



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

October 9, 2024

Board Members:

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of September 11th, 2024.**

Mr. Boyanoski made a motion to approve the minutes from the September 11th, 2024 meeting. Mr. Stonerock seconded. The motion carried with a 7 – 0 vote.

Mr. Stonerock made a motion to adopt the Final Decisions and Orders from the September 11th, 2024 meeting. Mr. Boyanoski seconded. The motion carried with a 7 – 0 vote.

5. **New Business**

i. **CB-2024-096, Traci L. Fant of T & J Fant Properties, LLC**

This property is located 0.67 miles East of the intersection of Fork Shoals Rd. and Standing Springs Rd., in the R-MA, Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for non-profit recreation community area.

There are no prior applications before the BZA.

The representative present for this application was Traci Fant.

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

Staff presented and discussion ensued.

The applicant stated the project is for a community garden as the surrounding area is located in a food desert. They stated additionally there was nowhere on site for volunteers or employees to use the restroom and they would like to install a bathroom in the structure on site.

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

ii. CB-2024-097, James Everett Griffin of Complete K-9 Training Services, LLC for Phillip Westwood Miller

The property is located 0.23 Miles Southeast of the intersection HWY 14 and Harts Lane, North of the City of Simpsonville, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the continued use of the current home occupation: boarding kennels. Hi-Lo Kennels would be transferred to James Griffin of Complete K-9 Training Services, LLC with purchase of the property.

On November 14th, 1990 the Board of Zoning Appeals passed a motion to approve Docket CB-90-112, requesting a Use by Special Exception for a boarding kennel.

The representative present for this application was James Griffin.

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

Staff presented and discussion ensued.

The applicant stated he and his wife have been in business as dog trainers since 2018 and are focusing primarily on training at this location rather than boarding. They additionally stated they plan to have no more than 21 kennels on site and the previous owner of the property made them aware they would need an updated Use by Special Exception due to the change of ownership.

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

iii. CB-2024-098, Salina Pruitt for Del Sligh

The property is located 0.74 miles North of the intersection of White Horse Rd. and Augusta Rd., in the R-10, Single-Family Residential District.

The applicant is requesting a Variance to encroach 3' into the required 5' right side setback.

There are no prior applications before the BZA.

The representative present for this application was Selina Pruitt.

There was one person present with questions, Charles Dickson.

Staff presented and discussion ensued.

The applicant stated when they purchased the property they were not made aware the existing structure was encroaching into the setback and they would require a Variance in order to add on to the house into the setback.

Mr. Dickson stated he lives next door to the applicant and had concerns regarding potential multi-family development in the area.

Ms. Pruitt stated the structure in question is an accessory structure to be used as a personal workshop.

Mr. Roth questioned why the request was necessary if the non-conforming structure was not being expanded into the setback.

Staff stated the original plan for the property was to request a rezoning and then to subdivide the property which would require the current non-conforming structure be brought into compliance.

Mr. Henderson requested a motion from the Board to table the request.

Mr. Boyanoski made a motion to table the application until the end of the meeting. Mr. Hakala seconded.

iv. CB-2024-099, Allen Casstevens of Piedmont Natural Gas Company, Inc. for Glenlea Homeowners Association, Inc.

The property is located 1.65 miles west of the intersection of Poinsett HWY and Old Buncombe Rd., in the R-15, Single-Family Residential District.

The applicant is requesting a Use by Special Exception for a public utility to install a natural gas regulator.

There are no prior applications before the BZA.

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

The representatives present for this application were Hank McCullough, Keith Goaltieri and Greg Dean.

Staff presented and discussion ensued.

The applicant stated PNG is experiencing unprecedented growth in the area and need more infrastructure in place to support this growing need. They additionally stated they have obtained approval from the homeowner's association on site and the entirety of the facility will be screened by shrubbery and fencing.

Ms. Godfrey questioned if this project would impact the required open space for the subdivision.

Mr. Henderson stated any reduction in open space would require approval from Planning Commission.

The applicant stated the subdivision will still be in compliance with the open space requirements.

Mr. Henderson stated after a conversation with the Subdivision Administrator above ground utilities cannot be located in required open space.

The applicants withdrew the application for a Use by Special Exception.

POINT OF ORDER

CB-2024-098, Salina Pruitt for Del Sligh

The applicant requested to withdraw her application for a Variance.

v. CB-2024-100, Lynn A. Solesbee of Bluewater Civil Design, LLC for Stag Industrial Holdings, LLC

The property is located 0.82 miles South of the I-385 and Harrison Bridge Rd. interchange, in the I-1, Industrial District.

The applicant is requesting a Variance to remove 77 evergreen shrubs from screening requirements.

There are no prior applications before the Board of Zoning Appeals.

The representative present for this application was Lynn Solesbee.

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

Staff presented and discussion ensued.

The applicant stated the project was initially developed several years ago and they have expanded several times since then. They stated during the most recent plan submittal they were required to provide screening and buffering adjacent to residential uses and zones despite this not having been required on previous plans. They additionally stated they are foreseeing difficulties with keeping any plantings healthy due to Duke Energy easement requirements which additionally prevents any berms being erected in leu of plantings.

Mr. Roth made a motion to approve the Variance as requested. Mr. Hakala seconded the


motion. The motion carried with a 7 – 0 vote.

6. Announcements/Requests

There were no announcements or requests.

7. Adjournment

Chairman Godfrey made a motion to adjourn the meeting. Mr. Stonerock seconded. The motion carried unanimously.



Laura Godfrey, Chairman
Board of Zoning Appeals

11-13-2020
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

October 09, 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-2024-096

Applicant:	Traci L. Fant of T & J Fant Properties, LLC
Project Type:	Use by Special Exception
Address:	125 3rd Ave., Greenville, SC 29605
Zoning:	R-MA, Multifamily Residential District
Posting:	Confirmed 09/24/24

CB-2024-096: Request

This property is located 0.67 miles east of the intersection of Fork Shoals Rd. and Standing Springs Rd., in the R-MA, Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for non-profit recreation community area.

There are no prior applications before the BZA.

CB-2024-096: Use by Special Exception Requirements

Section 5:8.1 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-MA, Multifamily Residential District.

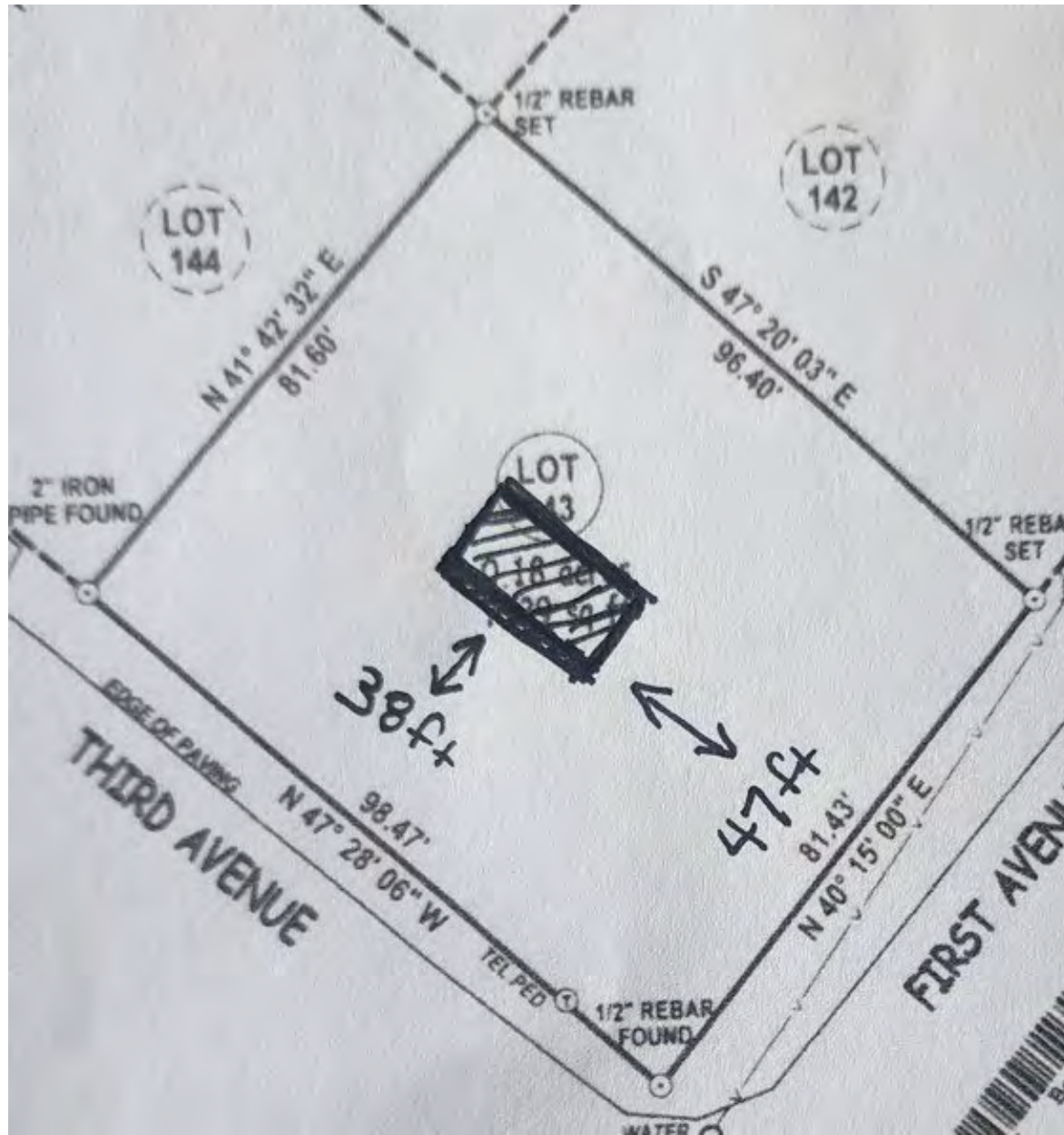
CB-2024-096: Use by Special Exception Considerations

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-2024-096: Site Plan



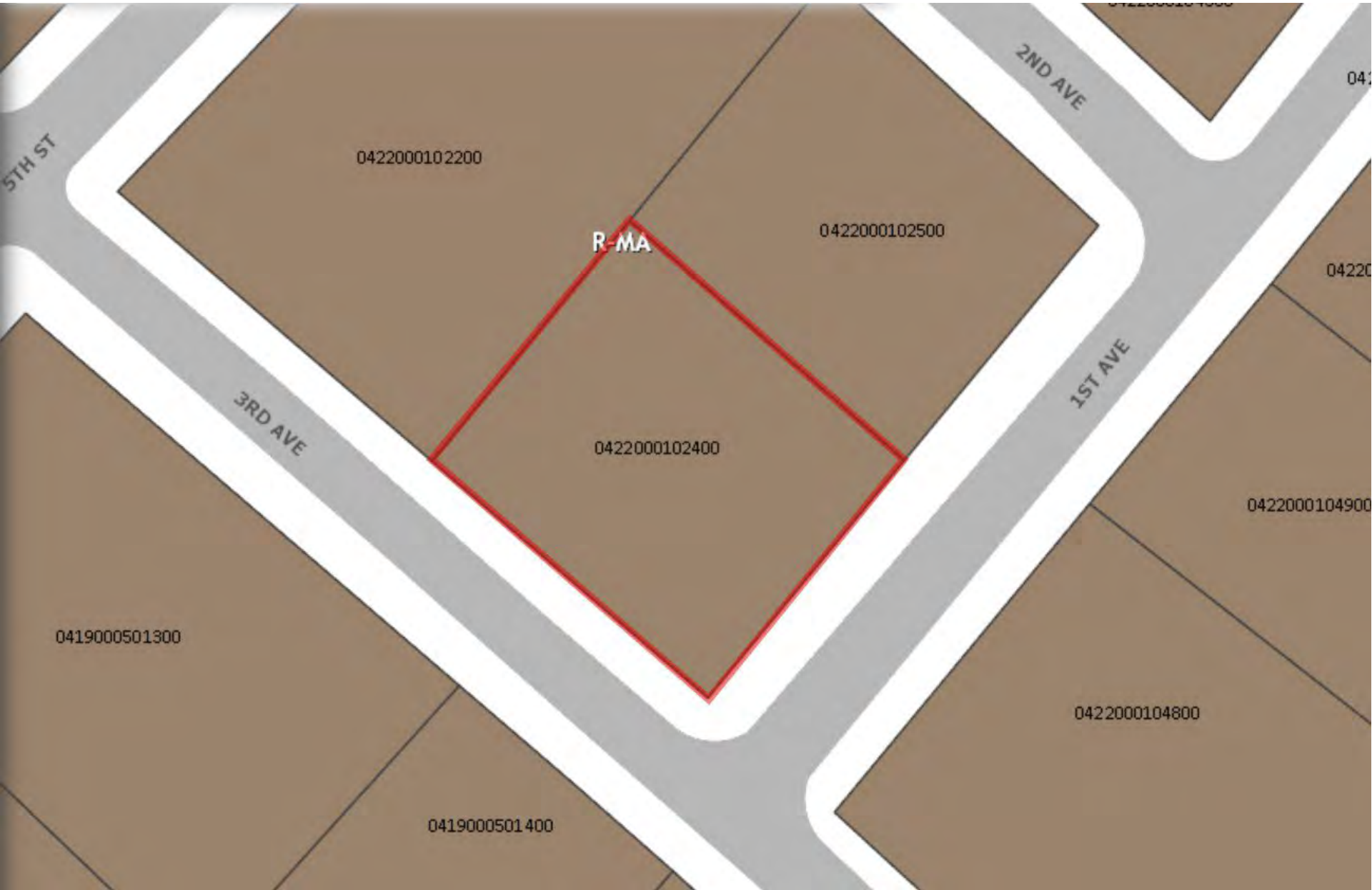
CB-2024-096: Site Photo



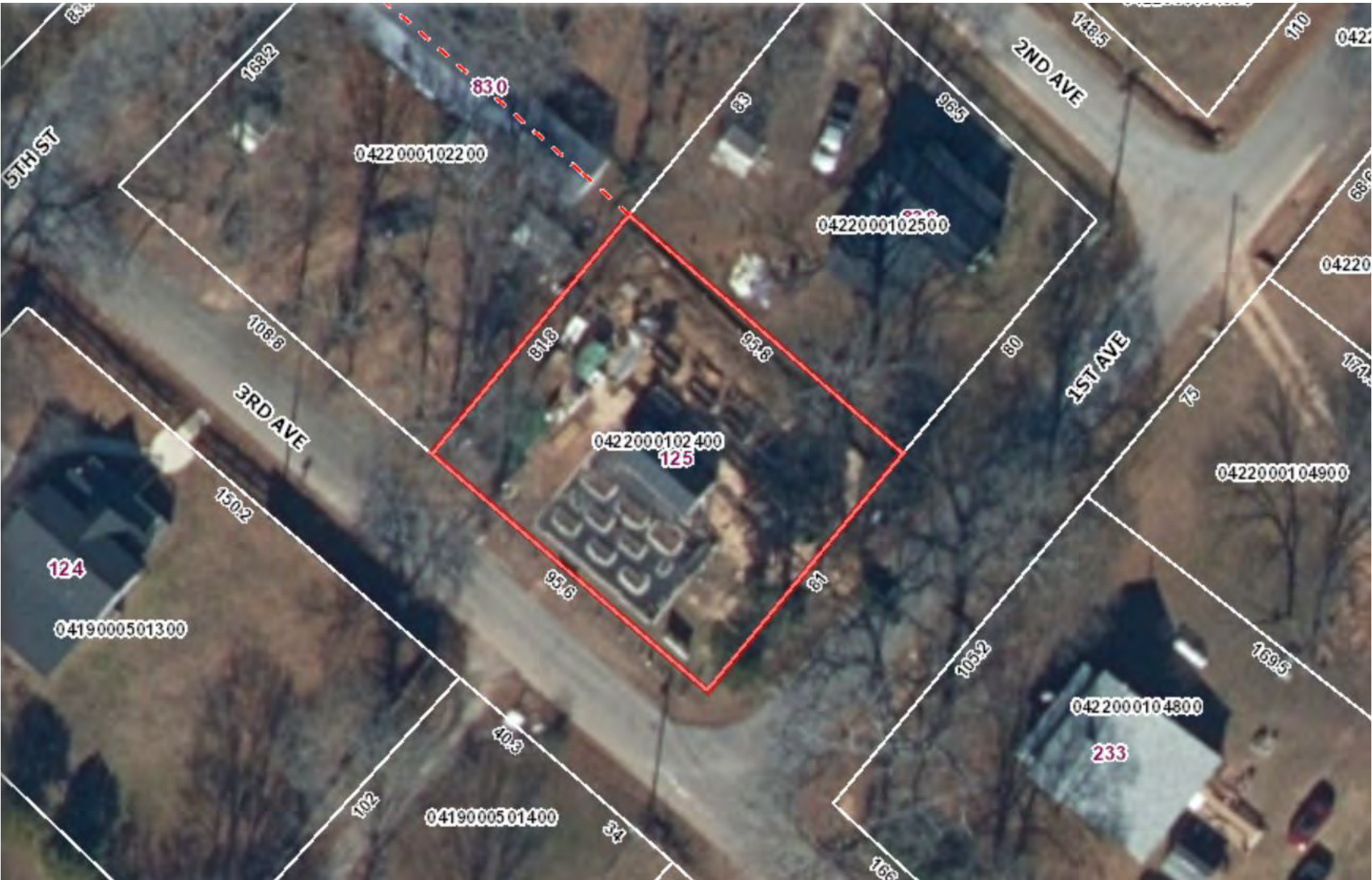
CB-2024-096: Site Plan



CB-2024-096: Zoning Map



CB-2024-096: Aerial Map



CB-2024-096 Photos



Subject



Northwest of site



Northeast of Subject



Backside of Subject

CB-2024-097

- Applicant:** James Everett Griffin of Complete K-9 Training Services, LLC for Phillip Westwood Miller
- Project Type:** Use by Special Exception, Home Occupation
- Address:** 117 Duffie Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 09/24/24

CB-2024-097: Request

The property is located 0.23 Miles Southeast of the intersection HWY 14 and Harts Lane, North of the City of Simpsonville, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the continued use of the current home occupation, boarding kennels. Hi-Lo Kennels would be transferred to James Griffin of Complete K-9 Training Services, LLC with purchase of the property.

On November 14th, 1990 the Board of Zoning Appeals passed a motion to approve Docket CB-90-112, requesting a Use by Special Exception for a boarding kennel.

CB-2024-097: 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-2024-097: 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-2024-097: 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

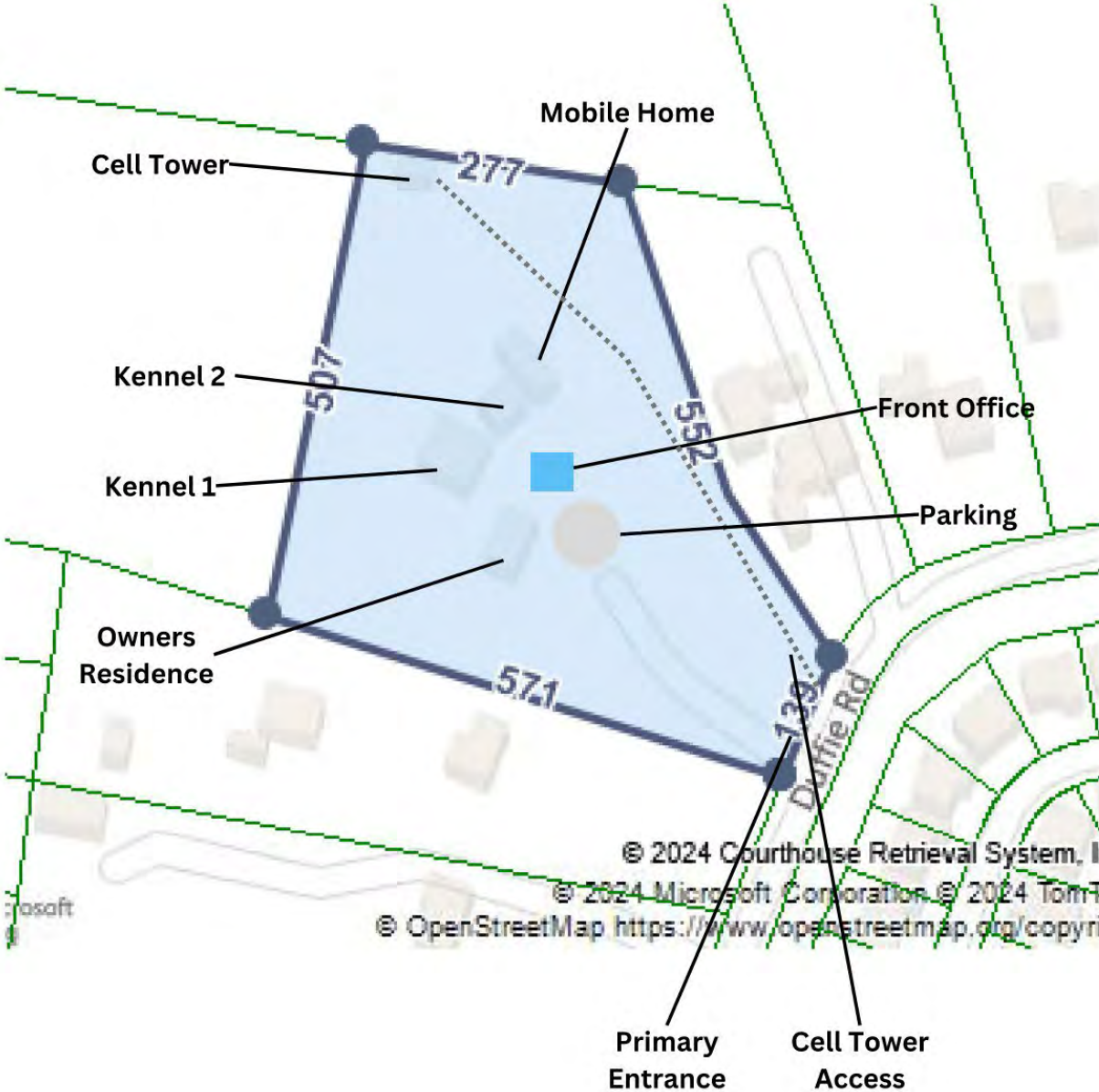
CB-2024-097: Use by Special Exception Considerations

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

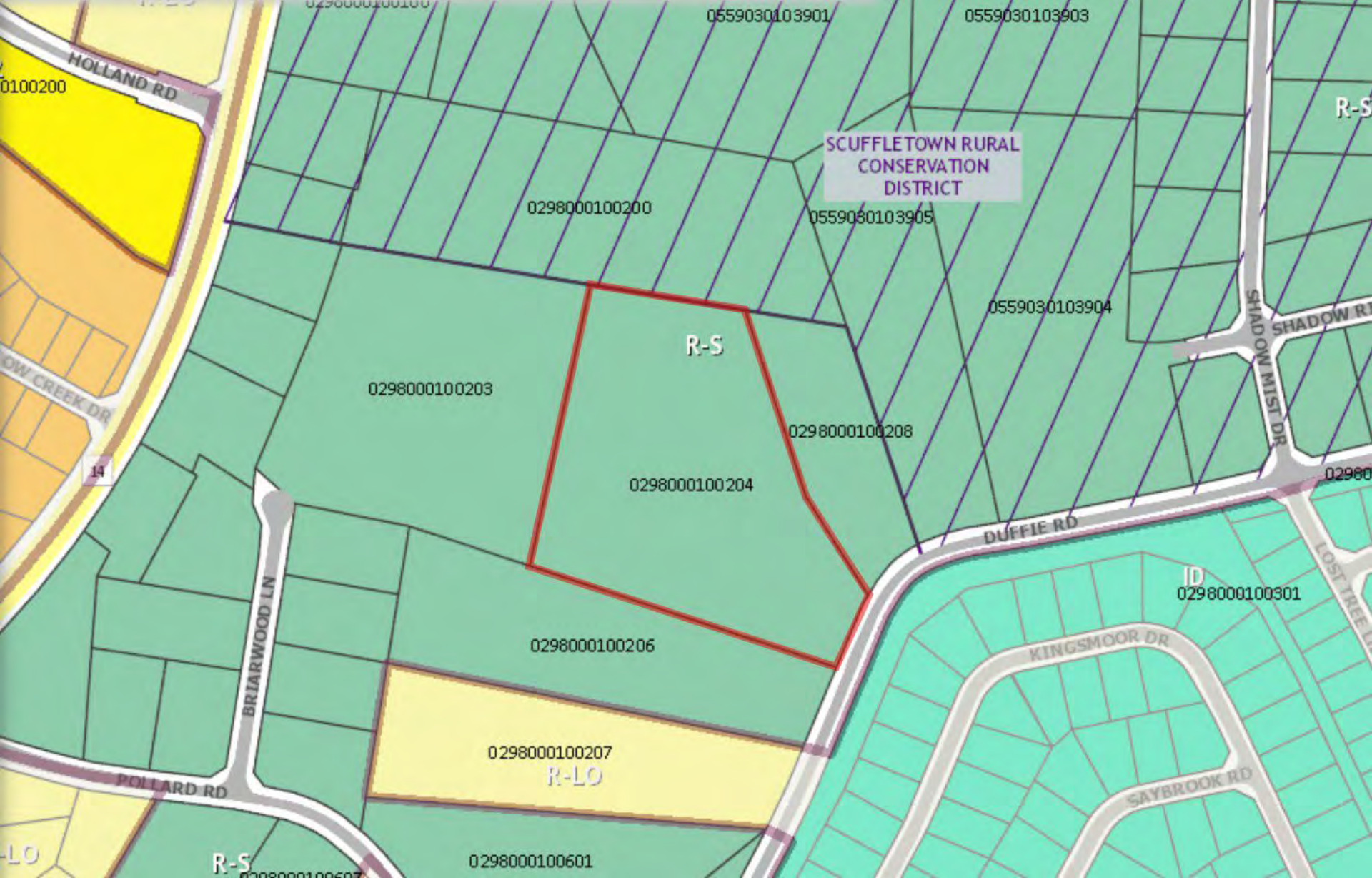
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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.

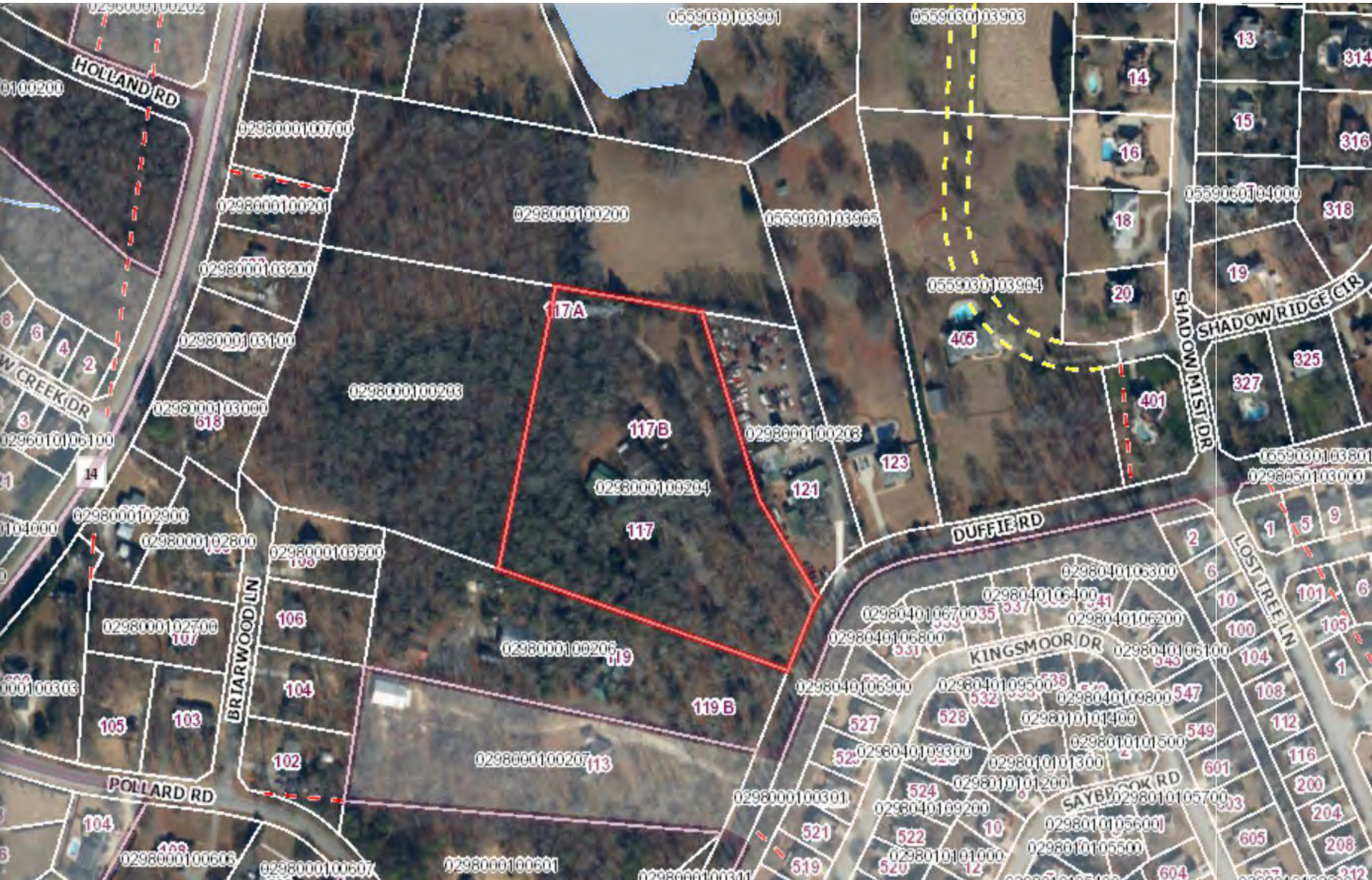
CB-2024-097: Site Plan



CB-2024-097: Zoning Map



CB-2024-097: Aerial Map



CB-2024-097 Photos



Subject



Northeast of site



Southwest of Subject



South of Subject

CB-2024-098

Applicant:	Salina Pruitt for Del Sligh
Project Type:	Variance
Address:	733 Crestfield Rd., Greenville, SC 29605
Zoning:	R-10, Single-Family Residential District
Posting:	Confirmed 09/24/24

CB-2024-098: Request

The property is located 0.74 miles North of the intersection of White Horse Rd. and Augusta Rd., in the R-10, Single-Family Residential District.

The applicant is requesting a variance to encroach 3' into the required 5' right side setback.

There are no prior applications before the BZA.

CB-2024-098: Variance

Section 7:3; Table 7.3 – Setback/Height Requirements for the R-10, Single-Family Residential District;

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

CB-2024-098: Variance Considerations

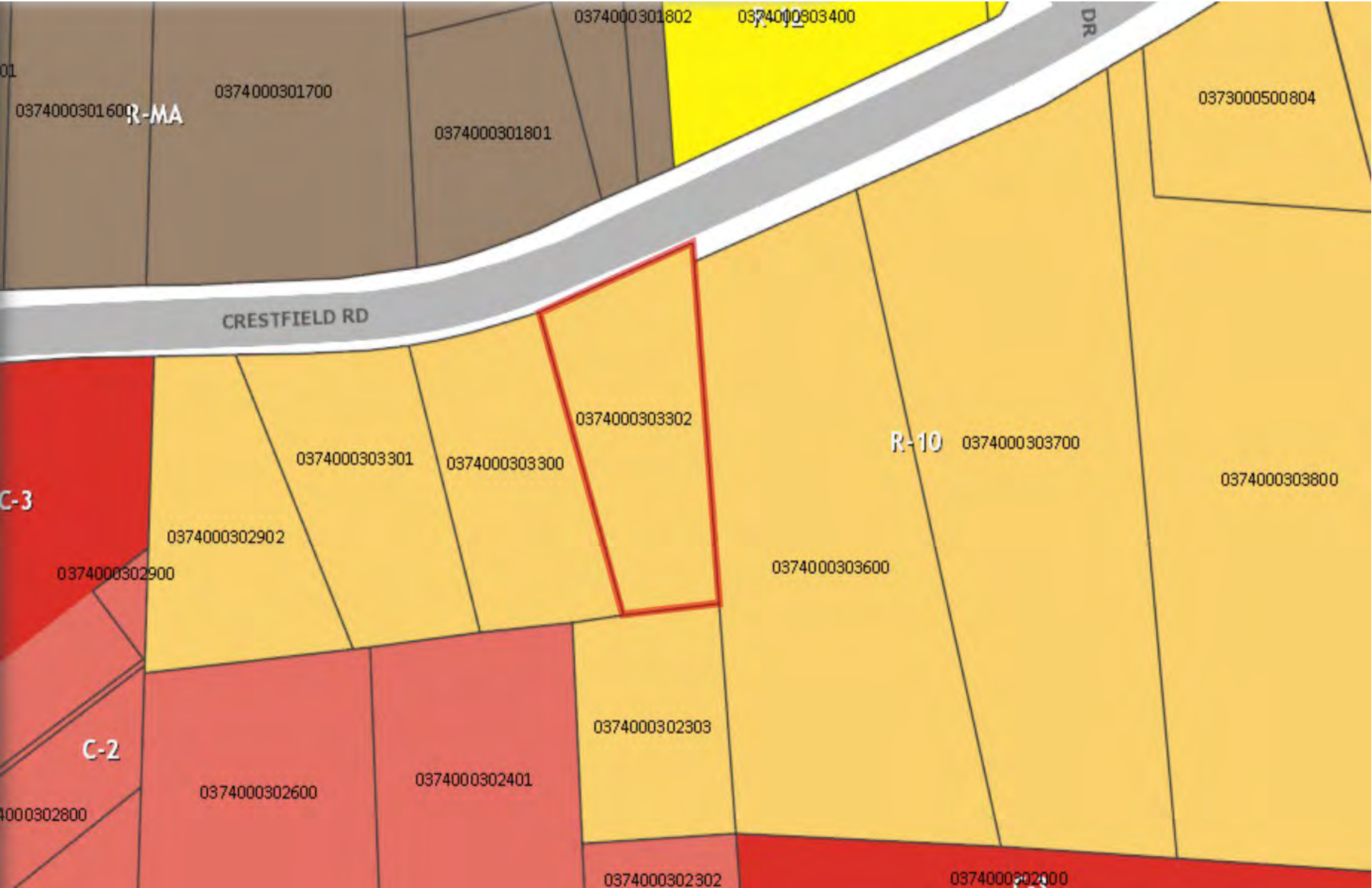
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

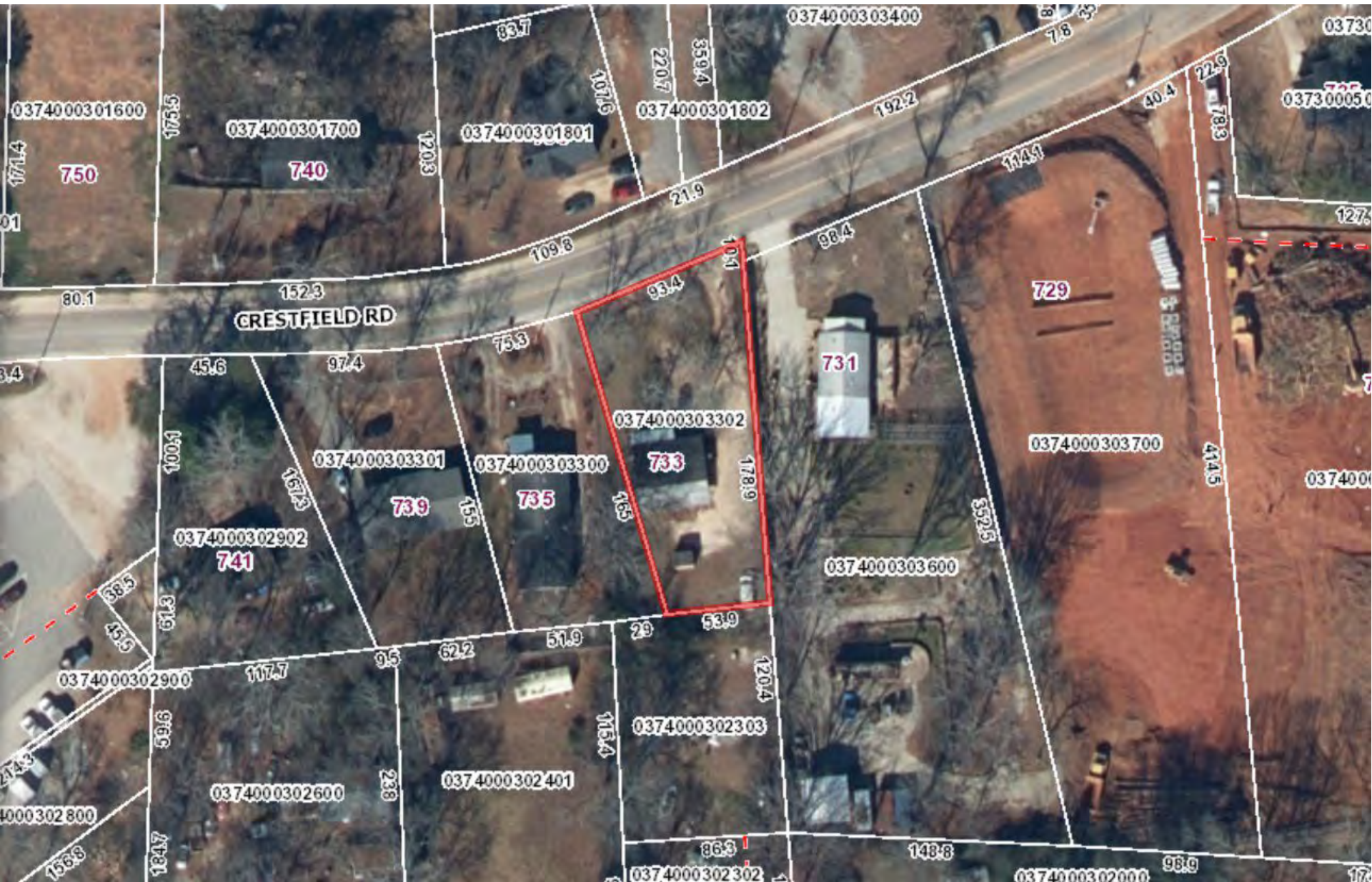
CB-2024-098: Site Plan



CB-2024-098: Zoning Map



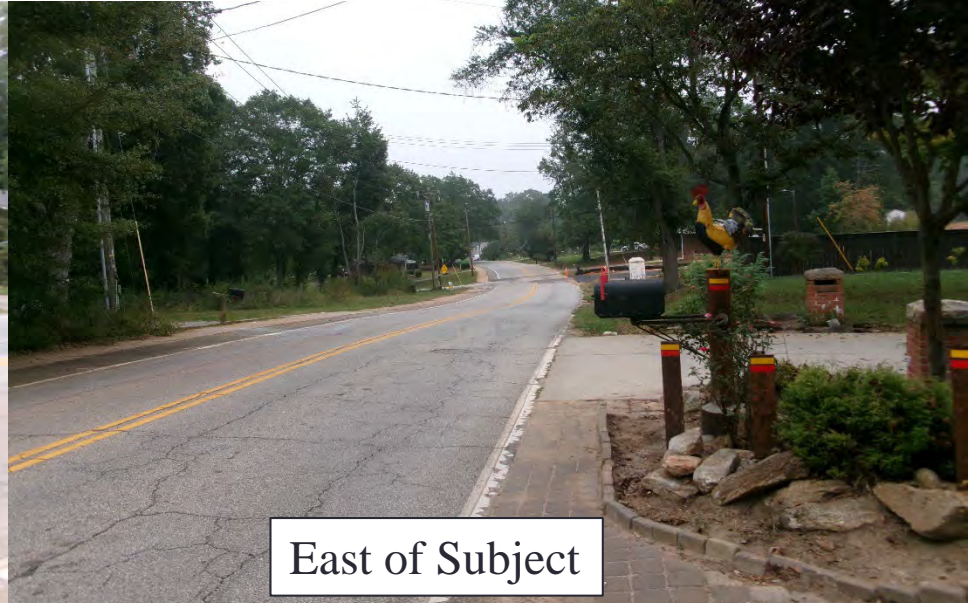
CB-2024-098: Aerial Map



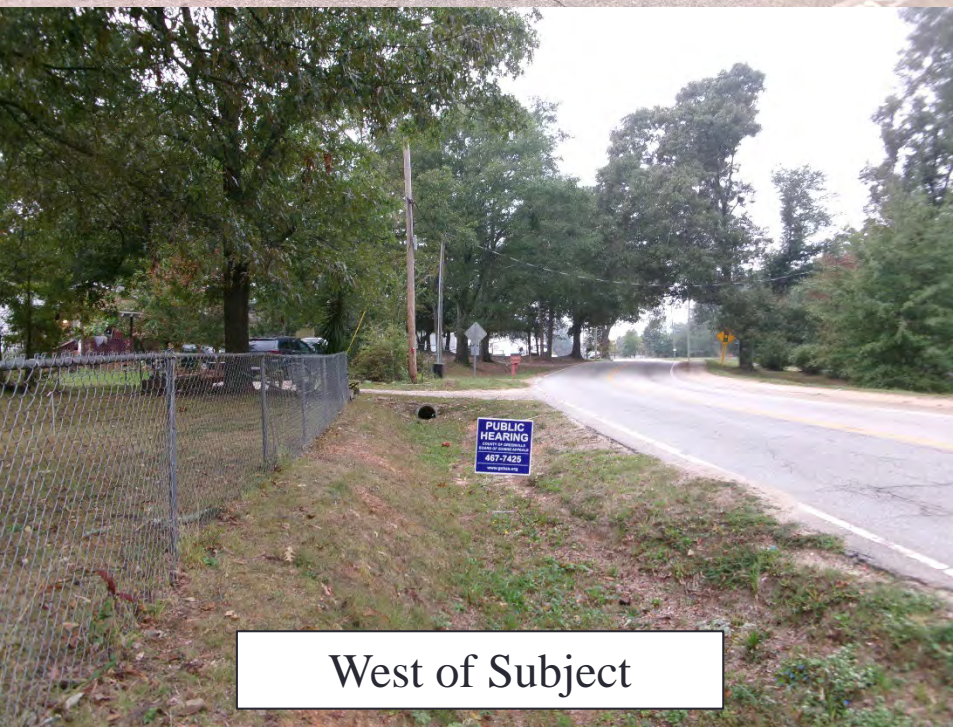
CB-2024-098 Photos



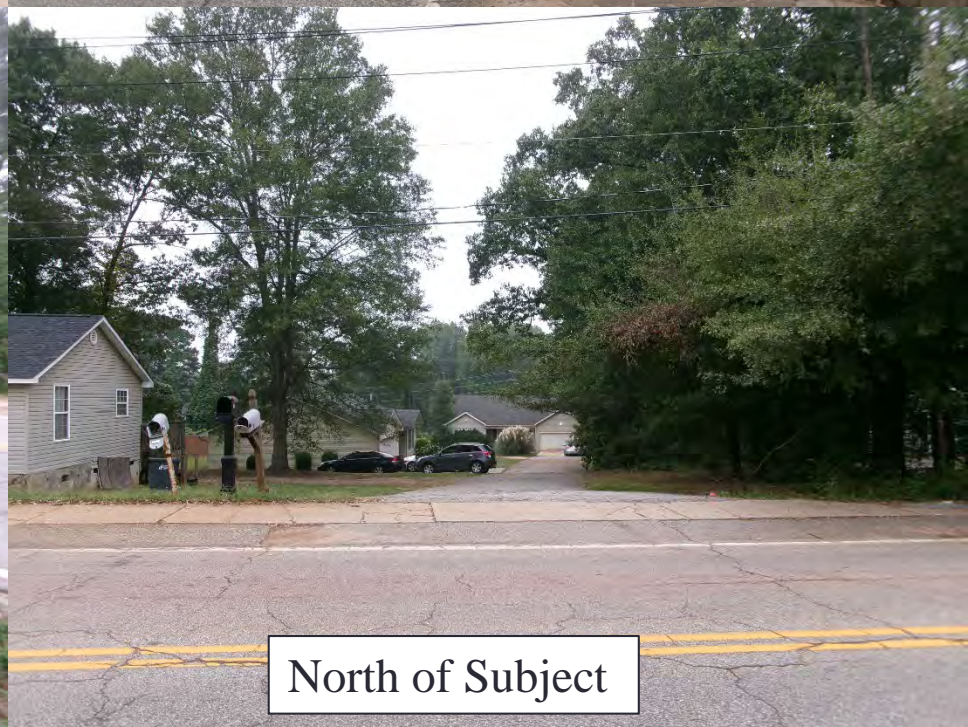
Subject



East of Subject



West of Subject



North of Subject

CB-2024-099

- Applicant:** Allen Casstevens of Piedmont Natural Gas Company, Inc. for Glenlea Homeowners Association, Inc.
- Project Type:** Use By Special Exception
- Address:** 8820 White Horse Rd., Greenville, SC 29617
- Zoning:** R-15, Single-Family Residential District.
- Posting:** Confirmed 09/24/24

CB-2024-099: Request

The property is located 1.65 miles west of the intersection of Poinsett HWY and Old Buncombe Rd., in the R-15, Single-Family Residential District.

The applicant is requesting a Use by Special Exception for a public utility to install a natural gas regulator.

There are no prior applications before the BZA.

CB-2024-099: 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 “Public Utility” as a Use by Special Exception in the R-15, 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."

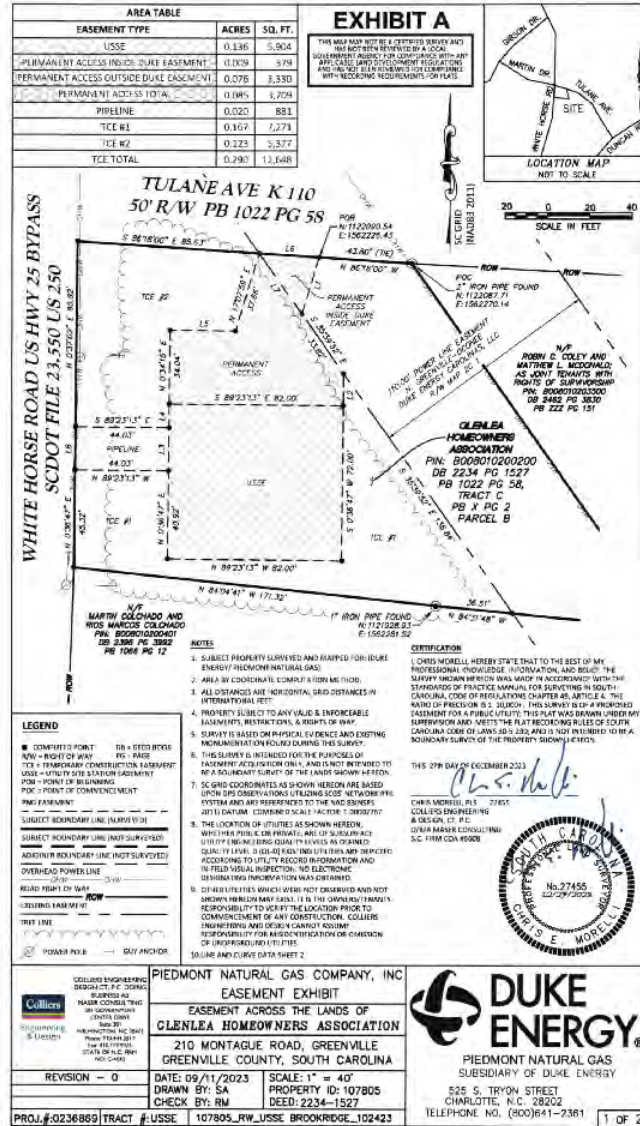
CB-2024-099: Use by Special Exception Considerations

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:

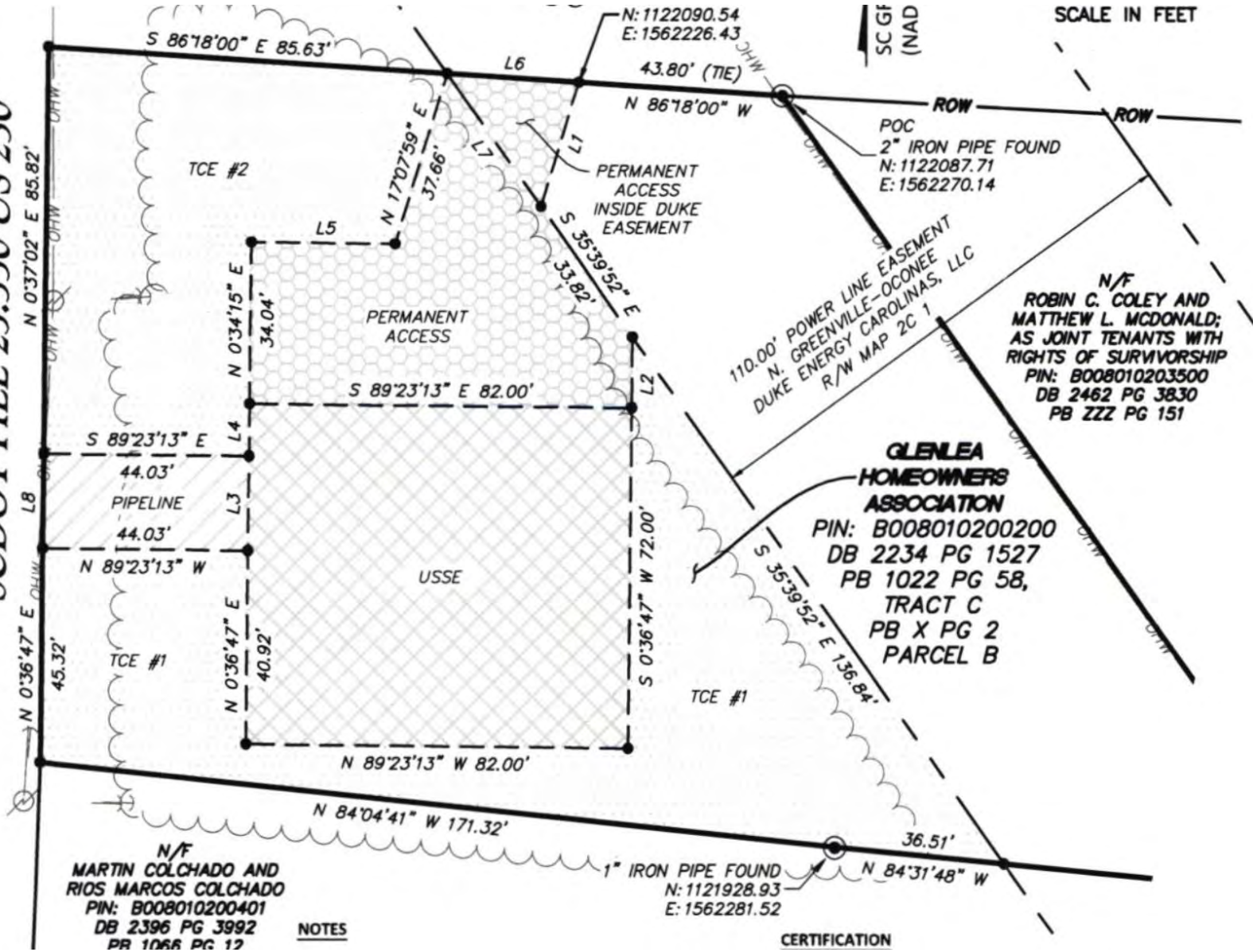
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

CB-2024-099: Site Plan



CB-2024-099: Site Plan

SCDOT FILE 23.550 US 250



N/F
**MARTIN COLCHADO
 RIOS MARCOS COLCHADO**
 PIN: B008010200401
 DB 2396 PG 3992
 PB 1066 PG 12

NOTES

CERTIFICATION

N/F
**ROBIN C. COLEY AND
 MATTHEW L. McDONALD;**
 AS JOINT TENANTS WITH
 RIGHTS OF SURVIVORSHIP
 PIN: B008010203500
 DB 2462 PG 3830
 PB ZZZ PG 151

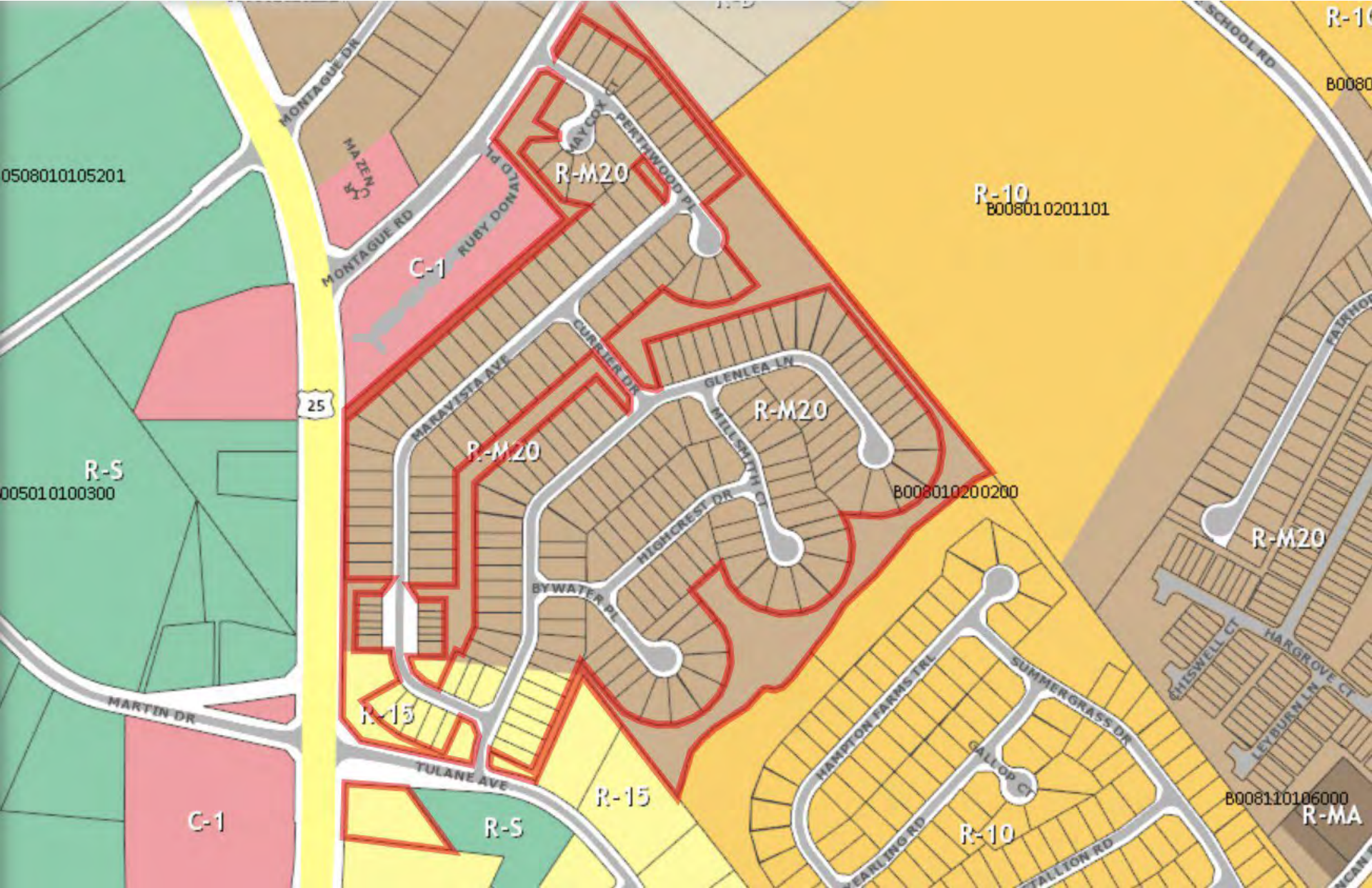
**GLENLEA
 HOMEOWNERS
 ASSOCIATION**
 PIN: B008010200200
 DB 2234 PG 1527
 PB 1022 PG 58,
 TRACT C
 PB X PG 2
 PARCEL B

1" IRON PIPE FOUND
 N: 1121928.93
 E: 1562281.52

SCGF
 (NAD)

SCALE IN FEET

CB-2024-099: Zoning Map



CB-2024-099: Aerial Map



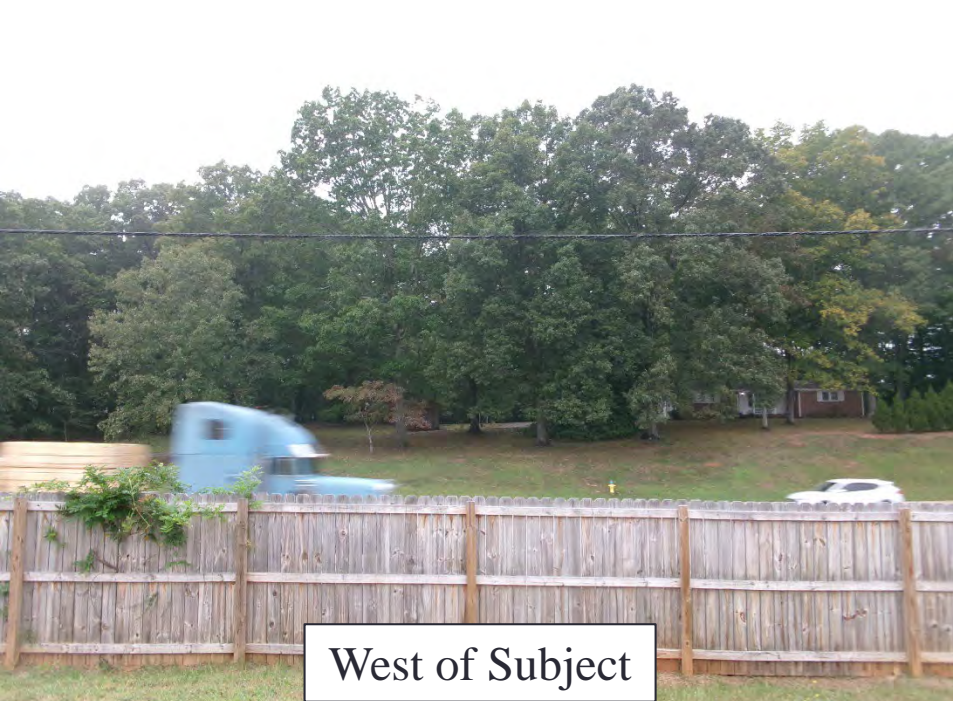
CB-2024-099 Photos



Subject



Northeast of Subject



West of Subject



Sign Posting

CB-2024-100

Applicant:	Lynn A. Solesbee of Bluewater Civil Design, LLC for Stag Industrial Holdings, LLCC
Project Type:	Variance
Address:	141 Southchase Blvd., Fountain Inn, SC 29644
Zoning:	I-1, Industrial District
Posting:	Confirmed 09/24/24

CB-2024-100: Request

The property is located 0.82 miles South of the I-385 and Harrison Bridge Rd. interchange, in the I-1, Industrial District.

The applicant is requesting a Variance to remove 77 evergreen shrubs from screening requirements.

No prior applications before the Board of Zoning Appeals

CB-2024-100: Variance

Section 12:9 Screening and Buffering Requirements

Screening must be provided along, side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

CB-2024-100: 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-2024-100: Site Plan



Project Number: 20240923.dwg
 Drawing Title: Site Plan
 Date: 09/23/2024
 Author: L. A. Sibley, P.E.
 Checker: L. A. Sibley, P.E.
 Scale: As Shown

blue WATER
civil design
 Bluewater Civil Design, LLC
 714 Lowndes Hill Road • Greenville, SC 29607
 www.bluewatercivil.com • info@bluewatercivil.com

Professional Engineer
 State of South Carolina
 License No. 15571
 L. A. Sibley, P.E.

**AUTOKINITON
 EXPANSION**
 141 Southchase Boulevard
 Fountain Inn, SC 29644

811
 CALL IT BEFORE YOU DIG
 SAVE DIGGING PROBLEMS

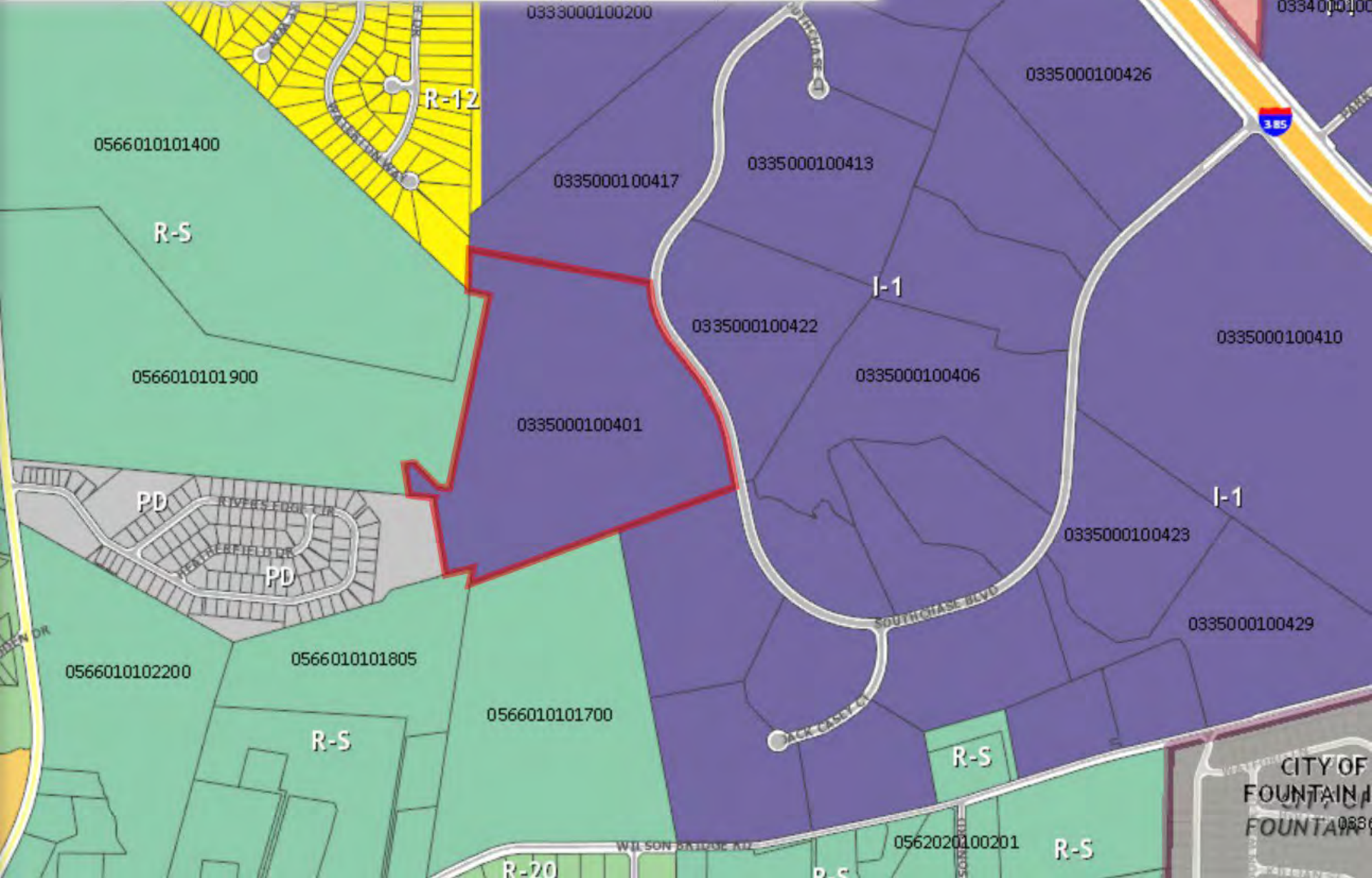
GRAPHIC SCALE
 1 inch = 40 ft.

VAR-1

CB-2024-100: Site Plan



CB-2024-100: Zoning Map



CB-2024-100: Aerial Map



CB-2024-100 Photos



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment