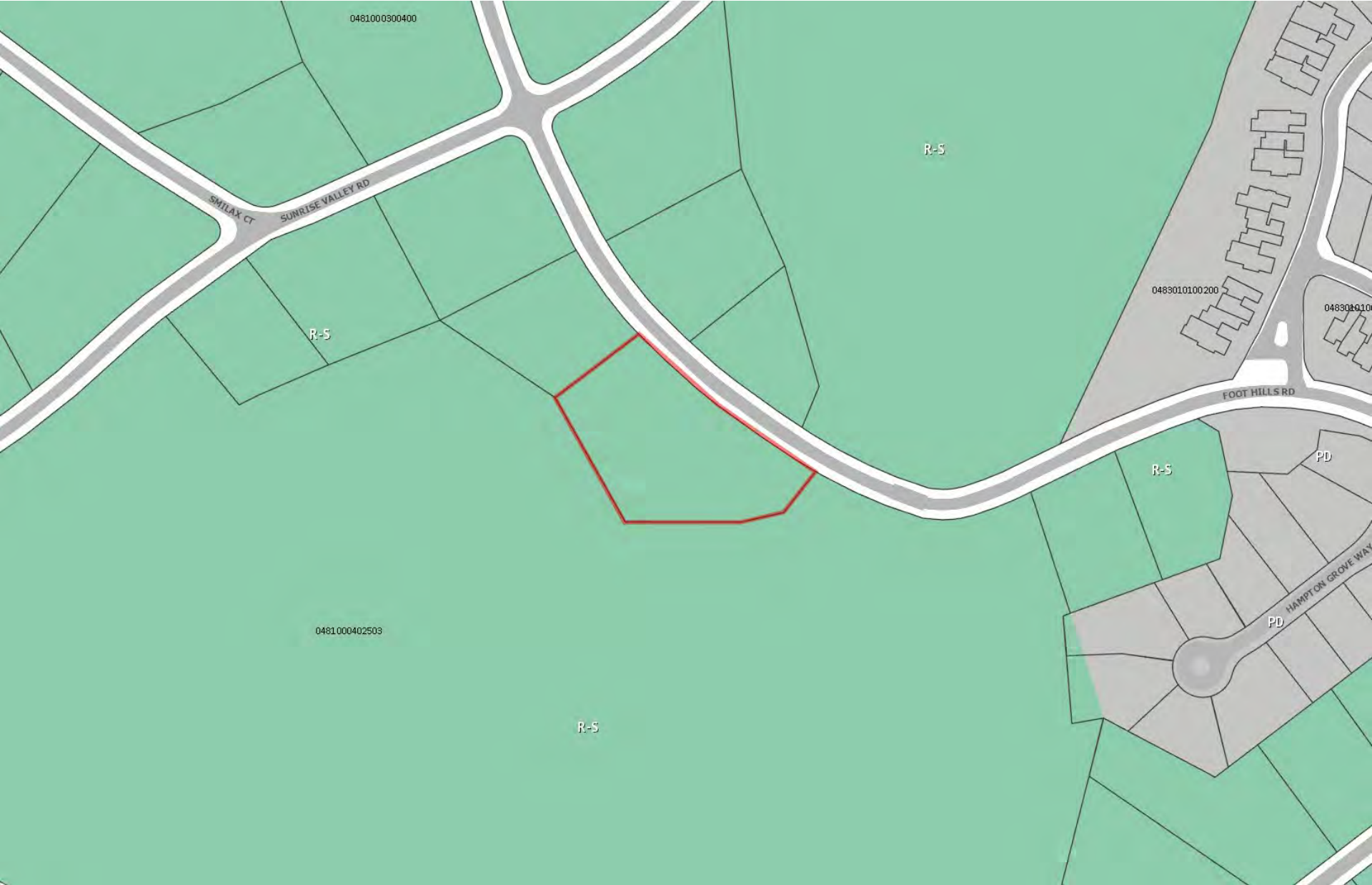


01 Privacy Fence Concept
NTS



TMS# 0481000402501
N/F
EA PROPERTIES LLC
DB 2391, PG 1528

CB-2023-121: Zoning Map



CB-2023-121: Aerial Map



CB-2023-121 Photos



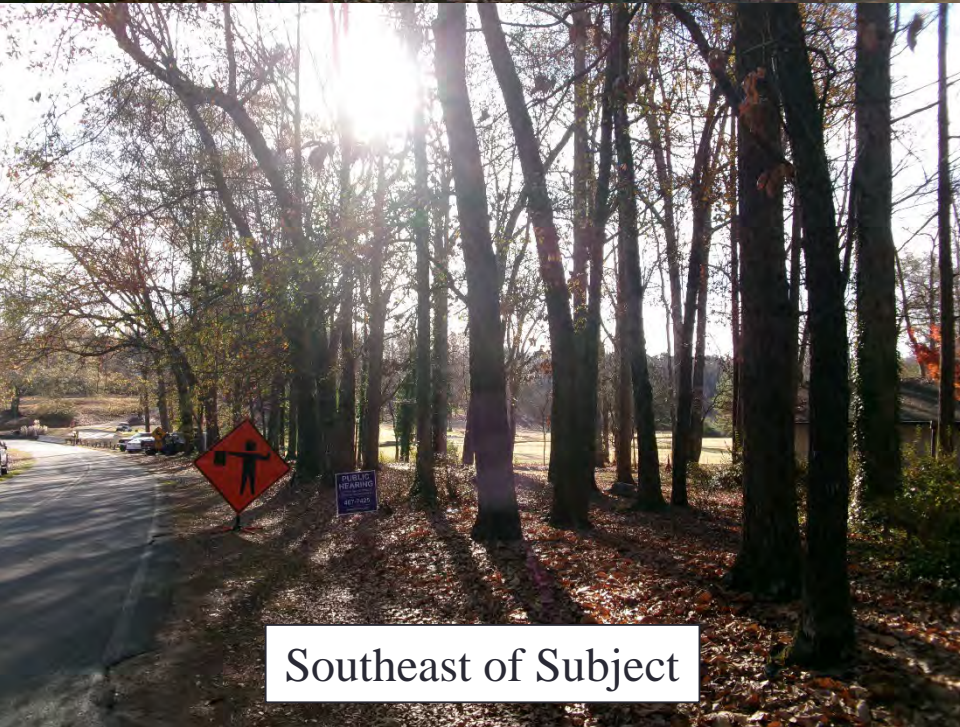
Subject



Subject



Northwest of Subject



Southeast of Subject

CB-2023-122

Applicant:	Robert F. Orlando of Right Angle Media for The Norfolk Southern Railway
Project Type:	Appeal of the Zoning Administrator's Decision

CB-23-122:

3:5.2 Appeals to the Board

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board, or bureau of the county. Appeal must be taken within thirty- five (35) days from the date of the decision notice or letter, by filing with the officer from whom the appeal is taken, and with the secretary of the Board notice of appeal specifying the grounds of such appeal. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of the hearing, at least 15 days prior to the hearing date, to the parties of interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by designated agent or attorney. The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirements, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

CB-2023-122 Scope of Appeal

- The Applicant is appealing the Zoning Administrators' interpretation that Greenville County does not allow for the installation of new billboards in the unincorporated area of Greenville County (this is both zoned and unzoned areas).

Appellant Statement: Applicant states that “Land that is unzoned by the County is not restricted by any provisions of the Zoning Ordinance, which includes the entire Sign Ordinance”.

Staff’s Response: Per Ordinance Number 4926 which was approved by County Council on August 15, 2017, it states “Greenville County Council hereby adopts the sign regulations attached hereto as Exhibit A, which shall serve as the Greenville County Sign Ordinance to provide for the administration and enforcement of the regulation of signs and sign structures in the unincorporated area of Greenville County”. The “unincorporated” area of Greenville County is all land that has not been officially incorporated into a town, city, or municipality. This would mean both zoned and unzoned land. It also states in Section 19.5.2 Unzoned Areas of the County, “Signs in the unzoned areas of the County shall be subject to the requirements in Section 8.5 Use Area Regulations”.

AN ORDINANCE

TO UPDATE THE GREENVILLE COUNTY SIGN ORDINANCE TO PROVIDE FOR THE ADMINISTRATION AND ENFORCEMENT OF THE REGULATION OF SIGNS AND SIGN STRUCTURES IN THE UNINCORPORATED AREA OF GREENVILLE COUNTY.

BE IT ORDAINED by the County Council of Greenville County, South Carolina:

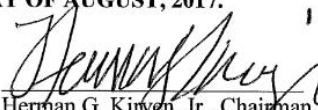
Section 1. Sign Regulations. Greenville County Council hereby adopts the sign regulations attached hereto as *Exhibit A*, which shall serve as the Greenville County Sign Ordinance to provide for the administration and enforcement of the regulation of signs and sign structures in the unincorporated area of Greenville County. This Ordinance is adopted in accordance with the provisions of Section 4-9-30 and Title 6, Chapter 29, of the South Carolina Code of Laws, as amended.

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance or inconsistent with its provisions, including, but not limited to Chapter 19 of the Greenville County Code of Ordinances, titled "Signs", in its entirety, and Section 12:1.2 titled "Signage Standards" of the Greenville County Zoning Ordinance are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

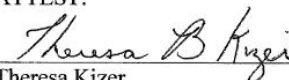
Section 3. Severability. Should any section, paragraph, clause, phrase, or provision of this Ordinance be adjudged invalid or held unconstitutional by a court of competent jurisdiction, such declaration shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional.

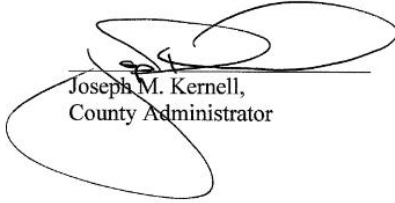
Section 4. Effective Date. This Ordinance shall take effect upon its adoption with the exception of "Article 6: Signs Not Requiring a Permit" which shall take effect six (6) months after the effective date herein.

DONE IN REGULAR MEETING THIS 15th DAY OF AUGUST, 2017.


Herman G. Kirven, Jr., Chairman
Greenville County Council

ATTEST:


Theresa Kizer
Clerk to Council


Joseph M. Kernell,
County Administrator

Appellant Statement: Applicant states that Section 8.8 has no application to the requested new billboards since that section only deals with the relocation of billboards within Greenville County and that since they do not own any existing billboards, this is not applicable.

Staff's Response: Staff does agree with the Applicant in that Section 8.8 of the Greenville County Sign Ordinance only regulates the relocation of billboards; however, Staff disagrees with the statement that it is not applicable. This section provides the only language on how Staff is to administratively review billboards within Greenville County. It lays out all steps for relocating a billboard with regards to size, location, spacing, etc. Due to the fact that Greenville County banned the installation of new billboards (without removing an existing one) there is no language on how to administratively review them. Further, this section refers back to the 1986 Greenville County Sign Ordinance. This language is clear that the policy of the County is if someone desires to install a new billboard, that they must follow these regulations with regards to removing and relocating an existing billboard.

Appellant Statement: Applicant states “that where no valid restriction exists on the free use of property, the applicant is allowed to use their property as they see fit”.

Staff’s Response: As previously stated, the Ordinance that approved the Greenville County Sign Ordinance clearly indicates that the Ordinance applies to all property within the “unincorporated” area of Greenville County. This shows that areas that fall outside the zoned areas of Greenville County are still bound by the same set of regulations.

Staff’s Summary

Therefore, it is my interpretation as Zoning Administrator for Greenville County that the Greenville County Sign Ordinance is applicable in all areas of Greenville County that has not incorporated into a town, city, or municipality; and that Section 8.8 Billboards does not allow for new billboards to be installed unless an existing billboard is removed.

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment