



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

March 13, 2024

Board Members:

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

Staff Present:

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

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

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

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of February 14, 2024:**

Ms. Barber made a motion to approve the minutes from the February 14, 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 February 14, 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-2024-017, CB-2024-018, CB-2024-019, Russell Hill of First Baptist Church Simpsonville for Charlyn H. Johnson as Trustee for Alford M. Ford GST, Anthony Gordon Ford, William Michael Ford**

These properties are located on the Northeast corner of Batesville Road and Roper

Mountain Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the development of the three parcels, which will include new construction and parking for a Church.

The representatives present for this application were Russell Hill and David Harding.

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

Staff presented and discussion ensued.

The applicant stated the proposed project will include the development of a church campus as they have outgrown their current location. They additionally stated they intend to utilize the existing vegetation as a buffer to adjacent residential and will coordinate with SCDOT regarding all requirements and concerns.

Mr. Roth made a motion to approve the Use by Special Exception. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-2024-021, Appeal of Zoning Administrator’s Interpretation

On June 5, 2023, Greenville County Zoning Enforcement Officer, Bryant Briggs, inspected the subject property off of a complaint that someone was residing in a Recreational Vehicle (RV). While on site, Officer Briggs did confirm that there was a RV being used as means of permanent habitation by the property owner who then told Officer Briggs to leave the premises. The property was placed in violation and after a reinspection of the property, and another violation, the Property Owner submitted his appeal from the Zoning Administrator’s interpretation stating that he did not reside in a RV and that it was, in fact, a dwelling.

The representative present for this application was Daryl Matson.

Staff presented and discussion ensued.

The applicant stated they had sold their home in a different portion of Greenville County in 2020 and pulled permits for new construction and to keep down costs they planned to live in the RV while constructing the home. They additionally stated they had attempted to appeal the Code Enforcement case against them and were told staff could not accept the appeal. They additionally stated they were unable to submit their appeal of the Zoning Administrator’s Interpretation by mail and were told they needed to appeal and pay in person. They additionally stated they had been significantly upset by the notice given by Code Enforcement reading ‘Cease all living’, a truncated version of ‘Cease all living in RV’.

Chairman Hattendorf asked if there was any grey area in the definitions of a dwelling.

Mr. Henderson stated there are structures built according to the Residential Building Codes, there are structures built to HUD standards such as Manufactured Homes, and then Recreational Vehicles, which are inspected to RIVIA standards.

Mr. Akers made a motion to uphold the Zoning Administrator's Interpretation. The motion carried with a 7 – 0 vote.

iii. CB-2024-022, Shannon Herford of SoHan, LLC for SoHan, LCC

The property is located northwest of Wade Hampton Boulevard and southeast of Rutherford Road.

The applicant is requesting a Variance to encroach 21.34' into the 25' right-side setback for an existing pole overhang, and a 17.2' into the required 20' rear setback to relocate an existing retaining wall and accommodate space for a new addition.

On April 12, 2023 the Board of Zoning Appeals passed a motion to approve Docket CB-23-21 for a Variance to encroach 17.2' into the required 20' rear setback for the existing structure.

The representative present for this application was Shannon Herford.

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

Staff presented and discussion ensued.

The applicant stated they are moving the existing building by a foot to expand onto the existing structure in order to utilize the space as a warehouse and storage and solve an existing drainage issue with the site.

Ms. Godfrey made a motion to approve the Variance as requested. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

iv. CB-2024-023, Cheryl and Paul Buffa

The property is located east of Fork Shoals Road, west of Reedy Fork Road, and north of W. Georgia Road.

The applicant is requesting a Use by Special Exception to allow for a dog boarding business as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Cheryl Buffa.

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

Staff presented and discussion ensued.

The applicant stated she plans to board as well as provide obedience training for a maximum of three to four dogs, that she is the only employee at the business, and she will not violate any of the required Home Occupation conditions.

Chairman Hattendorf made a motion to approve the Use by Special Exception. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2024-024, Mara E. Drew of Holistic Care of Greenville, LLC for Noble L. Boykin Jr.

The property is located on Pittman Circle, West of West Parker Rd, South of Berea Dr., and East of White Horse Road.

The applicant is requesting a Use by Special Exception to allow for an in-home massage therapy studio as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Mara Drew.

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

Staff presented and discussion ensued.

The applicant stated they are a prenatal and medical specialist massage therapist and have been one for over 30 years. They stated additionally they intend to only see one patient at a time and a maximum of two clients a day between 10-6.

Mr. Hamilton made a motion to approve Use by Special Exception. Mr. Akers seconded the motion. The motion passed with a 7 – 0 vote.

vi. CB-2024-025, Marie Pirochta of Site Design, Inc. for Nathan Kaser of Renaissance Custom Homes, LLC

The property is located south of Old Buncombe Rd, east of West Blue Ridge Dr and north of Old Bleacher Rd.

The applicant is requesting a Variance to encroach 16' into the required 30' setback on S Franklin Rd. and 2.5' into the 20' setback on Edwards St. for construction of a duplex.

There are no prior applications before the BZA.

The representatives present for this application were Stephanie Gates and Steven Smallwood.

There was one person present with questions concerning the case, Ames Cashin with the San Souci Neighborhood Association.

Staff presented and discussion ensued.

The applicant stated the lot in question is oddly shaped and as such they are constrained by setbacks from the roads on either side of the parcel. They additionally stated in order to fit the home and the required parking it would require a Variance from the Board of Zoning Appeals.

Ms. Cashin stated there had been a warehouse building on the lot previously and the neighborhood association had questions regarding the proposed use for the property and the designation of the S. Franklin Rd as a Collector Road. They additionally stated they had concerns regarding the amount of green space that would be left on the parcel and the traffic on S. Franklin Rd.

Ms. Barber made a motion to approve the Variance based on the site plan as presented. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

vii. CB-2024-026, Emma Holtel of Masstar Signs for Central Realty Holdings, LLC and WWG, LLC

The property is located at the north east corner of Haywood Road and Transit Drive.

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 Emma Holtel and Mark Browning.

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

Staff presented and discussion ensued.

The applicant stated they are updating all the Spinx signage and have been able to update most signs in line with the Sign Ordinance but due to site constraints they are requesting a Variance to maintain the current height of the sign in order to maintain the current flow of traffic on the site.

Mr. Akers made a motion to approve the Variance as requested. Ms. Barber seconded the motion. The motion carried with a 5 – 2 vote. Chairman Hattendorf and Ms. Godfrey dissented.

viii. CB-2024-028, Daniel J. Lott

The property is located south of Cedar Lane Road, west of West Blue Ridge Drive and north of West Parker Road, near the City of Greenville.

The applicant is requesting a Variance to encroach 5' into the 20' front setback along Speed St and 15' into the required 20' right side setback on Thomas St for placement of a garage and pool in the side yard.

There are no prior applications before the BZA.

The representative present for this application was Daniel Lott.

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

Staff presented and discussion ensued.

The applicant stated there is a sewer easement in the rear and they could not locate the pool or garage in that area for that reason. They additionally stated they intend to erect a privacy fence.

Mr. Hamilton made a motion to approve the Variance based on the site plan as submitted. Mr. Roth seconded the motion. The motion carried with a 6 – 1 vote. Ms. Godfrey dissented.

7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson reminded members their terms are nearly expired and to turn in their application forms by the end of March.

8. Adjournment

Mr. Akers made a motion to adjourn the meeting. Ms. Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

4-10-24

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

March 13, 2024
PUBLIC HEARING

301 University Ridge
Council 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-2024-017, CB-2024-018, CB-2024-019

- Applicant:** Russell Hill of First Baptist Church
Simpsonville for Charlyn H. Johnson, Anthony
Gordon Ford, and William Michael Ford
- Project Type:** Use By Special Exception
- Address:** 2803 Roper Mountain Rd., Simpsonville, SC
29681 & 406 Batesville Rd., Simpsonville, SC
29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 02/27/24

CB-2024-017, CB-2024-018, CB-2024-019: Request

These properties are located on the Northeast corner of Batesville Road and Roper Mountain Road in Simpsonville.

The applicant is requesting a Use by Special Exception to allow for the development of the three parcels, which will include new construction and parking for a Church.

There are no prior applications before the BZA.

CB-2024-017, CB-2024-018, CB-2024-019: 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 “Church” as a Use by Special Exception in the R-S, Residential Suburban 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 10.75 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. *All proposed structures on the site plan 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 do not show parking calculations. This will be verified during the site plan review.*

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. *Submitted plans meet the lighting requirements.*

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. *Submitted plans contain a notation agreeing to meet buffering and screening requirements. This will be verified during the site plan review.*

CB-2024-017, CB-2024-018, CB-2024-019: 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-2024-017, CB-2024-018, CB-2024-019: Site Plan



SITE DATA
 SITE AREA = ±10.75 AC

SCREENING & BUFFERING TO BE PROVIDED IN CONFORMANCE WITH SECTIONS 11:3.5 AND 12:9 OF GREENVILLE COUNTY ZONING ORDINANCE

OFF-STREET PARKING TO BE DESIGNED IN CONFORMANCE WITH SECTIONS 11:3.3 AND 12:2 OF GREENVILLE COUNTY ZONING ORDINANCE.



UC FIVE FORKS
 ROPER MOUNTAIN RD & BATESVILLE RD
 GREENVILLE COUNTY, SC
 TMS: 0531020105000, 0531020104900, 0531020104800

PROJECT# 23-10

LIST OF REVISIONS

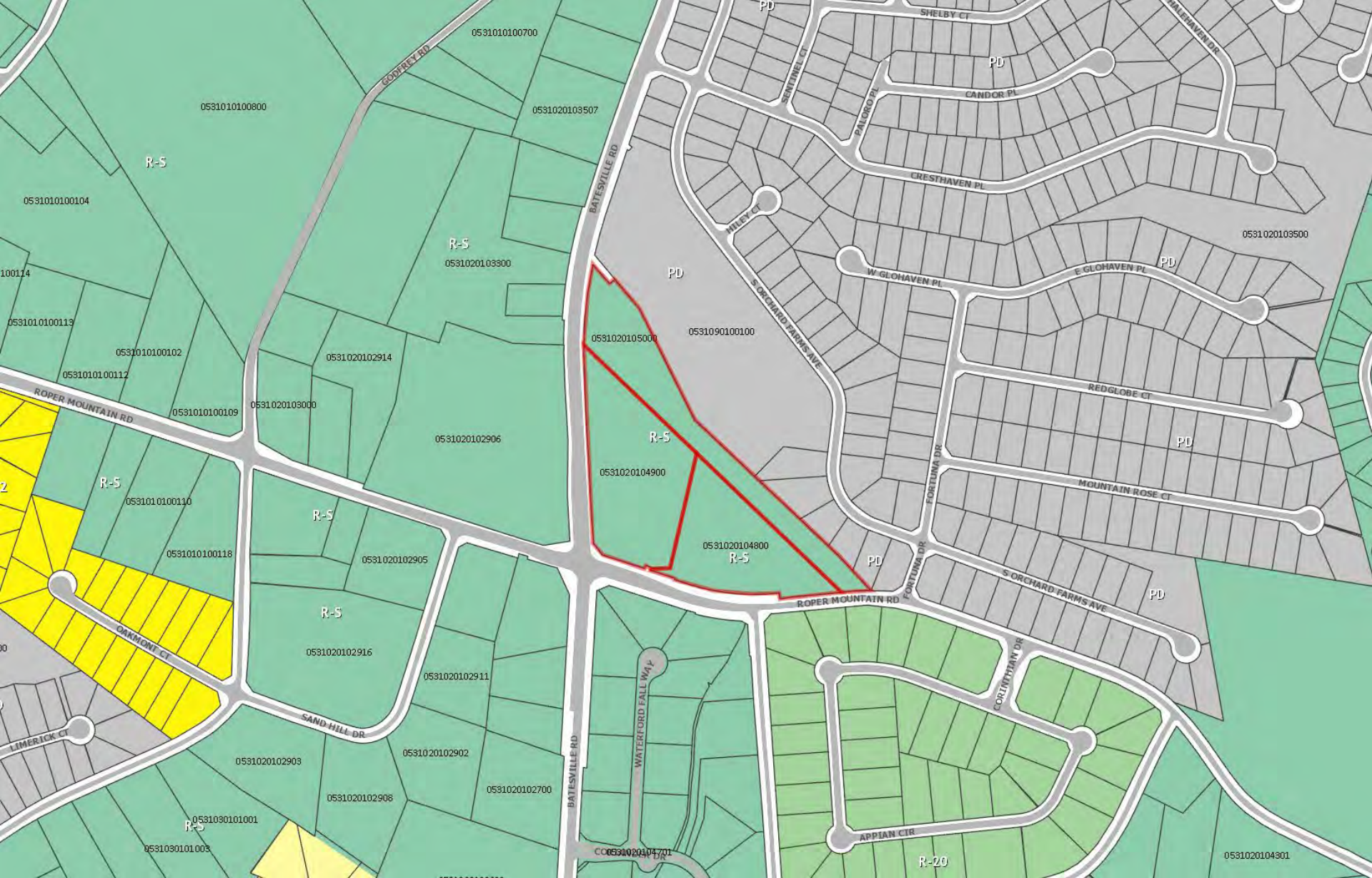
NO.	DATE	DESCRIPTION

SCHEMATIC SITE PLAN

CB-2024-017, CB-2024-018, CB-2024-019: Site Plan



CB-2024-017, CB-2024-018, CB-2024-019: Zoning Map



CB-2024-017, CB-2024-018, CB-2024-019: Aerial Map



CB-2024-017, CB-2024-018, CB-2024-019 Photos



Subject, Roper Mtn Rd



North of site



West of Subject



Intersection facing South

CB-2024-021

Applicant:	Daryl and Elina Matson
Project Type:	Appeal from Zoning Administrator's Decision
Address:	285 & 287 Pine Dr., Greer 29651
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 02/27/24

CB-2024-021:

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-2024-021: Scope of Appeal

The Applicant is appealing the Zoning Administrators' interpretation of Section 9:5.1, Travel or Camping Trailers, where the Zoning Administrator interprets this section to regulate that these types of units are not to be temporarily or permanently used for habitation.

CB-2024-021: Scope of Appeal

Section 9:5.1 Travel or Camping Trailers

Not more than one travel or camping trailer shall be permitted on a lot in any residential district. The trailer shall not be occupied temporarily or permanently while it is parked or stored except in an authorized manufactured home park.

Article 4, Definitions: Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.

Appellant Statement: Applicant states that “The code contains no definition of ‘RV/Camper’, ‘travel trailer’, or ‘camping trailer’; these terms are left totally undefined.”

Staff’s Response: Under Article 4 Definitions the term Recreational Vehicle (RV) is defined as, “A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.” The Applicant argues that under this definition that the term “and” indicates that “an RV must be all three, for travel, for recreation, and for vacation use.” Staff interprets this definition to not be all inclusive. These units are constructed under the Recreation Vehicle Industry Association (RVIA) as Recreational Vehicles and Greenville County further regulates these units to not be an allowable use for temporary or permanent occupancy under Section 9:5.1.

The Applicant further states that the term “Recreational Vehicle (R/V)” is not used in Section 9:5.1; however, the definition under Article 4 clearly identifies by example that a Recreational Vehicle is synonymous with the terms travel or camping trailer which are both identified in Section 9:5.1.

Appellant Statement: Applicant states that under Section 9:5.1 that, the phrase “parked and stored” does not apply to them. They state that “they currently live in the ‘structure’, so it is not ‘stored’. The ‘structure’ cannot currently be transported by any reasonable means and is not located in a parking lot; thus, it is not currently ‘parked’. The ‘structure’ is connected to power, water, and sewer which makes it clear that it is not stored or parked.”

Staff’s Response: Recreational Vehicles do not meet the Greenville County Zoning Ordinance definition of a structure: “Anything constructed or erected which requires permanent location above grade.” Since RV’s are not “constructed” or “erected” on a property, then they do not meet the definition of a structure. These vehicles are constructed around the wheel and chassis system making them not a permanent structure. In addition, removal of wheels or other systems that support transporting does not alter an RV’s status. It remains an RV capable of being parked and stored regardless of whether its wheels have been removed. Greenville County only allows residents to store their RV on their property in residentially zoned areas so long as they are not connected to any water or septic/sewer and no one is living in them. We will allow for them to be connected to power to prevent any damage to the battery.

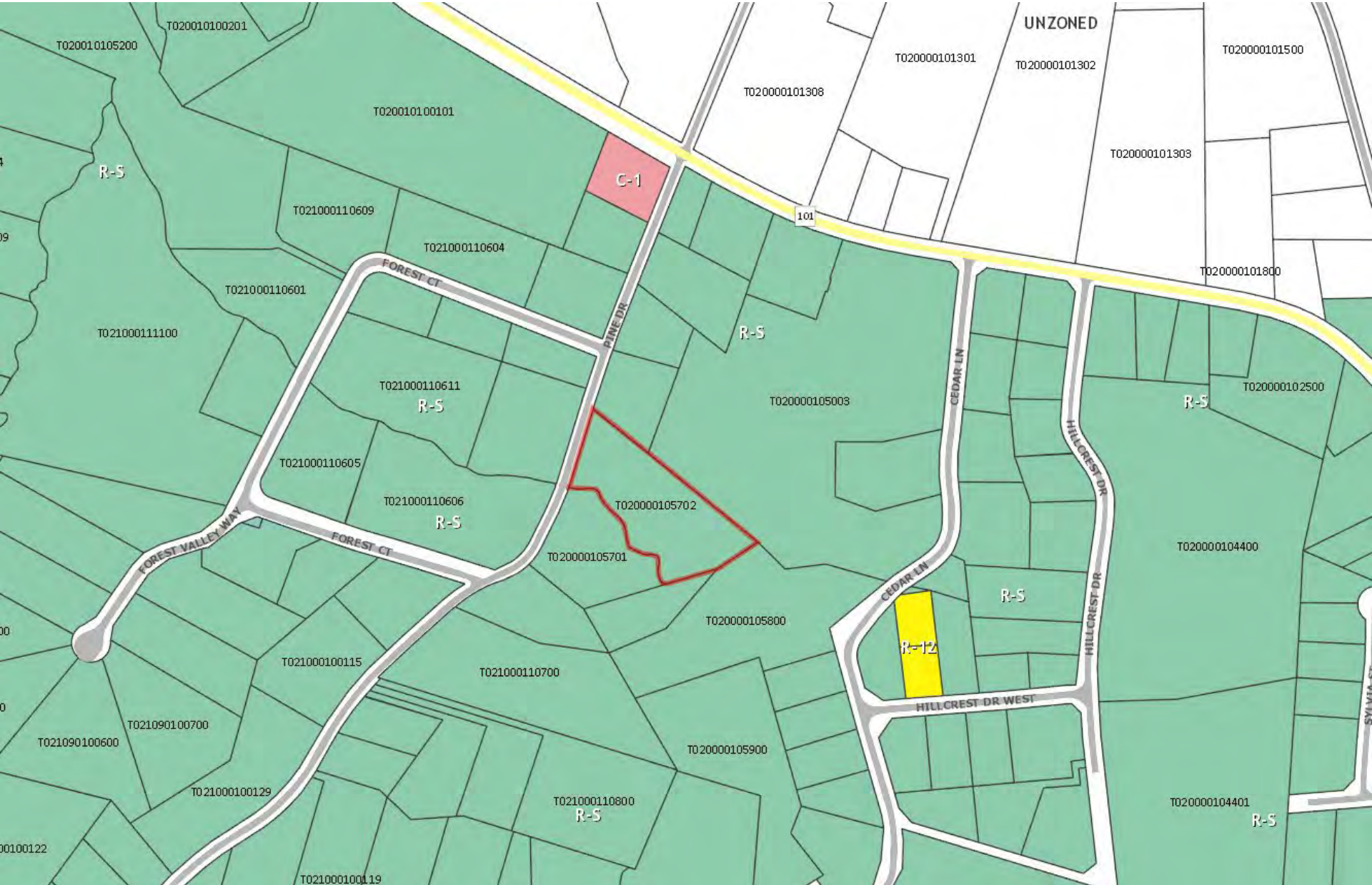
Appellant Statement: Applicant states that the “structure” they reside in is a dwelling unit as defined by the Greenville County Zoning Ordinance as, “One or more rooms with a kitchen and toilet facilities used as a place of residence for one family.” They go on to state that it also meets the definition of a “Dwelling, Single-Family Detached” because it is “A single-family dwelling unit which is entirely surrounded by open space or yards on the same lot.”

Staff’s Response: When looking at these two definitions, you have to keep in mind that they are types of “dwellings” which is defined as “Any building used exclusively for human habitation including any permitted home occupation but excluding hotels, motels, and rooming and boarding houses.” This definition mentions that a dwelling is a “building”. When looking at the definition of a building under the Zoning Ordinance it is defined as “Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any person, process, equipment, or goods.” Further, this definition mentions that a building is a “structure” which is defined as “Anything constructed or erected which requires permanent location above grade...” and a Recreational Vehicle is not something constructed that requires a permanent location.

CB-2024-021: Summary

Therefore, it is my interpretation as Zoning Administrator for Greenville County that Section 9:5.1 is applicable and the Recreational Vehicle that is located on the property at 285 & 287 Pine Dr., Greer, SC 29651 is in violation of this section since it is being used for permanent occupation, which is not a permitted use in the Zoned areas of Greenville County.

CB-2024-021: Zoning Map



CB-2024-021: Aerial Map



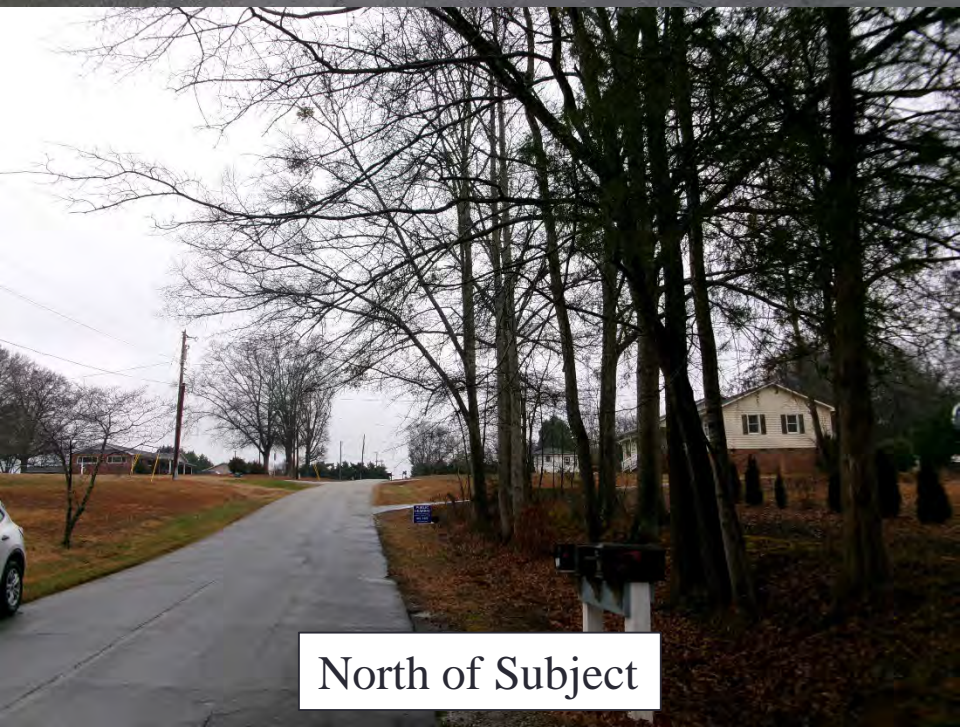
CB-2024-021 Photos



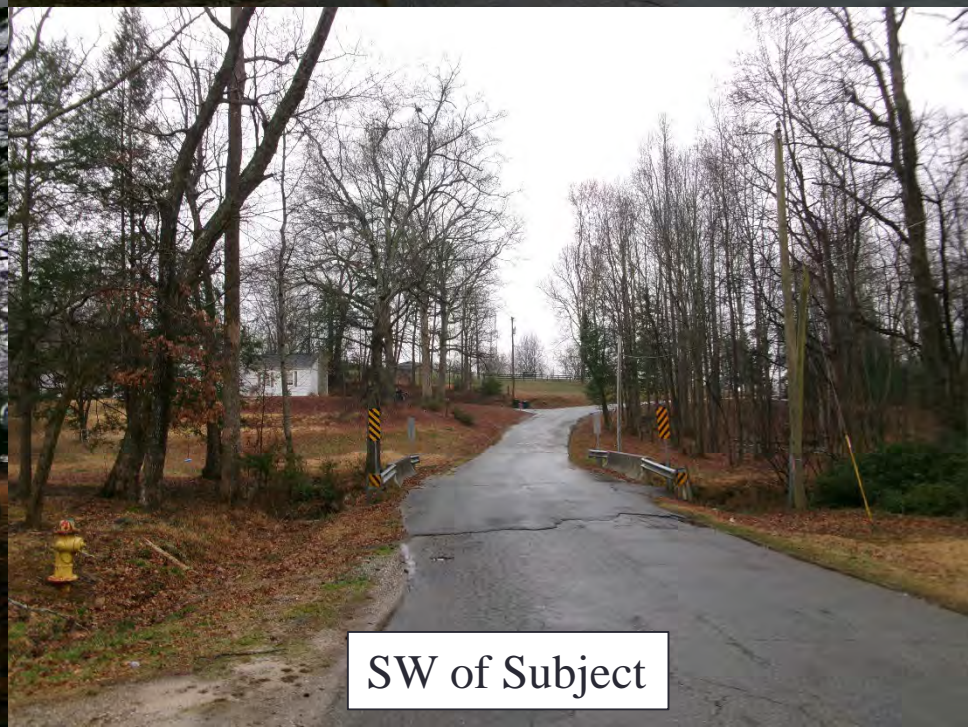
Subject



NW of site



North of Subject



SW of Subject

- November 13, 2020 – Permit submitted (20-9909) for a 1,500 sq. ft. single-family dwelling
- March 15, 2021 – Inspection conducted by Greenville County Floodplain Department and was noted that there was a RV on the property
- February 11, 2022 – Follow-up inspection conducted by Greenville County Floodplain Department and was again noted that there was a RV on the property
- No further inspections called in for the construction of the new single-family dwelling and after 6 months of not inspections the permit expired and was closed (August 11, 2022)
- Complaint was submitted by citizen on May 30, 2023 of someone residing in an camper
- Zoning Enforcement Officer went out on June 2, 2023 and confirmed complaint and sent a Notice of Violation
- Zoning Enforcement Officer went back out December 20, 2023 and confirmed again of the complaint
- Code Enforcement team went back out on December 28, 2023 to issue a second Notice of Violation



06/02/2023 09:20



ADVENTURE
MOTOR HOME

22RS
Aluminum
Frame

12/28/2023 23:06

CB-2024-022

Applicant:	Shannon Herford of SoHan, LLC for SoHan, LCC
Project Type:	Variance
Address:	319 E. Warehouse Ct., Taylors, SC 29687
Zoning:	S-1, Services District
Posting:	Confirmed 02/27/24

CB-2024-022: Request

The property is located northwest of Wade Hampton Boulevard and southeast of Rutherford Road.

The applicant is requesting a Variance to encroach 21.34' into the 25' right-side setback for an existing pole overhang, and a 17.2' into the required 20' rear setback to relocate an existing retaining wall and accommodate space for a new addition.

On April 12, 2023 the Board of Zoning Appeals passed a motion to approve Docket CB-23-21 for a Variance to encroach 17.2' into the required 20' rear setback for the existing structure.

CB-2024-022: Variance

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

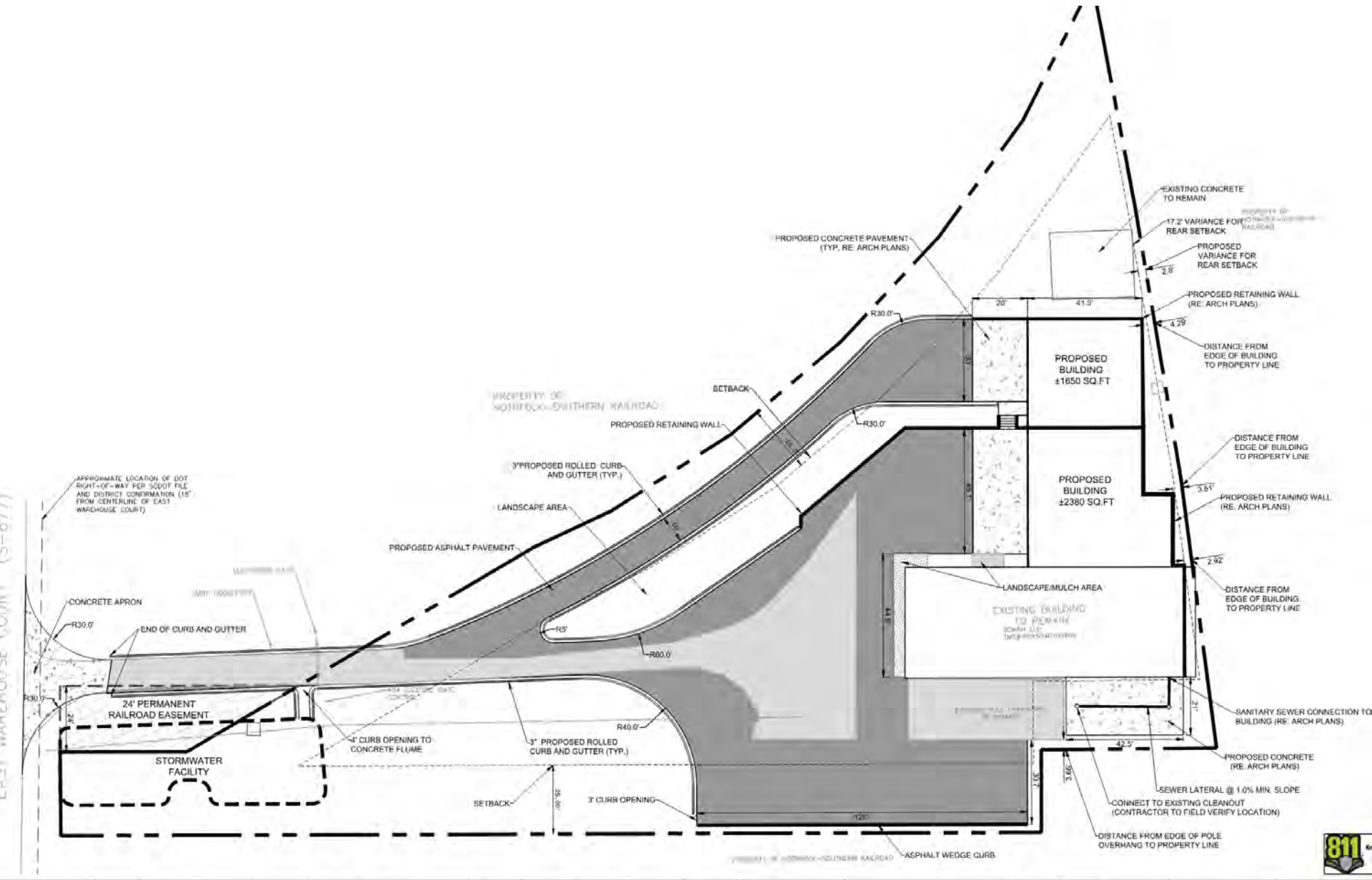
FRONT	=	45' from edge from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-022: 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-2024-022: Site Plan



CB-2024-022: Zoning Map



CB-2024-022: Aerial Map



CB-2024-022 Photos



Subject



Northeast of Subject



Southwest of Subject



Southeast of Subject

CB-2024-023

- Applicant:** Cheryl and Paul Buffa
- Project Type:** Use by Special Exception, Home Occupation
- Address:** 195 Talley Scott Rd., Piedmont, SC 29673
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 02/27/24

CB-2024-023: Request

The property is located east of Fork Shoals Road, west of Reedy Fork Road, and north of W Georgia Road.

The applicant is requesting a Use by Special Exception to allow for a dog boarding business as a Home Occupation.

There are no prior applications before the BZA.

CB-2024-023: 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 Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use requires approval from the BZA.

CB-2024-023: 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-2024-023: 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

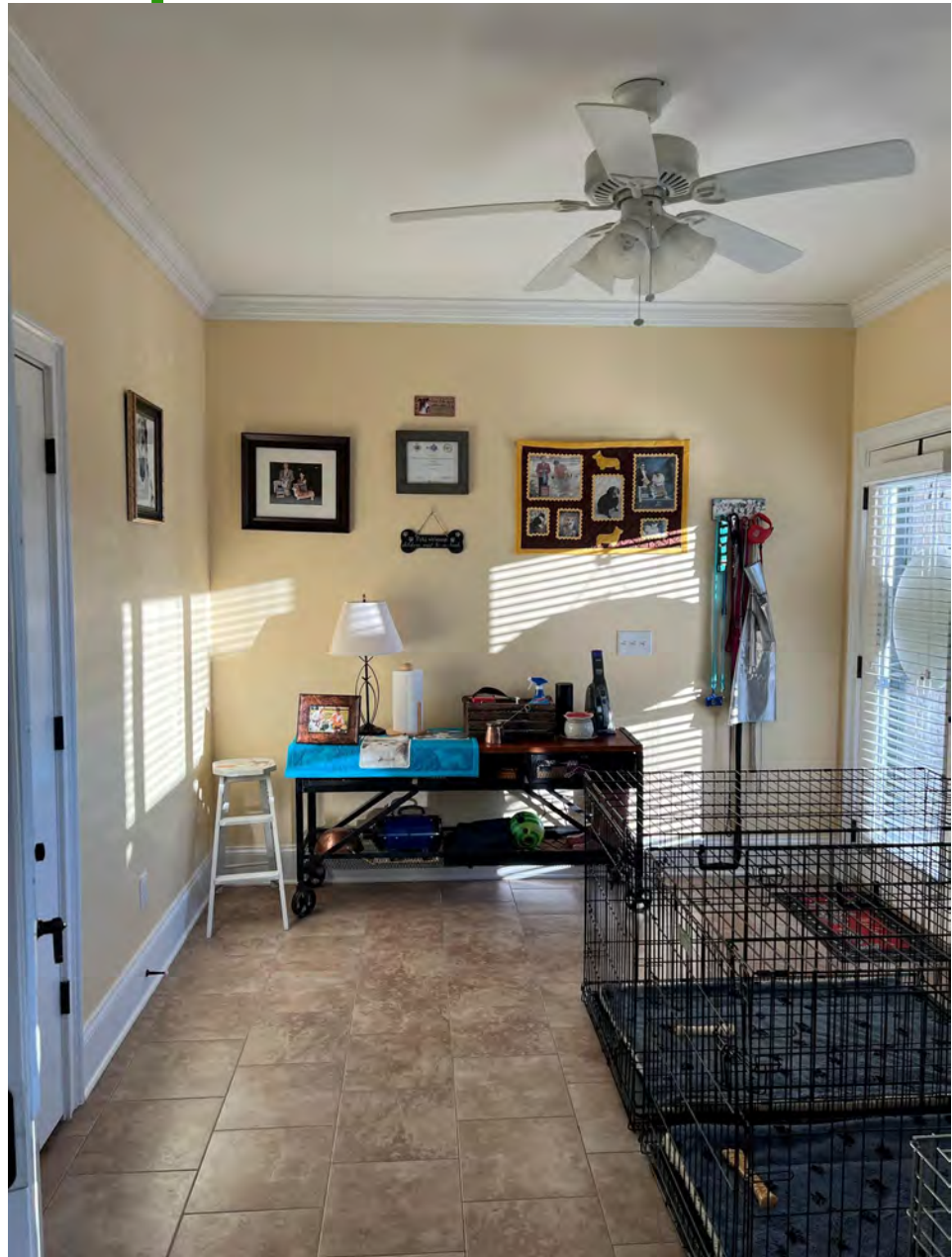
CB-2024-023: Use by Special Exception Considerations

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.

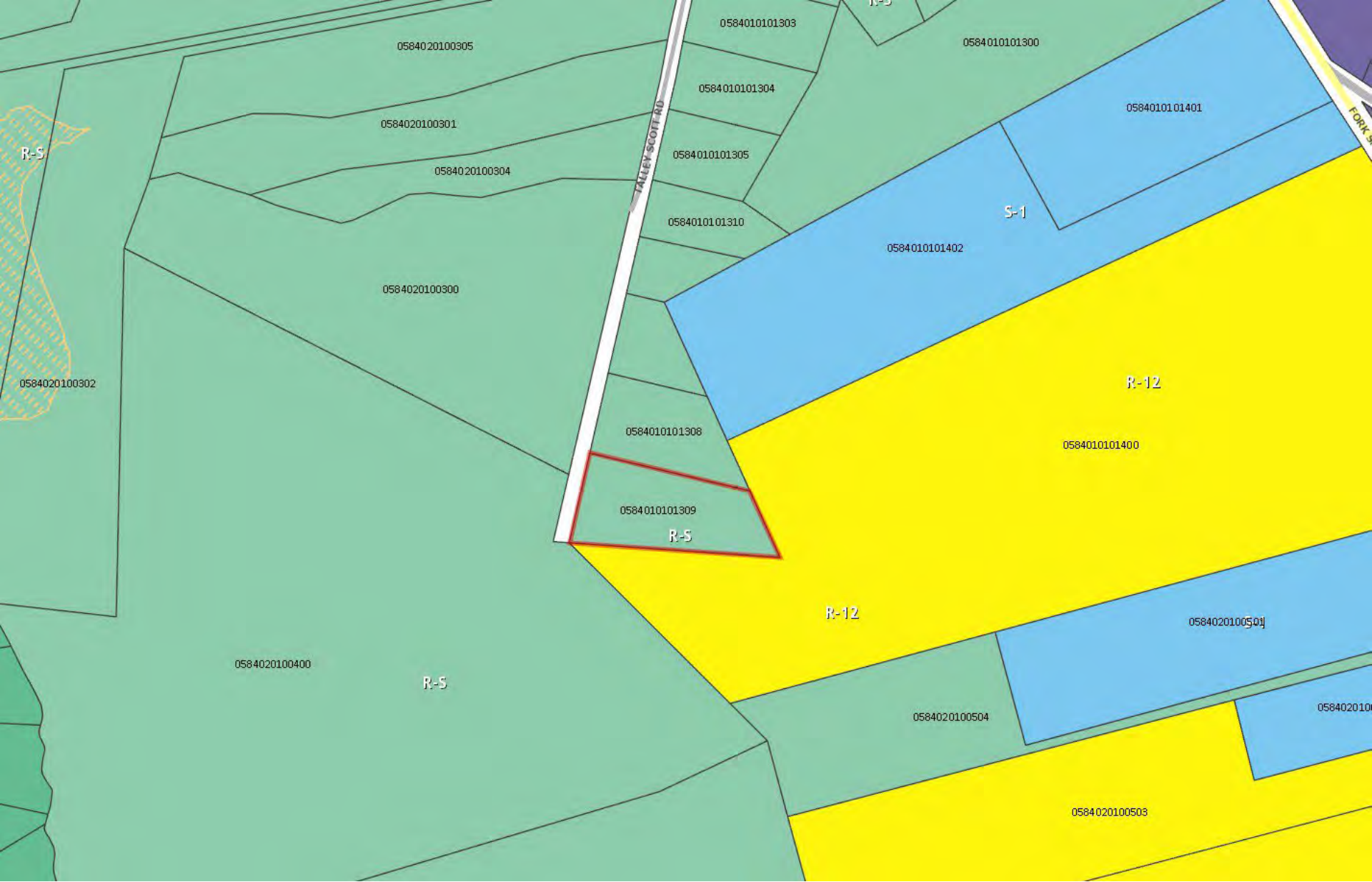
CB-2024-023: Sample Photos



CB-2024-023: Sample Photos



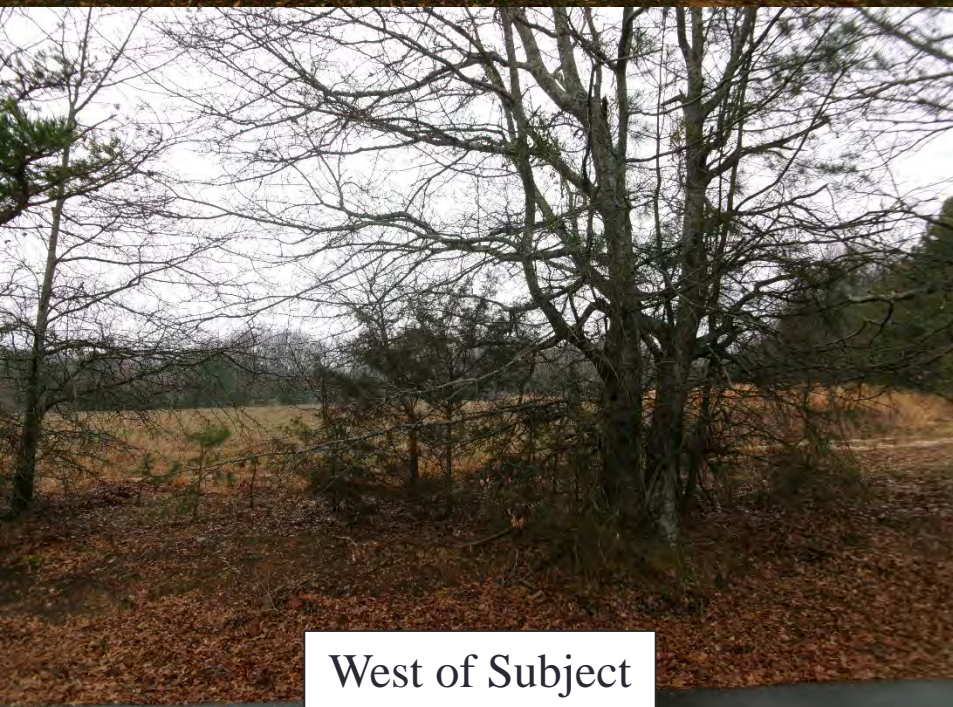
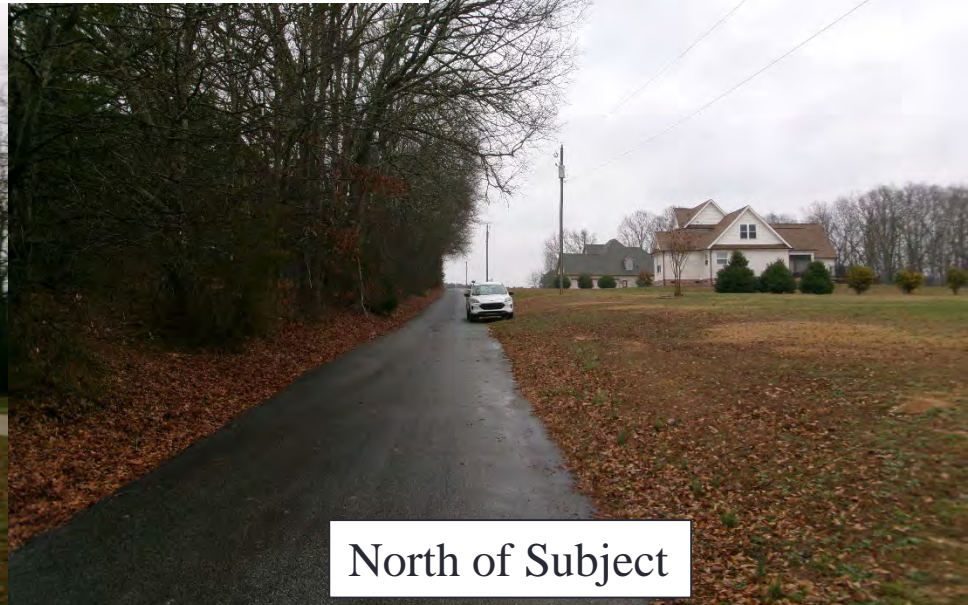
CB-2024-023: Zoning Map



CB-2024-023: Aerial Map



CB-2024-023 Photos



CB-2024-024

- Applicant:** Mara E. Drew of Holistic Care of Greenville, LLC for Noble L. Boykin Jr.
- Project Type:** Use By Special Exception, Home Occupation
- Address:** 28 Pitman Cir., Greenville, SC 29617
- Zoning:** R-12, Single-Family Residential District
- Posting:** Confirmed 02/27/24

CB-2024-024: Request

The property is located on Pittman Circle, west of West Parker Rd, south of Berea Dr., and east of White Horse Road.

The applicant is requesting a Use by Special Exception to allow for an in-home massage therapy studio as a Home Occupation.

There are no prior applications before the BZA

CB-2024-024: 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 Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use requires approval from the BZA.

CB-2024-024: 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-2024-024: 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-2024-024: 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-2024-024: Home Occupation Photos



CB-2024-024: Zoning Map



CB-2024-024: Aerial Map



CB-2024-024 Photos



Subject



NE of Subject



SW of Subject



South of Subject

CB-2024-025

- Applicant:** Marie Pirochta of Site Design, Inc. for Nathan Kaser of Renaissance Custom Homes, LLC
- Project Type:** Variance
- Address:** Edwards St. and S. Franklin Rd, Greenville, SC 29609
- Zoning:** R-7.5, Single-Family Residential District
- Posting:** Confirmed 02/27/24

CB-2024-025: Request

The property is located south of Old Buncombe Rd, east of West Blue Ridge Dr and north of Old Bleacher Rd.

The applicant is requesting a Variance to encroach 16' into the required 30' setback on S Franklin Rd. and 2.5' into the 20' setback on Edwards St. For construction of a duplex.

There are no prior applications before the BZA.

CB-2024-025: Variance

Section 7:3:1; Table 7.3 – Setback/Height Requirements for the R-7.5, Single-Family Residential District;

FRONT	=	30' from edge of S Franklin Rd. R.O.W.
LEFT SIDE	=	5' from property line
REAR	=	20' from edge of Edwards St. R.O.W.

7:3.4 Side Setbacks in Single-family Residential Districts

Setbacks are measured from the foundation wall. Overhangs, architectural embellishments, etc. may encroach the setback a maximum of 2 feet. Cantilevers consisting of roofed over space may not encroach the setback line. Setback is not measured from stoops, porches, and landings provided they do not occupy more than 20% of any exterior wall.

CB-2024-025: 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-2024-025: Site Plan



LOCATION MAP NOT TO SCALE

SITE DATA:
 PLOT: 019200250100
 TOTAL SITE = 0.228 AC (8,948 SF)
 ZONING: R-7.5 (RESIDENTIAL)
 METHODS:
 SURVEY: 30'
 AREA: 3'
 DEMO: 2'

LEGEND

11. BUILDING LINE	14. 1" O TELEPHONE RECORD	17. ELEVATION THAT EXCEEDS
12. EXISTING	15. 4" O GAS IN RECORD	18. 4" O NEW RECORD
13. EXISTING ELECTRICAL METAL PIPE	16. 4" O NEW RECORD	19. 4" O NEW RECORD
14. EXISTING METAL PIPE	17. EXISTING RECORD	20. 4" O NEW RECORD
15. 1" O NEW RECORD	18. 4" O NEW RECORD	21. 4" O NEW RECORD
16. 2" O NEW RECORD	19. 4" O NEW RECORD	22. 4" O NEW RECORD
17. 4" O NEW RECORD	20. 4" O NEW RECORD	23. 4" O NEW RECORD
18. 6" O NEW RECORD	21. 4" O NEW RECORD	24. 4" O NEW RECORD
19. 8" O NEW RECORD	22. 4" O NEW RECORD	25. 4" O NEW RECORD
20. 10" O NEW RECORD	23. 4" O NEW RECORD	26. 4" O NEW RECORD
21. 12" O NEW RECORD	24. 4" O NEW RECORD	27. 4" O NEW RECORD
22. 14" O NEW RECORD	25. 4" O NEW RECORD	28. 4" O NEW RECORD
23. 16" O NEW RECORD	26. 4" O NEW RECORD	29. 4" O NEW RECORD
24. 18" O NEW RECORD	27. 4" O NEW RECORD	30. 4" O NEW RECORD
25. 20" O NEW RECORD	28. 4" O NEW RECORD	31. 4" O NEW RECORD
26. 22" O NEW RECORD	29. 4" O NEW RECORD	32. 4" O NEW RECORD
27. 24" O NEW RECORD	30. 4" O NEW RECORD	33. 4" O NEW RECORD
28. 26" O NEW RECORD	31. 4" O NEW RECORD	34. 4" O NEW RECORD
29. 28" O NEW RECORD	32. 4" O NEW RECORD	35. 4" O NEW RECORD
30. 30" O NEW RECORD	33. 4" O NEW RECORD	36. 4" O NEW RECORD
31. 32" O NEW RECORD	34. 4" O NEW RECORD	37. 4" O NEW RECORD
32. 34" O NEW RECORD	35. 4" O NEW RECORD	38. 4" O NEW RECORD
33. 36" O NEW RECORD	36. 4" O NEW RECORD	39. 4" O NEW RECORD
34. 38" O NEW RECORD	37. 4" O NEW RECORD	40. 4" O NEW RECORD
35. 40" O NEW RECORD	38. 4" O NEW RECORD	41. 4" O NEW RECORD
36. 42" O NEW RECORD	39. 4" O NEW RECORD	42. 4" O NEW RECORD
37. 44" O NEW RECORD	40. 4" O NEW RECORD	43. 4" O NEW RECORD
38. 46" O NEW RECORD	41. 4" O NEW RECORD	44. 4" O NEW RECORD
39. 48" O NEW RECORD	42. 4" O NEW RECORD	45. 4" O NEW RECORD
40. 50" O NEW RECORD	43. 4" O NEW RECORD	46. 4" O NEW RECORD
41. 52" O NEW RECORD	44. 4" O NEW RECORD	47. 4" O NEW RECORD
42. 54" O NEW RECORD	45. 4" O NEW RECORD	48. 4" O NEW RECORD
43. 56" O NEW RECORD	46. 4" O NEW RECORD	49. 4" O NEW RECORD
44. 58" O NEW RECORD	47. 4" O NEW RECORD	50. 4" O NEW RECORD
45. 60" O NEW RECORD	48. 4" O NEW RECORD	51. 4" O NEW RECORD
46. 62" O NEW RECORD	49. 4" O NEW RECORD	52. 4" O NEW RECORD
47. 64" O NEW RECORD	50. 4" O NEW RECORD	53. 4" O NEW RECORD
48. 66" O NEW RECORD	51. 4" O NEW RECORD	54. 4" O NEW RECORD
49. 68" O NEW RECORD	52. 4" O NEW RECORD	55. 4" O NEW RECORD
50. 70" O NEW RECORD	53. 4" O NEW RECORD	56. 4" O NEW RECORD
51. 72" O NEW RECORD	54. 4" O NEW RECORD	57. 4" O NEW RECORD
52. 74" O NEW RECORD	55. 4" O NEW RECORD	58. 4" O NEW RECORD
53. 76" O NEW RECORD	56. 4" O NEW RECORD	59. 4" O NEW RECORD
54. 78" O NEW RECORD	57. 4" O NEW RECORD	60. 4" O NEW RECORD
55. 80" O NEW RECORD	58. 4" O NEW RECORD	61. 4" O NEW RECORD
56. 82" O NEW RECORD	59. 4" O NEW RECORD	62. 4" O NEW RECORD
57. 84" O NEW RECORD	60. 4" O NEW RECORD	63. 4" O NEW RECORD
58. 86" O NEW RECORD	61. 4" O NEW RECORD	64. 4" O NEW RECORD
59. 88" O NEW RECORD	62. 4" O NEW RECORD	65. 4" O NEW RECORD
60. 90" O NEW RECORD	63. 4" O NEW RECORD	66. 4" O NEW RECORD
61. 92" O NEW RECORD	64. 4" O NEW RECORD	67. 4" O NEW RECORD
62. 94" O NEW RECORD	65. 4" O NEW RECORD	68. 4" O NEW RECORD
63. 96" O NEW RECORD	66. 4" O NEW RECORD	69. 4" O NEW RECORD
64. 98" O NEW RECORD	67. 4" O NEW RECORD	70. 4" O NEW RECORD
65. 100" O NEW RECORD	68. 4" O NEW RECORD	71. 4" O NEW RECORD

UNETYPES

--- CABLE TV	--- SANITARY MANHOLE
--- CHAIN LINK FENCE (EXISTING)	--- SANITARY MANHOLE - NEW
--- CHAIN LINK FENCE (NEW)	--- SLT FENCE
--- CONCRETE - EXIST GRADE	--- STONE BORDER - EXIST
--- CONCRETE - FINISH GRADE	--- STONE BORDER - NEW
--- EXIST ASPHALT	--- UNBORINGING FENCE
--- EXIST CONCRETE	--- WATER LINE - EXIST
--- EXIST DRAIN	--- WATER LINE - NEW
--- EXIST GRADE	--- WOOD FENCE
--- EXIST POWER	--- LIMIT OF SETBACK LINE
--- EXIST SIDEWALK	
--- EXIST DRIVE - NEW	

GRAPHIC SCALE
 (1" = 10' / 1" = 10')

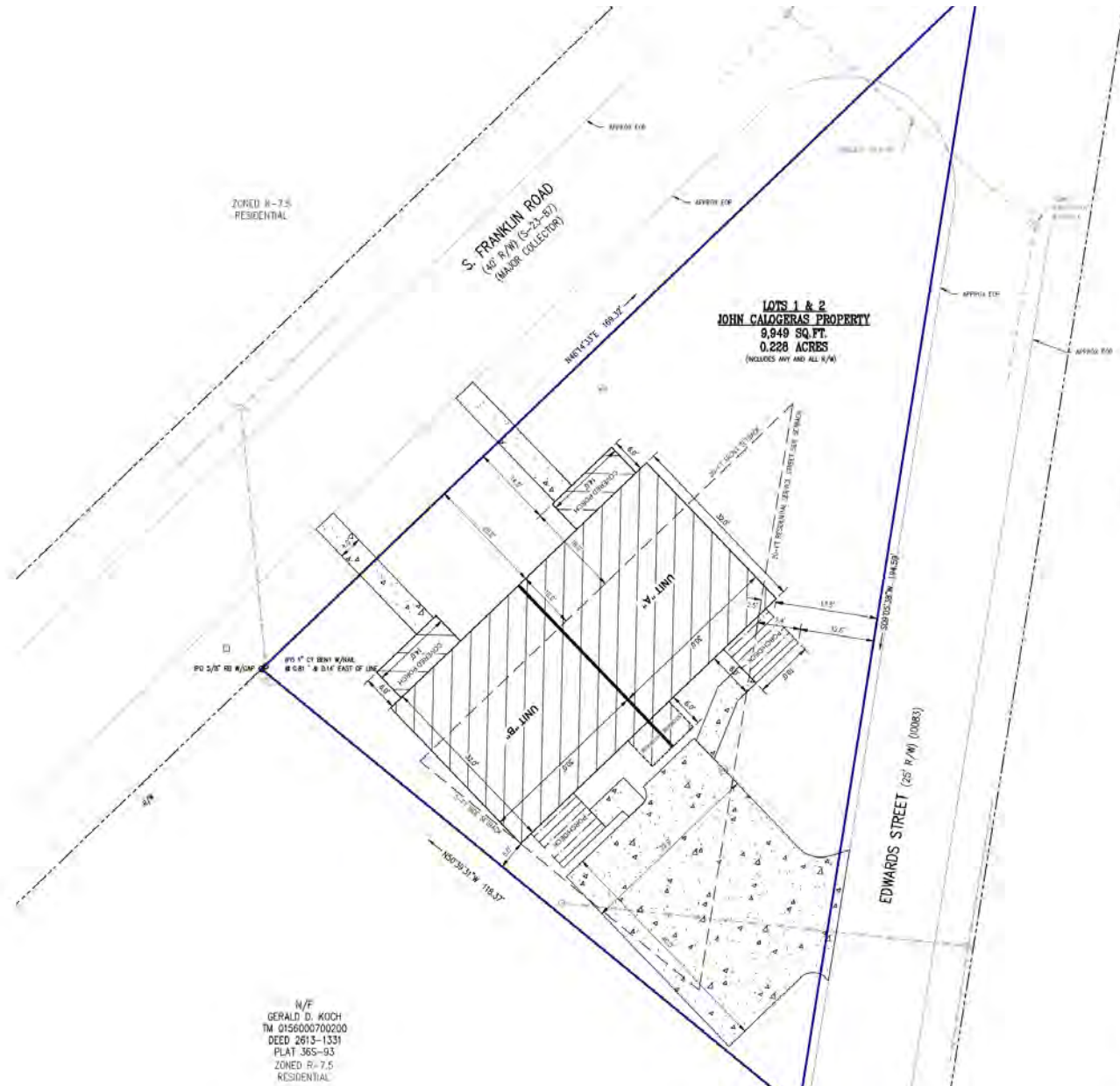
SITE DESIGN, INC.
 1000 BARNESVILLE ROAD
 SUITE 100
 BARNESVILLE, GA 30004

**EDWARDS/
FRANKLIN SITE**

**GREENVILLE COUNTY
SOUTH CAROLINA**

SHEET 3 OF 3
C200

CB-2024-025: Site Plan



SITE DATA:
 PIN: 0156000700100
 TOTAL SITE = 0.228 AC (9,949 SF)
 ZONING - R-7.5 (RESIDENTIAL)
 SETBACKS -
 FRONT - 30'
 REAR - 5'
 SIDES - 5'

N/F
 GERALD D. KOCH
 TM 0156000700200
 DEED 2613-1331
 PLAT 365-93
 ZONED R-7.5
 RESIDENTIAL

LEGEND

BL BUILDING LINE	TL TELEPHONE PEDESTAL
CL CENTERLINE	CTV CABLE TV PEDESTAL
CM CORRUGATED METAL PIPE	EM ELECTRIC METER
CT CURB TOP	CB CATCH BASIN
DC DRAINAGE EASEMENT	DI DROP INLET
EP EDGE OF PAVEMENT	ET ELECT TRAIL
FE FINISHED FLOOR ELEVATION	FE ELEVATION
FG FINISHED GRADE	FI FIRE HYDRANT
IE INVERT ELEVATION	MC GAS METER
IPD IRON PIPE OLD-O	OV GAS VALVE
IPR IRON PIPE REF-D	UPD UP-DRIP HOSE
MC METAL & CAP	PP POWER POLE
OT OPEN TOP	SP OUT ANCHOR
RE REBAR	SM SCHE TO MANHOLE
ROP REINFORCED CONC INFR	SMH SS MANHOLE
R/W RIGHT OF WAY	TM TELEPHONE MANHOLE
SD STORM DRAIN	CO CLEAN OUT
SR SANITARY SEWER	
SSB SS EASEMENT	

LINE TYPES

---(C)--- CABLE TV	---(S)--- SHAWL
---(L)--- CHAIN LINK FENCE (PROPOSED)	---(E)--- ELEVATION
---(S)--- CHAIN LINK FENCE (EXISTING)	---(F)--- FINISHED GRADE
---(S)--- CONTOURS - EXIST. GRADE	---(F)--- FINISHED GRADE
---(S)--- CONTOURS - FINISHED GRADE	---(F)--- FINISHED GRADE
---(S)--- GREEN OPTIC	---(F)--- FINISHED GRADE
---(S)--- FORCE MAIN	---(F)--- FINISHED GRADE
---(S)--- GAS LINE	---(F)--- FINISHED GRADE
---(S)--- OVERHEAD POWER	---(F)--- FINISHED GRADE
---(S)--- OVERHEAD TELEPHONE	---(F)--- FINISHED GRADE
---(S)--- ROOF DRAIN - NEW	---(F)--- FINISHED GRADE

CB-2024-025: Zoning Map



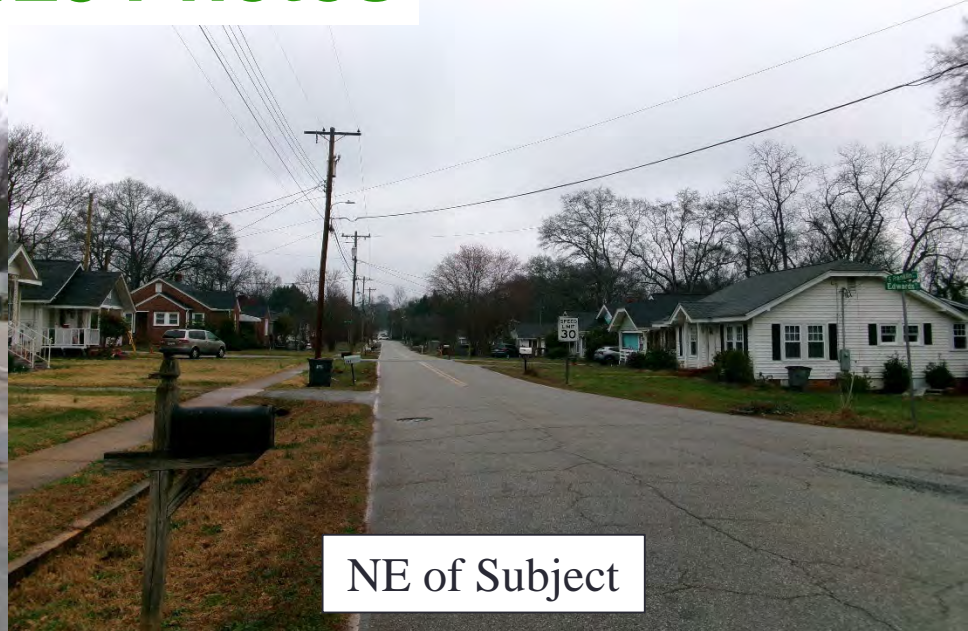
CB-2024-025: Aerial Map



CB-2024-025 Photos



Subject



NE of Subject



NW of Subject



SE of Subject

CB-2024-026

Applicant:	Emma Holtel of Masstar Signs for Central Realty Holdings, LLC and WWG, LLC
Project Type:	Variance
Address:	400 Haywood Rd., Greenville, SC 29607
Zoning:	C-3, Commercial District
Posting:	Confirmed 02/27/24

CB-2024-026: Variance Request

The property is located at the northeast corner of Haywood Rd and Transit Dr.

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

There are no prior applications before the BZA.

CB-2024-026: Variance

8.5.2. Business Use Areas

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.

Table 19.8(c): Freestanding Sign Height and Size

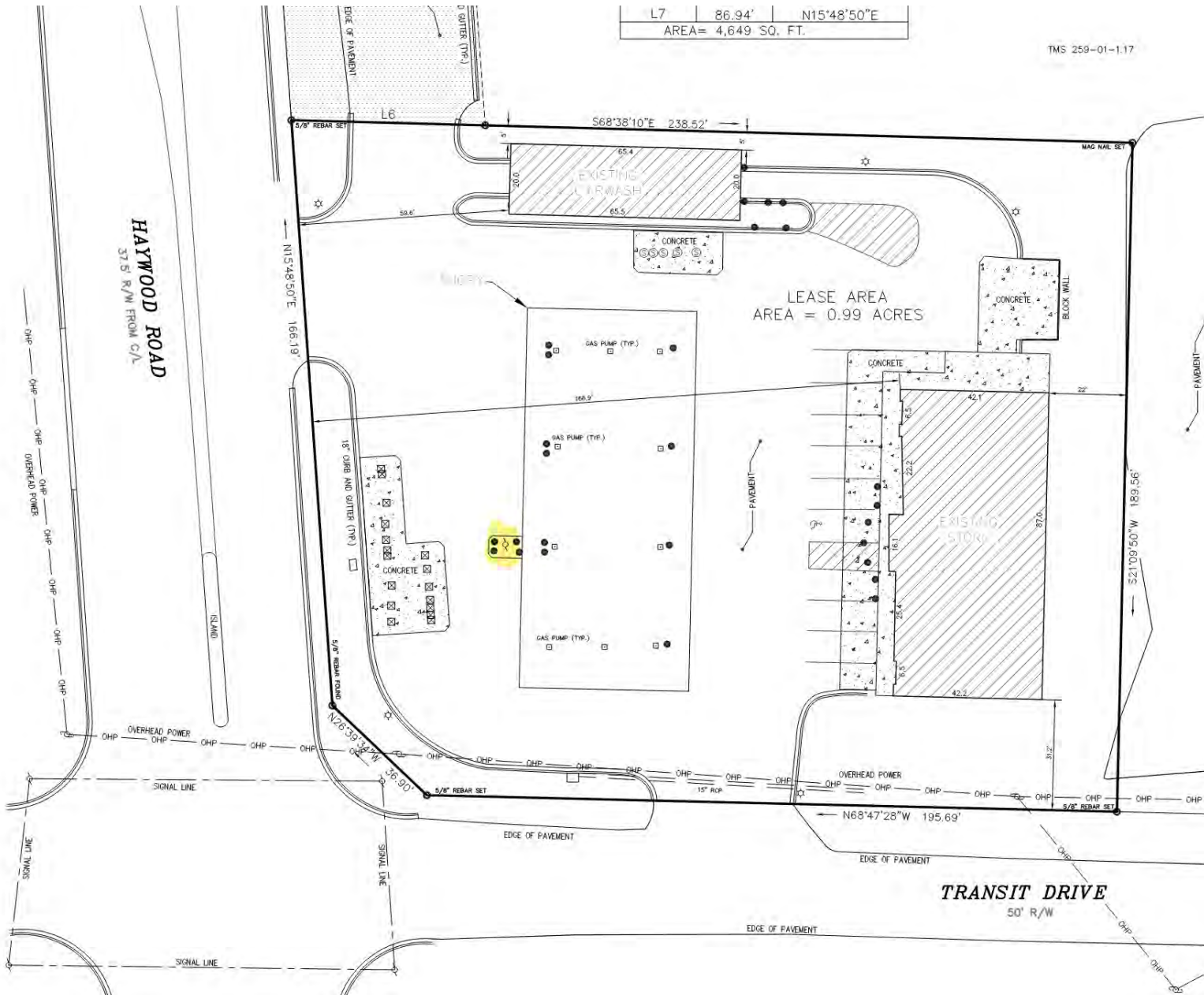
mph	Sign Face Area (Max)	Height (Max)
45	120	19

CB-2024-026: 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-2024-026 Site Plan



TMS 259-01-1.17

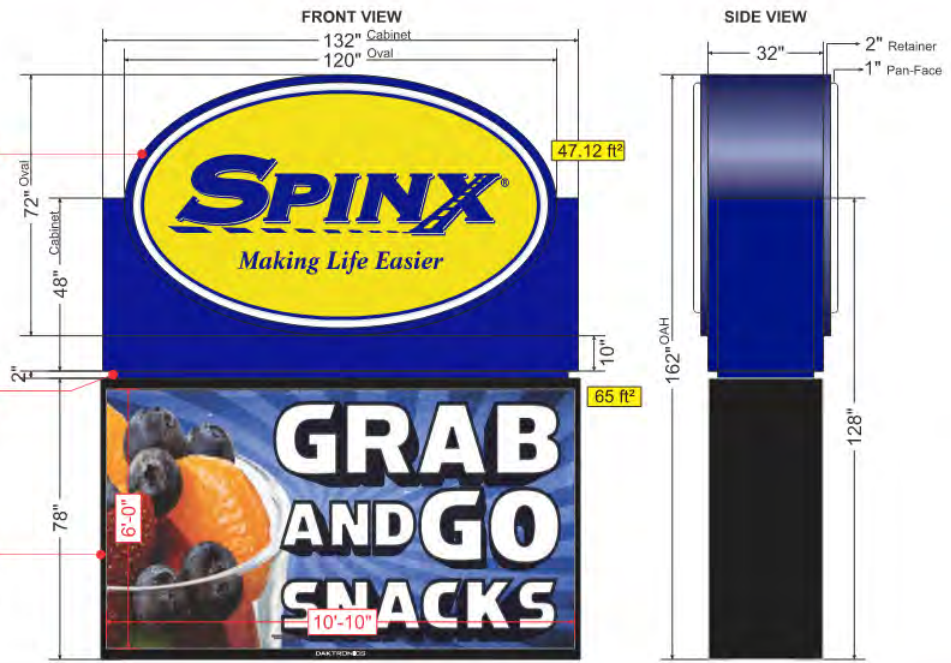
CB-2024-026: Sign Renderings

SIGN A: Pylon
Sq. Ft: 112.12

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:

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

Job Number: 231576
Client: Spinx 206
Address: 400 Haywood Rd.
Greenville, SC 2960
Salesperson: Mark Browning
Designer: Christina Pineda
Date Originated: 11-13-23
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:

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

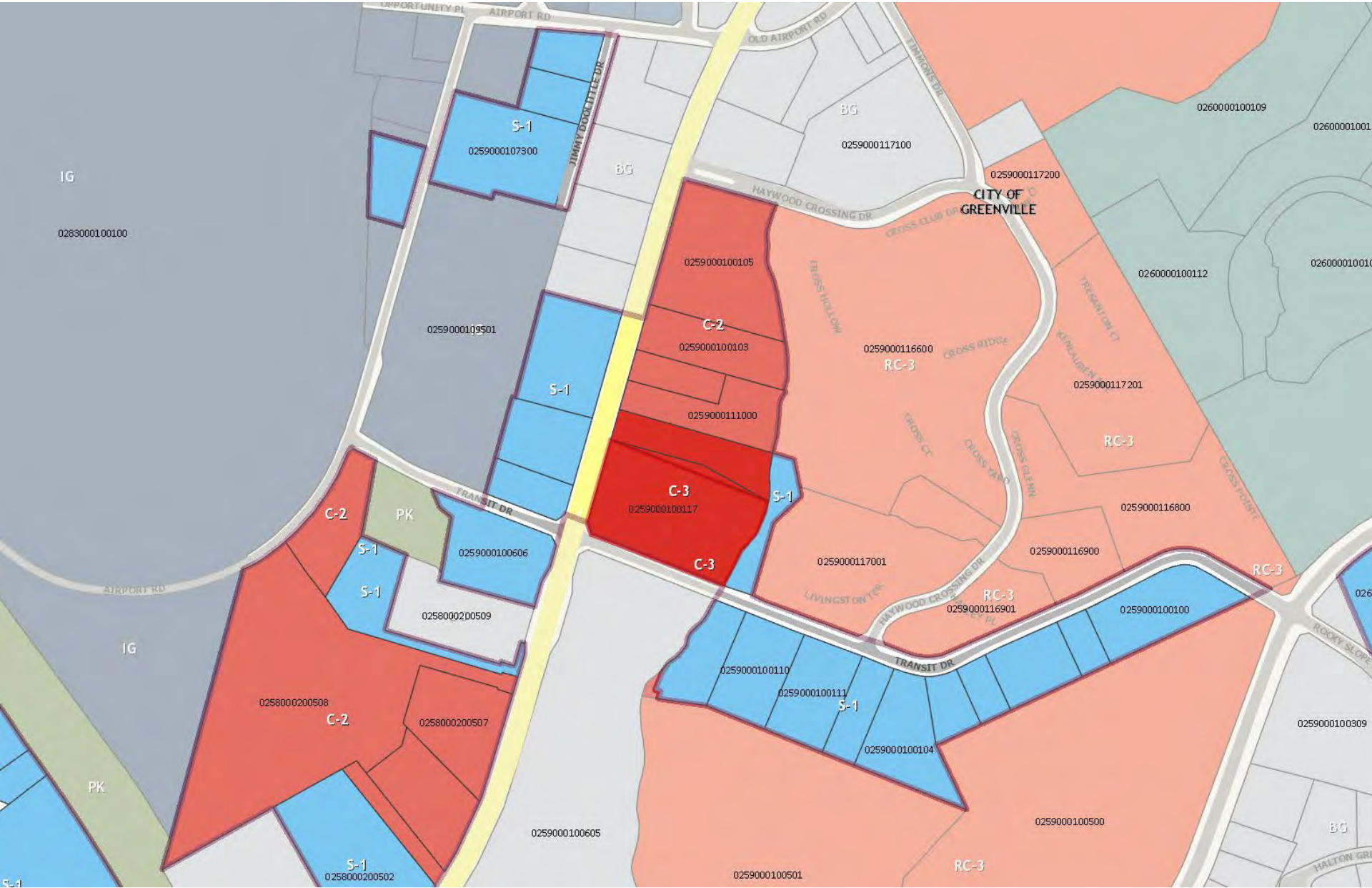
Remove existing top cabinet, Daktronics board and digit.



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



CB-2024-026: Zoning Map



CB-2024-026: Aerial Map



CB-2024-026 Photos



Subject



Northwest of Subject



Close-up of Subject



South of Subject

CB-2024-028

Applicant:	Daniel J. Lott
Project Type:	Variance
Address:	19 Speed St., Greenville, SC 29611
Zoning:	R-MA, Multifamily Residential District
Posting:	Confirmed 02/27/24

CB-2024-028: Request

The property is located south of Cedar Lane Road, west of West Blue Ridge Drive and north of West Parker Road, near the City of Greenville.

The applicant is requesting a Variance to encroach 5' into the 20' front setback along Speed St and 15' into the required 20' right side setback on Thomas St for placement of a garage and pool in the side yard.

There are no prior applications before the BZA.

CB-2024-028: Variance Request

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

FRONT	=	20' from edge of Speed Street R.O.W.
RIGHT SIDE	=	20' from edge of Thomas Street R.O.W.
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

7:3.4 Side Setbacks in Single-family Residential Districts

Setbacks are measured from the foundation wall. Overhangs, architectural embellishments, etc. may encroach the setback a maximum of 2 feet. Cantilevers consisting of roofed over space may not encroach the setback line. Setback is not measured from stoops, porches, and landings provided they do not occupy more than 20% of any exterior wall.

7:3.9 Single Family Residential Dwellings in Multi-family Districts

Single-family residential dwellings located in multi-family districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet on an arterial street.

CB-2024-028: Variance Request

6:2 Use Conditions (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 setbacks

When 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.

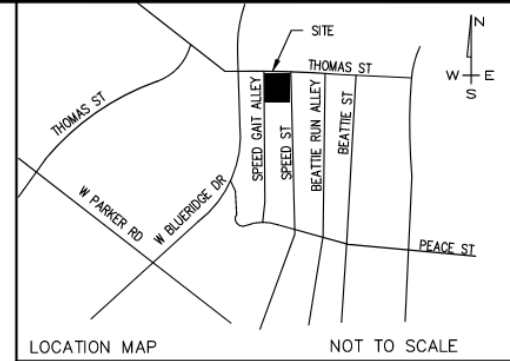
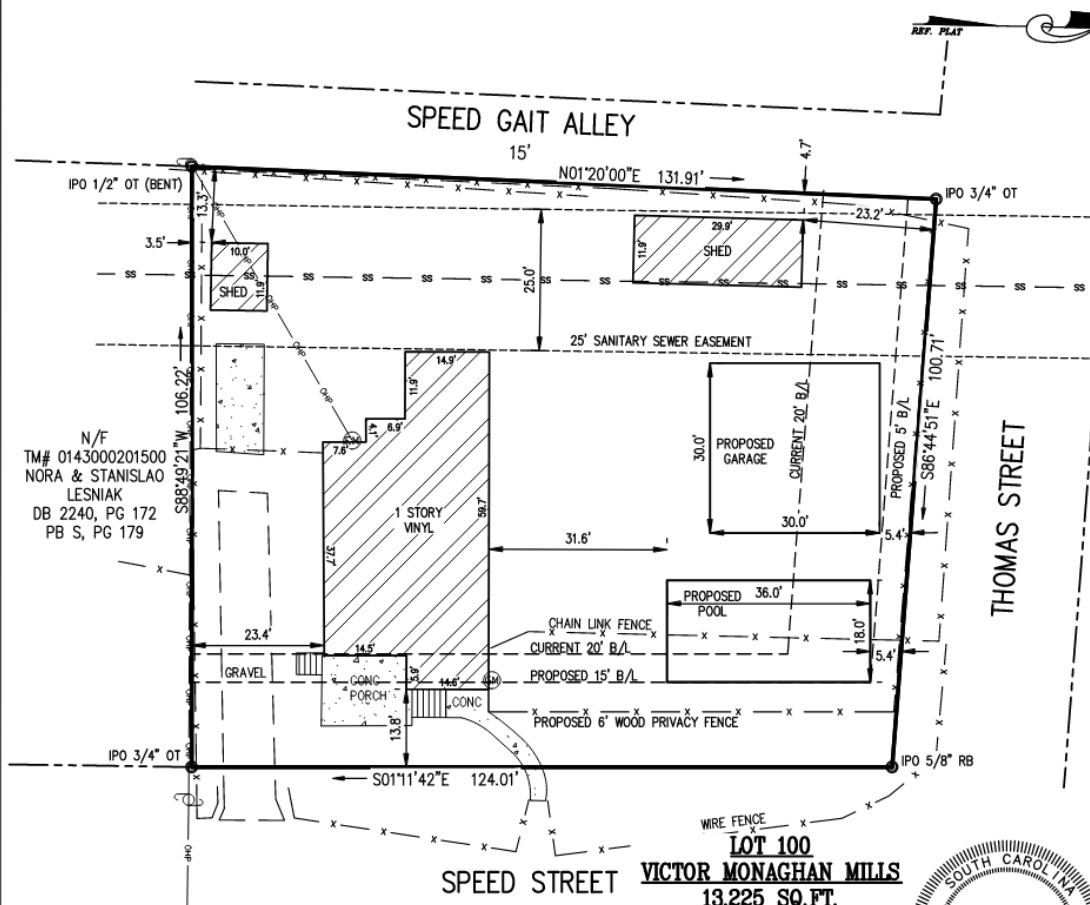
CB-2024-028: Variance Considerations

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-2024-028: Site Plan

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT 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 VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - 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 RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
DB 2618, PG 4360
PB 20-P, PG 71
PB S, PG 179-181

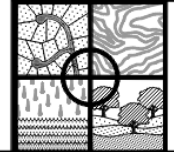
LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IPO IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- VCP VITRIFIED CLAY PIPE
- CO CLEAN OUT
- CB CATCH BASIN
- DI DROP INLET
- ELEC TRANS
- ELEVATION
- FIRE HYDRANT
- GAS METER
- GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- SDMH MANHOLE (SD)
- SSMH MANHOLE (SS)
- TMH MANHOLE (TELEPHONE)
- TELP TELEPHONE PEDESTAL
- CATPED CABLE PEDESTAL
- WATER MTR
- WATER VALVE
- GUY ANCHOR
- ELECTRIC METER
- CABLE TV
- FENCE LINE
- FIBER OPTIC CABLE
- GAS LINE
- OVERHEAD POWER
- OVERHEAD TELEPHONE
- STORM DRAIN
- SANITARY SEWER
- UNDERGROUND POWER
- UNDERGROUND TEL
- WATER LINE

MACK L. CHAPMAN, JR., P.L.S.
S.C. REG. NO. 10034

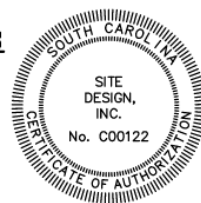
SURVEY FOR
DANIEL J. LOTT
GREENVILLE COUNTY, SOUTH CAROLINA

SCALE 1"=20'	PROPERTY ADDRESS 19 SPEED STREET	TAX PIN 0143000201600
DATE 05/01/23	0 20' 40'	FIELD CREW AK/VBS/JP
		DRAWN BY DKR



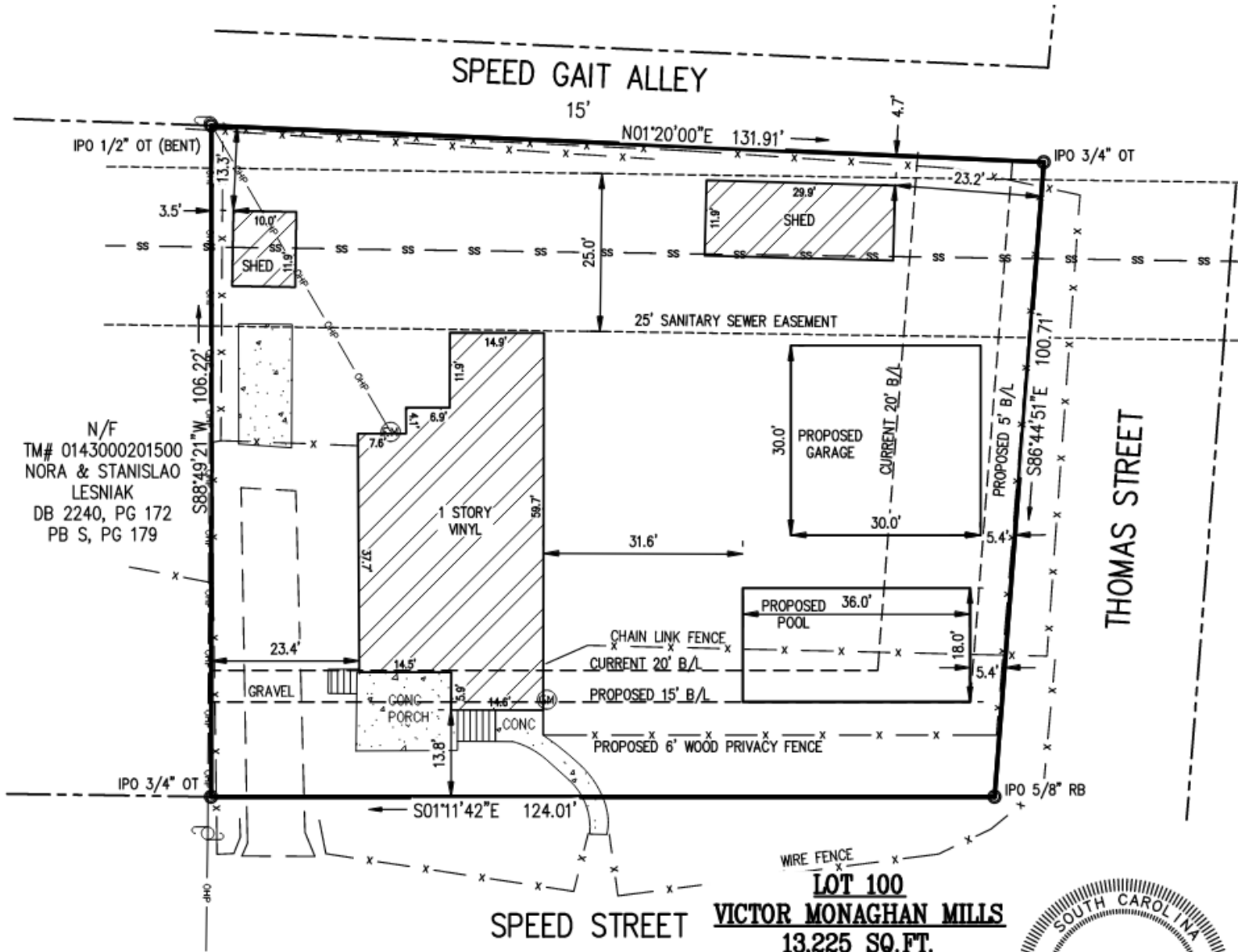
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (864)271-0496
www.sitedesign-inc.com



NOTE:
THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.

CB-2024-028: Site Plan



I HEREBY STATE BELIEF, THE SURVEY OF THE STANDARDS MEETS OR EXCEEDS ALL REQUIREMENTS. ALSO THERE ARE NO OTHER INTERESTS.

REFERENCE:
 DB 2618, PG 4;
 PB 20-P, PG 7
 PB S, PG 179-

- BL BUILDING
- CL CENTERLINE
- CMP CORRUGATED
- CT CRIMP
- DE DRAINAGE
- EP EDGE OF
- IPO IRON PIPE
- IPS IRON PIPE
- N&C NAIL & CRIP
- OT OPEN TRENCH
- RB REBAR
- RCP REINFORCED CONCRETE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SANITARY SEWER EASEMENT
- VCP VITRIFIED CLAY PIPE

LOT 100
VICTOR MONAGHAN MILLS
 13,225 SQ. FT.
 0.304 ACRES



SCALE
 1"=20'
 DATE
 05/01/23

CB-2024-028: Zoning Map



CB-2024-028: Aerial Map



CB-2024-028 Photos



Subject



West of Subject



South of Subject



East of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment