



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

August 14, 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**

Staff Present:

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

1. **Call to Order:** Chairman Godfrey 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.

Ms. Hall arrived at approximately 3:03 PM.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of the July 10th and 17th meetings, 2024:**

Ms. Brockman made a motion to approve the minutes from the July 10th and 17th, 2024 meetings. Mr. Akers seconded. The motion carried with a 9 – 0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the July 10th and 17th 2024 meetings. Mr. Roth seconded. The motion carried with a 9 – 0 vote.

5. **New Business**

i. **CB-2024-077, James F. Harvley of Harvley Architecture for Tabernacle Baptist Church**

This property is located 0.45 miles southwest of the intersection of Easley Bridge Rd and N Washington Ave, in the R-MA, Multifamily Residential District.

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

On November 14, 2014, the Board of Zoning Appeals passed a motion to approve Docket CB-14-34, for a variance to increase signage height and size.

Tabernacle Baptist Church has had multiple dockets before the Board of Zoning Appeals for other parcels within close vicinity of this parcel.

The representatives present for this application were James Harvley, Daniel McCullough, and Samuel Garrett.

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

Staff presented and discussion ensued.

The applicant stated they had received a donation of a prefabricated classroom and would like to place it in a vacant area on the R-MA portion of their property. They additionally stated depending on site developments required by the Land Development Department the scope of the project may change and they understand if this is the case they may be required to return to the BZA.

Mr. Roth made a motion to approve the Use by Special Exception for a prefabricated classroom sized 70 x 48 ft to be located on site. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

ii. CB-2024-082, Mark Godfrey of LMG Architects for Hope Center Ministries

The property is located 1 mile south of the I-185 and Fork Shoals Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to reduce the required parking spaces from 27 spaces to 6 spaces.

There are no prior applications before the BZA.

The representatives present for this application were Mark Godfrey, Leigh Ellen Gray, and John Byrd.

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

Staff presented and discussion ensued.

The applicant stated there are two buildings on site operating as temporary housing for persons recovering from addiction. They additionally stated the majority of the occupants are not permitted to drive and therefore the requirements of the Zoning Ordinance for parking are not necessary for this site. They additionally stated there would be a maximum of three visitors and one staff member on site at any given time.

Mr. Akers made a motion to approve the Variance as requested. Mr. Roth seconded the motion. The motion carried with a 9 – 0 vote.

iii. CB-2024-083, Mark Godfrey of LMG Architects for Hope Center Ministries

The property is located 1 mile south of the I-185 and Fork Shoals Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to encroach 14' 9" into the required 25' southern side setback, and 7" into the required 25' northern side setback, for an existing structure.

There are no prior applications before the BZA.

The representatives present for this application were Mark Godfrey, Leigh Ellen Gray, and John Byrd.

Staff presented and discussion ensued.

The applicant stated the structure is existing and is encroaching into the setback requirements. The building was meeting setbacks when classified as a residential use, but due to the more intensive proposed use a greater setback was required and the building infringes upon this.

Chairwoman Godfrey made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

iv. CB-2024-084, Graham Hardaway of Campbell Young Leaders for William Brown of CYL Holdings LLC

The property is located 0.61 miles north of the intersection of W Blue Ridge Dr. and White Horse Rd. in the R-M20, Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a public charter school in the R-M20, Multifamily Residential District.

There are no prior applications before the Board.

The representatives present for this application were Graham Hardaway, Mike McNabb, and Hannah Evwaraye.

Denis Fitzpatrick was present with questions.

Staff presented and discussion ensued.

The applicant stated they are proposing a charter school for Legacy Early College and have had preliminary meetings with the SCDOT, design professionals, and representatives from the school and a traffic study has been conducted. They additionally stated they are hoping to open in fall of 2026 and are not proposing any site lighting for their sports fields where adjacent to residential.

Mr. Fitzpatrick stated the existing road is very dangerous and would, in his opinion, require sidewalks and a road widening project before the project as proposed could move forward.

The applicant stated they are proposing a roundabout at the intersection in order to slow traffic and that they will be widening lanes adjacent to their project by twelve feet.

Mr. Hakala made a motion to approve the Use by Special Exception as requested. Mr. Boyanoski seconded the motion. The motion carried with a 9 – 0 vote.

6. Announcements/Requests

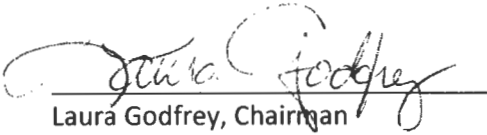
Mr. Henderson provided an update regarding Docket CB-16-12/CB-2024-095, a temporary accessory dwelling for the use of someone requiring nearby immediate care.

Mr. Henderson stated in the new Unified Development Ordinance allowances will be made for Recreational Vehicles to be permitted as Use by Special Exception for the use of a relative requiring immediate nearby care and additionally provided an update on the UDO as a whole.

Mr. Henderson and Mr. Sherer provided an update to the required training for BZA members to be held on August 28th.

7. Adjournment

Chairwoman Godfrey made a motion to adjourn the meeting. Mr. Boyanoski seconded. The motion carried unanimously.



Laura Godfrey, Chairman
Board of Zoning Appeals

8-11-2024
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

August 14, 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-2024-077

- Applicant:** James F. Harvley of Harvley Architecture for
Tabernacle Baptist Church
- Project Type:** Use by Special Exception
- Address:** 4109 White Horse Rd., Greenville, SC 29611
- Zoning:** R-MA, Multifamily Residential District
- Posting:** Confirmed 07/02/24

CB-2024-077: Request

This property is located 0.45 miles southwest of the intersection of Easley Bridge Rd and N Washington Ave, in the R-MA Multifamily District.

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

On November 14, 2014 the Board of Zoning Appeals passed a motion to approve Docket CB-14-34 for a variance to increase signage height and size.

Tabernacle Baptist Church has had multiple dockets before the Board of Zoning Appeals for other parcels within close vicinity of this parcel.

CB-2024-077: Use by Special Exception

Section 5:8.1 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-MA, Multifamily 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 2.56 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. *Proposed building meets required setbacks.*

Section 11.3.3 - Off-Street Parking - Off-Street parking shall be provided in accordance with Section 12.2 and Table 12.1. *If additional parking is required it 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-2024-077: Use by Special Exception Considerations

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

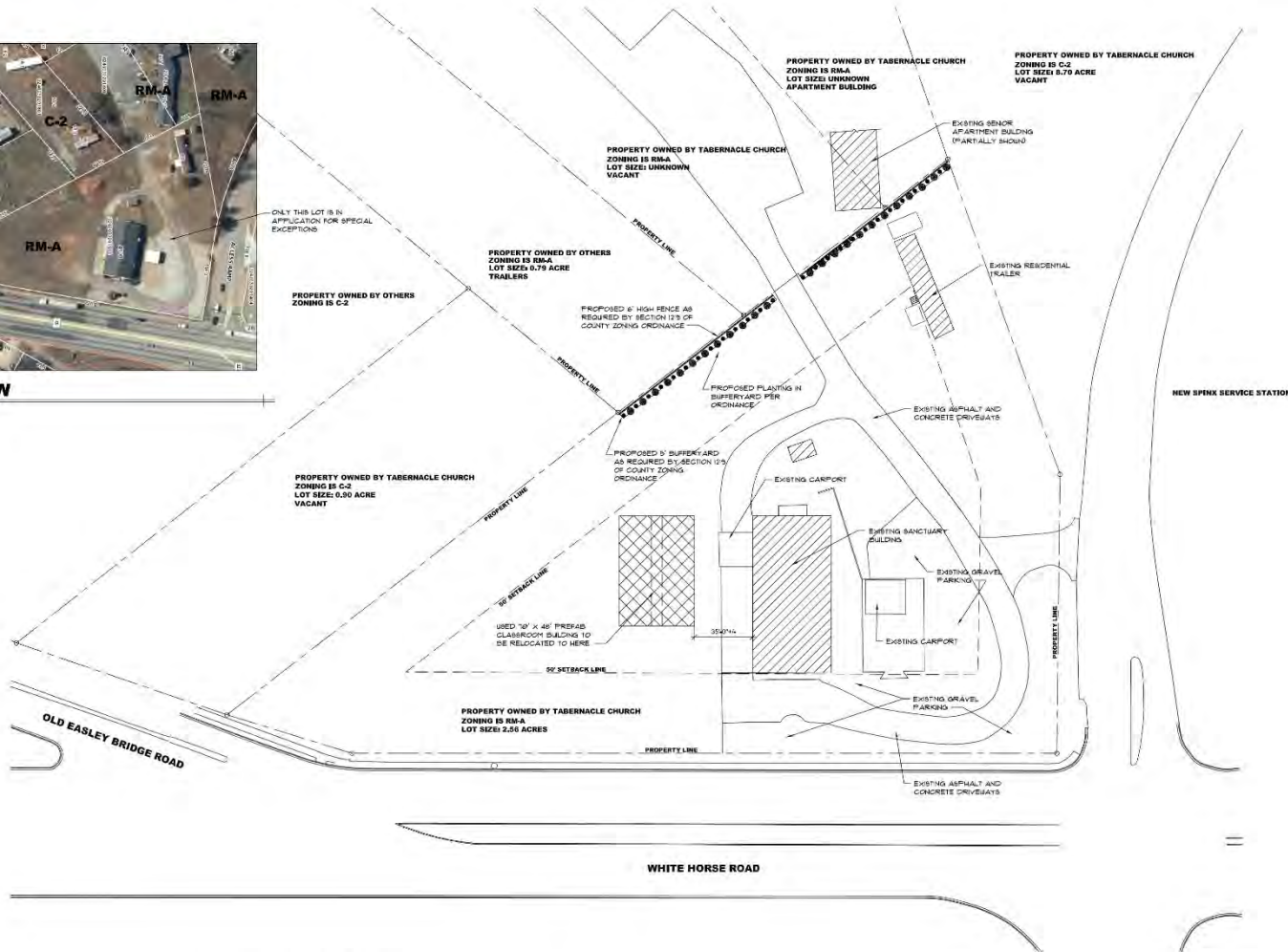
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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-2024-077 Site Plan



AERIAL VIEW
NO SCALE



SITE PLAN
SCALE: 1/32" = 1'-0"

NOTE: INFORMATION SHOWN ON THIS SITE PLAN WAS DERIVED FROM A LAND SURVEY PROVIDED BY H&H SURVEYING OF GREENVILLE, SC, DATED 11-2-23

HARVLEY ARCHITECTURE
ARCHITECTS • PLANNERS
11 NORTH IRVING STREET
SUITE 10
GREENVILLE, SC 29601
(864) 258-7127
www.harvleyarchitecture.com
jamesharvley@harvleyarchitecture.com

THIS DRAWING MAY NOT BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF HARVLEY ARCHITECTURE



PROJECT TITLE
A NEW PREFAB CLASSROOM STRUCTURE FOR IGLESIA BAUTISTA FUNDAMENTAL BEREA (OPERATED BY TABERNALE BAPTIST CHURCH)

4109 WHITE HORSE ROAD
GREENVILLE, SC

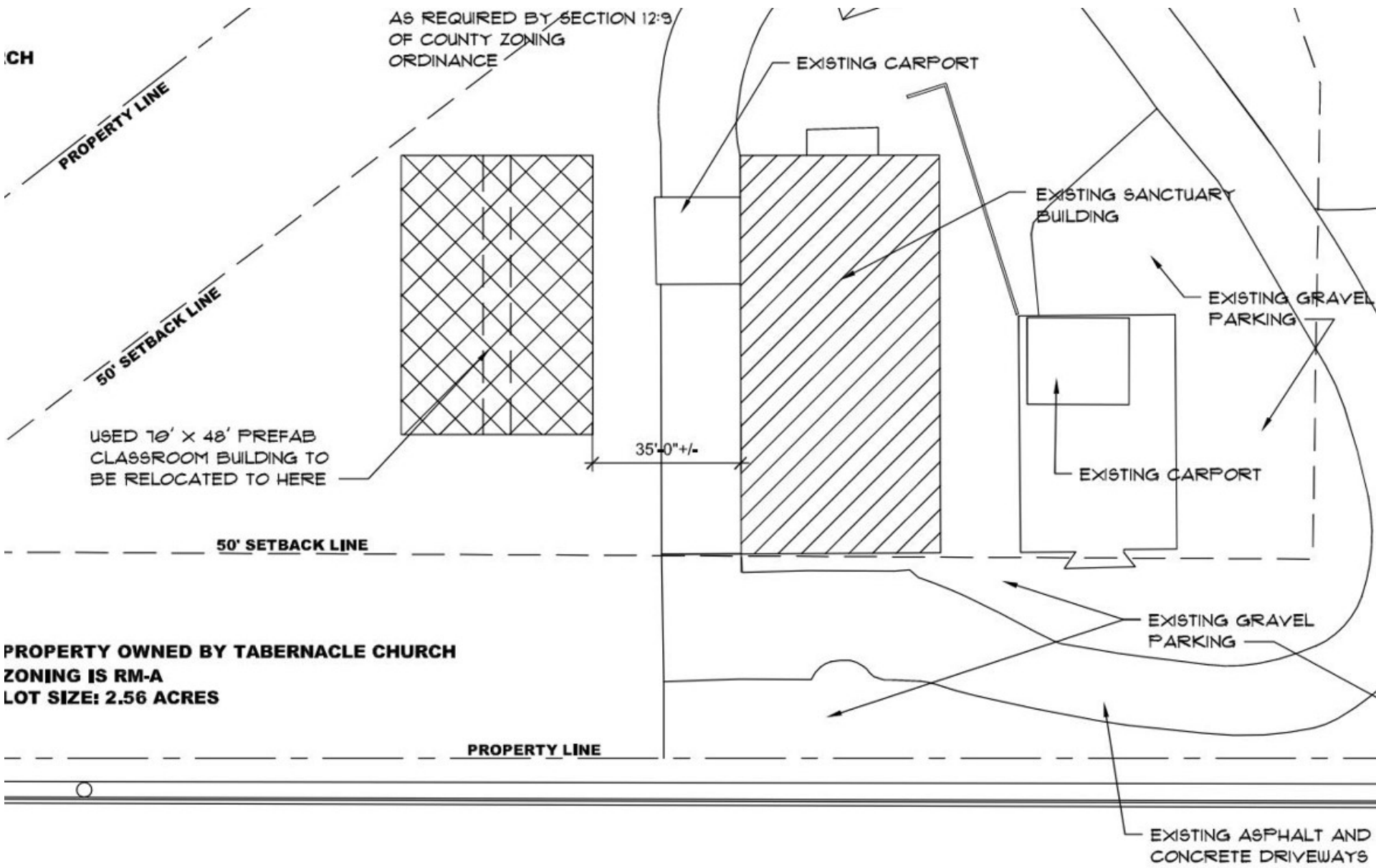
DRAWN	JFH
APPROVED	JFH
DATE	5-5-24
PROJ. NO.	
DATE PLOTTED	5-5-24

REVISION NO.	ISSUED DATE	DESCRIPTION

DRAWING TITLE
SITE PLAN

DRAWING NO.

CB-2024-077: Site Plan



CH

PROPERTY LINE

50' SETBACK LINE

USED 70' x 48' PREFAB CLASSROOM BUILDING TO BE RELOCATED TO HERE

50' SETBACK LINE

PROPERTY OWNED BY TABERNAACLE CHURCH
ZONING IS RM-A
LOT SIZE: 2.56 ACRES

PROPERTY LINE

EXISTING CARPORT

EXISTING SANCTUARY BUILDING

EXISTING GRAVEL PARKING

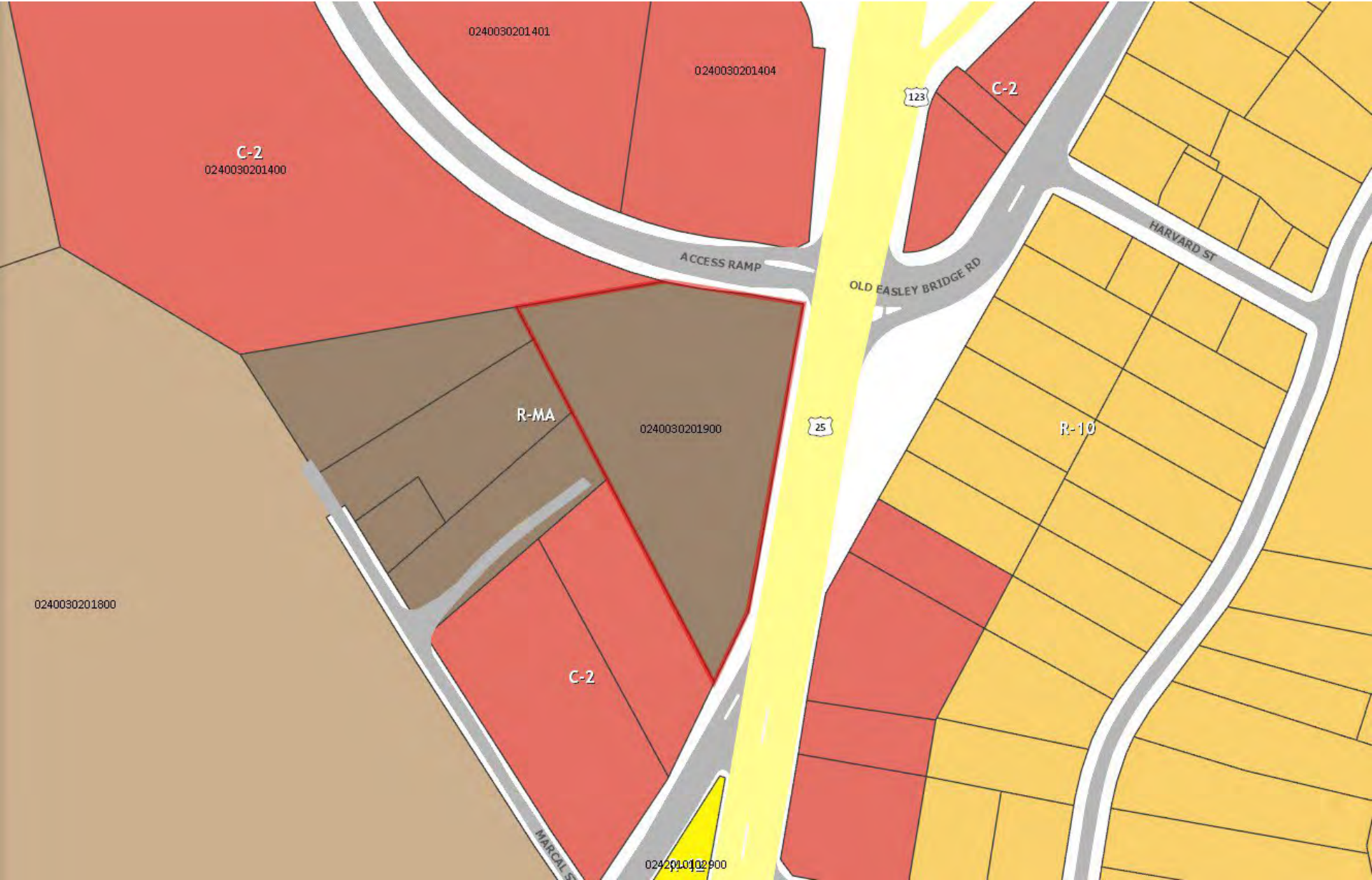
EXISTING CARPORT

EXISTING GRAVEL PARKING

EXISTING ASPHALT AND CONCRETE DRIVEWAYS

35'-0" +/-

CB-2024-077: Zoning Map



CB-2024-077 Photos



Subject



Northwest of Subject



West of Subject



Northwest of Subject

CB-2024-082

Applicant:	Mark Godfrey of LMG Architects for Hope Center Ministries
Project Type:	Variance
Address:	2603 Fork Shoals Rd., Piedmont, SC 29673
Zoning:	S-1, Services District
Posting:	Confirmed 07/30/24

CB-2024-082: Variance Request

The property is located 1 mile south of the I-185 and Fork Shoals Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to reduce the required amount of parking spaces from 27 spaces to 6 spaces.

There are no prior applications before the BZA.

CB-2024-082: Variance

Section 12:2 Off-Street Parking

There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint

Table 12.1 -Minimum Parking Requirements

Adult/child Day Care Center- Four spaces per 1000 square feet of floor area

Applicants building is 6,715 SQFT, which would require the 27 parking spaces.

CB-2024-082: 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-2024-082: Site Plan

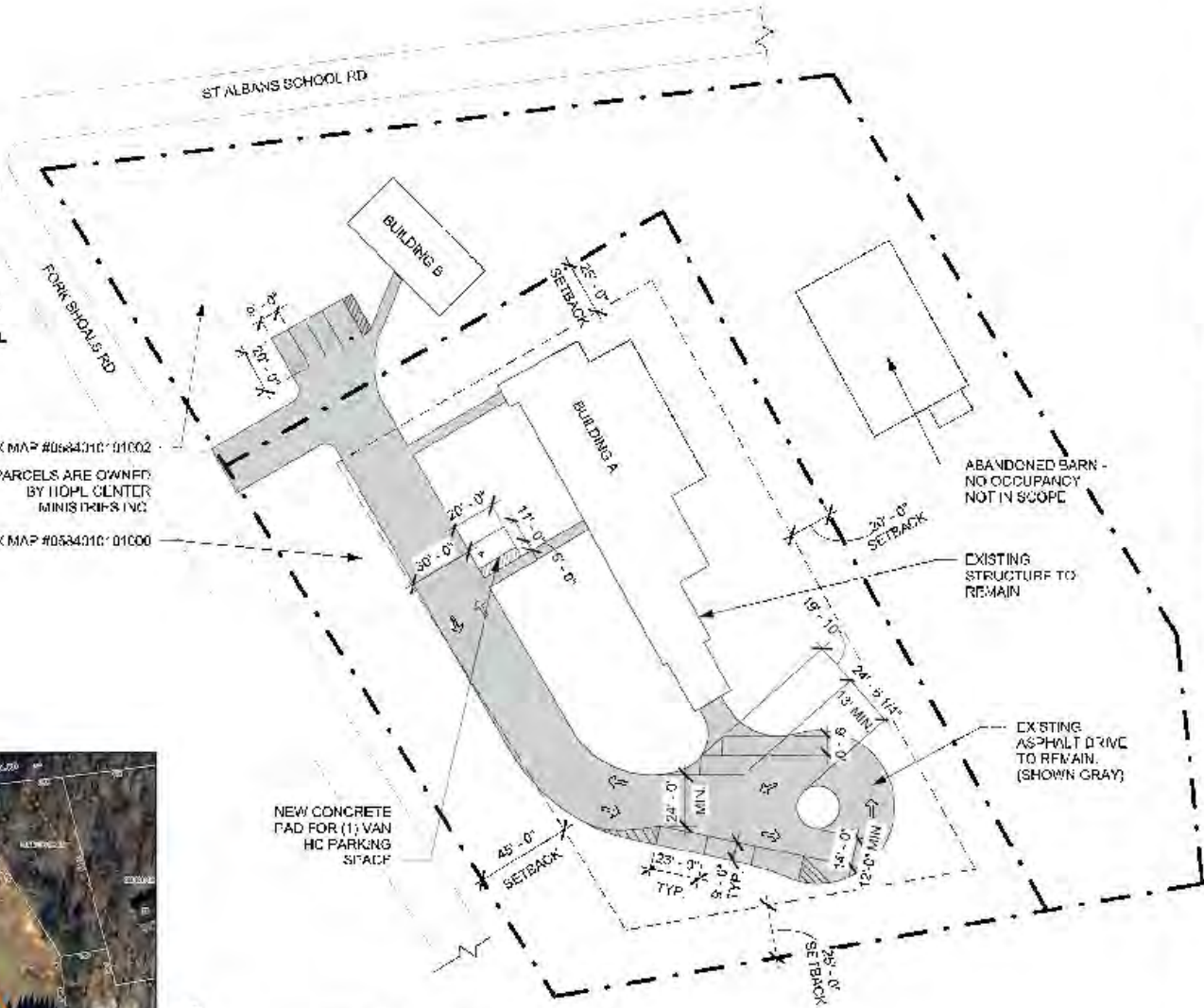
JOB LOCATION: FLEMING, SC
TAX MAP / PARCEL ID: 06840101000
ZONING DISTRICT: S-1 SERVICES DISTRICT
DESCRIPTION: EXISTING BUILDING, CHANGE OF OCC.
PROPOSED USE: R-2 NONTRANSIENT CONGREGATE LIVING FACILITY (PERMITTED)
REC. PARKING COUNTS: BUILDING B: 3/1000SF 4 SPACES MIN.
 BUILDING A: 4/1000SF 27 SPACES MIN.
REQUESTED VARIANCE: BUILDING A: 8 SPACES

RESIDENTS ARE NOT PERMITTED TO HAVE CARS TILL THE END OF THEIR PROGRAM. MAXIMUM OF 10% OF RESIDENCES AT A TIME.

$$36 \times 10\% = 3.6 = 4 \text{ SPACES}$$

PROPOSED 8 SPACES - 5 STANDARD, 1 HC

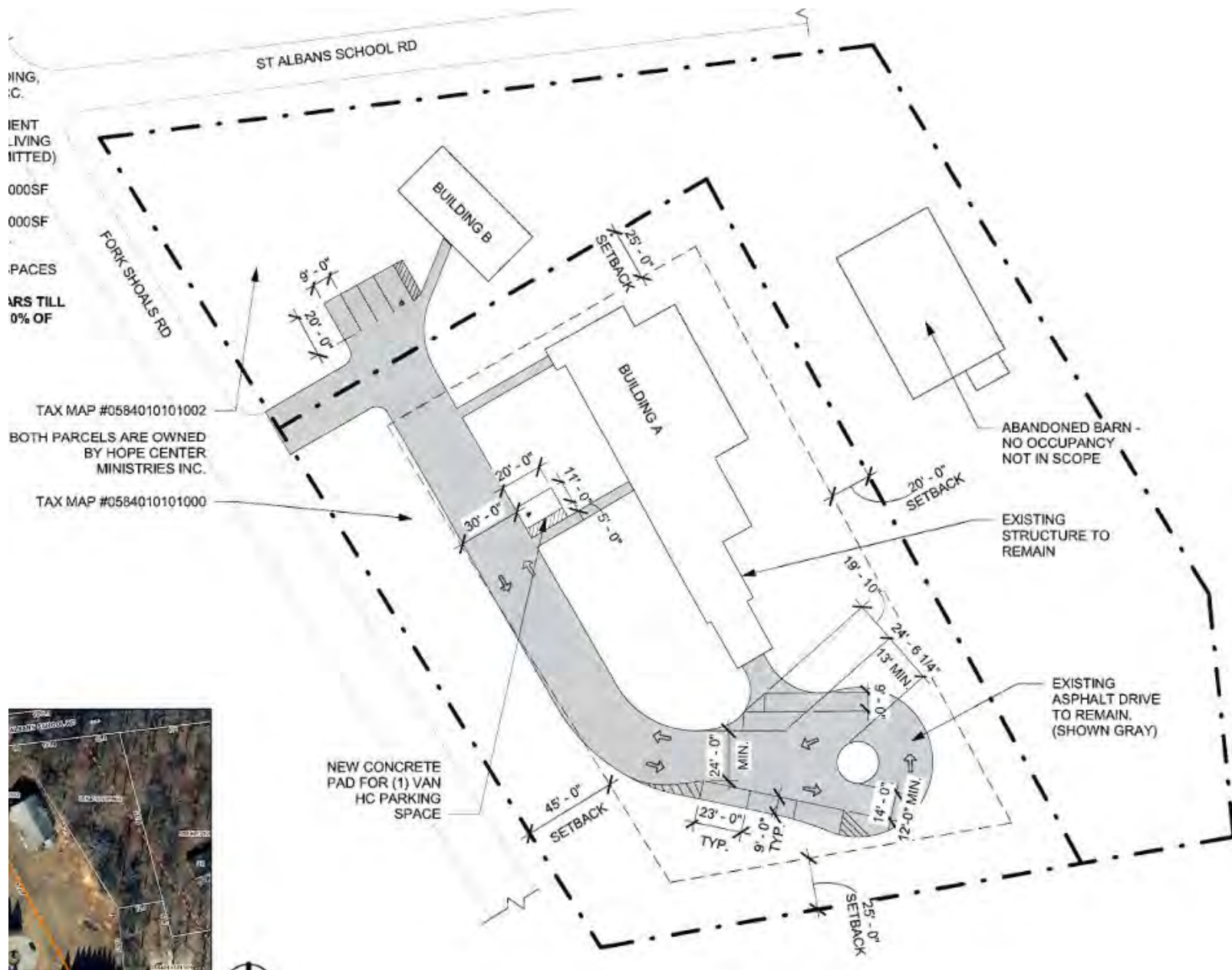
TAX MAP #068401010002
 BOTH PARCELS ARE OWNED BY HOPE CENTER MINISTRIES INC.
 TAX MAP #06840101000



① SITE PLAN VARIANCE PARKING
 1" = 50'-0"

SKI.2
VARIANCE - PARKING
 SHEET TITLE:
 PROJECT NO. 23003
 2603 FORK SHOALS ROAD FLEMING, SC
HOPE CENTER MINISTRIES
 LMG Architects, LLC
 305 W Stone Ave
 Greenville, SC 29609
 864.438.0361
 info@lmg-architects.com

CB-2024-082: Site Plan



CB-2024-082: Zoning Map



CB-2024-082: Aerial Map



CB-2024-082 Photos



Subject



North of Subject



South of Subject



East of Subject

CB-2024-083

Applicant:	Mark Godfrey of LMG Architects for Hope Center Ministries
Project Type:	Variance
Address:	2603 Fork Shoals Rd., Piedmont, SC 29673
Zoning:	S-1, Services District
Posting:	Confirmed 07/30/24

CB-2024-083: Variance Request

The property is located 1 mile south of the I-185 and Fork Shoals Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to encroach 14' 9" into the required 25' right side setback, and 7" into the required 25' left side setback, for an existing structure.

There are no prior applications before the BZA.

CB-2024-083: Variance

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

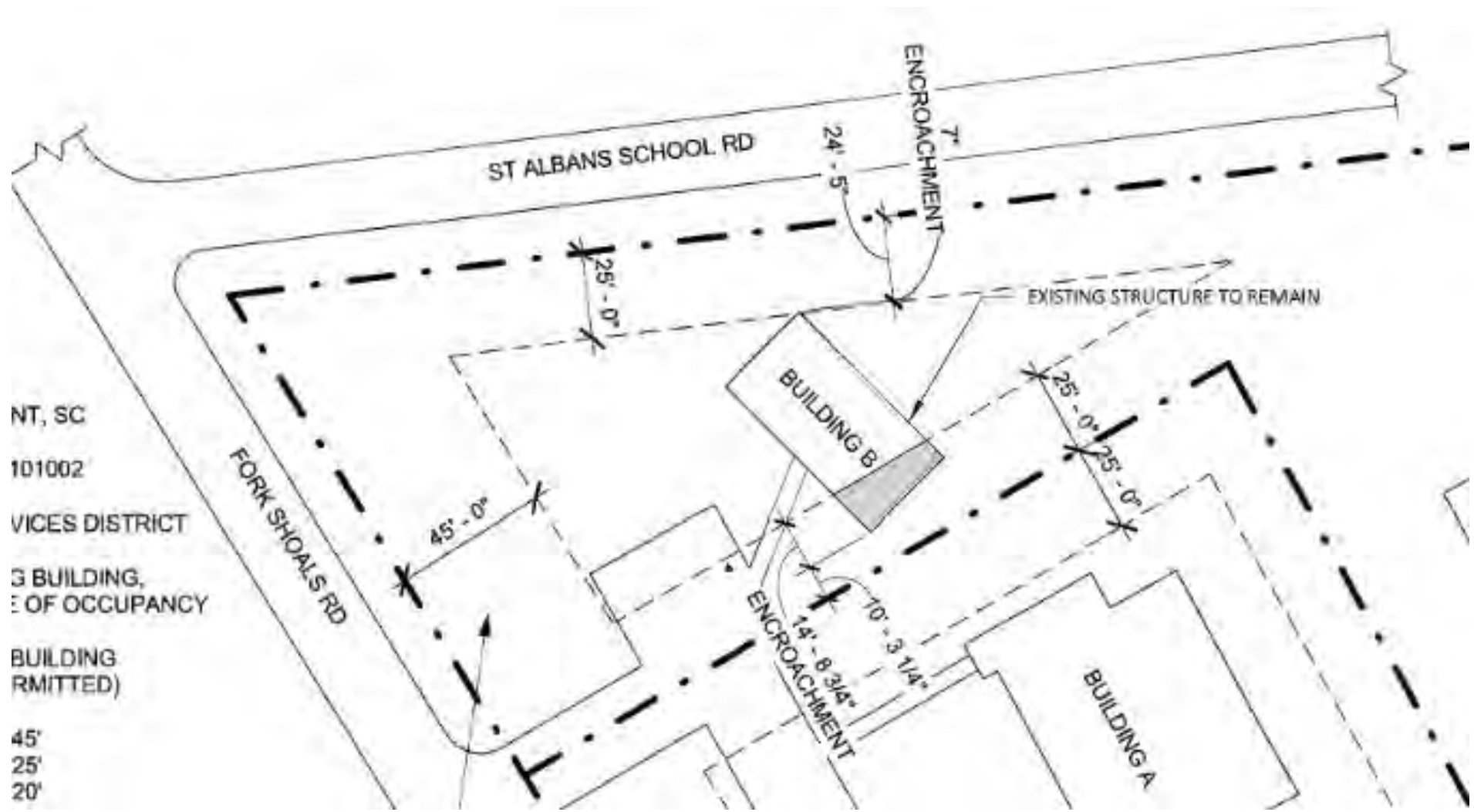
FRONT	=	45' from edge of Fork Shoal Rd R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from St. Albans School Rd R.O.W
REAR	=	20' from property line

CB-2024-083: 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-2024-083: Site Plan



NT, SC
101002
VICES DISTRICT
3 BUILDING,
E OF OCCUPANCY
BUILDING
(MITTED)
45'
25'
20'

CB-2024-083: Zoning Map



CB-2024-083: Aerial Map



CB-2024-083 Photos



Subject



North of subject



South of subject



East of Subject

CB-2024-084

Applicant:	Graham Hardaway of Campbell Young Leaders for William Brown of CYL Holdings LLC
Project Type:	Use By Special Exception
Address:	502 & 504 West Marion Rd., Greenville, SC 29617
Zoning:	R-M20, Multifamily Residential District
Posting:	Confirmed 07/30/24

CB-2024-084: Request

The property is located 0.61 miles north of the intersection of W Blue Ridge Dr. and White Horse Rd. in the R-M20, Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a public charter school in the R-M20, Multifamily Residential District.

There are no prior applications before the BZA.

CB-2024-084: Use By Special Exception

Section 5:6.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Schools – Primary, Secondary” as a Use by Special Exception in the R-M20, Multifamily Residential District.

The proposed use requires approval from the BZA.

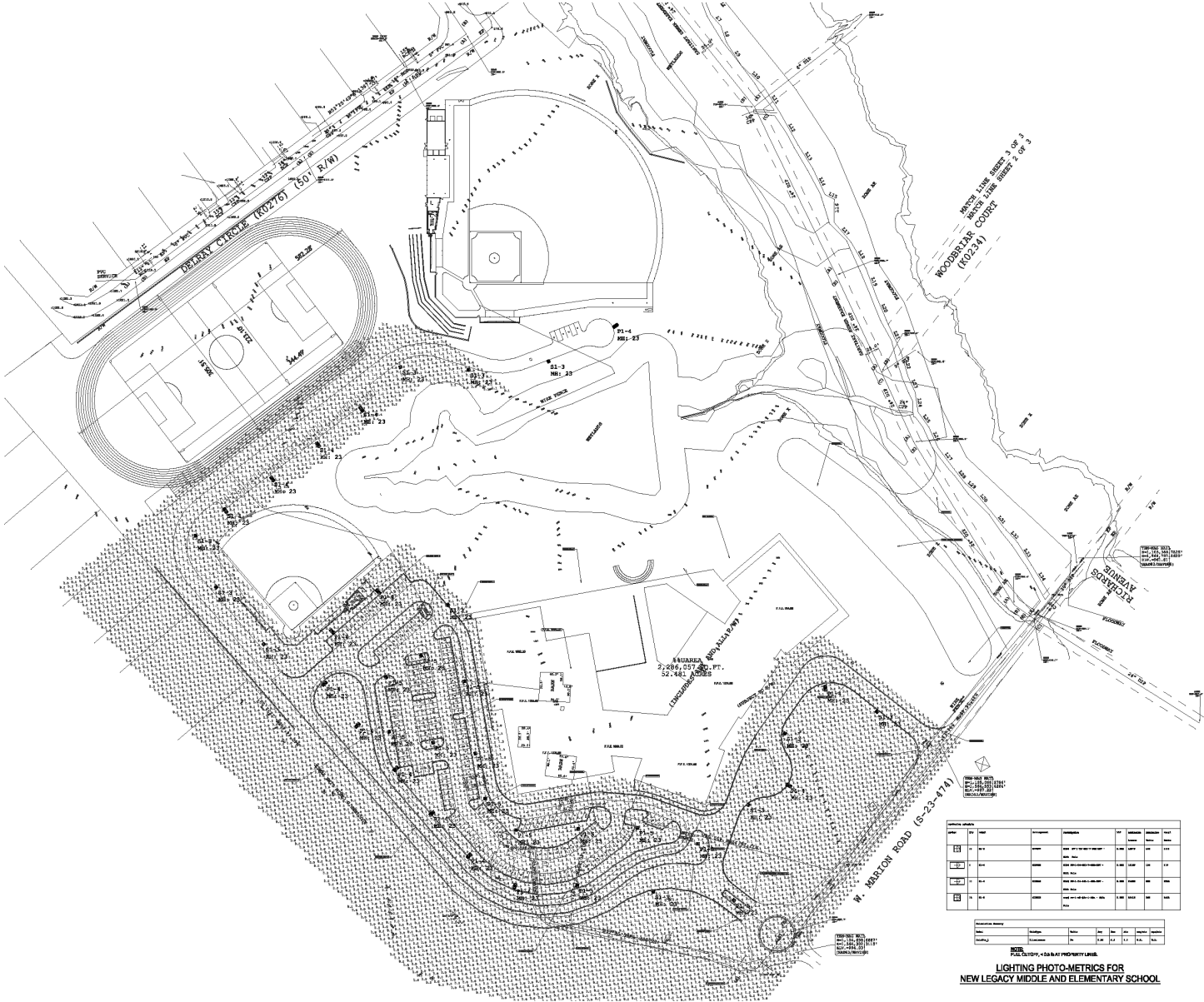
CB-2024-084: Use by Special Exception Considerations

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-2024-084: Site Plan

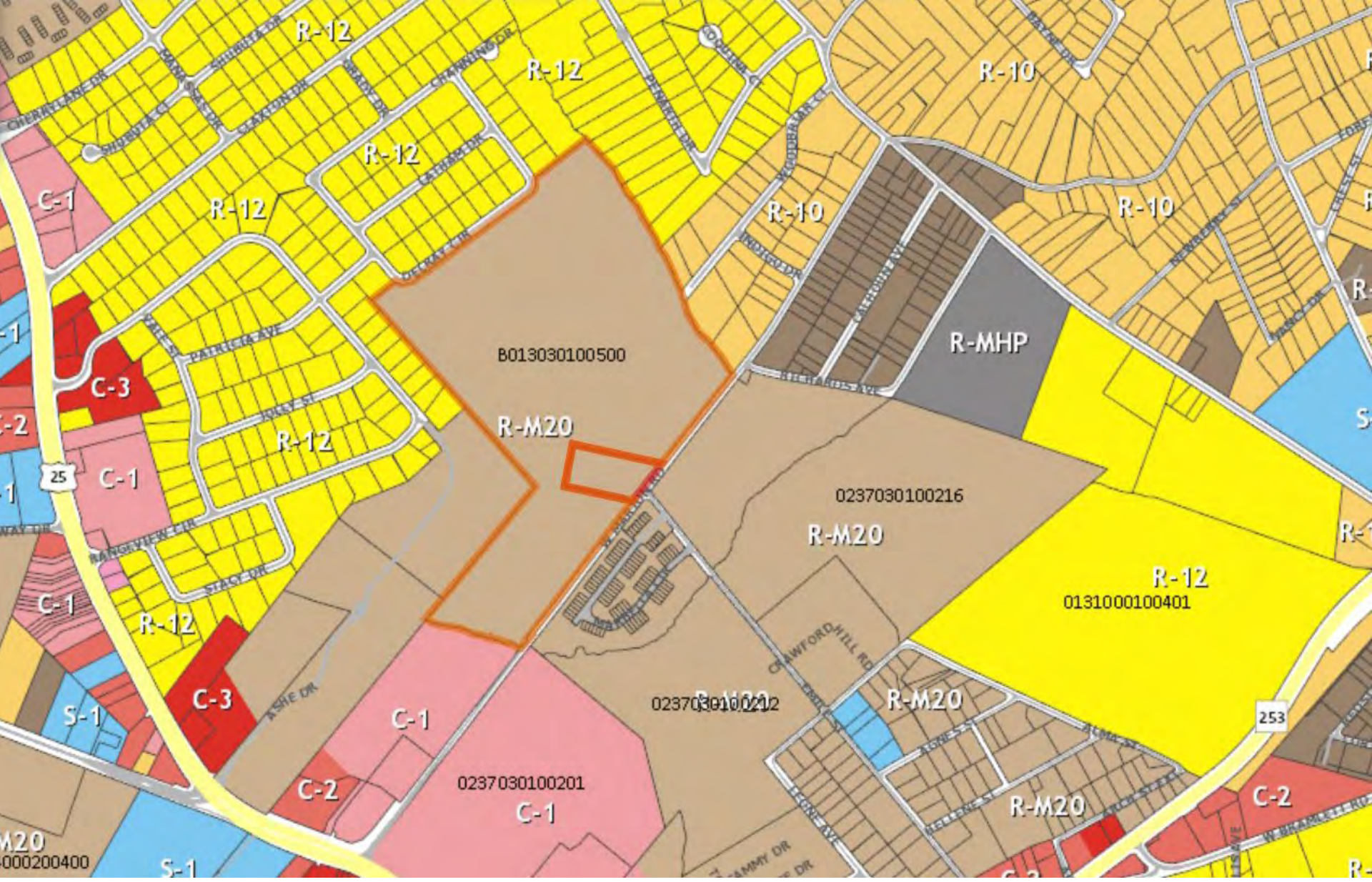


Symbol	Description	Quantity	Unit	Notes
[Symbol]	Light Pole	10	Each	50' Height
[Symbol]	Light Fixture	20	Each	150W
[Symbol]	Light Pole	5	Each	40' Height
[Symbol]	Light Fixture	10	Each	150W
[Symbol]	Light Pole	3	Each	30' Height
[Symbol]	Light Fixture	6	Each	150W

Material	Quantity	Unit	Notes
Light Pole	15	Each	50' Height
Light Fixture	30	Each	150W

NOTE:
 ALL LIGHTING TO BE INSTALLED IN ACCORDANCE WITH THE ILLINOIS ILLUMINATION ENGINEERING BOARD (IIEB) STANDARDS.
 LIGHTING PHOTO-METRICS FOR
 NEW LEGACY MIDDLE AND ELEMENTARY SCHOOL

CB-2024-084: Zoning Map



CB-2024-084: Aerial Map



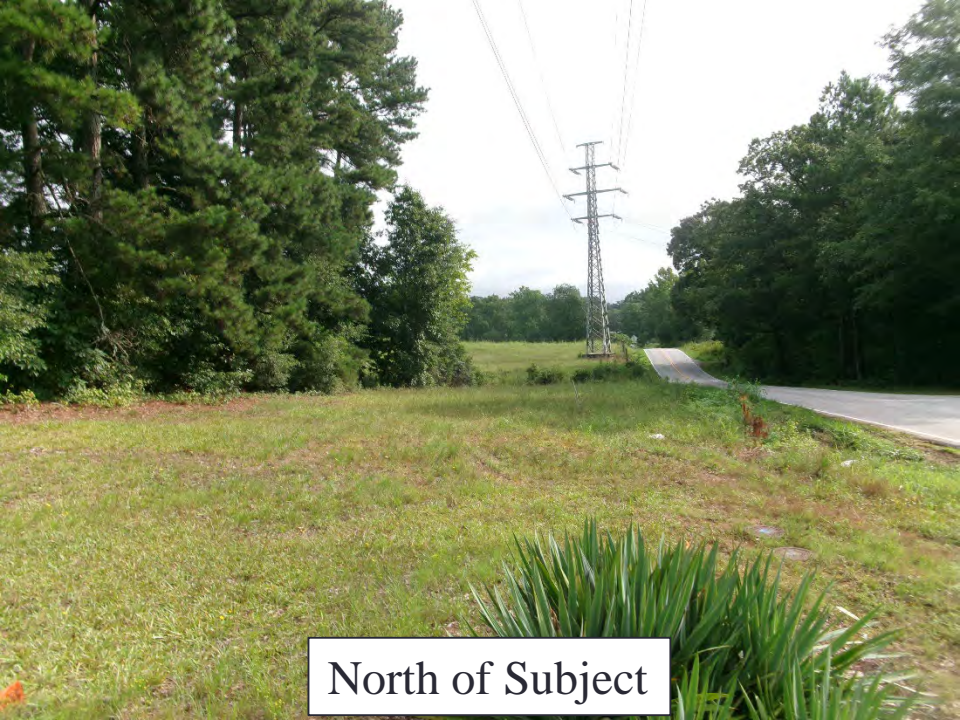
CB-2024-084 Photos



Subject



Subject photo 2



North of Subject



South of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Docket CB-16-12/CB-2024-095 Update
- Adjournment