



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

January 10, 2024

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. George Sawadske – Sign Inspector/Reviewer
- v. Darren Brock – Interim Director of Code Compliance/ Building Official

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 December 13, 2023:**

Ms. Barber made a motion to approve the minutes from the December 13, 2023 meeting. Ms. Shuman seconded. The motion carried with a 7 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the December 13, 2023 meeting. Ms. Godfrey 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-2024-001, Jeff Randolph of The Randolph Group for Will Broadus of Reconcile**

Community Church

The property is located east of White Horse Road, north of Anderson Road, west of S Washington Avenue, surrounded by S Florida Avenue, Fortner Avenue, and Oak Drive in the R-MA, Multifamily Residential District.

The applicant is requesting a Variance for a 5' encroachment into the required 25' side setback along S Florida Ave.

There are no previous applications before the BZA.

The representatives present for this application were Kevin Tumblin and Jeff Randolph.

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

Staff presented and discussion ensued.

The applicant stated Reconcile Church intends to sell the property for the use of low-income rental townhomes built by the non-profit group Homes for Hope. They are requesting a setback due to orientation of the townhomes which is complicated by the limited access on Oak Drive and by a desire to preserve the neighborhood character.

Chairman Hattendorf made a motion to approve a Variance for a 5' encroachment into the required 25' side setback along S Florida Ave. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-2024-002, Hunan Chau for Anh H. Chau and Hang Thi Thuy Huynh

The property is located on the corner of Roberta Drive and Edwards Road and east of Wade Hampton Boulevard in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for an in-home hair and nail salon as a Home Occupation, which will require an upfit including a ventilation system on the lower level.

There are no prior applications before the BZA.

The representative present for this application was Hunan Chau and Nathaniel Reece.

There were thirty-one letters submitted in opposition to the application, as well as Anne Cash, Molly Stengel, Michael Ryan, and Anita Lane present in opposition.

Staff presented and discussion ensued.

Mr. Henderson stated due to concerns regarding potential changes to the residence the Zoning Department revoked the approved Home Occupation and required the applicant to submit to the BZA for a Use by Special Exception.

Mr. Brock stated the Commercial Building Code requires certain ventilation for Nail Salon operations.

The applicant stated they had spoken to the Zoning Administrator and understood they would be required to provide ventilation and had hired Nathaniel Reece, an engineer, to provide plans. They additionally stated they would have only one customer at a time and they work by appointment only from late morning to early evening and would see at most four customers per day.

Mr. Reece stated due to the requirements of the Code for Nail Salons he was hired to draw up plans for ventilation. He additionally stated the ventilation will not be visible from the street and will vent from the roof.

The opposition stated they oppose the approval of a Use by Special Exception as they have concerns regarding traffic, the encroachment of commercial uses in a residential area, and the potential impact on property values.

Mr. Akers made a motion to deny a Use by Special Exception to allow for an in-home hair and nail salon as a Home Occupation. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2024-003, Dean Warhaft of P3W Distilling, LLC for Cone Mills Receiver LLC as receiver for American Fast Print Ltd

The property is located on the corner of Brooks Avenue and Alston Street, north west of W Blue Ridge Drive, and south of Old Buncombe Road in the PD, Planned Development District.

The applicant is requesting a Variance to encroach 19.9' into the 25' front setback in order to utilize existing structures and foundations for new development.

There are no prior applications before the BZA.

The representatives present for this application were Mike Goll and Paul Mills.

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

Staff presented and discussion ensued.

The applicant stated this is part of an ongoing project and the intended use is for a distillery and restaurant for which they will be using existing parking on the site and planning to preserve the unique architecture of the building. They additionally stated demolishing the portion of the structure located in the setback would significantly affect the structural integrity of the building as a whole.

Chairman Hattendorf made a motion to approve Variance to encroach 19.9' into the 25' setback in order to utilize existing structures and foundations for new development. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

iv. CB-2024-004, Emma Holtel of Masstar Signs for Spinks Investments, Inc

The property is located at the southwest corner of the intersection of Neely Ferry Road and E Standing Springs Road in C-3, Commercial District.

The applicant is requesting a Variance to maintain the existing sign height of 33 ft for a sign change.

There are no prior applications before the BZA.

The representatives present for this application were Greg Minton and Mark Browning.

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

Staff presented and discussion ensued.

The applicant stated the existing sign erected over 15 years ago was in compliance with the current codes at that time. They additionally stated the technology to repair the existing sign no longer exists and they would like to replace the sign with updated facing.

Mr. Hamilton made a motion to approve the Variance to maintain the existing sign height of 33 ft for a sign change. Ms. Barber seconded the motion. The motion carried with a 6 – 0 vote. Ms. Shuman was not present in the room for the vote.

v. CB-2024-005, Carson McKenzie Barcklow of St. Clair Signs for Toby W. Turbeville of South Carolina Federal Credit Union

The property is located on the south side of Woodruff Road, west of Five Forks Road and east of Woodruff Lake Way in a POD, Planned Office District.

The applicant is requesting a Variance to add an additional wall sign and, if granted, to allow the sign size to be increased to 27% of the usable wall area.

There are no prior applications before the BZA.

The representative present for this application was Carson Barcklow.

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

Staff presented and discussion ensued.

The applicant stated they are currently constructing a bank at this location and are asking for an additional sign to be placed on the ATM portion of the project. They additionally stated additional guidance might be needed in order to assure customers the ATM is affiliated with the bank.

Chairman Hattendorf made a motion to approve the Variance to allow an additional wall sign in compliance with the required 15 percent of usable wall space. Mr. Akers seconded the motion. The motion failed with a 2 – 4 vote. Ms. Godfrey, Ms. Barber, Mr. Hamilton, and Mr. Roth dissented. Ms. Shuman abstained as she was not present during the discussion.

Mr. Roth made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion passed with a 4 – 2 vote. Ms. Godfrey and Ms. Barber dissented. Ms. Shuman abstained as she was not present during the discussion.

vi. CB-2024-006, Clarissa Brandt and Tanner Brandt

The property is located southeast of Asheville Highway, north of Lake Lanier, near Polk County in the R-7.5 Single-Family Residential District.

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

There are no prior applications before the BZA.

The representatives present for this application were Clarissa and Tanner Brandt.

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

Staff presented and discussion ensued.

The applicant stated they are finishing their house build and they plan to have a detached garage to the left of the house. They additionally stated the elevation drops fifteen feet in the rear and due to this and other site constraints they would like to place the garage in the proposed location.

Mr. Roth made a motion to approve the Variance from the requirements for the location of an accessory structure. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

vii. CB-2024-007, Phillip Copeland and Renata Copeland

The property is located on Timberland Way, east of Augusta Road and north of W Georgia Road in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for a Home Occupation to create and sell ceramics online.

There are no prior applications before the BZA.

The representative present for this application was Phillip Copeland.

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

Staff presented and discussion ensued.

The applicant stated his wife started a business selling ceramics at festivals and during the business licensing process were told they would need a Use by Special Exception as ceramics is not listed as an approved use on the Home Occupations Table. They additionally stated all sales would take place off-site.

Ms. Godfrey made a motion to approve the Use by Special Exception to allow for a Home Occupation to create and sell ceramics online. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

viii. CB-2024-008, William Lawrence Galloway and Kimberly Dear Galloway

The property is located off of Clear Springs Road, south of the intersection of Lee Vaughn Road and Scuffletown Road in the R-S, Residential Suburban District and the Scuffletown Rural Conservation District.

The applicant is requesting a Variance to allow the existing structure to encroach 4 feet into the front yard of the existing house.

There are no prior applications before the BZA.

The representatives present for this application were William and Kimberly Galloway.

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

Staff presented and discussion ensued.

The applicant stated they have built a personal workshop on their property and at time of permitting did not realize the building was encroaching into the front yard. They additionally stated the error was not caught until the final inspection.

Chairman Hattendorf made a motion to approve a Variance to allow the existing accessory structure to encroach 4 feet into the front yard of the existing house. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

ix. CB-2024-009, Isaiah Dunlap of DesignEDGE, LLC for Cameron Ashley Greenville LLC

The property is located on Commerce Road, southeast of the intersection of White Horse Road and Anderson Road in the S-1, Services District. The existing building occupies two parcels.

The applicant is requesting a Variance to encroach 12.1' into the 45' front setback, 22.1' into the 25' left side setback, 25' into the 25' right side setback, and 20' into the 20' rear setback.

The rear of this property is adjacent to the Piedmont and Northern Railroad right-of-way. This rail line is currently not in operation.

There are no prior applications before the BZA.

The representative present for this application was Isaiah Dunlap.

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

Staff presented and discussion ensued.

The applicant stated these are existing warehouses and the proposed use is also for warehousing. They additionally stated the buildings have been vacant for longer than six months which triggered the need for a Variance to bring the buildings into conformity.

Ms. Barber made a motion to approve a Variance to encroach 12.1' into the 45' front setback, 22.1' into the 25' right side, and 20' into the 20' rear setback. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

x. CB-2024-010, Isaiah Dunlap of DesignEDGE, LLC for Cameron Ashley Greenville LLC

The property is located on Commerce Road, southeast of the intersection of White Horse Road and Anderson Road in the S-1, Services District. The existing building occupies two parcels.

The applicant is requesting a Variance to encroach 25' into the 25' left side setback and 20' into the rear setback. The rear of this property is adjacent to the Piedmont and Northern Railroad right-of-way. This rail line is currently not in operation.

There are no prior applications before the BZA.

The representative present for this application was Isaiah Dunlap.

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

Staff presented and discussion ensued.

The applicant stated these are existing warehouses and the proposed use is also for warehousing. They additionally stated the buildings have been vacant for longer than six months which triggered the need for a Variance to bring the buildings into conformity.

Chairman Hattendorf made a motion to approve a Variance to encroach 25' into the 25' side setbacks and 20' into the rear setbacks. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

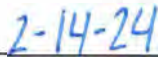
Mr. Henderson provided an update on the previous Altamont Rd request to overturn the Zoning Administrator's Decision and stated the case had gone forward to Circuit Court.

8. Adjournment

Chairman Hattendorf made a motion to adjourn the meeting. Ms. Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

January 10, 2024
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-2024-001

- Applicant:** Jeff Randolph of The Randolph Group for Will Broadus of Reconcile Community Church
- Project Type:** Variance
- Address:** S. Florida Ave., Fortner Ave., & Oak Dr.,
Greenville, SC 29611
- Zoning:** R-MA, Multifamily Residential District
- Posting:** Confirmed 12/28/23

CB-2024-001: Variance Request

The property is located east of White Horse Road, north of Anderson Road, west of S Washington Avenue, surrounded by S Florida Avenue, Fortner Avenue, and Oak Drive in the R-MA, Multifamily Residential District.

The applicant is requesting a Variance for a 5' encroachment into the required 25' side setback along S Florida Ave.

There are no previous applications before the BZA.

CB-2024-001: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-MA District;

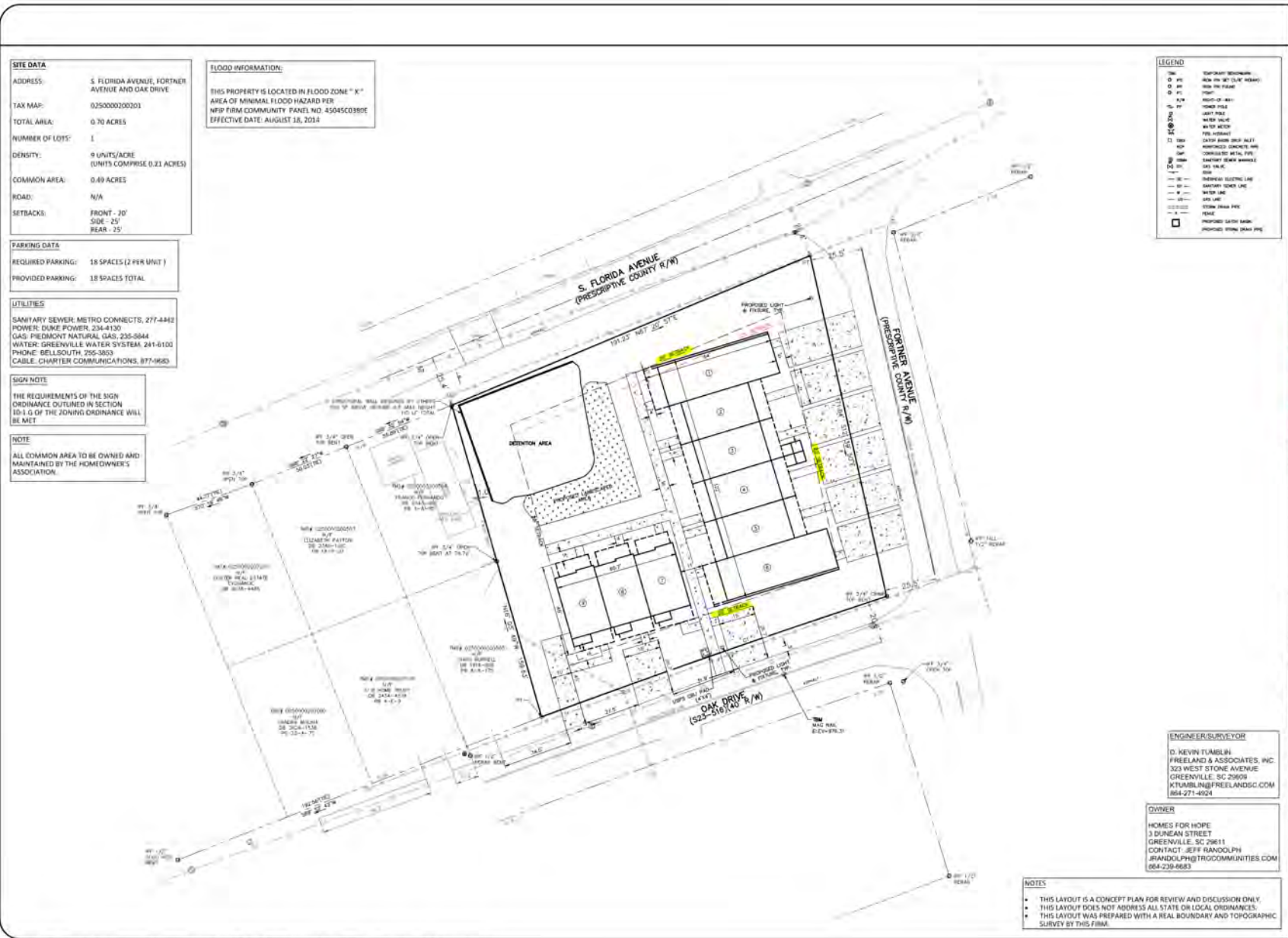
FRONT	=	20' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	20' from property line
REAR	=	25' from property line

CB-2024-001: 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-2024-001: Site Plan



SITE DATA
 ADDRESS: S. FLORIDA AVENUE, FORTNER AVENUE AND OAK DRIVE
 TAX MAP: 0250000200201
 TOTAL AREA: 0.70 ACRES
 NUMBER OF LOTS: 1
 DENSITY: 9 UNITS/ACRE (UNITS COMPRISE 0.21 ACRES)
 COMMON AREA: 0.49 ACRES
 ROAD: N/A
 SETBACKS: FRONT - 30'
 SIDE - 25'
 REAR - 25'

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER NFIP FIRM COMMUNITY PANEL NO. 45045C0380E EFFECTIVE DATE: AUGUST 18, 2014

PARKING DATA
 REQUIRED PARKING: 18 SPACES (2 PER UNIT)
 PROVIDED PARKING: 18 SPACES TOTAL

UTILITIES
 SANITARY SEWER: METRO CONNECTS, 277-4442
 POWER: DUKE POWER, 234-4130
 GAS: FREDMONT NATURAL GAS, 235-5844
 WATER: GREENVILLE WATER SYSTEM, 241-8100
 PHONE: BELLSOUTH, 295-3853
 CABLE: CHARTER COMMUNICATIONS, 877-9663

SIGN NOTE
 THE REQUIREMENTS OF THE SIGN ORDINANCE OUTLINED IN SECTION 10-1.0 OF THE ZONING ORDINANCE WILL BE MET

NOTE
 ALL COMMON AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS'S ASSOCIATION.

LEGEND

THICK LINE	EXISTING BOUNDARY
DASHED LINE	PROPOSED BOUNDARY
DOTTED LINE	PROPOSED LOT LINES
SOLID LINE	PROPOSED DRIVE
...	...



WQIMY MAP (NOT TO SCALE)

FREELAND & ASSOCIATES, INC.
 LAND SURVEYORS & ENGINEERS
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 PHONE: (864) 271-4924
 FAX: (864) 233-0315

SUBMITTED FOR REVIEW
 NOT APPROVED FOR
 CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

SCALE 1" = 20'

REF. DEED	2620-698
TAX MAP	0250000200201
DESIGN	..R.
DATE	9-27-23
DWG. NO.	78395-SP

STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

RECONCILE
 SITE PLAN

C-4

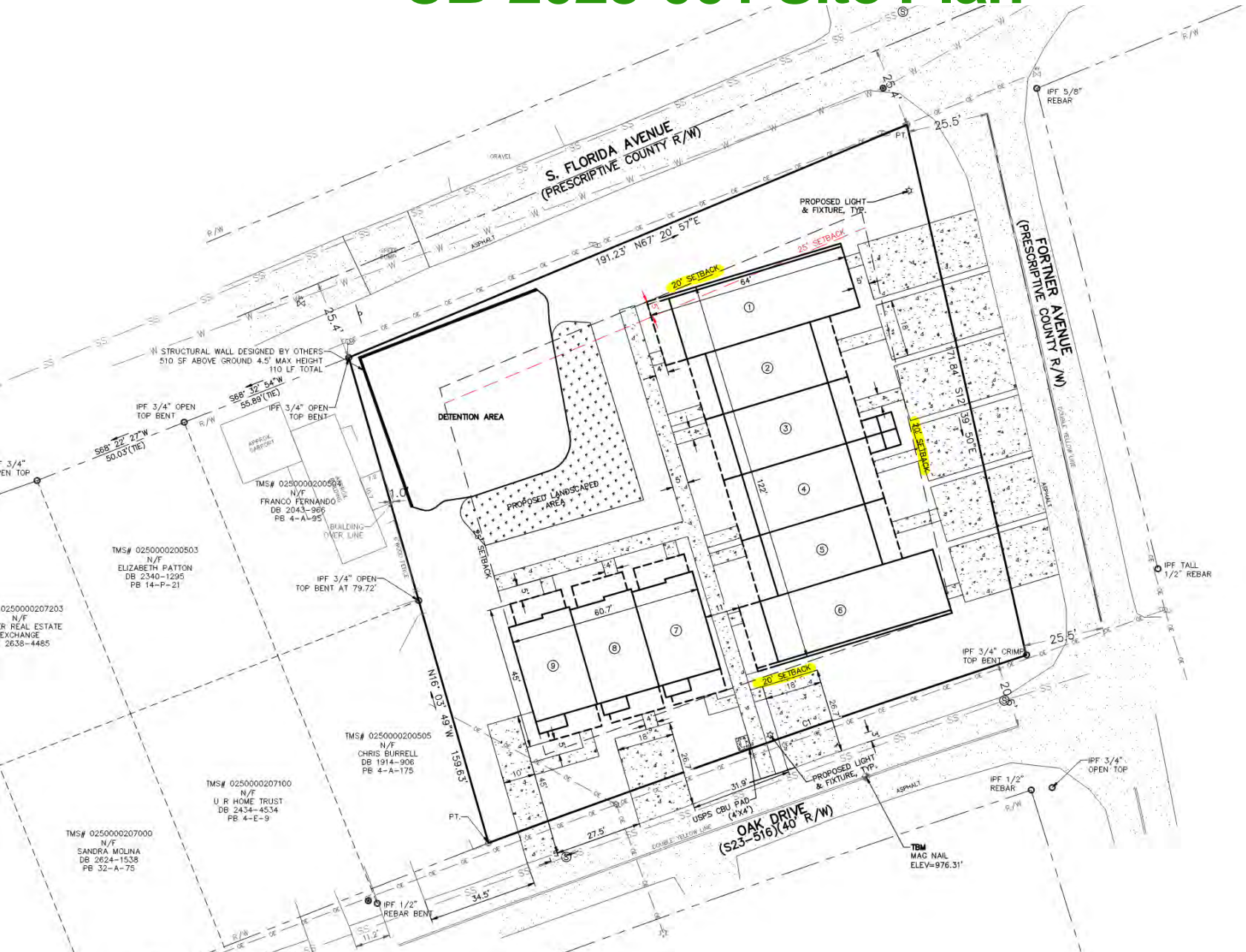
NOTES

- THIS LAYOUT IS A CONCEPT PLAN FOR REVIEW AND DISCUSSION ONLY.
- THIS LAYOUT DOES NOT ADDRESS ALL STATE OR LOCAL ORDINANCES.
- THIS LAYOUT WAS PREPARED WITH A REAL BOUNDARY AND TOPOGRAPHIC SURVEY BY THIS FIRM.

ENGINEER/SURVEYOR
 D. KEVIN TUMBLIN
 FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVENUE
 GREENVILLE, SC 29609
 KTUMBLIN@FREELANDSC.COM
 864-271-4924

OWNER
 HOMES FOR HOPE
 13 DUNEAN STREET
 GREENVILLE, SC 29611
 CONTACT: JEFF RANDOLPH
 JRANDOLPH@METROCOMMUNITIES.COM
 864-238-6653

CB-2023-001 Site Plan



CB-2024-001: Zoning Map



CB-2024-001: Aerial Map



CB-2024-001 Photos



Subject



Close up of site



East of Subject



South of Subject

CB-2024-002

- Applicant:** Hunan Chau for Anh H. Chau and Hang Thi Thuy Huynh
- Project Type:** Use by Special Exception
- Address:** 2 Roberta Dr., Greenville, SC 29615
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 12/28/23

CB-2024-002: Use by Special Exception Request

The property is located on the corner of Roberta Road and Edwards Road and east of Wade Hampton Boulevard in the R-20, Single-Family Residential Zoning District.

The applicant is requesting a Use by Special Exception to allow for an in-home hair and nail salon as a Home Occupation, which will require an upfit including a ventilation system on the lower level.

There are no prior applications before the BZA.

CB-2024-002: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use requires approval from the BZA.

CB-2024-002: Home Occupation

(13) Home Occupation

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

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

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

CB-2024-002: Use By Special Exception

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

CB-2024-002: 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-2024-002: Zoning Map



CB-2024-002: Aerial Map



CB-2024-002 Photos



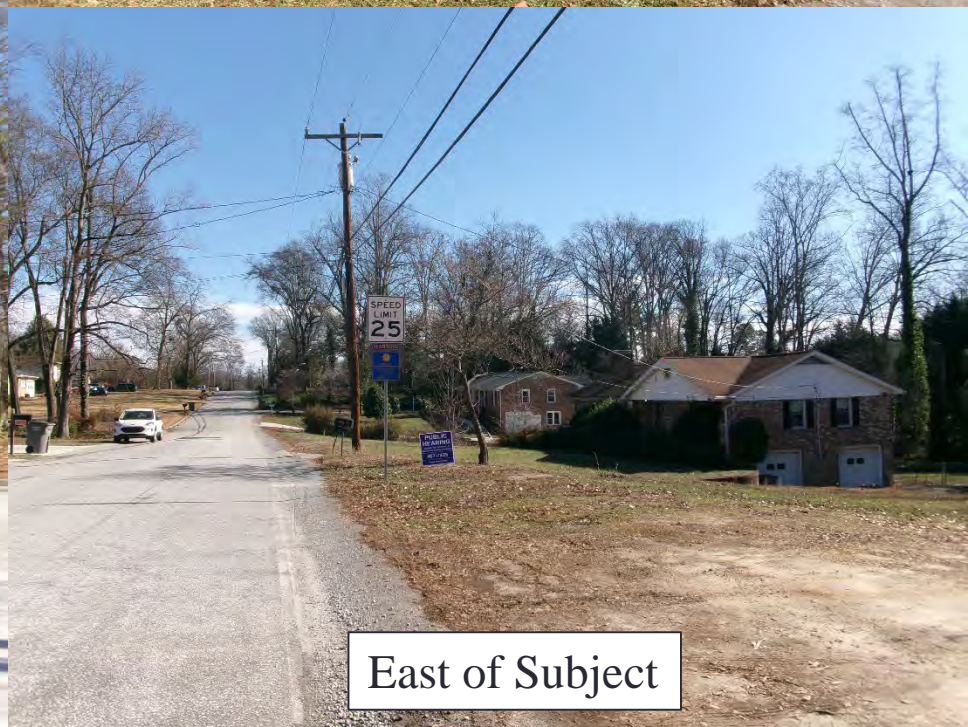
Subject



North of Subject



West of Subject



East of Subject

CB-2024-003

Applicant: Dean Warhaft of P3W Distilling, LLC for Cone Mills Receiver LLC as receiver for American Fast Print Ltd

Project Type: Variance

Address: Alston St. & Brooks Ave., Greenville, SC 29617

Zoning: PD, Planned Development District

Posting: Confirmed 12/28/23

CB-2024-003: Variance Request

The property is located on the corner of Brooks Avenue and Alston Street, north of W Blue Ridge Drive, and south of Old Buncombe Road in the PD, Planned Development Zoning District.

The applicant is requesting a Variance to encroach 19.9' into the 25' setback in order to utilize existing structures and foundations for new development.

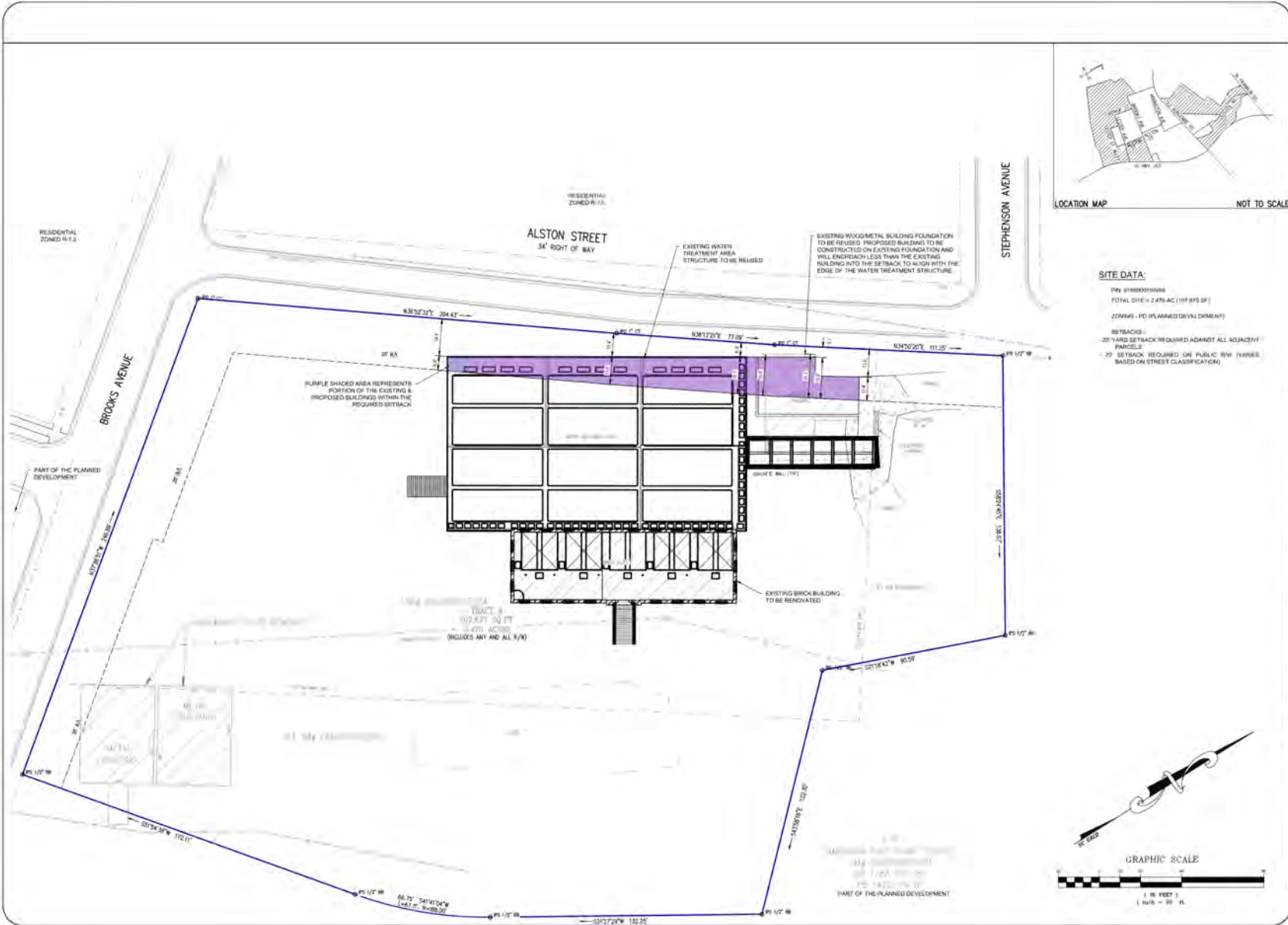
There are no prior applications before the BZA.

CB-2024-003: Variance Request

8:1.4 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures

No structure shall be erected within 25 feet from any external lot line of any Planned Development, however, where land uses within a Planned Development are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the planned development and otherwise fulfill the intent of this Ordinance.

CB-2024-003: Site Plan



SITE DESIGN, INC.
CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE

www.sitedesigninc.com
1000 W. WALLACE ST. SUITE 200
GREENVILLE, SC 29615
PH: 864.271.8888

SC REG NO

ON THE TRAIL

GREENVILLE COUNTY SOUTH CAROLINA

CONE MILLS ACQUISITION GROUP, LLC

VARIANCE SITE PLAN

SHEET 1 OF 1

CXXX

HORIZ. SCALE:	1" = 30'
VERT. SCALE:	N/A
DESIGNED BY:	MCP
DRAWN BY:	MCP
CHECKED BY:	PFM
DATE:	11/15/2023
S200664_BASE_SITE.dwg	

CB-2023-003 Site Plan

RESIDENTIAL
ZONED R-7.5

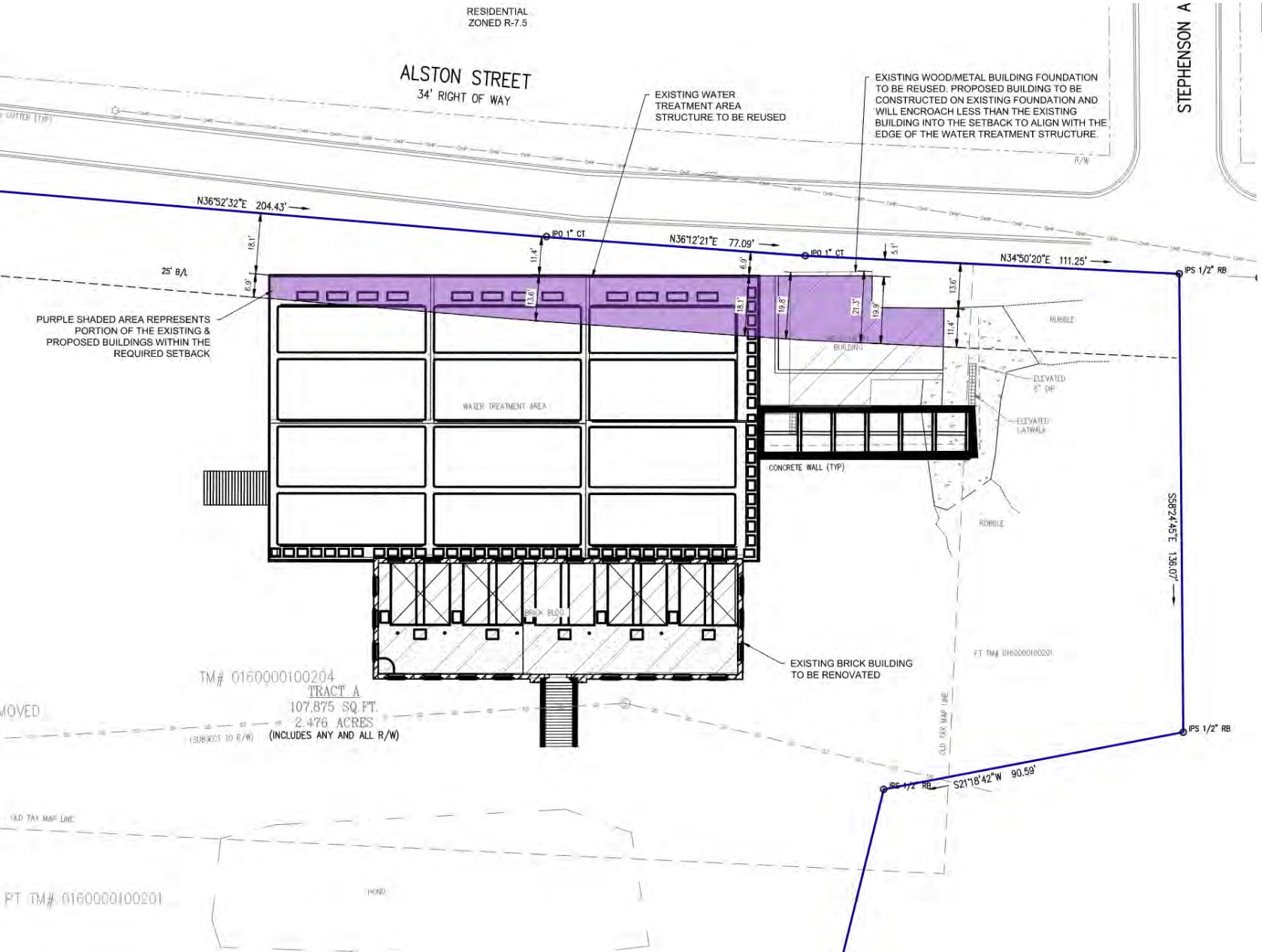
LOCATION MAP

ALSTON STREET
34' RIGHT OF WAY

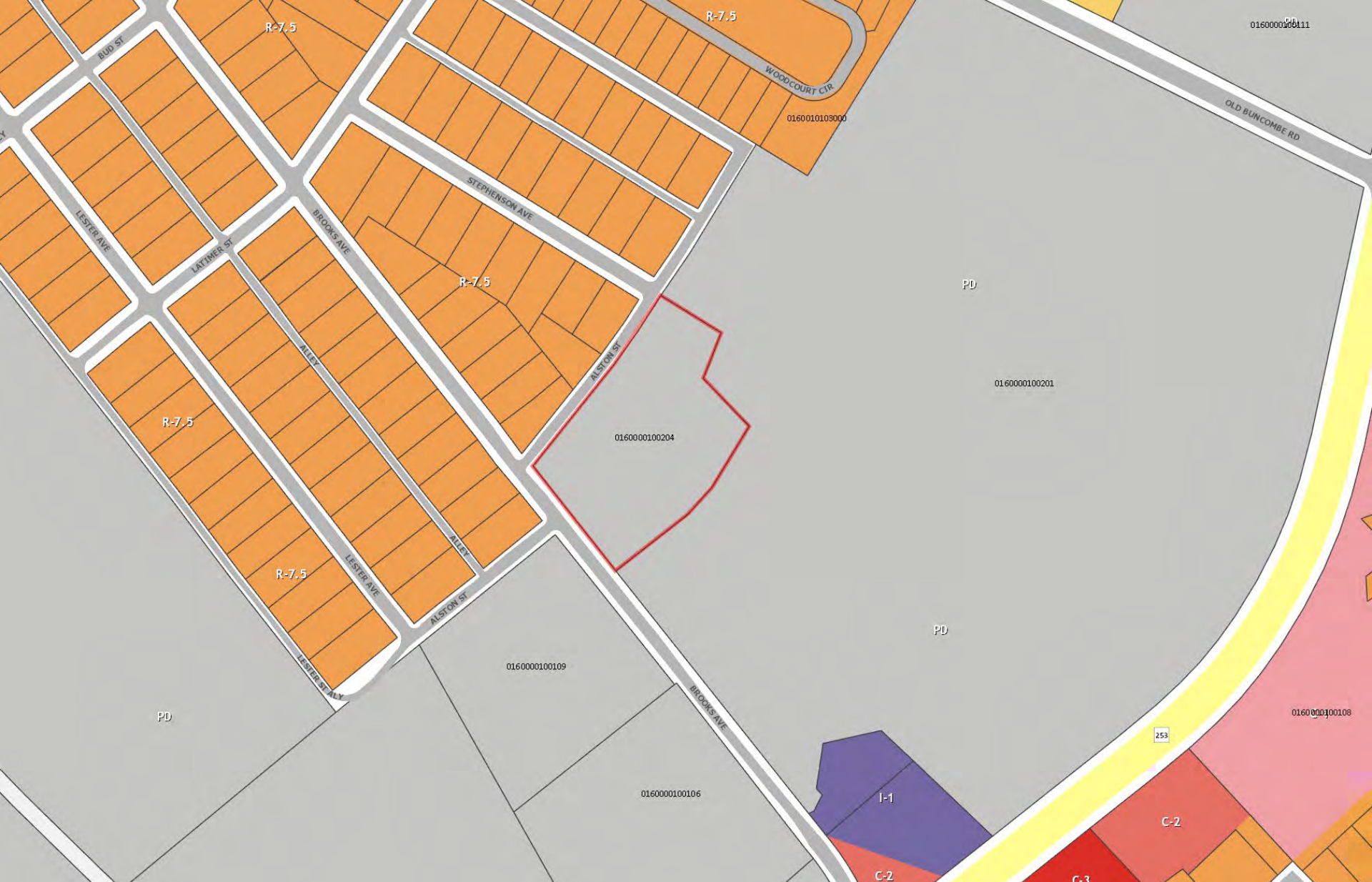
STEPHENSON A

SITE DATA:

- PIN: 0160000100204
- TOTAL SITE = 2.476
- ZONING - PD (PLAN)
- SETBACKS -
- 25' YARD SETBACK RE PARCELS
- 20' SETBACK REQUIRED BASED ON STREET



CB-2024-003: Zoning Map



CB-2024-003: Aerial Map



CB-2024-003 Photos



Subject



Close up of Subject



North of Subject



South of Subject

CB-2024-004

Applicant:	Emma Holtel of Masstar Signs for Spinks Investments LLC
Project Type:	Use by Special Exception
Address:	549 E. Standing Springs, Simpsonville, SC 29680
Zoning:	C-3, Commercial District
Posting:	Confirmed 12/28/23

CB-2024-004: Request

The property is located at the southwest corner of the intersection of Neely Ferry Road and E Standing Springs Road in the C-3, Commercial District.

The applicant is requesting a Variance to maintain the existing sign height of 33 feet for a sign change.

There are no prior applications before the BZA.

CB-2024-004: Sign Variance

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.

E. Freestanding Sign Height and Size

1. Dimensional standard

a. No freestanding sign in a Business Use Area shall exceed a height of twelve (12) feet and a sign face of eighty (80) square feet except where provided for herein. The sign copy area shall not exceed eighty (80) percent of the total allowable sign face.

4. Conditions: Additional height and/or size may be allowed by incorporating two (2) or more of the following features

a. Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.

b. The application of brick, stone, stucco, or other approved masonry not less than two (2) feet in height from the base of the sign.

c. Shrubs spaced to provide a continuous screen around the base of the sign with a minimum of two (2) feet in height at the time of planting.

d. Reduction in the total number of signs allowed on a site.

e. Removal of all non-conforming signs on the site.

CB-2024-004: Sign Variance

Table 19.8(c): Freestanding Sign Height and Size

mph	Sign Face Area (Max)	Height (Max)
35 or less	90	15
40	100	17
45	120	19
50	135	21
55	180	24
60	200	30
65+ or (interstate)	225	35

CB-2024-004: 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-2024-004: Sign Rendering

SIGN A: Pylon
Sq. Ft: 89.5

SPINX #201
Age: 17 year

Qty 2: S/F Spinx Ovals
Front-lit Ovals, 2" aluminum retainers, aluminum cabinet, painted Reflex Blue and clear Pan-face SG plastic with 2nd surface graphics

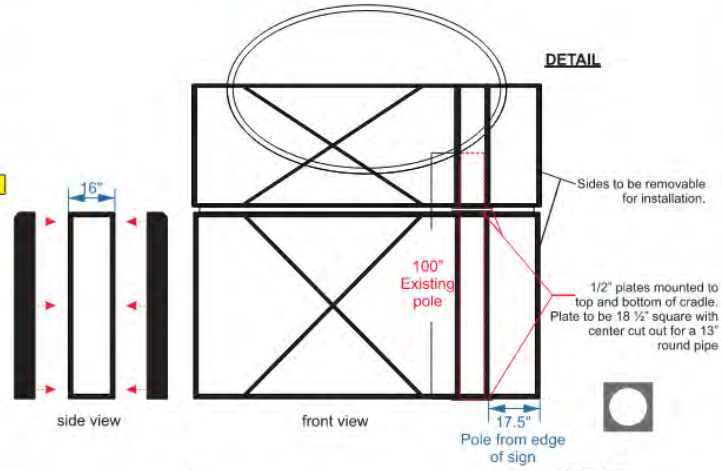
Reveal
Aluminum Reveal
Painted Reflex Blue

LED Display
Daktronics GT6x -180x324
-10mm - RGB - 2V
Cabinet size: 6'6 x 11'1"
Active Area: 6'0" x 10'10"



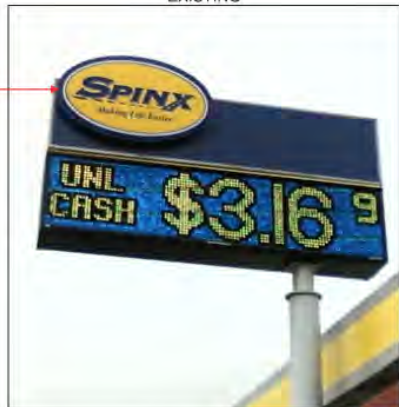
DEPARTMENT: _____
COMPLETED BY: _____
SALESMAN APPROVAL: _____

* Take 3' of 13" round pole for install *



Scale: 3/8"=1' (11x17 Paper)

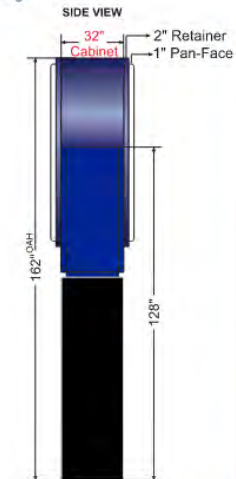
EXISTING



PROPOSED



Remove Cabinet, Ovals signs
LED Display



COLOR & MATERIAL LEGEND	
CABINET, RETAINERS, RETURNS -MP 840 REFLEX BLUE	
FACES	
MP LACRYL 416 LEMON YELLOW	ORACAL 8500-021 YELLOW
FACES	
MP WHITE ORACAL 8500-010 WHITE	
ILLUMINATION	
POWER	LED COLOR
120V	White Sloan

MASSTAR
SIGNS

11801 Anderson Road, Greenville, SC 29611
Phone: (864)295-2287
Fax: (864)269-7711
www.masstarsigns.com

Job Number: 200677
Client: Spinx 201
Address: 549 E Standing Springs Rd
Simpsonville, SC 29680
Salesperson: Mark Browning
Designer: Christina Pineda
Date Originated: 05-03-23
Manufacture By: _____
Install By: _____

Conceptual:
Finalized:
Drawing Scale: As Noted
Vector Artwork: _____
Revision 1: _____
Revision 2: _____
Revision 3: _____
Revision 4: _____
Revision 5: _____
Revision 6: _____
Revision 7: _____

Customer Approved: _____
Date: _____
Landlord Approved: _____
Date: _____

UL Underwriters Laboratories, Inc. LISTED



CB-2024-004: Zoning Map



CB-2024-004: Aerial Map



CB-2024-004 Photos



Subject



Subject



Southwest of Subject



South of Subject

CB-2024-005

Applicant:	Carson McKenzie Barcklow of St. Clair Signs for Toby W. Turbeville of South Carolina Federal Credit Union
Project Type:	Variance
Address:	2536 Woodruff Rd., Simpsonville, SC 29681
Zoning:	POD, Planned Office District
Posting:	Confirmed 12/28/23

CB-2024-005: Request

The property is located on the south side of Woodruff Road, west of Five Forks Road and east of Woodruff Lake Way in a POD, Planned Office Development Zoning District.

The applicant is requesting a Variance to add an additional wall sign and, if granted, to allow the sign size to be increased to 27% of the usable wall area.

There are no prior applications before the BZA.

CB-2024-005: Sign Variance

Sign Ordinance, 8.5.3. Special Use Areas (Review Districts)

B. No more than three signs shall be permitted per use in a Special Use Area unless the use is part of a Group Development, Planned Commercial Center and/or Business Park.

E. Wall Signs:

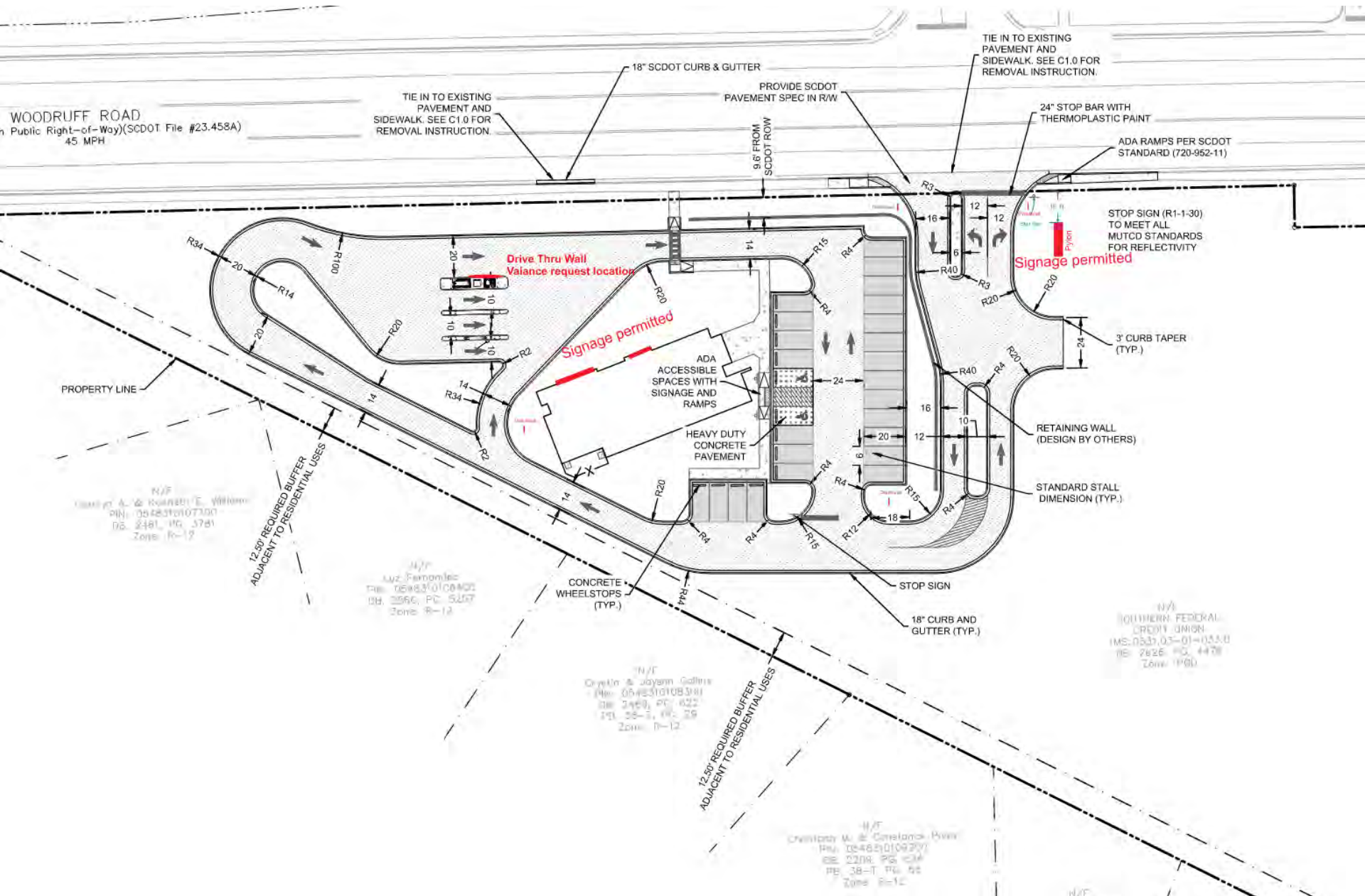
1. Wall signs shall not exceed fifteen (15) percent of the useable wall area and shall not exceed one-hundred and eighty (180) square feet.

CB-2024-005: 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-2024-005: Site Plan



WOODRUFF ROAD
Public Right-of-Way (SCDOT File #23.458A)
45 MPH

TIE IN TO EXISTING PAVEMENT AND SIDEWALK. SEE C1.0 FOR REMOVAL INSTRUCTION.

18" SCDOT CURB & GUTTER

PROVIDE SCDOT PAVEMENT SPEC IN R/W

TIE IN TO EXISTING PAVEMENT AND SIDEWALK. SEE C1.0 FOR REMOVAL INSTRUCTION.

24" STOP BAR WITH THERMOPLASTIC PAINT
ADA RAMPS PER SCDOT STANDARD (720-952-11)

Drive Thru Wall
Vaience request location

Signage permitted

Signage permitted

STOP SIGN (R1-1-30) TO MEET ALL MUTCD STANDARDS FOR REFLECTIVITY

3' CURB TAPER (TYP.)

PROPERTY LINE

12.50' REQUIRED BUFFER ADJACENT TO RESIDENTIAL USES

N/A
CHRISTY A. & ROBERT E. WILLIAMS
PH: 0548310107300
DG: 2481 PG: 3781
Zone: R-12

N/A
Luz Fenomic
PH: 0548310108002
DG: 2860 PG: 5267
Zone: R-12

CONCRETE WHEELSTOPS (TYP.)

N/A
Crystal & Jayann Collins
PH: 0548310108301
DG: 2450 PG: 625
PG: 38-1, 48: 29
Zone: R-12

12.50' REQUIRED BUFFER ADJACENT TO RESIDENTIAL USES

RETAINING WALL (DESIGN BY OTHERS)

STANDARD STALL DIMENSION (TYP.)

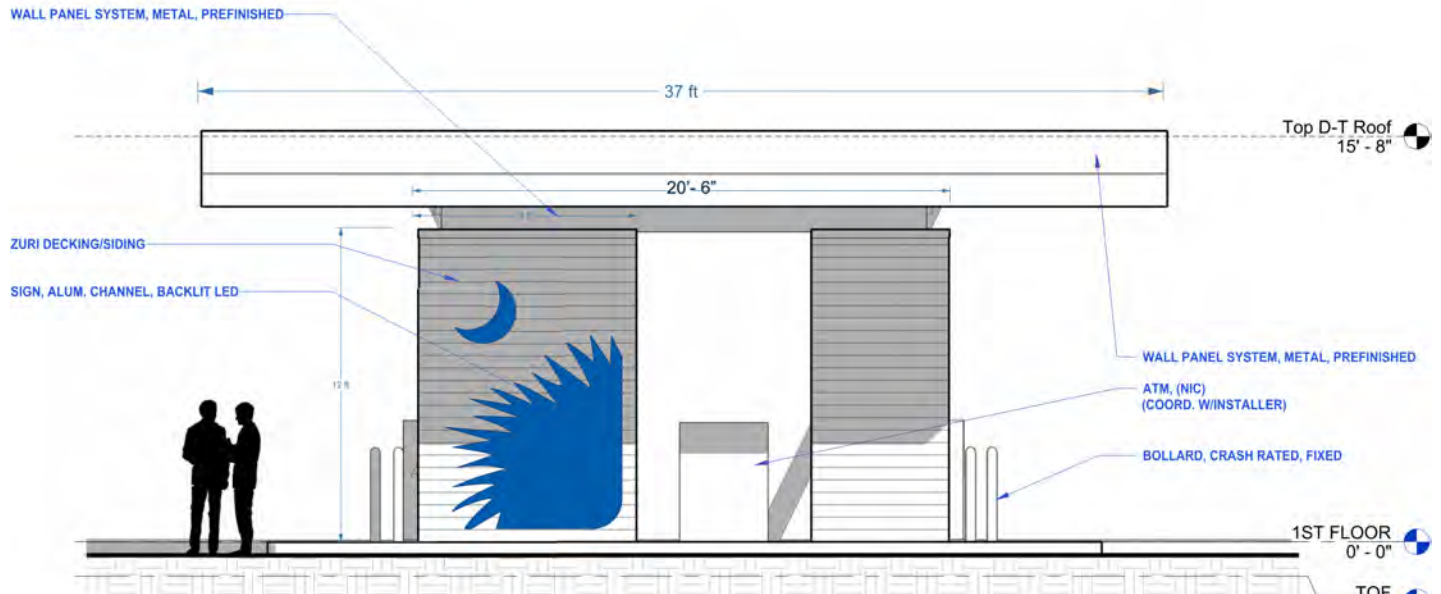
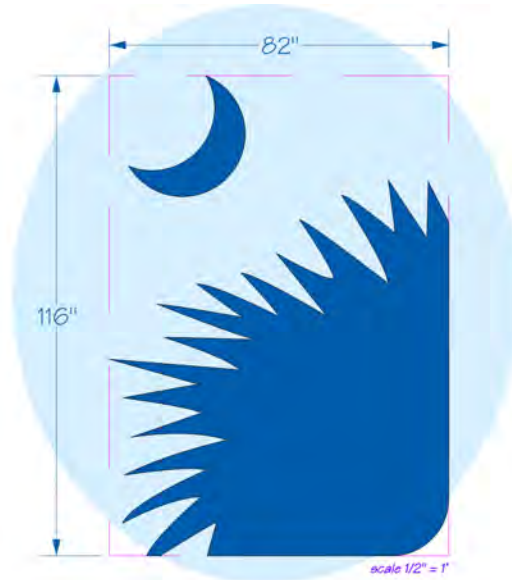
STOP SIGN

18" CURB AND GUTTER (TYP.)

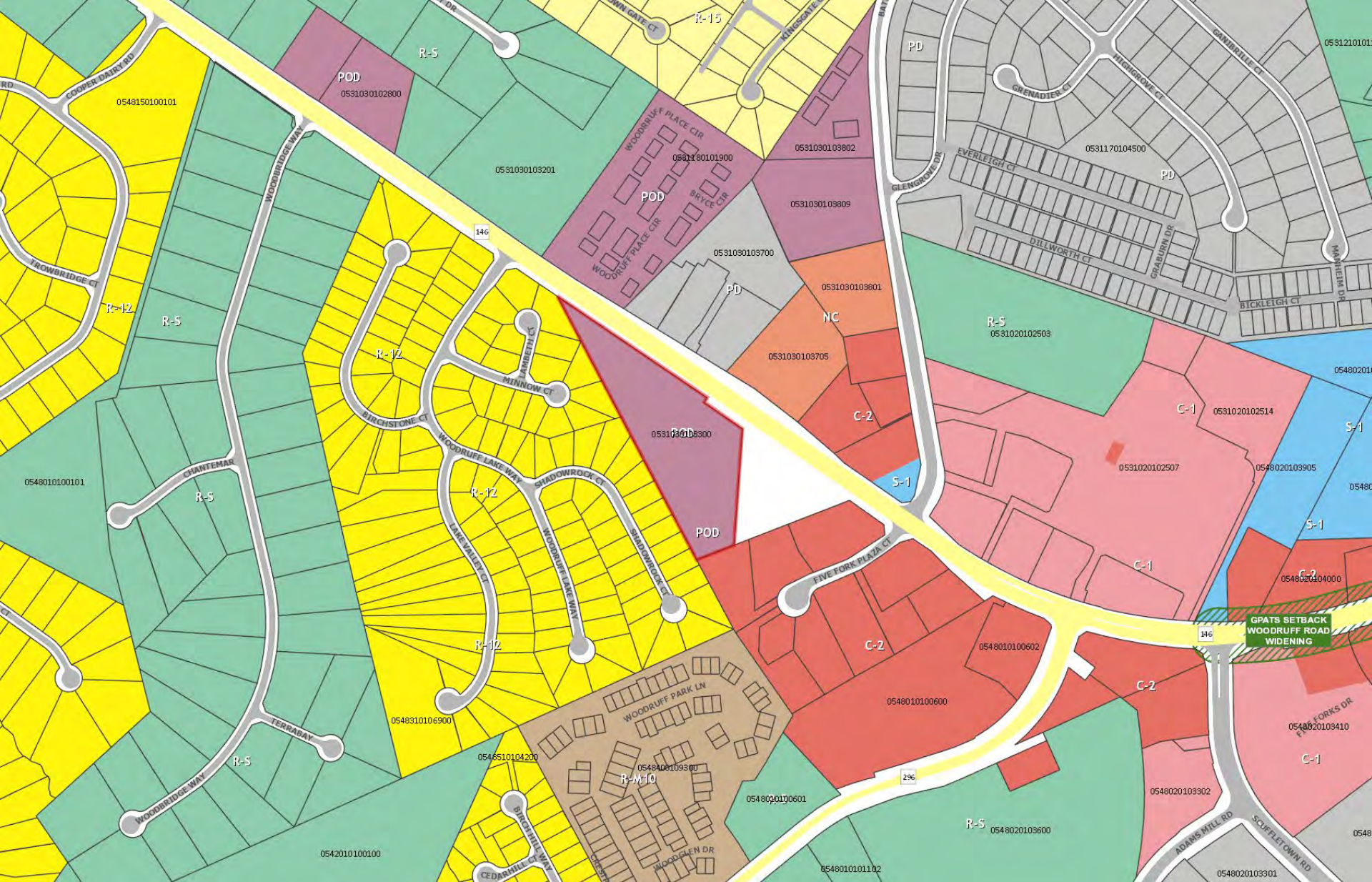
N/A
SOUTHERN FEDERAL CREDIT UNION
PH: 0533103-01-0530
DG: 2826 PG: 4408
Zone: R10

N/A
CHRISTY A. & CLEVELAND PERRY
PH: 0548210109207
DG: 2208 PG: 134
PG: 38-1 PG: 62
Zone: R-12

CB-2024-005: Sign Rendering



CB-2024-005: Zoning Map



CB-2024-005: Aerial Map



CB-2024-005 Photos



Subject



Northeast of Subject



Southeast of Subject



South of Subject

CB-2024-006

Applicant:	Clarissa Brandt and Tanner Brandt
Project Type:	Variance
Address:	155 Caledonia Rd., Landrum, SC 29356
Zoning:	R-7.5, Single-Family Residential District
Posting:	Confirmed 12/27/23

CB-2024-006: Request

The property is located southeast of Asheville Highway, north of Lake Lanier, near Polk County.

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

There are no prior applications before the BZA.

CB-2024-006: Variance

Section 7:3.4 – Side Setbacks in Single-Family Residential Districts;

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

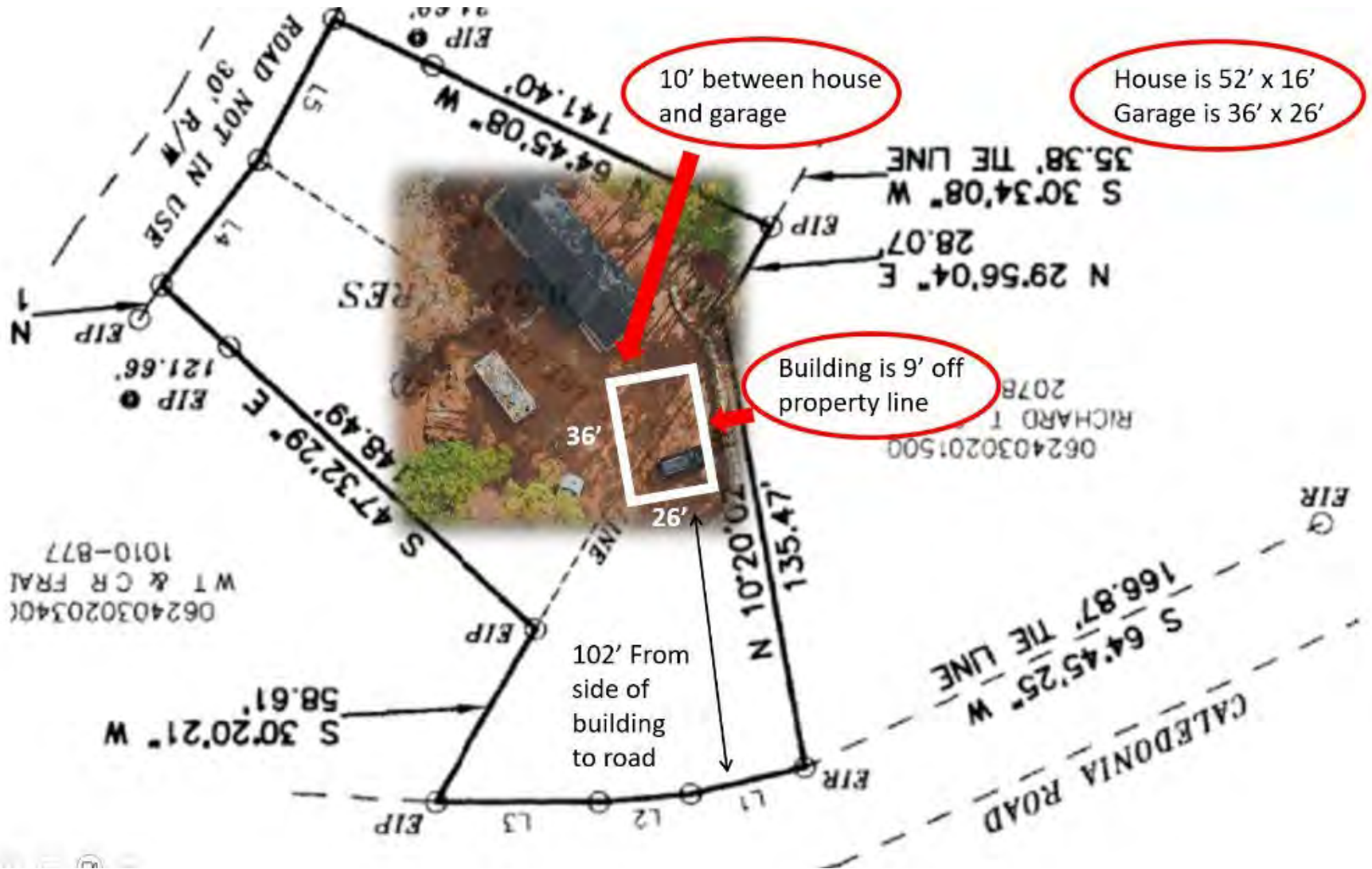
The applicant is requesting a variance to allow an accessory structure in front of the principle residential structure.

CB-2024-006: 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-2024-006: Site Plan



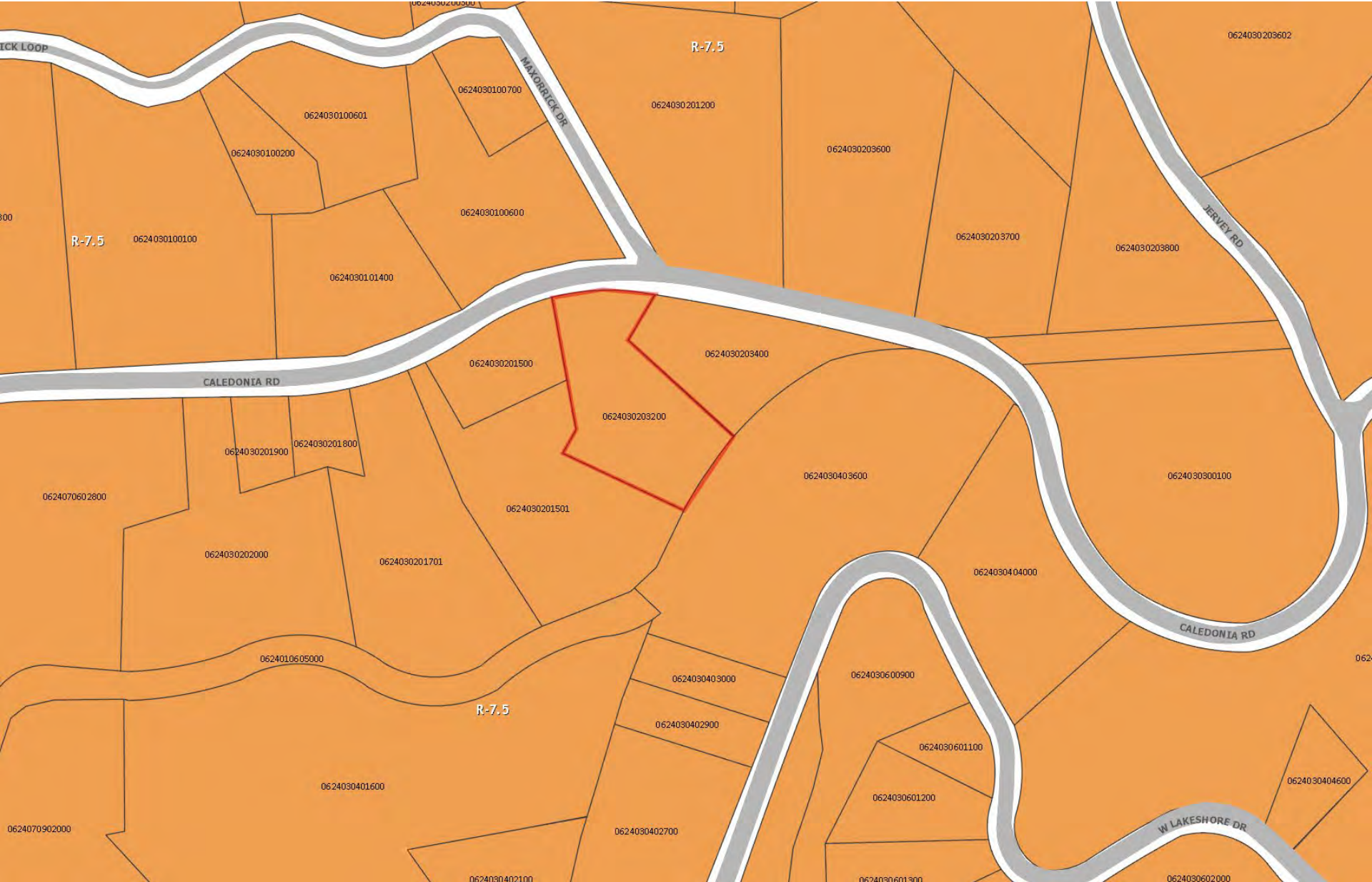
CB-2024-006: Photos



CB-2024-006: Topography



CB-2024-006: Zoning Map



CB-2024-006: Aerial Map



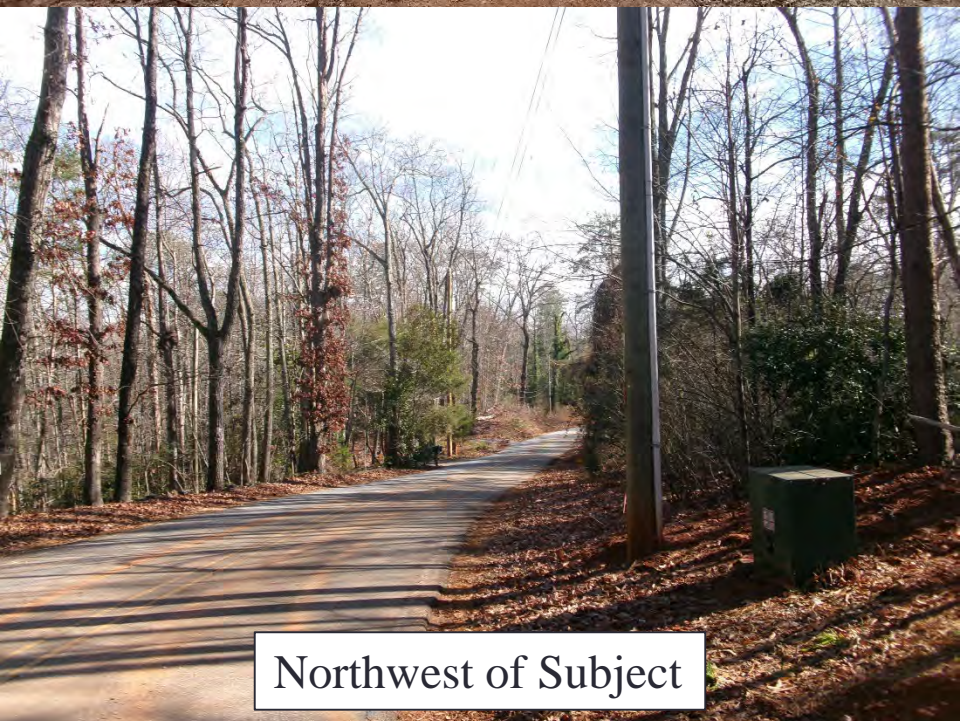
CB-2024-006 Photos



Subject



North of Subject



Northwest of Subject



South of Subject

CB-2024-007

Applicant:	Phillip Copeland and Renata Copeland
Project Type:	Use by Special Exception
Address:	313 Timberland Way, Piedmont, SC 29673
Zoning:	R-R1, Rural Residential District
Posting:	Confirmed 12/28/23

CB-2024-007: Request

The property is located on Timberland Way, east of Augusta Rd and north of W Georgia Rd in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for a Home Occupation to create and sell ceramics online.

There are no prior applications before the BZA.

CB-2024-007: Use By Special Exception

Section 5:3 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved use in Residential districts in accordance with Condition (13).

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

CB-2024-007: Home Occupation

(13) Home Occupation

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

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

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

CB-2024-007: Use By Special Exception

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

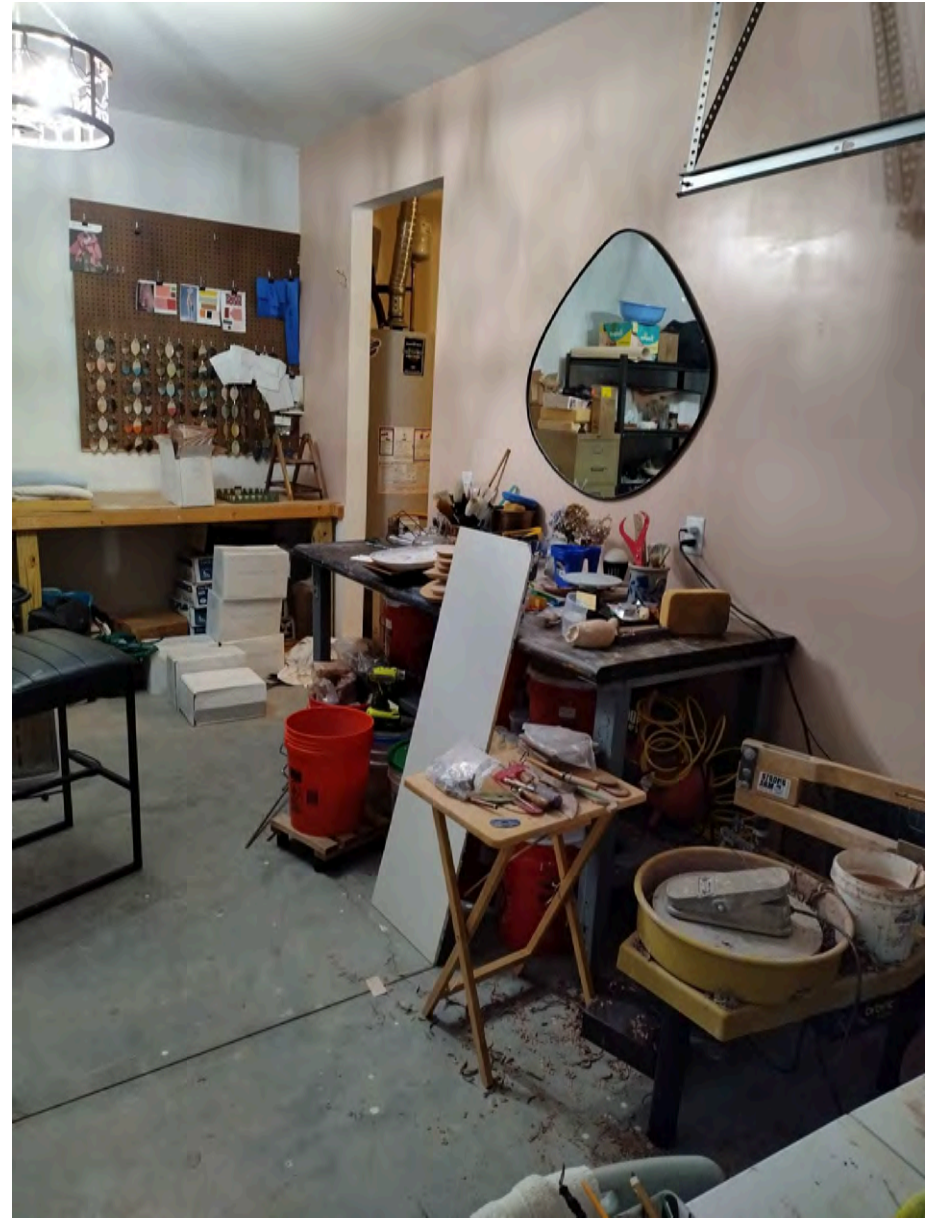
CB-2024-007: Use By Special Exception Considerations

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.

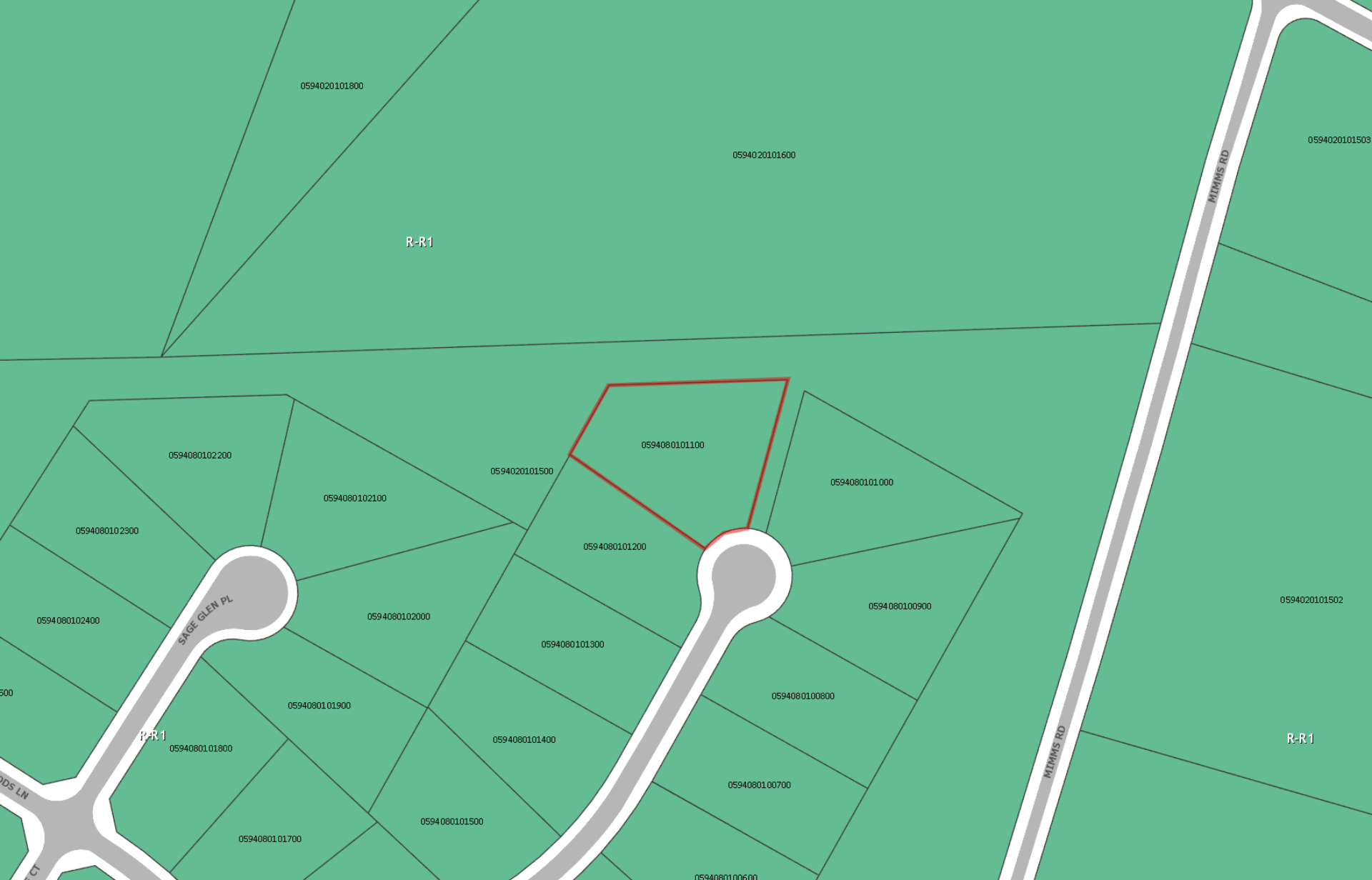
CB-2024-007: Sample Photos



CB-2024-007: Sample Photos



CB-2024-007: Zoning Map



CB-2024-007: Aerial Map



CB-2024-007 Photos



Subject



Northwest of Subject



East of Subject



Southwest of Subject

CB-2024-008

Applicant:	William Lawrence Galloway and Kimberly Dear Galloway
Project Type:	Variance
Address:	314 Clear Springs Rd., Simpsonville, SC 29681
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 12/28/23

CB-2024-008: Request

The property is located off of Clear Springs Road, south of the intersection of Lee Vaughn Road and Scuffletown Road in the R-S, Residential Suburban District and the Scuffletown Rural Conservation District.

The applicant is requesting a Variance to allow the construction of a new accessory structure to encroach 4 feet into the front yard of the existing house.

There are no prior applications before the BZA.

CB-2024-008: Variance

Section 7:3.4 Side Setbacks in Single-family Residential Districts

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

CB-2024-008: 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-2024-008 Site Plan



CB-2024-008: Zoning Map



CB-2024-008: Aerial Map



CB-2024-008 Photos



Subject



Subject



Northeast of Subject



Southwest of Subject

CB-2024-009

Applicant:	Isaiah Dunlap of DesignEDGE, LLC for Cameron Ashley Greenville LLC
Project Type:	Variance
Address:	217 Commerce Rd., Greenville, SC 29611
Zoning:	S-1, Services District
Posting:	Confirmed 12/28/23

CB-2024-009: Request

The property is located on Commerce Road, southeast of the intersection of White Horse Road and Anderson Road in the S-1, Services District. The existing building occupies two parcels.

The applicant is requesting a Variance to encroach 12.1' into the 45' front setback, 22.1' into the 25' right side, 20' into the 20' rear setback.

The rear of this property is adjacent to the Piedmont and Northern Railroad right-of-way. This rail line is currently not in operation.

There are no prior applications before the BZA.

CB-2024-009: Variance

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

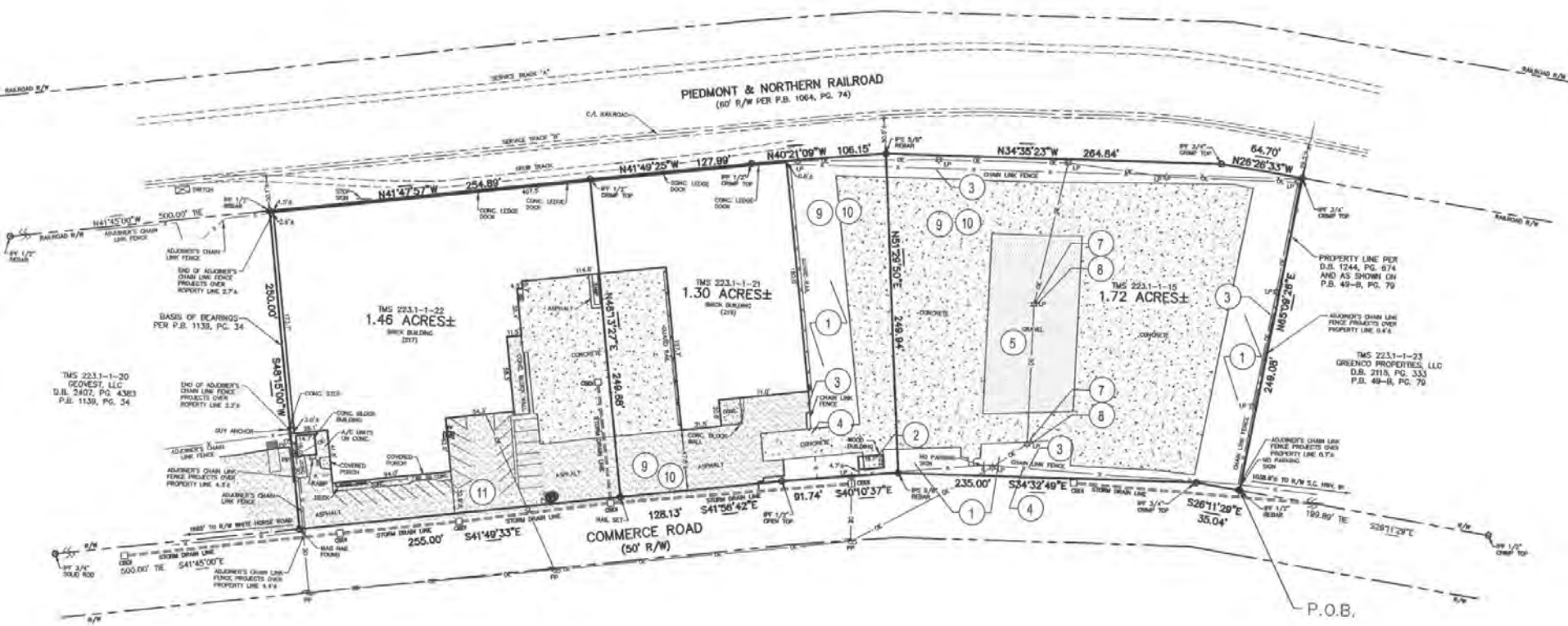
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-009: Variance Considerations

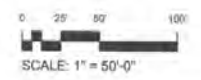
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- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
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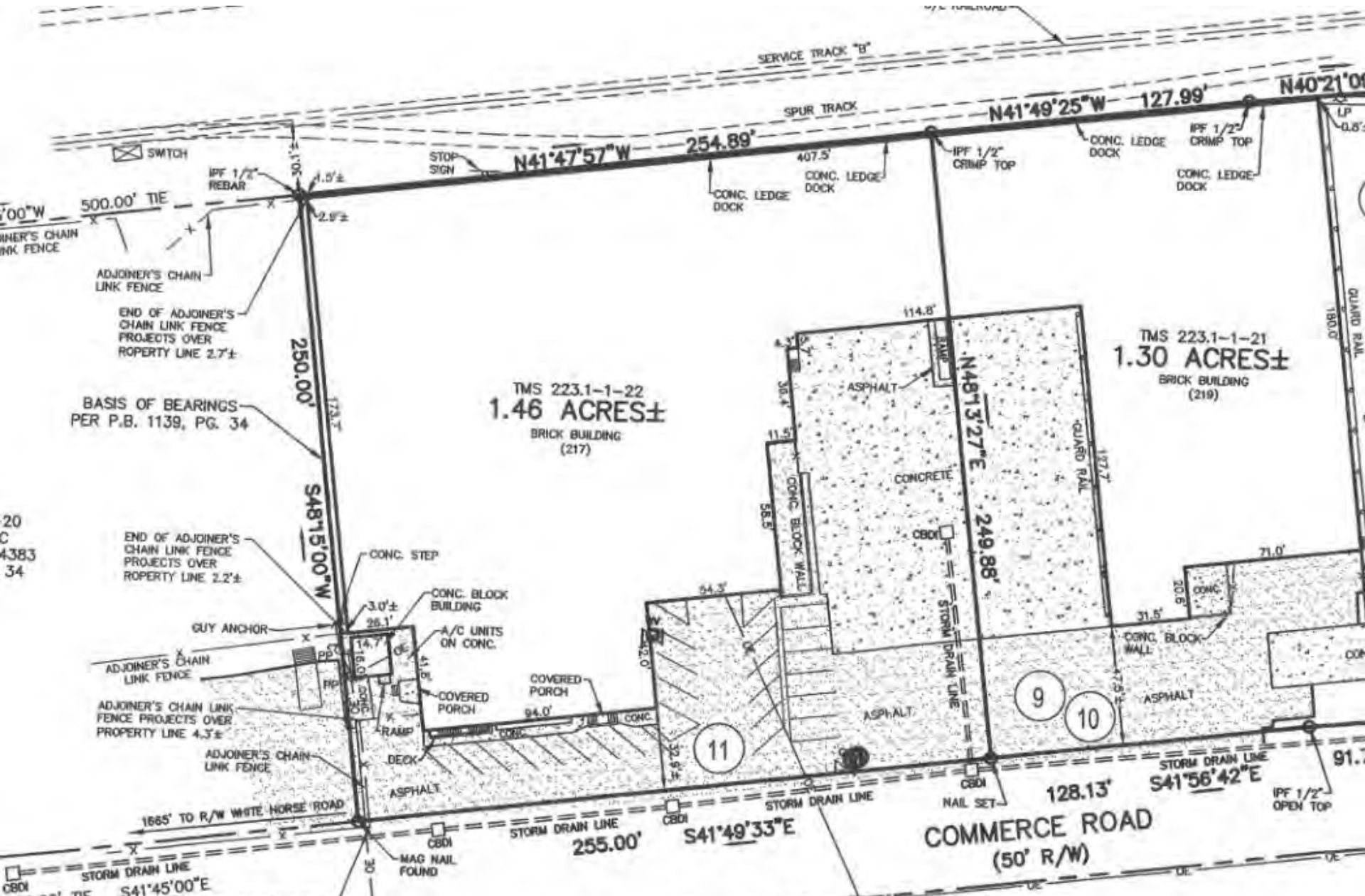
CB-2024-009 Site Plan



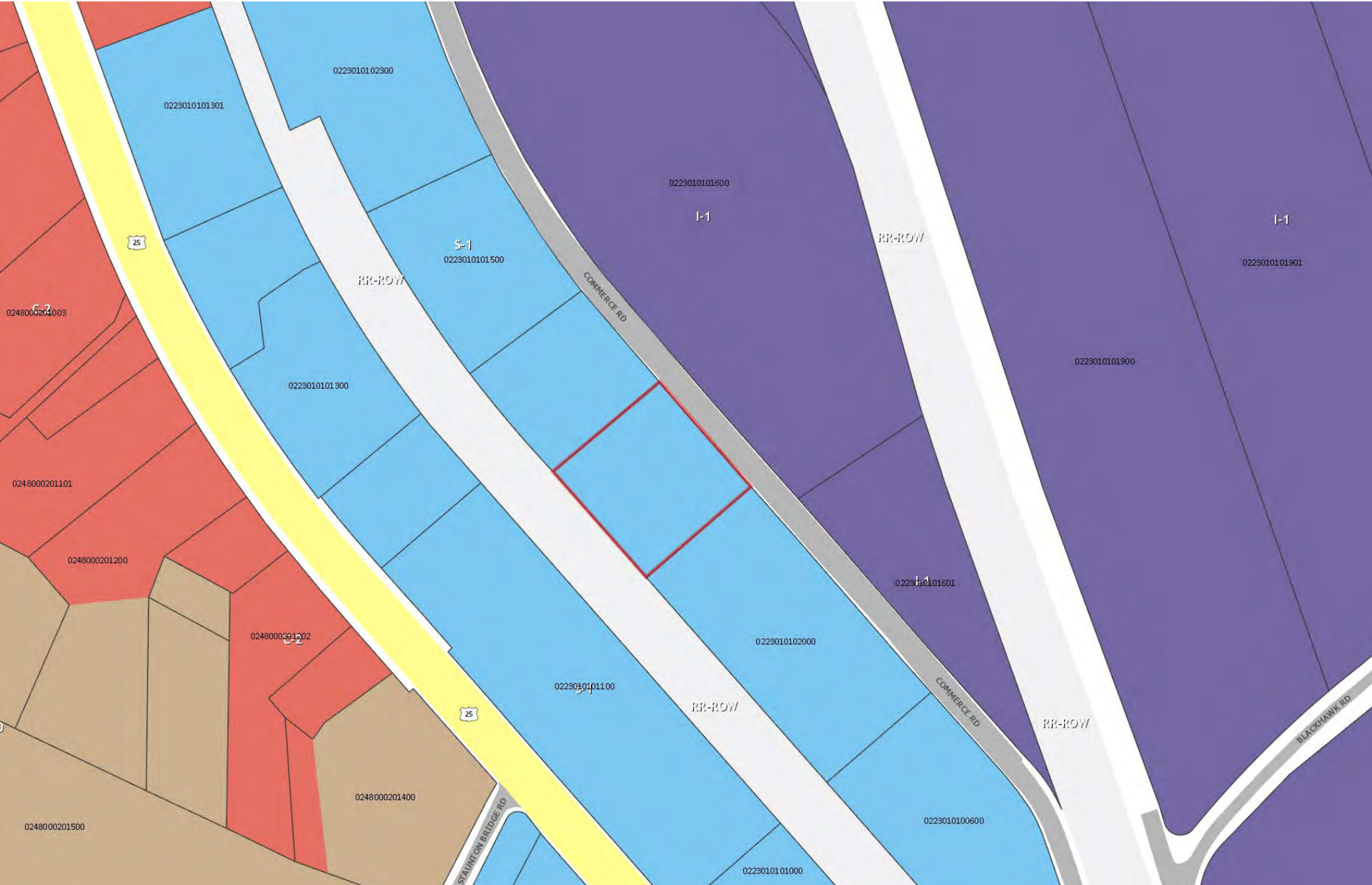
1 SITE PLAN
1" = 50'-0"



CB-2024-009 Site Plan



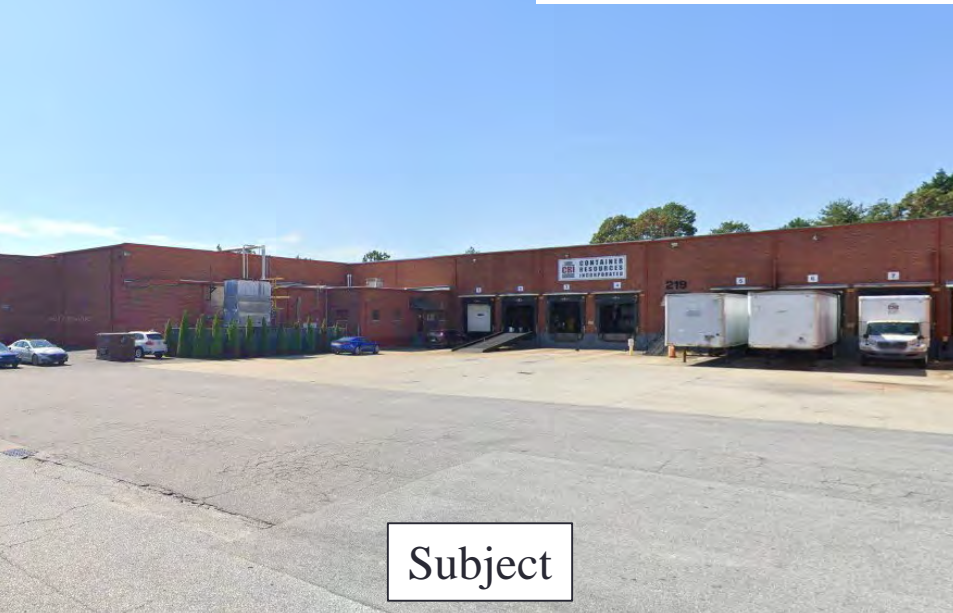
CB-2024-009: Zoning Map



CB-2024-009: Aerial Map



CB-2024-009 Photos



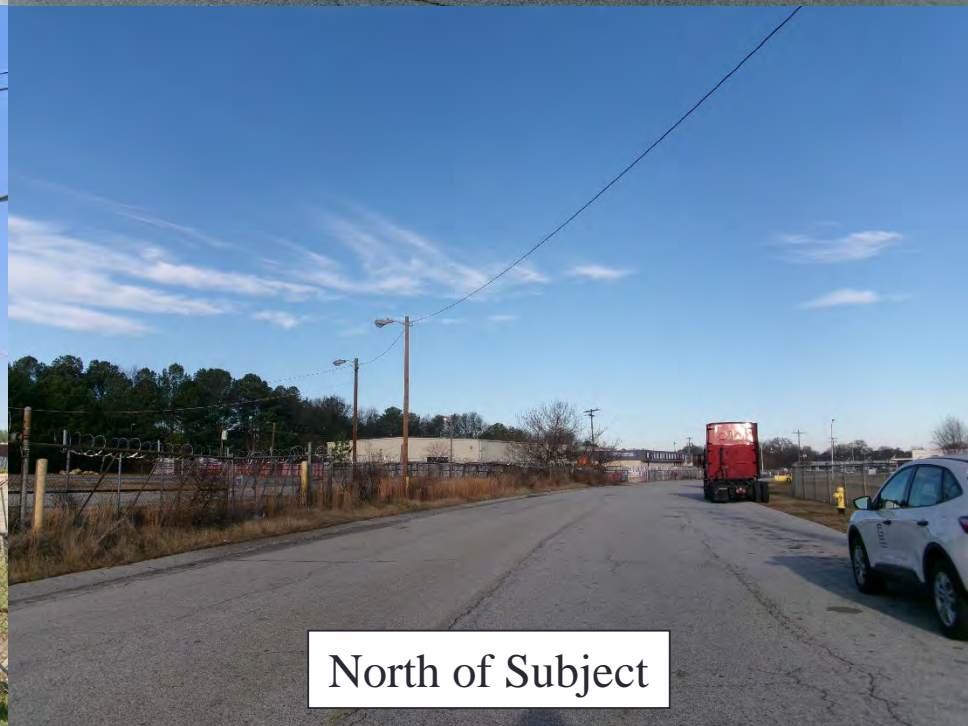
Subject



Subject



Northeast of Subject



North of Subject

CB-2024-010

- Applicant:** Isaiah Dunlap of DesignEDGE, LLC for
Cameron Ashley Greenville LLC
- Project Type:** Variance
- Address:** 219 Commerce Rd., Greenville, SC 29611
- Zoning:** S-1, Services District
- Posting:** Confirmed 12/28/23

CB-2024-010: Request

The property is located on Commerce Road, southeast of the intersection of White Horse Road and Anderson Road in the S-1, Services District. The existing building occupies two parcels.

The applicant is requesting a Variance to encroach 25' into the 25' side setbacks and 20' into the rear setbacks.

The rear of this property is adjacent to the Piedmont and Northern Railroad right-of-way. This rail line is currently not in operation.

There are no prior applications before the BZA.

CB-2024-010: Variance

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

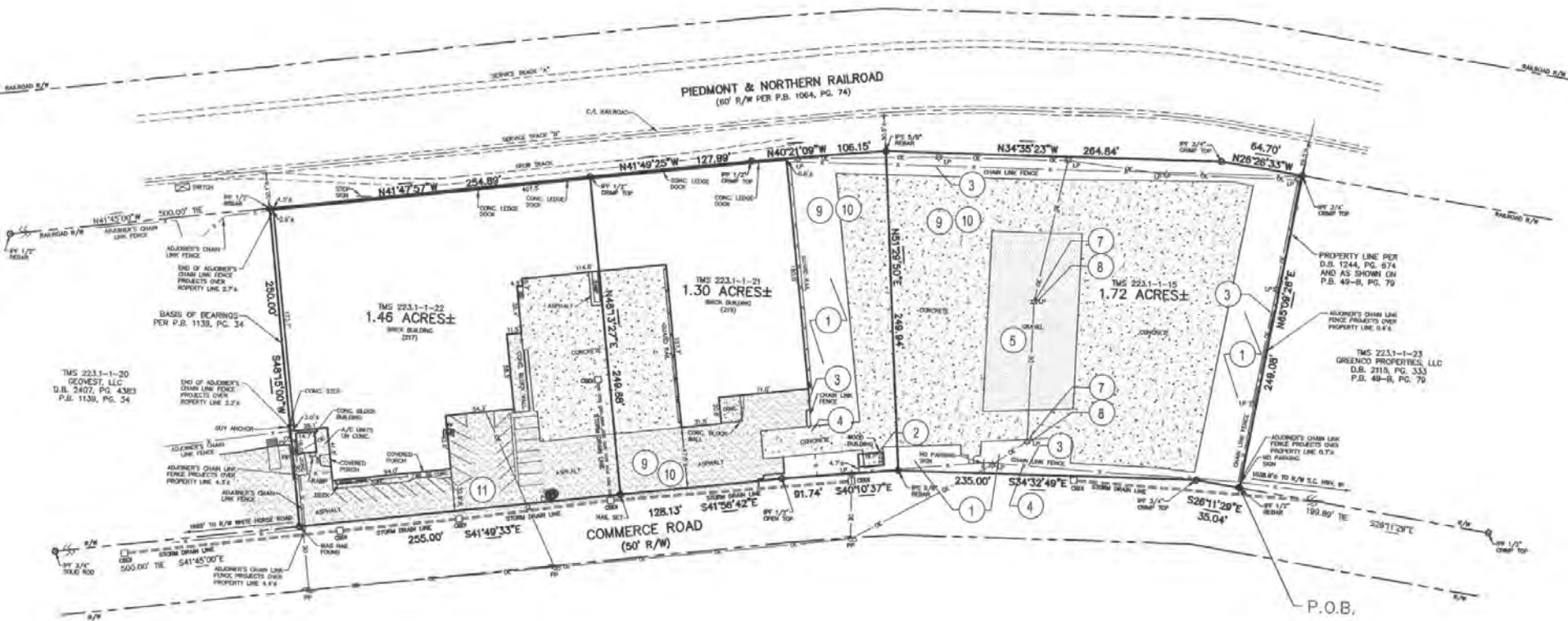
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-010: Variance Considerations

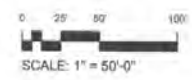
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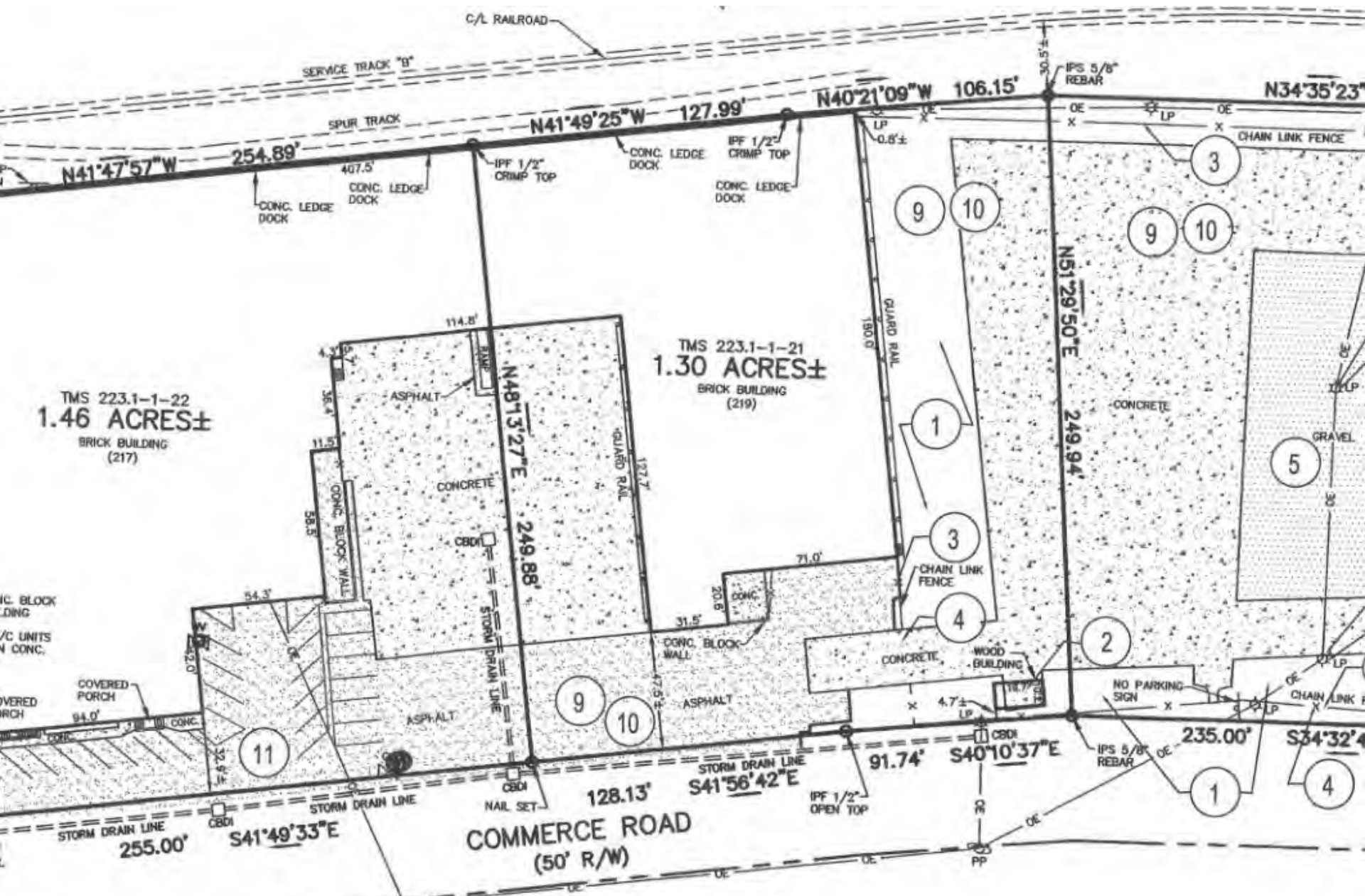
CB-2024-010 Site Plan



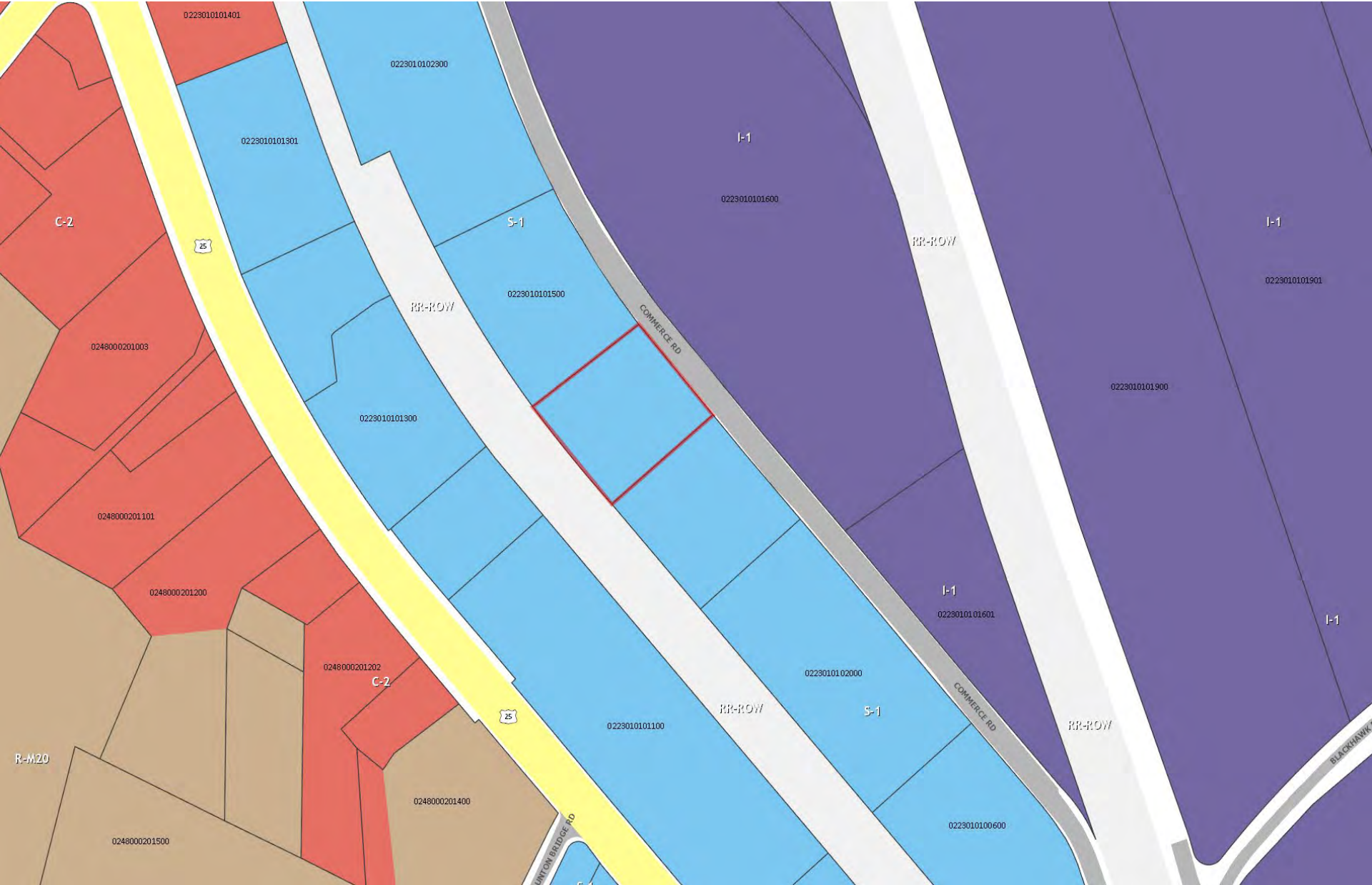
1 SITE PLAN
1" = 50'-0"



CB-2024-010 Site Plan



CB-2024-010: Zoning Map



CB-2024-010: Aerial Map



CB-2024-010 Photos



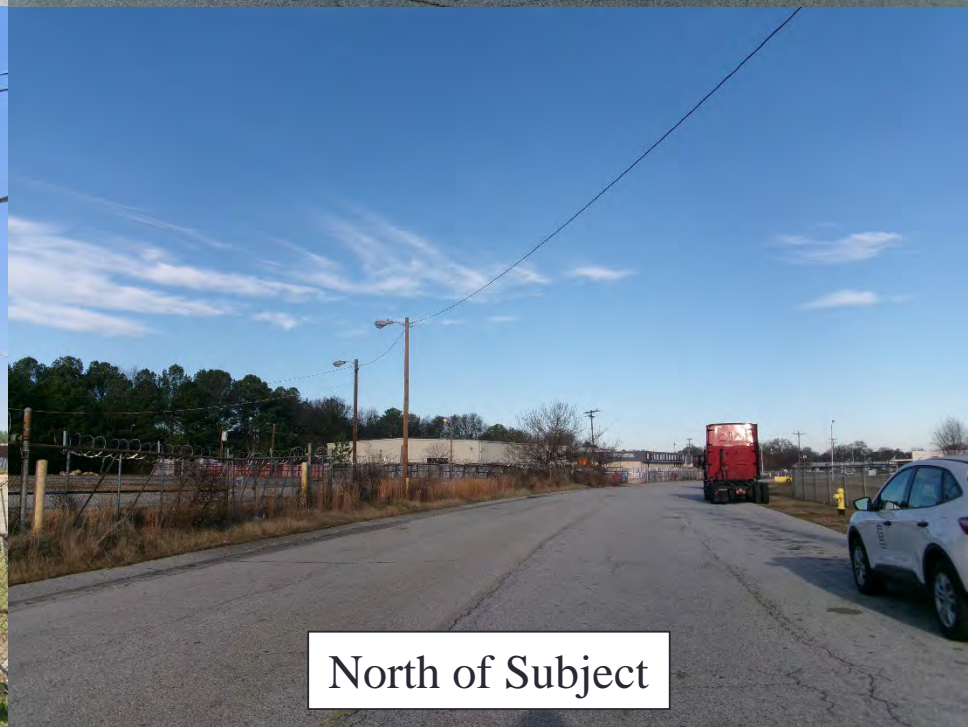
Subject



Subject



Northeast of Subject



North of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment