



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes September 11, 2024

Board Members:

1. **Godfrey, Laura – Chairwoman**
2. **Roth, Michael**
3. **Akers, James – Vice Chairman**
4. **Christopher Winters – Absent**
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
- iv. Amelia Brown – Planner I

1. **Call to Order:** Chairman Godfrey called the meeting to order at approximately 3:00.
2. **Invocation/Pledge:** Conducted by Mr. Stonerock.
3. **Roll Call:** Attendance was taken by Mr. Sherer.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of August 14th, 2024.**
Mr. Akers made a motion to approve the minutes from the August 14th, 2024 meeting. Mr. Stonerock seconded. The motion carried with an 8 – 0 vote.

Mr. Roth made a motion to adopt the Final Decisions and Orders from the August 14th, 2024 meeting. Mr. Akers seconded. The motion carried with an 8 – 0 vote.

5. **New Business**

i. **CB-2024-088, Irina Smerdon**

The property is located 1.37 miles east of the intersection of E North St and Howell Rd., in the R-12, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for an in-home upholstery and furniture restoration business as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Irina Smerdon.

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

Staff presented and discussion ensued.

The applicant stated she intends to convert a portion of the attached garage in order to use it as a workshop for a small upholstery business and will meet all requirements of the Greenville County Zoning Ordinance for a Home Occupation.

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

ii. CB-2024-089, Timothy Thomason of Spatial Planning Innovations, LLC for Carolina Elite Soccer Academy F.K.A. St. Giles Soccer Club

This property is located 0.5 miles south of the intersection of Anderson Ridge Rd. and S. Bennetts Bridge Rd., in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the construction of new modular buildings to be utilized as locker/shower rooms, storage and manager space.

On December 11th, 1994 the Board of Zoning Appeals passed a motion to approve Docket CB-94-139, requesting a Use by Special Exception for Soccer Fields and lights. Lights must be turned off by 10pm.

On November 11th, 2001 the Board of Zoning Appeals passed a motion to approve Docket CB-01-165, requesting a Use by Special Exception for Concessions, offices, restrooms and lights.

On January 8th, 2003 the Board of Zoning Appeals passed a motion to approve Docket CB-11-03, requesting a Use by Special Exception for a storage building.

On November 14th, 2007 the Board of Zoning Appeals passed a motion to approve Docket CB-07-42, requesting a Use by Special Exception for additional soccer fields.

Mr. Boyanoski recused himself from the docket due to possible conflict of interest.

The representative present for this application was Timothy Thomason.

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

Staff presented and discussion ensued.

The applicant stated they are looking to install five modular buildings for the Greenville Triumph team to utilize during practices and will not be accessible to the public. They

additionally stated the practices will take place during off peak hours.

Mr. Roth made a motion to approve the Use by Special Exception as requested. Mr. Stonerock seconded the motion. The motion carried with an 7 – 0 vote.

iii. CB-2024-090, Don Shuman of Greenville County Parks, Recreation, & Tourism

This property is located 1.45 miles north of the I-85 and I-385 interchange, in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for construction of athletic field lighting.

On November 9th, 2005 the Board of Zoning Appeals passed a motion to approve Docket CB-05-68, requesting a Use by Special Exception for a communications tower.

On April 10th, 2019 the Board of Zoning Appeals passed a motion to approve Docket CB-19-11, requesting a Use by Special Exception to allow an expansion to the canister at the top portion of the existing monopole to accommodate new antennae.

The representative present for this application was Don Shuman.

There were two persons present with opposition to this case, Ingrid Douglas and Charissa Graves, and two persons with questions, Ryan Cook and Councilman Stan Tzouvelekas.

Staff presented and discussion ensued.

The applicant stated they are proposing field lighting for the existing fields at Pittman Park to aid in coping with the Recreational Department's programming needs as this is the only multi-field complex with no field lighting. They additionally stated the lights will be no more than .5 foot candles at property's edge and will concentrate the light on the playing surface only with very minimal spillover. They additionally stated the intention of the lighting and the parks in general is to provide athletic fields and programming for the citizens of Greenville County.

Opposition stated they have concerns regarding late night noise and light pollution as well as loiterers. They additionally stated the money could be better used for improvements such as repaving the walking path and bathroom repairs that would not infringe on these concerns.

The applicant stated there are plans to upgrade the walking trail and they will add upgrading the bathrooms on site to the list of needed upgrades. They additionally stated they are cognizant of neighborhood needs and do not intend to program lights to be on later than 11pm. They additionally stated the Greenville County Employee who locks the gate does a walk through prior to locking it in order to ensure there are no loiterers left in the park.

The person with questions reiterated that the walking trails need improvement and agreed that the County as a whole needs more programmable sports fields and thanked Mr. Shuman for the information provided regarding the light specifications. Mr. Tzouvelekas

additionally stated he is in favor of a hard cut off time for the lights and that additional signage be posted regarding loitering.

Mr. Akers made a motion to hold the Use by Special Exception until the November of 2024 Board of Zoning Appeals Meeting in order to allow time for the Parks and Recreation Department to coordinate a community meeting. Mr. Hakala seconded the motion. The motion carried with a 7 – 1 vote. Mr. Roth dissented.

iv. CB-2024-091, Jonathan Nett of CivilSD, LLC for The Islamic Society of Greenville

This property is located 3.37 miles Southwest of the intersection of W Wade Hampton Blvd and N Main St., in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a parking lot. The area will be used as a laydown yard during construction of other projects on site, then as a parking lot.

Previous Board of Zoning Appeals Dockets listed below for The Islamic Society of Greenville's adjacent parcel T010020101500.

On January 10, 2007, The Board of Zoning Appeals approved Docket CB-07-03 for a Use by Special Exception to allow the construction of a worship building.

On December 12, 2012, The Board of Zoning Appeals approved Docket CB-12-34 for a Variance on the setback requirements for a picnic shelter. The BZA also approved a Use by Special Exception for the picnic shelter as well as a proposed educational building.

On November 12, 2014, The Board of Zoning Appeals approved Docket CB-14-35 for a Use by Special Exception to allow the construction of a new middle school building, a future mosque, and an expanded parking lot.

On May 10, 2023, The Board of Zoning Appeals approved Docket CB-23-34 for a Use by Special Exception to allow the construction of an education building and a multipurpose & prayer building.

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

The representatives present for this application were Darya Dimitiyanova & Zafir Mohiddin.

Staff presented and discussion ensued.

The applicant stated there is currently an existing religious facility on site and they recently obtained an additional adjacent site they intend to use for an overflow gravel parking lot as their existing overflow lot will be used as the site for their proposed classroom project.

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

v. CB-2024-092, Emma Holtel of Masstar Signs for Wesley Chapel of the Methodist

This property is located 0.62 miles south of the intersection of S HWY 14 and Batesville Rd., in the R-S, Residential Suburban District.

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

The applicant is also requesting a Variance to encroach 40' into the 45' GPATS setback. SCDOT has approved of this encroachment.

There are no prior applications before the Board.

The representatives present for this application were Eddie Rosser and Elder Lashiela Mack Wyatt.

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

Staff presented and discussion ensued.

The applicant stated they have already gotten approval from the SCDOT to place the sign in the proposed location. They additionally stated they have owned the property for 140 years and they do not have a sign for their current religious facility.

Mr. Roth made a motion to grant the Variance from the GPATS requirements for the proposed sign and the existing historical sign. Mr. Akers seconded the motion. The motion carried with an 8 – 0 vote.

Mr. Stonerock made a motion to approve the Use by Special Exception as requested. Mr. Hakala seconded the motion. The motion carried with an 8 – 0 vote.

vi. CB-2024-093, Greg Cromer of Cromer Unlimited, LLC

The property is located 0.5 miles southeast of the intersection of S Washington Ave and Easley Bridge Rd., in the R-7.5, Single-Family Residential District.

The applicant is requesting a Variance to encroach 6' into the 20' front setback, for a front porch.

There are no prior applications before the Board.

The representative present for this application was Greg Cromer.

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

Staff presented and discussion ensued.

The applicant stated they are currently remodeling the house in question and have added a front porch in the course of these renovations and discovered during the course of inspections the porch was encroaching into the setback.

Mr. Roth made a motion to approve the Variance for 14' from the back of sidewalk on the front frontage for the existing structure. Mr. Stonerock seconded the motion. The motion carried with an 8 – 0 vote.

vii. CB-2024-094, Joel P. Neuder of Hazel and Sawyer for Renewable Water Resources

The property is located on Mauldin Road, south of I-85, east of S Pleasantburg Drive, near the City of Greenville in the S-1, Services District.

The applicant is requesting a Use by Special Exception for a public utility to place an electrical building, FOG (Fats, Oils and Grease) receiving building, septage receiving facility and an access Rd.

On October 4th, 2023 the Board of Zoning Appeals passed a motion to approve Docket CB-2023-083, requesting a Use by Special Exception for a public utility to construct new wastewater utility structures.

On June 12th, 2024 the Board of Zoning Appeals passed a motion to approve Docket CB-2024-057, requesting a Use by Special Exception for a public utility to construct a 24' by 30' metal carport.

The representatives present for this application were Joel Neuder and Kristin Frederickson.

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

Staff presented and discussion ensued.

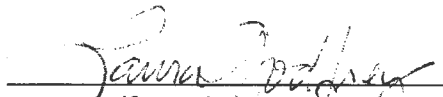
The applicant stated they are proposing a new electrical building to go on existing impervious surface as well as a new access road for proposed facility buildings.

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

6. Announcements/Requests


7. Adjournment

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



Laura Godfrey, Chairman
Board of Zoning Appeals

10-17-2024
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

September 11, 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.

Variance of the Transportation Corridor Preservation Ordinance

Section 7 of the Transportation Corridor Preservation Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. The variance requested is the minimum variance that will make possible the legal use of the land.
- B. Owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship or peculiar and exceptional practical difficulties.
- C. The variance requested will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighbor or otherwise detrimental to the public welfare.

CB-2024-088

Applicant:	Irina Smerdon
Project Type:	Use by Special Exception, Home Occupation
Address:	215 Richfield Terrace, Greer SC 29650
Zoning:	R-12, Single-Family Residential District
Posting:	Confirmed 08/27/24

CB-2024-088: Request

The property is located 1.37 miles east of the intersection of E North St and Howell Rd., in the R-12, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for an in-home upholstery and furniture restoration business as a Home Occupation.

There are no prior applications before the BZA.

CB-2024-088: 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-2024-088: 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-2024-088: 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-2024-088: 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-2024-088: Sample Photos



CB-2024-088: Sample Photos



CB-2024-088: Aerial Map



CB-2024-088 Photos



Subject



North of Subject



Northeast of Subject



South of Subject

CB-2024-089

- Applicant:** Timothy Thomason of Spatial Planning Innovations, LLC for Carolina Elite Soccer Academy F.K.A. St. Giles Soccer Club
- Project Type:** Use by Special Exception
- Address:** 1025 Anderson Ridge Rd., Greer, SC 29651
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 08/27/24

CB-2024-089 Request

This property is located 0.5 miles south of the intersection of Anderson Ridge Rd. and S. Bennetts Bridge Rd., in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the construction of new modular buildings to be utilized as locker/shower rooms, storage and manager space.

On December 11th, 1994 the Board of Zoning Appeals passed a motion to approve Docket CB-94-139, requesting a Use by Special Exception for Soccer Fields and lights. Lights must be turned off by 10pm.

On November 11th, 2001 the Board of Zoning Appeals passed a motion to approve Docket CB-01-165, requesting a Use by Special Exception for Concessions, offices, restrooms and lights.

On January 8th, 2003 the Board of Zoning Appeals passed a motion to approve Docket CB-11-03, requesting a Use by Special Exception for a storage building.

On November 14th, 2007 the Board of Zoning Appeals passed a motion to approve Docket CB-07-42, requesting a Use by Special Exception for additional soccer fields.

CB-2024-089: Use by Special Exception Requirements

Section 5:4 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.

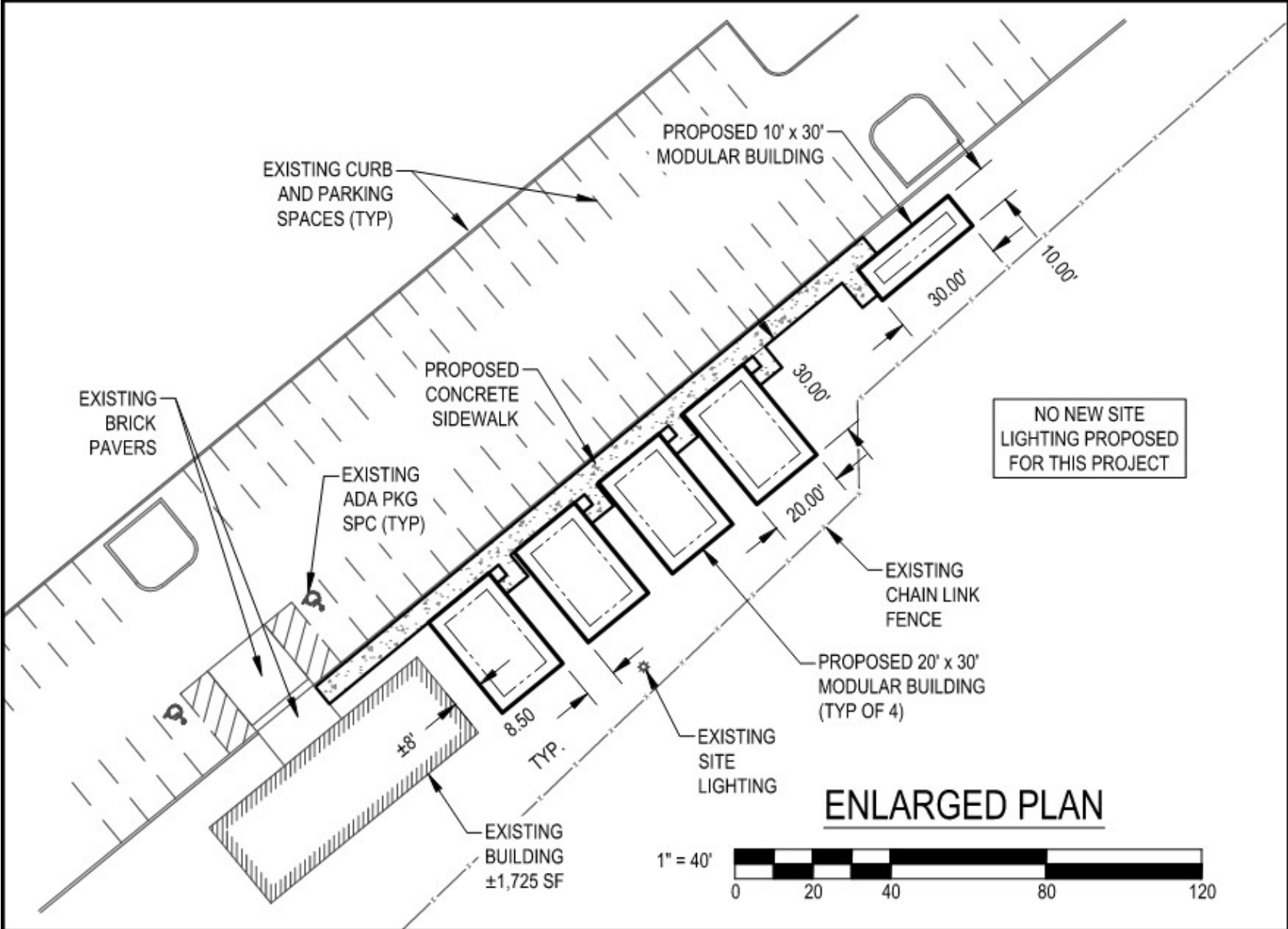
CB-2024-089: Use by Special Exception Considerations

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-2024-089: Site Plan



CB-2024-089: Zoning Map



CB-2024-089: Aerial Map



CB-2024-089 Photos



Subject



Subject Photo 2



North of Subject



Northwest of Subject

CB-2024-090

- Applicant:** Don Shuman of Greenville County Parks.
Recreation & Tourism
- Project Type:** Use by Special Exception
- Address:** 420 Blacks Dr., Greenville, SC 29615
- Zoning:** R-20, Single Family Residential District
- Posting:** Confirmed 08/27/24

CB-2024-090 Request

This property is located 1.45 miles north of the I-85 and I-385 interchange, in the R-20, Single Family Residential District.

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

On December 11th, 2003 the Board of Zoning Appeals passed a motion to approve Docket CB-03-100, requesting a Use by Special Exception to construct additional soccer fields, parking and walking trails. With the condition of screening.

On November 9th, 2005 the Board of Zoning Appeals passed a motion to approve Docket CB-05-68, requesting a Use by Special Exception for a communications tower

On April 10th, 2019 the Board of Zoning Appeals passed a motion to approve Docket CB-19-11, requesting a Use by Special Exception to allow an expansion to the canister at the top portion of the existing monopole to accommodate new antennae.

CB-2024-090: Use by Special Exception Requirements

Section 5:5 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-20, Single Family Residential District

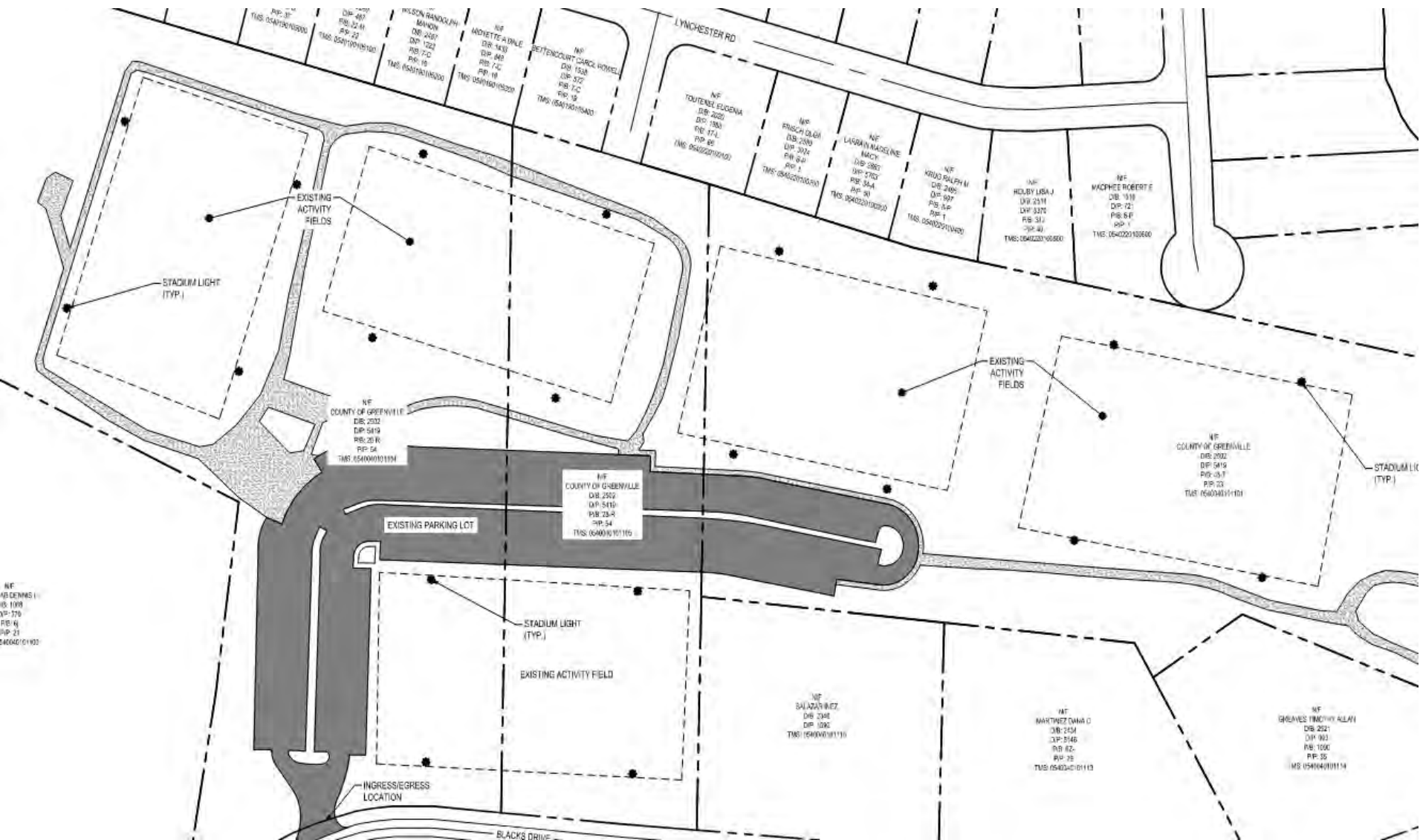
CB-2024-090: Use by Special Exception Considerations

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.

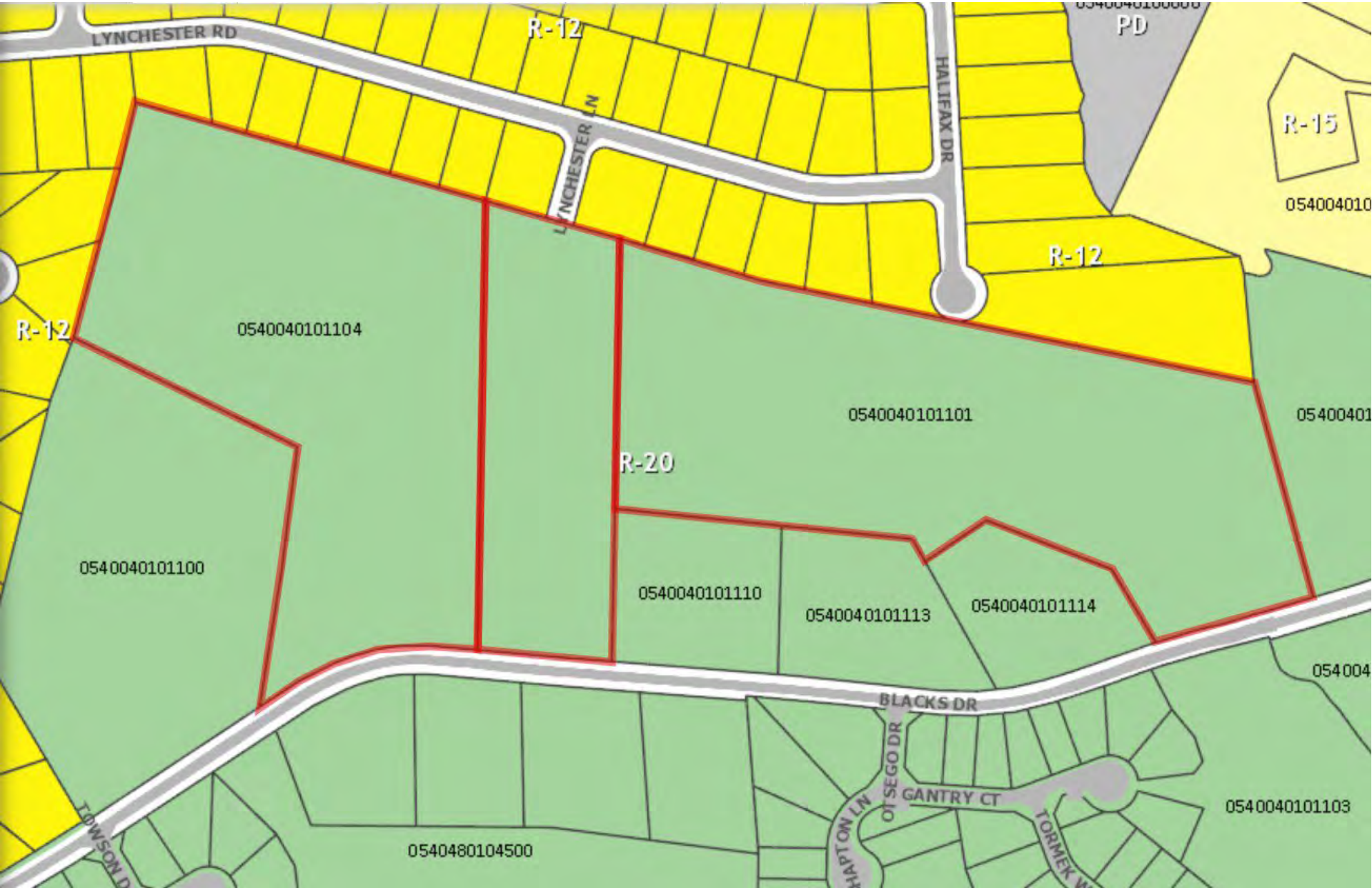
CB-2024-090: Site Plan



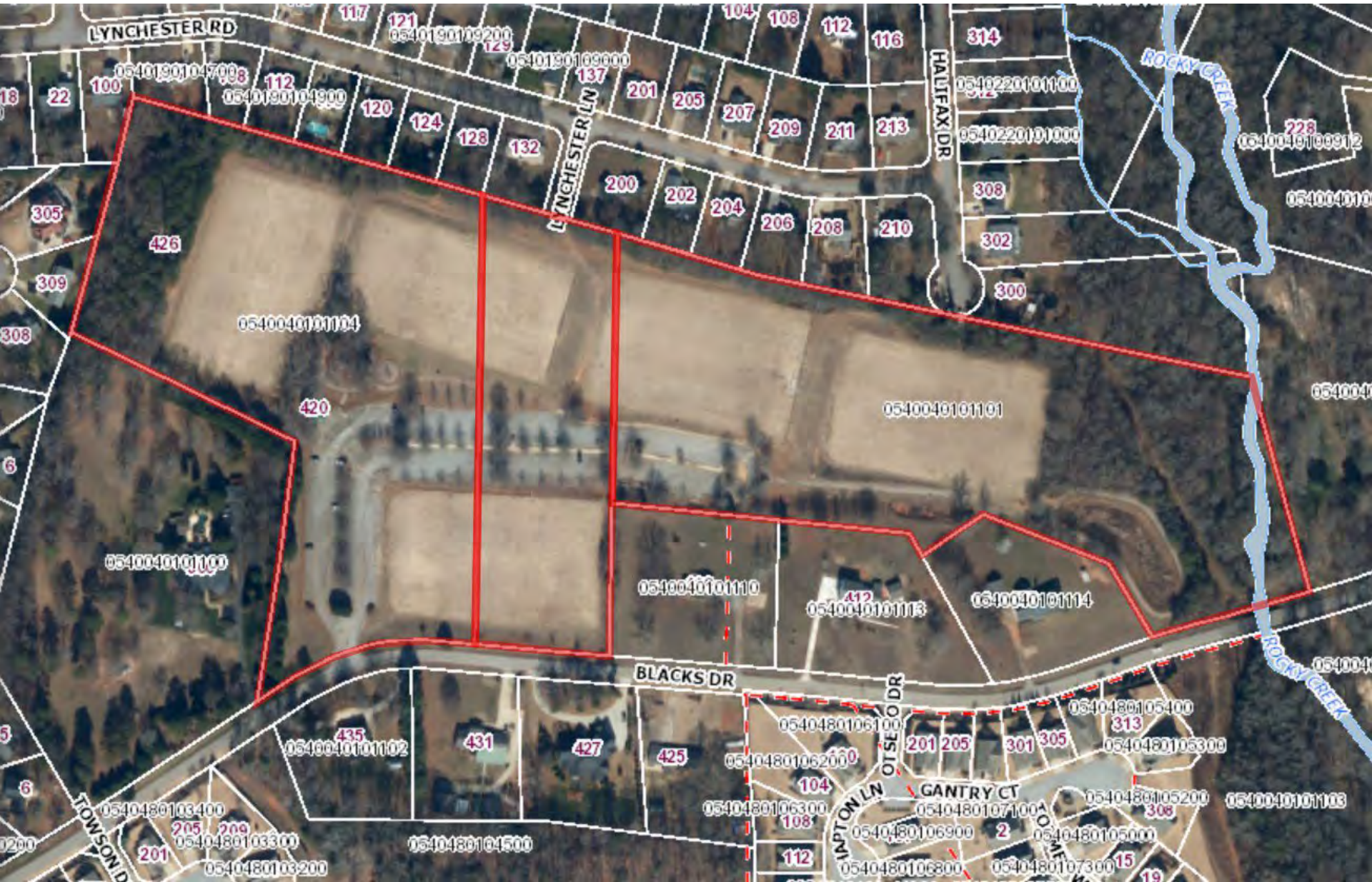
CB-2024-090: Site Plan



CB-2024-090: Zoning Map



CB-2024-090: Aerial Map



CB-2024-090 Photos



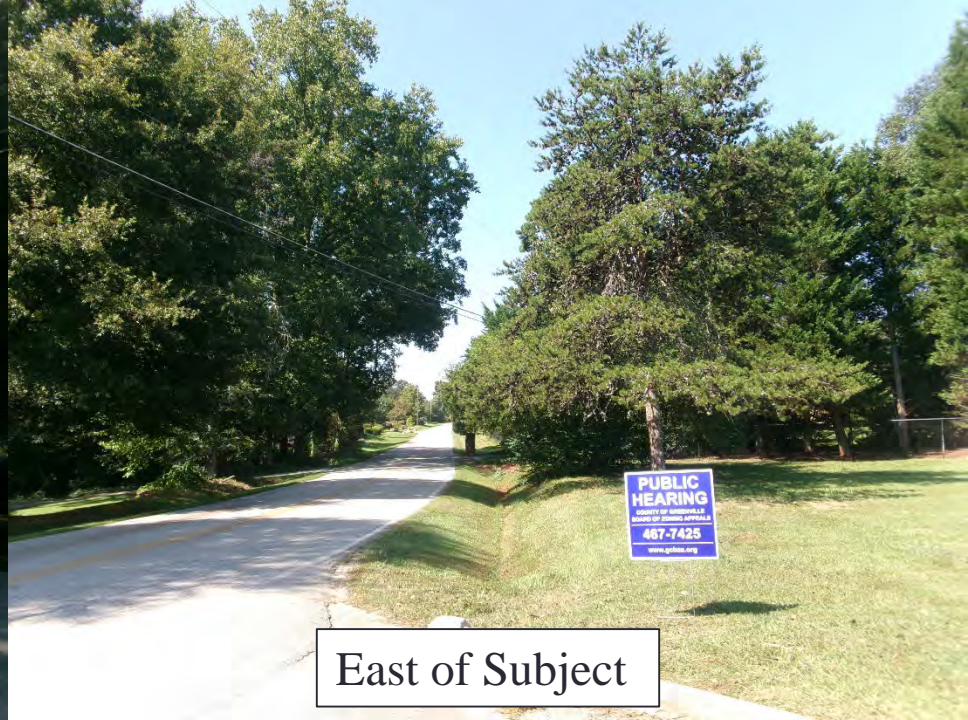
Subject



Subject Photo 2



West of subject



East of Subject

CB-2024-091

Applicant: Jonathan Nett of CivilSD, LLC for The Islamic Society of Greenville

Project Type: Use by Special Exception

Address: Clement Rd., Greer, SC 29650

Zoning: R-20, Single-Family Residential District

Posting: Confirmed 08/27/24

CB-2024-091 Request

This property is located 3.37 miles Southwest of the intersection of W Wade Hampton Blvd and N Main St., in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the construction of a parking lot. The area will be used as a laydown yard during construction of other projects on site, then as a parking lot.

Previous Dockets of the adjacent parcel that have come before the Board of Zoning Appeals:

On January 10, 2007, The Board of Zoning Appeals approved Docket CB-07-03 for a Use by Special Exception to allow the construction of a worship building.

On December 12, 2012, The Board of Zoning Appeals approved Docket CB-12-34 for a Variance on the setback requirements for a picnic shelter. The BZA also approved a Use by Special Exception for the picnic shelter as well as a proposed educational building.

On November 12, 2014, The Board of Zoning Appeals approved Docket CB-14-35 for a Use by Special Exception to allow the construction of a new middle school building, a future mosque, and an expanded parking lot.

On May 10, 2023, The Board of Zoning Appeals approved Docket CB-23-34 for a Use by Special Exception to allow the construction of a education building and a multipurpose & prayer building

CB-2024-091: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Church” as a Use by Special Exception in the R-20, Single-Family Residential District.

Section 11:1 - General Provisions for Uses Permitted by Special Exception states: “The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.”

Section 11:3 – Churches, states: "A church may be permitted in all residential districts subject to the requirements of the district and the following requirements":

Section 11.3.1- Lot Area - the minimum lot area shall be 40,000 square feet or 0.918 acres. The entire site consists of approximately 8.68 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 parking lot adheres to this requirement.

Section 11.3.3 - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. The submitted site plan includes parking calculations which appear to show compliance. Submitted plans show sufficient parking.

CB-2024-091: Use by Special Exception Requirements

11:3.4 Lighting: For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. Per the applicant, no new site lighting is proposed.

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. If additional screening is required it will be assessed during plan review.

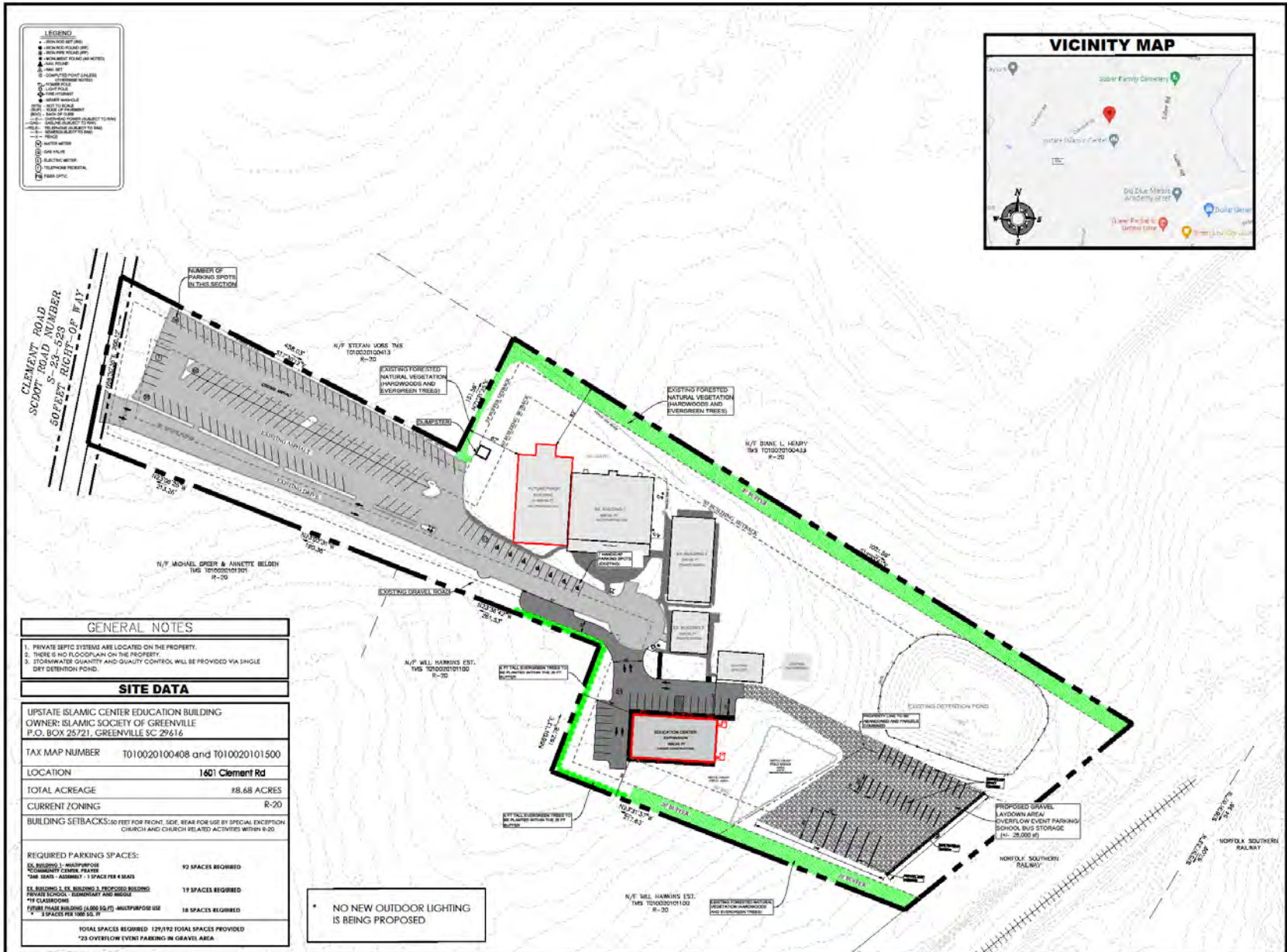
CB-2024-091: Use By Special Exception Considerations

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-2024-091: Site Plan



LEGEND

- 6000 GPM SEPT. TANK
- 1500 GPM SEPT. TANK
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- 36000 GPM SEPT. TANK
- 37500 GPM SEPT. TANK
- 39000 GPM SEPT. TANK
- 40500 GPM SEPT. TANK
- 42000 GPM SEPT. TANK
- 43500 GPM SEPT. TANK
- 45000 GPM SEPT. TANK
- 46500 GPM SEPT. TANK
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- 49500 GPM SEPT. TANK
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- 52500 GPM SEPT. TANK
- 54000 GPM SEPT. TANK
- 55500 GPM SEPT. TANK
- 57000 GPM SEPT. TANK
- 58500 GPM SEPT. TANK
- 60000 GPM SEPT. TANK
- 61500 GPM SEPT. TANK
- 63000 GPM SEPT. TANK
- 64500 GPM SEPT. TANK
- 66000 GPM SEPT. TANK
- 67500 GPM SEPT. TANK
- 69000 GPM SEPT. TANK
- 70500 GPM SEPT. TANK
- 72000 GPM SEPT. TANK
- 73500 GPM SEPT. TANK
- 75000 GPM SEPT. TANK
- 76500 GPM SEPT. TANK
- 78000 GPM SEPT. TANK
- 79500 GPM SEPT. TANK
- 81000 GPM SEPT. TANK
- 82500 GPM SEPT. TANK
- 84000 GPM SEPT. TANK
- 85500 GPM SEPT. TANK
- 87000 GPM SEPT. TANK
- 88500 GPM SEPT. TANK
- 90000 GPM SEPT. TANK
- 91500 GPM SEPT. TANK
- 93000 GPM SEPT. TANK
- 94500 GPM SEPT. TANK
- 96000 GPM SEPT. TANK
- 97500 GPM SEPT. TANK
- 99000 GPM SEPT. TANK
- 100500 GPM SEPT. TANK
- 102000 GPM SEPT. TANK
- 103500 GPM SEPT. TANK
- 105000 GPM SEPT. TANK
- 106500 GPM SEPT. TANK
- 108000 GPM SEPT. TANK
- 109500 GPM SEPT. TANK
- 111000 GPM SEPT. TANK
- 112500 GPM SEPT. TANK
- 114000 GPM SEPT. TANK
- 115500 GPM SEPT. TANK
- 117000 GPM SEPT. TANK
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- 120000 GPM SEPT. TANK
- 121500 GPM SEPT. TANK
- 123000 GPM SEPT. TANK
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- 138000 GPM SEPT. TANK
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- 141000 GPM SEPT. TANK
- 142500 GPM SEPT. TANK
- 144000 GPM SEPT. TANK
- 145500 GPM SEPT. TANK
- 147000 GPM SEPT. TANK
- 148500 GPM SEPT. TANK
- 150000 GPM SEPT. TANK

GENERAL NOTES

- PRIVATE SEPTIC SYSTEMS ARE LOCATED ON THE PROPERTY.
- THERE IS NO FLOODPLAIN ON THE PROPERTY.
- STORMWATER QUANTITY AND QUALITY CONTROL WILL BE PROVIDED VIA SINGLE DRY DETENTION POND.

SITE DATA

UPSTATE ISLAMIC CENTER EDUCATION BUILDING
OWNER: ISLAMIC SOCIETY OF GREENVILLE
P.O. BOX 25721, GREENVILLE SC 29616

TAX MAP NUMBER: T010020100408 and T010020101500

LOCATION: 1601 Clement Rd

TOTAL ACREAGE: 18.68 ACRES

CURRENT ZONING: R-20

BUILDING SETBACKS: 30 FEET FOR FRONT, SIDE, REAR FOR USE BY SPECIAL EXCEPTION CHURCH AND CHURCH RELATED ACTIVITIES WITHIN R-20

REQUIRED PARKING SPACES:

EA. BUILDING 1: MULTI-PURPOSE COMMUNITY CENTER, PRAYER	92 SPACES REQUIRED
EA. BUILDING 2: EA. BUILDING 3: PROPOSED BUILDING PRIVATE SCHOOL, ELEMENTARY AND MIDDLE	17 SPACES REQUIRED
EA. CLASSROOM	17 SPACES REQUIRED
FIGURE FRAME BUILDING (4800 SQ FT) MULTI-PURPOSE USE	18 SPACES REQUIRED
4" 3 SPACES FOR 100 SQ. FT.	

TOTAL SPACES REQUIRED: 127/172 TOTAL SPACES PROVIDED
45 OVERFLOW EVENT PARKING IN GRAVEL AREA

* NO NEW OUTDOOR LIGHTING IS BEING PROPOSED

CivilSD
Site Development Engineering

935 Tanner Road
Greenville, South Carolina 29607
864.272.6622
jstett@civilds.com
CIVILSD.COM

City Engineering Land Planning Landscape Architecture

Revisions

No.	Description	Date

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THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

Project Title: **Upstate Islamic Center**

Project Location: 1601 Clement Rd, Greenville County, SC

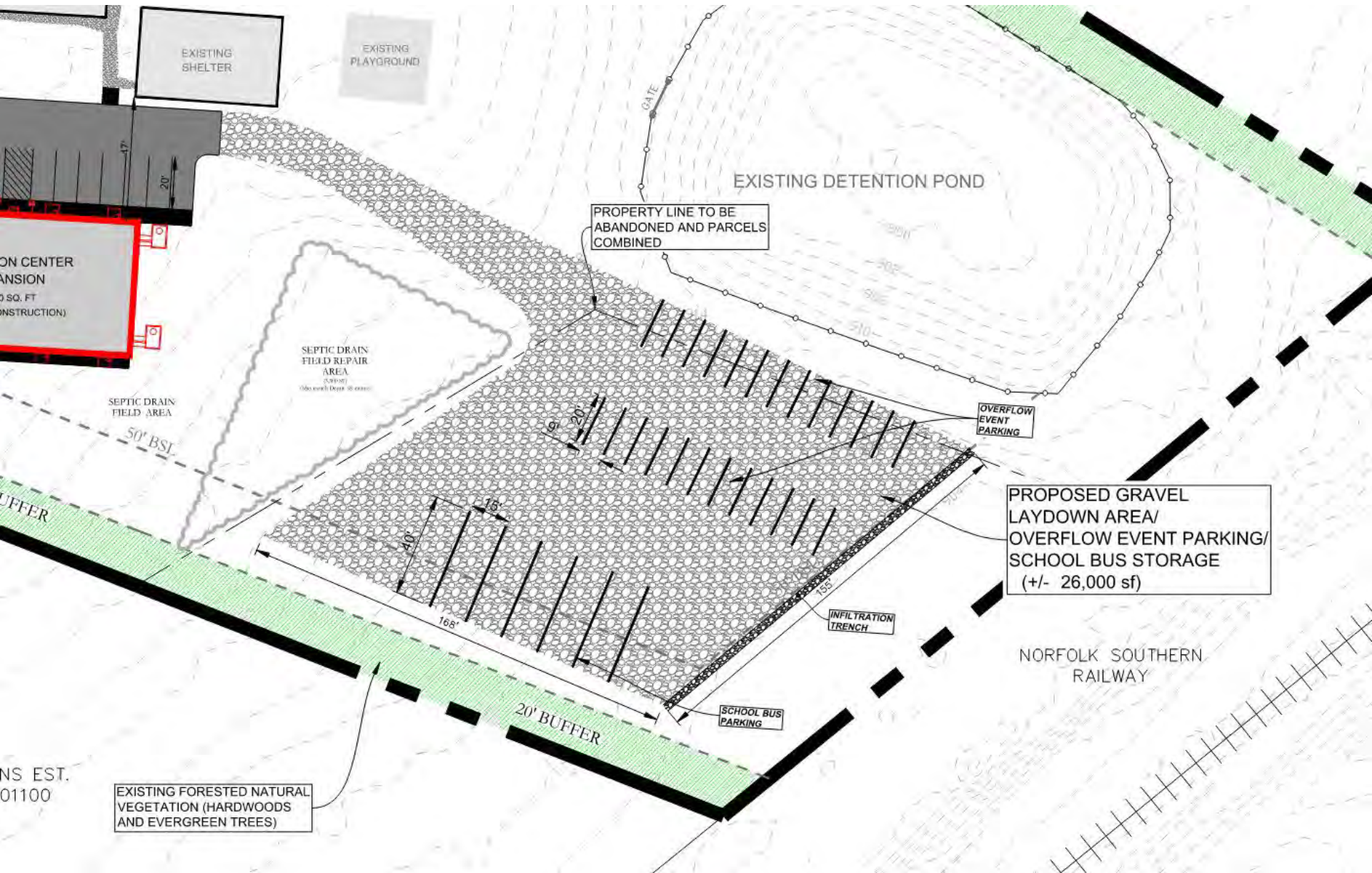
Project No.: 23021_SICP_Any
Date: 7/31/24
Drawn: [Signature]

Scale: 1" = 50'

Sheet Title: **Site Plan**

Sheet Number: **CV-1**

CB-2024-091: Site Plan



NS EST.
01100

EXISTING FORESTED NATURAL VEGETATION (HARDWOODS AND EVERGREEN TREES)

PROPERTY LINE TO BE ABANDONED AND PARCELS COMBINED

PROPOSED GRAVEL LAYDOWN AREA/
OVERFLOW EVENT PARKING/
SCHOOL BUS STORAGE
(+/- 26,000 sf)

NORFOLK SOUTHERN RAILWAY

20' BUFFER

SCHOOL BUS PARKING

OVERFLOW EVENT PARKING

INFILTRATION TRENCH

EXISTING DETENTION POND

SEPTIC DRAIN FIELD REPAIR AREA

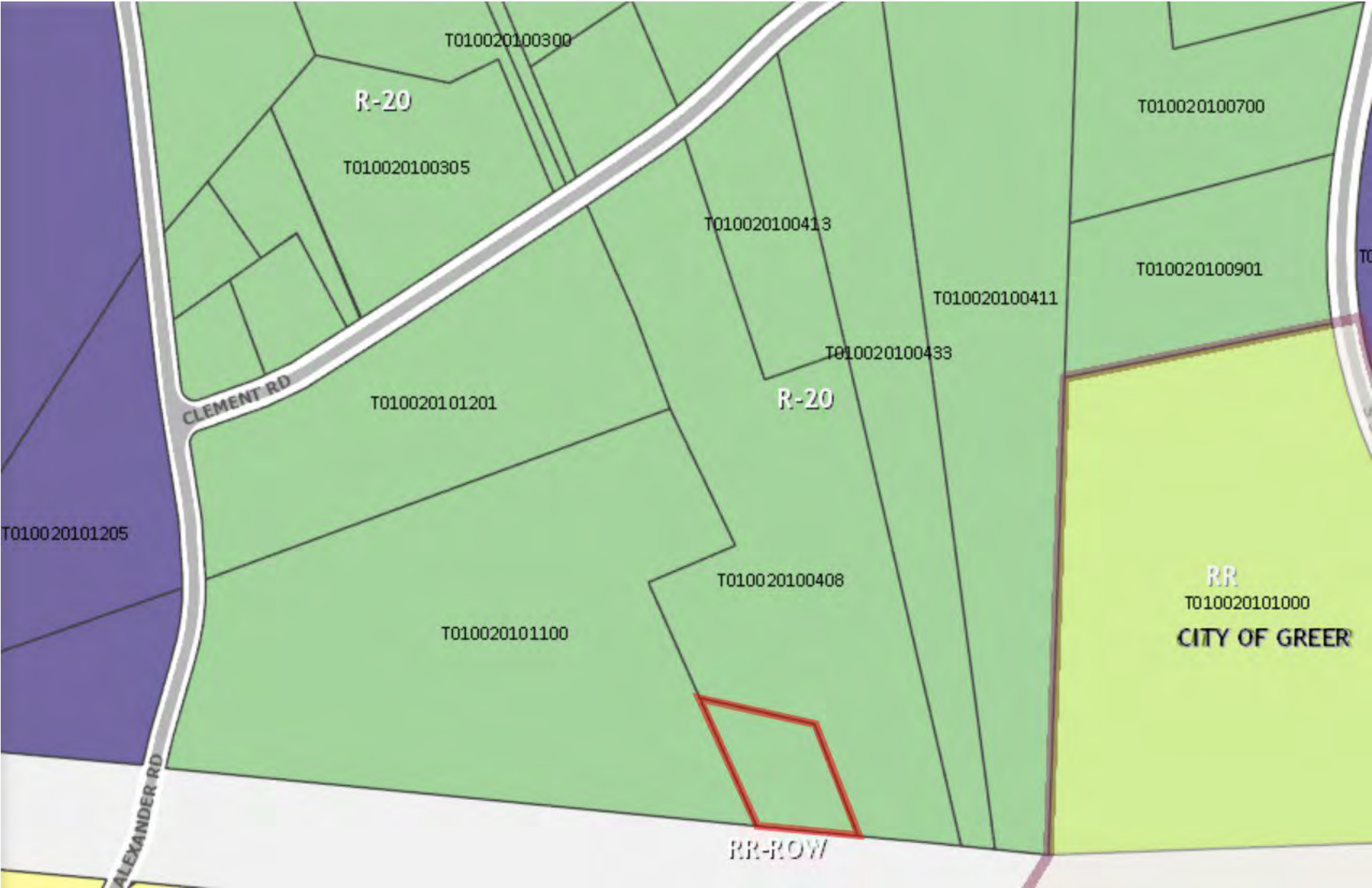
SEPTIC DRAIN FIELD AREA

EXISTING SHELTER

EXISTING PLAYGROUND

GATE

CB-2024-091: Zoning Map



CB-2024-091: Aerial Map



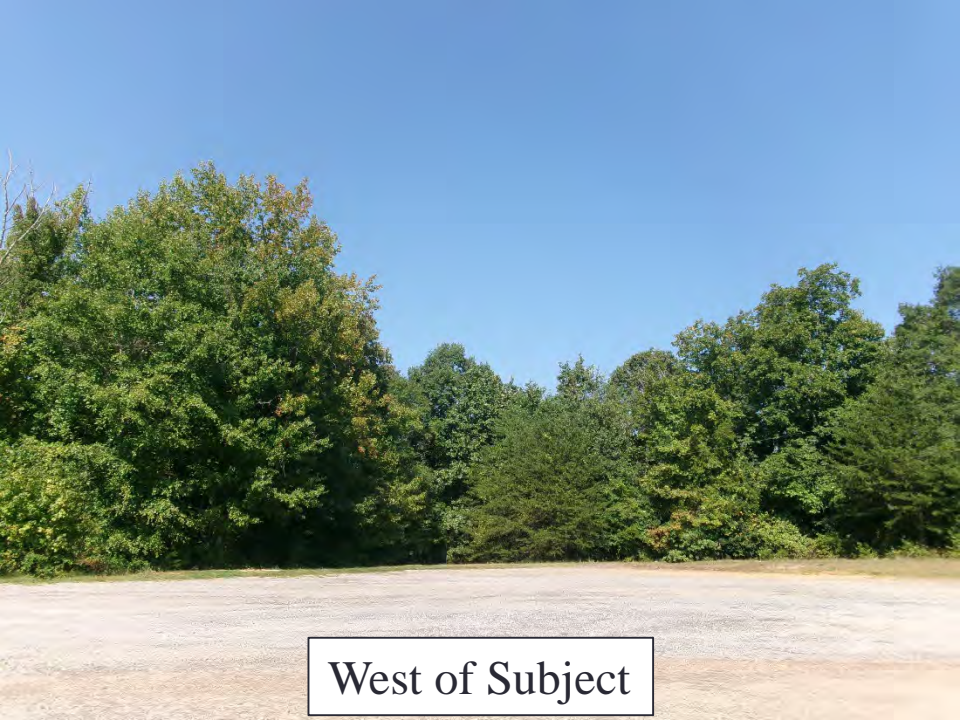
CB-2024-091 Photos



Subject



Subject Photo 2



West of Subject



East of Subject

CB-2024-092

- Applicant:** Emma Holtel of Masstar Signs for Wesley Chapel of the Methodist
- Project Type:** Use by Special Exception and Variance
- Address:** 732 Batesville Rd., Greer, SC 29651
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 08/27/24

CB-2024-092 Request

This property is located 0.62 miles south of the intersection of S HWY 14 and Batesville Rd., in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the construction of a monument sign. The applicant is also requesting a variance to encroach 40' into the 45' GPATS setback. SCDOT has approved of this encroachment.

No previous dockets before the Board of Zoning Appeals

CB-2024-092: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “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 entire site consists of approximately 6.41 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 sign meets the Greenville County Zoning Ordinance Setback of 10' but not the GPATS setback of 55'

Section 11.3.3 - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. The submitted site plan includes parking calculations which appear to show compliance. An addition of a monument sign will not change parking calculations.

CB-2024-092: Use by Special Exception Requirements

11:3.4 Lighting: For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. Per the applicant, no new site lighting is proposed.

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 not be required for the placement of the sign.

CB-2024-092: 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-2024-092: Variance

Article 14 Appendix C Transportation Corridor Preservation Ordinance (#4326)

Section 5. Relation to Generally Required Setback.

When determining the cumulative setback requirement for property within the identified corridors, the setback requirement provided in this ordinance would be in addition to the setback: requirement of the zoning district, if applicable, in which the property is located.

Section 10 – List of Roads

Batesville Rd. SC 14 to Anderson Ridge Rd. 45-foot Setback

CB-2024-092: Variance of the Transportation Corridor Preservation Ordinance considerations

Section 7 of the Transportation Corridor Preservation Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. The variance requested is the minimum variance that will make possible the legal use of the land.
- B. Owing to special conditions, a literal enforcement of the provisions of this ordinance would result in unnecessary hardship or peculiar and exceptional practical difficulties.
- C. The variance requested will be in harmony with the general purpose and intent of this ordinance and will not be injurious to the neighbor or otherwise detrimental to the public welfare.

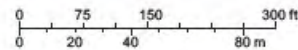
CB-2024-092: Site Plan

Greenville County, SC



April 15, 2024

ROW = 40' from center line
Greenville County Setback = 10' from ROW
We have sign staked at 55' from center line



Greenville County GIS Division, South Carolina, Greenville County GIS Division, South Carolina 29601, GreenvilleCounty

CB-2024-092: Site Plan



CB-2024-092: Zoning Map



CB-2024-092: Aerial Map



CB-2024-092 Photos



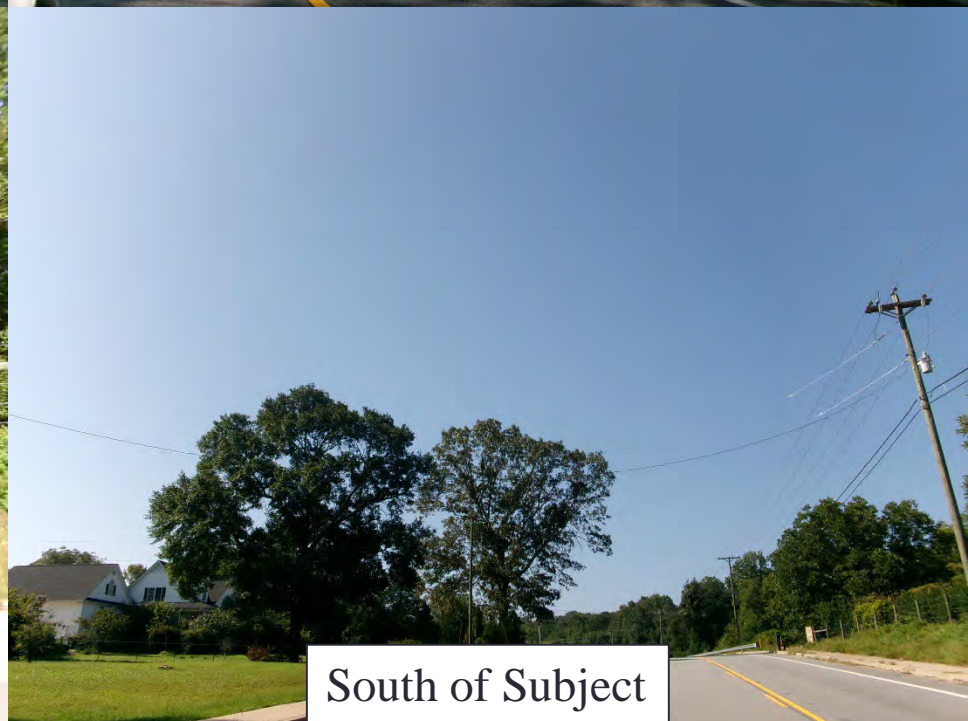
Subject



North of Subject



West of Subject



South of Subject

CB-2024-093

Applicant:	Greg Cromer of Cromer Unlimited, LLC
Project Type:	Variance
Address:	20 8th St., Greenville, SC 29611
Zoning:	R-7.5, Single Family Residential District
Posting:	Confirmed 08/27/24

CB-2024-093: Request

The property is located 0.5 miles southeast of the intersection of S Washington Ave and Easley Bridge Rd., in the R-7.5, Single-Family Residential District.

The applicant is requesting a Variance to encroach 6' into the 20' front setback, for a front porch.

No prior applications before the BZA

CB-2024-093: Variance

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

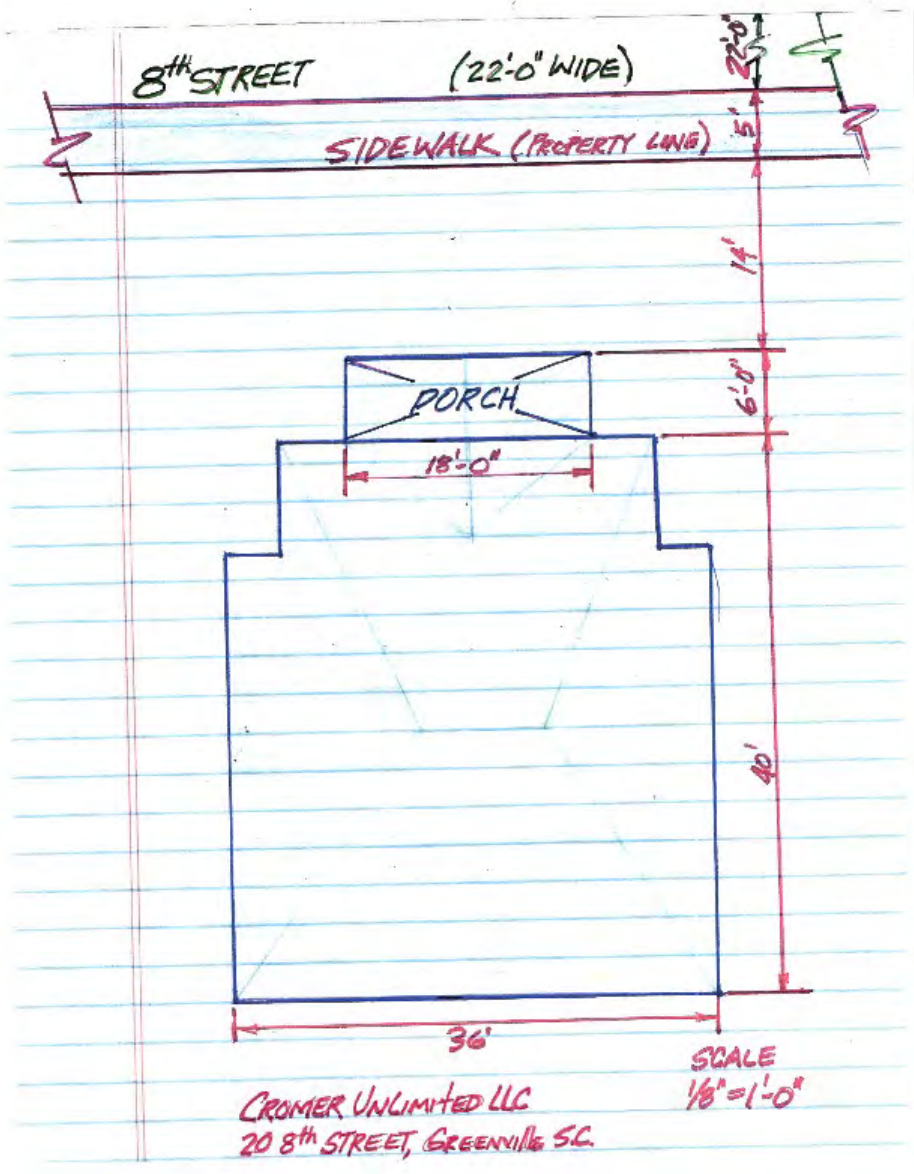
FRONT	=	20' from edge of 8th St. R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

CB-2024-093: Variance Considerations

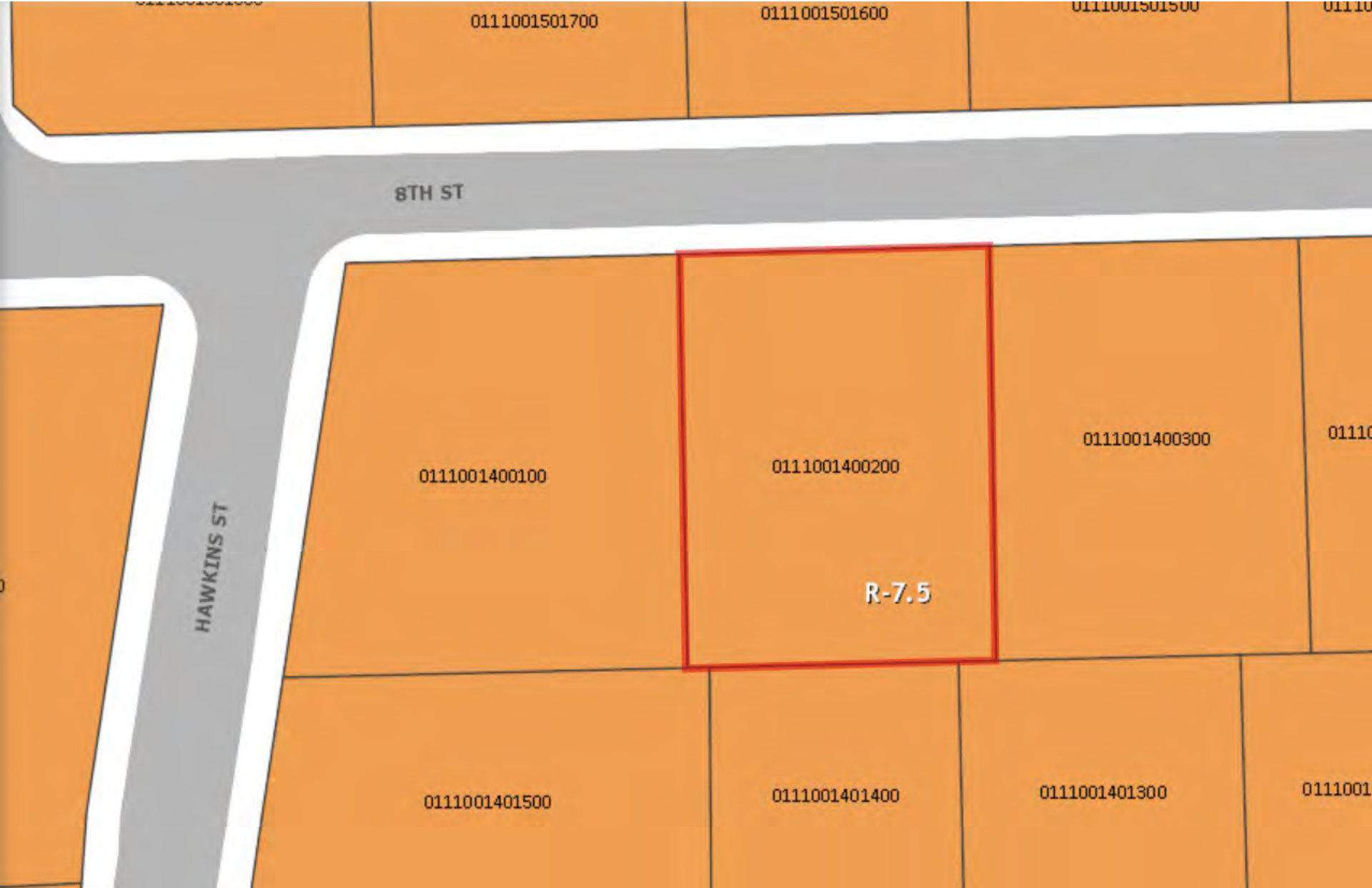
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

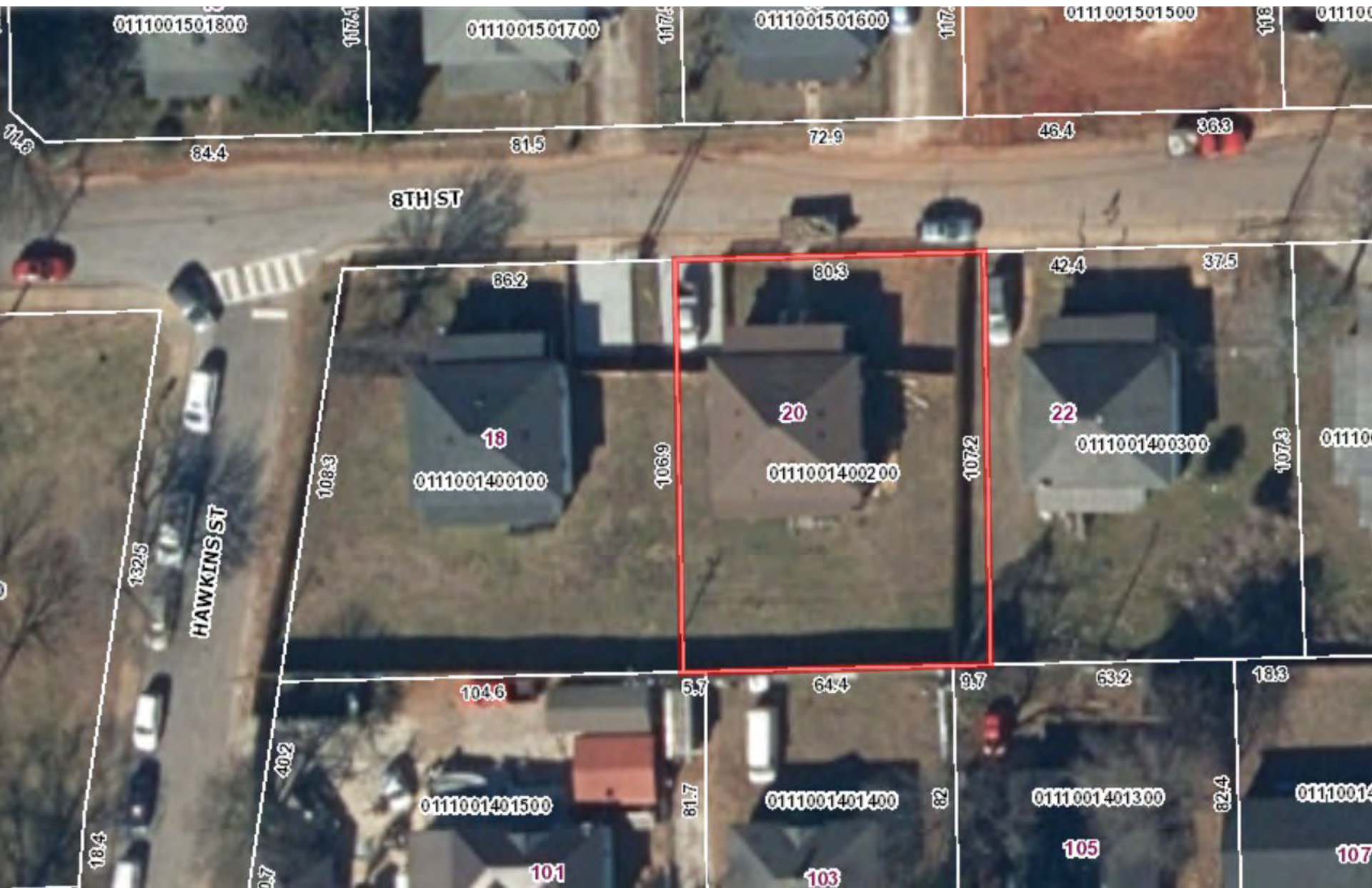
CB-2024-093: Site Plan



CB-2024-093: Zoning Map



CB-2024-093: Aerial Map



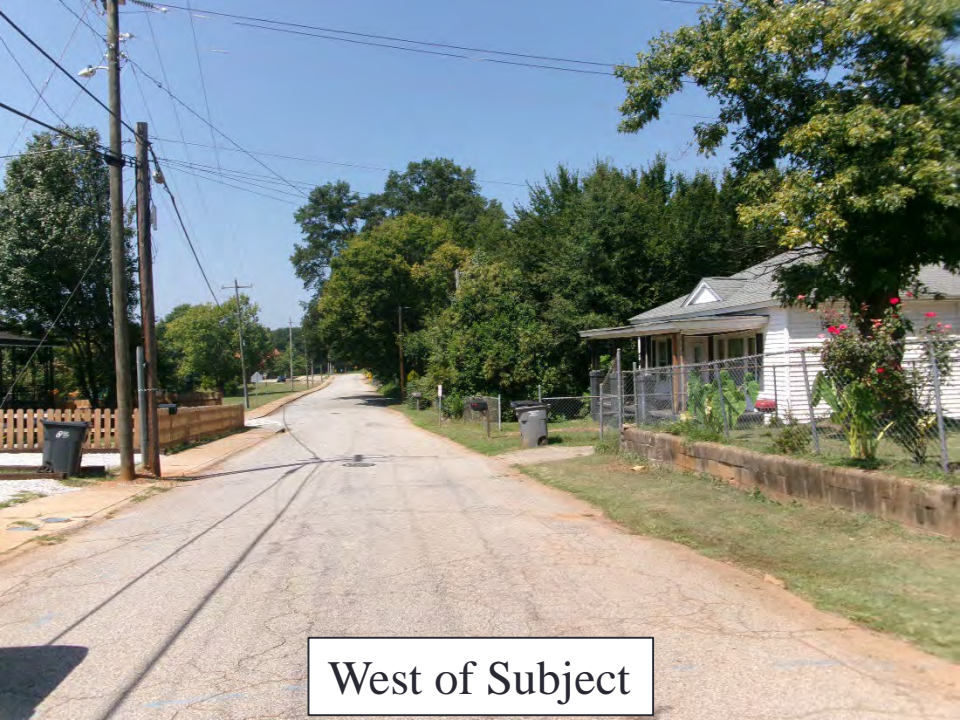
CB-2024-093 Photos



Subject



Subject photo 2



West of Subject



East of Subject

CB-2024-094

Applicant:	Joel P. Neuder of Hazel and Sawyer for Renewable Water Resources
Project Type:	Use By Special Exception
Address:	660 Mauldin Rd., Greenville, SC 29607
Zoning:	S-1, Services District
Posting:	Confirmed 08/27/24

CB-2024-094: Request

The property is located on Mauldin Road, south of I-85, east of S Pleasantburg Drive, near the City of Greenville in the S-1, Services District.

The applicant is requesting a Use by Special Exception for a public utility to place an electrical building, FOG (Fats, Oils and Grease) receiving building, septage receiving facility and an access Rd.

On June 12th, 2024 the Board of Zoning Appeals passed a motion to approve Docket CB-2024-057, requesting a Use by Special Exception for a public utility to construct a 24' by 30' metal carport.

On October 4th, 2023 the Board of Zoning Appeals passed a motion to approve Docket CB-2023-083, requesting a Use by Special Exception for a public utility to construct new wastewater utility structures.

CB-2024-094: Use By Special Exception

Section 5:14.1 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 S-1, Services 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."

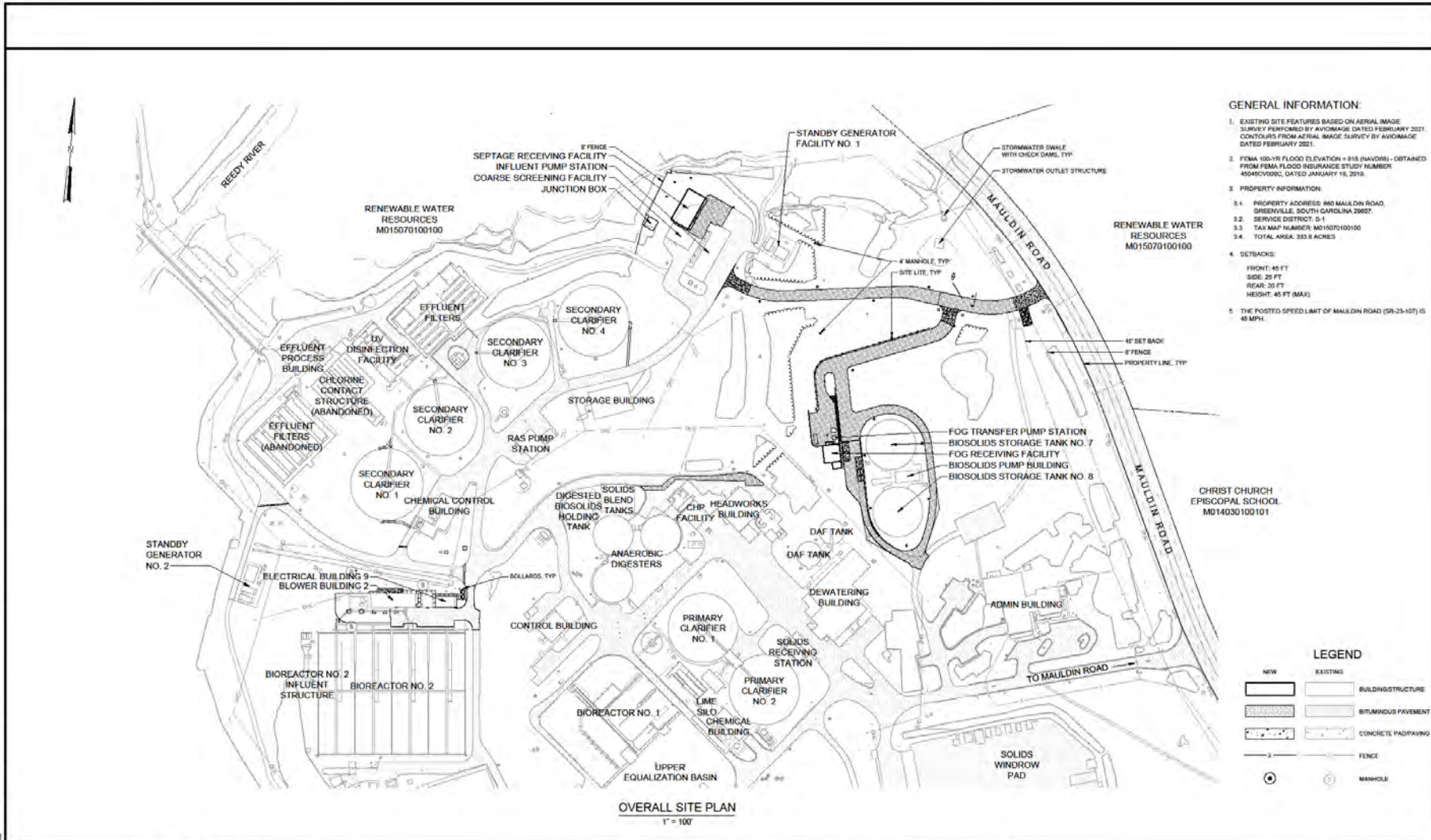
CB-2024-094: Use by Special Exception Considerations

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-2024-094: Site Plan



- GENERAL INFORMATION:**
- EXISTING SITE FEATURES BASED ON AERIAL IMAGE SURVEY PERFORMED BY AVERAGE DATED FEBRUARY 2021. CONTOURS FROM AERIAL IMAGE SURVEY BY AVERAGE DATED FEBRUARY 2021.
 - FEMA 100-YR FLOOD ELEVATION = 818 (NAVD8) - OBTAINED FROM FEMA FLOOD INSURANCE STUDY NUMBER 45045C000C, DATED JANUARY 15, 2019.
 - PROPERTY INFORMATION:
 - PROPERTY ADDRESS: 860 MAULDIN ROAD, GREENVILLE, SOUTH CAROLINA 29607.
 - SERVICE DISTRICT: S-11
 - TAX MAP NUMBER: M015070100100
 - TOTAL AREA: 333.8 ACRES
 - SETBACKS:
 - FRONT: 45 FT
 - SIDE: 25 FT
 - REAR: 20 FT
 - HEIGHT: 45 FT (MAX)
 - THE POSTED SPEED LIMIT OF MAULDIN ROAD (SR-25-107) IS 45 MPH.

LEGEND

NEW	EXISTING	
[Solid Grey Box]	[White Box]	BUILDING/STRUCTURE
[Dotted Pattern Box]	[Horizontal Line Pattern Box]	BITUMINOUS PAVEMENT
[Vertical Line Pattern Box]	[Diagonal Line Pattern Box]	CONCRETE PAVING
[Dashed Line]	[Solid Line]	FENCE
[Circle with Center Dot]	[Circle with Center Dot]	MANHOLE

PROJECT ENGINEER:	J. NEIDER / E. EVANS		
DESIGNED BY:	J. NEIDER		
DRAWN BY:	L. SANCHEZ		
CHECKED BY:	L. FANNING		
REV	ISSUED FOR	DATE	BY

PRELIMINARY DRAWING
DO NOT USE FOR
CONSTRUCTION

SCALE: 1" = 100'

Hazen

HAZEN AND SAWYER
124 VERONA BLVD, SUITE 202
GREENVILLE, SOUTH CAROLINA 29607
LICENSE NO. C00638

RENEWABLE WATER RESOURCES
GREENVILLE, SOUTH CAROLINA

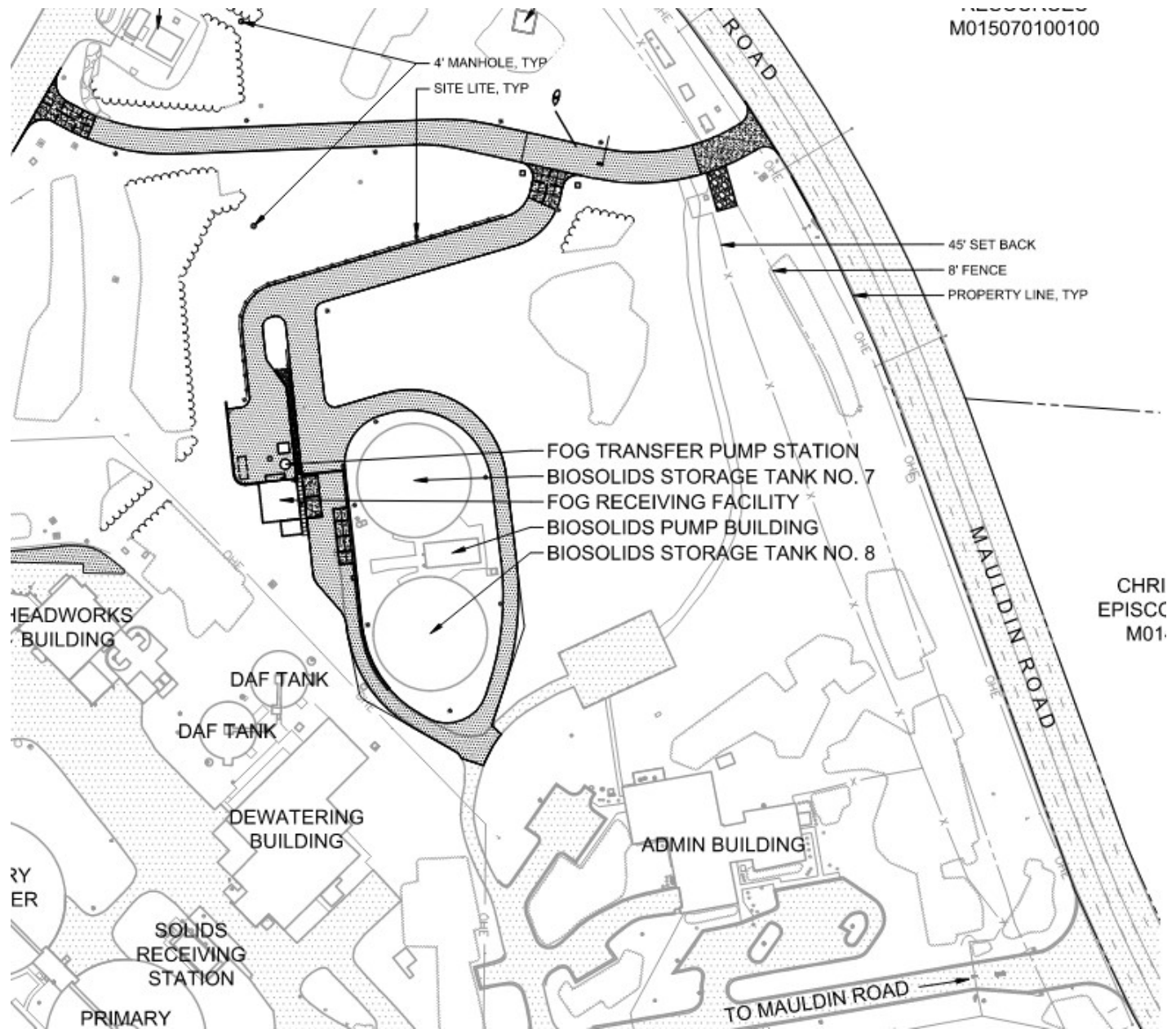
MAULDIN ROAD WRRF
BIOREACTOR NO. 2 AERATION SYSTEM
IMPROVEMENTS

ZONING
OVERALL SITE PLAN

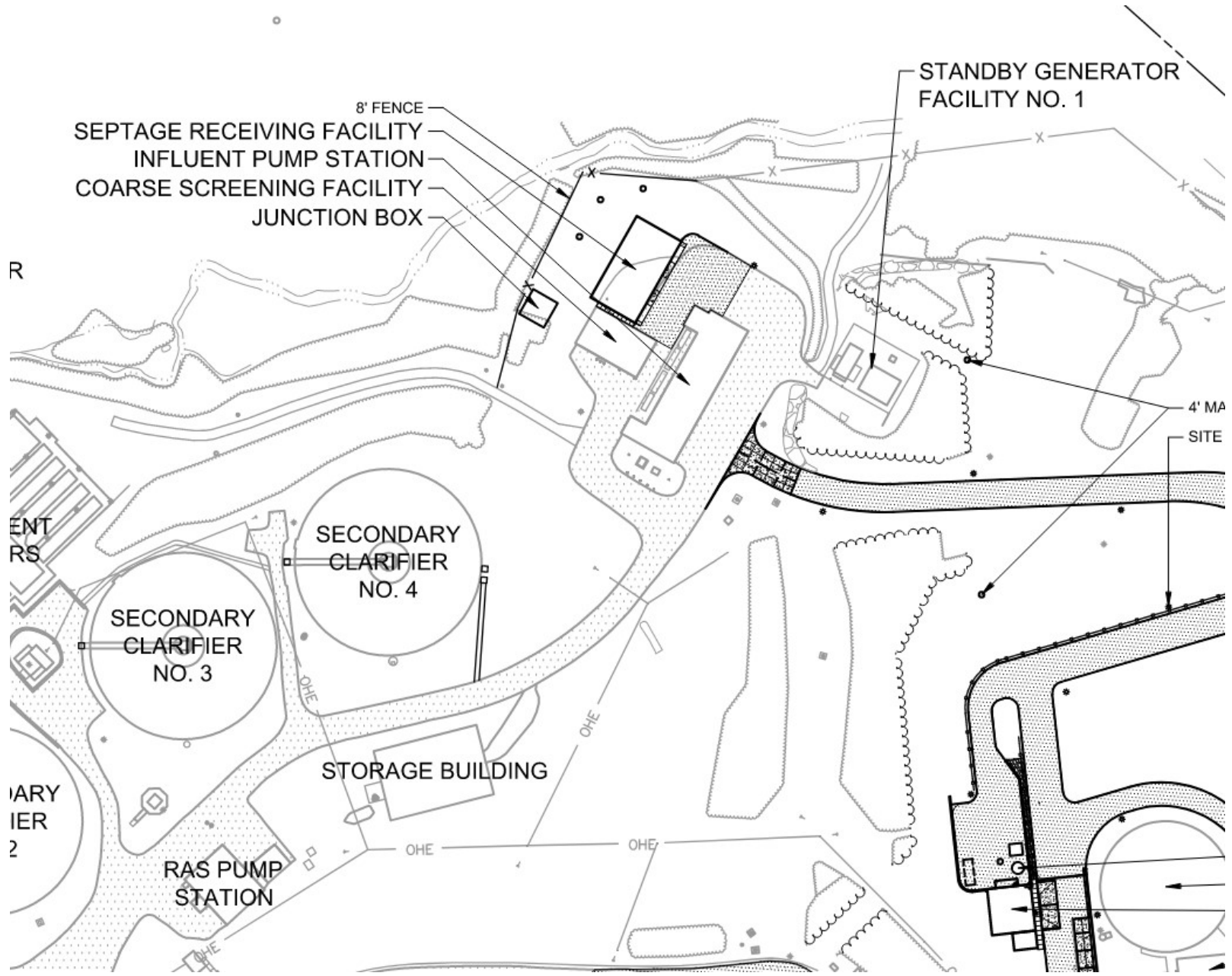
DATE:	AUGUST 2024
HAZEN NO.:	32424-017
CONTRACT NO.:	1
DRAWING NUMBER:	Z001

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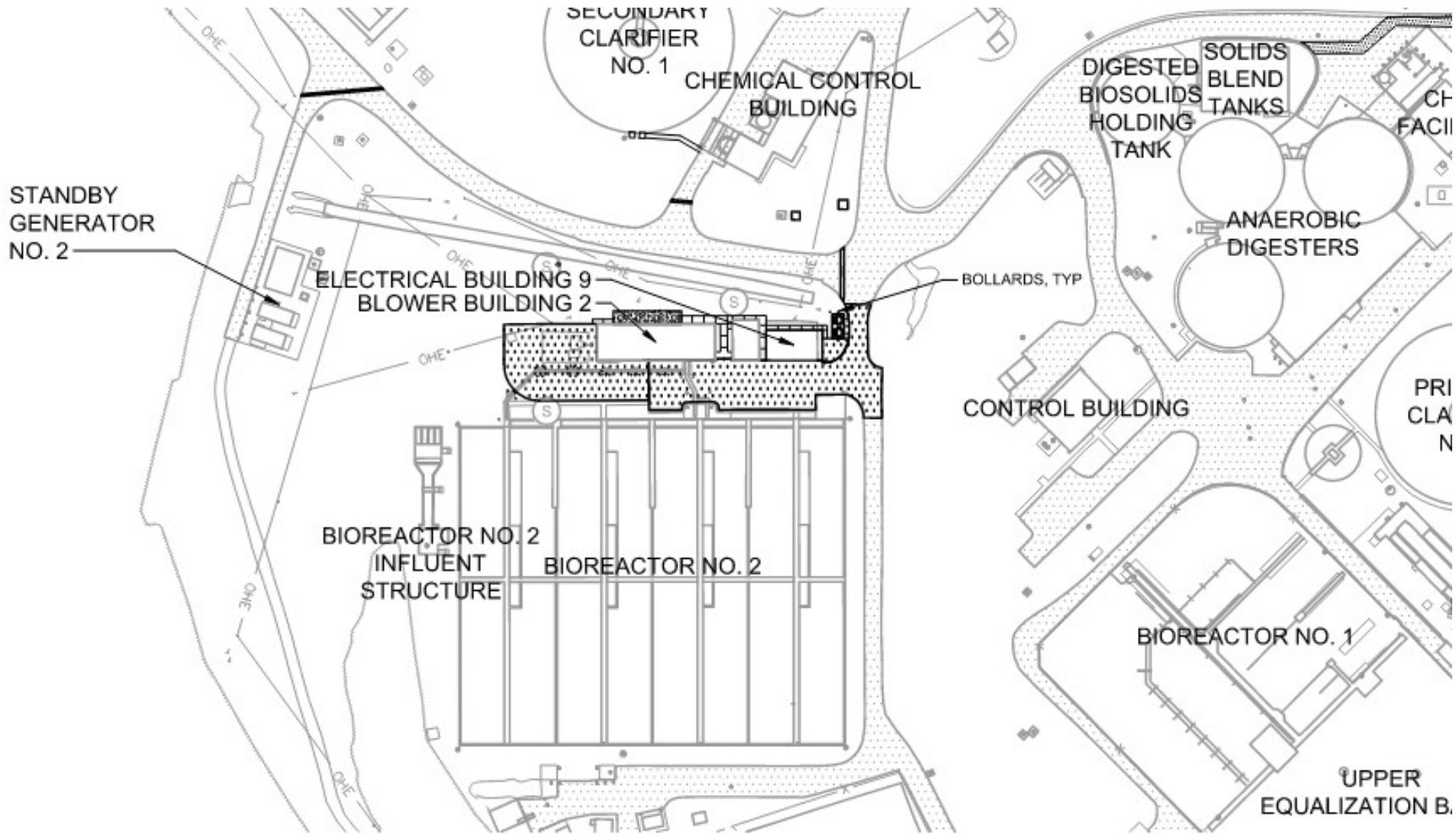
CB-2024-094: Site Plan



CB-2024-094: Site Plan



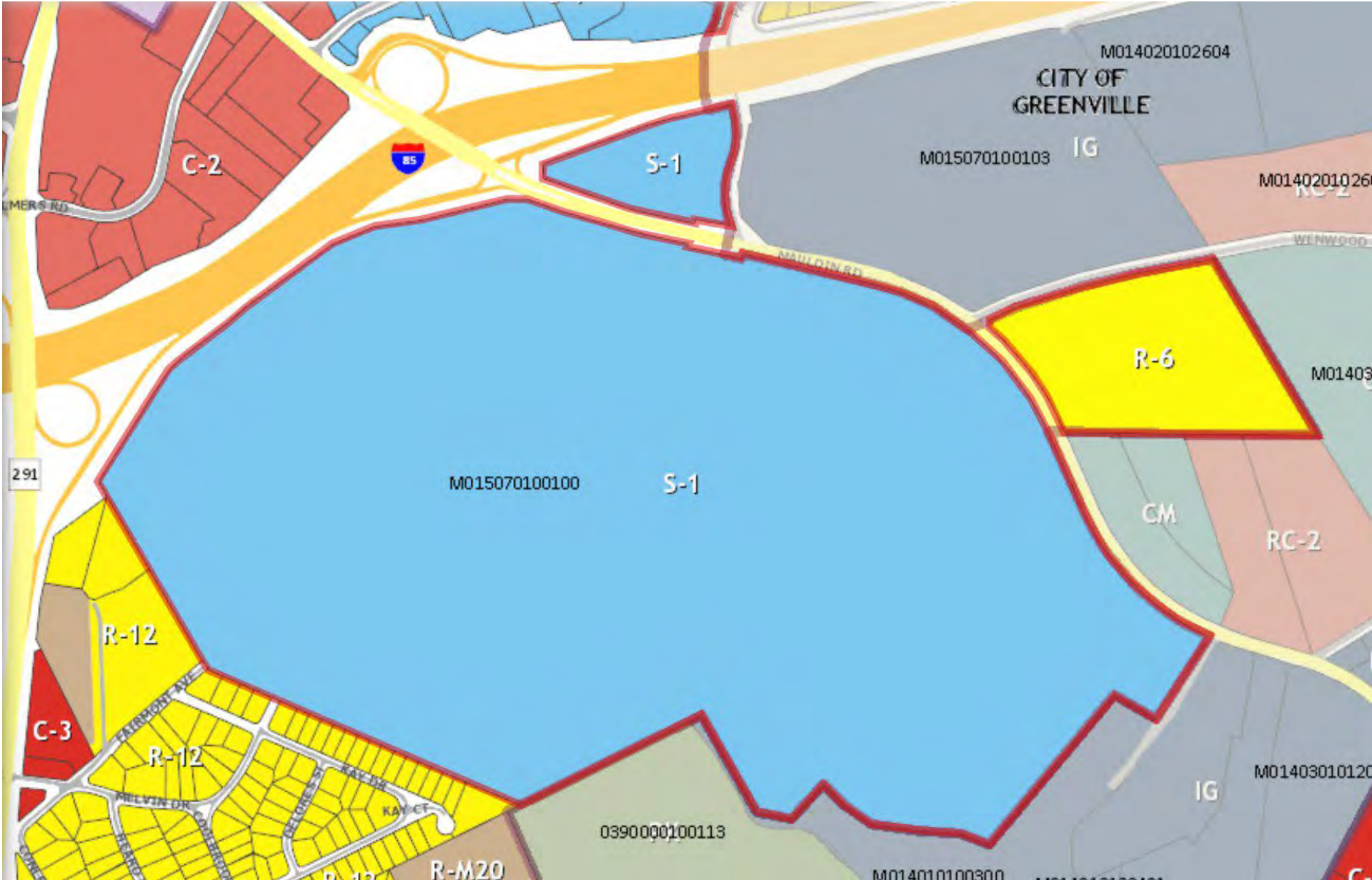
CB-2024-094: Site Plan



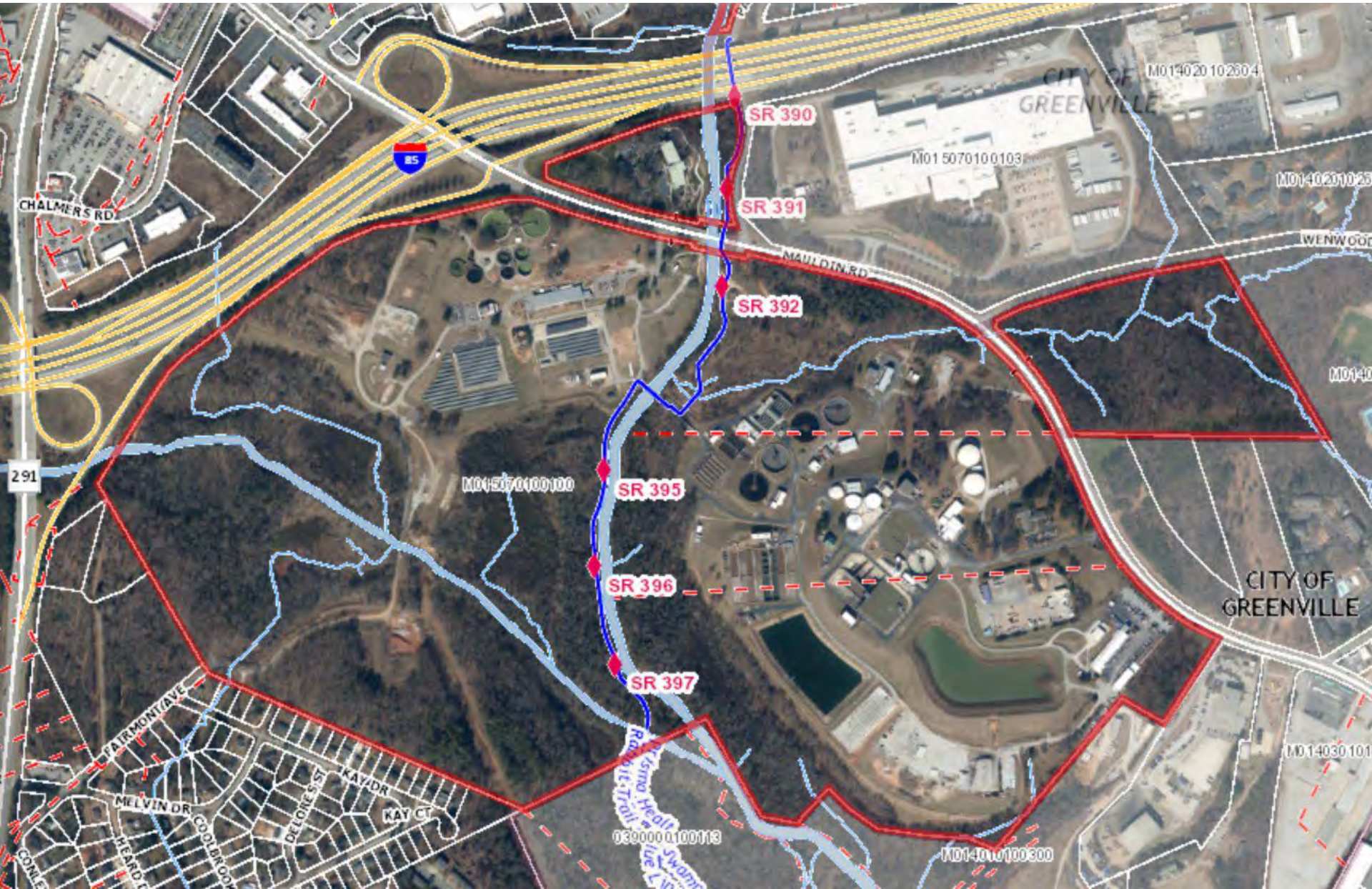
OVERALL SITE

1" = 100'

CB-2024-094: Zoning Map



CB-2024-094: Aerial Map



CB-2024-094 Photos



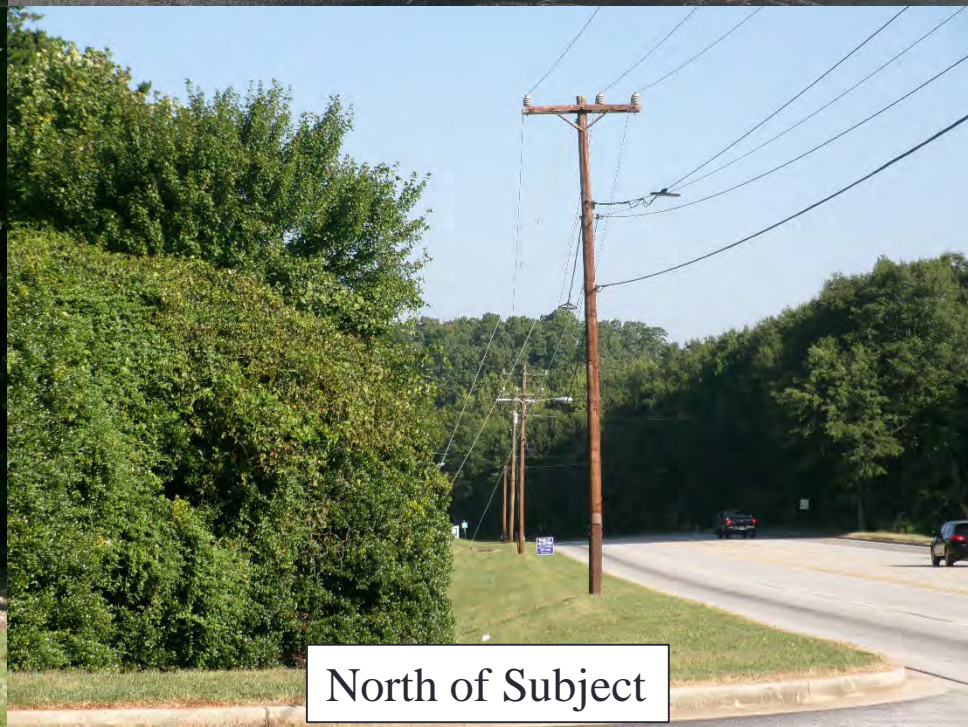
Subject



Subject Photo 2



Subject Photo 3



North of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment