



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

April 9, 2025

Board Members:

1. **Godfrey, Laura – Chairwoman**
2. **Roth, Michael**
3. **Akers, James – Vice Chairman**
4. **Christopher Winters**
5. **John Boyanoski**
6. **Yolanda Brockman**
7. **Josh Hakala**
8. **Angelica Hall – 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:** Chairman Godfrey called the meeting to order at 3:00.

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

3. **Roll Call:** Attendance was taken by Mr. Sherer. Mr. Roth arrived at 3:03.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of March 12, 2025.**

Mr. Akers made a motion to approve the Minutes from the March 12, 2025 meeting. Mr. Hakala seconded. The motion carried with an 8 – 0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the March 12, 2025 meeting. Mr. Stonerock seconded. The motion carried with an 8 – 0 vote.

5. **New Business**

- i. **CB-2025-015, Joshua Howard of Smith Hines Greenville SC, LLC for 200 Smith Hines Road Holdings, LLC**

The property is located 0.5 miles South of the interchange of Woodruff Rd and I-385, in the O-D, Office District.

The applicant is requesting a variance to encroach 10.3' into the 25' right-side setback, to bring an existing building into conformance. Non-conformance is due to expansion of I-385 interstate.

There are no prior applications before the BZA.

The representative present for this application was Mike Pitts.

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

Staff presented and discussion ensued.

The applicant stated they are looking to clear up the non-conformity of the site caused by the expansion of the interstate.

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

ii. CB-2025-020, Chad Allen Choquette of C4 Advisors, LLC

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

The property is located 1.22 miles east of where Rutherford Rd. intersects Wade Hampton Blvd. in the O-D, Office District.

The applicant is requesting 2 variances, the first to encroach 10.6' into the front 25' setback and 11.3' into the right side 25' setback. The second variance is to eliminate the screening requirement of Section 12:9, along left side property line. Non-conformance discovered during feasibility application for change of use.

There are no prior applications before the BZA.

The representative present for this application was Gordon Thornton.

Larry Herkle was present in opposition to this Docket.

Staff presented and discussion ensued.

The applicant stated they submitted a Feasibility application to obtain a Certificate of Occupancy and discovered the building is currently located within the required setbacks for the Office District. The intended use is for a real estate office.

The opposition stated they have concerns regarding increase in traffic and the conversion of a residential house to a commercial business.

Mr. Henderson stated that the current zoning of the property is O-D, Office District, and the proposed use is permitted in this district. He stated additionally there was no recorded Certificate of Occupancy for the property and the change of use requires the building to be brought into compliance.

Mr. Roth made a motion to approve the setback variance as requested. Mr. Boyanoski seconded the motion. The motion carried with a 7 – 0 vote. Mr. Hakala recused himself from this docket due to a possible conflict of interest.

iii. CB-2025-021, Chad Allen Choquette of C4 Advisors, LLC

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

The property is located 1.22 miles east of where Rutherford Rd. intersects Wade Hampton Blvd. in the R-20, Single-Family Residential District.

The applicant is requesting a Variance to encroach 8.6' in the front setback and 1.6' into the left side setback. Applicant will be attempting to rezone property to the O-D, Office District.

There are no prior applications before the BZA.

The representative present for this application was Gordon Thornton.

Larry Herkle was present in opposition to this Docket.

Staff presented and discussion ensued.

Mr. Akers made a motion to deny the variance as requested. Mr. Boyanoski seconded the motion. The motion failed with 3 – 4 vote. Mr. Hakala recused himself from this Docket due to a possible conflict of interest. Mr. Roth, Mr. Winters, Ms. Brockman, and Ms. Godfrey dissented.

Mr. Roth made a motion to approve the Variance contingent on a successful rezoning and further stipulated the approval was to last 12 months. Mr. Winters seconded the motion. The motion carried with a 4 – 3 vote. Mr. Hakala recused himself from this Docket due to a possible conflict of interest. Mr. Akers, Mr. Stonerock, and Mr. Boyanoski dissented.

iv. CB-2025-022, Matthew Calvin Jones of MHK Architecture for The Rallis Trust

The property is located 0.63 miles Southeast of W Blue Ridge Dr. and W Parker Rd., in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 2.4' into the 25' front setback and 1.8' into the 15' right-side setback, for existing structures. Applicant will be attempting to rezone property to a Commercial District.

There are no prior applications before the BZA.

The representative present for this application was Matthew Calvin Jones.

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

Staff presented and discussion ensued.

The applicant stated the intention is to rezone the property and are required to bring the property into compliance prior to rezoning to a commercial zoning.

Mr. Akers made a motion to approve the variance as requested. Ms. Brockman seconded

the motion. The motion carried with an 8 – 0 vote.

v. CB-2025-023, Ethan Nida of Gray Engineering for Hammett Industrial Park, LLC

The property is located 1 miles Northeast of Fork Shoals Rd and Main St. intersection, in the S-1, Services District.

The applicant is requesting 2 variances, the first variance is for building 202 B to encroach 7.57' into the right side 25' setback and 25.79' into the 45' front setback. The second variance is for building 202, units GA and GB, to encroach 7.1' into the left side 25' setback. Non-conformance discovered when applicant submitted a feasibility with a change of use.

There are no prior applications before the BZA.

The representative present for this application was Ethan Nida.

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

Staff presented and discussion ensued.

The applicant stated the buildings were constructed in the 70s and the change of use is what triggered the need for the variance. The proposed use is for an auto repair shop. They stated additionally there are no plans to expand the building.

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

vi. CB-2025-024, Yash Patel for Vihaan, LLC

The property is located at the intersection of Poinsett HWY, State Park Rd. and E Blue Ridge Dr., in the C-2 Commercial District.

The applicant is requesting a Variance to encroach 11' into the rear 20' setback, for an existing structure. The applicant applied for an interior upfit with a change of use and the setback non-conformance was discovered.

There are no prior applications before the BZA.

The representative present for this application was Yash Patel.

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

Staff presented and discussion ensued.

The applicant stated the building is existing and they are converting it into a liquor store.

Mr. Boyanoski made a motion to approve the variance for the existing structure. Mr. Stonerock seconded the motion. The motion carried with an 8 – 0 vote.

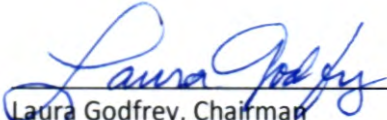
6. Announcements/Requests

Ms. Brockman announced her term would be ending the following month and she was not seeking re-appointment.

Mr. Henderson also introduced Troy Fuller as the Zoning Enforcement Officer.

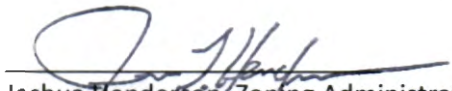
7. Adjournment

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



Laura Godfrey, Chairman
Board of Zoning Appeals

5.14.2025
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

April 9th, 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-2025-015

Applicant:	Joshua Howard of Smith Hines Greenville, SC LLC for 200 Smith Hines Road Holdings, LLC
Project Type:	Variance
Address:	200 Smith Hines Rd., Greenville, SC 29607
Zoning:	O-D, Office District
Posting:	Confirmed 02/25/25

CB-2025-015: Request

The property is located 0.5 miles South of the interchange of Woodruff Rd. and I-385, in the O-D, Office District.

The applicant is requesting a variance to encroach 10.3' into the 25' right-side setback, to bring an existing building into conformance. Non-conformance caused by expansion of I-385 interstate.

There are no prior applications before the BZA.

CB-2025-015: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the O-D, Office District:

FRONT	=	25' from edge of Smith Hines Rd. R.O.W.
RIGHT SIDE	=	25' from edge of I-385 R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

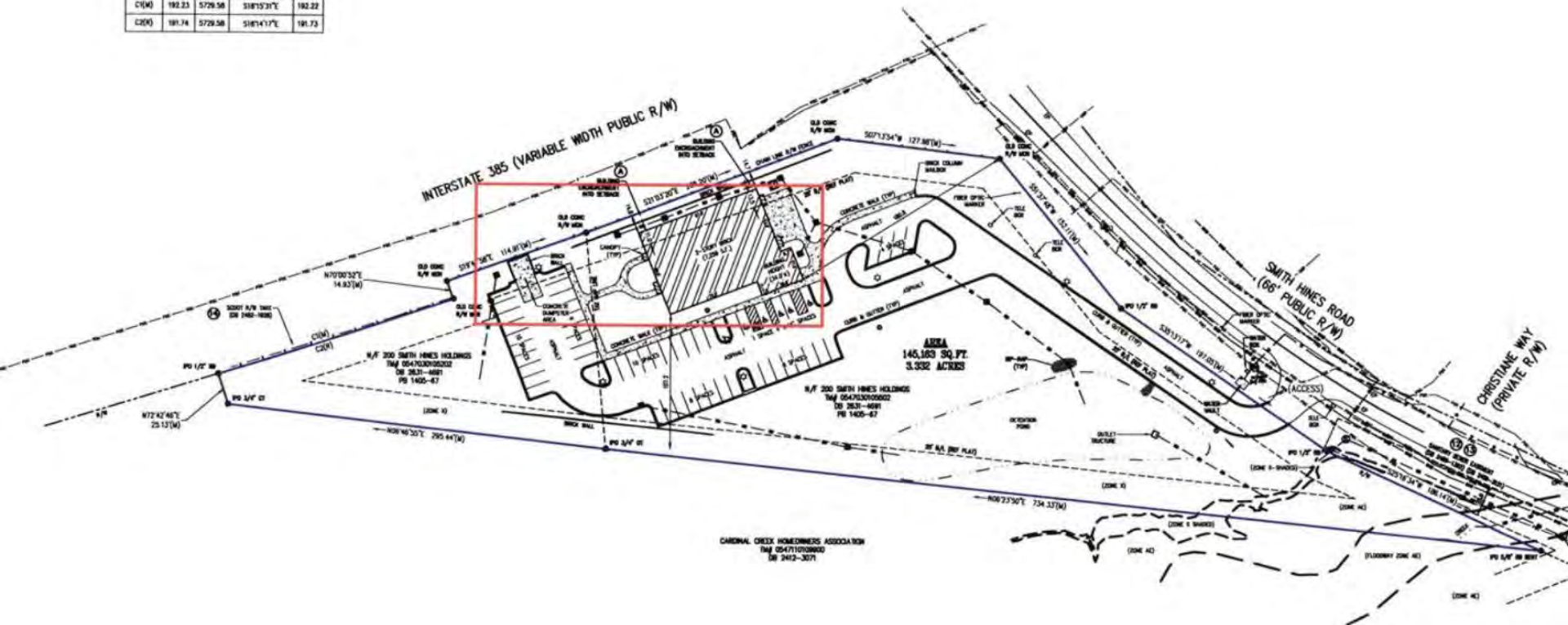
CB-2025-015: Variance Considerations

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:

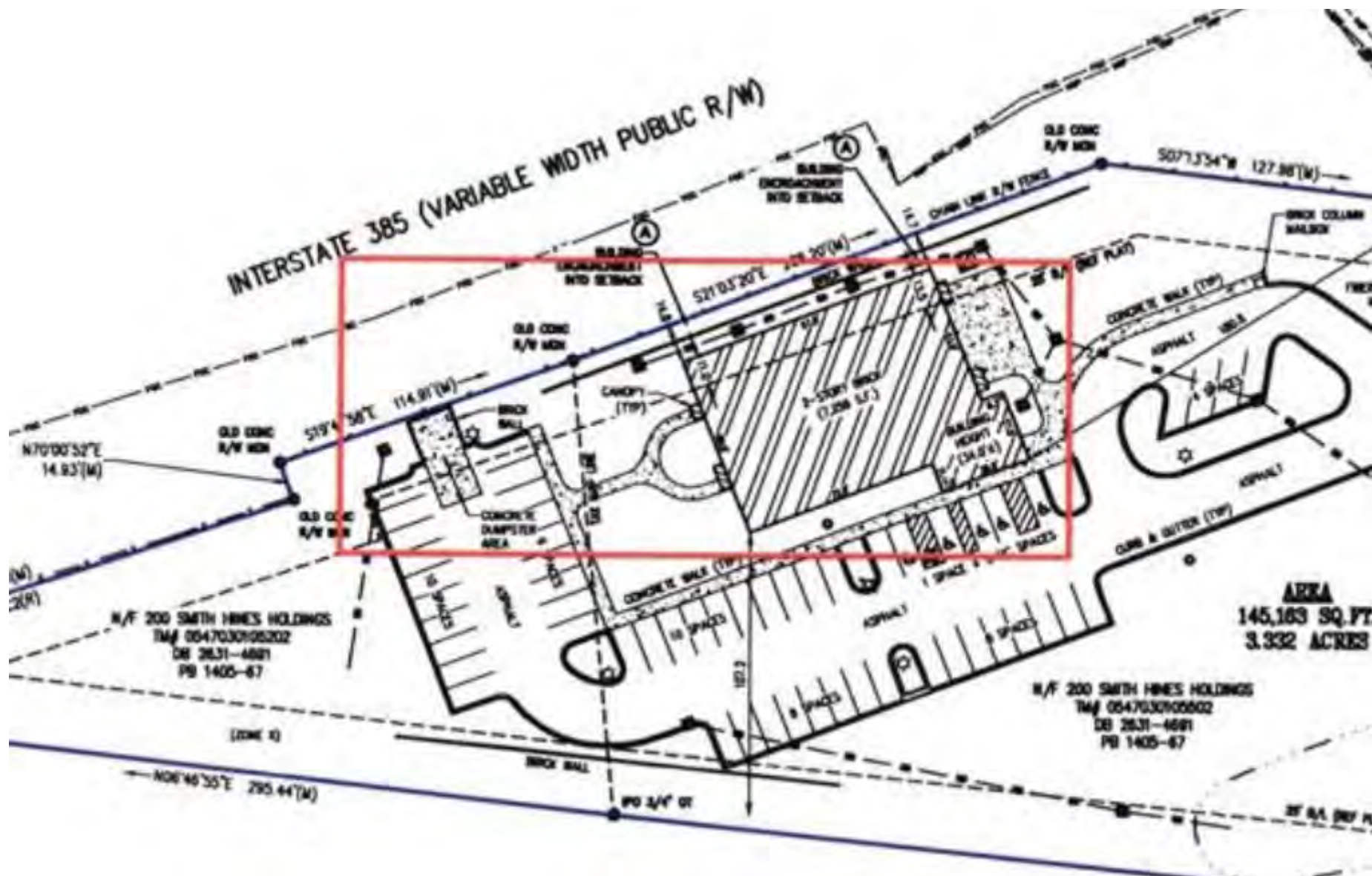
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-015: Site Plan

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	192.33	5729.56	S18°15'31"E	192.22
C2(K)	191.34	5729.58	S18°14'17"E	191.73



CB-2025-015: Site Plan



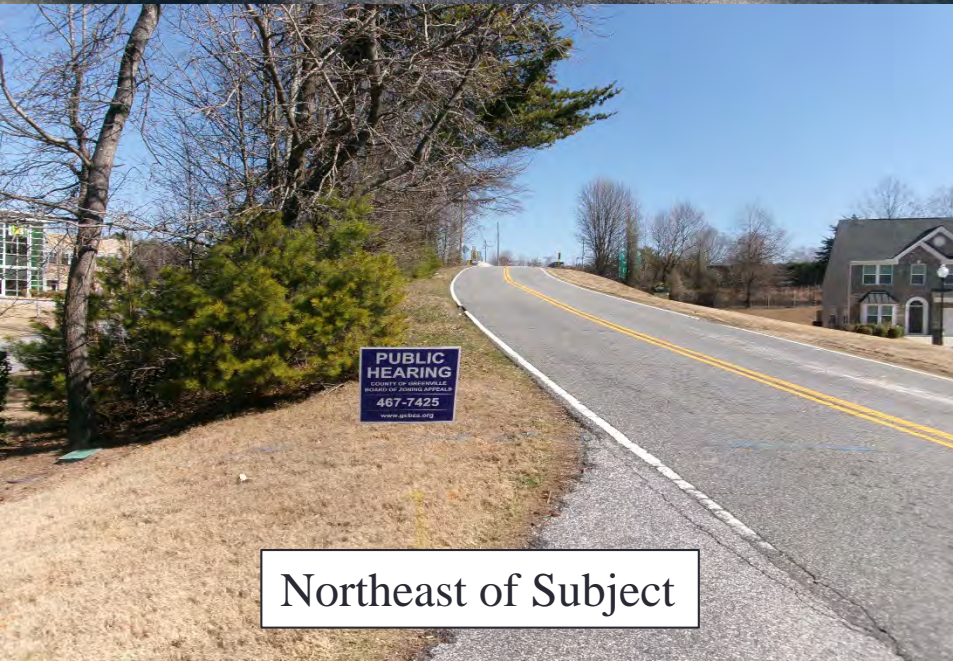
CB-2025-015: Zoning Map



CB-2025-015: Aerial Map



CB-2025-015 Photos



CB-2025-020

Applicant:	Chad Allen Choquette of C4 Advisors, LLC
Project Type:	Variance
Address:	8 E. Main St., Taylors, SC 29687
Zoning:	O-D, Office District
Posting:	Confirmed 03/25/25

CB-2025-020: Request

The property is located 1.22 miles east of where Rutherford Rd. intersects Wade Hampton Blvd. in the O-D, Office District.

The applicant is requesting 2 variances, the first to encroach 10.6' into the front 25' setback and 11.3' into the right side setback. The second variance is to eliminate the screening requirement of Section 12:9, along left side property line. Non-conformance discovered during feasibility application for change of use.

There are no prior applications before the BZA.

CB-2025-020: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the O-D, Office District:

FRONT	=	25' from edge of E. Main St. R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

CB-2025-020: 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.

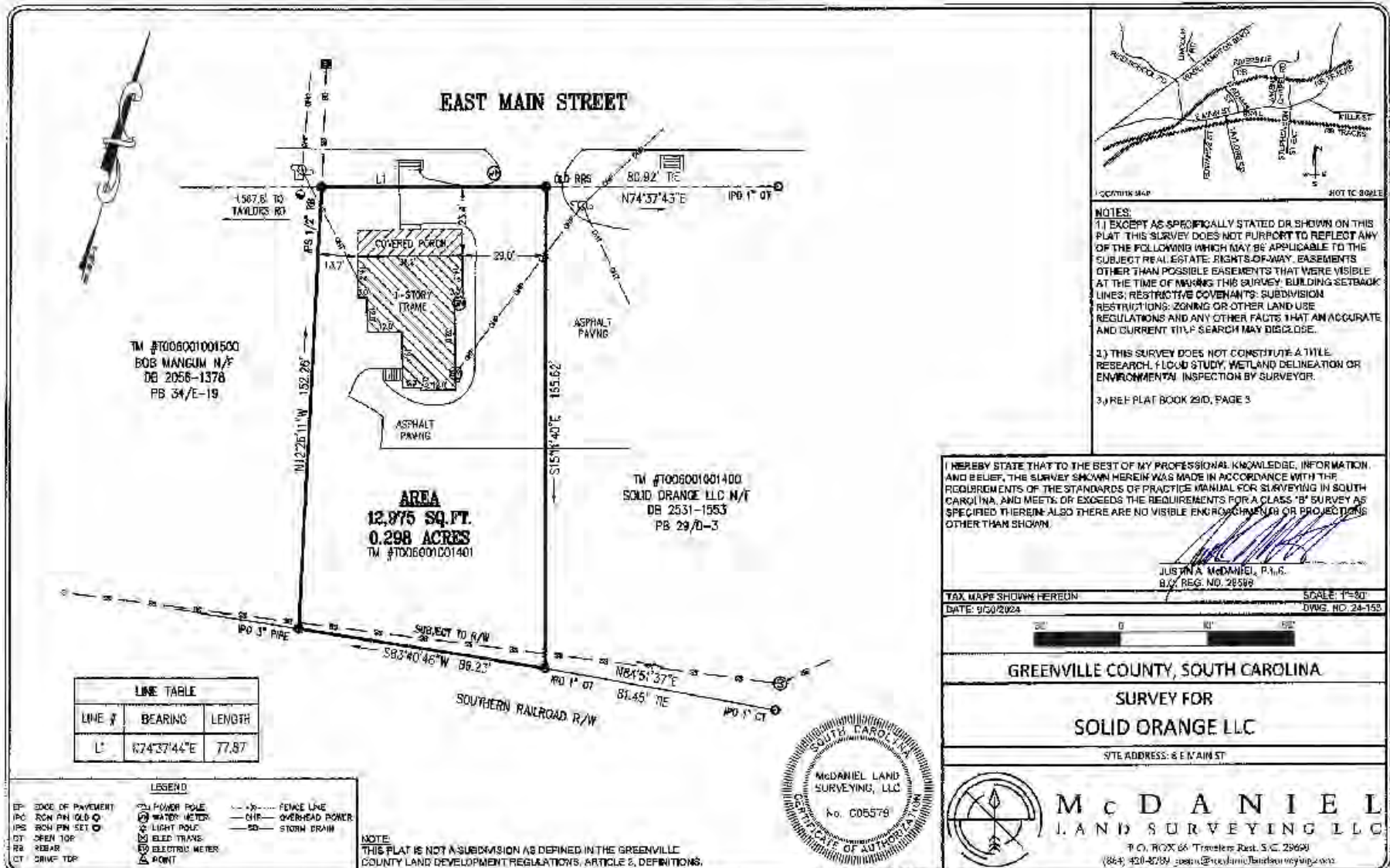
A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet 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-2025-020: 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-2025-020: Site Plan



CB-2025-020: Zoning Map



This aerial map displays a residential neighborhood in Taylor, Texas, with property boundaries and lot numbers clearly marked. The map includes the following streets and features:

- Streets:** W MAIN ST, E MAIN ST, FREEMAN DR, S ADAMS ST, and TAYLORS RD.
- Highlighted Lot:** T006001001401, located near the intersection of E MAIN ST and S ADAMS ST.
- Other Lots:** Numerous other lots are visible, including T00600000201, T00600000303, T00600000200, T00600000100, T00600000301, T00600000400, T00600000500, T00600000600, T00600000700, T00600000800, T00600000900, T00600001000, T00600001100, T00600001200, T00600001300, T00600001400, T00600001500, T00600001600, T00600001700, T00600001800, T00600001900, T00600002000, T00600002100, T00600002200, T00600002300, T00600002400, T00600002500, T00600002600, T00600002700, T00600002800, T00600002900, T00600003000, T00600003100, T00600003200, T00600003300, T00600003400, T00600003500, T00600003600, T00600003700, T00600003800, T00600003900, T00600004000, T00600004100, T00600004200, T00600004300, T00600004400, T00600004500, T00600004600, T00600004700, T00600004800, T00600004900, T00600005000, T00600005100, T00600005200, T00600005300, T00600005400, T00600005500, T00600005600, T00600005700, T00600005800, T00600005900, T00600006000, T00600006100, T00600006200, T00600006300, T00600006400, T00600006500, T00600006600, T00600006700, T00600006800, T00600006900, T00600007000, T00600007100, T00600007200, T00600007300, T00600007400, T00600007500, T00600007600, T00600007700, T00600007800, T00600007900, T00600008000, T00600008100, T00600008200, T00600008300, T00600008400, T00600008500, T00600008600, T00600008700, T00600008800, T00600008900, T00600009000, T00600009100, T00600009200, T00600009300, T00600009400, T00600009500, T00600009600, T00600009700, T00600009800, T00600009900, T00600010000, T00600010100, T00600010200, T00600010300, T00600010400, T00600010500, T00600010600, T00600010700, T00600010800, T00600010900, T00600011000, T00600011100, T00600011200, T00600011300, T00600011400, T00600011500, T00600011600, T00600011700, T00600011800, T00600011900, T00600012000, T00600012100, T00600012200, T00600012300, T00600012400, T00600012500, T00600012600, T00600012700, T00600012800, T00600012900, T00600013000, T00600013100, T00600013200, T00600013300, T00600013400, T00600013500, T00600013600, T00600013700, T00600013800, T00600013900, T00600014000, T00600014100, T00600014200, T00600014300, T00600014400, T00600014500, T00600014600, T00600014700, T00600014800, T00600014900, T00600015000, T00600015100, T00600015200, T00600015300, T00600015400, T00600015500, T00600015600, T00600015700, T00600015800, T00600015900, T00600016000, T00600016100, T00600016200, T00600016300, T00600016400, T00600016500, T00600016600, T00600016700, T00600016800, T00600016900, T00600017000, T00600017100, T00600017200, T00600017300, T00600017400, T00600017500, T00600017600, T00600017700, T00600017800, T00600017900, T00600018000, T00600018100, T00600018200, T00600018300, T00600018400, T00600018500, T00600018600, T00600018700, T00600018800, T00600018900, T00600019000, T00600019100, T00600019200, T00600019300, T00600019400, T00600019500, T00600019600, T00600019700, T00600019800, T00600019900, T00600020000, T00600020100, T00600020200, T00600020300, T00600020400, T00600020500, T00600020600, T00600020700, T00600020800, T00600020900, T00600021000, T00600021100, T00600021200, T00600021300, T00600021400, T00600021500, T00600021600, T00600021700, T00600021800, T00600021900, T00600022000, T00600022100, T00600022200, T00600022300, T00600022400, T00600022500, T00600022600, T00600022700, T00600022800, T00600022900, T00600023000, T00600023100, T00600023200, T00600023300, T00600023400, T00600023500, T00600023600, T00600023700, T00600023800, T00600023900, T00600024000, T00600024100, T00600024200, T00600024300, T00600024400, T00600024500, T00600024600, T00600024700, T00600024800, T00600024900, T00600025000, T00600025100, T00600025200, T00600025300, T00600025400, T00600025500, T00600025600, T00600025700, T00600025800, T00600025900, T00600026000, T00600026100, T00600026200, T00600026300, T00600026400, T00600026500, T00600026600, T00600026700, T00600026800, T00600026900, T00600027000, T00600027100, T00600027200, T00600027300, T00600027400, T00600027500, T00600027600, T00600027700, T00600027800, T00600027900, T00600028000, T00600028100, T00600028200, T00600028300, T00600028400, T00600028500, T00600028600, T00600028700, T00600028800, T00600028900, T00600029000, T00600029100, T00600029200, T00600029300, T00600029400, T00600029500, T00600029600, T0

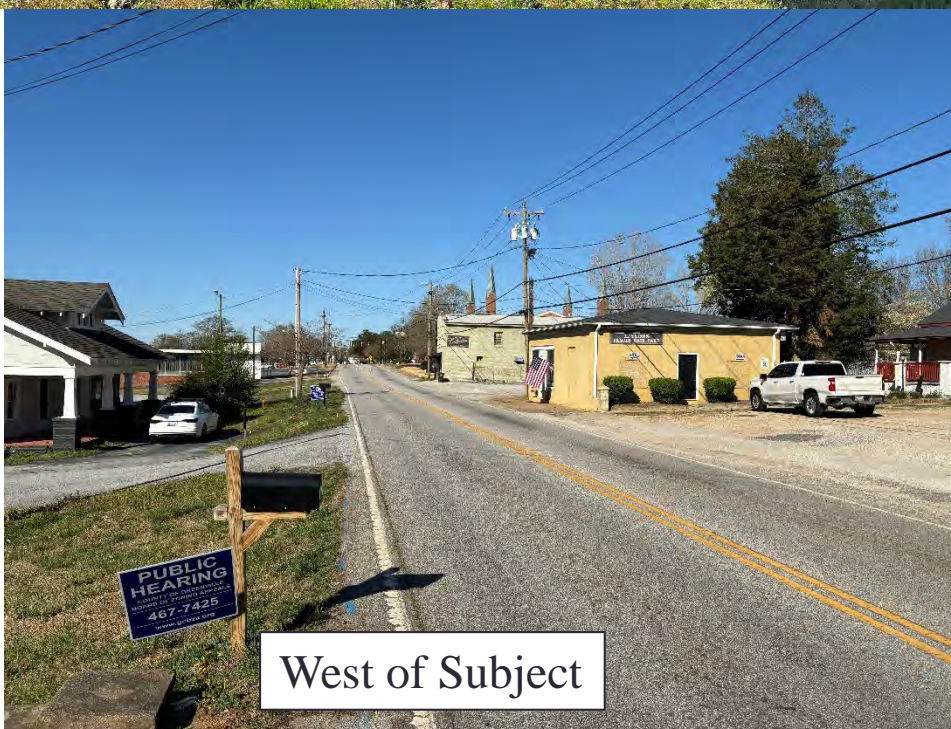
CB-2025-020 Photos



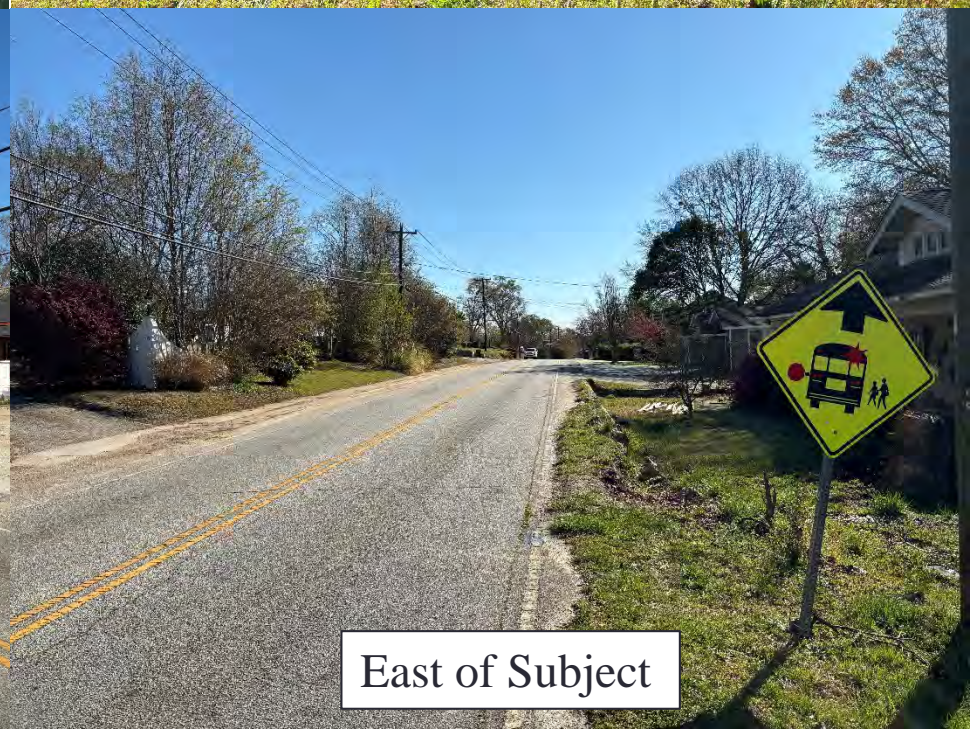
Subject Photo #1



Subject Photo #2



West of Subject



East of Subject

CB-2025-021

Applicant:	Chad Allen Choquette of C4 Advisors, LLC
Project Type:	Variance
Address:	10 E. Main St., Taylors, SC 29687
Zoning:	O-D, Office District
Posting:	Confirmed 03/25/25

CB-2025-021: Request

The property is located 1.22 miles east of where Rutherford Rd. intersects Wade Hampton Blvd. in the R-20, Single-Family Residential District

The applicant is requesting a Variance to encroach 8.6' in the front setback and 1.6' into the left side setback. Applicant will be attempting to rezone property to the Office District.

There are no prior applications before the BZA.

CB-2025-021: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the O-D, Office District:

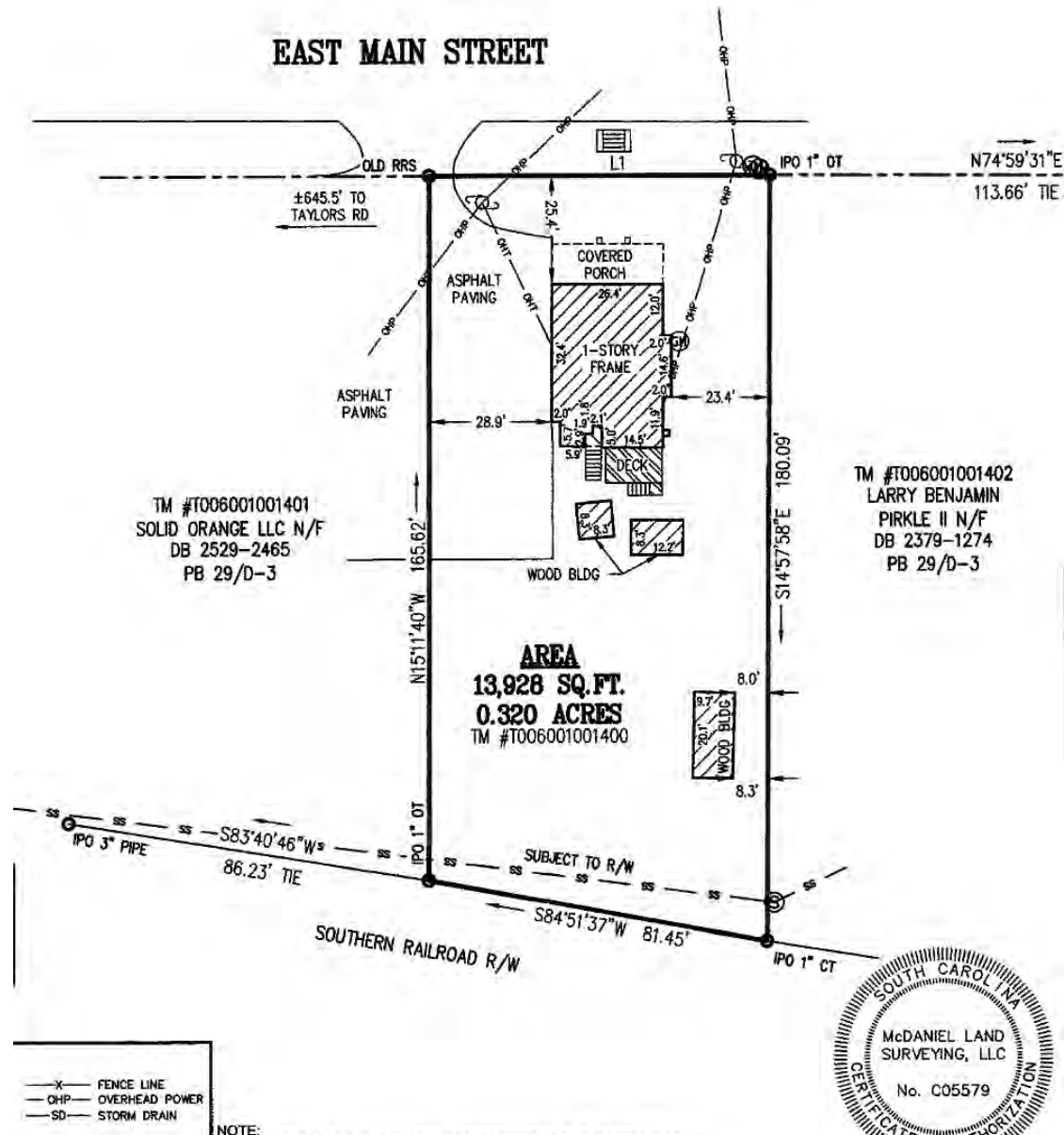
FRONT	=	25' from edge of E. Main St. R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

CB-2025-021: Variance Considerations

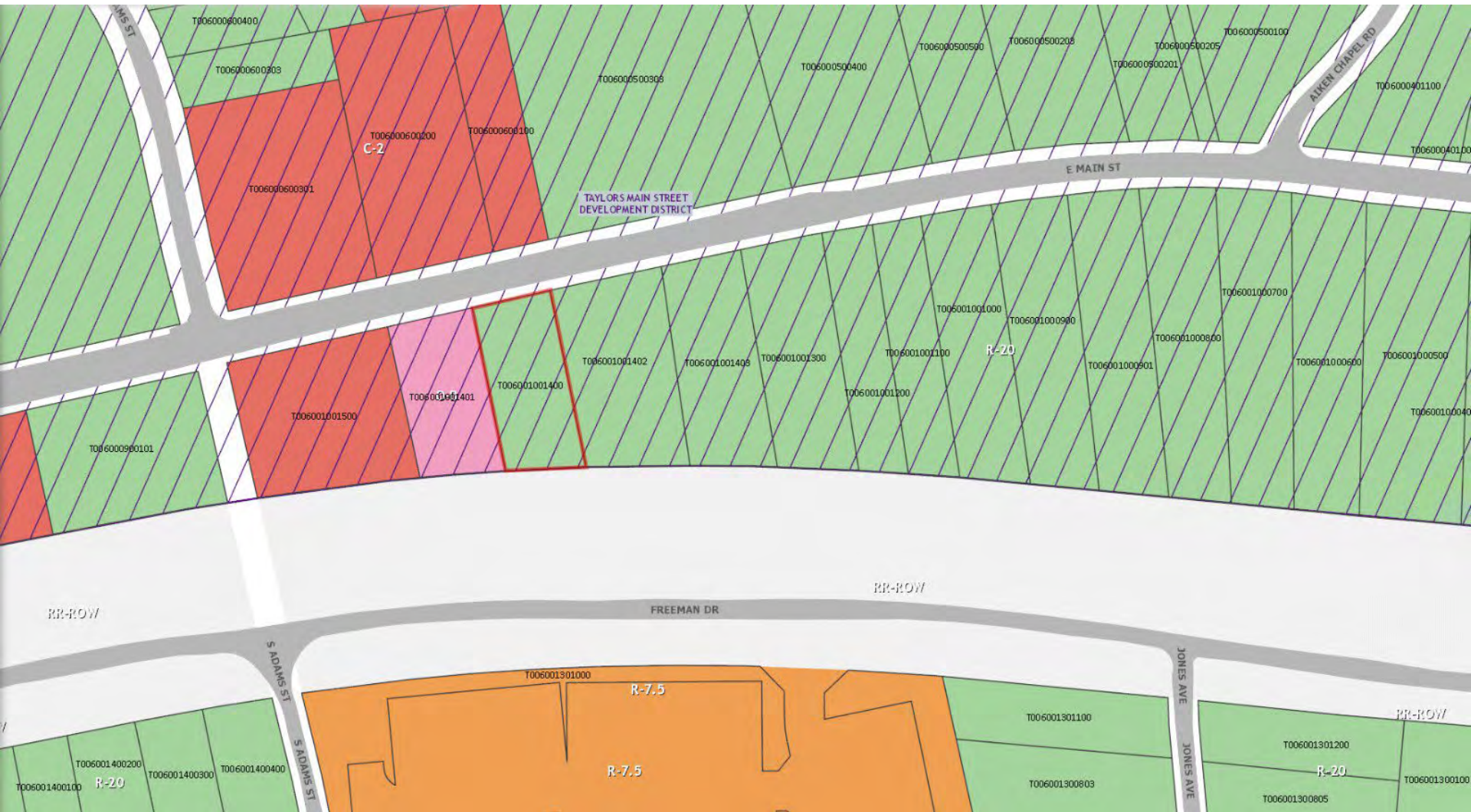
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2025-021: Site Plan



CB-2025-021: Zoning Map



CB-2025-021: Aerial Map



CB-2025-021 Photos



Subject Photo #1



Subject Photo #2



West of Subject



East of Subject

CB-2025-022

Applicant:	Matthew Calvin Jones of MHK Architecture for The Rallis Trust
Project Type:	Variance
Address:	825 Woodside Ave., Greenville, SC 29611
Zoning:	R-M20, Multifamily Residential District
Posting:	Confirmed 03/25/25

CB-2025-022: Request

The property is located 0.63 miles Southeast of W Blue Ridge Dr. and W Parker Rd., in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 2.4' into the 25' front setback and 1.8' into the 15' right-side setback, for existing structures. Applicant will be attempting to rezone property to a Commercial District.

There are no prior applications before the BZA.

CB-2025-022: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for all Commercial Districts:

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

CB-2025-022: Variance

7:3.6 Additional Setback in Commercial Districts

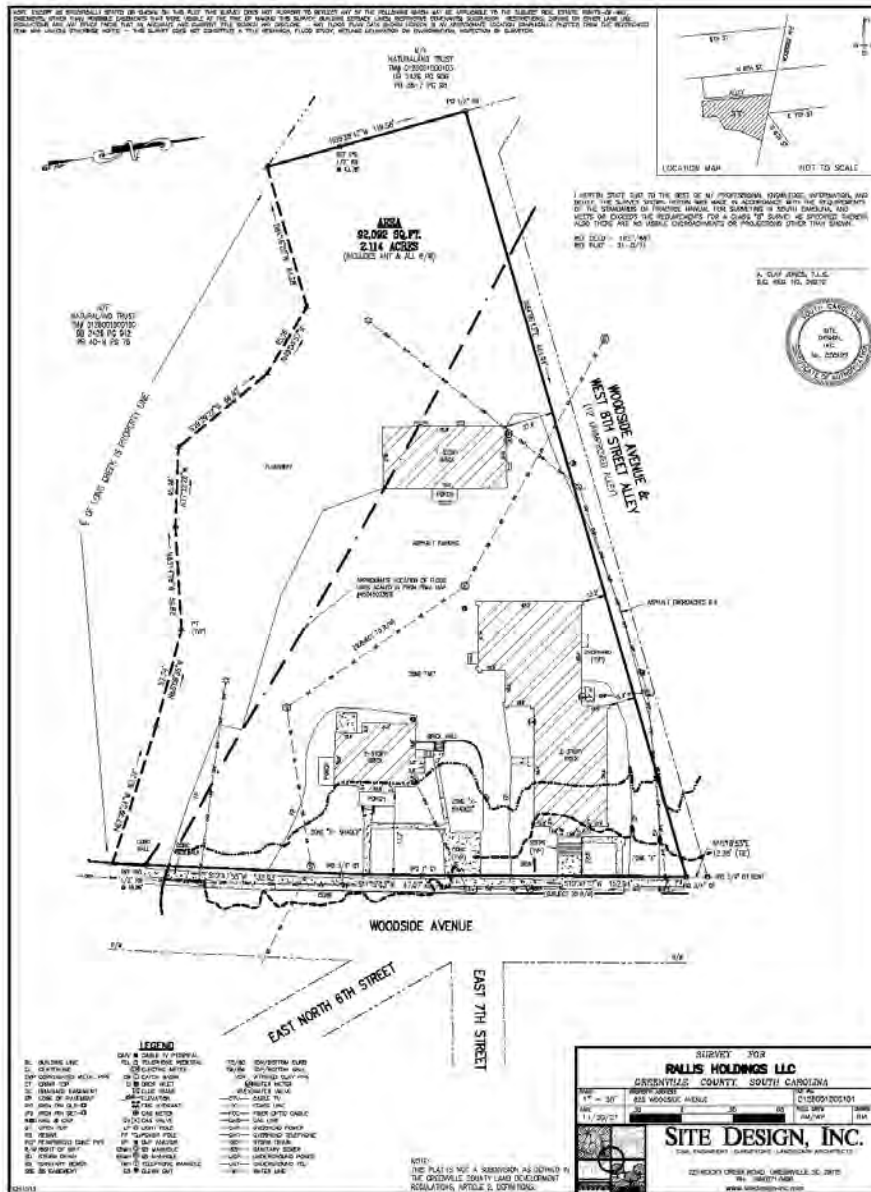
On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

CB-2025-022: Variance Considerations

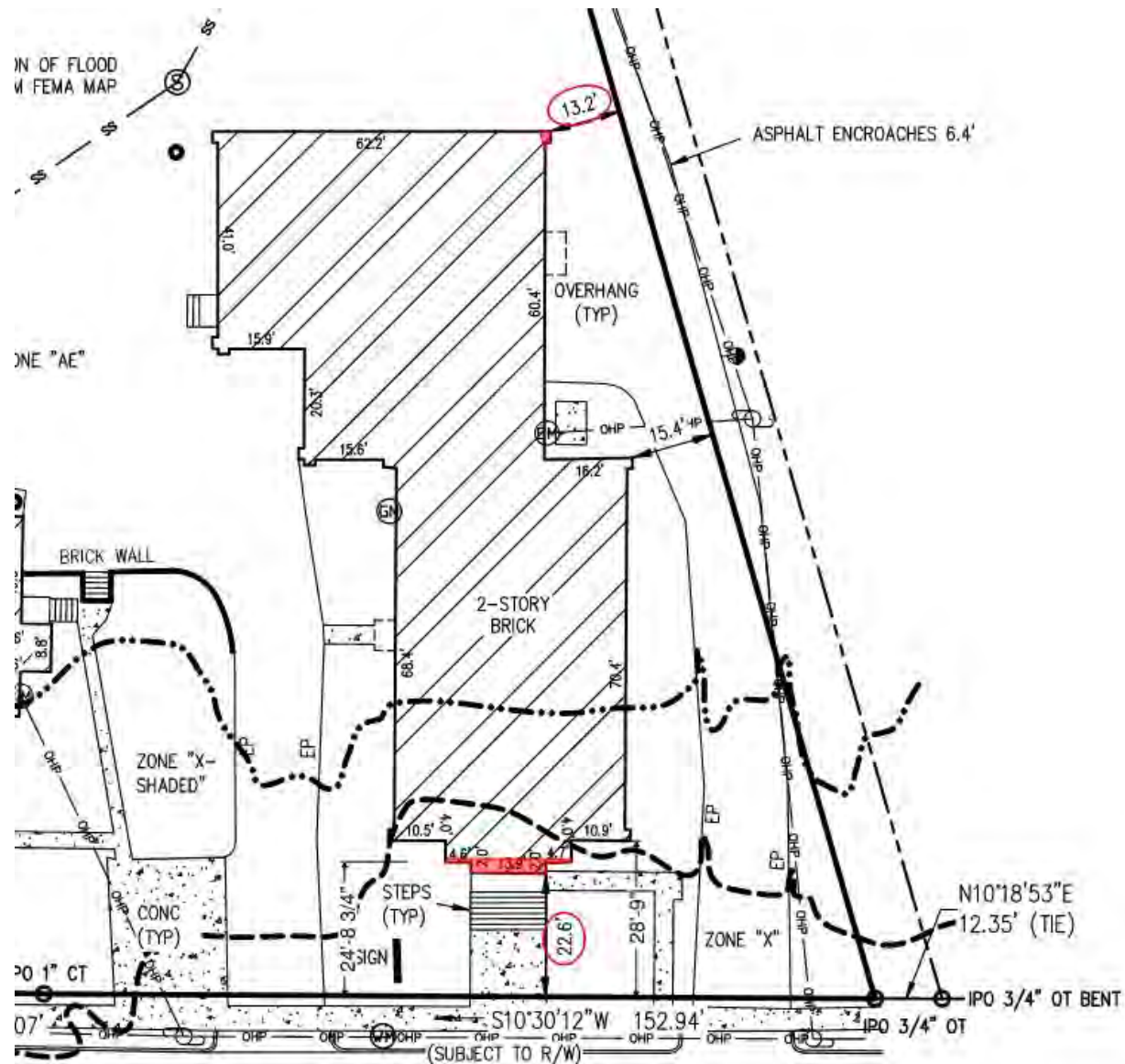
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
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- 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-2025-022: Site Plan



CB-2025-022: Site Plan



CB-2025-022: Zoning Map



CB-2025-022: Aerial Map



CB-2025-022 Photos



Subject



Subject Photo #2



South of Subject



North of Subject

CB-2025-023

Applicant:	Ethan Nida of Gray Engineering for Hammett Industrial Park, LLC
Project Type:	Variance
Address:	202 Conestee Rd., Greenville, SC 29607
Zoning:	S-1, Services District
Posting:	Confirmed 03/25/25

CB-2025-023: Request

The property is located 1 mile Northeast of Fork Shoals Rd and Main St. intersection, in the S-1, Services District.

The applicant is requesting 2 variances, the first variance is for building 202 B to encroach 7.57' into the right side 25' setback and 25.79' into the 45' front setback. The second variance is for building 202, units GA and GB, to encroach 7.1' into the left side setback. Non-conformance discovered when applicant submitted a feasibility with a change of use.

There are no prior applications before the BZA.

CB-2025-023: Variance

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

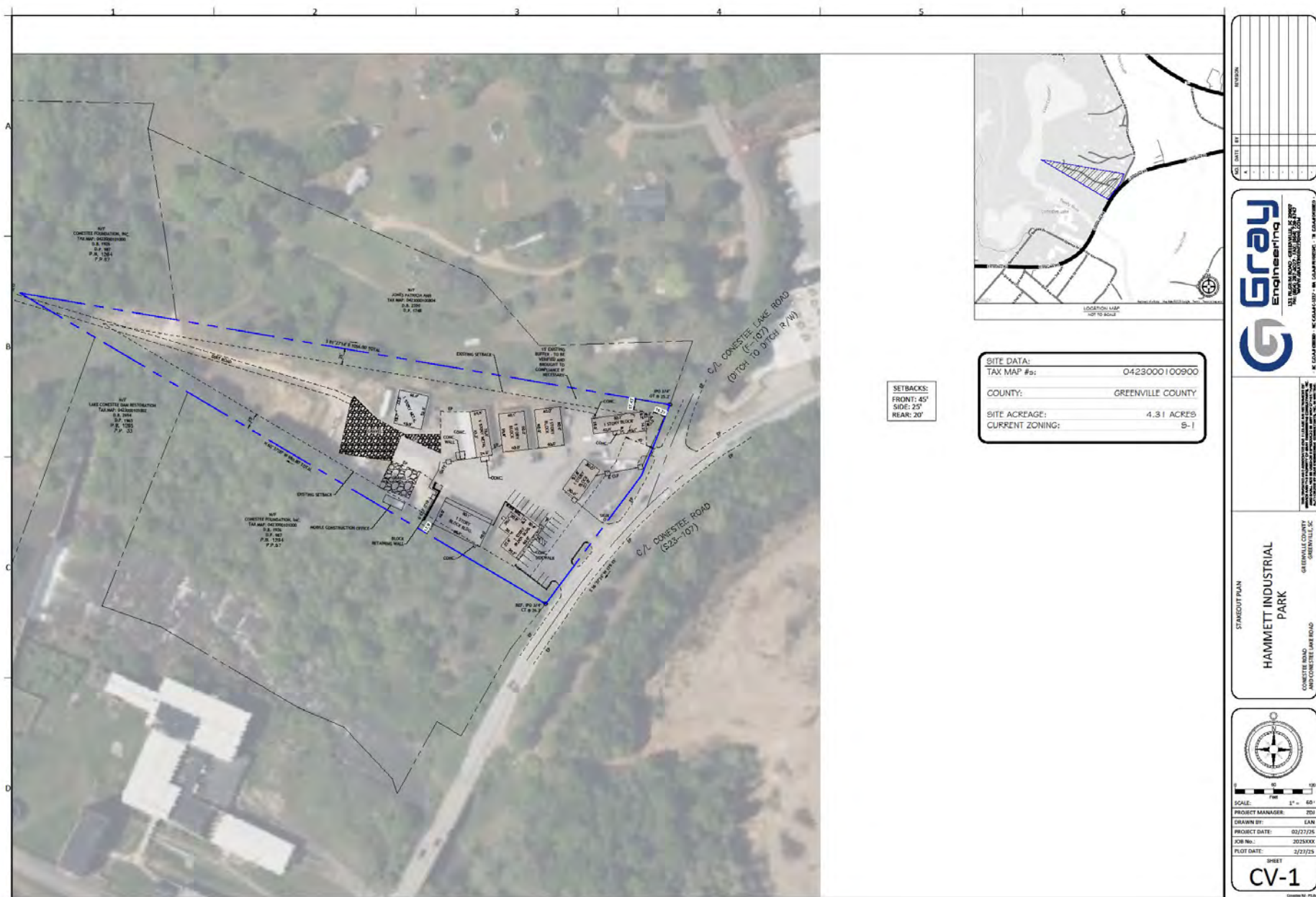
FRONT	=	45' from edge of Conestee Rd. R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2025-023: Variance Considerations

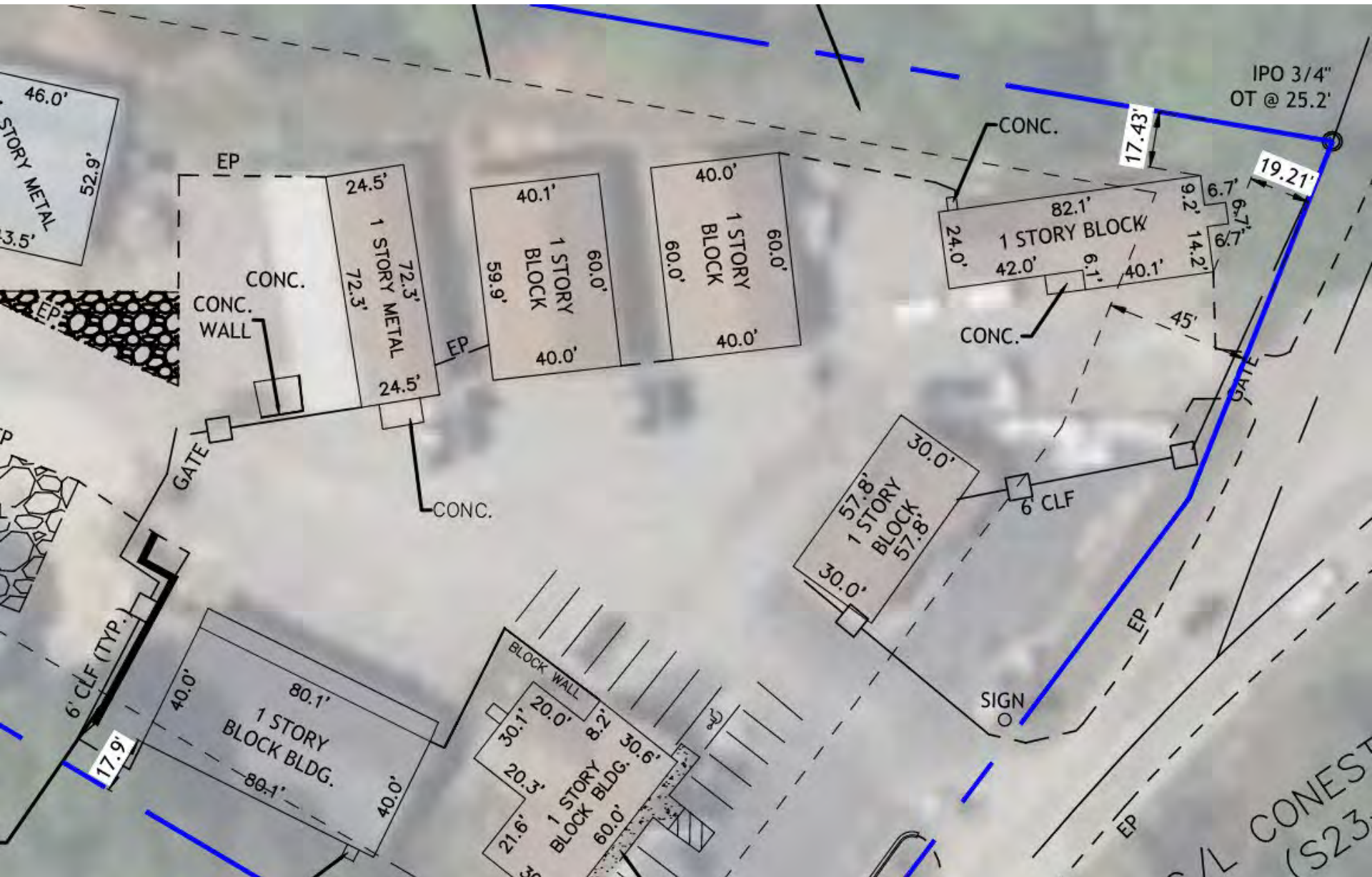
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

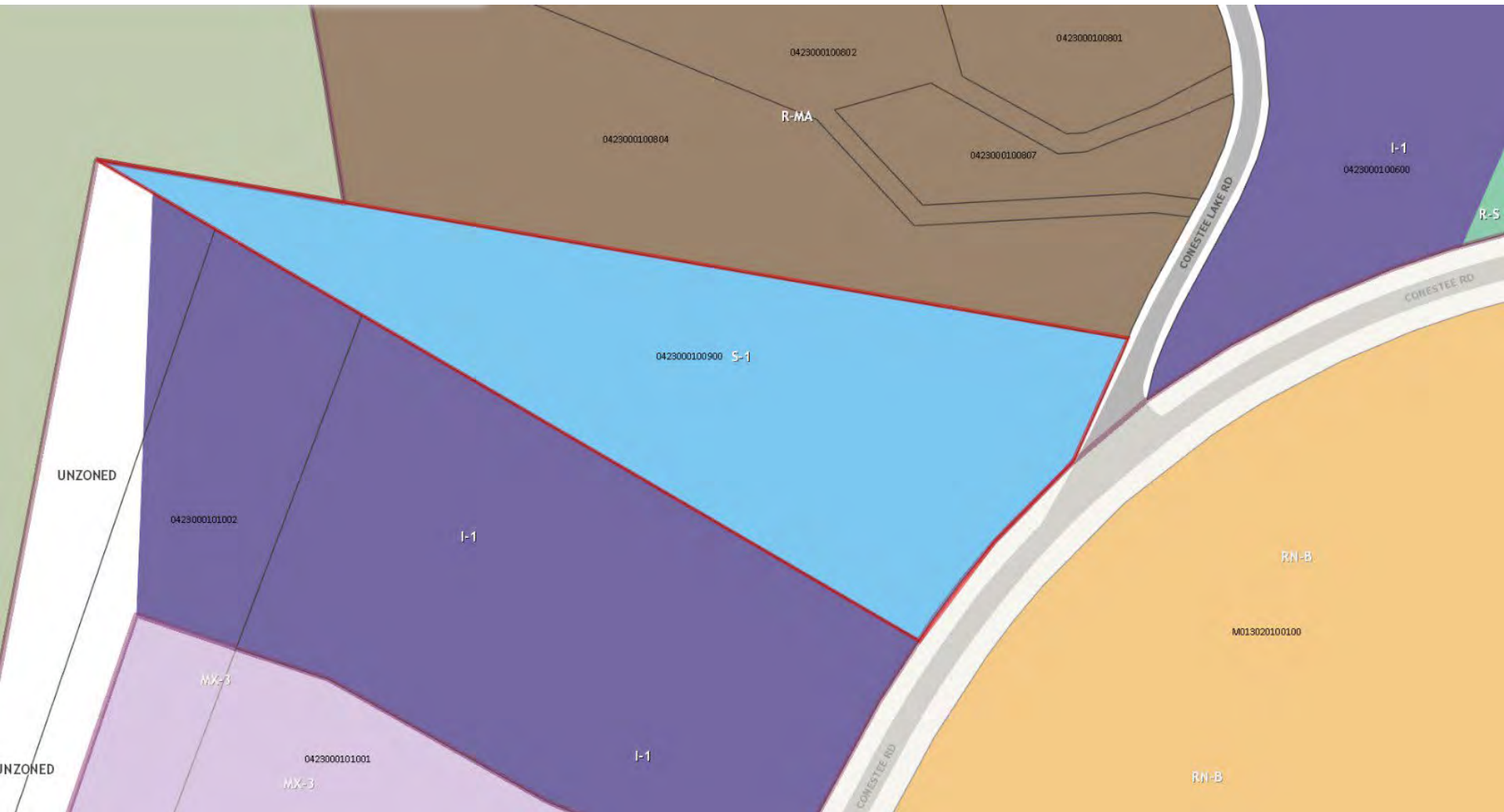
CB-2025-023: Site Plan



CB-2025-023: Site Plan



CB-2025-023: Zoning Map



CB-2025-023: Aerial Map



CB-2025-023 Photos



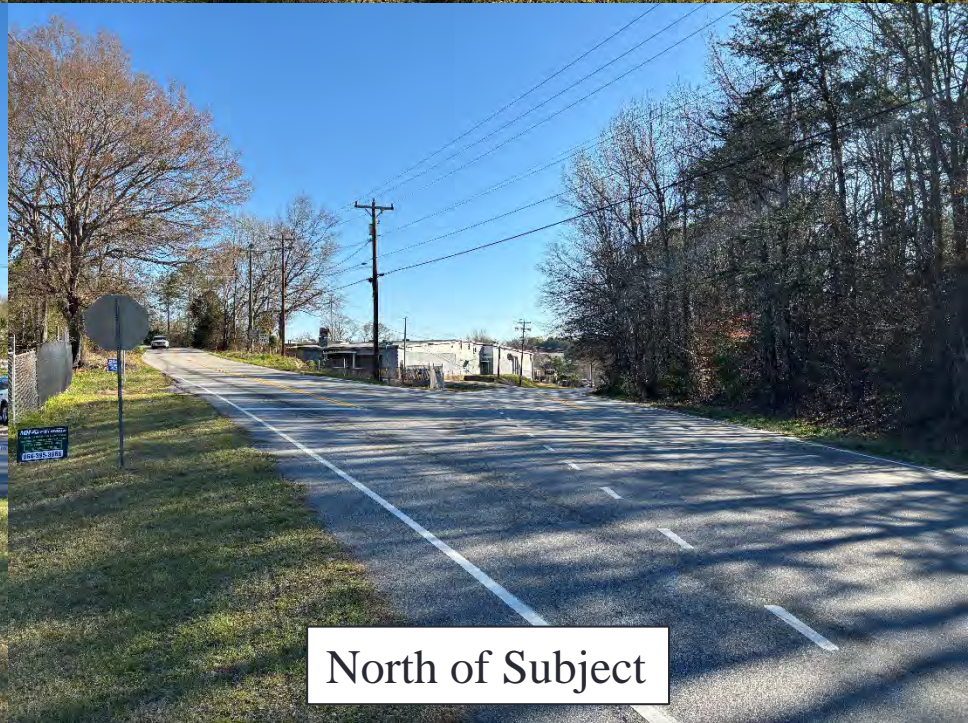
Subject



Subject Photo #2



South of Subject



North of Subject

CB-2025-024

Applicant:	Yash Patel for Vihaan, LLC
Project Type:	Variance
Address:	1706 Poinsett Hwy., Greenville, SC 29609
Zoning:	C-2, Commercial District
Posting:	Confirmed 03/25/25

CB-2025-024: Request

The property is located at the intersection of Poinsett HWY, State Park Rd. and E Blue Ridge Dr., in the C-2 Commercial District.

The applicant is requesting a Variance to encroach 11' into the rear 20' setback, for an existing structure. The applicant applied for a interior upfit, with a change of use, and the setback non-conformance was discovered.

There are no prior applications before the BZA.

CB-2025-024: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the C-2, Commercial District:

FRONT	=	25' from edge of Poinsett HWY R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	15' from edge of E Perry Rd. R.O.W.
REAR	=	20' from property line

CB-2025-024: 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.

LINE	BEARING	DISTANCE
1	N 02°29'40" E	10.13
2	N 31°12'42" E	19.24
3	S 36°01'12" W	31.05
4	S 37°42'55" W	1.02

E. BERRY RD.
 S. 25°08'00" W. VARIES
 118.97' N. 40°48'15" W.
 45.02'

U.S. HWY 218
 218°17'22" N
 62.26'

11270 Fc. East
 5-2348 Acres

11270 Fc. East
 5-2348 Acres

11270 Fc. East
 5-2348 Acres

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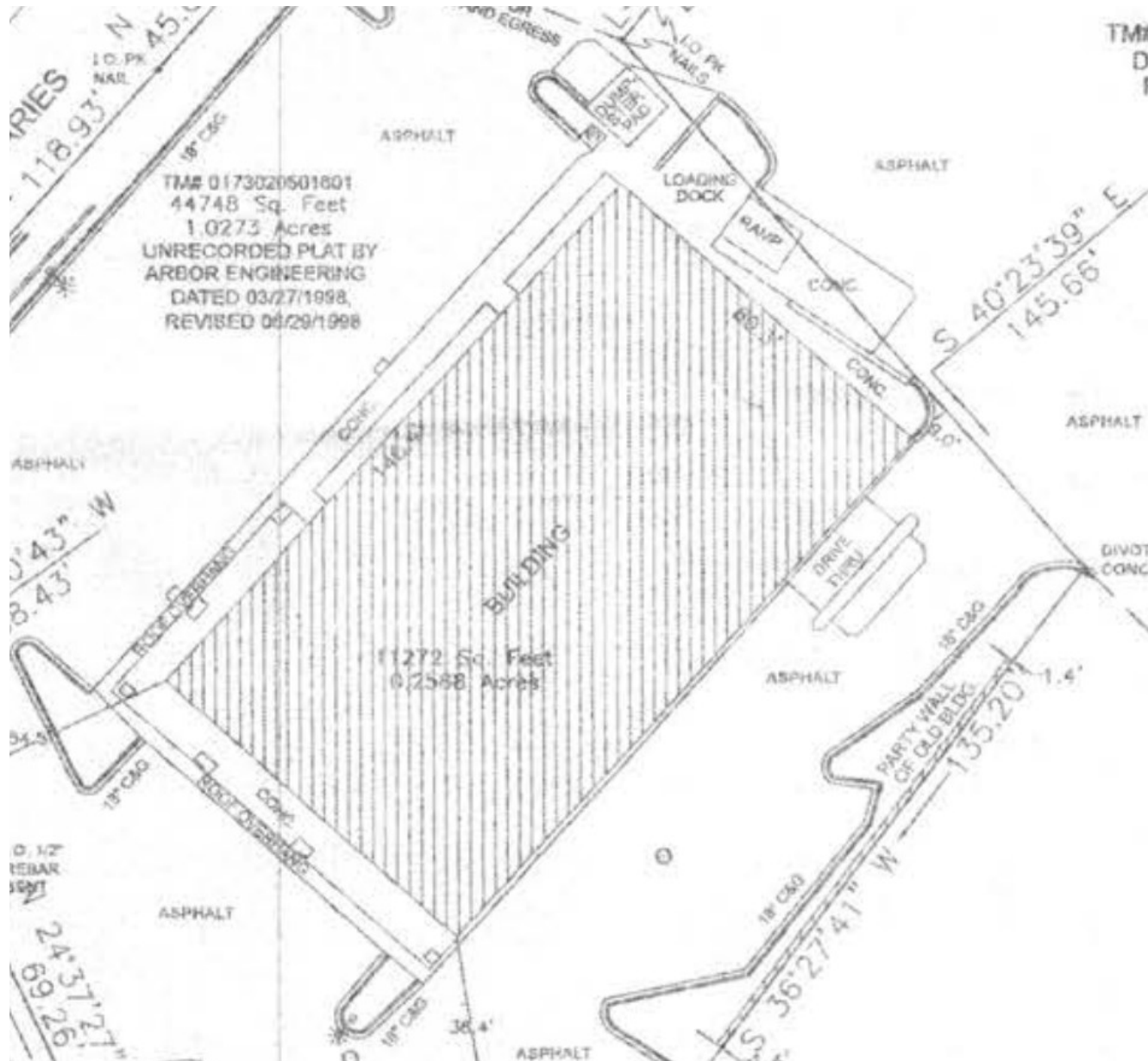
11270 Fc. East
 5-2348 Acres

11270 Fc. East
 5-2348 Acres

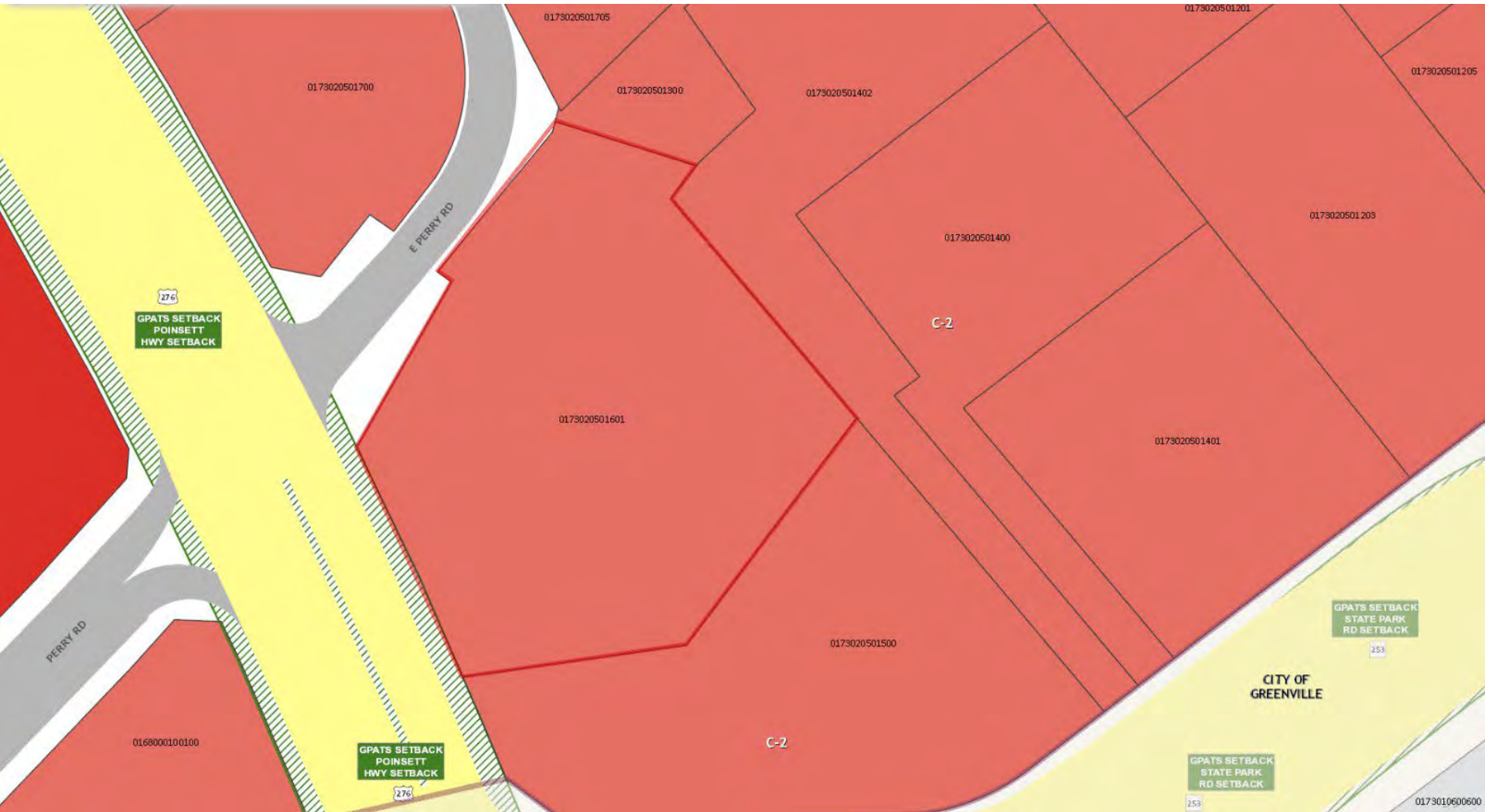
11270 Fc. East
 5-2348 Acres

11270 Fc. East
 5-2348 Acres

CB-2025-024: Site Plan



CB-2025-024: Zoning Map



CB-2025-024: Aerial Map



CB-2025-024 Photos



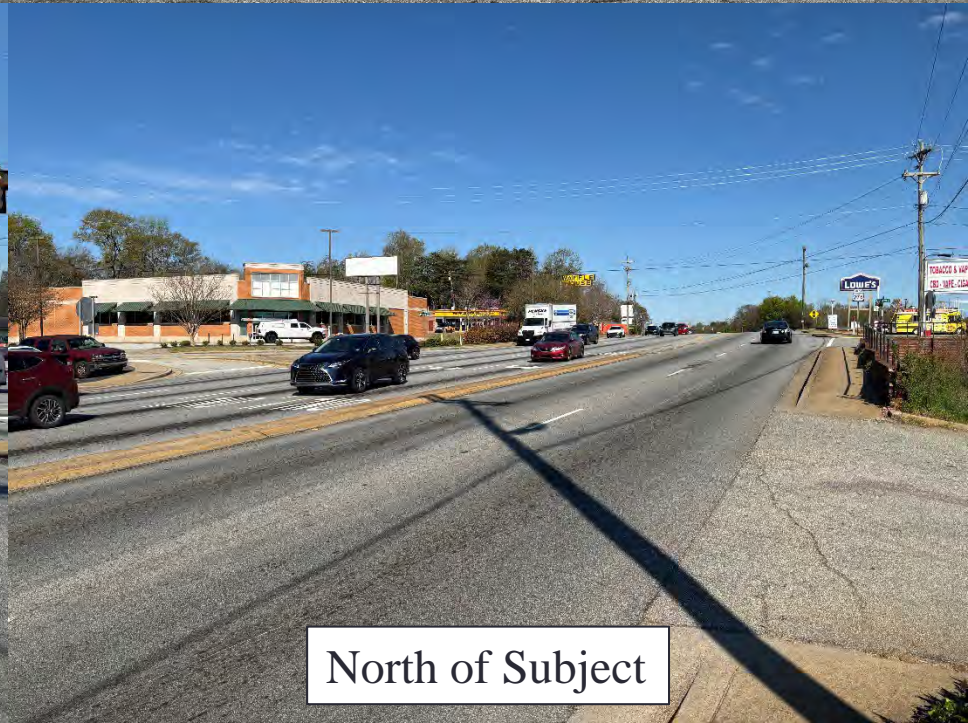
Subject



Subject Photo #2



South of Subject



North of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment