



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

July 10, 2024

Board Members:

1. **Godfrey, Laura – Chairwoman**
2. **Roth, Michael**
3. **Akers, James – Vice Chairman**
4. **Christopher Winters**
5. **John Boyanoski**
6. **Yolanda Brockman**
7. **Josh Hakala**
8. **Angelica Hall**
9. **Brennan Stonerock – Absent**

Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. EJ Sherer – Planner I
- iii. George Sawadske – Planner I
- iv. Chris Nalley – Code Enforcement Supervisor

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

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

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of June 12, 2024:**

Mr. Roth made a motion to approve the minutes from the June 12th, 2024 meeting. Mr. Hakala seconded. The motion carried with a 9 – 0 vote.

Mr. Roth made a motion to adopt the Final Decisions and Orders from the June 12th meeting. Mr. Winters seconded. The motion carried with a 9 – 0 vote.

Hearing Procedures/Regulations: Vice Chairman Akers provided an overview of procedures. Mr. Sawadske 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.

5. **New Business**

- i. **CB-2024-059, Michael Scott Hammond of Apollo Sign & Light for Hutton Greenville**

Galloway ST SC, LLC.

The property is located 0.25 miles southeast of the intersection of Old Buncombe Rd and Poinsett Hwy in the C-2, Commercial District.

The applicant is requesting a variance to allow for 6 signs, which is 3 signs over the permitted maximum.

There are no prior applications before the BZA.

The representative present for this application was Michael Scott Hammond.

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

Staff presented and discussion ensued.

The applicant stated the company is attempting to create a visible, recognizable logo and are looking to communicate this via consistent brand recognition throughout their businesses in other locations. They stated additionally that the proposed signage is vinyl and will not be illuminated.

Mr. Roth made a motion to approve the Variance for four total signs, three of which can be wall signs. Mr. Boyanoski seconded the motion. The motion carried with a 7 – 1 vote. Chairman Godfrey dissented.

ii. CB-2024-060, Austin Matthew Allen of Arbor Land Design for Britten Properties, LLC

The property is located 0.66 miles East of the intersection of Easley Bridge Rd and S Washington Ave, near the City of Greenville.

The applicant is requesting a Variance to encroach 7.8' into the required 15' setback for commercial canopies.

There are no prior applications before the BZA.

The representative present for this application was Austin Matthew Allen.

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

Staff presented and discussion ensued.

The applicant stated the property was purchased in June of last year and due to site updates and change of ownership they would like to bring the property into conformance.

Mr. Roth made a motion to approve the Variance as requested. Mr. Hakala seconded the motion. The motion carried with an 8 – 0 vote.

iii. CB-2024-063, Richard Olson for Roger Bramlett

BACKGROUND

On April 26, 2024, former Greenville County Zoning Enforcement Officer, Bryant Briggs,

inspected the subject property after noticing that multiple Recreational Vehicles (RV's) were being stored and used for habitation which is in violation of Section 9:5.1 Travel or Camping Trailers. The applicant has submitted an appeal stating that the RV's are being used only for short term residential purposes".

AUTHORITY

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

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

SCOPE OF APPEAL

The Applicant is appealing the Zoning Administrators' interpretation 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. The Greenville County Zoning Ordinance reads as follows:

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."

The applicant states that the use of the two RV's on the subject property are being used for temporary habitation of guests and that it is no different from other RV's being used for habitation in the unzoned areas of the County. The unzoned areas of the County permit both the ability to live in RV's and also have RV Parks, and do not have to adhere to Section 9:5.1. That section only refers to the parcels that fall within the zoned areas of Greenville County and has no purview over the unzoned areas. Since RV's are constructed under the Recreation Vehicle Industry Association (RVIA), they are not to be used for temporary or permanent occupancy under Section 9:5.1.

Therefore, it is my interpretation as Zoning Administrator for Greenville County that Section 9:5.1 is applicable and the Recreational Vehicles that are located on the property at 312 Pine Dr., Greer, SC 29651 are in violation of this section since they are being used for

temporary habitation, which is not a permitted use in the Zoned areas of Greenville County.

FINDINGS OF FACT

Section 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.

Curtis Snyder, Bryan Weist, and Carrie Christie were present in opposition.

The representative present for this application was Richard Olson.

Staff presented and discussion ensued.

The applicant stated Code Enforcement cited them for living in recreational vehicles and that he believes the use of recreational vehicles for temporary accommodation of guests should be permitted. They additionally stated they were unaware of any use restrictions for their property and when they became aware of this they read in the Greenville County Zoning Ordinance that properties zoned in the R-S classification can have recreational use of the property through a special exemption and would like to be granted this exception.

Mr. Henderson stated recreational use is defined as: "An establishment providing completely enclosed recreation activities"; and does not refer to an actual recreational vehicle.

The opposition stated they have concerns regarding the traffic increase, the property values in the area decreasing, and stated additionally that they do not support the recreational vehicles remaining on the property or the expansion of this use being permitted.

The applicant stated they agree with the concerns regarding the traffic and have applied for speed bumps to be installed. They additionally stated there is an apartment in the basement of their home and they are not restricted by HOA Covenants and that it is unreasonable to deny someone the full use of their property and the codes should be

changed.

Mr. Henderson informed the applicant that if he is renting out individual rooms or apartments he may be in violation of the Zoning Ordinance.

Mr. Akers made a motion to uphold the Zoning Administrator's decision. The motion carried with an 8 – 0 vote.

iv. CB-2024-064, Paul F. Gray of Stanley Martin Homes, LLC for Stanley Martin Homes, LLC

The property is located 1.55 miles southwest of I-385 and Harrison Bridge Rd interchange in the R-10, Single-Family Residential District

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the BZA.

The representative present for this application was Ethan Nida.

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

Staff presented and discussion ensued.

The applicant stated they would like to add a temporary pump station as there is no gravity station in the nearby vicinity. They additionally stated the public utility is looking to add trunk lines to the proposed subdivision and the proposed pump station will be unnecessary once this has been done.

Mr. Akers made a motion to approve the Use by Special Exception as requested. Mr. Boyanoski seconded the motion. The motion carried with a 7 – 0 vote. Ms. Hall recused herself from the Docket.

v. CB-2024-065, Larry Rogers

The property is located 0.23 miles south of the I-85 and Augusta Rd interchange, in the C-2, Commercial District

The applicant is requesting 2 Variances for an existing structure: one to encroach 13' into the 20' rear setback; the other to encroach 25' into the front 25' setback.

There are no prior applications before the BZA.

The representative present for this application was Larry Rogers.

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

Staff presented and discussion ensued.

The applicant stated he has been renting out the property and was not aware the renter did not have a valid business license or Certificate of Occupancy. The buildings in question are encroaching into the setbacks and are over forty-five years old.

Chris Nalley stated there had been a code enforcement violation for an illegal gaming house being run out of the property and the Certificate of Occupancy on file for a carwash was revoked due to this illegal use.

The applicant stated they were unaware of the revocation of the Certificate of Occupancy or the code case and once growth in Greenville has expanded to that area they plan to improve the location.

Ms. Brockman made a motion to approve the Variances as requested. Mr. Roth seconded the motion. The motion passed with an 8 – 0 vote.

vi. CB-2024-066, Jerry Blassingame of Soteria Community Development Corp. for Soteria Community Development Corp.

The property is located 1.92 miles west of N Main St and Center St. near the City of Travelers Rest, in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 20' into the required 20' setback on Old White Horse Rd. within the R-M20, Multifamily Residential District zone.

On June 10, 1992 The Board of Zoning Appeals approved Docket CB-92-71 for a Use by Special Exception to construct a Single-Family Dwelling parsonage.

On February 9, 1994, The Board of Zoning Appeals approved Docket CB-94-34 for a Use by Special Exception to allow for a home for unwed mothers.

The representative present for this application was Jerry Blassingame.

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

Staff presented and discussion ensued.

The applicant stated they own a non-profit and the structure in question is a greenhouse that was built two years ago and the use is for job training and growing food for the men the non-profit serves. They additionally stated they were unaware a greenhouse required permitting when it was built.

Mr. Winters made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion passed with an 8 – 0 vote.

vii. CB-2024-067, Suzanne R. Childs, AIA of Childs Architecture, LLC for Jaliabapa Radha, LLC

This property is located 1 mile west of intersection of Old Easley Hwy and White Horse Rd. in the R-15, Single-Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of a

Church.

There are no prior applications before the BZA.

The representatives present for this application were Suzanne Childs of Childs Architecture and Felix Fernandez with Global Revival Center.

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

Staff presented and discussion ensued.

The applicant stated the pieces of property in question are unusual and for the property in question they are looking to obtain a Use by Special Exception as the property is contiguous to residential and they believe the proposed religious facility will be an asset to the district as they intend to support the local community and feed the local unhoused community. They additionally stated they will adhere to all requirements of the Zoning Ordinance and anticipate the majority of traffic accessing the site off of Old Bramlett Rd.

Ms. Hall made a motion to approve the Use by Special Exception as requested. Mr. Boyanoski seconded the motion. The motion passed with an 8 – 0 vote.

viii. CB-2024-068, Joe Jackson of Holly Tree Country Club, Inc. for Holly Tree Country Club, Inc.

This property is located 0.5 miles north of HWY 14 and Adams Mill Rd intersection, in the R-15, Single-Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of pickleball courts.

On June 21, 1991, The Board of Zoning Appeals approved Docket CB-91-67 for a Use by Special Exception to construct an addition to the clubhouse.

On December 12, 2001, The Board of Zoning Appeals approved Docket CB-01-178 for a Use by Special Exception to construct a new pro shop and dining area.

The representative present for this application was Joe Jackson.

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

Staff presented and discussion ensued.

The applicant stated they would like to expand their services by adding pickleball courts. They additionally stated the existing site is comprised of grass and trees, some of which would need to be removed prior to construction and they do not anticipate adding any additional parking for the proposed courts.

Mr. Boyanoski made a motion to approve the Use by Special Exception as requested. Mr. Roth seconded the motion. The motion passed with a 7 – 0 vote. Mr. Hakala recused himself from the Docket.

ix. CB-2024-069, Daniel Merritt of Seamon Whiteside for Ronnie Ayers

The property is located 0.24 miles north of I-185 and Piedmont HWY interchange in the S-1, Services District

The applicant is requesting a Variance to reduce all setbacks to 0' due to parcel size.

There are no prior cases before the BZA.

The representatives present for this application were James Hunt and Daniel Merritt.

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

Staff presented and discussion ensued.

The applicant stated the business had been in operation for over thirty years and the owner has an agreement with the railway to use the property located in their right of way. They additionally stated the business would like to expand their storage and office area and due to the S-1 setback restrictions would be left with six feet of buildable property.

Mr. Roth made a motion to approve the Variance as requested. Mr. Hakala seconded the motion. The motion passed with an 8 – 0 vote.

x. CB-2024-070, Sam Davis of UGATA for Greenville County School District No. 520

This property is located 1.2 miles northeast of I-385 and Harrison Bridge Rd interchange, in the R-S, Residential Suburban District

The applicant is requesting a Use by Special Exception to allow for the construction of a recreational trail easement.

There are no prior cases before the BZA.

The representative present for this application was Sam Davis.

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

Staff presented and discussion ensued.

The applicant stated they are working with various municipalities to connect the Swamp Rabbit Trail to the Heritage Park Trail and require a Use by Special Exception in order to construct the recreational trail in Greenville County.

Ms. Godfrey made a motion to approve the Use by Special Exception as requested. Mr. Akers seconded the motion. The motion passed with an 8 – 0 vote.

6. Announcements/Requests

Vice Chairman Akers asked for any announcements or requests.

Mr. Henderson provided an update on the number of dockets on the agenda for next week's meeting as well as for the August meeting.

Chairman Godfrey congratulated all new board members on their participation.

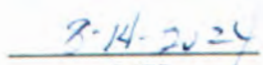
7. Adjournment

Vice Chairman Akers made a motion to adjourn the meeting. Mr. Roth seconded. The motion carried unanimously.

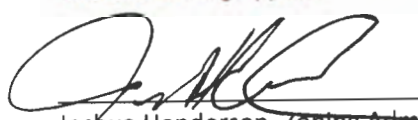
This decision was affirmed by the Greenville County Board of Zoning Appeals on August 14, 2024.



Laura Godfrey, Chairwoman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

July 10, 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-2024-059

- Applicant:** Michael Scott Hammond of Apollo Sign & Light for Hutton Greenville Galloway ST SC, LLC
- Project Type:** Variance
- Address:** 370 Galloway Dr., Greenville, SC 29609
- Zoning:** C-2, Commercial District
- Posting:** Confirmed 05/28/24

CB-2024-059: Variance Request

The property is located 0.25 miles southeast of the intersection of Old Buncombe Rd and Poinsett Hwy in the C-2, Commercial District.

The applicant is requesting a variance to allow for 6 signs, which is 3 signs over the permitted maximum.

There are no prior applications before the BZA.

CB-2024-059: Variance

Sign Ordinance, Section 8.4.1 Requirements for Wall Signs;

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

Sign Ordinance, Section 8.5.2 Business Use Areas;

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

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- B. Sites which have more than one street front may be allowed one (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs, two of which are freestanding signs oriented towards two different street fronts respectively.)
- C. Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

CB-2024-059: Variance

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

Table 19.8(b): Business Use Area Sign Regulations

CB-2024-059: 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:

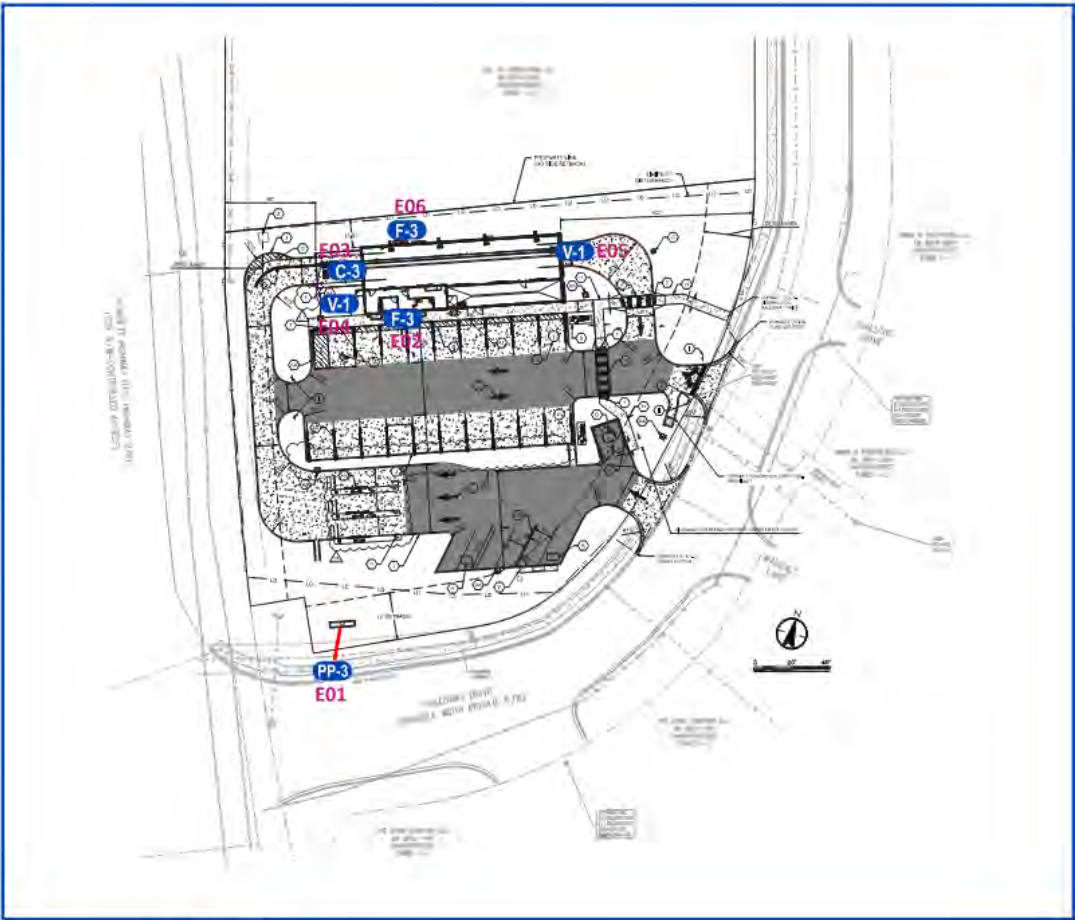
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2024-059: Site Plan

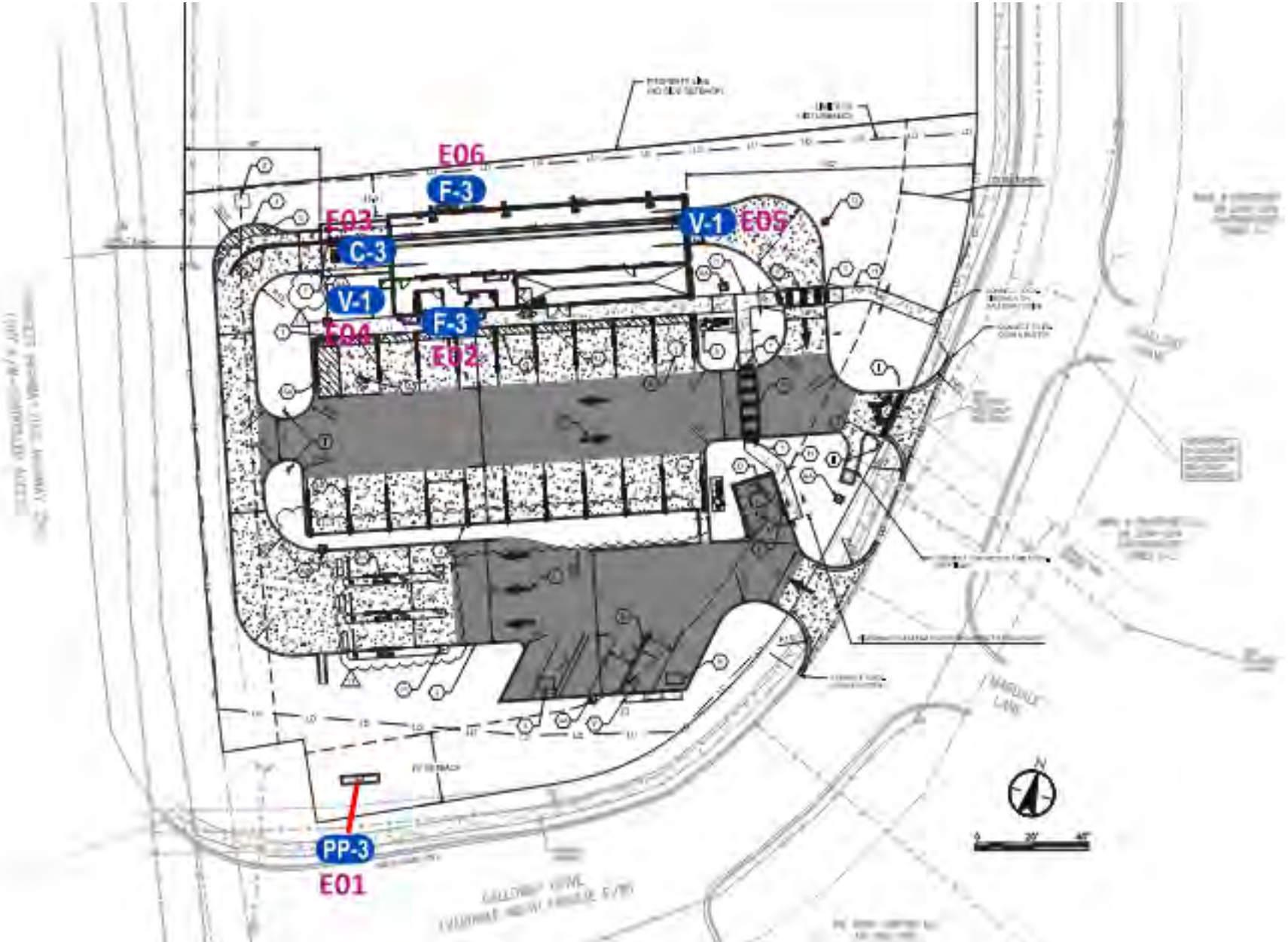
SITEPLAN

SITE MAP

QTY.	DESCRIPTION
E01 PP-3 1	MOD WASH PYLON with Digital Board (FAB & INSTALL) 112.20 SF.
E02 F-3 1	MOD WASH CHANNEL LETTERS (FAB. & INSTALL) 52 SF.
E03 C-3 1	Car Wash Channel Letters (FAB & INSTALL) 30.21 SF.
E04 V-1 1	CUSTOM MOD DROP VINYL MURAL (FAB & INSTALL) 13.68 SF.
E05 V-1 1	CUSTOM MOD DROP VINYL MURAL (FAB & INSTALL) 27.19 SF.
E06 F-3 1	MOD WASH CHANNEL LETTERS (FAB & INSTALL) 52 SF.



CB-2024-059: Site Plan



CB-2024-059: Site Plan

COLORS - GRAPHICS

PRIMARY BRAND COLORS



3M SCOTCHCAL ELECTRIC PINK 3630-498



3M SCOTCHCAL ELECTRIC BLUE 3636-27

MOD DROP COLORS



PANTONE 139C



PANTONE 2736C



PANTONE 1788C



PANTONE 2692C



PANTONE 4141C

MODWASH FABRICATION COLORS



SW 6902
ESSENTIAL GRAY



68C-10 REFLECTIVE WHITE
(ADDRESS NUMBERS)



WHITE
SATIN FINISH

STACKED - MAIN ID



STACKED - PYLON ONLY



INLINE - MODWASH



INLINE - CAR WASH



MOD DROP



FREE VACUUM DROP



VINYL MOD DROP



VINYL MOD DROP WALL MURAL



Project ID

HH3-54697

Date: 09-18-2023

Scale: NTS

Sales: H. Huff

Designer: M. Holman

Rev. #:

Date:

Revision Note:

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

120V

347V

Other _____

Customer Approval

Signature: _____

MM/DD/YYYY _____

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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19528
Modwash
370 Galloway Drive
Greenville, SC 29609

Sign Item

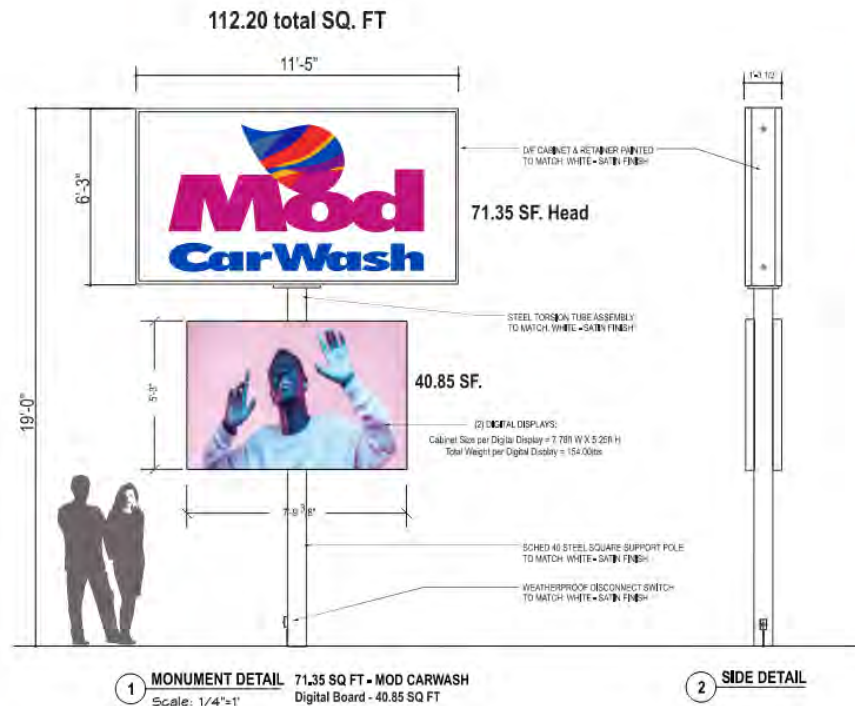
COLOR DETAIL

CB-2024-059: Site Plan

E01 - PP-3 Custom Pylon with Digital Board

PP-3 POLE PYLON Custom 19' OAH.

E01



Colors

- to Match PMS 233C
3M Scotchal Electric Pink
3630-98
- to Match PMS 130C
- to Match PMS 1788C
- to Match PMS 4141C
- to Match PMS 2728C
3M Scotchal Electric Blue
3630-27
- to Match PMS 2736C
- to Match PMS 2602C
- White Satin Finish
- FACE: 7328 WHITE POLYCARBONATE

Specifications

D/F Cabinet and Retainer Painted to match: White - Satin Finish
.177" White 7328 Polycarbonate
48" 3660M Matte Overlaminate 3M Vinyl
VINYL: DIGITAL PRINT W/
CLEAR OVERLAMINATE
3M Vinyl Applied 1st Surface
Sched 40 Steel Square Support
Pole to match: White - Satin Finish
Hanley LED HLED-KS2100W LED Modules
Hanley LED H60W-SD-12 Power Supply

Project ID

HH3-54697-R3

Date: 09-18-2023

Scale: 1/4"=1'

Sales: H. Huff

Designer: M. Holman

Rev. #: R3 M. Holman

Date: 12-29-2023

Revision Note:

Please update the design package to the following's specifications.
Site plan - page 3
We need to move the location for sign E01 on the map out of the right of way. 6'-3" X 11'-5" Cabinet with larger 5'3" X 7'9 3/8" digital board = 106 SF 19' OAH.

Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

Electrical

120V 347V
 Other _____

Customer Approval

Signature: _____

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Modwash
370 Galloway Drive
Greenville, SC 29609

Sign Item

E01 - PP-4A

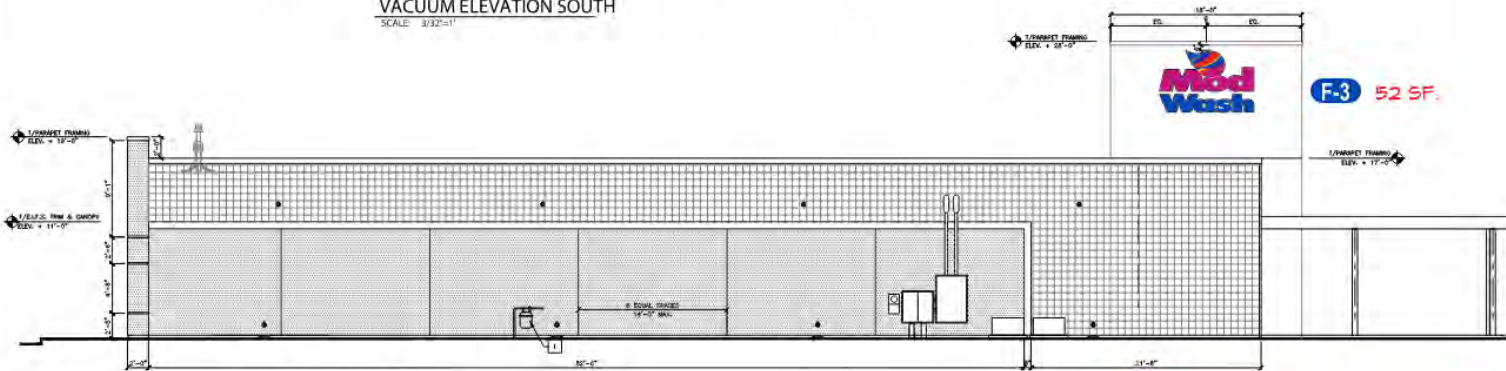
CB-2024-059: Site Plan

ELEVATIONS

E02, E06



VACUUM ELEVATION SOUTH
SCALE: 3/32"=1"



TUNNEL ELEVATION NORTH
SCALE: 3/32"=1"

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

Project ID
HH3-54697

Date: 09-18-2023
Scale: as noted
Sales: H. Huff
Designer: M. Holman

Rev. #:
Date:
Revision Note:

Missing Information
Required:
Final dimensions subject to site survey and/or technical specifications.

Electrical
 120V 347V
 Other _____

Customer Approval
Signature: _____
MM/DD/YYYY

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19528
Modwash
370 Galloway Drive
Greenville, SC 29609

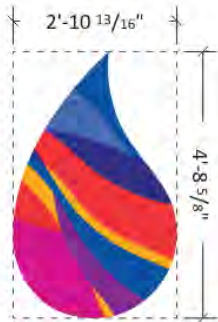
Sign Item
E02, E06

CB-2024-059: Site Plan

ELEVATIONS

V-1 MOD DROP Custom VINYL

E03, E04



V-1 SCALE: 1/2"=1'
13.68 SF.

SIZE AS NOTED
 1ST OR 2ND SURFACE **1ST**
 GRAPHICS MACTAC - STREETRAP STR. 328 3.4 MIL MATTE WHITE
 SPECIFICATION W/ UV LAMINATE
 INSTALL METHOD APPLY **1ST** SURFACE TO CLEAN WALL



1 ENTRANCE SIDE ELEVATION
 A-202 SCALE: 1/8"=1'

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

Project ID
HH3-54697

Date: 09-18-2023
 Scale: as noted
 Sales: H. Huff
 Designer: M. Holman

Rev. #:
 Date:

Revision Note:

Missing Information
 Required:
 Final dimensions subject to site survey and/or technical specifications.

Electrical
 120V 347V
 Other _____

Customer Approval
 Signature: _____
 MM/DD/YYYY

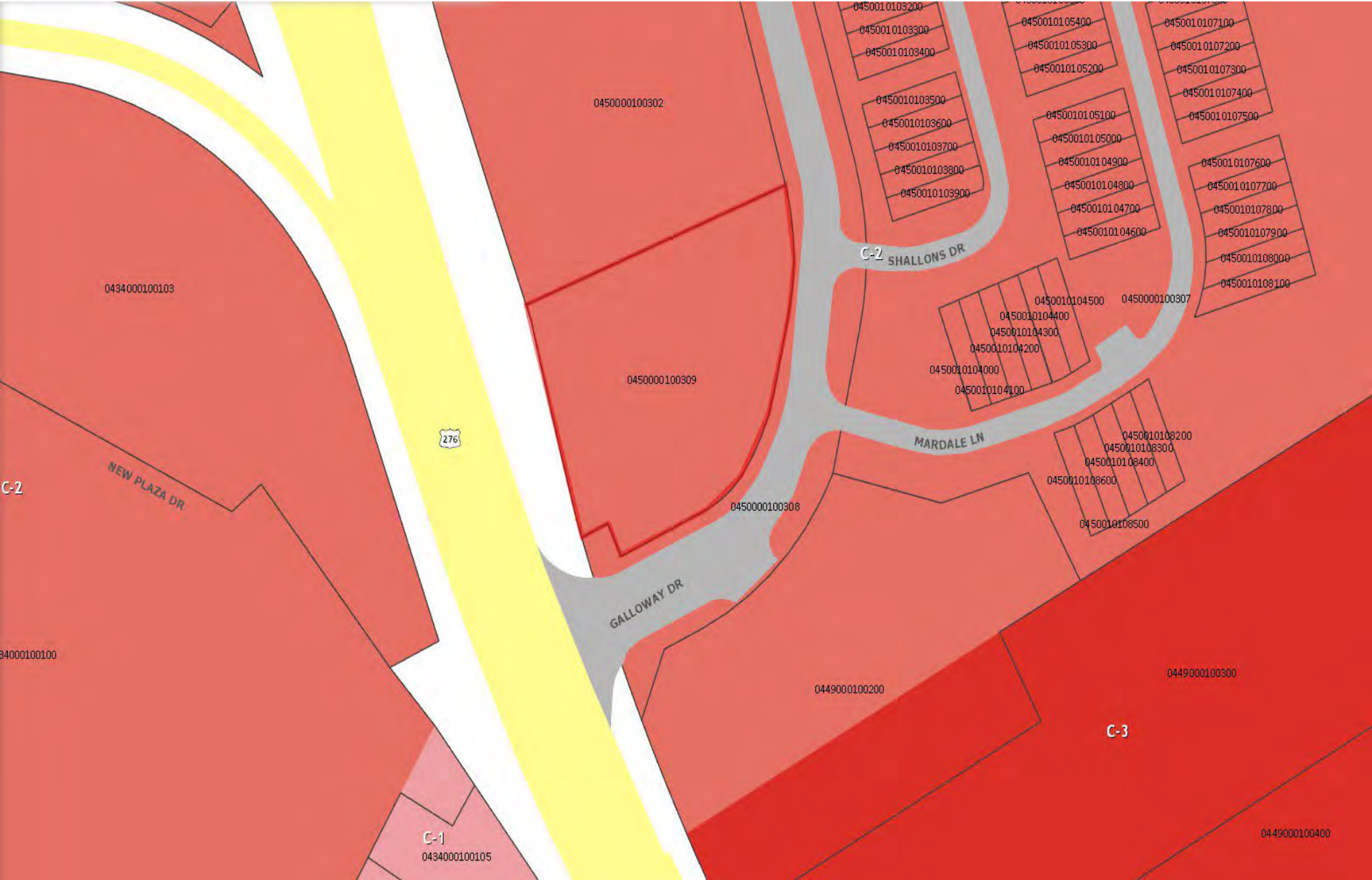
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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19528
 Modwash
 370 Galloway Drive
 Greenville, SC 29609

Sign Item
 E03, E04

CB-2024-059: Zoning Map



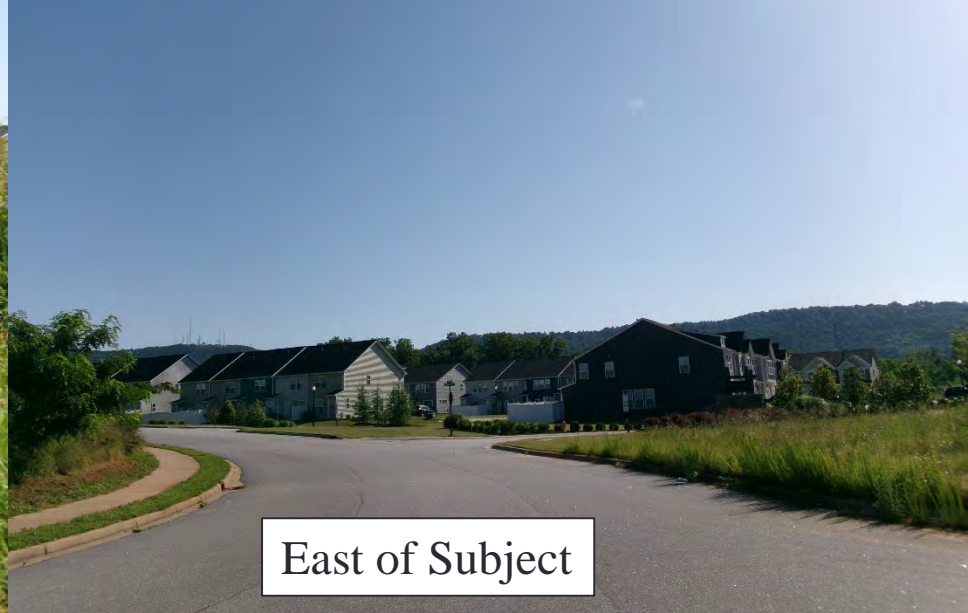
CB-2024-059: Aerial Map



CB-2024-059 Photos



Subject



East of Subject



South of Subject



West of Subject

CB-2024-061

Applicant:	Austin Matthew Allen of Arbor Land Design for Britten Properties, LLC
Project Type:	Variance
Address:	784 Easley Bridge Rd & Dorsey Ave. Greenville, SC 29611
Zoning:	C-2, Commercial District
Posting:	Confirmed 06/25/2024

CB-2024-061: Request

The property is located 0.66 miles East of the intersection of Easley Bridge Rd and S Washington Ave, near the City of Greenville.

The applicant is requesting a Variance to encroach 7.8' into the required 15' setback for commercial gasoline canopies.

There are no prior applications before the BZA.

CB-2024-061: Variance

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

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

CB-2024-061: Variance

7:3.6 Additional Setback in Commercial Districts

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

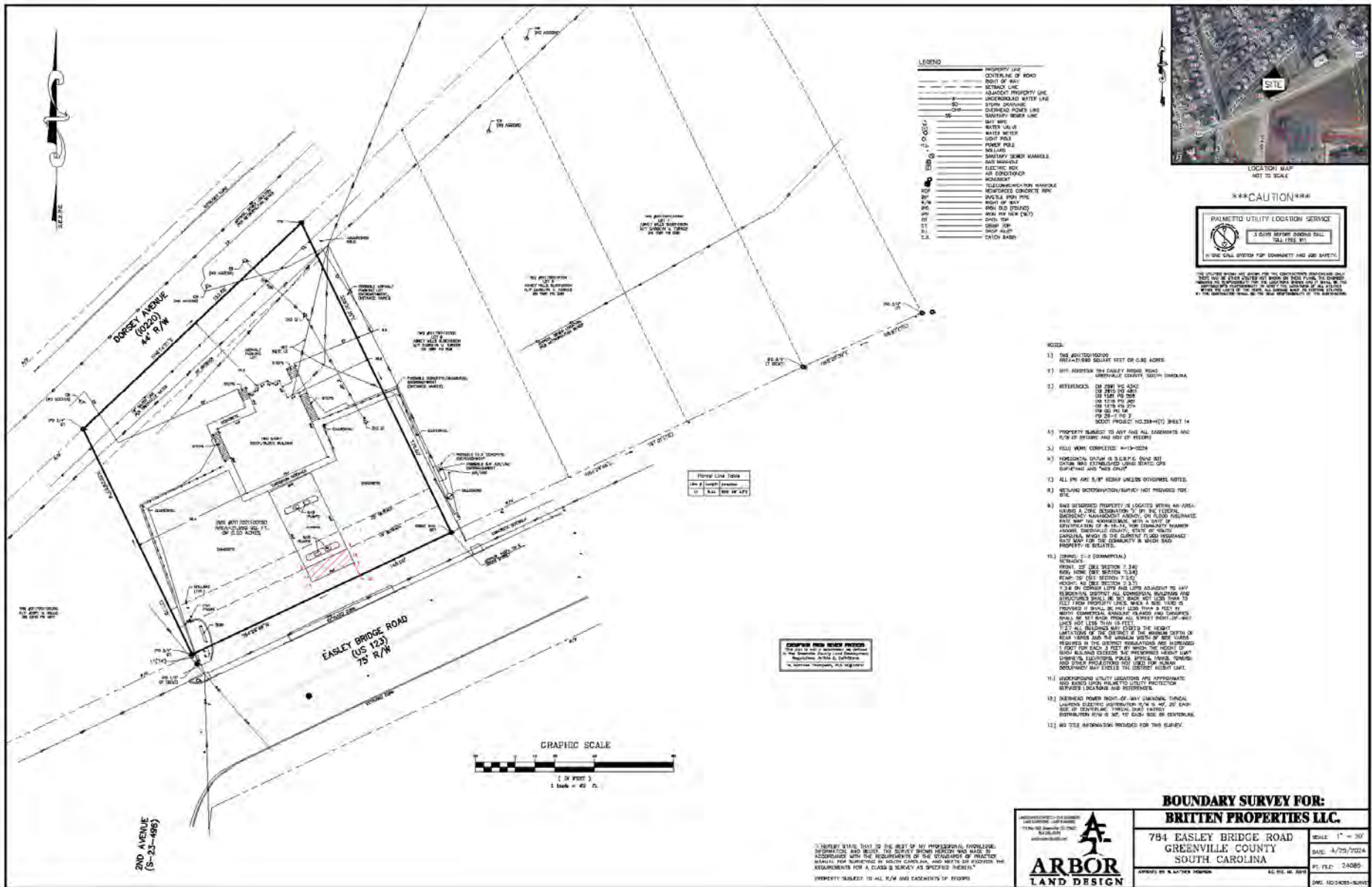
Commercial gasoline islands and canopies shall be set back from all street right-of-way lines not less than 15 feet.

CB-2024-061: Variance Considerations

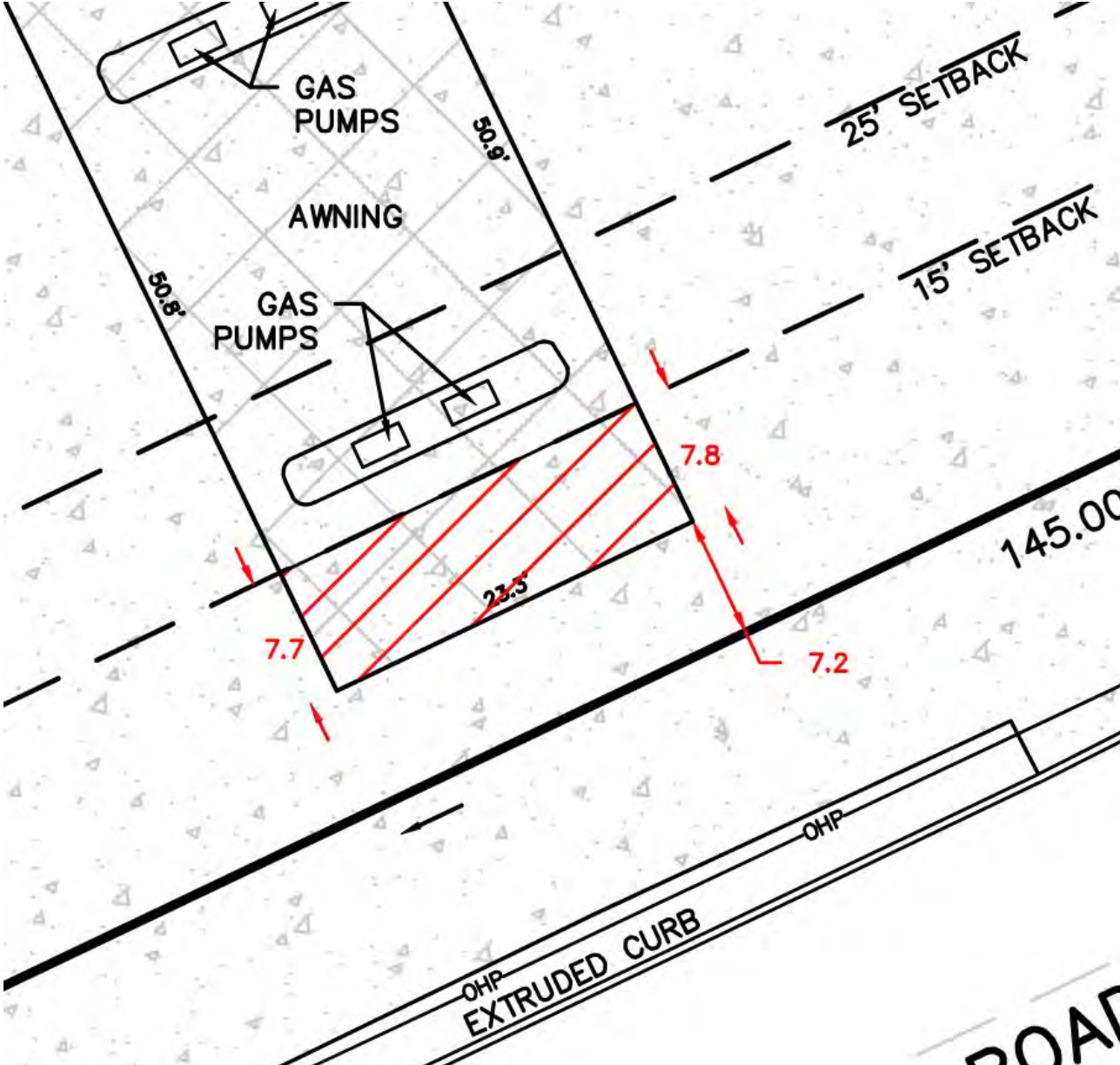
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

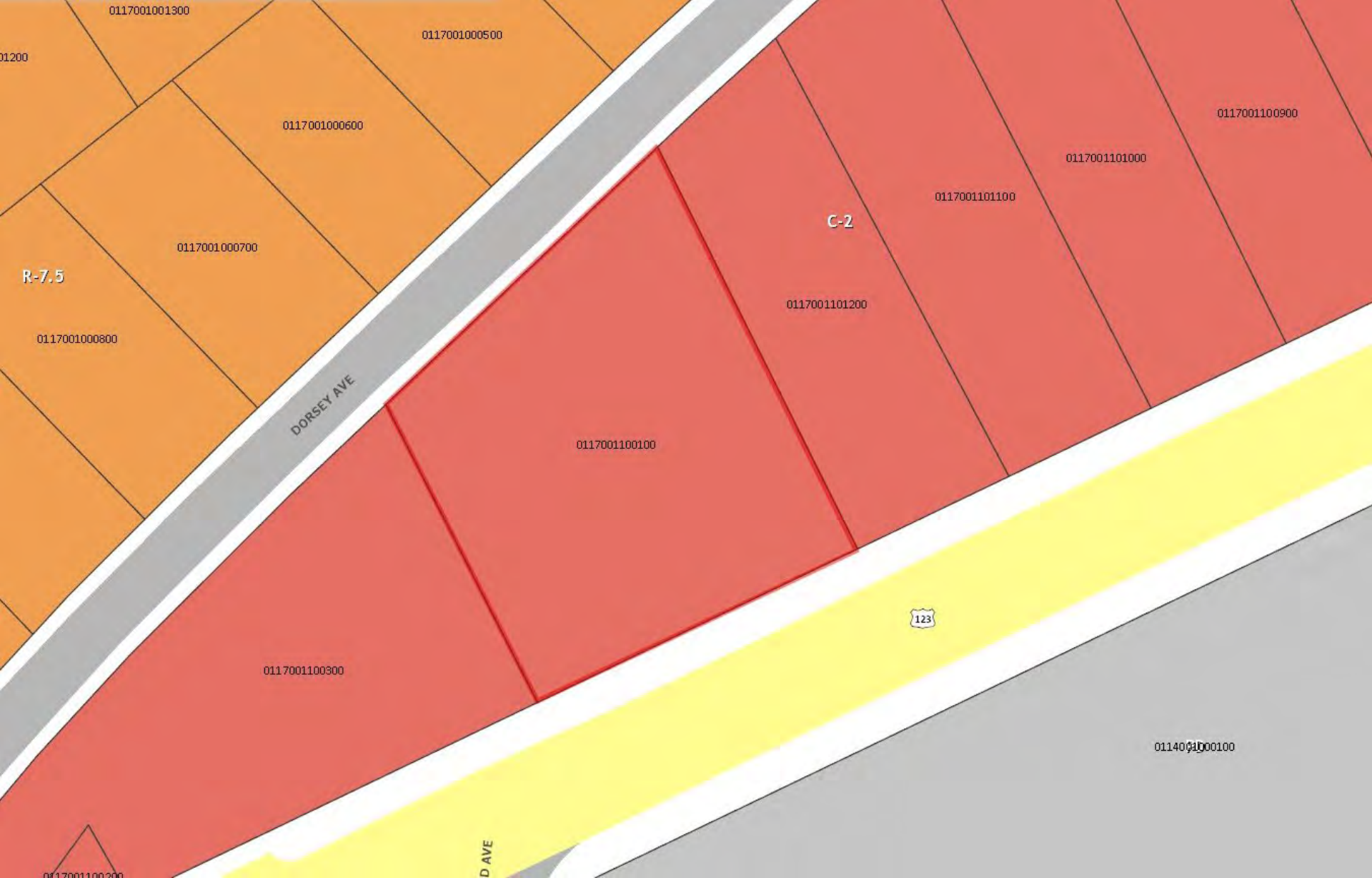
CB-2024-061: Site Plan



CB-2024-061: Site Plan



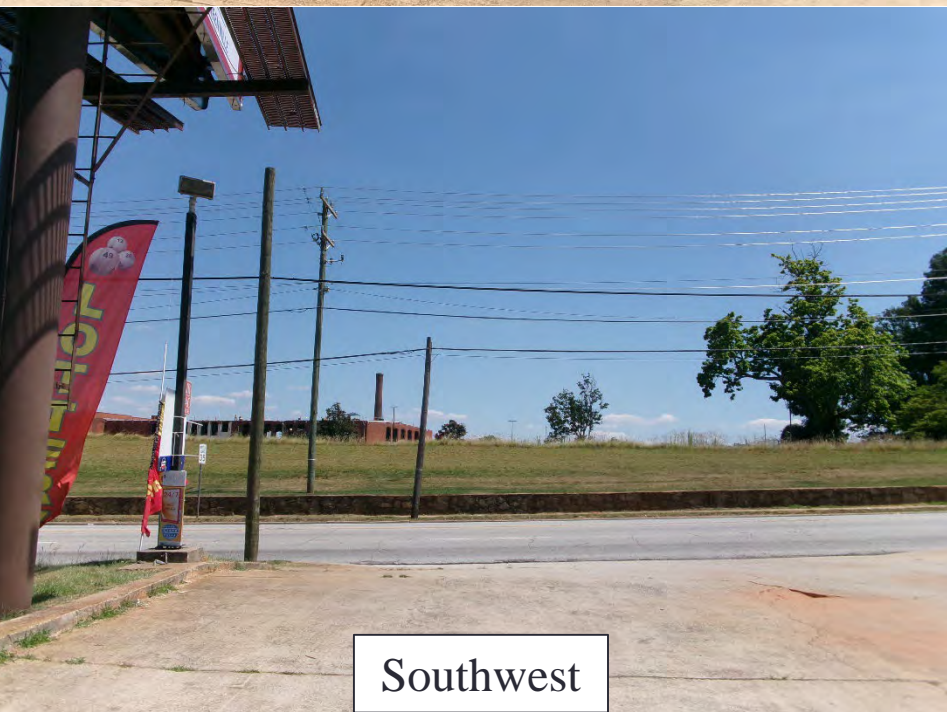
CB-2024-061: Zoning Map



CB-2024-061: Aerial Map



CB-2024-061 Photos



CB-2024-063

Applicant:	Richard Olson for Roger Bramlett
Project Type:	Appeal of Zoning Administrator's Decision
Address:	312 Pine Drive, Greer, SC 29651
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 06/25/24

CB-2024-063:

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-2024-063: Scope of Appeal

The Applicant is appealing my interpretation as, Zoning Administrator, of Section 9:5.1, Travel or Camping Trailers, where I interpret this section to regulate that these types of vehicles cannot be temporarily or permanently used for habitation.

CB-2024-063: 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 use of the two RV’s on the subject property are being used for temporary habitation of guests and that it is no different from other RV’s being used for habitation in the unzoned areas of the County.”

Staff’s Response: The unzoned areas of the County permit both the ability to live in RV’s and also have RV Parks, and do not have to adhere to Section 9:5.1. That section only refers to the parcels that fall within the zoned areas of Greenville County and has no purview over the unzoned areas. Since RV’s are constructed under the Recreation Vehicle Industry Association (RVIA), they are not to be used for temporary or permanent occupancy under Section 9:5.1.

CB-2024-063: Summary

Therefore, it is my interpretation as Zoning Administrator for Greenville County that Section 9:5.1 is applicable and the Recreational Vehicles that are located on the property at 312 Pine Dr., Greer, SC 29651 are in violation of this section since they are being used for temporary habitation, which is not a permitted use in the Zoned areas of Greenville County.

CB-2024-063: Zoning Map



CB-2024-063: Aerial Map



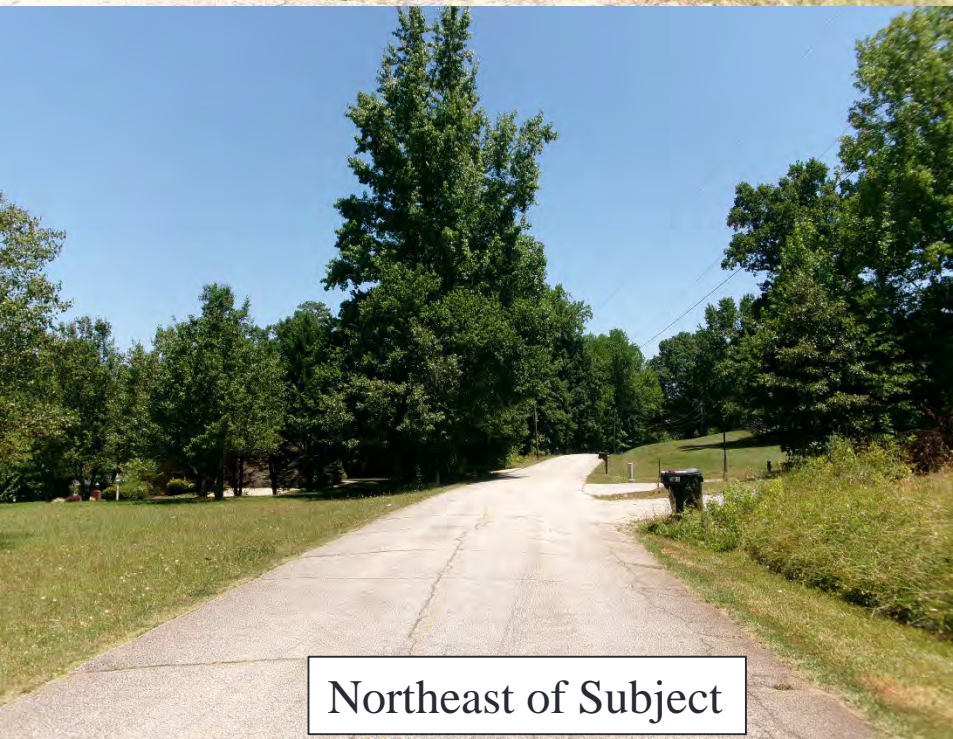
CB-2024-063 Photos



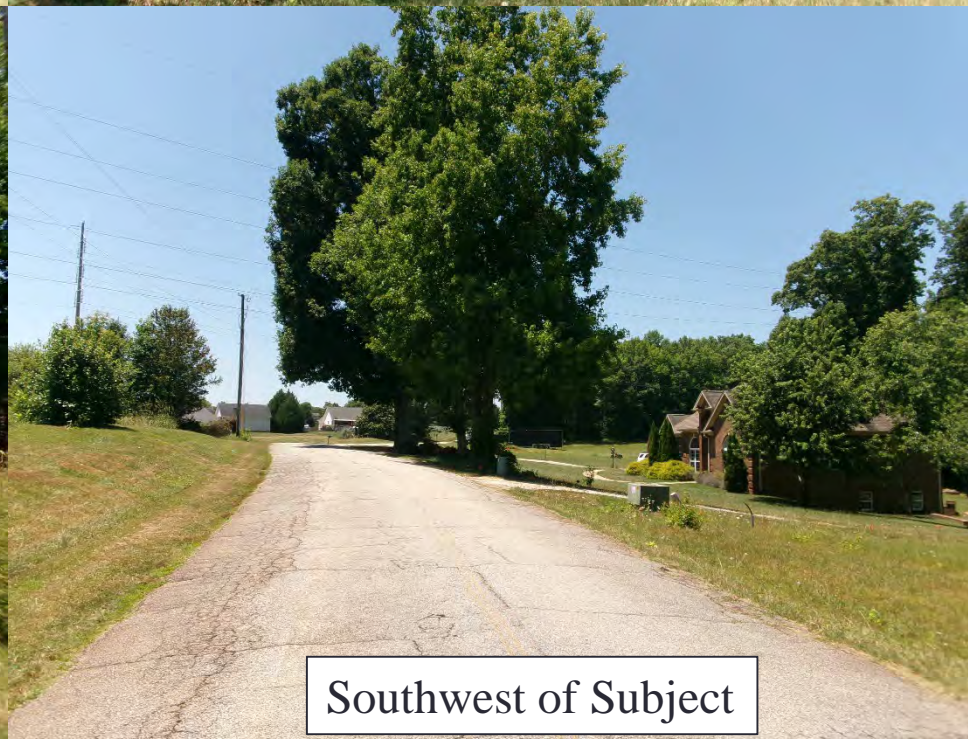
Subject



Close up of Subject



Northeast of Subject



Southwest of Subject

CB-2024-064

- Applicant:** Paul F. Gray of Stanley Martin Homes, LLC for Stanley Martin Homes, LLC
- Project Type:** Use by Special Exception
- Address:** 900 Fairview Rd., Simpsonville, SC 29680
- Zoning:** R-10, Single-Family Residential District
- Posting:** Confirmed 06/25/24

CB-2024-064: Request

The property is located 1.55 miles southwest of I-385 and Harrison Bridge Rd interchange in the R-10, Single-Family Residential District

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the BZA.

CB-2024-064: Use by Special Exception Requirements

Section 5:5.1 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-10, Single-Family Residential 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."

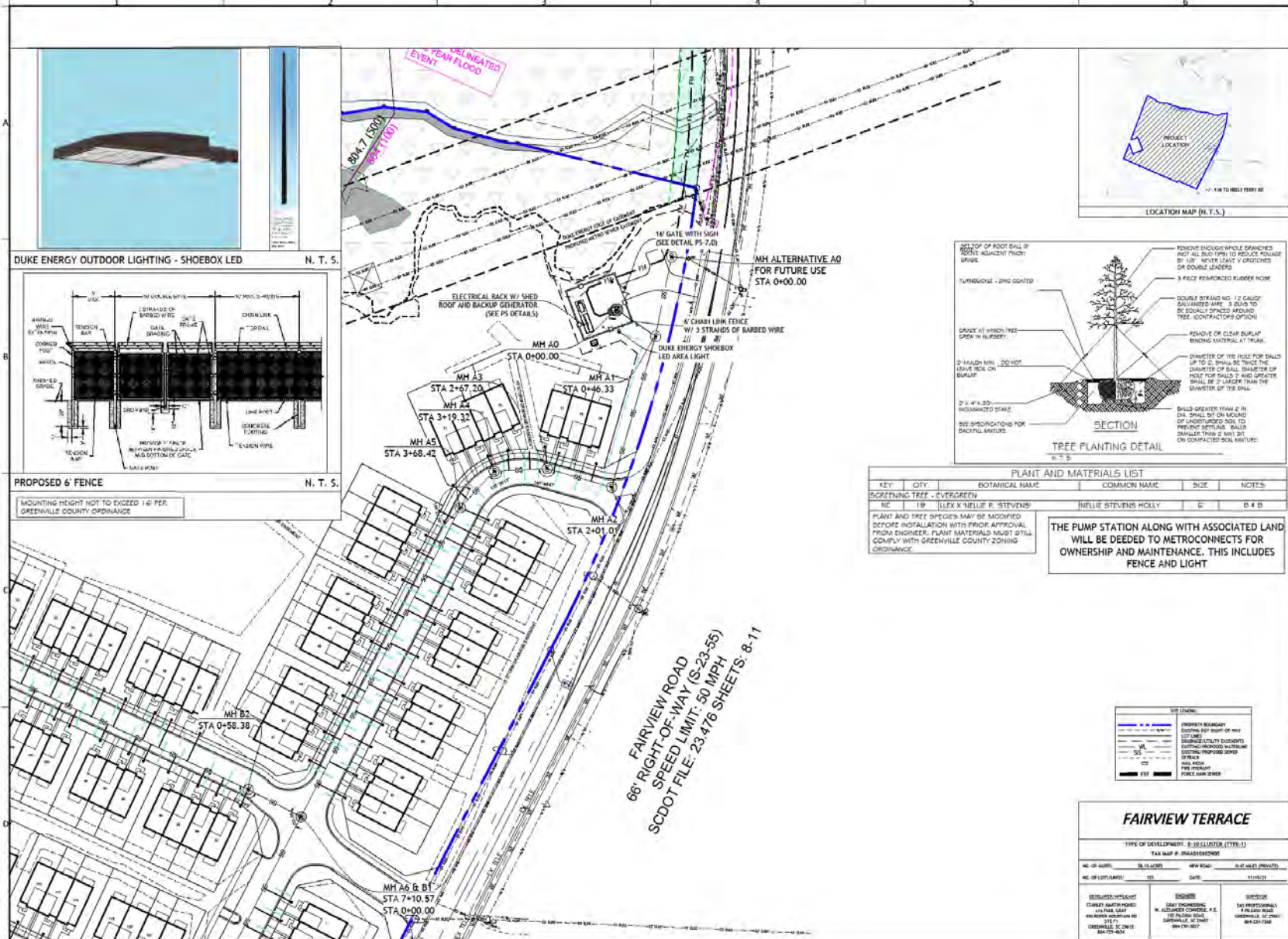
CB-2024-064: Use by Special Exception Considerations

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.”

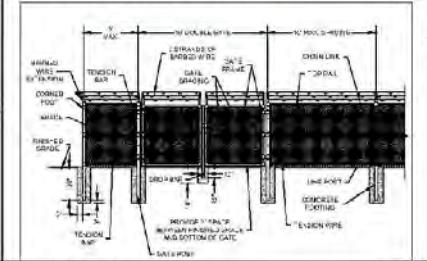
The Board shall consider the following factors:

- 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-2024-064: Site Plan



DUKE ENERGY OUTDOOR LIGHTING - SHOEBOX LED N. T. S.



PROPOSED 6' FENCE N. T. S.

MOUNTING HEIGHT NOT TO EXCEED 1' @ PER GREENVILLE COUNTY ORDINANCE

DELINEATED 2-YEAR FLOOD

804.7 (500) 802.1 (100)

ELECTRICAL BACK W/ SHED ROOF AND BACKUP GENERATOR (SEE PS DETAILS)

15' GATE WITH SIGN (SEE DETAIL PS-7.20)

MH ALTERNATIVE A0 FOR FUTURE USE STA 0+00.00

MH A0 STA 0+00.00

MH A3 STA 2+67.20

MH A4 STA 3+19.32

MH A5 STA 3+68.42

MH A1 STA 0+46.33

MH A2 STA 2+01.01

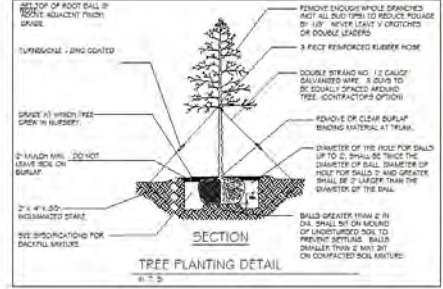
MH B3 STA 0+58.38

MH A6 & B1 STA 7+10.57 STA 0+00.00

66' RIGHT-OF-WAY (S-23-55)
SPEED LIMIT: 50 MPH
SCDOT FILE: 23-476 SHEETS: 8-11



LOCATION MAP (N.T.S.)



PLANT AND MATERIALS LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SCREENTING TREE - EVERGREEN					
19		ILEX X NELLE E. STEVENS	WILLIE STEVENS HOLLY	6"	B 4 B

THE PUMP STATION ALONG WITH ASSOCIATED LAND WILL BE DEED TO METROCONNECTS FOR OWNERSHIP AND MAINTENANCE. THIS INCLUDES FENCE AND LIGHT



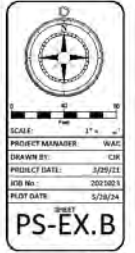
FAIRVIEW TERRACE

TYPE OF DEVELOPMENT: 8-USE (LOT 18) (TYPE 1)			
TAX MAP # 08A0300000			
NO. OF LOTS: 13	NO. OF LOTS: 13	NEW ROAD: 0.0	S.C. WATER PRODUCTS
NO. OF LOTMENTS: 13	DATE: 11/16/21		
DESIGNED BY: CH2M HILL	DRAWN BY: CH2M HILL	CHECKED BY: CH2M HILL	DATE: 11/16/21
SCALE: 1" = 40'	PROJECT MANAGER: [Name]	SCALE: 1" = 40'	PROJECT MANAGER: [Name]
DATE: 3/29/21	PROJECT DATE: 3/29/21	JOB No: 2003823	DATE: 3/29/21
DATE: 5/28/24	DATE: 5/28/24	DATE: 5/28/24	DATE: 5/28/24

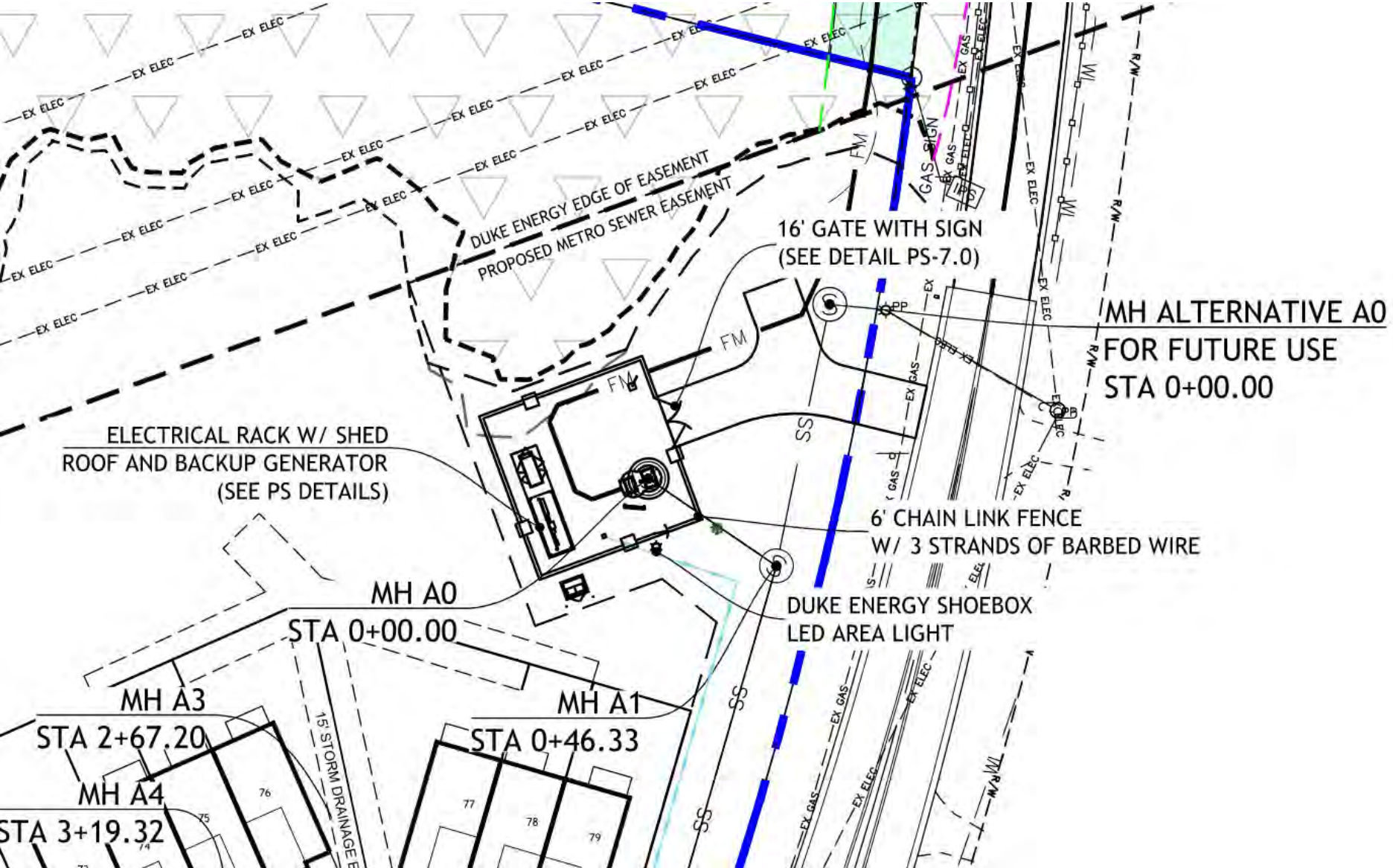
NO.	DATE	BY	REVISION
1			ISSUED FOR CONSTRUCTION



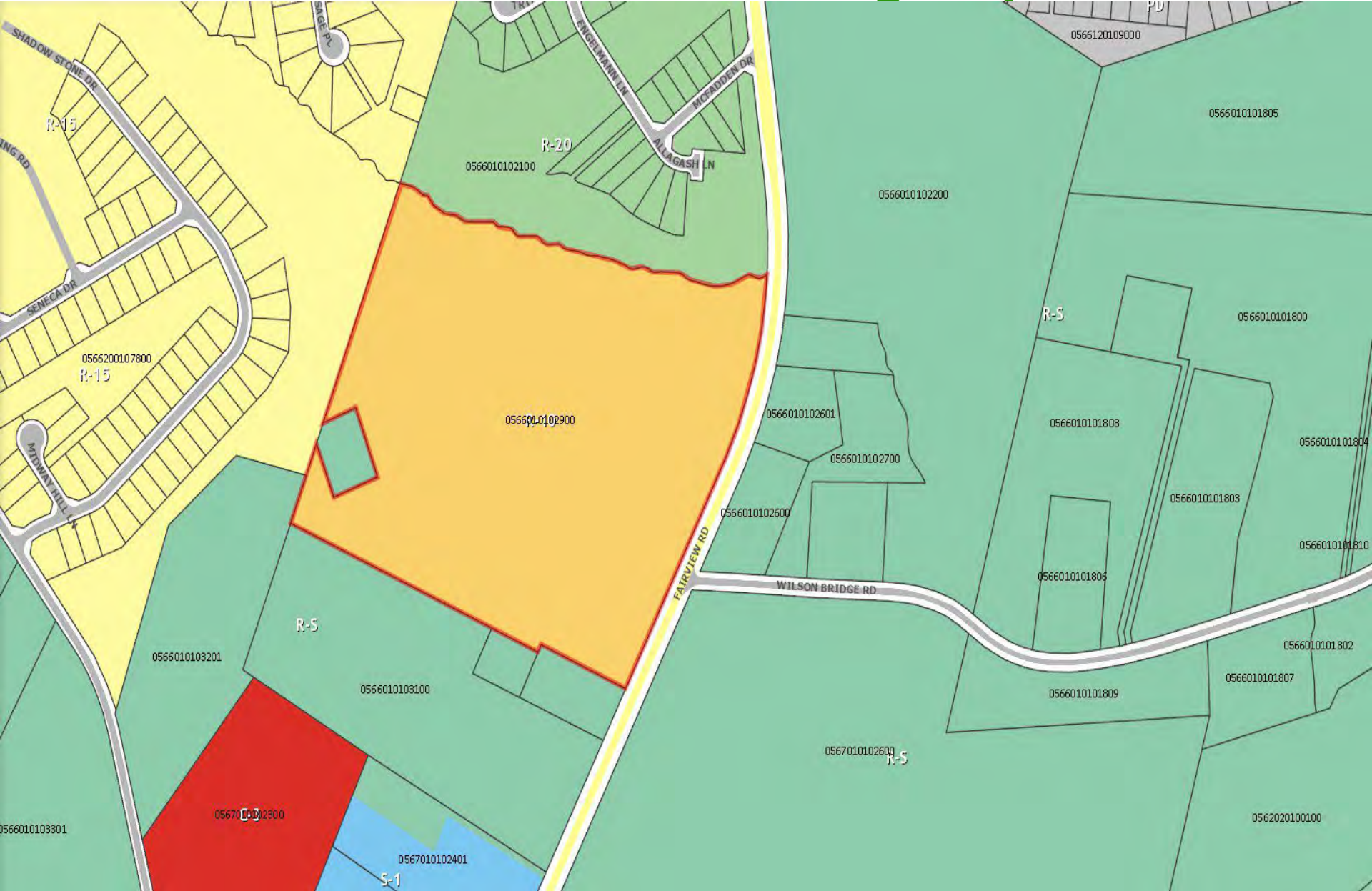
UTILITY PLAN
FAIRVIEW TERRACE TOWNES
WILSON ROAD ROAD



CB-2024-064: Site Plan



CB-2024-064: Zoning Map



CB-2024-064: Aerial Map



CB-2024-064 Photos



Subject location



North



South



Close-up of subject location

CB-2024-065

Applicant:	Larry Rogers
Project Type:	Variance
Address:	4560 Augusta Rd. and Bruce Rd., Greenville, SC 29605
Zoning:	C-2, Commercial District
Posting:	Confirmed 06/25/24

CB-2024-065: Variance Request

The property is located 0.23 miles south of the I-85 and Augusta Rd interchange, in the C-2, Commercial District

The applicant is requesting 2 Variances for an existing structure: one to encroach 13' into the 20' rear setback; the other to encroach 25' into the front 25' setback.

There are no prior applications before the BZA.

CB-2024-065: Variance

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

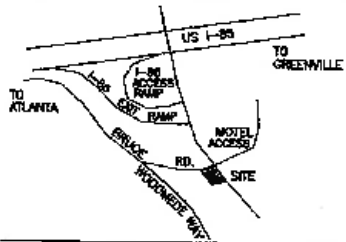
FRONT	=	25' from edge of road R.O.W.
RIGHT SIDE	=	15' from edge of road R.O.W.
LEFT SIDE	=	5' from property line
REAR	=	20' from property line

CB-2024-065: 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-2024-065: Site Plan



LOCATION MAP (NTS)

KEY:

- — DENOTES 1/2" REBAR
- — DENOTES 1/2" REBAR
- △ — DENOTES MAGNETIC NAIL
- ⊗ — DENOTES FIRE/HYDRANT

LOCATION: GREENVILLE
 DATE: MARCH 01, 2012
 TMS# 0369.00-01-001.03
 FIELD BY: W.E.S.
 DRAWN BY: W.E.S.

- REFERENCES:**
- DEED BK. 2363 @ PG. 4247
 - DEED BK. 2363 @ PG. 3583
 - DEED BK. 1681 @ PG. 147
 - PLAT BK. 8-T @ PG. 36
 - SCDOT FILE# 23.246A - SHEET 58

THIS SERVICE DOES NOT GUARANTEE THE TITLE SURVEYED BY SERVICE.

THESE SERVICES ARE PROVIDED AS A PROFESSIONAL SERVICE. THE SURVEYOR'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE PUBLIC. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.

NOTE:
 TOTAL ADIRFACE = 0.36
 ALL DISTANCES ARE HORIZONTAL
 GROUND DISTANCES UNLESS
 OTHERWISE STATED.
 RIGHT-OF-WAY INFORMATION
 OBTAINED FROM SCDOT
 FILE# 23.246A @ SHEET 58.

BRUCE ROAD
 (VARIABLE R/W)

N/E: ELLEN D. COLEMAN
 N/S# 0369.00-01-001.06
 DEED BK. 2363 @ PG. 3583

2012024044 PLR7/LG 2 PG
 Book/P.L. 1134 Page: 07-47
 March 27, 2012 12:20:55
 Rec: \$18.00 Only Tax: \$8.00 State Tax: \$9.00

FILED IN GREENVILLE COUNTY, SC

CURVE TABLE			
CURVE	CHORD BEARING	CHORD	RADIUS
C1	S82°28'30"E	1463.28	1463.28

N/E: TEN PLUS, LLC
 TMS# 0369.00-01-001.08
 DEED BK. 1681 @ PG. 147
 PLAT BK. 9-1 @ PG. 58

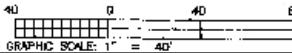
FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
 2012024044 Book: P.L. 1134 Page: 07-47
 March 27, 2012 12:28:55

Timothy J. Conway

AZIMUTH CONTROL, INC.
LAND SURVEYING
 CERTIFICATE OF AUTHORIZATION: 0022494
 132 PILGRIM RD., SUITE B,
 GREENVILLE, SC. 29607
 PH: (864) 281-9600
 S.C. PLS# 19897

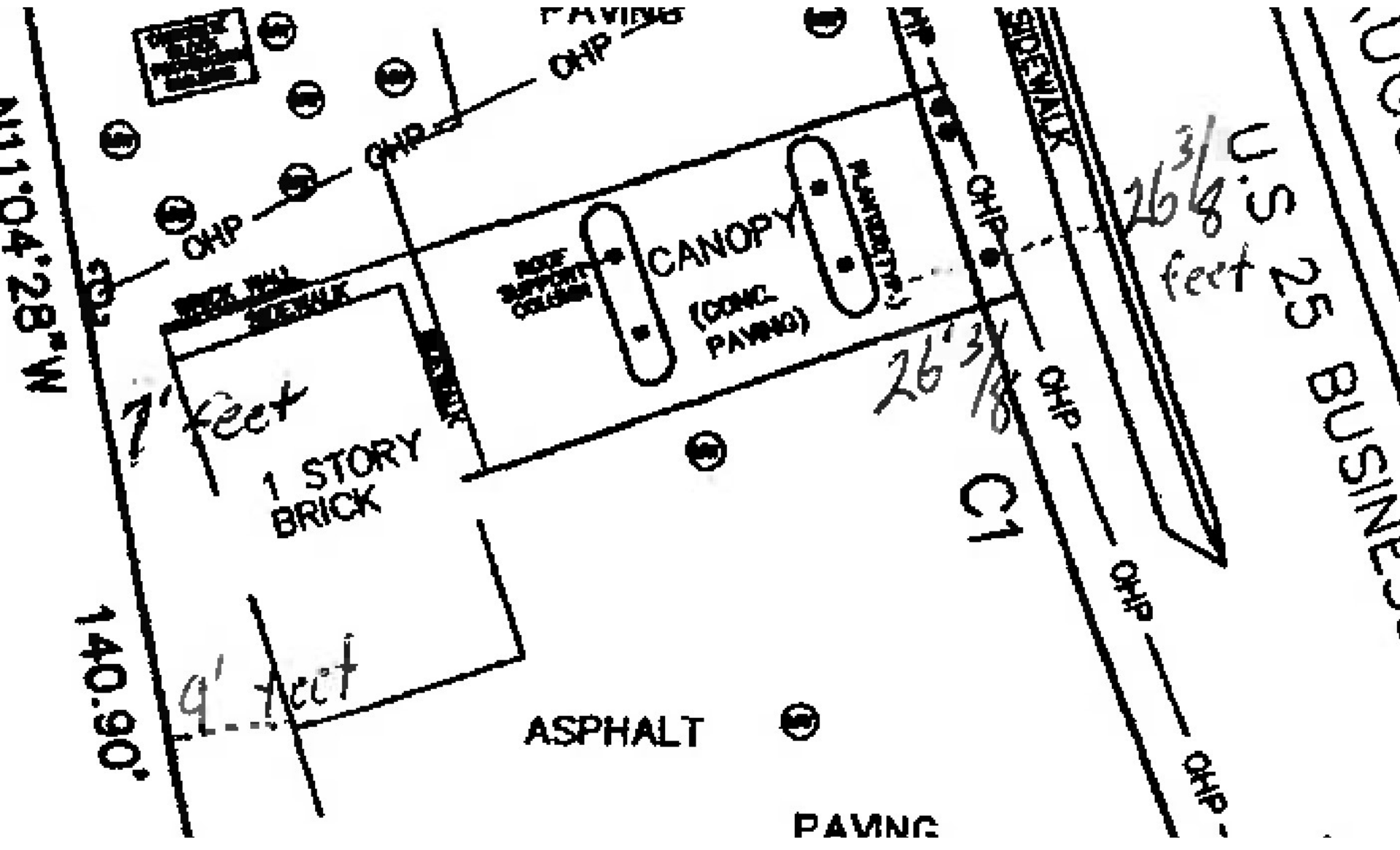
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING BY SOUTH CAROLINA AND DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS PROVIDED THEREIN. I ALSO STATE AND SO VERIFY THAT THE SURVEY AS SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING BY SOUTH CAROLINA.

WES E. SMITH
 Date: MARCH 01, 2012
 S.C. PLS# 19897

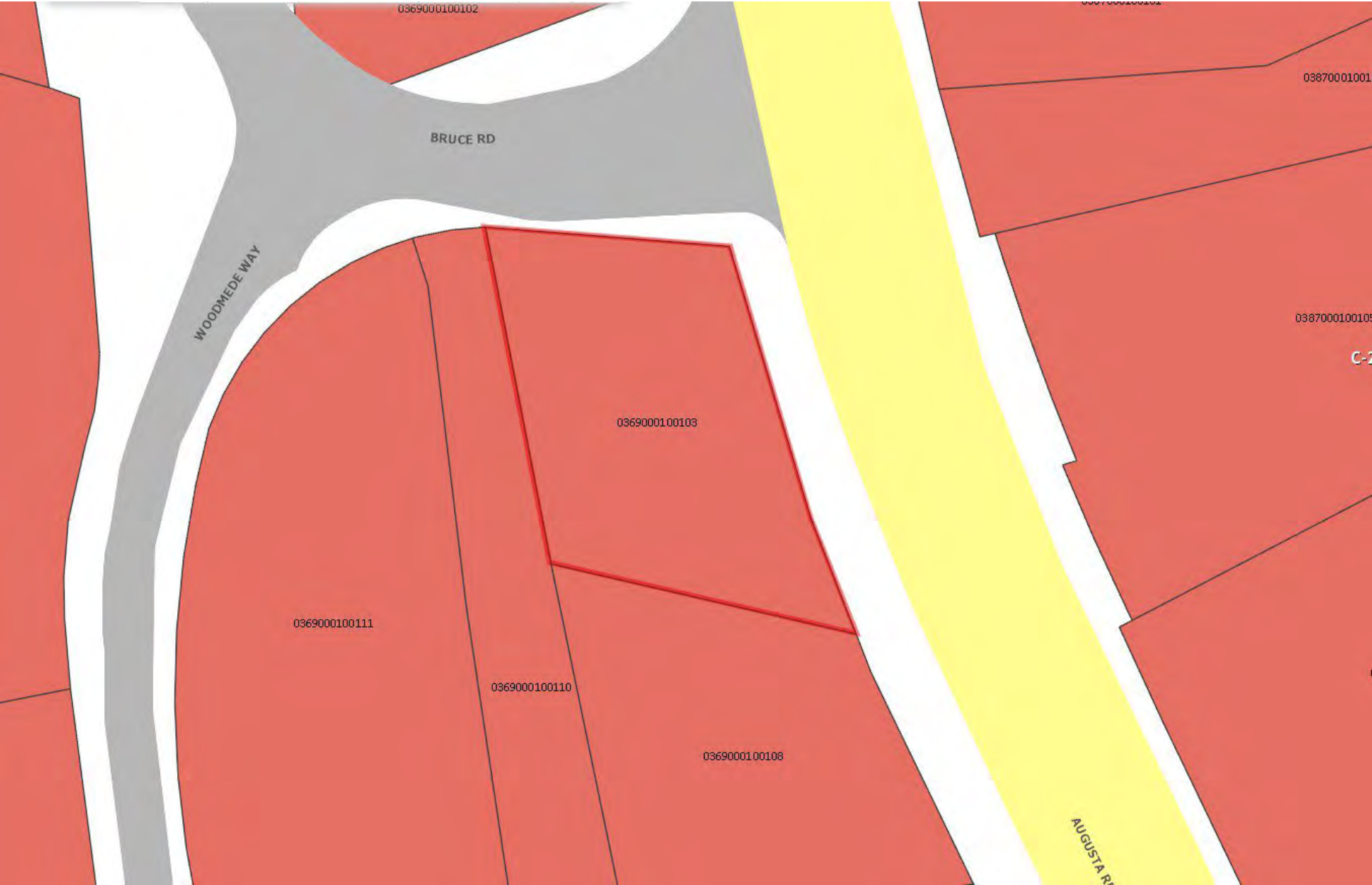


BOUNDARY SURVEY AT THE REQUEST OF:
3-R OF ANDERSON, LLC.
 GREENVILLE, COUNTY SOUTH CAROLINA

CB-2024-065: Site Plan



CB-2024-065: Zoning Map



CB-2024-065: Aerial Map



CB-2024-065 Photos



Subject



Northeast



South



North

CB-2024-066

- Applicant:** Jerry Blassingame of Soteria Community Development Corp. for Soteria Community Development Corp.
- Project Type:** Variance
- Address:** 11400 Old White Horse Rd., Travelers Rest, SC 29690
- Zoning:** R-M20, Multifamily Residential District & R-S, Residential Suburban District
- Posting:** Confirmed 06/25/24

CB-2024-066: Variance Request

The property is located 1.92 miles west of N Main St and Center St. near the City of Travelers Rest, in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 20' into the required 20' setback on Old White Horse Rd.

On June 10, 1992 The Board of Zoning Appeals approved Docket CB-92-71 for a Use by Special Exception to construct a Single-Family Dwelling parsonage.

On February 9, 1994, The Board of Zoning Appeals approved Docket CB-94-34 for a Use by Special Exception to allow for a home for unwed mothers.

CB-2024-066: Variance

Section 7:3., Table 7.4 – Setback/Height Requirements for the R-M20, Multifamily Residential District;

FRONT	= 20' from edge of OldWhite Horse Rd R.O.W.
RIGHT SIDE	= 15' from edge of N Hodgens Circle R.O.W.
LEFT SIDE	= 15' from property line
REAR	= 25' from edge of N Hodgens Circle R.O.W.

CB-2024-066: 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-2024-066: Site Plan

SOTERIA CDC
11400 OLD WHITE HORSE ROAD



CB-2024-066: Site Plan



CB-2024-066: Zoning Map



CB-2024-066: Aerial Map



CB-2024-066 Photos



Subject Greenhouse



Subject



North of Subject



South of Subject

CB-2024-067

- Applicant:** Suzanne R. Childs, AIA of Childs Architecture, LLC for Jaliabapa Radha, LLC
- Project Type:** Use By Special Exception
- Address:** Old Easley Hwy., Greenville, SC 29611
- Zoning:** R-15, Single-Family Residential District
- Posting:** Confirmed 06/25/24

CB-2024-067: Request

This property is located 1 mile west of the intersection of Old Easley Hwy and White Horse Rd. in the R-15, Single-Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of a Church.

There are no prior applications before the BZA.

CB-2024-067: 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-15, 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 6.56 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. *Parking will be assessed during 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. *Lighting will be assessed during plan review.*

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. *Screening and buffering will be assessed during plan review.*

CB-2024-067: 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.”

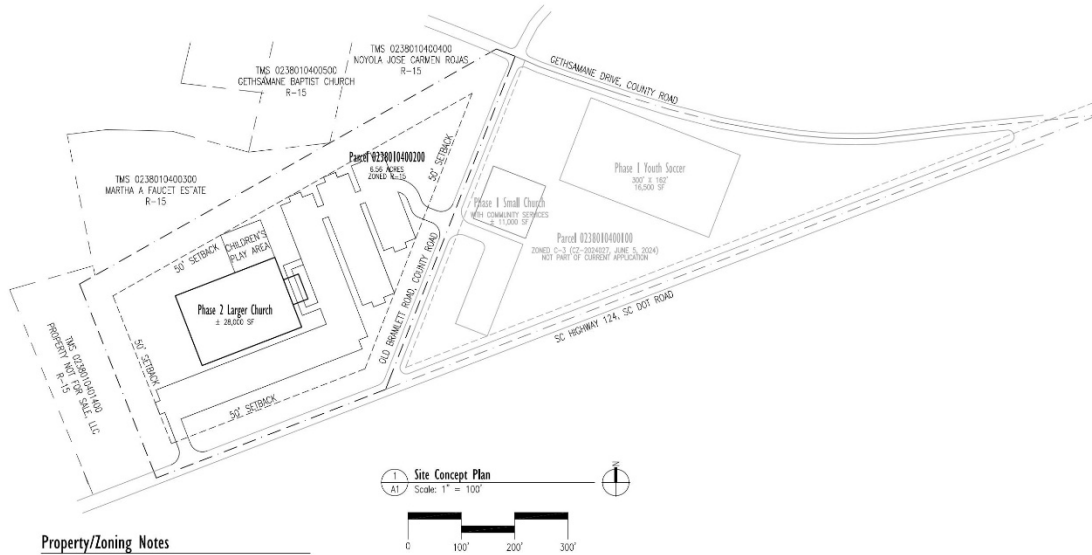
The Board shall consider the following factors:

- 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-2024-067: Site Plan

R-15 Zoning, Church as Use by Special Exception

- 50' FRONT, SIDE AND REAR SETBACKS (11:3.2). 45' MAXIMUM BUILDING HEIGHT (TABLE 7:3.1).
- 250 PARKING SPACES REQUIRED FOR 1,000 SEATS IN ASSEMBLY AREA (TABLE 12.1) APPROXIMATELY 38,000 SF INCLUDING LANDSCAPING. 1 LOADING BERTH REQUIRED (TABLE 12.3). SEE PARKING NOTES FOR ADDITIONAL INFORMATION.
- LIGHTING SHALL BE FULL CUT OFF (11:3.4)
- SEE 12.9 FOR SCREENING AND BUFFERING



Property/Zoning Notes

- THE PROPERTY IS BOUNDED BY SC 124 TO THE SOUTH, OLD BRAMLETT ROAD TO THE EAST, AND GETHSAMANE DRIVE TO THE NORTH. THIS 02380101400200, ZONED R-15, SINGLE FAMILY RESIDENTIAL.
- LOT AREA 6.56 ACRES OR 285,754 SF.

Parking Notes Based on Church Program

- BUILDING AREA OF 28,000 SF
- 1,000 SEATS AT WORSHIP AREA, 250 SPACES REQUIRED
- 2,500 SF OFFICES, 8 SPACES REQUIRED
- 4,000 SF FOR 10 CLASSROOMS FOR VARIOUS AGES, 16 SPACES REQUIRED
- 5,000 SF INDOOR RECREATION/FELOWSHIP, 25 SPACES REQUIRED
- 750 SF KITCHEN, 1 SPACE REQUIRED
- STORAGE, 1,500 SF, 3 SPACES REQUIRED
- CHILDREN'S PLAY AREA, 6,000 SF, 3 SPACES REQUIRED
- ADDITIONAL SUPPORT SPACES INCLUDING CAFE/LOBBY, ACCESSIBLE TOILETS, CIRCULATION SPACES, JANITOR, MECHANICAL AND ELECTRICAL EQUIPMENT, NO ADDITIONAL SPACES REQUIRED
- TOTAL REQUIRED PARKING OF 306 SPACES AT 100,000 SF INCLUDING LANDSCAPING

Revisions	
No.	Description

Childs Architecture
 410 North Main Street, Ste. 101
 Greenville, SC 29601
 PO Box 2371, 29402
 P 864-242-6777
www.childsarchitecture.com
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**New Church
 Centro Global
 de Avivamiento**
 TMS 0238010400200
 Greenville County, SC

**Pastor Felix
 Fernandez**
 3825 Sabala Drive Road
 Easley, SC 29640

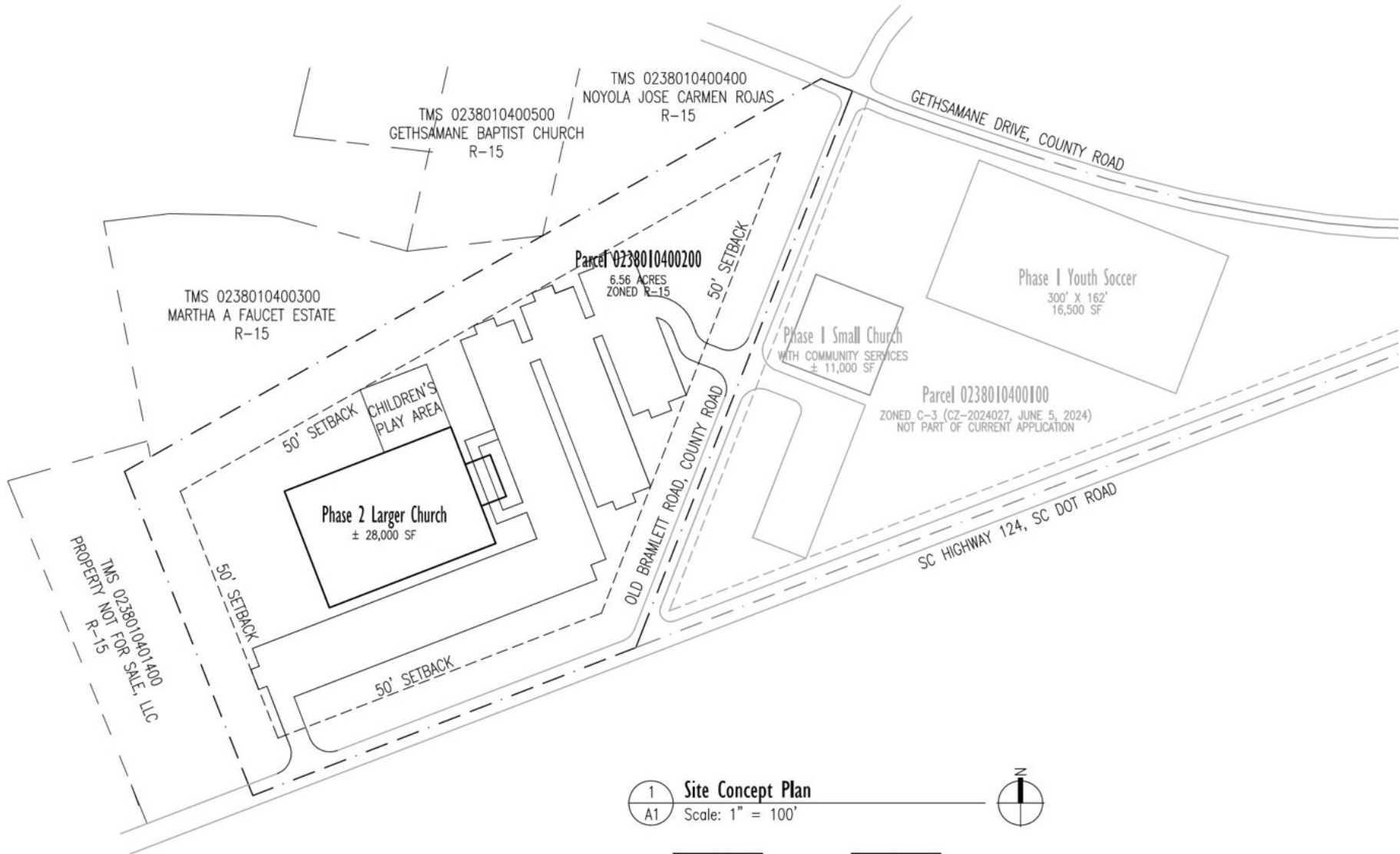


**Application for
 Use by Special
 Exception**

Scale: 1" = 100'
 Date: JUNE 5, 2024
 Drawn by: SPC
 CAD File: 2409

AI

CB-2023-067 Site Plan



1
A1

Site Concept Plan

Scale: 1" = 100'



CB-2024-067: Zoning Map



CB-2024-067: Aerial Map



CB-2024-067 Photos



Subject



Close up of Subject



North of Subject



South of Subject

CB-2024-068

- Applicant:** Joe Jackson of Holly Tree Country Club, Inc.
for Holly Tree Country Club, Inc.
- Project Type:** Use by Special Exception
- Address:** 500 Golf Club Dr., Simpsonville, SC 29681
- Zoning:** R-15, Single Family Residential District
- Posting:** Confirmed 06/25/24

CB-2024-068 Request

This property is located 0.5 miles north of HWY 14 and Adams Mill Rd intersection, in the R-15, Single-Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of pickleball courts.

On June 21, 1991, The Board of Zoning Appeals approved Docket CB-91-67 for a Use by Special Exception to construct an addition to the clubhouse.

On December 12, 2001, The Board of Zoning Appeals approved Docket CB-01-178 for a Use by Special Exception to construct a new pro shop and dining area.

CB-2024-068: Use by Special Exception Requirements

Section 5:5.1 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-15, Single Family Residential District.

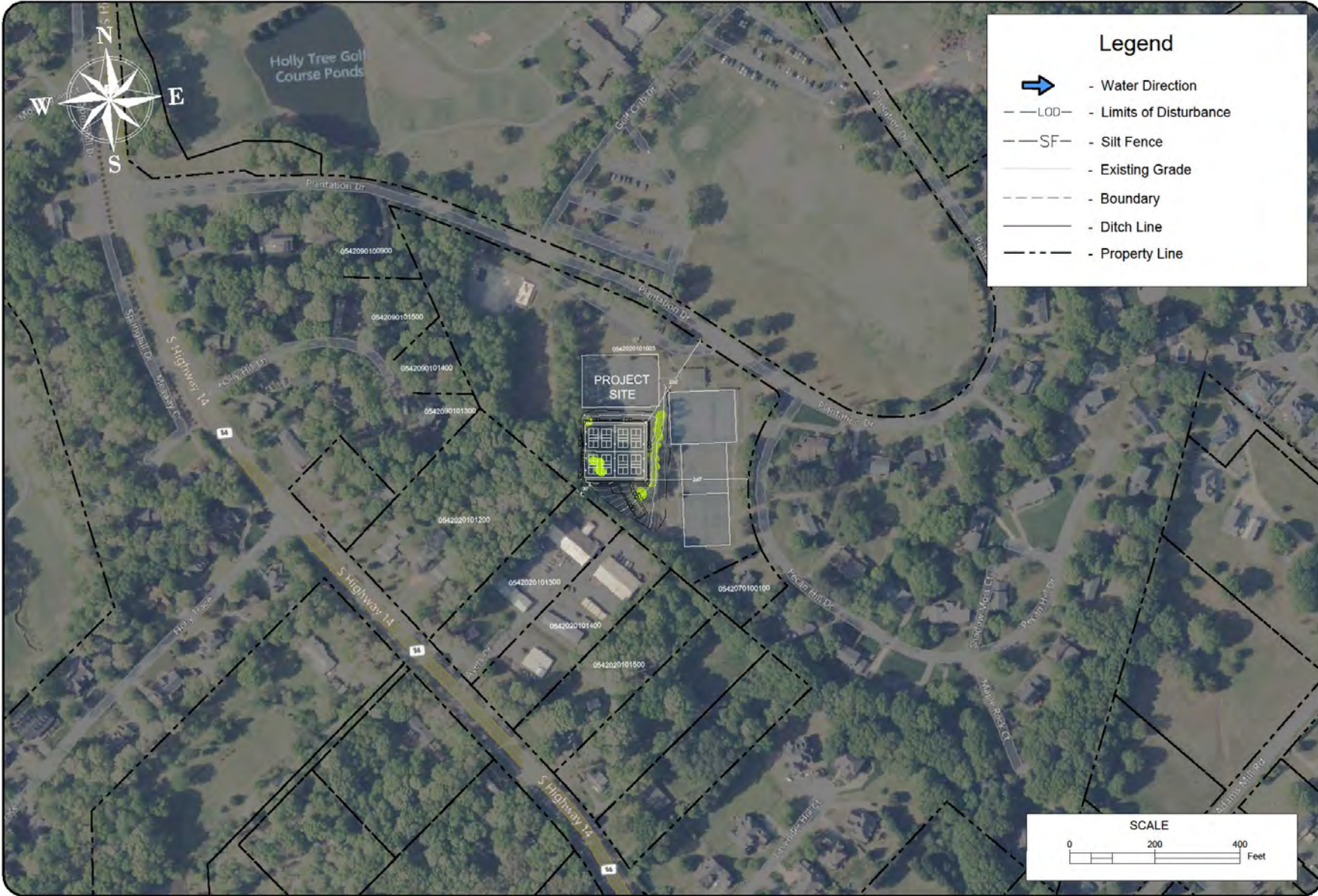
CB-2024-068: Use by Special Exception Considerations

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-2024-068: Site Plan



Legend

- Water Direction
- LOD - Limits of Disturbance
- SF - Silt Fence
- Existing Grade
- Boundary
- Ditch Line
- Property Line

NO.	REVISION	DATE	BY
1	BOULEVARD	6/2024	AJH

SCALE	1" = 100'
DRWN BY	AJH
CHKD BY	WSC
APPD BY	WSC

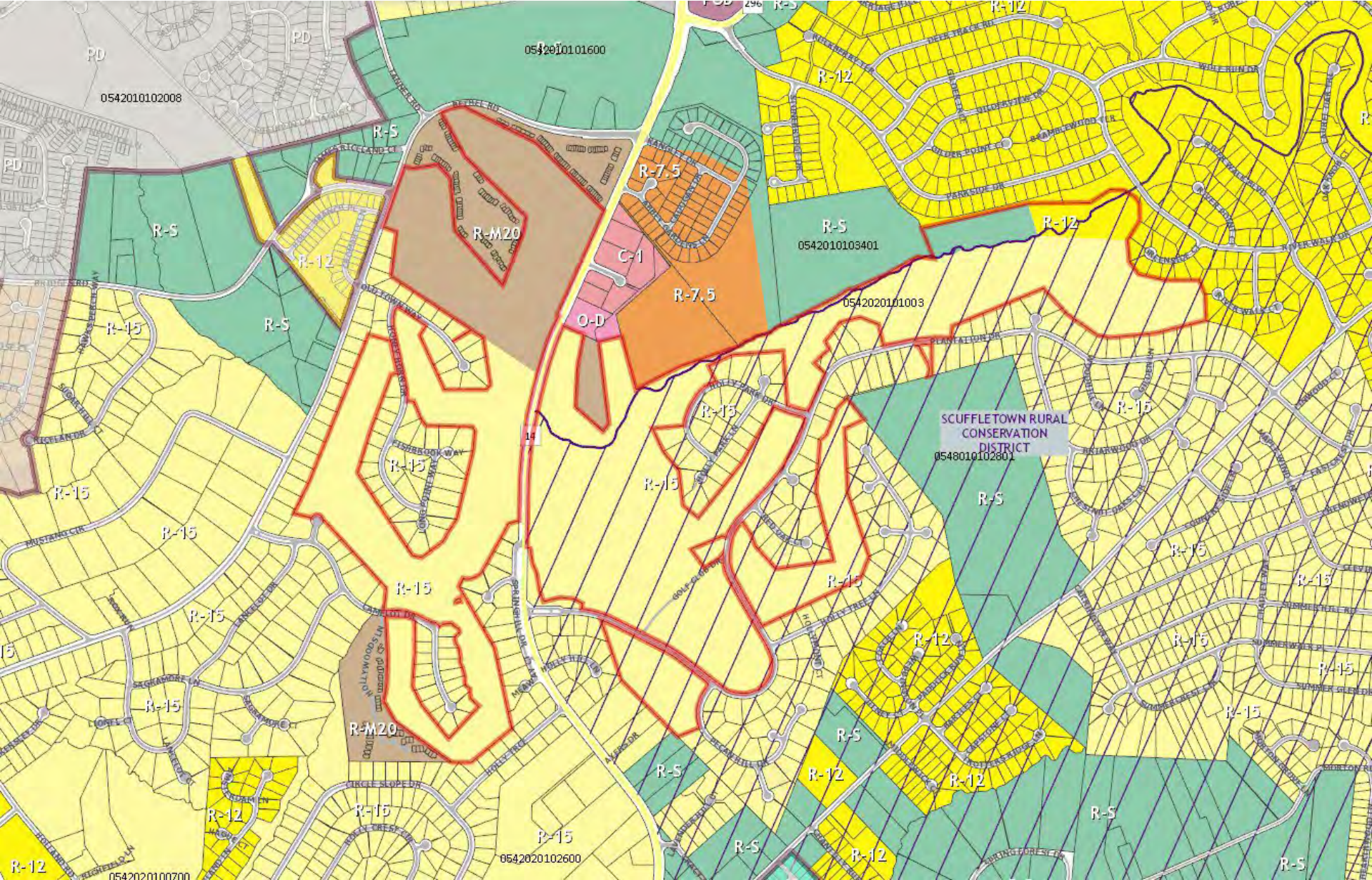
PROJECT: Land Disturbance Permit CLIENT: Holly Tree Country Club LOCATION: Simpsonville, SC	

PROJECT NO.	2024-036
SHEET NO.	C-100

CB-2023-068 Site Plan



CB-2024-068: Zoning Map



CB-2024-068: Aerial Map



CB-2024-068 Photos



Subject



Close up of Subject



Northeast of Subject



Southwest of Subject

CB-2024-069

Applicant:	Daniel Merritt of Seamon Whiteside for Ronnie Ayers
Project Type:	Variance
Address:	108 Jerry Lee Lane, Piedmont, SC 29673
Zoning:	S-1, Services District
Posting:	Confirmed 06/25/24

CB-2024-069: Variance Request

The property is located 0.24 miles north of I-185 and Piedmont HWY interchange in the S-1, Services District

The applicant is requesting a Variance to reduce all setbacks to 0' due to parcel size.

There are no prior applications before the BZA.

CB-2024-069: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the S-1, Service District;

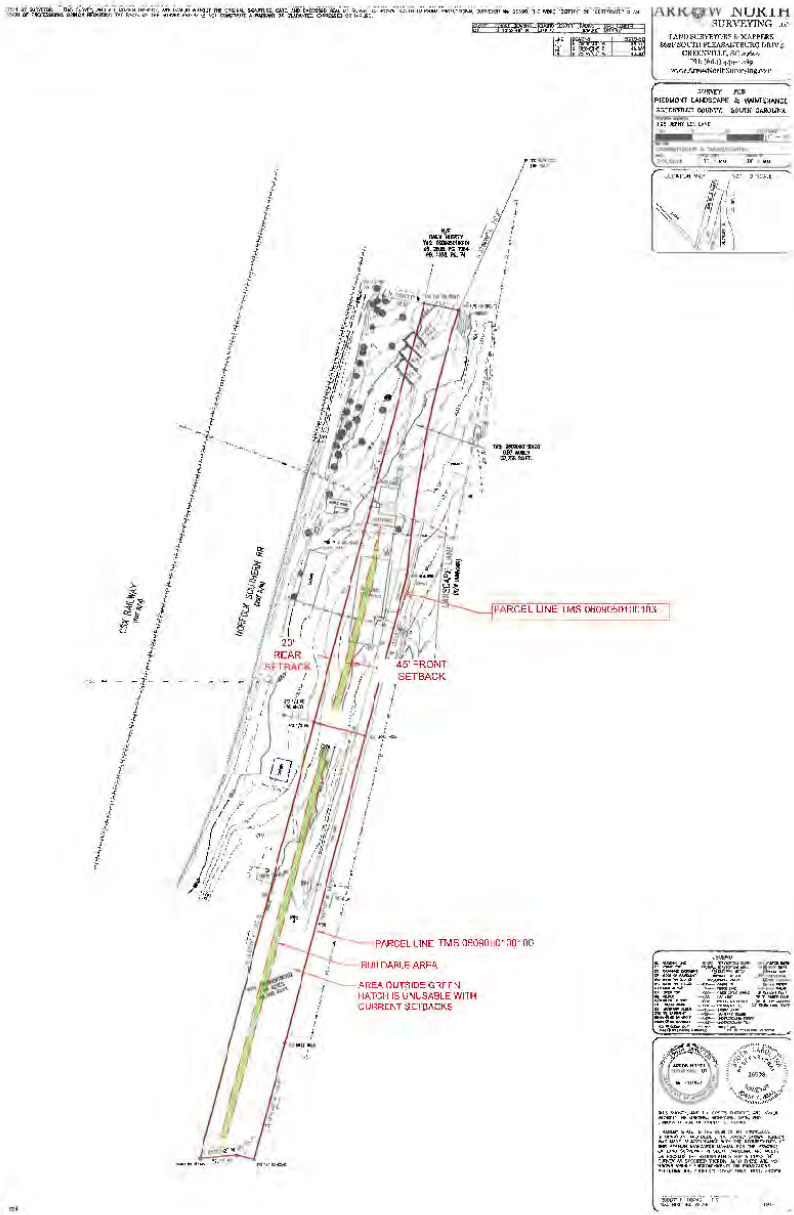
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-069: Variance Considerations

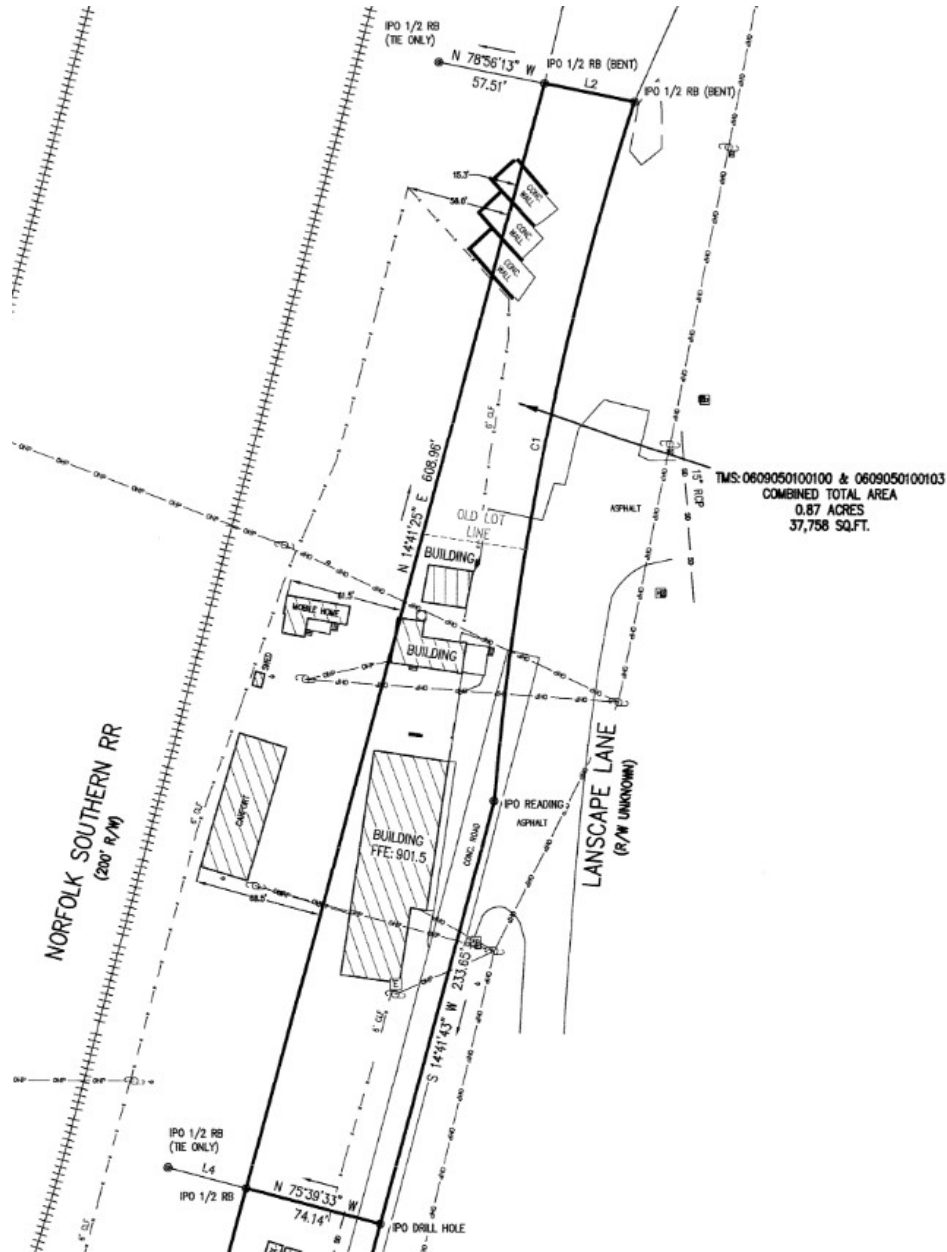
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

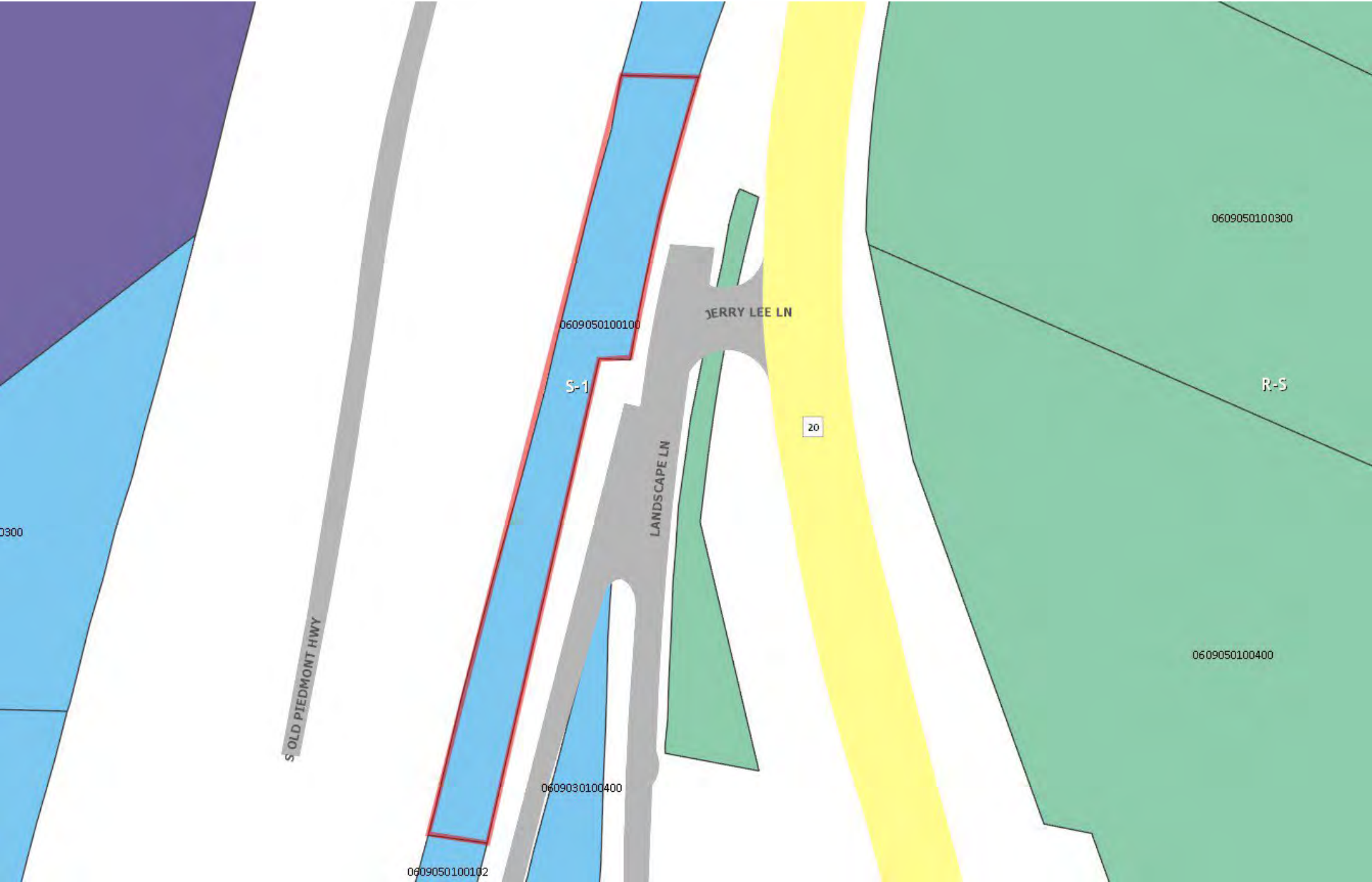
CB-2024-069: Site Plan



CB-2023-069 Site Plan



CB-2024-069: Zoning Map



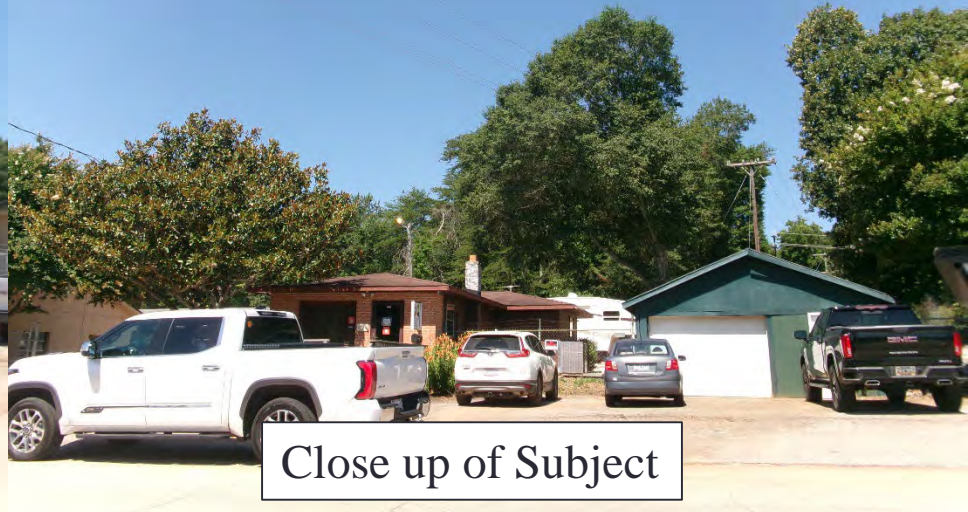
CB-2024-069: Aerial Map



CB-2024-069 Photos



Subject



Close up of Subject



North of Subject



South of Subject

CB-2024-070

- Applicant:** Sam Davis of UGATA for Greenville County School District No. 520
- Project Type:** Use by Special Exception
- Address:** 703 Bryson Dr, Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 06/25/24

CB-2024-070 Request

This property is located 1.2 miles northeast of I-385 and Harrison Bridge Rd interchange, in the R-S, Residential Suburban District

The applicant is requesting a Use by Special Exception to allow for the construction of a recreational trail easement.

There are no prior cases before the BZA.

CB-2024-070: Use by Special Exception Requirements

Section 5:4.1 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-S, Residential Suburban District.

CB-2024-070: 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-2024-070: Site Plan



DENSE WOODS -
MAJOR CLEARING REQUIRED - TRAIL TO
AVOID LARGE TREES WHERE FEASIBLE



SCHOOL PICKUP
LINE CROSSING

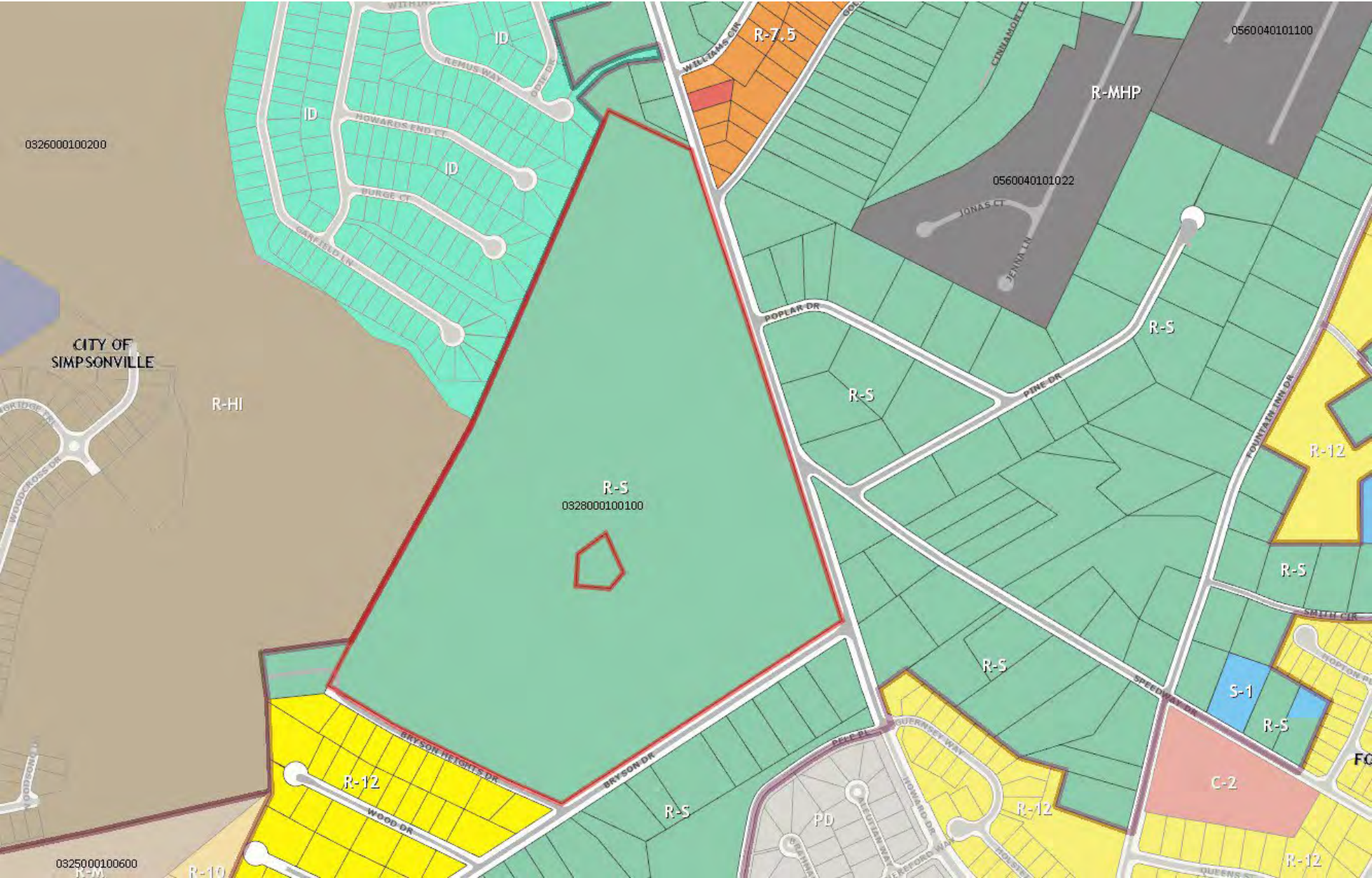
TRAIL TO AVOID
UTILITIES
(POWER & GAS)



ROAD CROSSING REQUIRED
POTENTIAL TO CROSS
BRYSON DRIVE HERE -
(NO LEFT TURN ALLOWED
DURING PICKUP HOURS)



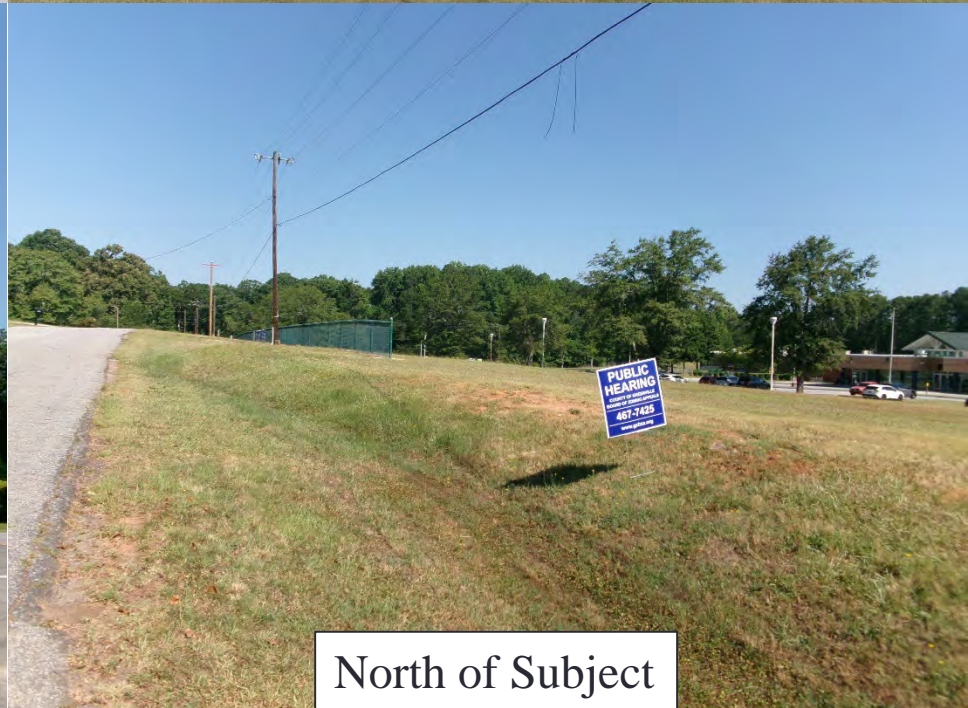
CB-2024-070: Zoning Map



CB-2024-070: Aerial Map



CB-2024-070 Photos



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment