



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes February 14, 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. Brian Bishop – Floodplain Administrator

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 January 10, 2024:**
Mr. Akers made a motion to approve the minutes from the January 10, 2024 meeting. Ms. Godfrey seconded. The motion carried with a 7 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the January 10, 2024 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-2024-011, Robert Moffatt for Disciples United Methodist Church**
This property is located on the northeast corner of Riley Smith Drive and Blacks Drive, north of I-85, and south of Pelham Road in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a 24' by 48' picnic shelter.

On March 4, 1987, the Board of Zoning Appeals made a motion to approve Docket CB-87-21 for a Use by Special Exception for a church addition contingent on a revised site plan with the suggested driveway location.

The representative present for this application was Bob Moffatt.

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

Staff presented and discussion ensued.

The applicant stated they plan to install a picnic shelter in order to provide shelter from the weather for their outdoor picnicking area. The applicant stated additionally they plan to have minimal interior lighting and will cause no disturbance to the surrounding neighbors.

Mr. Roth made a motion to approve a Use by Special Exception to allow for the construction of a 24' by 48' picnic shelter. Ms. Barber seconded the motion. The motion carried with a 6 – 0 vote. Ms. Godfrey recused herself for the discussion and vote as she is a member of the religious facility applying for the application and administrative chairman for the facility's board.

ii. CB-2024-012, Austin Allen of Arbor Land Design for Electus Development Group LLC

The property is located west of Scottswood Road, east of Edwards Road, and south of Ikes Road in the R-M10, Multi-Family Residential District.

The applicant is requesting a Variance from the Section 12:9 requirements for a future apartment complex, which requires screening 6' in height and a 12.5' buffer along the entire eastern property line.

On March 2, 1988, the Board of Zoning Appeals passed a motion to approve Docket CB-88-13 for a Use by Special Exception to allow for professional offices on the site requiring the screening, lighting, and trash meet all the Greenville County Zoning Ordinance regulations.

On August 9, 1995, the Board of Zoning Appeals passed a motion to approve Docket CB-95-87 for a Use by Special Exception to allow the Sun Retirement Corps to build a Group Care Home.

The representative present for this application was Austin Allen.

Josh Newton, Austin Eckles, and David Simmons were present in opposition to this Docket.

Staff presented and discussion ensued.

The applicant stated the proposed project is a 68-unit apartment complex and they are seeking a variance from the buffering and screening requirements due to a 48" water main

that runs along that Eastern property line as they cannot plant within the right of way and the existing traffic light creates a controlled access point that restricts the ability to move the entrance to the development. They stated additionally they intend to provide a 9' buffer in addition to screening and will meet the intent of the ordinance with the buffer being provided as well as a retaining wall. The applicant stated additionally the site would meet all requirements of the local, state, and federal regulations.

The opposition stated they have concerns regarding the increase in traffic from an additional 56 dwelling units in the area as well as floodplain as there is a known flooding issue in the neighborhood. They additionally stated the existing home on the property has been severely damaged by flooding and they have significant safety concerns regarding the sound and light pollution that would result from the proposed units being built.

Mr. Bishop stated structures could not be built in the floodway and if any structures were in the floodplain they would have to be designed so they would not impede any flow of water.

Chairman Hattendorf made a motion to deny a Variance from the Section 12:9 requirements for a future apartment complex, which requires screening 6' in height and a 12.5' buffer along the entire eastern property line. Ms. Godfrey seconded the motion. The motion carried with a 4 – 3 vote. Ms. Barber, Mr. Hamilton, and Mr. Roth dissented.

iii. CB-2024-013, Tanya Joy for Jonathan Campbell Joy

This property is located south of W Georgia Road, east of Augusta Road, and west of Reedy Fork Road, in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for a private driving range on the property.

There are no prior applications before the BZA.

The representatives present for this application were Tanya Joy and Jonathan Joy.

There were 42 emails in opposition to the Docket, as well as John Jennings, Kay Odell, and Bill Johnston who spoke for others present in opposition.

Staff presented and discussion ensued.

The applicant stated they are looking to separate out 7 acres from a 50-acre lot in order to install a family-oriented driving range and the remaining acreage will remain agricultural in nature. They additionally stated they have no plans to grade or develop the site and the proposed netting and poles will be 25' in height. They stated additionally there will be no alcohol sales or consumption on site and they have no plans to install lighting.

The opposition stated they have concerns regarding potential encroachment of commercial uses to a rural area as well as concerns that the four required conditions for a Use by Special Exception are not being met. Additionally, they stated they have concerns

regarding parking and construction on site as well as enforcement of any conditions or requirements of the Board or Zoning Ordinance.

Mr. Hamilton made a motion to grant a Use by Special Exception to allow for a private driving range on the property. Mr. Akers seconded the motion. The motion carried with a 5 – 2 vote. Chairman Hattendorf and Ms. Godfrey dissented.

iv. CB-2024-014, Christopher Robinson of Wendel Companies for Greenville Transit Authority

The property is located south of North Pleasantburg Road, east of Poinsett Highway, and north of Rutherford Road, near the City of Greenville in the R-7.5 Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for site design changes at the Greenville Transit Authority's Operations & Maintenance Facility. These changes include a proposed Fuel Canopy, an Employee Shelter, and a Gas Meter pad.

On July 14, 2021, the Board of Zoning Appeals passed a motion to approve Docket CB-21-40 for a Use by Special Exception to allow a Governmental Facility in an R-7.5 Single-Family Residential District.

On December 8, 2021, the Board of Zoning Appeals heard Docket CB-21-77 for a Variance from the Lighting Standards in Section 12:1.1. No action was taken, and staff determined that no action from the Board would be needed, as the lighting regulations for the particular parcel would come from the Greenville County Land Development Regulations.

On August 10, 2022, the Board of Zoning Appeals passed a motion to deny Docket CB-22-55 for a Use by Special Exception to make modifications to the General Plan previously approved for this site with Docket CB-21-40. This request's goal was to reduce the square footage of a picnic structure.

The representatives present for this application were Ron Riggs and Christopher Robinson.

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

Staff presented and discussion ensued.

The applicant stated they are requesting approval for two canopies that will be internal to the site. They additionally stated the two proposed canopies are for the fueling and for the employee shelter respectively. The proposed site location for the gas meter pad has also changed.

Chairman Hattendorf made a motion to approve the Use by Special Exception to allow for site design changes at the Greenville Transit Authority's Operations & Maintenance Facility. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2024-015, Mike Lukus and Nick Wade of Goodwyn Mills Cawood, LLC for Renewable Water Resources

This property is located south of Woodruff Road and east of Lee Vaughn Road, near Spartanburg County and Laurens County in the R-S, Residential Suburban District.

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

On January 12, 2000, the Board of Zoning Appeals passed a motion to approve Docket CB-00-02 for a Use by Special Exception to expand the Gilder Creek Waste Water Treatment Plant due to increase in development and population in the area.

On March 13, 2002, the Board of Zoning Appeals passed a motion to approve Docket CB-02-40 for a Use by Special Exception to yet again expand the Gilder Creek Waste Water Treatment Plant due to further increase in development and population in the area.

On January 11, 2023, the Board of Zoning Appeals passed a motion to approve Docket CB-23-05 for a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

The representatives present for this application were Nick Wade and Kristen Frederickson.

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

Staff presented and discussion ensued.

The applicant stated REWA is upgrading their facility and want to install a new operations building as the original building is no longer sufficient for the operators on staff.

Ms. Barber made a motion to approve Use by Special Exception for a public utility to construct a new utility structure. Mr. Akers seconded the motion. The motion passed with a 7 – 0 vote.

vi. CB-2024-016, Isaiah Dunlap of DesignEdge, LLC for Reshod Hughes of Hp Properties of Taylors LLC

The property is located east of Piedmont Highway, southwest of I-85 exit ramp 44b, and west of White Horse Road, in the S-1 Services District.

The applicant is requesting a Variance for an existing structure to encroach 4'-3" into the 25' side setback, and 17'-10" into the 20' rear setback. The intended use is automobile repair.

There are no prior applications before the BZA.

The representatives present for this application were Isaiah Dunlap and Reshod Hughes.

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

Staff presented and discussion ensued.

The applicant stated they had purchased the building and intend to use it as a collision and body-shop center which is in line with the current Zoning. They additionally stated the building had been vacant for more than six months which triggered the need to bring it into compliance.

Mr. Roth made a motion to approve the Variance for an existing structure to encroach 4'-3" into the 25' side setback, and 17'-10" into the 20' rear setback. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson provided an update on the number of dockets for March and asked the Board to consider how they would like to handle the cases.

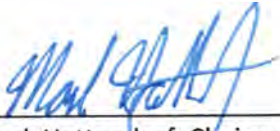
The Board voted to hold two meetings.

Chairman Hattendorf announced the application for re-appointment for the Board will be opening soon and that several members' terms will expire.

Ms. Godfrey stated several citizens wanted to express appreciation for the staff and the Board and their thoroughness working through the process.

8. Adjournment

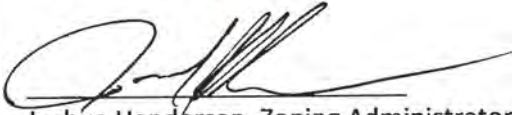
Chairman Hattendorf made a motion to adjourn the meeting. Ms. Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

3-13-24

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

February 14, 2024
PUBLIC HEARING

301 University Ridge
Council Chambers
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-2024-011

Applicant:	Robert Moffatt for Disciples United Methodist Church
Project Type:	Use By Special Exception
Address:	185 Riley Smith Dr., Greenville, SC 29615
Zoning:	R-20, Single-Family Residential District
Posting:	Confirmed 01/30/24

CB-2024-011: Request

This property is located on the northeast corner of Riley Smith Drive and Blacks Drive, north of I-85, and south of Pelham Road in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a 24' by 48' picnic shelter.

On March 4, 1987, the Board of Zoning Appeals made a motion to approve Docket CB-87-21 for a Use by Special Exception for a church addition contingent on a revised site plan with the suggested driveway location.

CB-2024-011: Use by Special Exception

Section 5:5.1 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-20, Single-Family 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 9.028 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 new structure shown on plans meets this setback requirement.*

Section 11.3.3 - Off-Street Parking - Off-Street parking shall be provided in accordance with Section 12.2 and Table 12.1. *Submitted plans show sufficient parking.*

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. *Per the applicant, the lighting will be underneath the structure’s roof.*

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 new structure does not require additional screening.*

CB-2024-011: 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.

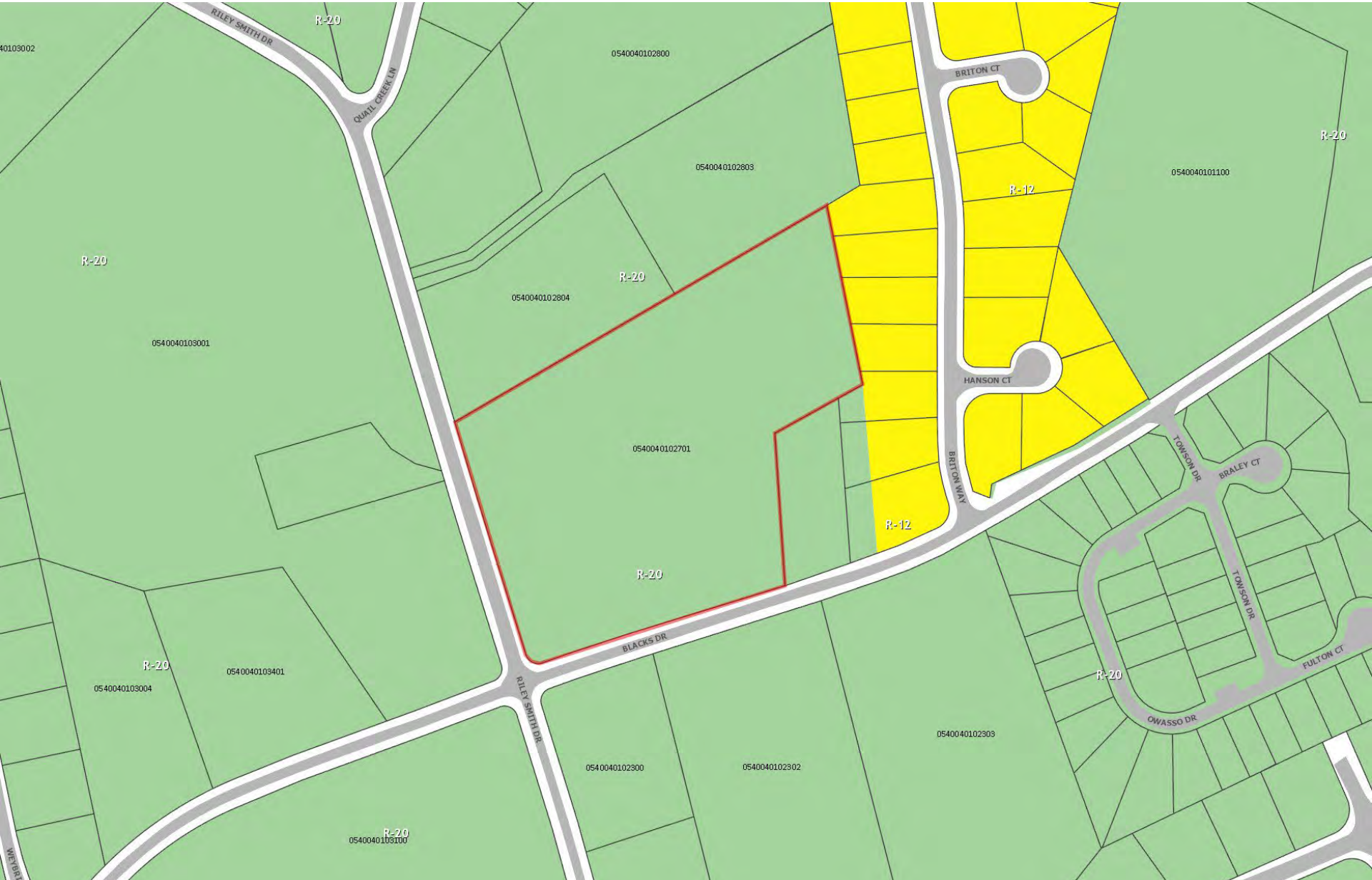
CB-2024-011: Site Plan



CB-2023-001 Site Plan



CB-2024-011: Zoning Map



CB-2024-011: Aerial Map



CB-2024-011 Photos



Subject



Close up of site



West of Subject



South of Subject

CB-2024-012

- Applicant:** Austin Allen of Arbor Land Design for Electus Development Group LLC
- Project Type:** Variance
- Address:** 4410 Old Spartanburg Rd., Taylors, SC 29687
- Zoning:** R-M10, Multifamily Residential District
- Posting:** Confirmed 01/30/24

CB-2024-012: Variance Request

The property is located west of Scottswood Road east of Edwards Road, and south of Ikes Road in the R-M10, Multi-Family Residential District.

The applicant is requesting a Variance from the Section 12:9 requirements for a future apartment complex, which requires screening 6' in height and a 12.5' buffer along the entire eastern property line.

On March 2, 1988, the Board of Zoning Appeals passed a motion to approve Docket CB-88-13 for a Use by Special Exception to allow for professional offices on the site requiring the screening, lighting, and trash meet all the Greenville County Zoning Ordinance regulations.

On August 9, 1995, the Board of Zoning Appeals passed a motion to approve Docket CB-95-87 for a Use by Special Exception to allow the Sun Retirement Corps to build a Group Care Home.

CB-2024-012: Variance Request

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 greater than a ratio of 3:1.

Additionally, where any non-residential use is adjacent to a residential district, a twenty-five foot buffer shall be required. Screening requirements as set forth in this Ordinance can be provided within the buffer and shall be the only permitted activity within the buffer area established by this Section.

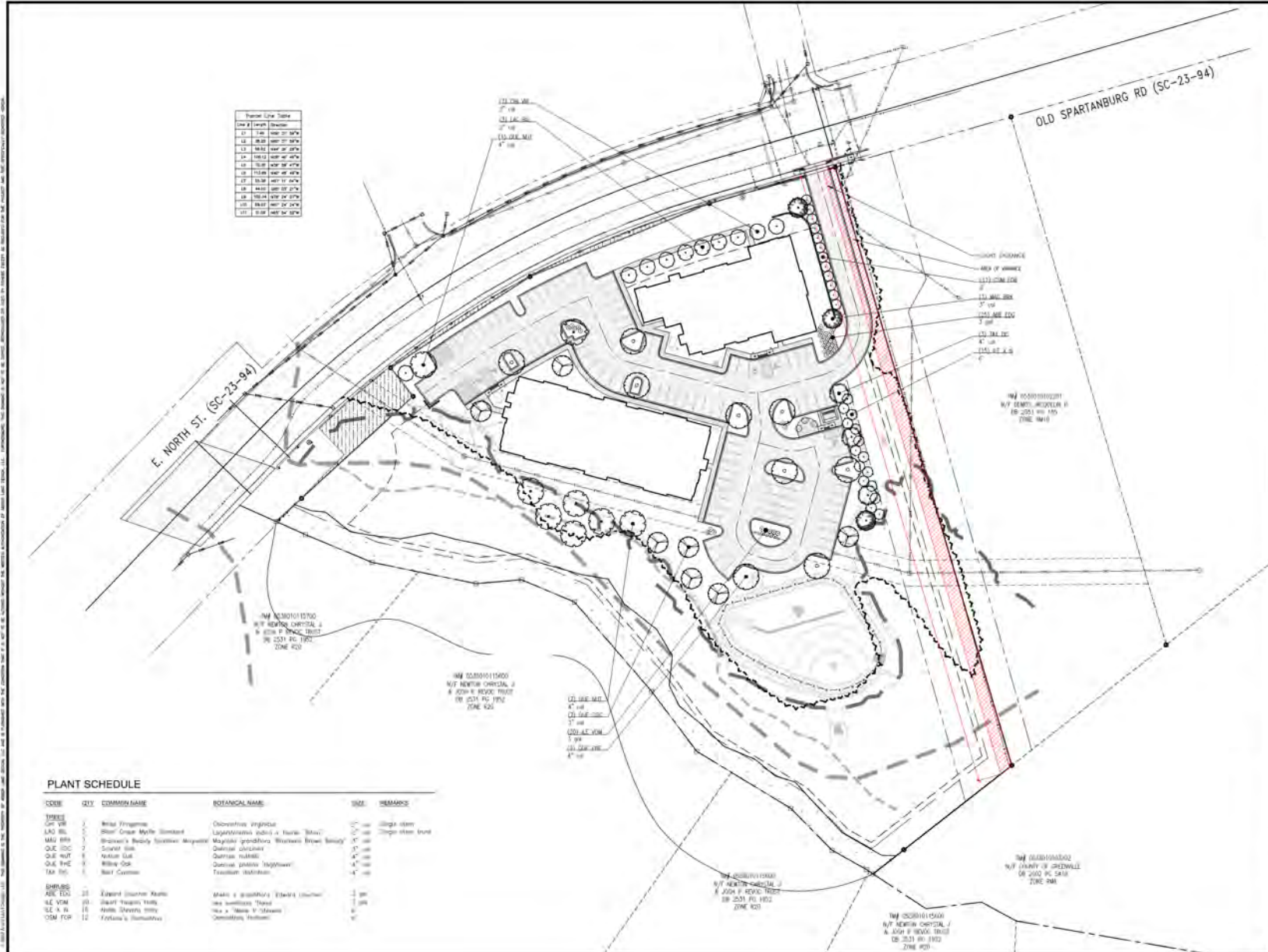
This requirement shall not apply to any property two (2) acres or less in size. For any property more than two (2) acres in size but less than five (5) acres in size, a five (5) foot buffer shall be required. For any property five (5) acres or more in size but less than ten (10) acres in size, a twelve and a half (12.5) foot buffer shall be required.

CB-2024-012: 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-2024-012: Site Plan



REVISIONS

NO.	DATE	DESCRIPTION	BY
1	11/23	VARIANCE EXHIBIT	AMA

LEGEND

E. NORTH STREET APARTMENTS
GREENVILLE SOUTH CAROLINA

VARIANCE EXHIBIT

DATE: 11/23/24
 DRAWN BY: AMA
 CHECKED BY: AMA
 SCALE: AS SHOWN
 PROJECT NO: 22159

EX-1 1 OF 1

CB-2024-012 Site Plan

Line #	Length	Bearing
L1	7.66	N02°37'20"W
L2	24.38	N60°37'58"W
L3	56.62	S44°36'20"W
L4	106.12	N02°46'46"W
L5	72.25	N36°38'47"W
L6	115.66	N40°46'49"W
L7	55.38	N67°11'04"W
L8	44.10	S87°03'21"W
L9	102.34	N76°34'07"W
L10	56.22	N47°24'24"W
L11	31.08	N65°34'52"W

(2) CM VLS
2" col
(3) LAG BR
2" col
(1) CUE MLI
4" col

NORTH ST. (SC-23-94)

OLD SPARTANBURG RU

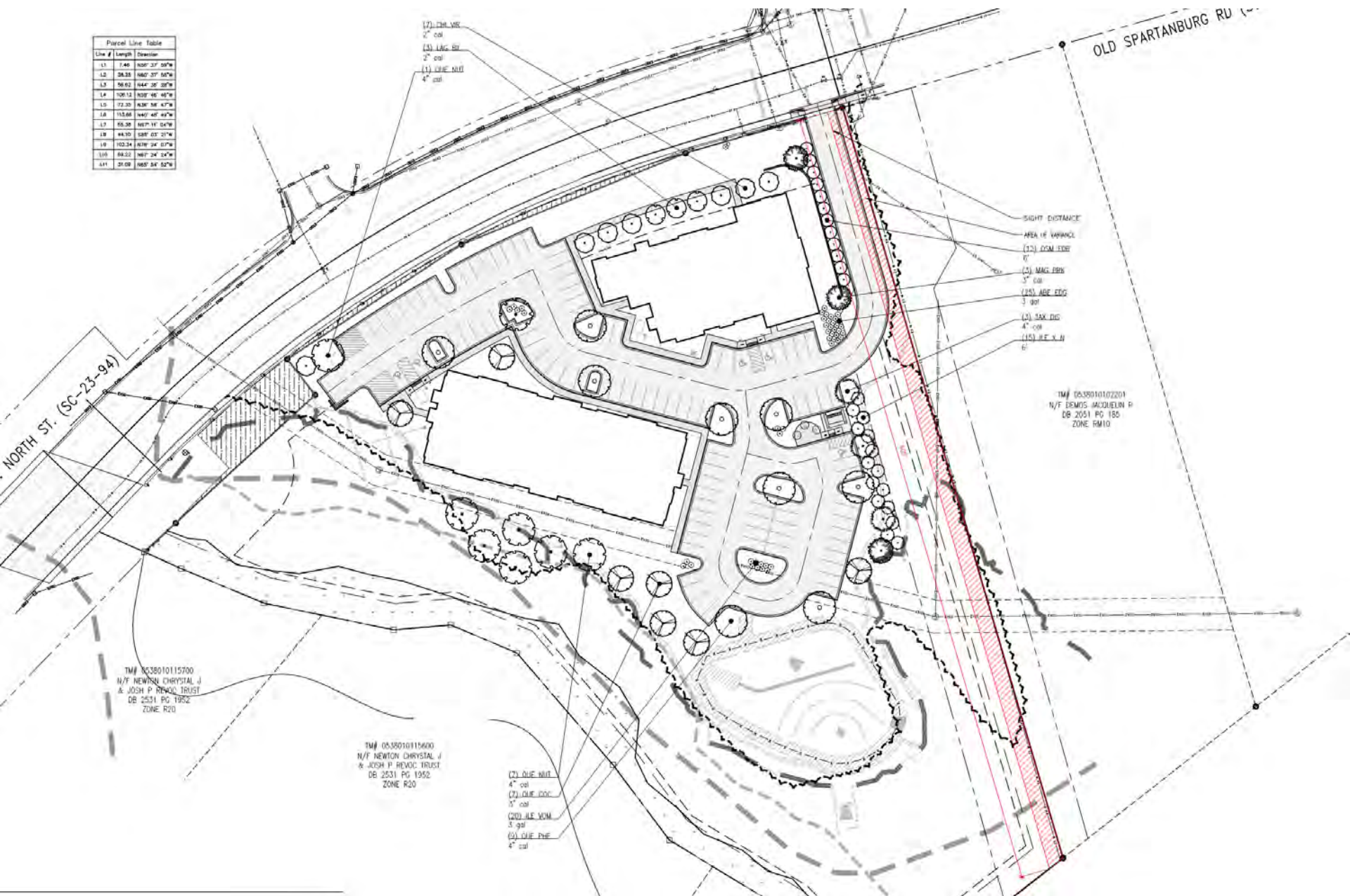
SIGHT DISTANCE
AREA OF VARIANCE
(31) COM EDE
6"
(2) MAG FIB
3" col
(25) ARE EDE
3 gal
(2) TAX DG
4" col
(15) H.F. x H
6"

TM# 0538010102201
N/F TERMS MACQUELIN P
DB 2531 PG 185
ZONE RM10

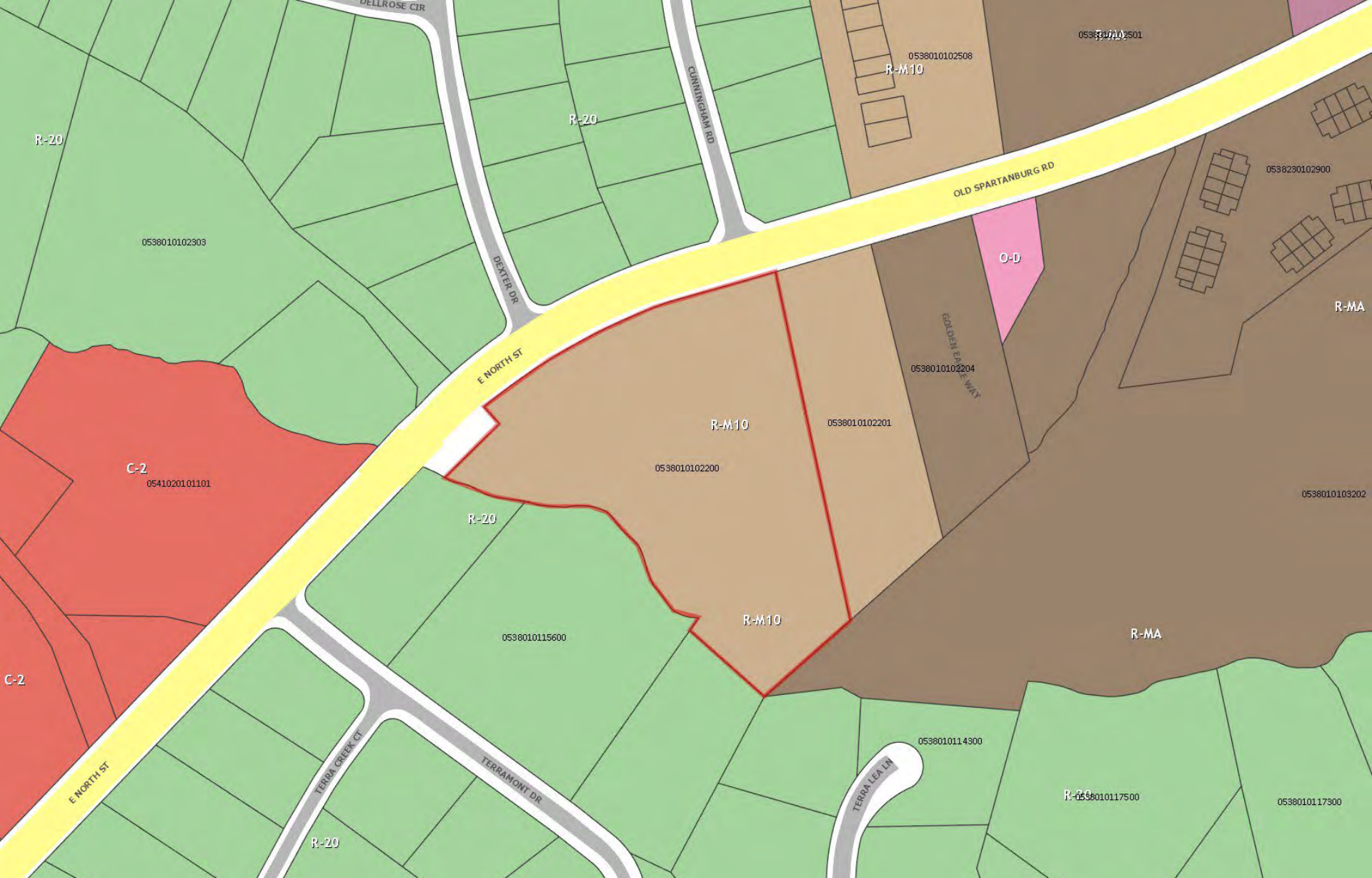
TM# 0538010115700
N/F NEWTON CHRYSAL J
& JOSH P REVOC TRUST
DB 2531 PG 1952
ZONE R20

TM# 053801011600
N/F NEWTON CHRYSAL J
& JOSH P REVOC TRUST
DB 2531 PG 1952
ZONE R20

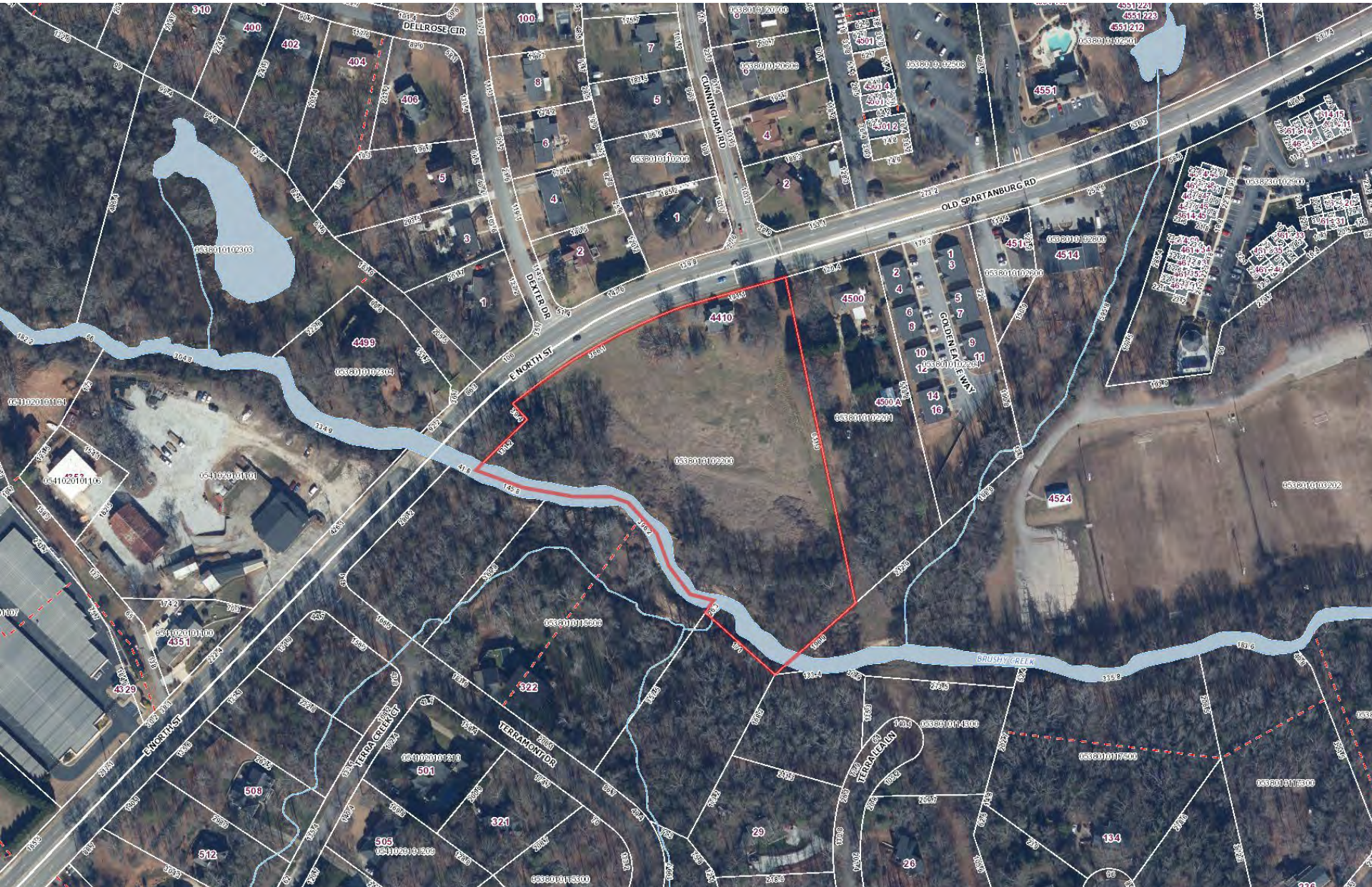
(2) CUE MLI
4" col
(2) CUE DCR
3" col
(20) H.F. VOM
3 gal
(3) CUE PVE
4" col



CB-2024-012: Zoning Map



CB-2024-012: Aerial Map



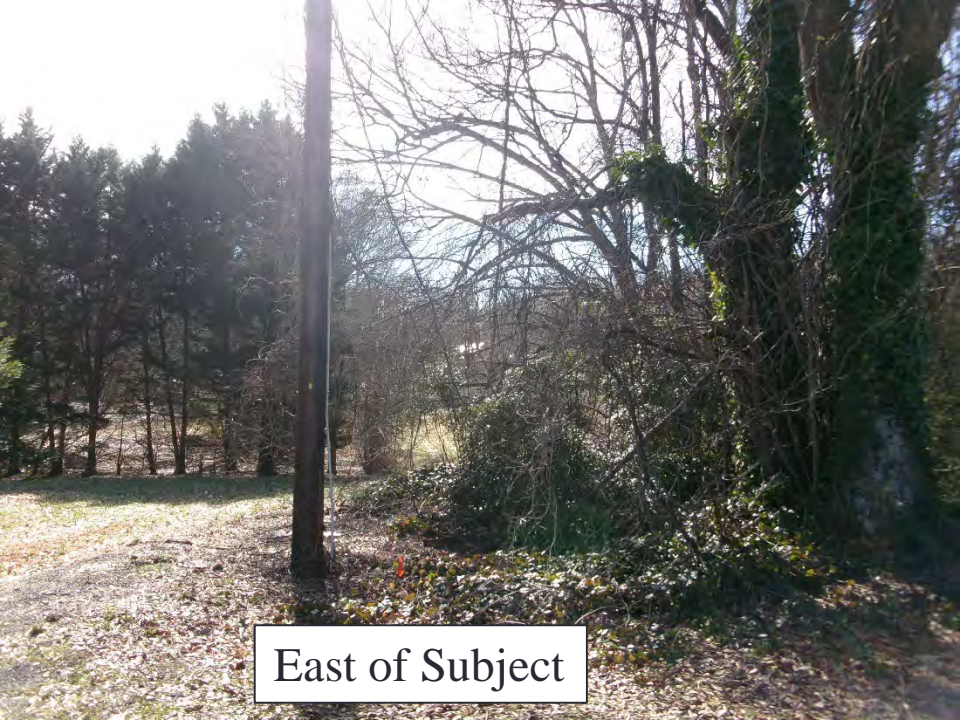
CB-2024-011 Photos



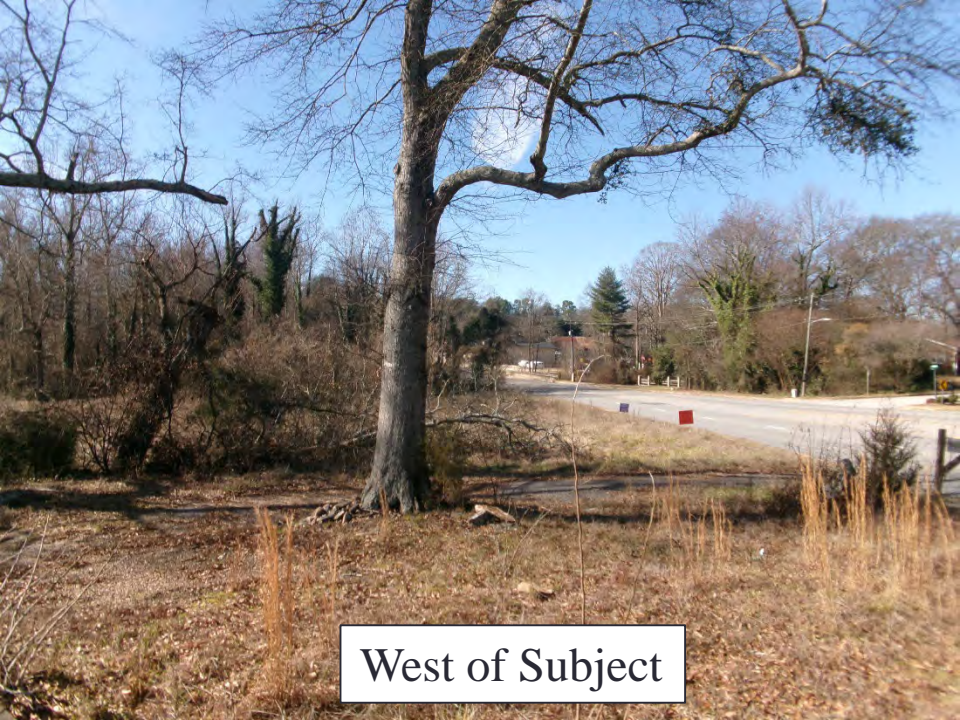
Subject



Close up of site



East of Subject



West of Subject

CB-2024-013

Applicant:	Tanya Joy for Jonathan Campbell Joy
Project Type:	Use by Special Exception
Address:	Garrison Rd., Pelzer, SC 29669
Zoning:	R-R1, Rural Residential District
Posting:	Confirmed 01/30/24

CB-2024-013 Request

This property is located south of W Georgia Road, east of Augusta Road, and west of Reedy Fork Road, in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for a recreational driving range on the property.

There are no prior applications before the BZA.

CB-2024-013: Use by Special Exception Requirements

Section 5:3.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – private/public/nonprofit indoor or outdoor including skating, swimming, game courts, health facilities, driving ranges” as a Use by Special Exception in the R-R1, Rural Residential District.

CB-2024-013: 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-2024-013 Site Plan

Not to scale



CB-2024-013 Site Plan



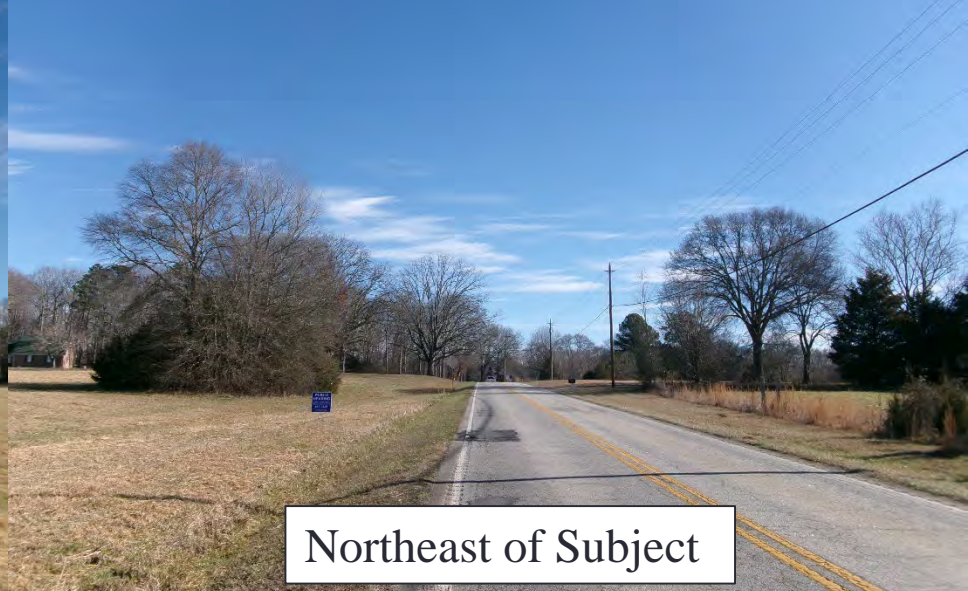
CB-2024-013: Aerial Map



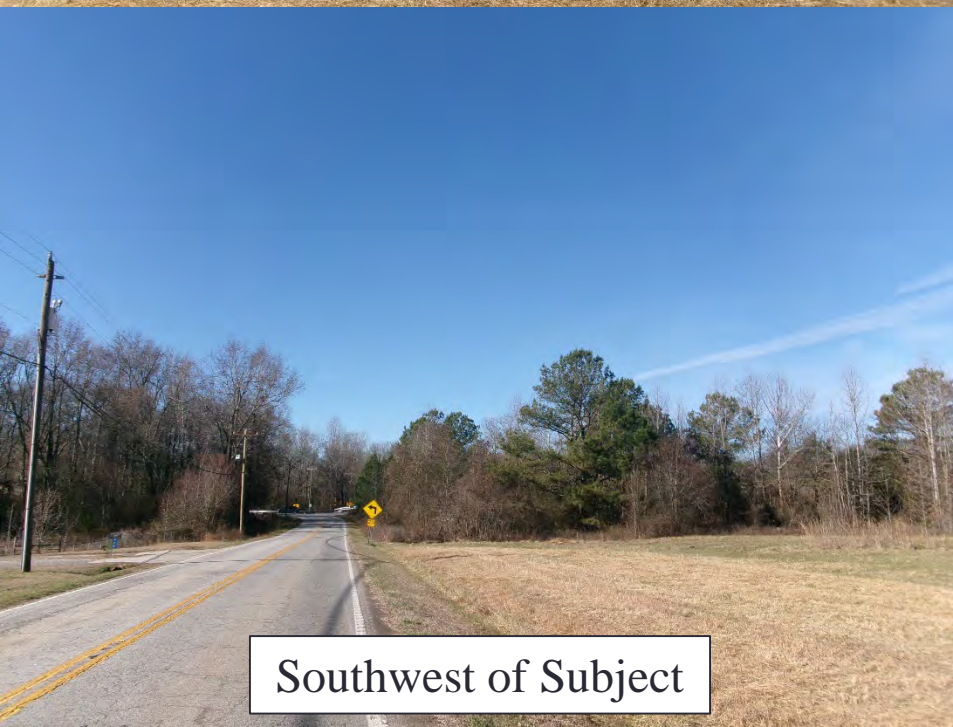
CB-2024-013 Photos



Subject



Northeast of Subject



Southwest of Subject



South of Subject

CB-2024-014

- Applicant:** Christopher Robinson of Wendel Companies for Greenville Transit Authority
- Project Type:** Use By Special Exception
- Address:** 205 Arcadia Dr., Greenville, SC 29609
- Zoning:** R-7.5, Single-Family Residential District
- Posting:** Confirmed 01/30/24

CB-2024-014 Request

The property is located south of North Pleasantburg Road, east of Poinsett Highway, and north of Rutherford Road, near the City of Greenville in the R-7.5 Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for site design changes at the Greenville Transit Authority's Operations & Maintenance Facility. These changes include a proposed Fuel Canopy, an Employee Shelter, and a Gas Meter pad.

On July 14, 2021, the Board of Zoning Appeals passed a motion to approve Docket CB-21-40 for a Use by Special Exception to allow a Governmental Facility in an R-7.5 Single-Family Residential District.

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On August 10, 2022, the Board of Zoning Appeals passed a motion to deny Docket CB-22-55 for a Use by Special Exception to make modifications to the General Plan previously approved for this site with Docket CB-21-40. This request's goal was to reduce the square footage of a picnic structure.

CB-2024-014: Use By Special Exception

Section 5:5.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Governmental Facilities and Operations” as a Use by Special Exception in the R-7.5, Single-Family Residential District.

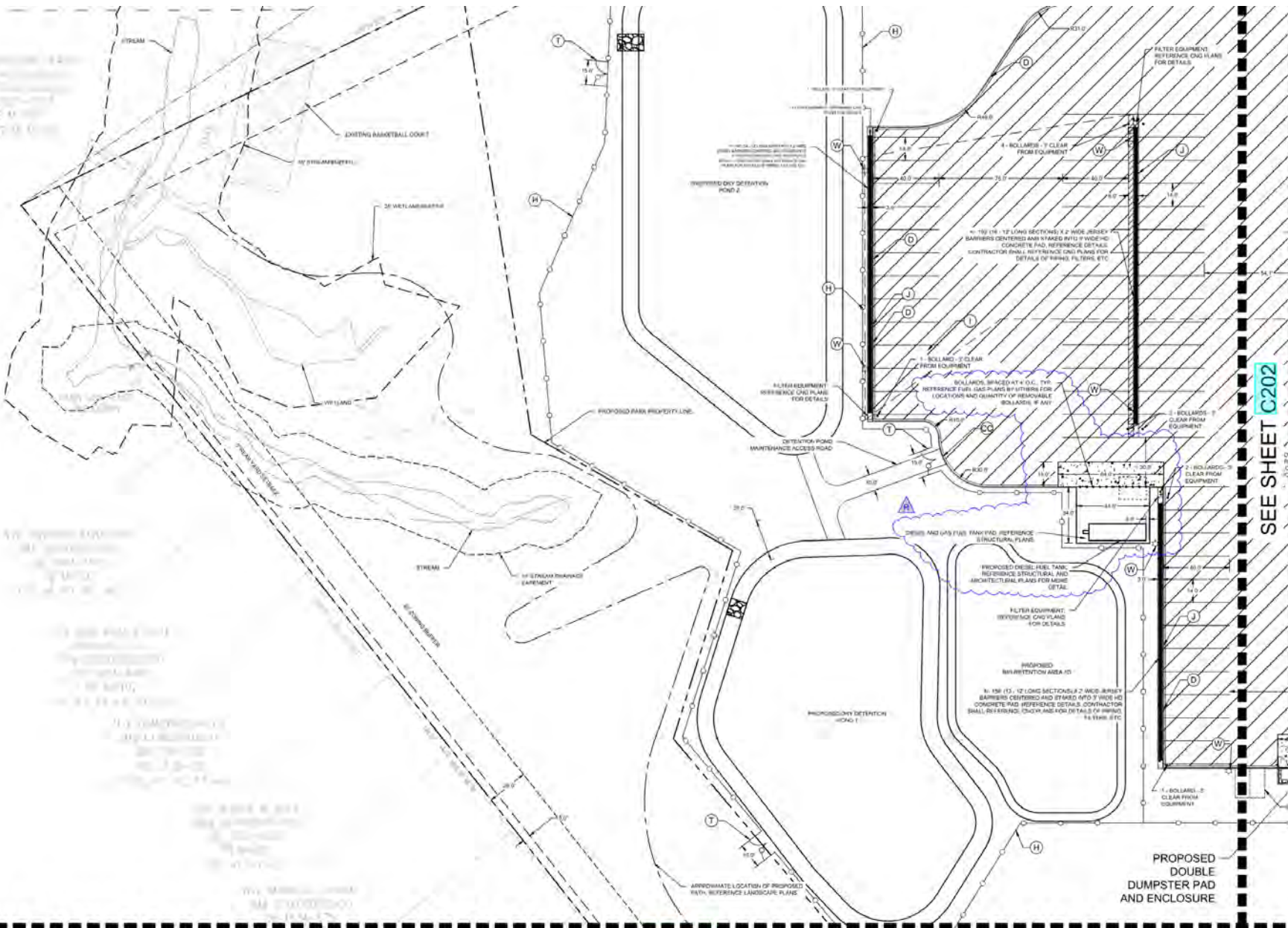
CB-2024-014: Use By Special Exception Considerations

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-2024-014 Site Plan



	STANDARD
	HEAVY DUTY
	STANDARD
	HEAVY DUTY
	PARKING CO

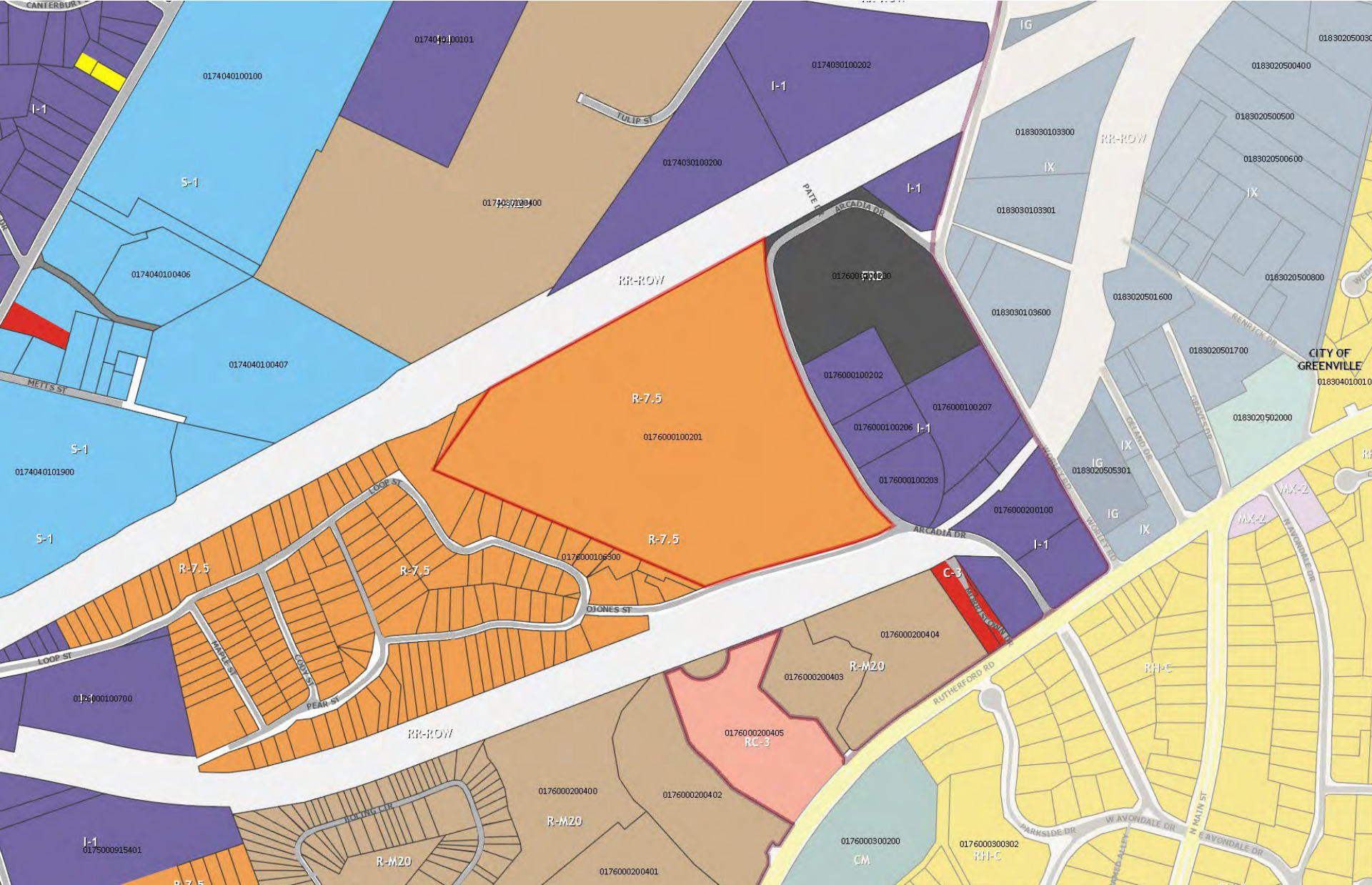
SITE KEYNOTE L

- (A) PARKING LOT STRIPING, 4" S
- (B) ACCESSIBLE ADA PARKING B
- (C) ADA RAMP
- (D) PROPOSED 18" STANDARD C
- (E) WHEEL STOP
- (F) THERMOPLASTIC STOP BAR
- (G) CURB END TRANSITION
- (H) PROPOSED 6" VINYL COATED
- (I) PROPOSED BUS PARKING SP
- (J) HEAVY DUTY CONCRETE
- (K) PROPOSED CONCRETE SIDE
- (L) PROPOSED FUTURE PARKIN
- (M) PROPOSED FUTURE DRIVE A
- (N) PROPOSED BERM
- (O) PROPOSED PAVILION
- (P) PROPOSED RECREATIONAL
- (Q) PROPOSED PLAYGROUND A
- (R) CROSSWALK PER SCOOT ST
- (S) PROPOSED RETAINING WALL
- (T) PROPOSED GATE
- (U) PROPOSED SHOWWALK/DKAR
- (V) PROPOSED CONCRETE FLU
- (W) LIGHT POLE BASE REFER TO
- (X) STAIRS WITH HANDRAILS, RE
- (Y) CONCRETE VALLEY GUTTER
- (Z) LANDSCAPE SEAT WALL, RE
- (AA) LANDSCAPE SIGN WALL, RE
- (BB) ELECTRIC VEHICLE CHARGIN
- (CC) PROPOSED ROLL CURB
- (DD) PROPOSED FLAG POLES (SE
- (EE) PAVEMENT ARROWS (SEE D

SEE SHEET C202



CB-2024-014: Zoning Map



CB-2024-014: Aerial Map



CB-2024-014 Photos



Subject



North of Subject



Close-up of Subject



Close-up of Subject

CB-2024-015

- Applicant:** Mike Lukus and Nick Wade of Goodwyn Mills Cawood, LLC for Renewable Water Resources
- Project Type:** Use By Special Exception
- Address:** 2824 E. Georgia Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 01/30/24

CB-2024-015 Request

This property is located south of Woodruff Road and east of Lee Vaughn Road, near Spartanburg County and Laurens County in the R-S, Residential Suburban District.

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

On January 12, 2000, the Board of Zoning Appeals passed a motion to approve Docket CB-00-02 for a Use by Special Exception to expand the Gilder Creek Waste Water Treatment Plant due to increase in development and population in the area.

On March 13, 2002, the Board of Zoning Appeals passed a motion to approve Docket CB-02-40 for a Use by Special Exception to yet again expand the Gilder Creek Waste Water Treatment Plant due to further increase in development and population in the area.

On January 11, 2023, the Board of Zoning Appeals passed a motion to approve Docket CB-23-05 for a Use by Special Exception to allow for the expansion of a public utility to add a storage building on site.

CB-2024-015: Use By Special Exception

Section 5:4.1 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 R-S, Residential Suburban 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-2024-015: Use By Special Exception Considerations

Section 11:1 - General Provisions for Uses Permitted by Special Exception states:

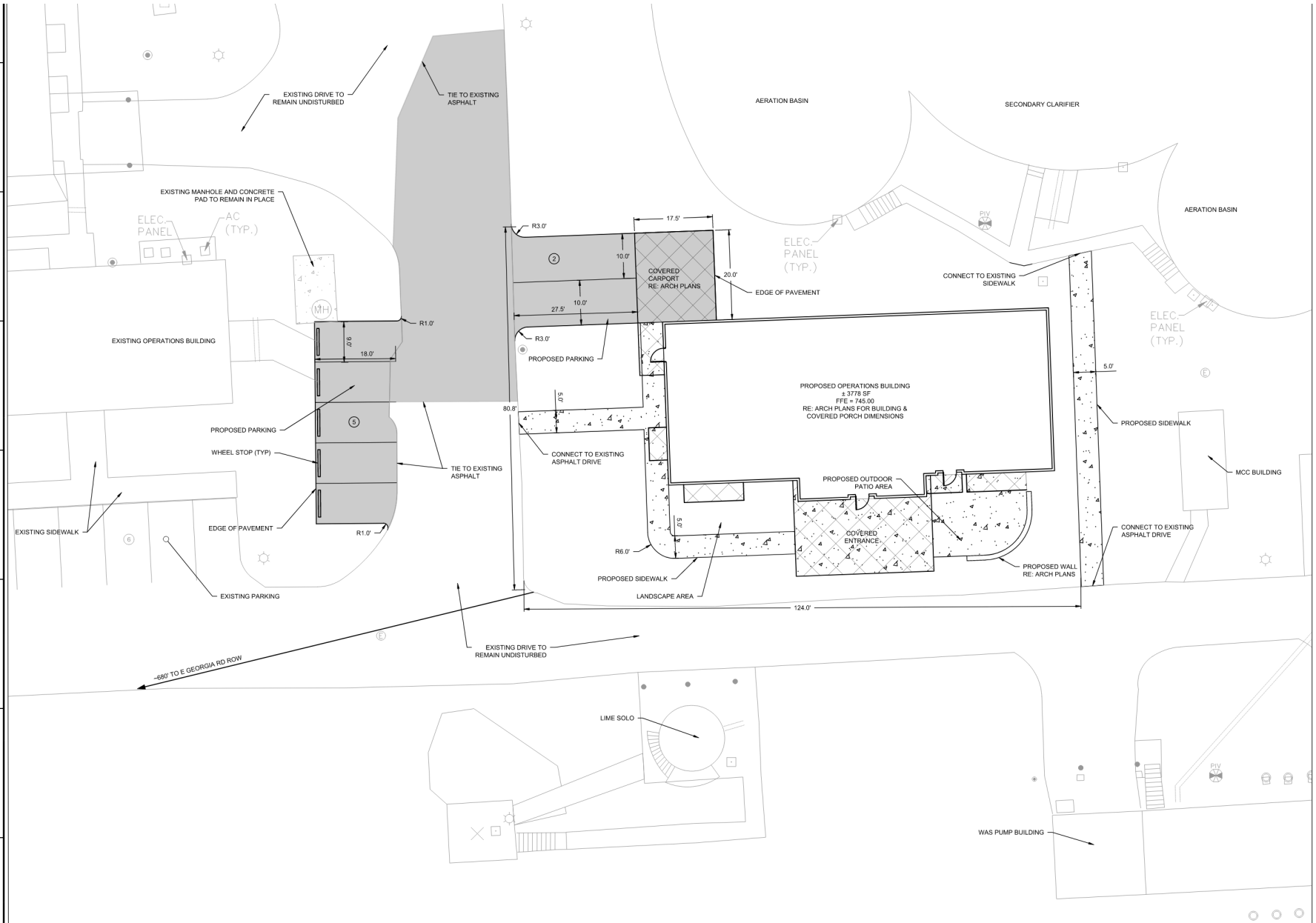
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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-2024-015 Location on Site

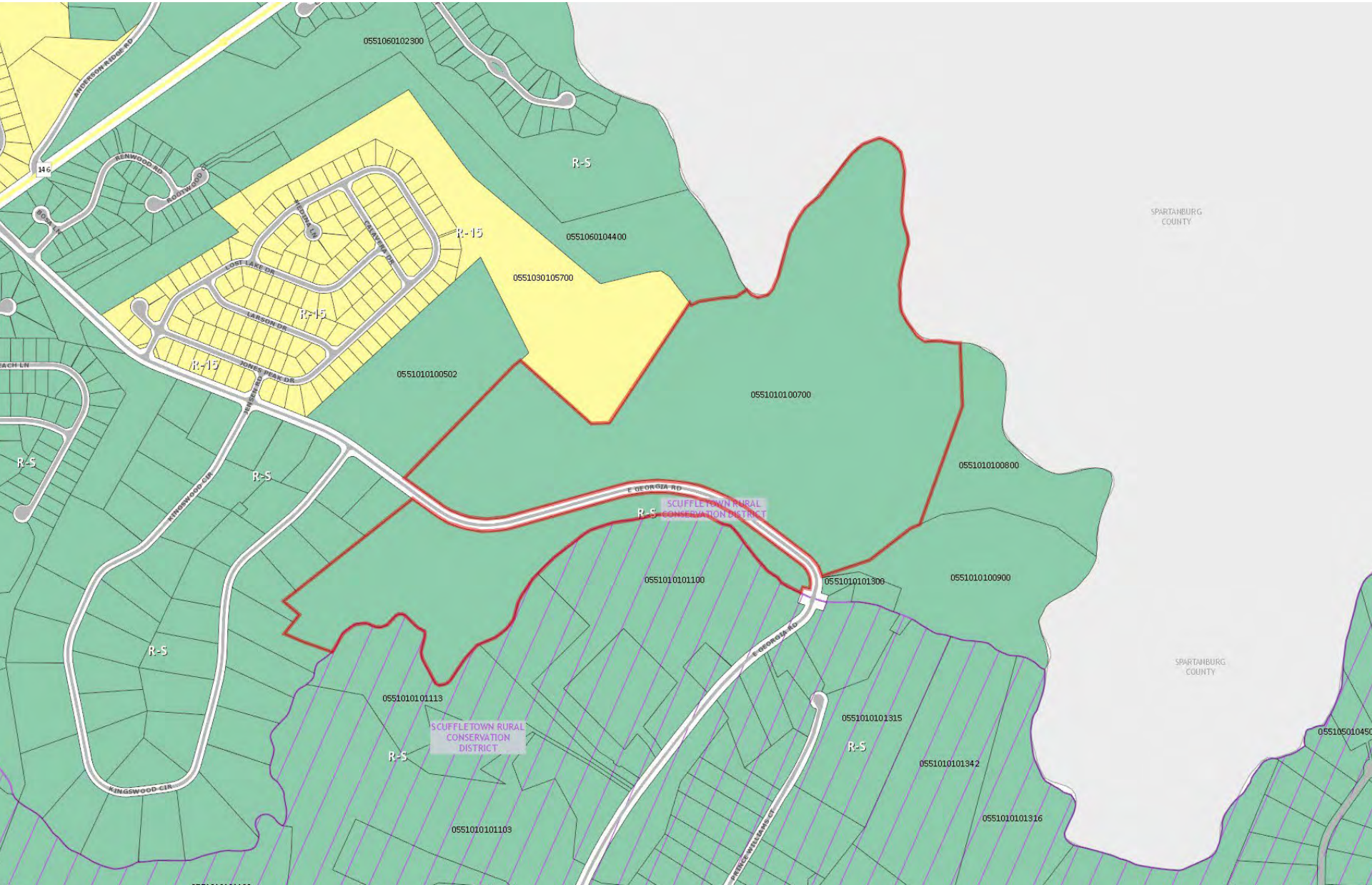


CB-2024-015 Site Plan



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CB-2024-015: Zoning Map



CB-2024-015: Aerial Map



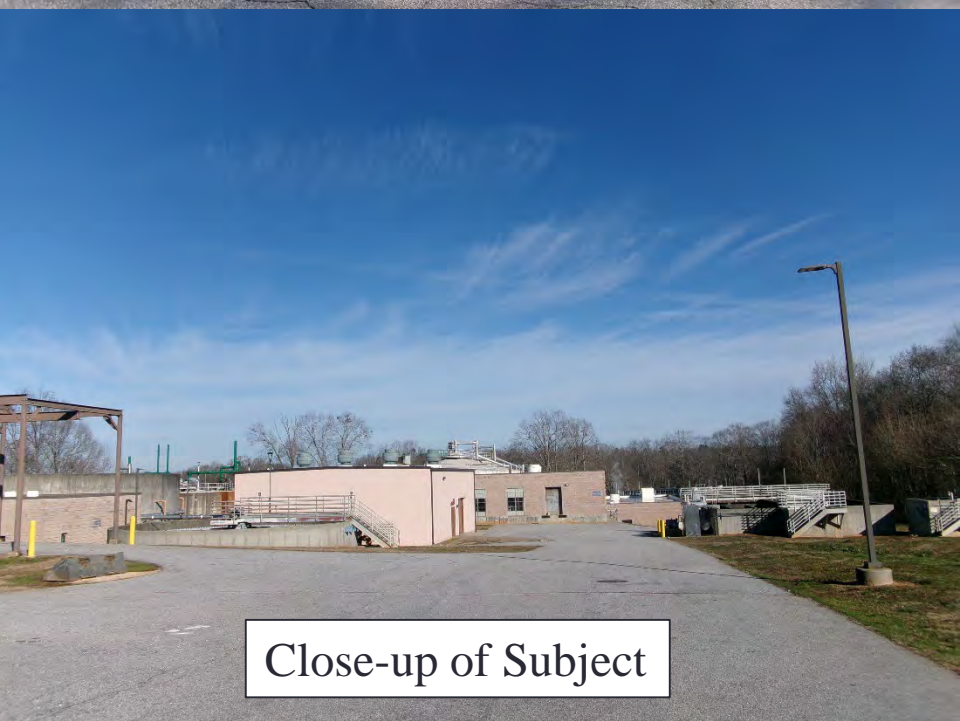
CB-2024-015 Photos



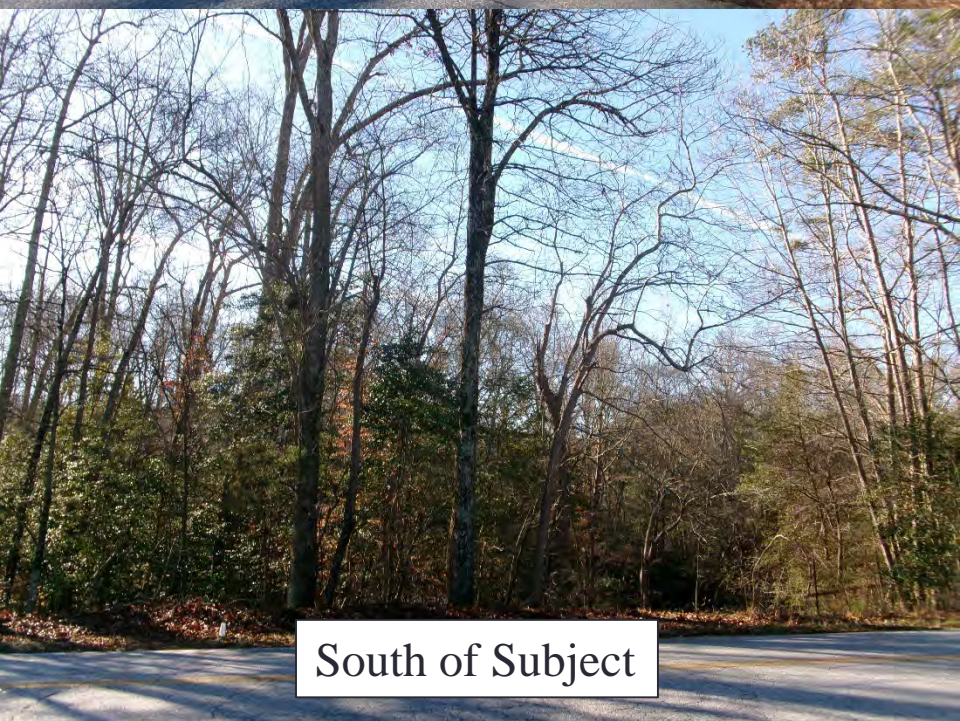
Subject



East of Subject



Close-up of Subject



South of Subject

CB-2024-016

Applicant:	Isaiah Dunlap of DesignEdge, LLC for Reshod Hughes of Hp Properties of Taylors LLC
Project Type:	Variance
Address:	33 W. Lenhardt, Piedmont, SC 29673
Zoning:	S-1, Services District
Posting:	Confirmed 01/30/24

CB-2024-016: Variance Request

The property is located east of Piedmont Highway, southwest of I-85 exit ramp 44b, and west of White Horse Road, in the S-1 Services District.

The applicant is requesting a Variance for an existing structure to encroach 4'-3" into the 25' side setback, and 17'-10" into the 20' rear setback. The intended use is automobile repair.

There are no prior applications before the BZA.

CB-2024-016: Variance

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

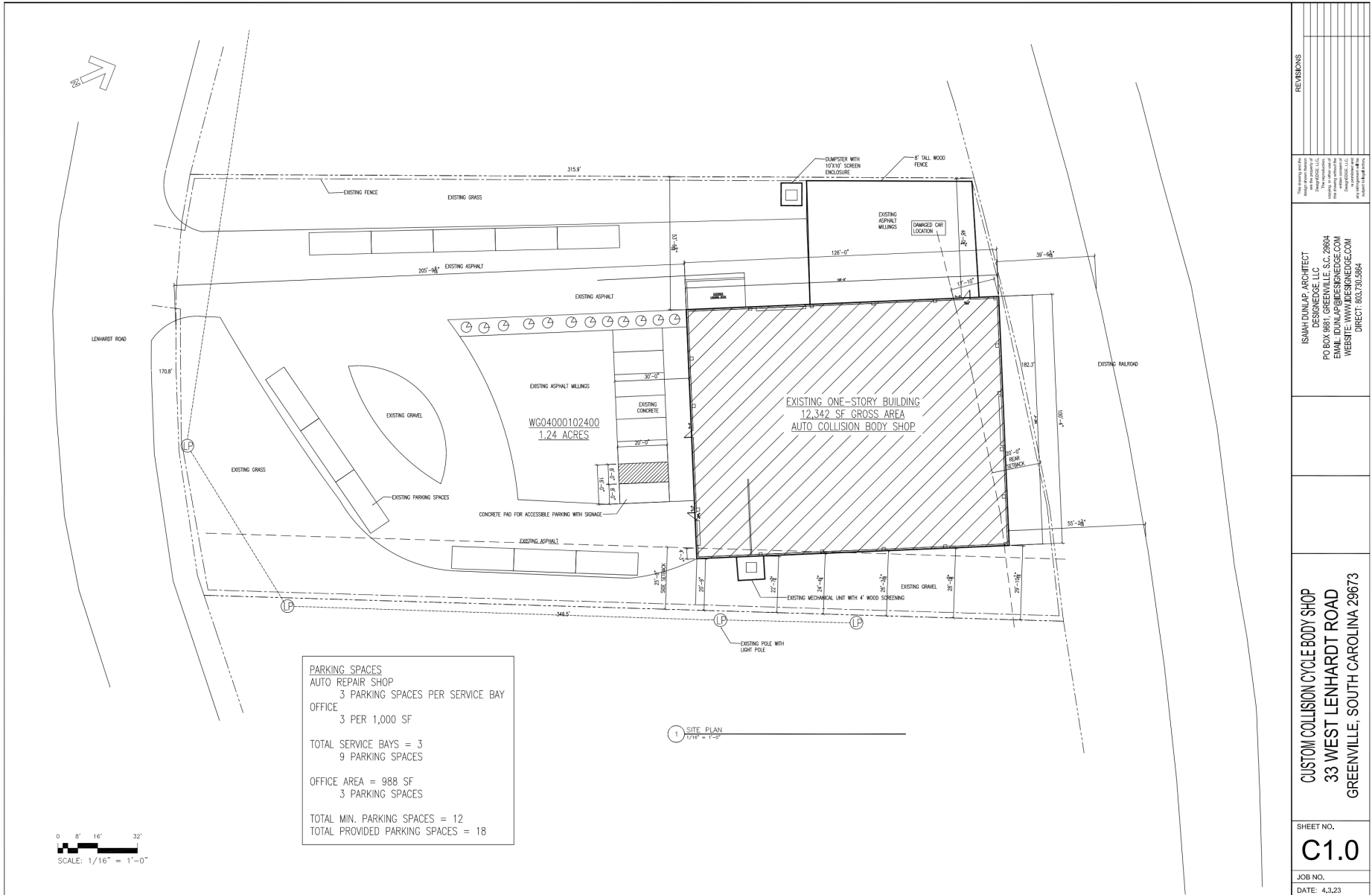
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-016: 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-2024-016: Site Plan



REVISIONS

This drawing shall be the property of the Designer. The Designer shall not be held responsible for the accuracy of the information provided herein. The Designer shall not be held responsible for the accuracy of the information provided herein.

ISMAH DUNLAP, ARCHITECT
DESIGNEDGE, LLC
PO BOX 6661, GREENVILLE, S.C. 29604
EMAIL: DUNLAP@DESIGNEDGE.COM
WEBSITE: WWW.DESIGNEDGE.COM
DIRECT: 863.700.9894

CUSTOM COLLISION CYCLE BODY SHOP
33 WEST LENHARDT ROAD
GREENVILLE, SOUTH CAROLINA 29673

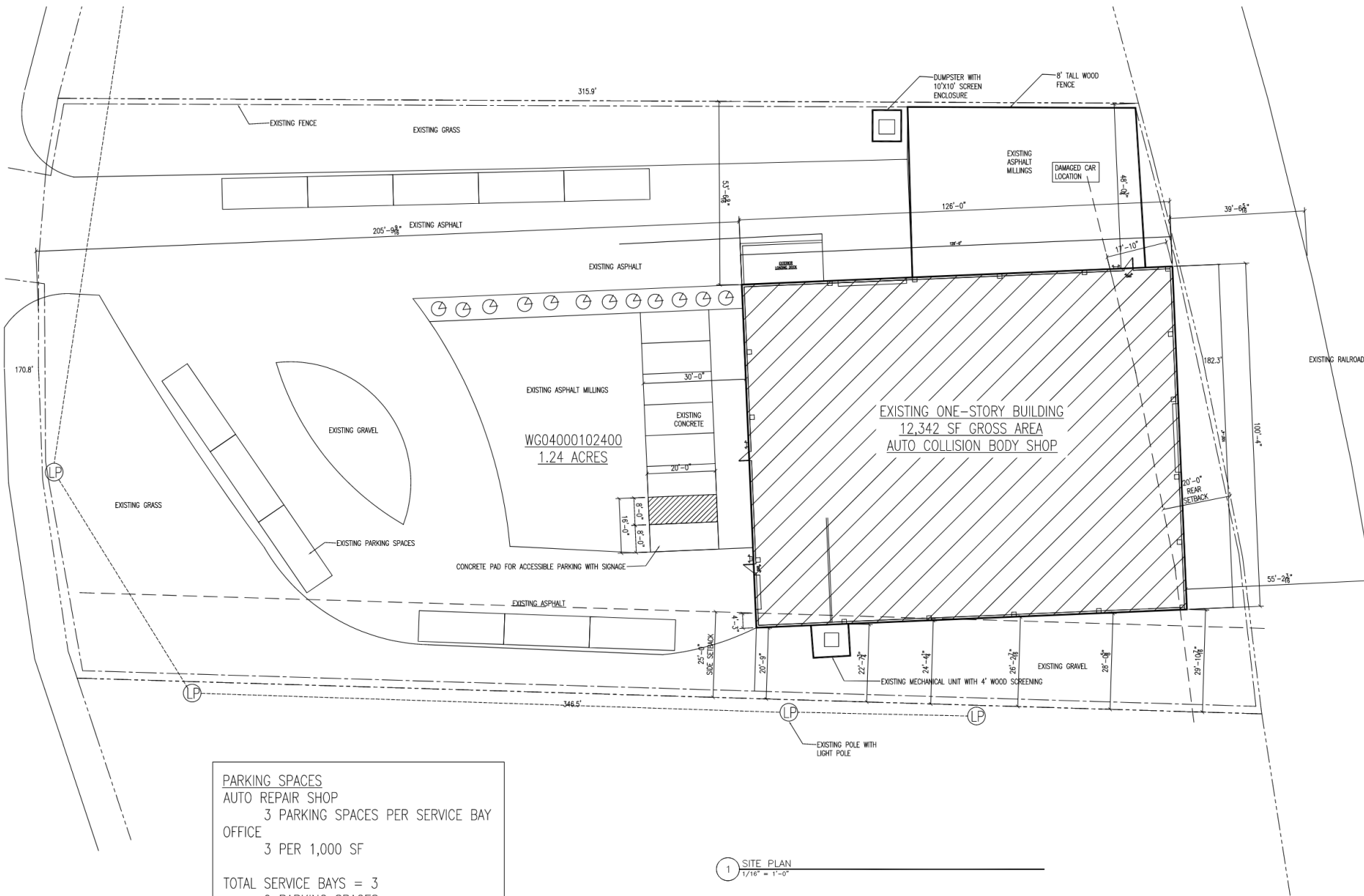
SHEET NO.

C1.0

JOB NO.

DATE: 4.3.23

CB-2024-016 Site Plan



PARKING SPACES
AUTO REPAIR SHOP
3 PARKING SPACES PER SERVICE BAY
OFFICE
3 PER 1,000 SF
TOTAL SERVICE BAYS = 3
9 PARKING SPACES

CB-2024-016: Zoning Map



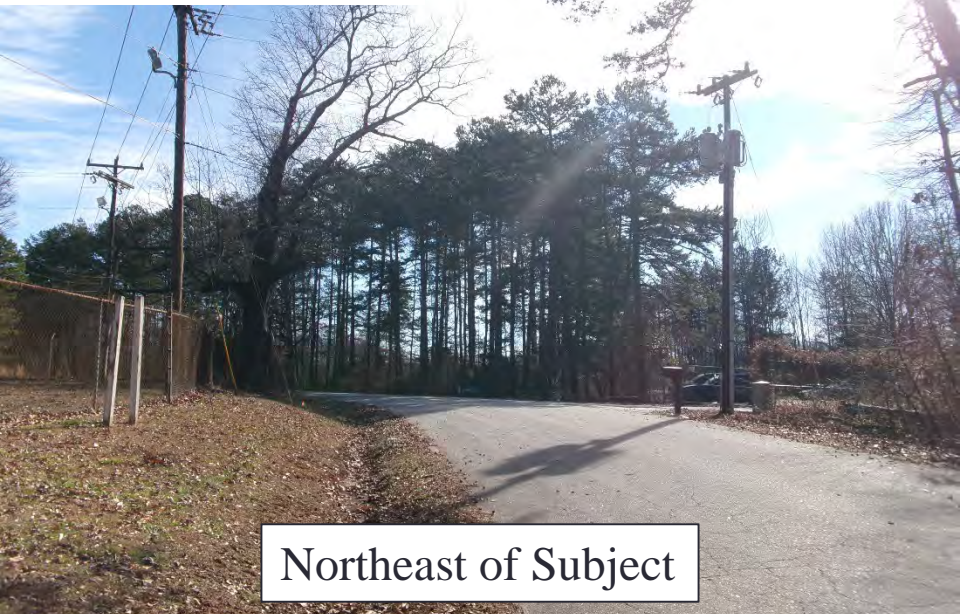
CB-2024-016: Aerial Map



CB-2024-016 Photos



Subject



Northeast of Subject



Close-up of Subject



South of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment