



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

January 8, 2025

### Board Members:

1. **Godfrey, Laura – Chairwoman**
2. **Roth, Michael**
3. **Akers, James – Vice Chairman**
4. **Christopher Winters**
5. **John Boyanoski**
6. **Yolanda Brockman – Absent**
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
- v. Jamiee Masters – Sign Inspector

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 December 11, 2024.**

Mr. Roth made a motion to approve the Minutes from the December 11, 2024 meeting. Mr. Hakala seconded. The motion carried with an 8 – 0 vote.

Mr. Roth made a motion to adopt the Final Decisions and Orders from the December 11, 2024 meeting. Mr. Hakala seconded. The motion carried with an 8 – 0 vote.

5. **New Business**

i. **CB-2024-109, Gregory John Stiekes for Gateway Baptist Church of Travelers Rest**

This property is located 0.72 miles south of Old White Horse Rd and Geer HWY intersection in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for a church in a residentially zoned area.

There are no prior applications before the BZA.

The representative present for this application was Gregory John Stiekes.

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

Staff presented and discussion ensued.

The applicant stated they purchased the property from the previous tenant, Grace Church, and have been updating and improving the building and site and were not aware a Certificate of Occupancy was needed. As the previous use was a school, the use of a religious facility in a residential area requires a Use by Special Exception.

Mr. Stonerock made a motion to approve the Use by Special Exception based on the site plan provided. Mr. Akers seconded the motion. The motion carried with an 8 – 0 vote.

**ii. CB-2025-001, Suzanne Childs, AIA, of Child Architecture, LLC for MorSpace, LLC**

The property is located 0.4 miles Southwest of the I-85 and White Horse Rd. interchange., in the S-1, Services District.

The applicant is requesting 2 Variances for future construction. First, to encroach 20' into the 25' Right side setback. The second request is to encroach 10' into the 20' rear setback.

There are no prior applications before the BZA.

The representative present for this application was Suzanne Childs.

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

Staff presented and discussion ensued.

The applicant stated the business currently occupying the building is for use and care of classic cars and the proposed second building on site could not be built without the Variance being granted. The applicant additionally stated they have a letter of support from the adjoining neighbor.

The applicant requested to withdraw the application for the Variances.

**iii. CB-2025-002, Hannia Castaneda of Marty Wright Home Sales for Teresa Lopez Dominguez**

The property is located 1.32 miles North of the intersection of Hwy 418 and Fork Shoals Rd., in the R-S, Residential Suburban District.

The applicant is requesting a variance to encroach 4.5' into the 30' front setback. For a manufactured home placed on the property.

There are no prior applications before the BZA.

The representatives present for this application were Hannia Castaneda and Pete Burdette.

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

Staff presented and discussion ensued.

The applicant stated they placed the manufactured home on the property in order to utilize the existing septic tank and field on site and realized at first inspection the home was located in the setback. They additionally stated due to topographic issues, the present location of the septic field was the most optimal.

Mr. Roth made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion carried with a 7 – 1 vote. Mr. Stonerock dissented.

**iv. CB-2025-003, Richard P. Flaspoebler for Gwen W. Kennedy**

The property is located 1.09 miles northeast of the I-185 and HWY 153 interchange, in the I-1, Industrial District.

The applicant is requesting a variance to encroach 12.6' into the front 50' setback, for an existing structure.

There are no prior applications before the BZA.

The representatives present for this application were Douglas Dent and Richard P. Flaspoebler.

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

Staff presented and discussion ensued.

The applicant stated they submitted plans for an interior upfit on the vacant building in question and were made aware that due to the widening of Piedmont Hwy, the building encroaches into the required 50' setback.

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

**v. CB-2025-005, Chris Berning of Absolute Sign Works for Ankur Patel of Power Trac/PT15 LLC**

The property is located 1.83 miles South of the I-185 Augusta Rd. interchange, in the unzoned area of the county.

The applicant is requesting 4 variances, the first to increase wall sign count to 6, which is 4 more than the Sign Ordinance allows for this property. The second variance is to allow the wall sign size to be increased to 27% of the usable wall area. The third variance is for an increase in height and size of the monument sign adjacent to Augusta Rd. to 25.7 feet in height and 222 sq. ft. in size (maximum allowed by the Sign Ordinance, provided conditions of section 8.5.2 are met, is 19 feet in height and 120 sq. ft. The fourth variance

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is to allow for an additional freestanding sign on Bessie Rd., increasing the freestanding sign count to 3, which is 1 more than the Sign Ordinance allows for this property.

There are no prior applications before the BZA.

The representative present for this application was Rick Tutunjian.

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

Staff presented and discussion ensued.

The applicant stated the property in question is on the corner of two highways and the gas station across the street and adjacent business has existing signage that does not meet requirements of the sign ordinance. They stated additionally the wall signs proposed are for multiple tenants within the building.

Jamiee Masters, Sign Inspector for Greenville County, stated there were no directional signs proposed on site and explained the requirements of the Sign Ordinance as pertained to the case.

Mr. Roth made a motion only to approve the Variance request for two additional wall signs, bringing them to four total wall signs. Mr. Stonerock seconded the motion. The motion carried with an 8 – 0 vote.

Mr. Akers made a motion to deny the remaining three Variances as requested. Mr. Winters seconded the motion. The motion carried with an 8 – 0 vote.

**vi. CB-2025-006, Alexander Zuendt of Zuendt Engineering, LLC for Dixie Paradise, LLC**

The property is located 0.5 miles southeast of the I-385 and Haywood Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to reduce the required parking spaces from 180 spaces to 101 spaces.

There are no prior applications before the BZA.

The representatives present for this application were Alexander Zuendt and Danny Joyner.

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

Staff presented and discussion ensued.

The applicant stated the proposed use is for a 15-court indoor pickleball facility and stated additionally they believe requirements of the Zoning Ordinance for the type of use is excessive. They stated additionally the maximum persons on site for pickleball would be 64.

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

**vii. CB-2025-007, Blake M. Loudermilk of Loudermilk Engineering, LLC for Partner Sapphire Capital, LLC**

The property is located 1.75 miles East of the White Horse Rd. and Farris Bridge Rd. intersection, in the I-1, Industrial District.

The applicant is requesting a Variance to encroach 32' into the 50' front setback for an existing structure as well as to add a stoop in order to comply with ADA requirements.

There are no prior applications before the BZA.

The representatives present for this application were Blake M. Loudermilk and Hayden Arledge.

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

Staff presented and discussion ensued.

The applicant stated the building in question predated the Zoning Ordinance and the request is for both the existing building and to add a stoop in order to add an ADA compliant stoop and lift. The applicant additionally stated the previous use was a recycling plant and the proposed use is for a manufacturing plant.

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

**viii. CB-2025-008, Jonathan Edward Mumma of Blackstream International Real Estate for Judy Webb Bailey**

The property is located 0.1 miles North of the intersection of Rutherford Rd. and N Pleasantburg Dr., in the S-1, Services District.

The applicant is requesting 2 variances for an existing structure. One variance to encroach 42.6 feet into the 45' front setback. The second is to encroach 23.7 feet into the 25' right side setback.

There are no prior applications before the BZA.

Mr. Stonerock recused himself from this Docket due to a conflict of interest.

The representative present for this application was Jonathan Edward Mumma.

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

Staff presented and discussion ensued.

The applicant stated the building was previously used for warehousing and storage and the current owner is looking to acquire a variance in order to bring the building into compliance for any potential new tenants.

Mr. Roth made a motion to approve the Variances as requested. Mr. Hakala seconded the motion. The motion carried with an 8 – 0 vote. Mr. Stonerock recused himself from the docket due to a conflict of interest.

**6. Announcements/Requests**

There were no announcements or requests.

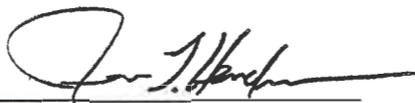
**7. Adjournment**

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



Laura Godfrey, Chairman  
Board of Zoning Appeals

2-12-2025  
DATE



Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**January 8th, 2025**  
**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-2024-109

- Applicant:** Gregory John Stiekes for Gateway Baptist Church of Travelers Rest
- Project Type:** Use By Special Exception
- Address:** 12408 Old White Horse Rd., Travelers Rest, SC 29690
- Zoning:** R-S, Residential-Suburban District
- Posting:** Confirmed 12/23/2024

## **CB-2024-109: Request**

This property is located 0.72 miles south of Old White Horse Rd and Geer HWY intersection. In the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for a church in a residentially zoned area.

There are no prior applications before the BZA.

# CB-2024-109: Use by Special Exception

**Section 5:5.1 and Table 6.1 Uses Permitted, Uses by Special Exception and Conditional Uses** of the Greenville County Zoning Ordinance lists “Church” as a Use by Special Exception in the R-S, Residential Suburban District.

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

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

**Section 11.3.1- Lot Area** - the minimum lot area shall be 40,000 square feet or 0.918 acres. *The subject property consists of approximately 9.7 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 plans meet this setback requirement.*

**Section 11.3.3 - Off-Street Parking** - Off-Street parking shall be provided in accordance with Section 12.2 and Table 12.1. *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.*

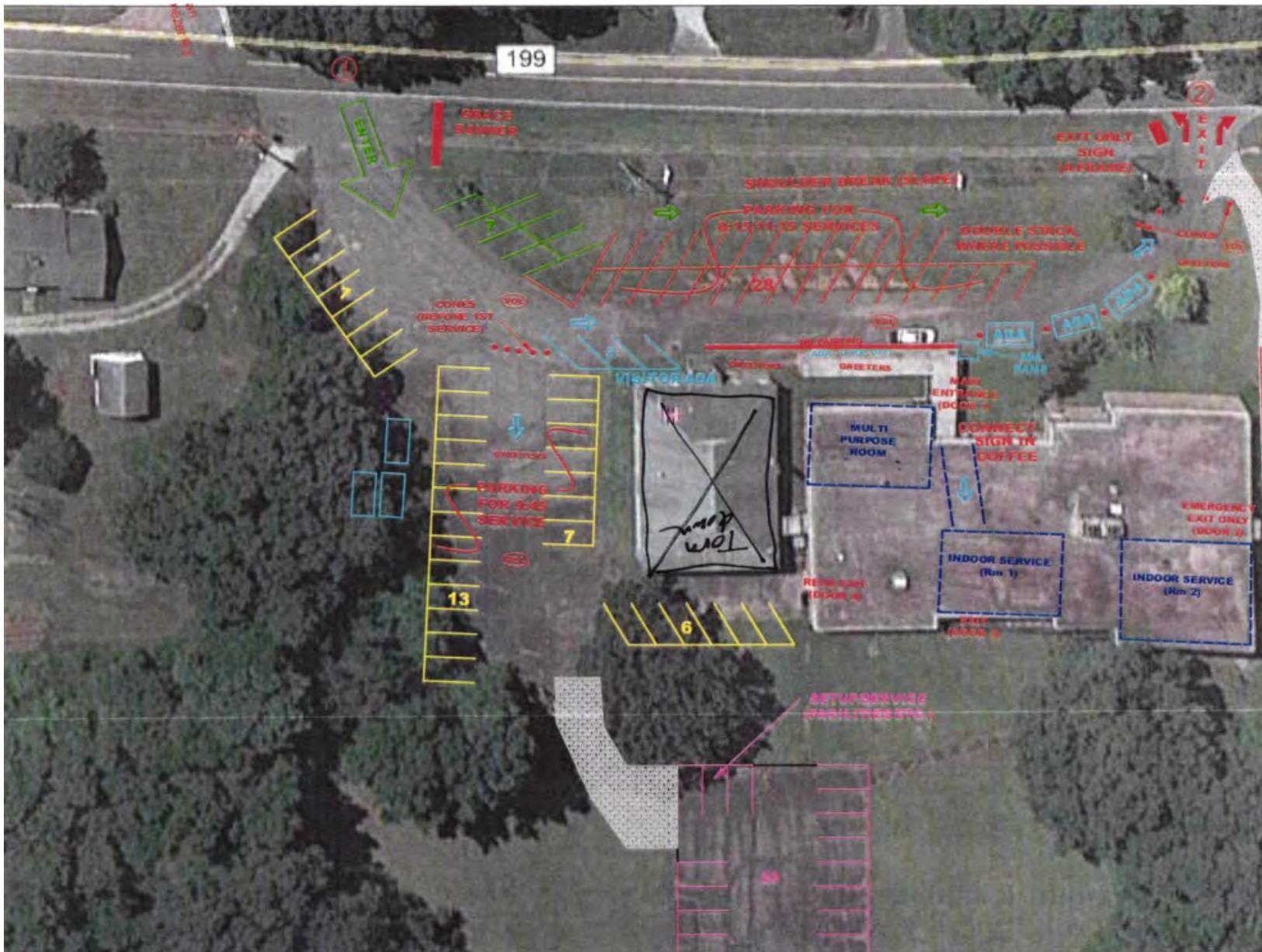
# CB-2024-109: Use by Special Exception Considerations

## 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-2024-109: Site Plan



# CB-2024-109: Zoning Map



# CB-2024-109: Aerial Map



# CB-2024-109 Photos



Subject



North of Subject



Southwest of Subject



Northwest of Subject

# CB-2025-001

<b>Applicant:</b>	Suzanne Childs, AIA of Childs Architecture LLC for MorSpace, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	21 W. Lenhardt Rd., Piedmont, SC 29673
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 12/23/2024

## **CB-2025-001: Request**

The property is located 0.4 miles Southwest of the I-85 and White Horse Rd. interchange., in the S-1, Services District.

The applicant is requesting 2 Variances for future construction. First, to encroach 20' into the 25' Right side setback. The second request is to encroach 10' into the 20' rear setback.

There are no prior applications before the BZA.

# CB-2025-001: Variance

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

FRONT	=	45' from edge of 21 W. Lenhardt Rd. R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

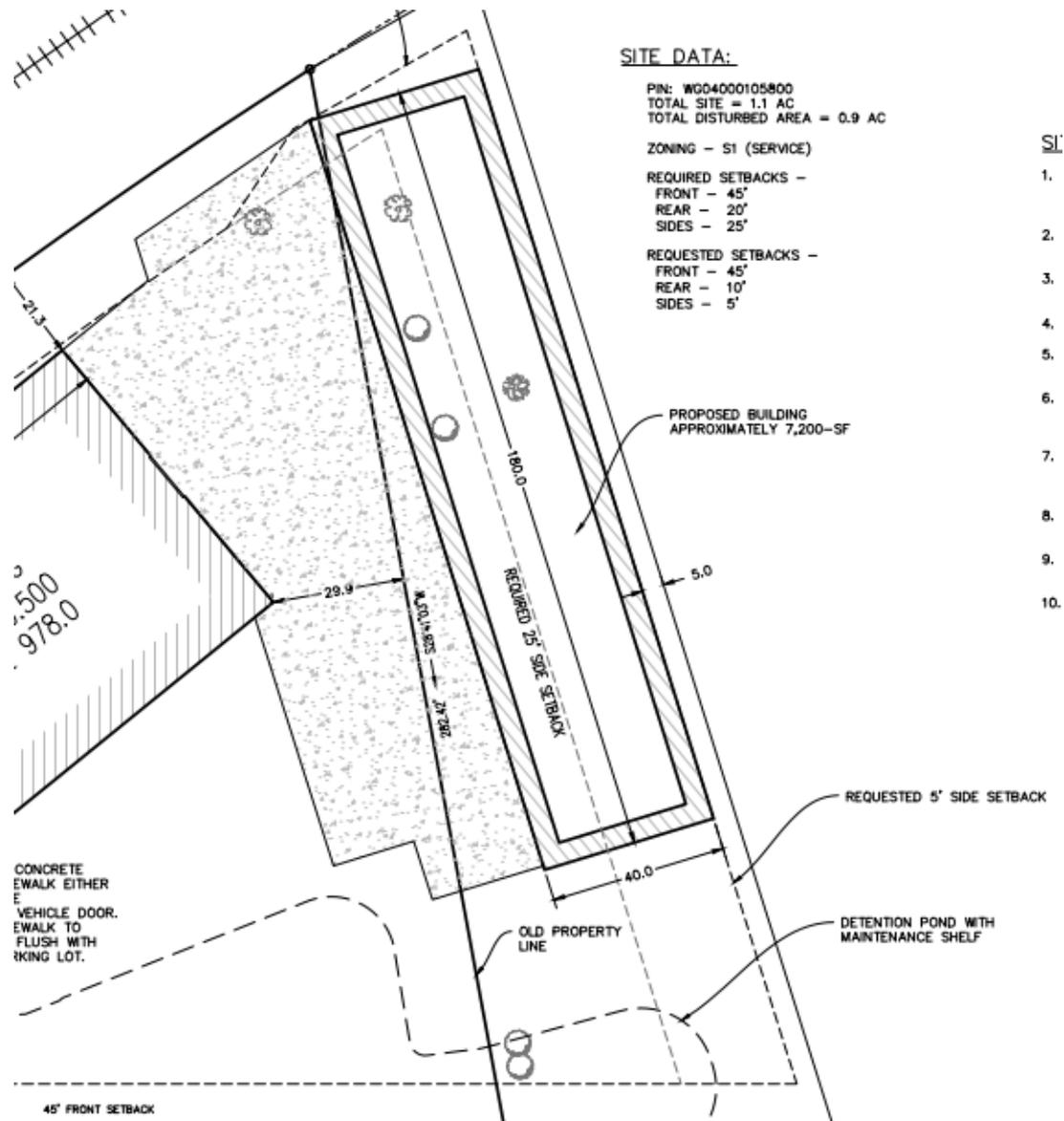
# CB-2025-001: Variance Considerations

**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:

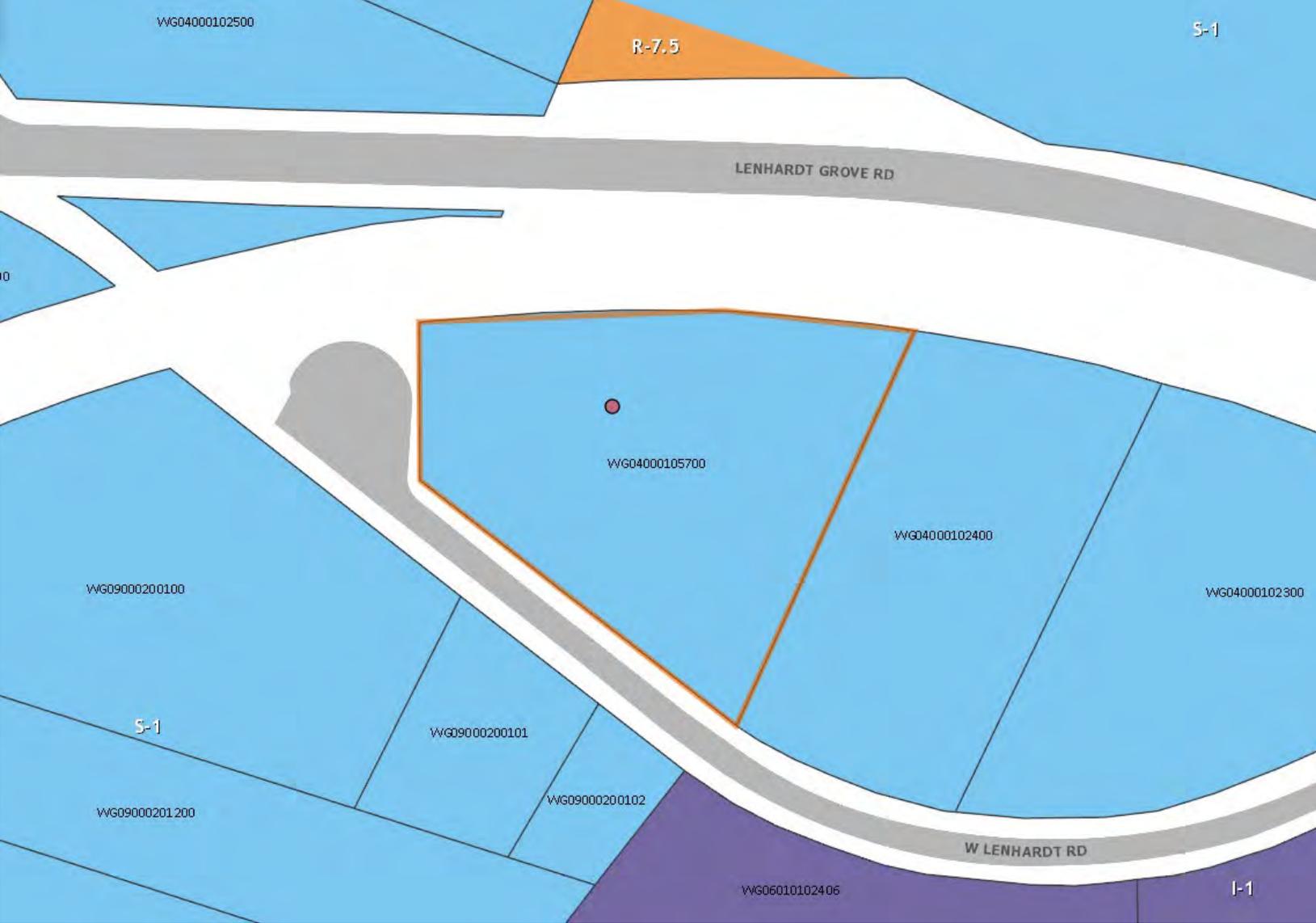
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-001: Site Plan



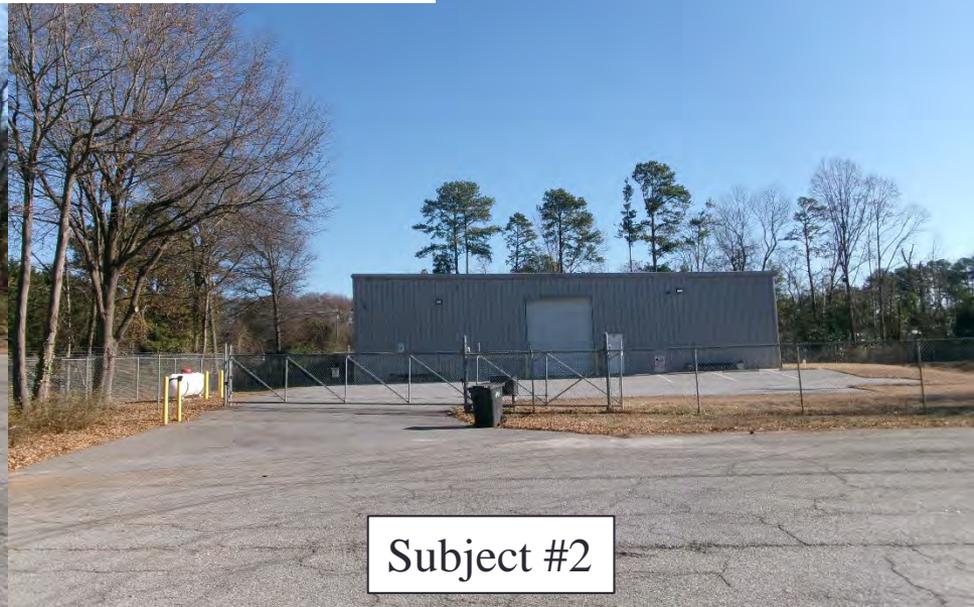
# CB-2025-001: Zoning Map



# CB-2025-001: Aerial Map



# CB-2025-001 Photos



# CB-2025-002

- Applicant:** Hannia Castaneda of Marty Wright Home Sales for Teresa Lopez Dominguez
- Project Type:** Variance
- Address:** 217 Baywood Hills Dr., Simpsonville, SC 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 12/23/2024

## **CB-2025-002: Request**

The property is located 1.32 miles North of the intersection of Hwy 418 and Fork Shoals Rd., in the R-S, Residential Suburban District.

The applicant is requesting a variance to encroach 4.5' into the 30' front setback for a manufactured home placed on the property.

The applicant has recently had the address for the property changed with E911 department to 1 Militia Ct.

There are no prior applications before the BZA.

# CB-2025-002: Variance

## Section 7:3, Table 7.3 – Setback/Height Requirements for the R-S, Residential Suburban District:

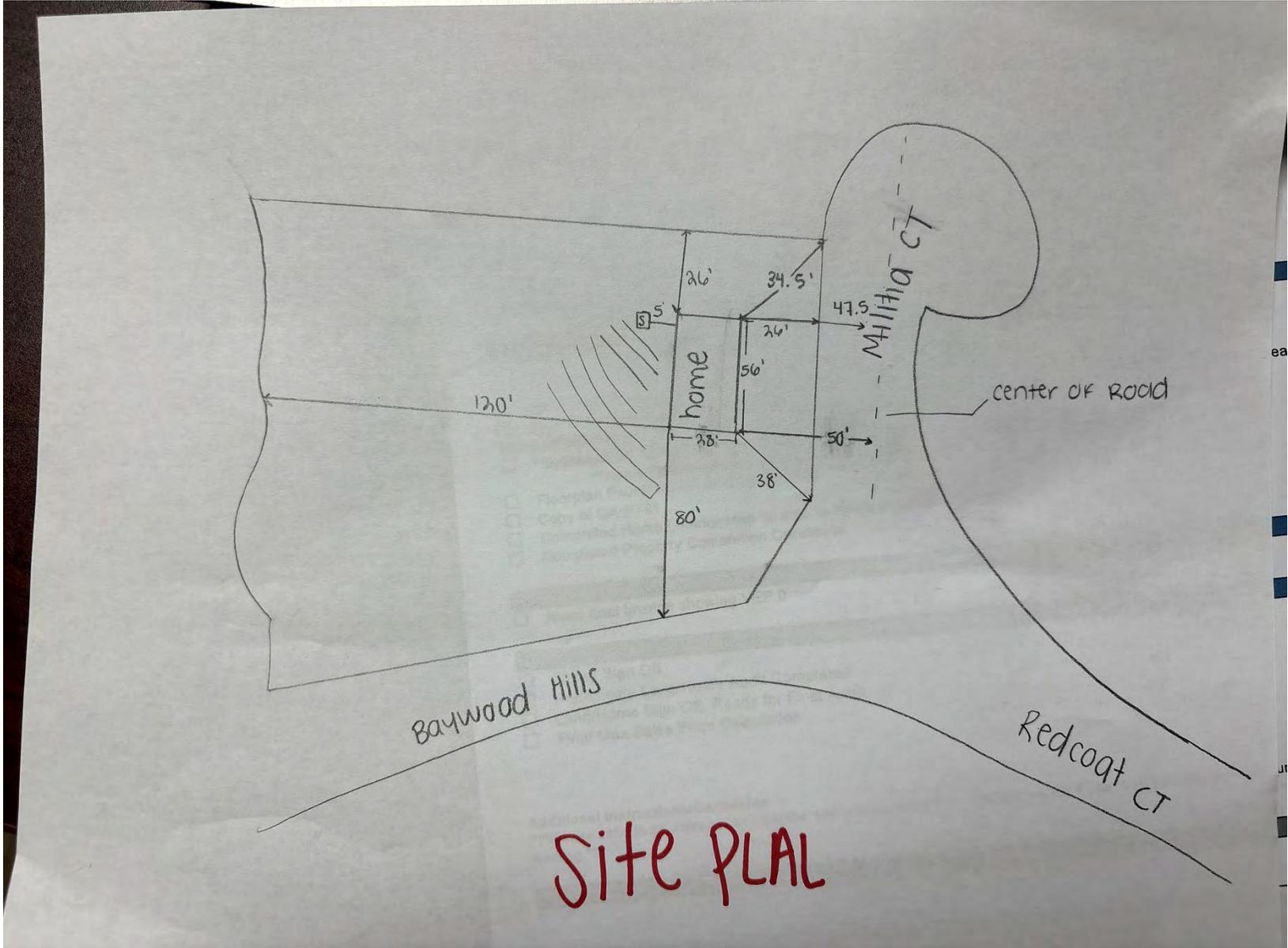
FRONT	=	30' from edge of Militia Ct. R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	30' from Baywood Hills Dr. R.O.W.
REAR	=	5' from property line

# CB-2025-002: Variance Considerations

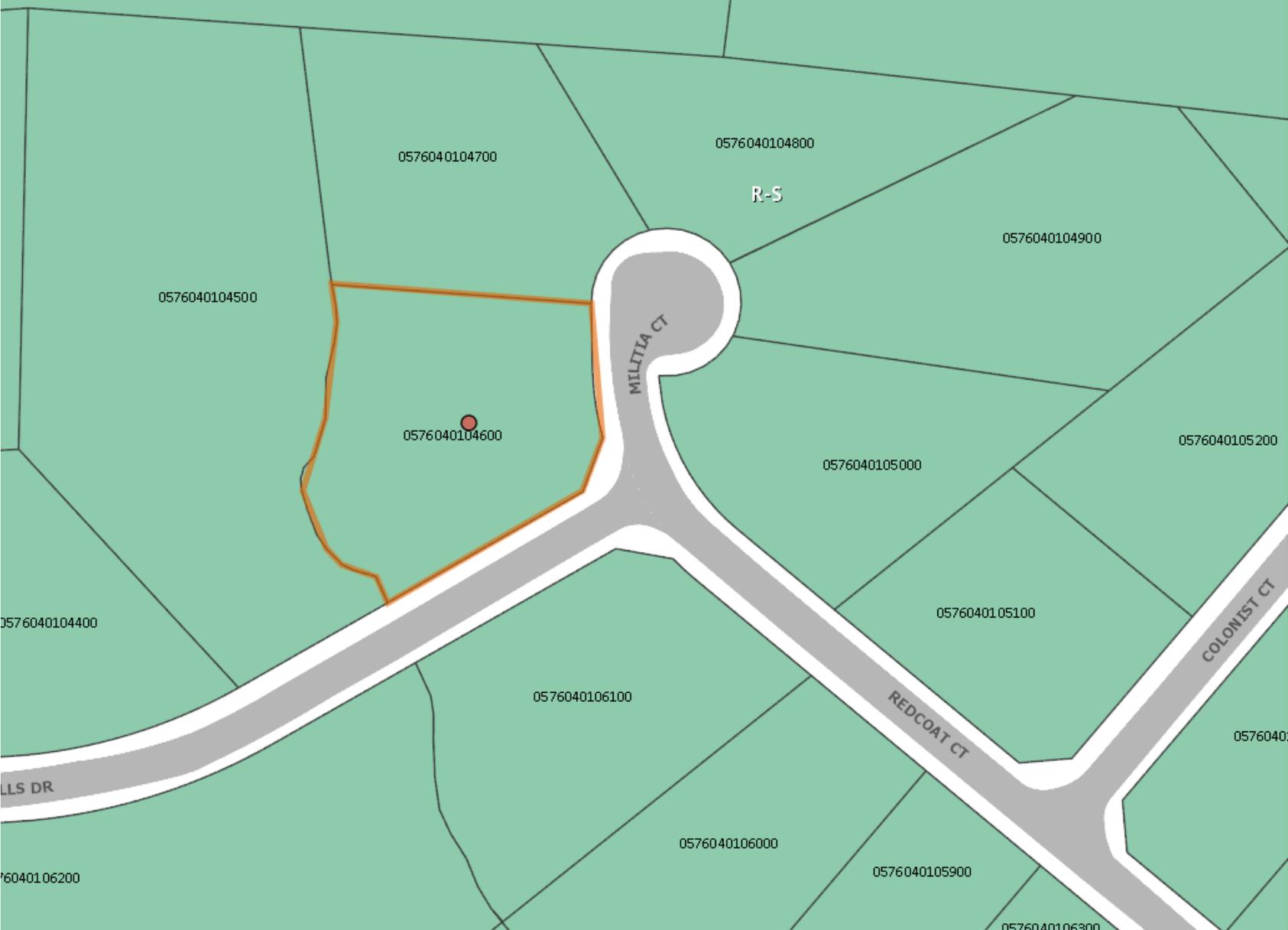
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-2025-002: Site Plan



# CB-2025-002: Zoning Map



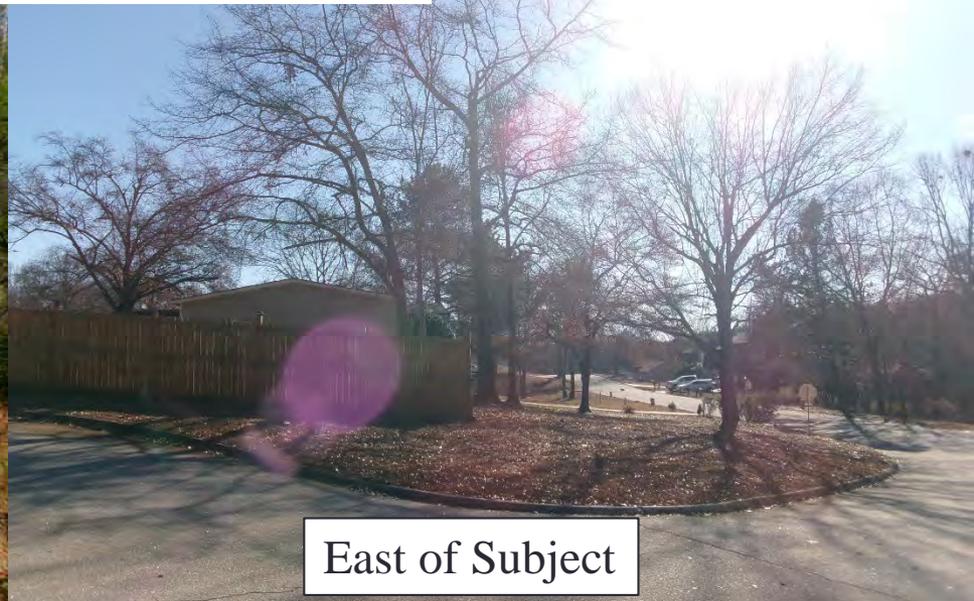
# CB-2025-002: Aerial Map



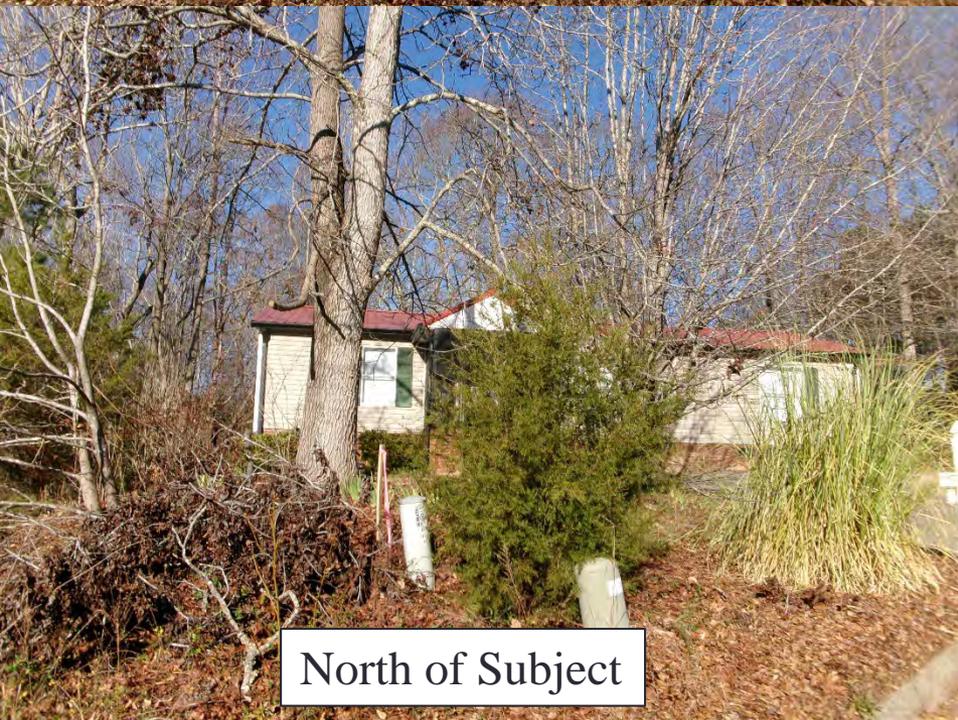
# CB-2025-002 Photos



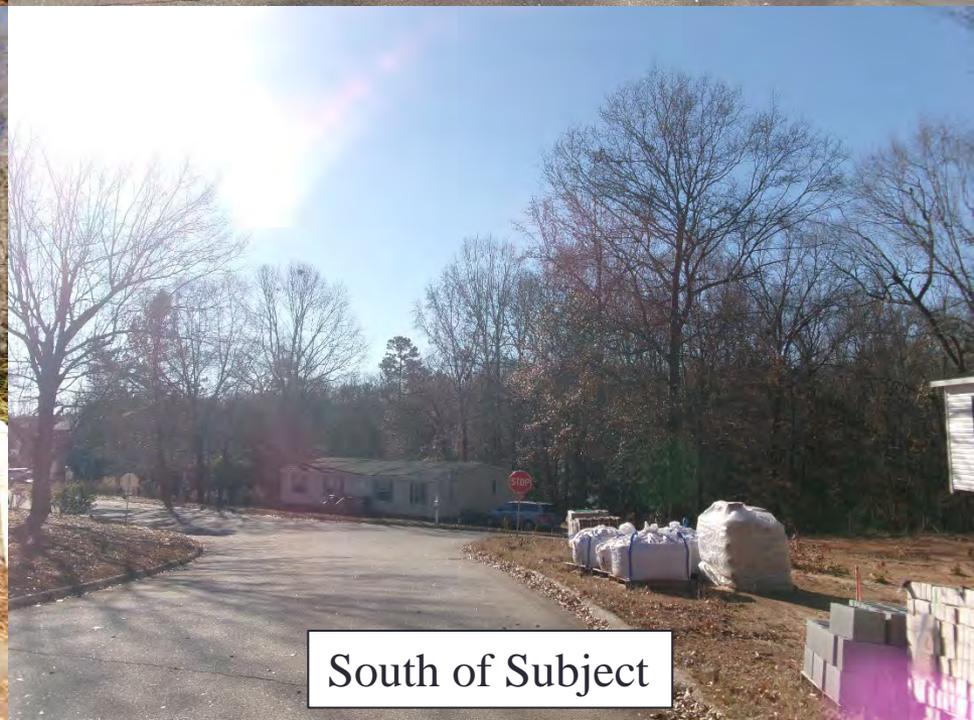
Subject



East of Subject



North of Subject



South of Subject

# CB-2025-003

**Applicant:** Richard P. Flaspoebler for Gwen W. Kennedy

**Project Type:** Variance

**Address:** 1411 Piedmont Hwy., Piedmont, SC 29673

**Zoning:** I-1, Industrial District

**Posting:** Confirmed 12/23/2024

## **CB-2025-003: Request**

The property is located 1.09 miles northeast of the I-185 and HWY 153 interchange, in the I-1, Industrial District.

The applicant is requesting a variance to encroach 12.6' into the front 50' setback, for an existing structure.

There are no prior applications before the BZA.

# CB-2025-003: Variance

## Section 7:3.1; Table 7.3 – Setback/Height Requirements for the I-1, Industrial District;

FRONT	=	50' from edge of Piedmont Hwy R.O.W.
RIGHT SIDE	=	50' from edge of Brown Rd. R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

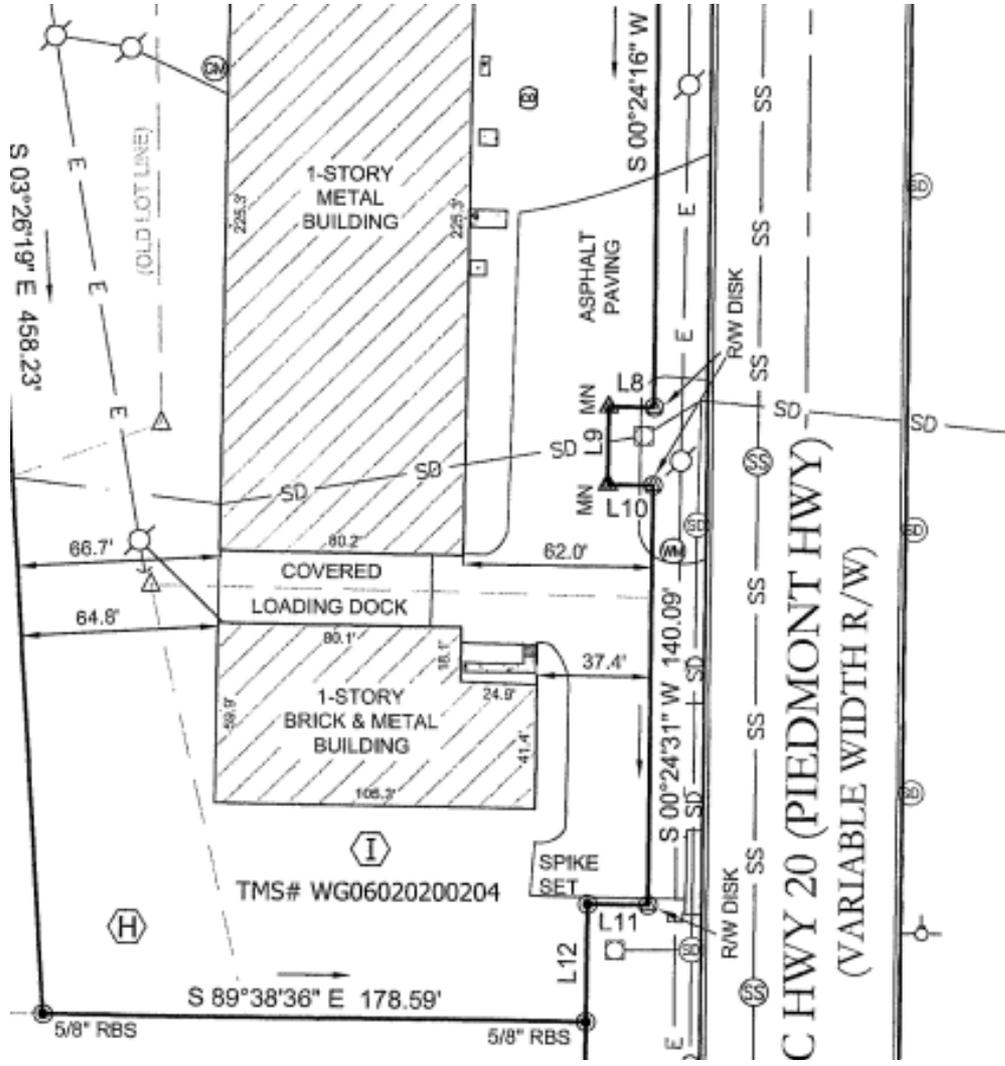
# CB-2025-003: Variance Considerations

**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:

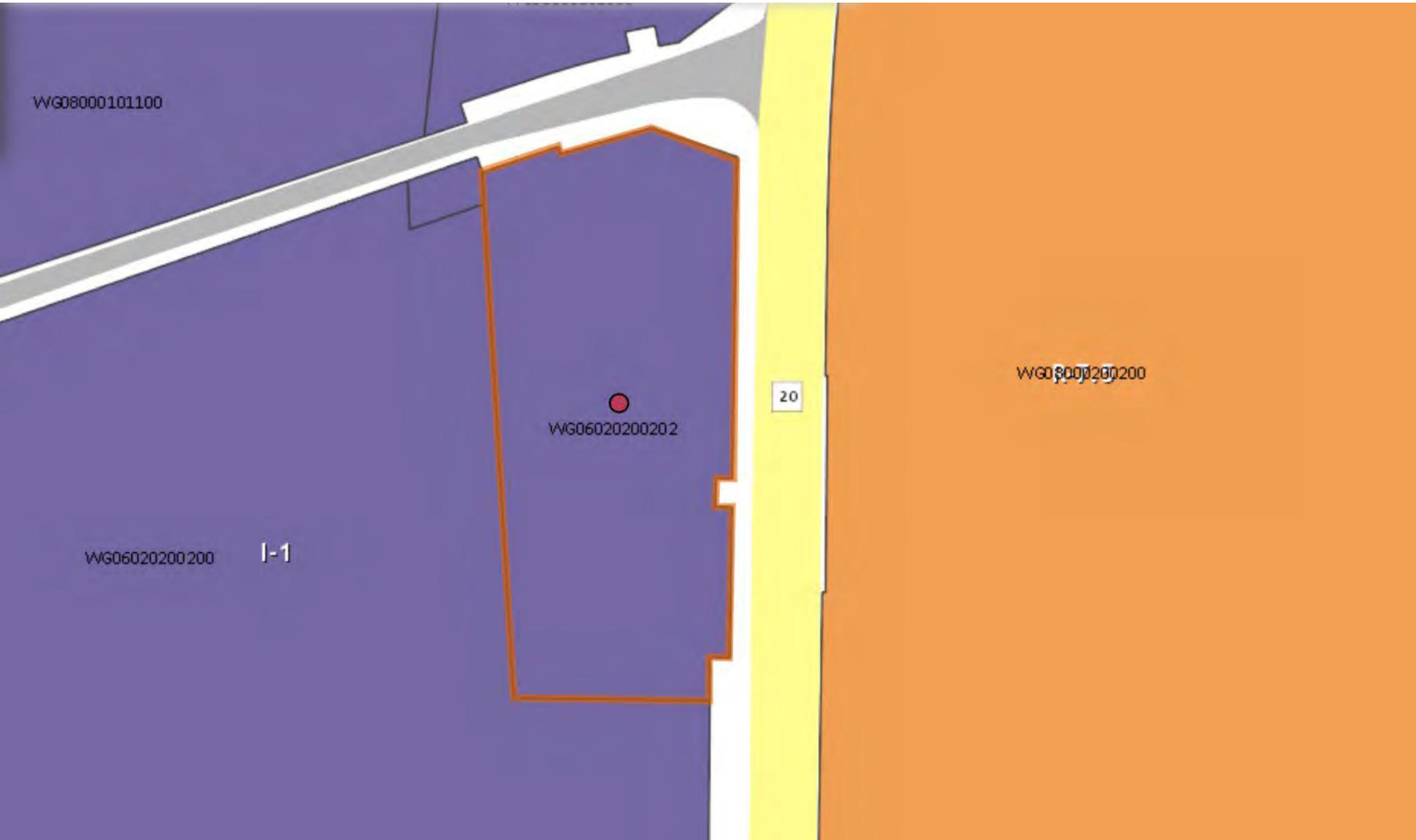
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-003: Site Plan



# CB-2025-003: Zoning Map



# CB-2025-003: Aerial Map



# CB-2025-003 Photos



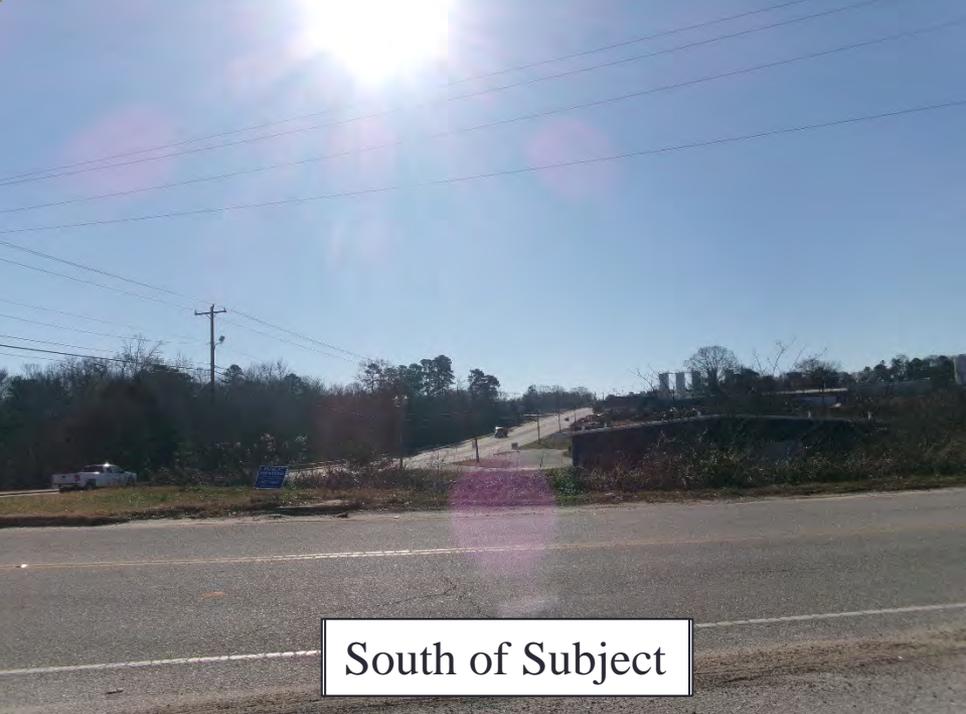
Subject #1



Subject #2



North of Subject



South of Subject

# CB-2025-005

<b>Applicant:</b>	Chris Berning of Absolute Sign Works for Ankur Patel of Power Trac/PT15 LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	8008 Augusta Rd., Piedmont, SC 29673
<b>Zoning:</b>	Unzoned
<b>Posting:</b>	Confirmed 12/23/24

# CB-2025-005: Request

The property is located 1.83 miles South of the I-185 Augusta Rd. interchange, in the unzoned area of the county.

The applicant is requesting 4 variances, the first to increase wall sign count to 6, which is 4 more than the Sign Ordinance allows for this property.

The second variance is to allow the wall sign size to be increased to 27% of the usable wall area.

The third variance is for an increase in height and size of the monument sign adjacent to Augusta Rd. to 25.7 feet in height and 222 sq. ft. in size (maximum allowed by the Sign Ordinance, provided conditions of section 8.5.2 are met, is 19 feet in height and 120 sq. ft.

The fourth variance is to allow for an additional freestanding sign on Bessie Rd., increasing the freestanding sign count to 3, which is 1 more than the Sign Ordinance allows for this property.

There are no prior applications before the BZA.

# CB-2025-005: Variance

## **Sign Ordinance, Section 8.4.1 Requirements for Wall Signs;**

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

## **Sign Ordinance, Section 8.5.2 Business Use Areas;**

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

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

# CB-2025-005: Variance

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

**Table 19.8(b): Business Use Area Sign Regulations**

# CB-2025-005: Sign Variance

## **Sign Ordinance, Section 8.5.2 Business Use Areas;**

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

### **E. Freestanding Sign Height and Size**

#### **1. Dimensional standard**

a. No freestanding sign in a Business Use Area shall exceed a height of twelve (12) feet and a sign face of eighty (80) square feet except where provided for herein. The sign copy area shall not exceed eighty (80) percent of the total allowable sign face.

#### **4. Conditions: Additional height and/or size may be allowed by incorporating two (2) or more of the following features**

a. Use of back-lighted (halo) lettering, or carved, routed, or sandblasted signs with a three-dimensional textured surface integral to the design.

b. The application of brick, stone, stucco, or other approved masonry not less than two (2) feet in height from the base of the sign.

c. Shrubs spaced to provide a continuous screen around the base of the sign with a minimum of two (2) feet in height at the time of planting.

d. Reduction in the total number of signs allowed on a site.

e. Removal of all non-conforming signs on the site.

# CB-2025-005: Sign Variance

**Table 19.8(c): Freestanding Sign Height and Size**

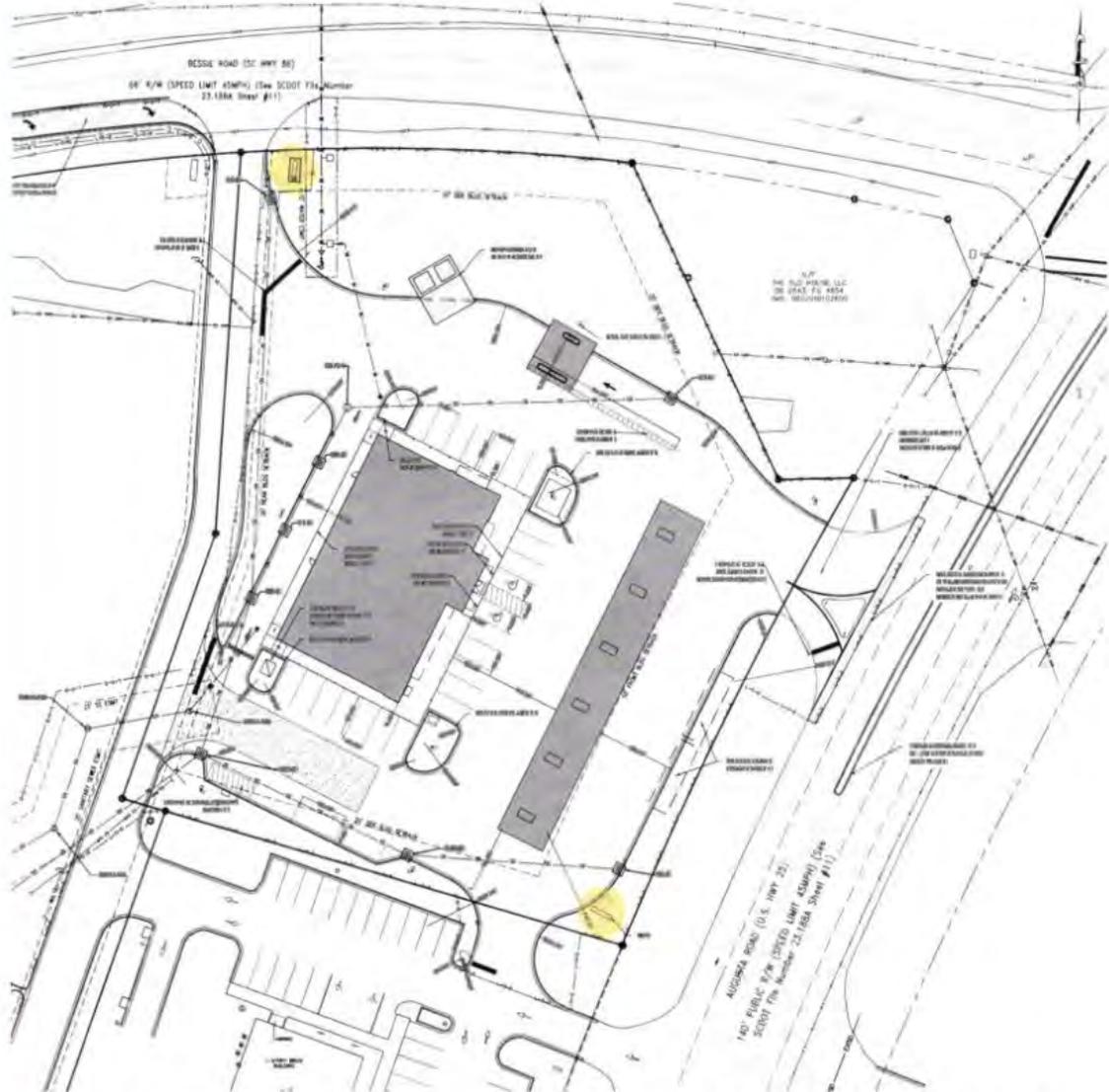
mph	Sign Face Area (Max)	Height (Max)
35 or less	90	15
40	100	17
45	120	19
50	135	21
55	180	24
60	200	30
65+ or (interstate)	225	35

# CB-2025-005: 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:

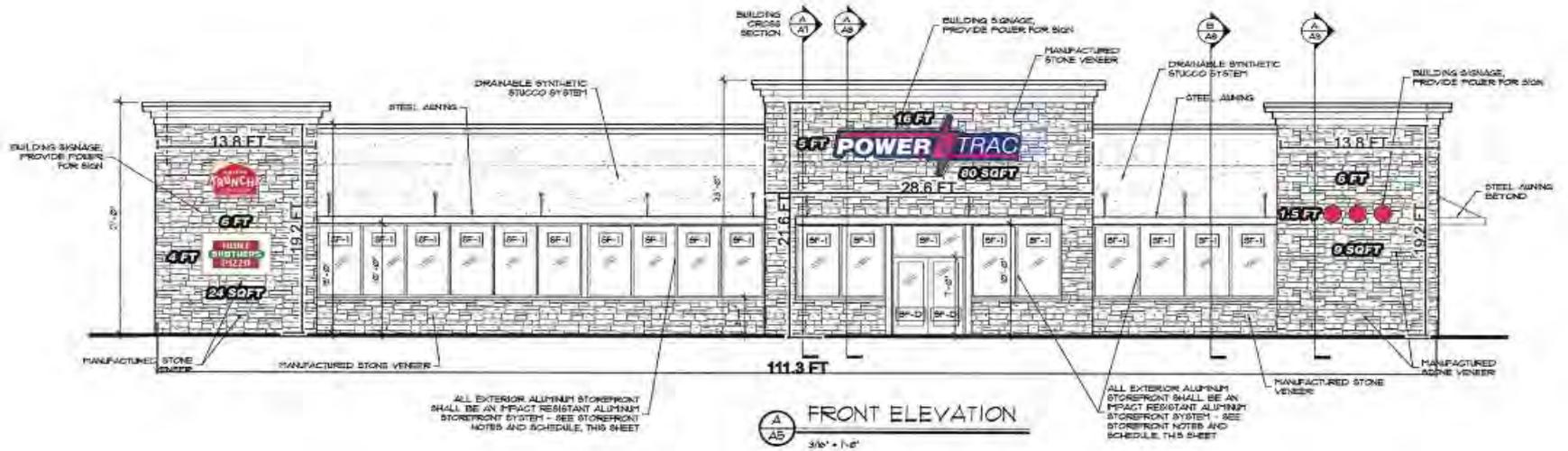
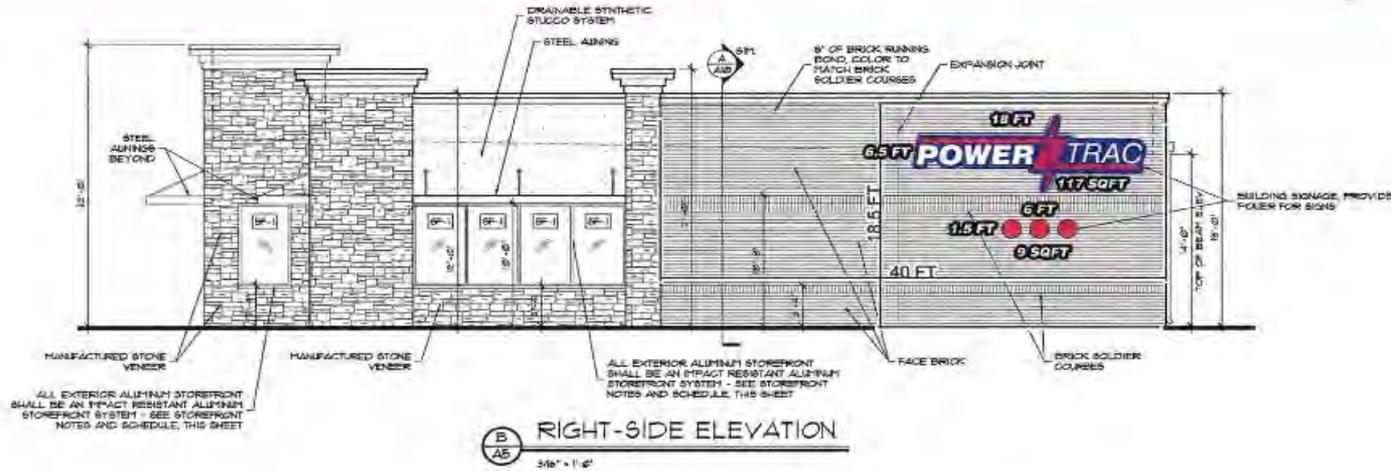
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-005: Site Plan



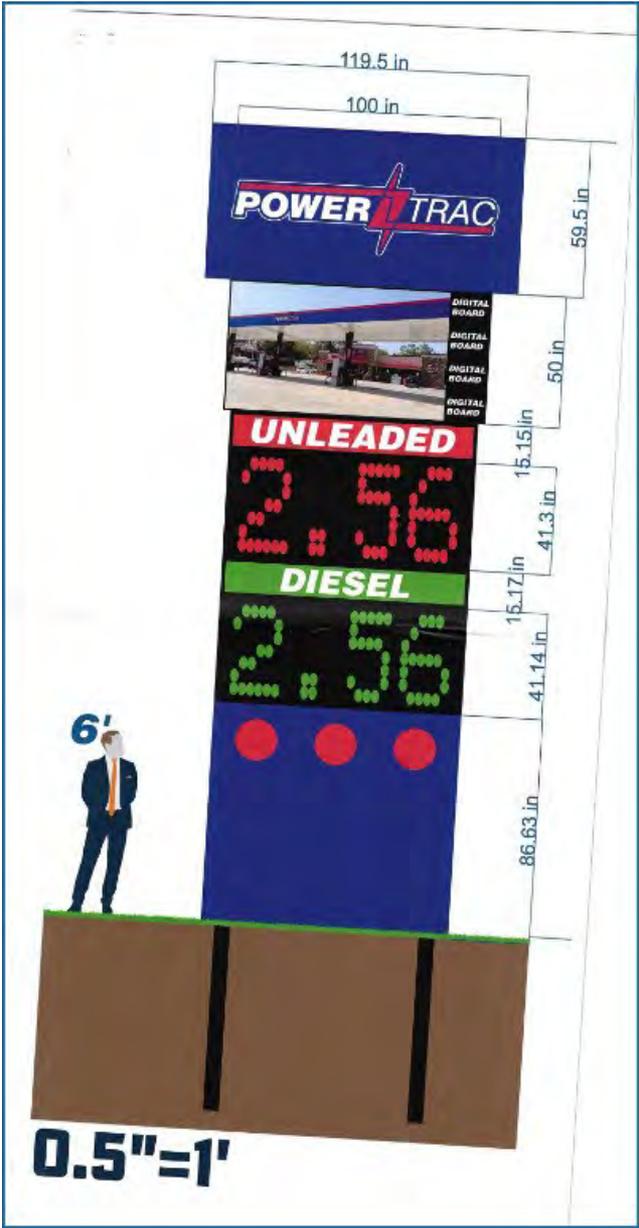
**Highlighted sections are proposed sign locations**

# CB-2025-005: Site Plan

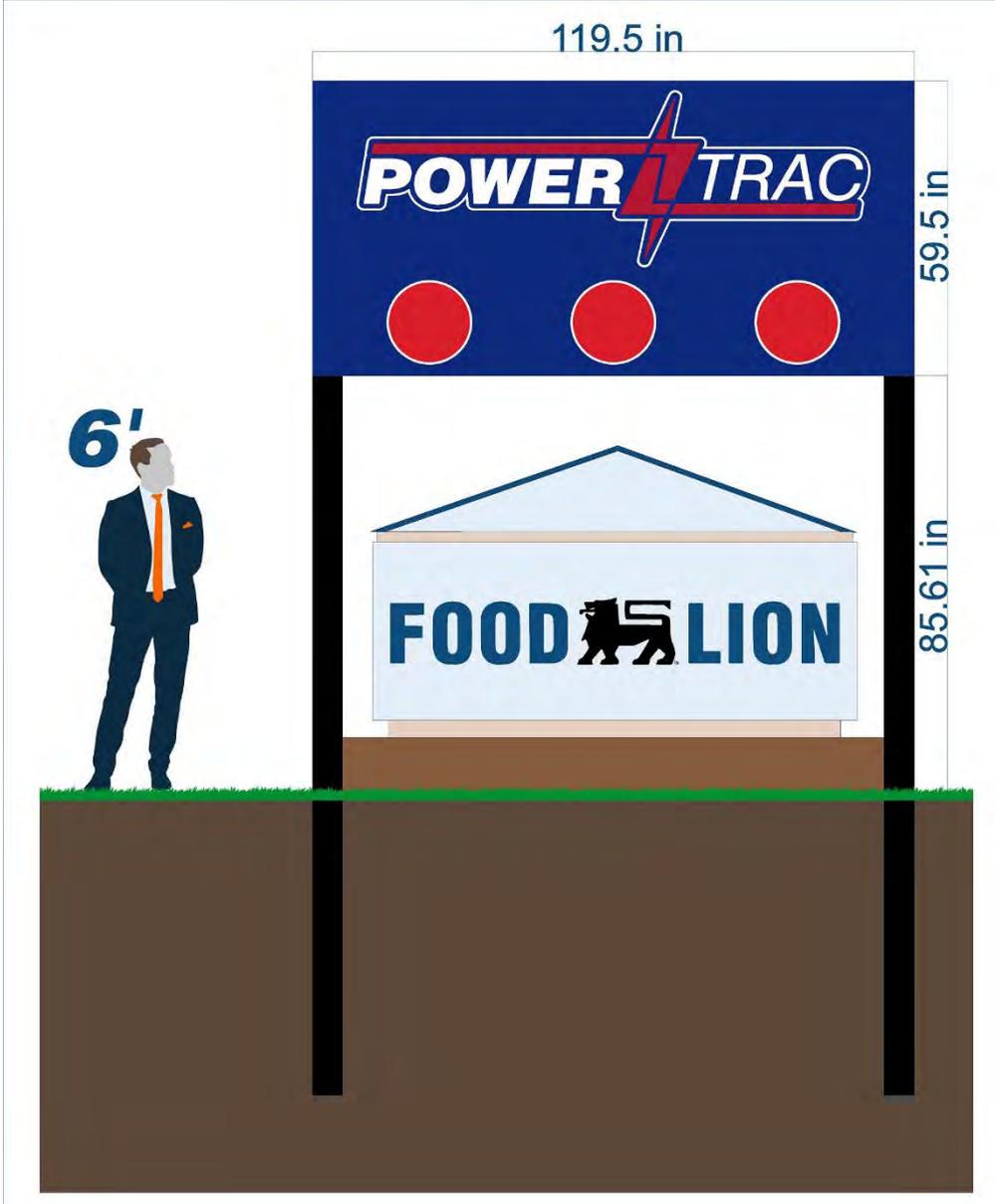


0.1" = 1'

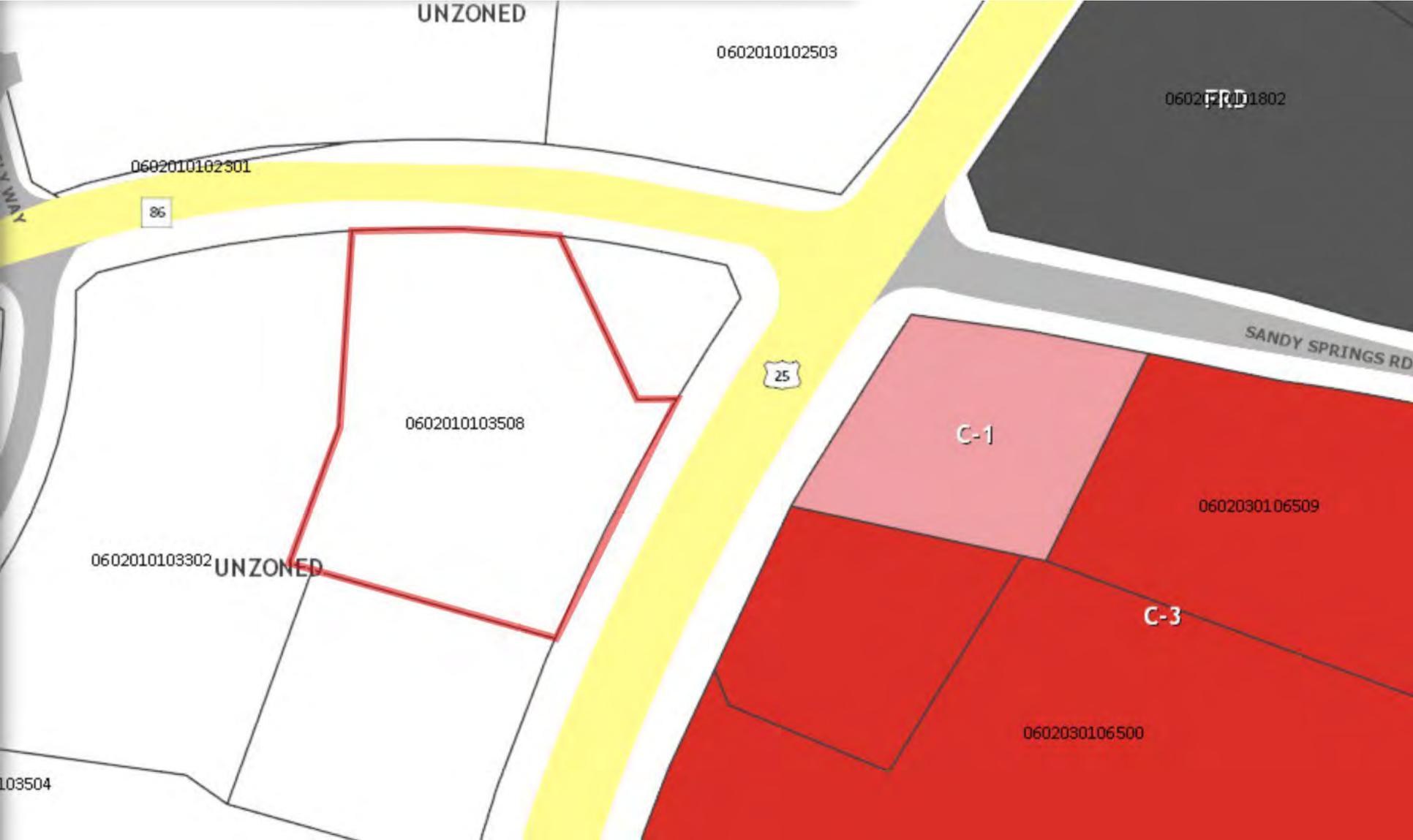
# CB-2025-005: Site Plan



# CB-2025-005: Site Plan



# CB-2025-005: Zoning Map



# CB-2025-005: Aerial Map



# CB-2025-005 Photos



Subject



Subject Photo #2



Subject Photo #3



East of Subject

# CB-2025-006

<b>Applicant:</b>	Alexander Zuendt of Zuendt Engineering, LLC for Dixie Paradise, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	8 Gladys Dr., Greenville, SC 29607
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 12/23/25

# **CB-2025-006: Variance Request**

The property is located 0.5 miles southeast of the I-385 and Haywood Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to reduce the required parking spaces from 180 spaces to 101 spaces.

There are no prior applications before the BZA.

# CB-2025-006: 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

Commercial Recreation Indoor- one space for each 200 square feet of gross floor area

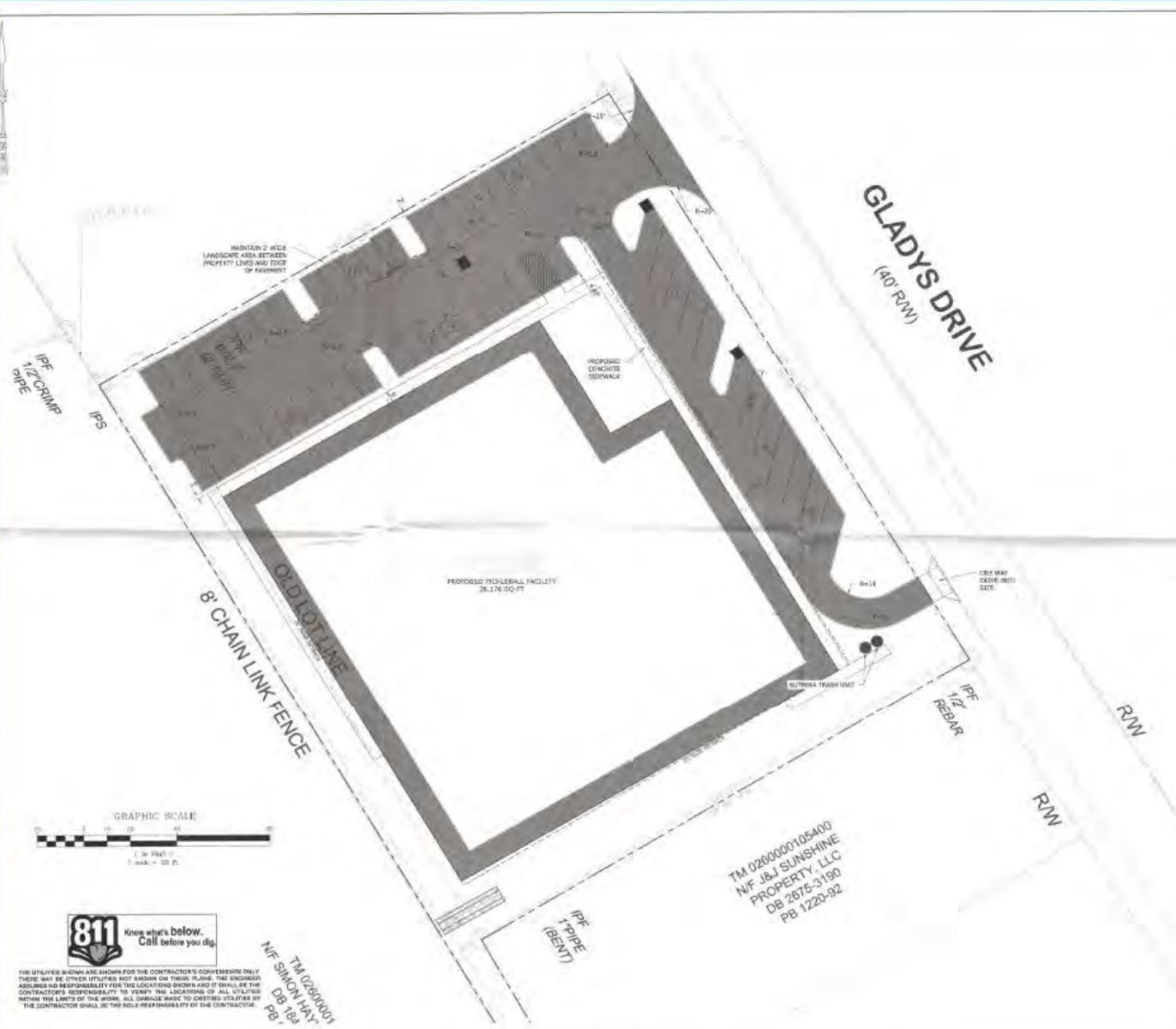
*Applicants building is 36,176 SQFT, which would require the 180 parking spaces.*

# CB-2025-006: 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-2025-006: Site Plan



- ### GENERAL NOTES
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD BEFORE COMMENCING CONSTRUCTION. VERIFY THE PRESENCE OF UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF ANY EXISTING OR PROPOSED UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF ANY EXISTING OR PROPOSED UTILITY LINES. THE CONTRACTOR SHALL VERIFY THE PRESENCE OF ANY EXISTING OR PROPOSED UTILITY LINES.
  - ALL WORK MUST CONFORM TO THE LATEST EDITION OF THE SOUTH CAROLINA CONSTRUCTION CODE. ALL APPLICABLE LOCAL ORDINANCES AND REGULATIONS AND THE DRAWINGS AND SPECIFICATIONS. IN CASE OF CONFLICT, CLARIFY WITH THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL UTILITY EXCAVATIONS SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT.
  - PROVIDE AS MANY EXISTING TREES AS POSSIBLE TO REMAIN ON SITE.
  - THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE OWNER BEFORE CONSTRUCTION.

### SITE INFORMATION

OWNER: J&J SUNSHINE PROPERTY, LLC  
 105400 GREENVILLE, SC 29615

TOTAL SITE: 1.00 ACRES  
 TAX MAP: 0260000105400  
 COUNTY: GREENVILLE  
 WATER: GREENVILLE WATER  
 SETBACKS: 40' FRONT SETBACK, 20' SIDE YARD SETBACK, 20' REAR YARD SETBACK

### PARKING CALCULATIONS

BUILDINGS SQ FT = 111,170 SQ FT  
 USE: PICKLEBALL COURT, COMMERCIAL RECREATION (INDOOR)  
 REQUIRED SPACES = 1 SPACE PER 200 SQ FT  
 REQUIRED SPACES = 555 SPACES  
 20% REDUCTION = 111 SPACES  
 TOTAL SPACES = 444 SPACES  
 THIS SITE WILL SHARP PARKING WITH RAMPAGE TO NORTH WEST WITH RAMP MAP NUMBER 225XXXXXXX  
 OFFICE SPACE = 30,000 SQ FT  
 REQUIRED OFFICE PARKING = 40 SPACES  
 TOTAL SPACES ON THIS PROPERTY = 484 SPACES  
 SHARED SPACES = 47 SPACES  
 TOTAL SPACES = 531 SPACES

REF	NO.	SYMBOL	DESCRIPTION	DATE	BY	APP'D	DATE
1	1	[Symbol]	1/2" CRIMP PIPE	08/20/25	J&J	[Signature]	08/20/25
2	2	[Symbol]	1/2" REBAR	08/20/25	J&J	[Signature]	08/20/25
3	3	[Symbol]	STOP SIGN	08/20/25	J&J	[Signature]	08/20/25

ZUENDT ENGINEERING  
 1015 S. TRINITY STREET, GREENVILLE, SC 29615  
 TEL: 864.671.1111 FAX: 864.671.1112

PROFESSIONAL ENGINEER  
 STATE OF SOUTH CAROLINA  
 LICENSE NO. 12345

PROFESSIONAL ENGINEER  
 STATE OF SOUTH CAROLINA  
 LICENSE NO. 67890

PROJECT NO. 25-006

**SITE CONSTRUCTION DOCUMENTS**  
 PROPOSED PICKLEBALL COURTS  
 & GLADYS WAY  
 GREENVILLE, SC 29615

**SITE PLAN**

DATE: 08/20/25  
 DRAWN BY: J&J  
 CHECKED BY: J&J  
 APPROVED BY: J&J

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/20/25	ISSUE FOR PERMITS

SHEET #

**C-2.01**

**811** Know what's below. Call before you dig.

THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVIENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION OF ANY UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE DONE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

TM 0260000105400  
 N/F J&J SUNSHINE PROPERTY, LLC  
 DB 2675-3190  
 PB 1220-92

# CB-2025-006: Zoning Map



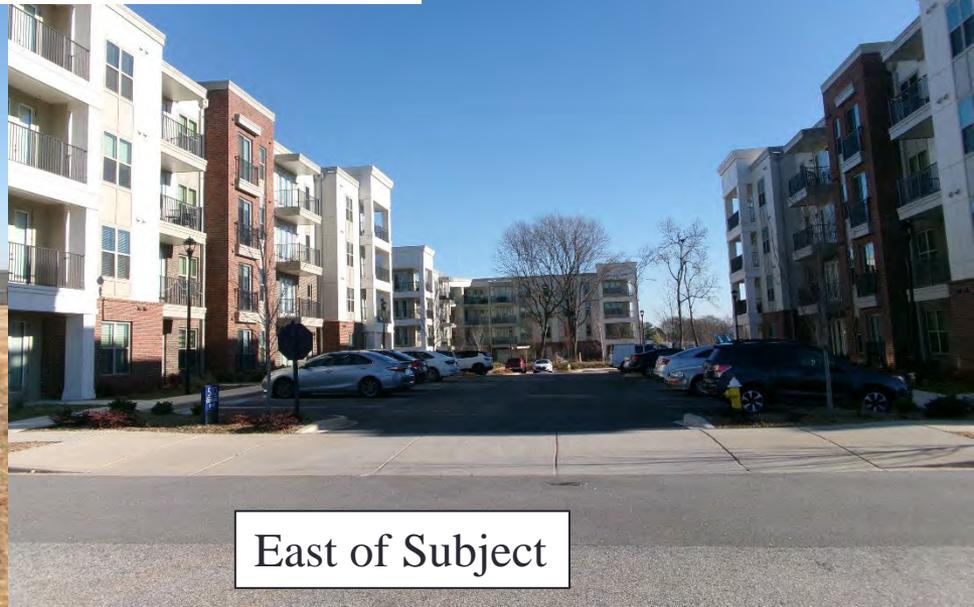
# CB-2025-006: Aerial Map



# CB-2025-006 Photos



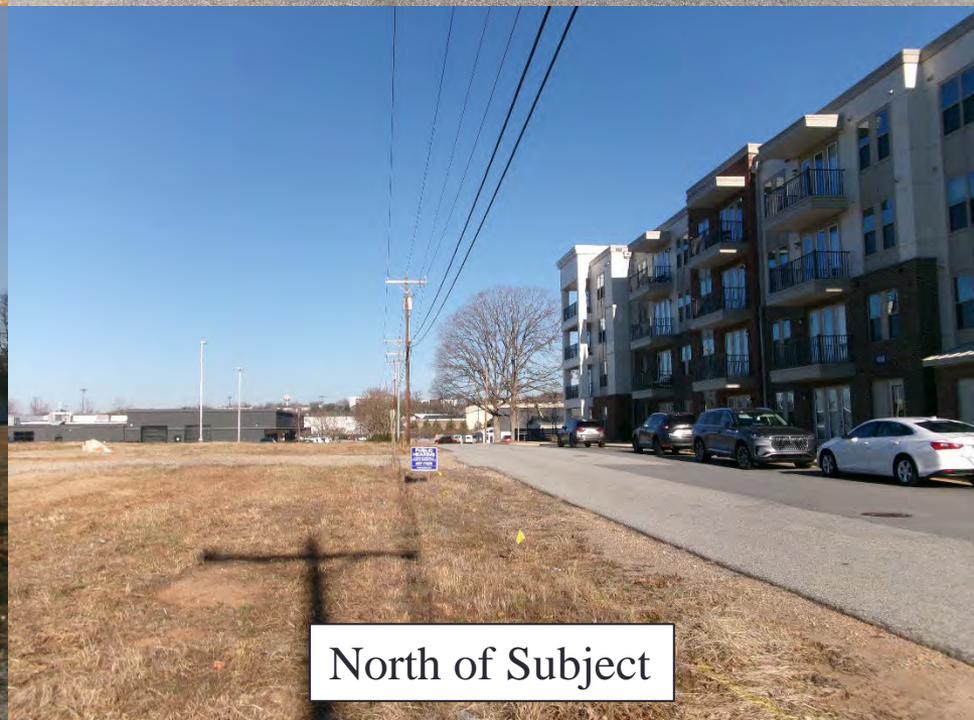
Subject



East of Subject



South of Subject



North of Subject

# CB-2025-007

<b>Applicant:</b>	Blake M. Loudermilk of Loudermilk Engineering, LLC for Partner Sapphire Capital, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	7 Pinsley Cir., Greenville, SC 29617
<b>Zoning:</b>	I-1, Industrial District
<b>Posting:</b>	Confirmed 12/23/2024

## **CB-2025-007: Request**

The property is located 1.75 miles East of the White Horse Rd. and Farris Bridge Rd. intersection, in the I-1, Industrial District.

The applicant is requesting a variance to encroach 32.1' into the 50' front setback, for an existing structure

There are no prior applications before the BZA.

# CB-2025-007: Variance

## Section 7:3.1; Table 7.3 – Setback/Height Requirements for the I-1, Industrial District;

FRONT	=	50' from edge of Pinsley Cir R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

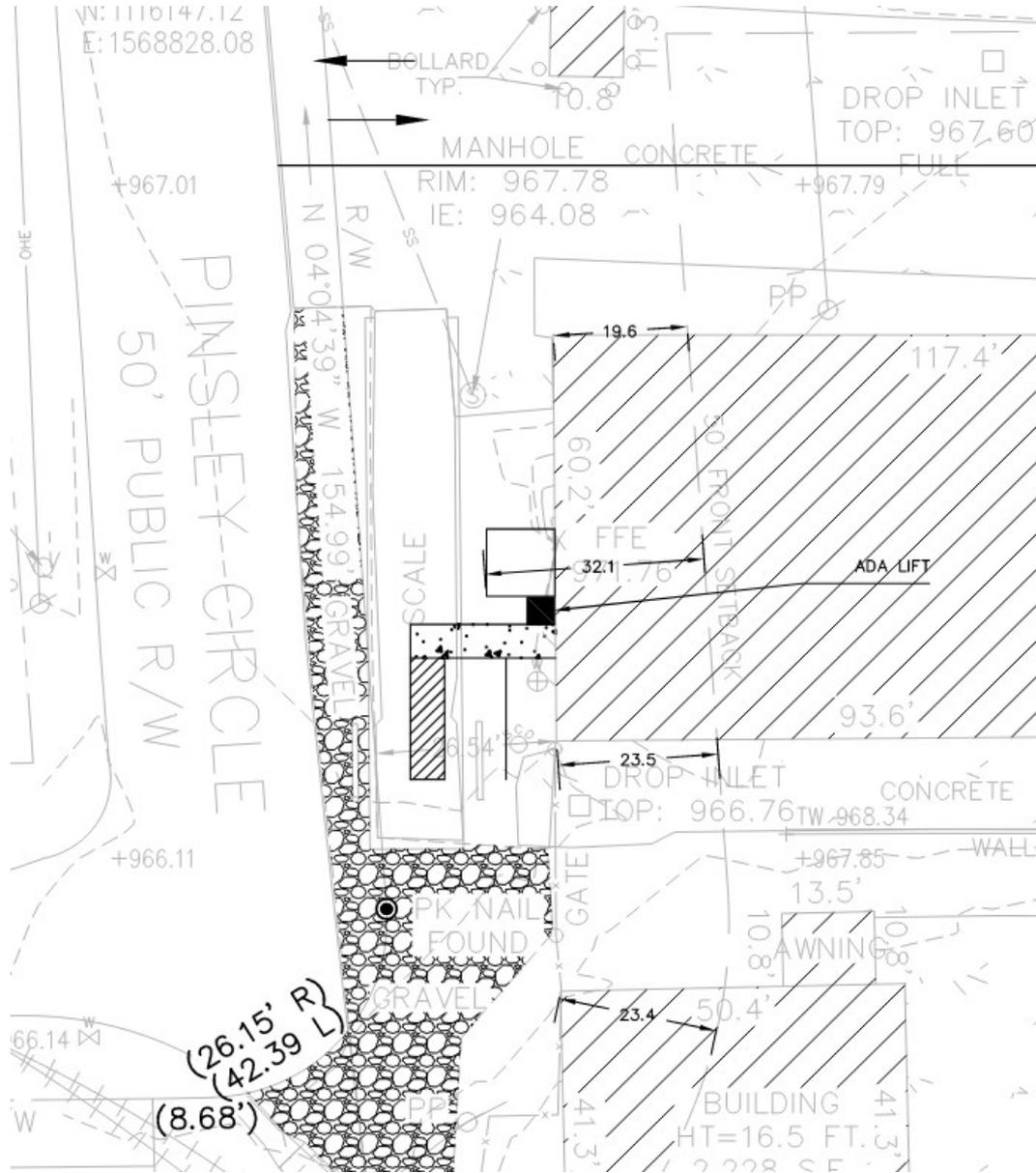
# CB-2025-007: Variance Considerations

**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:

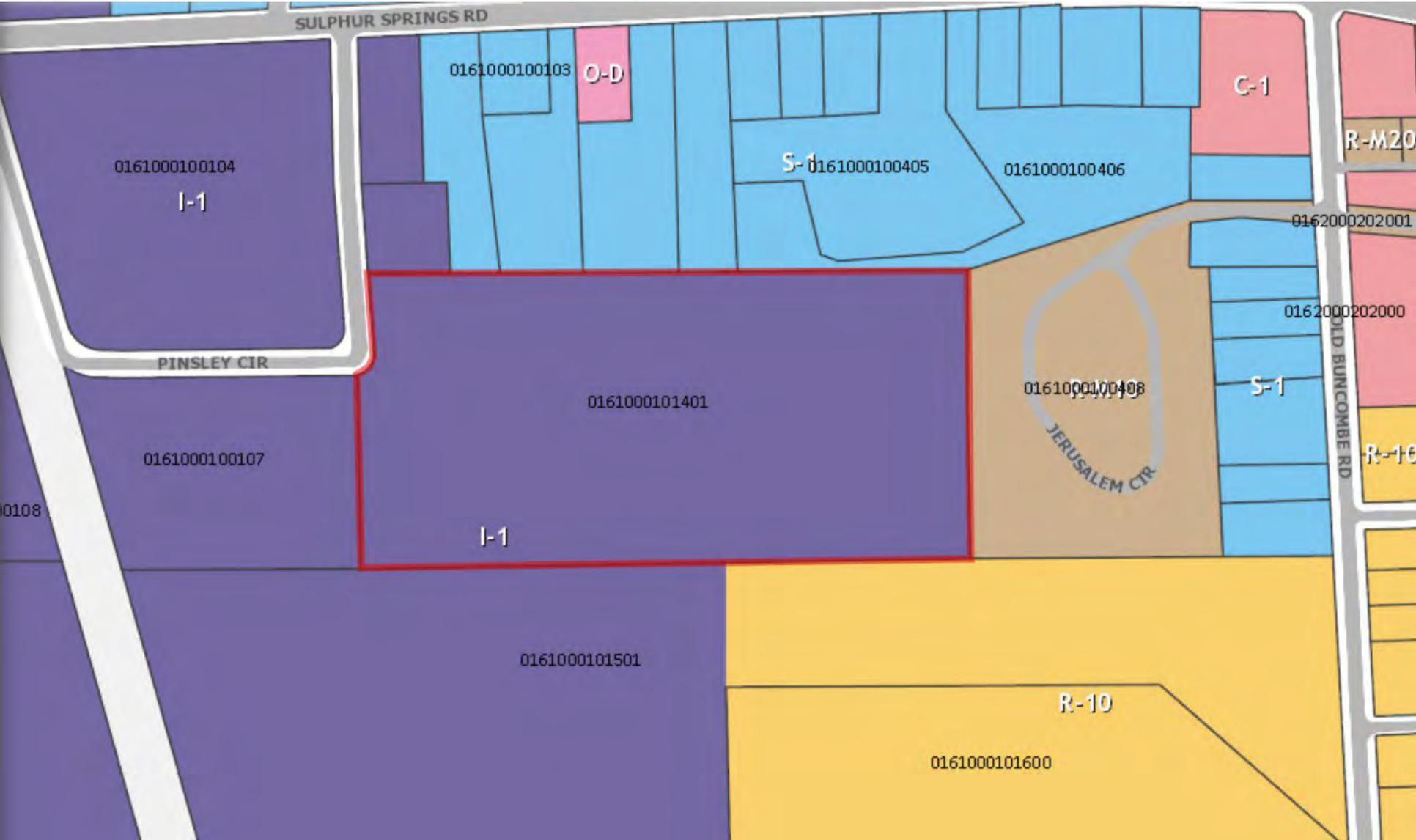
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-007: Site Plan



# CB-2025-007: Zoning Map



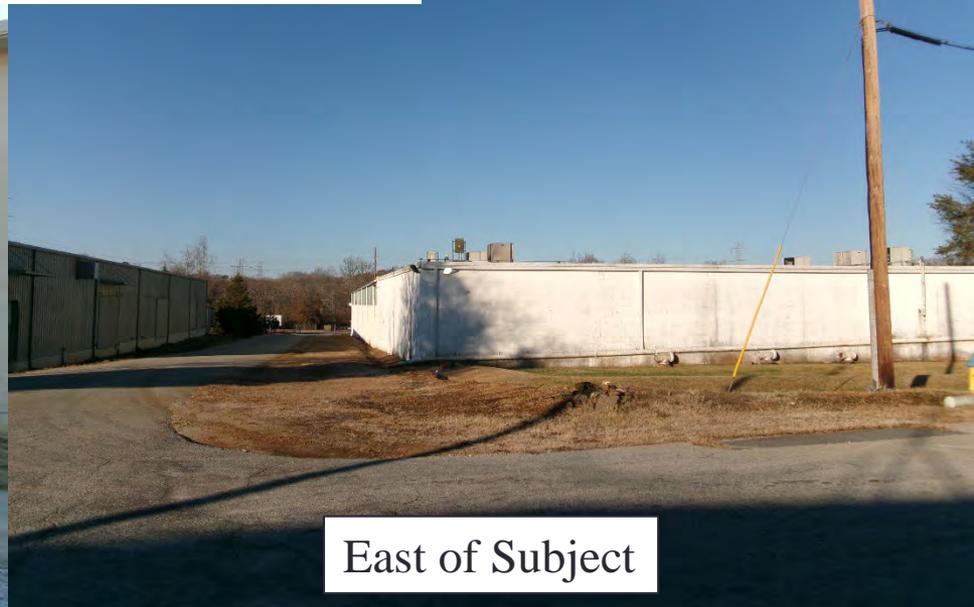
# CB-2025-007: Aerial Map



# CB-2025-007 Photos



Subject



East of Subject



South of Subject



North of Subject

# CB-2025-008

<b>Applicant:</b>	Jonathan Edward Mumma of Blackstream International Real Estate for Judy Webb Bailey
<b>Project Type:</b>	Variance
<b>Address:</b>	1306 Rutherford Rd., Greenville, SC 29609
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 12/23/2024

## **CB-2025-008: Request**

The property is located 0.1 miles North of the intersection of Rutherford Rd. and N Pleasantburg Dr., in the S-1, Services District.

The applicant is requesting 2 variances for an existing structure. One variance to encroach 42.6 feet into the 45' front setback. The second is to encroach 23.7' into the 25' right side setback.

There are no prior applications before the BZA.

# CB-2025-008: Variance

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

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

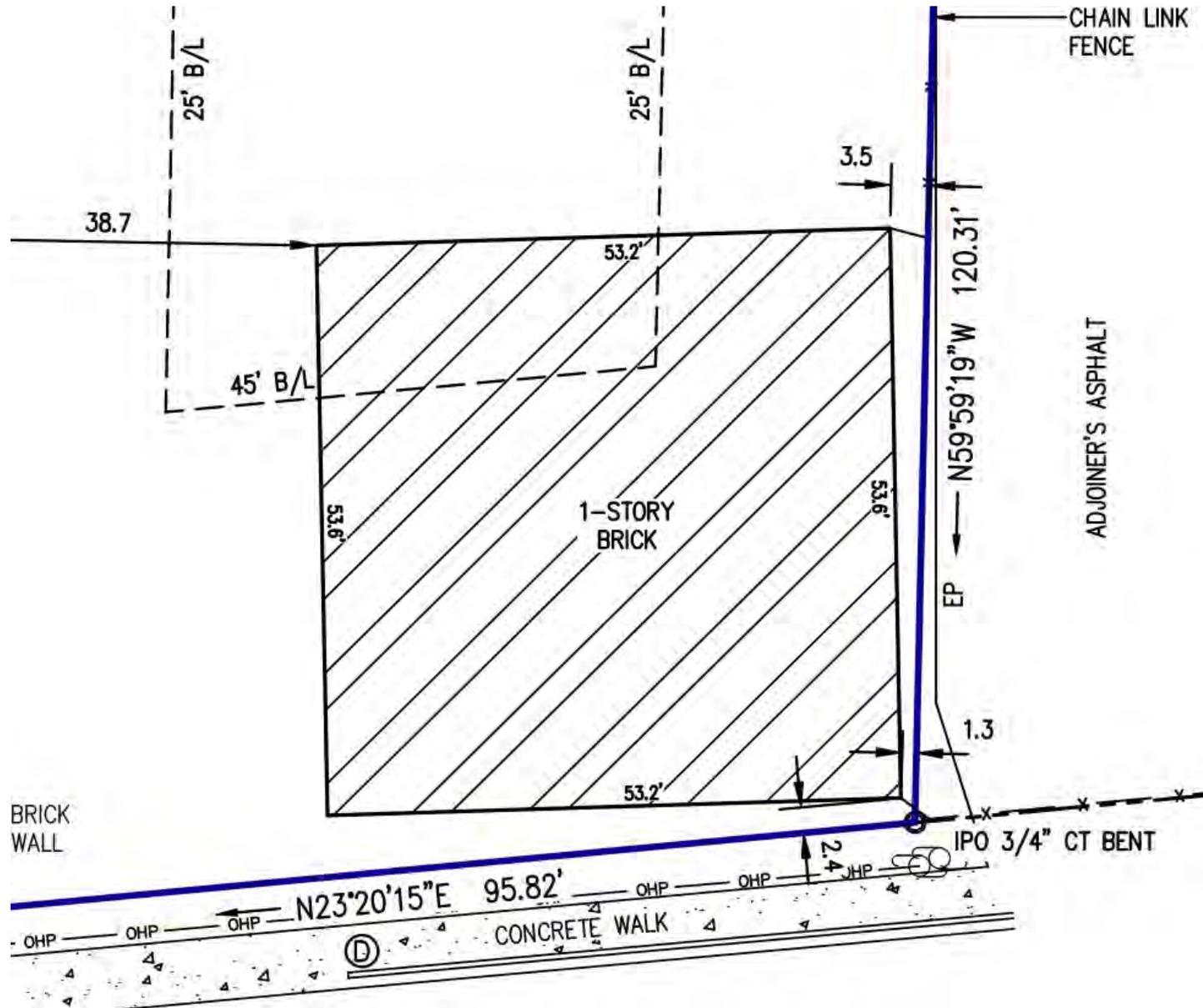
# CB-2025-008: Variance Considerations

**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;
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# CB-2025-008: Site Plan

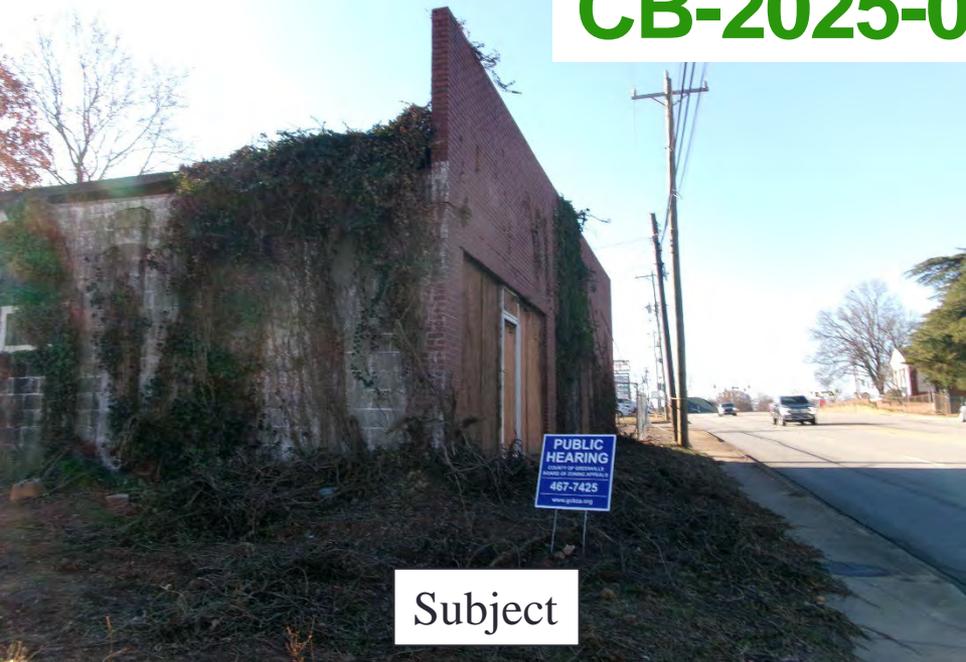


# CB-2025-008: Zoning Map

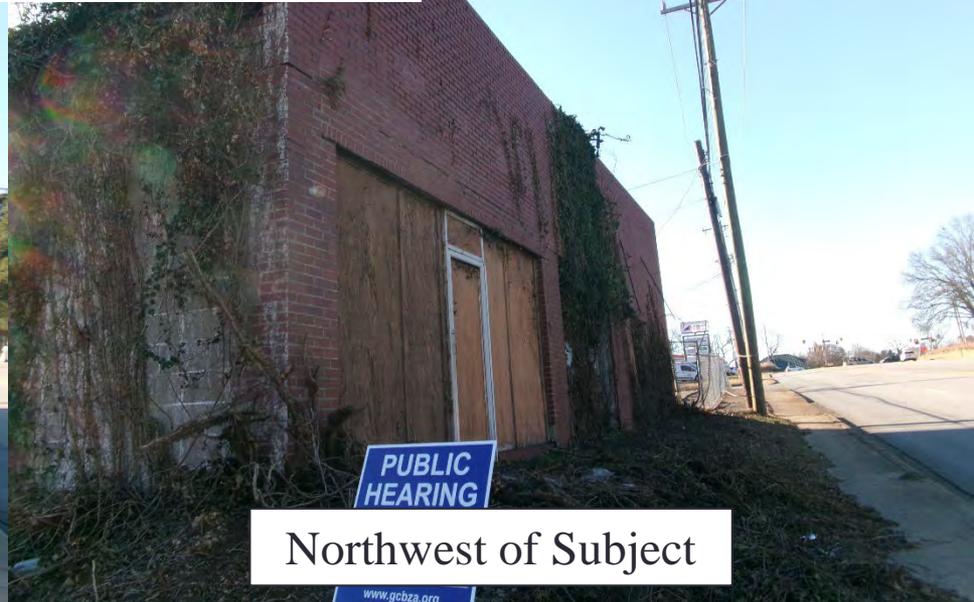




# CB-2025-008 Photos



Subject



Northwest of Subject



South of Subject



West of Subject

# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment