



## Greenville County Board of Zoning Appeals

(864) 467-7425

[www.greenvillecounty.org](http://www.greenvillecounty.org)

### Meeting Minutes

May 14, 2025

#### Board Members:

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

#### Staff Present:

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

1. **Call to Order:** Chairman Godfrey called the meeting to order at 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 March 12, 2025.**

Mr. Akers made a motion to approve the Minutes from the April 9<sup>th</sup> and April 16<sup>th</sup>, 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 April 9<sup>th</sup> and April 16<sup>th</sup>, 2025 meeting. Mr. Stonerock seconded. The motion carried with an 8 – 0 vote.

5. **New Business**

i. **CB-2025-032, Matt Carter of Joyner Commercial for Eddie C. Holcombe Trust**

The property is located 0.23 miles Southeast of the Rutherford Rd. and N Pleasantburg Dr. intersection, in the C-2, Commercial District.

The applicant is requesting a Variance to encroach 23.5' into the front 25' setback. Non-conformance was discovered during the feasibility process with a change of use.

There are no prior applications before the BZA.

The representative present for this application was Liam Snyder.

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

Staff presented and discussion ensued.

The applicant stated the owner of the property is proposing to sell the property but needs to bring it into compliance prior to this as the building is encroaching into the front setback. The applicant stated additionally the proposed use of the building is for office space and the non-conformity was caused by the expansion of the adjacent highway.

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

**ii. CB-2025-033, Sebastian Hernandez of C-Bass Holdings, LLC**

The property is located 0.20 miles Northeast of the Pete Hollis Blvd. and Alexander St. intersection, in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 15' into the 30' front setback and 8.3' into the 20' right side setback. Variance is to fit a duplex on the parcel.

There are no prior applications before the BZA.

The representative present for this application was Sebastian Hernandez.

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

Staff presented and discussion ensued.

The applicant stated they have owned the lot for several years and are seeking to develop it by matching the setbacks of the existing homes on the street for 1300 square foot duplexes.

The board discussed the case and the fact that not all four required conditions had been met and pointed out that a single-family residence could be built on the lot and meet the setback requirements.

The applicant requested to withdraw his application for a Variance.

**iii. CB-2025-034, Aaron Nile Dyer**

The property is located 1.26 miles South of the I-385 and HWY 418 interchange, in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for an online based refinishing and/or modification of various small part sporting goods equipment, such as firearms, gym equipment, golf equipment, and tumblers.

There are no prior applications before the BZA.

The representative present for this application was Aaron Nile Dyer.

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

Staff presented and discussion ensued.

The applicant stated he has been working with an ATF agent in order to turn his hobby into a business and he does powder coating of firearms, equipment, and small household items. The applicant additionally stated he will meet all the use conditions for a Home Occupation and does not intend to have any commercial traffic to or from the home.

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

**iv. CB-2025-035, Sam Davis of Upstate Greenways and Trails Alliance for Nathan Galbreth, 22 Maple Street, LLC, Local Ridgeline, LLC, Entrada, LLC, & Factory Shoals, LLC, James B. and Sandra S. Galbreath Trust**

This property is located 4 miles West of N Main St. in the City of Travelers Rest, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for hiking and biking trails in residentially zoned parcels as public recreation.

There are no prior applications before the BZA.

There were four persons present with questions and concerns pertaining to this Docket, William Mann, Robert Ector, Richard Neiman, and James Boman.

The representative present for this application was Sam Davis.

Staff presented and discussion ensued.

The applicant stated they run a non-profit that partners with local municipalities to establish hiking trails and are looking to establish mountain biking trails on a 15-year lease and plan to run the management of it off of suggested donations.

Mr. Henderson provided clarity regarding parking requirements for public recreation.

The opposition stated they had concerns regarding parking, traffic, safety of the potential visitors, and negative consequences for wildlife.

The applicant stated additionally pedal assist and electric bikes are not permitted on the trails and no trails will cross public rights-of-way. The proposed times for the trails to be open are proposed to be dawn to dusk and there will be a staff member on site at least 20 hours a week. They stated there is no public camping available on the property and no horse trail riding.

Mr. Boman stated he was in favor of the proposed trails and is looking forward to using them and believes it will be a good fit for the community.

Mr. Boyanoski made a motion to approve the Use by Special Exception with the current plan presented in the packet up to include to 25 miles of trails with the parking and trailhead access off of Keeler Mill Rd to be open dawn 'til dusk and with no motorized vehicles except for required maintenance. Mr. Akers seconded the motion. The motion carried with a 6 – 2 vote. Mr. Stonerock and Mr. Hakala dissented.

**v. CB-2025-036, J. Patrick Gray of Gray Properties, LLC for Travelers Taproom, LLC**

The property is located 0.92 miles Northwest of the Poinsett Hwy. and State Park Rd. intersection, in the C-2, Commercial District.

The applicant is requesting a Variance to encroach 20' into the 20' rear setback and 5' into the 5' left side setback. Non-conformance discovered during feasibility process with change of use.

There are no prior applications before the BZA.

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

The representative present for this application was J. Patrick Gray.

Staff presented and discussion ensued.

The applicant stated they intend to use the building for physical, occupational, and speech therapy offices and during the feasibility process the setback issue was discovered. They stated additionally there are no plans for expansion.

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

**vi. CB-2025-038, Mark D. Reed for Mitchell Road Presbyterian Church, PCA**

This property is located 0.41 miles East of the E North St and Howell Rd. intersection, in the R-20, Single-Family Residential District and R-M20, Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for an expansion of the church, for a new restroom and concessions structure at the existing athletic field complex.

On May 14th, 2014, The Greenville County Board of Zoning Appeals approved docket CB-14-09 for construction of a new youth building/gym on site.

On October 10th, 2007, The Greenville County Board of Zoning Appeals approved docket CB-07-40 for a new picnic shelter on site.

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

The representative present for this application was Mark D. Reed.

Staff presented and discussion ensued.

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The applicant stated they are proposing a restroom and concessions structure on site for the academy that uses the existing athletic complex. They stated additionally there will be no additional traffic to the site.

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

**vii. CB-2025-040, Allen Casstevens of Piedmont Natural Gas Company, Inc. for Glenlea Homeowners Association, Inc.**

Ms. Hall recused herself from this Docket due to a possible conflict of interest.

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 in the area that is zoned R-15, Single-Family Residential District.

At the October 9<sup>th</sup>, 2024 Board of Zoning Appeals hearing docket CB-2024-99 was withdrawn by the applicant.

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

The representatives present for this application were Keith Gaultier and Hank McCullough.

Staff presented and discussion ensued.

The applicant stated they are proposing a new natural gas station to keep up with the growth in the area and they have made the required amendment to the subdivision where it will be located so the station will no longer be located in their required open space. They stated additionally they will comply with all screening and buffering requirements and there will be minimal maintenance access to the site.


Mr. Hakala made a motion to approve the Use by Special Exception as requested. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote. Ms. Hall recused herself from this Docket due to a possible conflict of interest.

**6. Announcements/Requests**


Mr. Henderson reminded the Board that elections would be happening next month and provided an overview of those proceedings.

**7. Adjournment**

Ms. Godfrey made a motion to adjourn the meeting. Mr. Akers seconded. The motion carried unanimously.

  
\_\_\_\_\_  
Laura Godfrey, Chairman  
Board of Zoning Appeals

6-11-2025  
DATE

  
\_\_\_\_\_  
Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**May 14th, 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-2025-032

<b>Applicant:</b>	Matt Carter of Joyner Commercial for Eddie C. Holcombe Trust
<b>Project Type:</b>	Variance
<b>Address:</b>	1908 N Pleasantburg Dr., Greenville, SC 29609
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 04/29/25

## **CB-2025-032: Request**

The property is located 0.23 miles Southeast of the Rutherford Rd. and N Pleasantburg Dr. intersection, in the C-2, Commercial District.

The applicant is requesting a Variance to encroach 23.5' into the front 25' setback. Non-conformance discovered during feasibility process with a change of use.

There are no prior applications before the BZA.

# CB-2025-032: Variance

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

FRONT	=	25' from edge of N Pleasantburg Dr. R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	15' from edge of White Oak Rd. R.O.W.
REAR	=	20' from property line

# CB-2025-032: 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.





The map displays the following details:

- Zoning Designations:**
  - R-12:** Yellow areas at the top of the map.
  - RH-B:** Light orange areas on the left side of the map.
  - C-2:** Red areas on the right side of the map.
- Streets:**
  - RESTORATION PL:** A narrow street running vertically on the right side.
  - WHITE OAK RD:** A horizontal street running across the middle of the map.
  - Highway 291:** Indicated by a shield-shaped marker on a diagonal road.
- Parcel Identification:**
  - Yellow parcels (R-12) include IDs like 0275000902700, 0275000902800, 0275000902900, 0275000903000, 0275000903100, 0275000903200, 0275000903201, 0275000903400, 0275000903300, 0275000903700, 0275000903600, 0275000903500, and 0275000701300.
  - Red parcels (C-2) include IDs like 0275000101600 (marked with a red circle), 0275000101500, 0275000101400, 0275000101300, 0275000100102, 0275000100103, 0275000100100, 0275000100104, 0275000100101, 0275000101700, and 0275000101701.
  - Other IDs include 000902200, 0275000902100, 000902200, 0275000902700, 0275000902800, 0275000902900, 0275000903000, 0275000903100, 0275000903200, 0275000903201, 0275000903400, 0275000903300, 0275000903700, 0275000903600, 0275000903500, 0275000701300, 011000300611, 011000300612, 011000301600, 011000300606, and 011000300607.

This aerial map displays a residential neighborhood in Greenville, South Carolina. The map features several streets, including Restoration Pl and White Oak Rd. A specific parcel, labeled 1908, is highlighted with orange lines, indicating a proposed development or subdivision. The map includes various lot numbers, street names, and a 'CITY OF GREENVILLE' label. The highlighted parcel is situated near the intersection of Restoration Pl and White Oak Rd. The map also shows other nearby parcels with their respective lot numbers and street names.



# CB-2025-032 Photos



# CB-2025-033

<b>Applicant:</b>	Sebastian Hernandez of C-Bass Holdings, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	329 Shaw St., Greenville, SC 29609
<b>Zoning:</b>	R-M20, Multifamily Residential District
<b>Posting:</b>	Confirmed 04/29/2025

## **CB-2025-033: Request**

The property is located 0.20 miles Northeast of the Pete Hollis Blvd. and Alexander St. intersection, in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance to encroach 15' into the 30' front setback and 8.3' into the 20' right side setback. Variance is to fit a duplex on the parcel.

There are no prior applications before the BZA.

# CB-2025-033: Variance

## Section 7:3, Table 7.3 – Setback/Height Requirements for the R-M20, Multifamily Residential District:

FRONT	=	30' from edge of Woodside Ave. R.O.W.
RIGHT SIDE	=	20' from edge of Crest Ln. R.O.W.
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

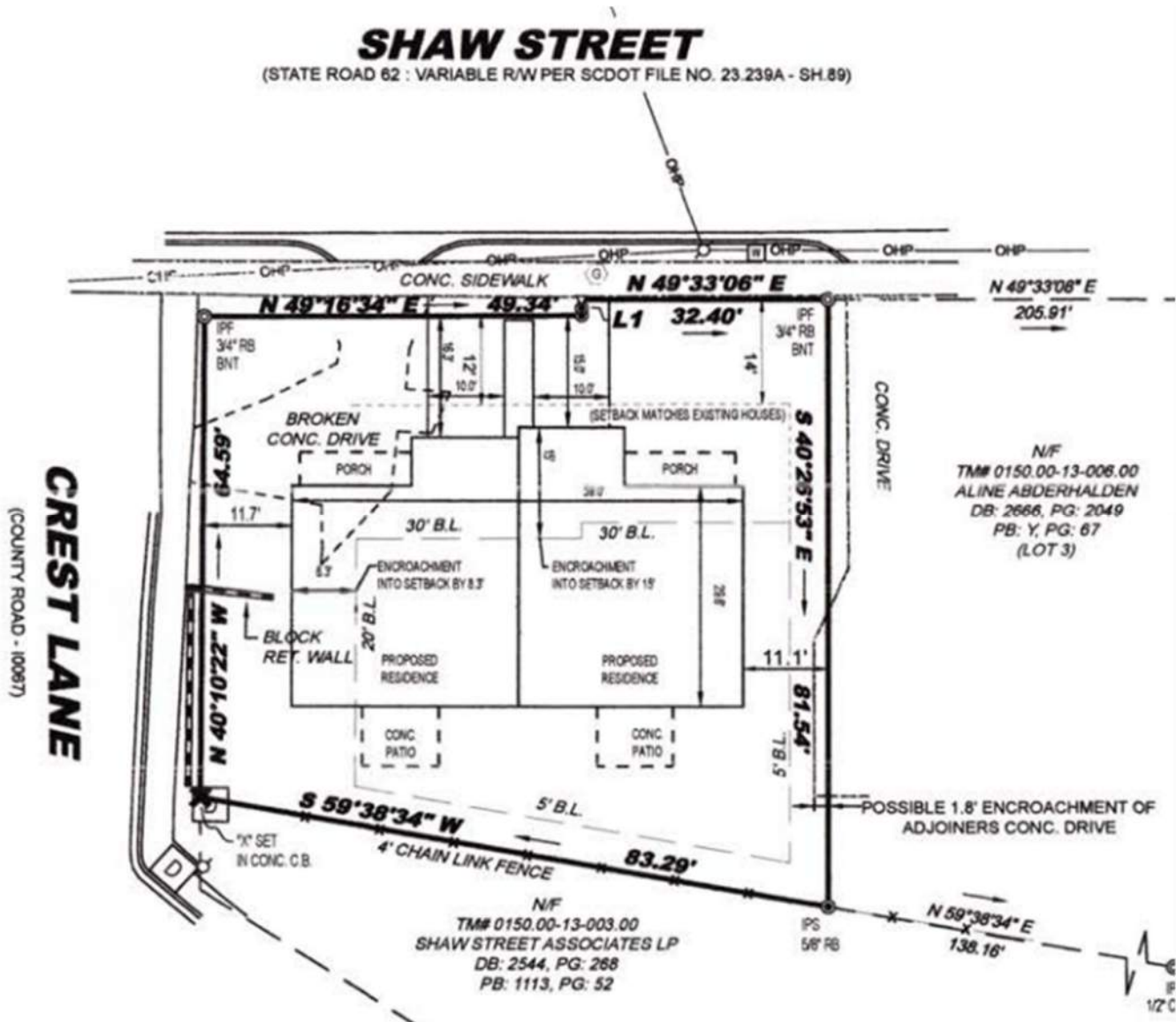


# CB-2025-033: Variance Considerations

**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-2025-033: Site Plan



# CB-2025-033: Zoning Map





# CB-2025-033: Aerial Map





# CB-2025-033 Photos



Subject



North of Subject



West of site



East of Subject



# CB-2025-034

<b>Applicant:</b>	Aaron Nile Dyer
<b>Project Type:</b>	Use by Special Exception, Home Occupation
<b>Address:</b>	1127 McCarter Rd., Fountain Inn, SC 29644
<b>Zoning:</b>	R-R1, Rural Residential District
<b>Posting:</b>	Confirmed 04/29/2025

## **CB-2025-034: Request**

The property is located 1.26 miles South of the I-385 and HWY 418 interchange, in the R-R1, Rural Residential District.

The applicant is requesting a Use by Special Exception to allow for an online based refinishing and or modification of various small part sporting goods equipment, such as firearms, gym equipment, golf equipment, tumblers.

There are no prior applications before the BZA.

# CB-2025-034: 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-2025-034: 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-2025-034: Use By Special Exception

<b>Barber / Beautician</b>
<b>Child day care home</b>
<b>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)</b>
<b>Instruction and Tutoring, such as</b>
Academic Tutor
Music Teacher
Dance Instructor
<b>Internet retail sales</b>
<b>Locksmith</b>
<b>Manufacturer's representative</b>
<b>Notary (Public)</b>
<b>Photographer</b>
<b>Professional Consultant, such as</b>
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
<b>Residence as business mailing address</b>
<b>Secretarial Service</b>
<b>Tailoring</b>

# CB-2025-034: 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:

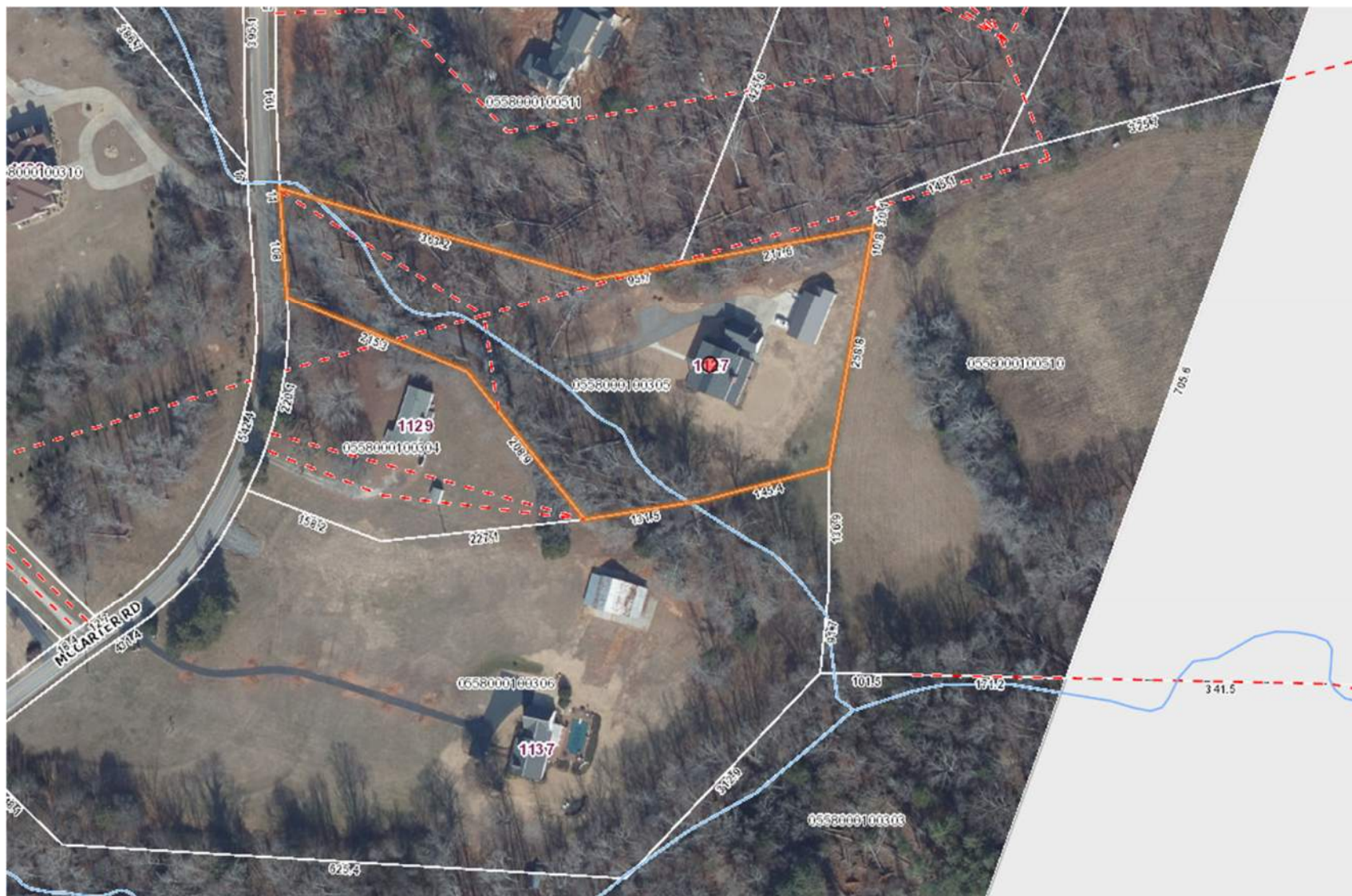
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate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

# CB-2025-034: Zoning Map





# CB-2025-034: Aerial Map





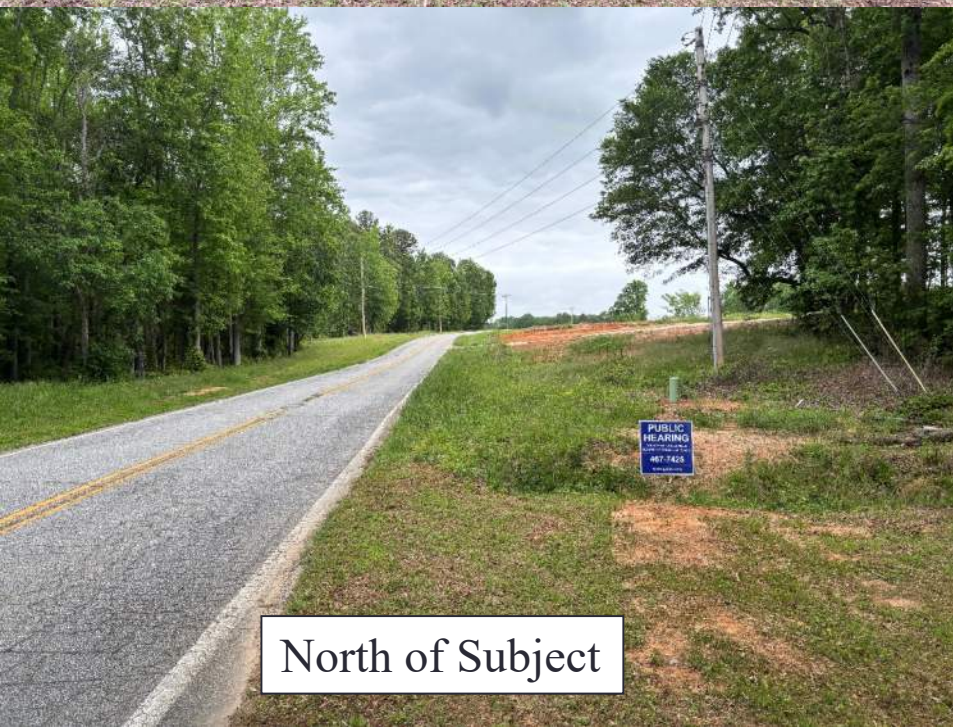
# CB-2025-034 Photos



Subject



Subject Photo #2



North of Subject



South of Subject



## CB-2025-035

<b>Applicant:</b>	Sam Davis of Upstate Greenways and Trails Alliance for Nathan Galbreth, 22 Maple Street, LLC, Local Ridgeline, LLC, Entrada, LLC, Factory Shoals, LLC & James B. and Sandra S. Galbreath Trust
<b>Project Type:</b>	Use by Special Exception, Public Recreation
<b>Address:</b>	1770 Keeler Mill Rd., 30 Od McElhaney Rd., Lindsey Ridge Way, Gorze Rd., 121 Old Dacusville Rd., & 8. 30, 64 Anders Rd., Adams Rd. Lot No.1, Lot No. 2, Lot No. 5, Lot No. 6, Travelers Rest, SC 29690
<b>Zoning:</b>	R-S, Residential Suburban District
<b>Posting:</b>	Confirmed 04/29/2025

## **CB-2025-035: Request**

This property is located 4 miles West of N Main St. in the City of Travelers Rest, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for hiking and biking trails in residentially zoned parcels as public recreation.

There are no prior applications before the BZA.

# **CB-2025-035: Use by Special Exception Requirements**

## **Section 5:5.1 and Table 6.1**

(Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – private/public/nonprofit” as a Use by Special Exception in the R-S, Residential Suburban District.

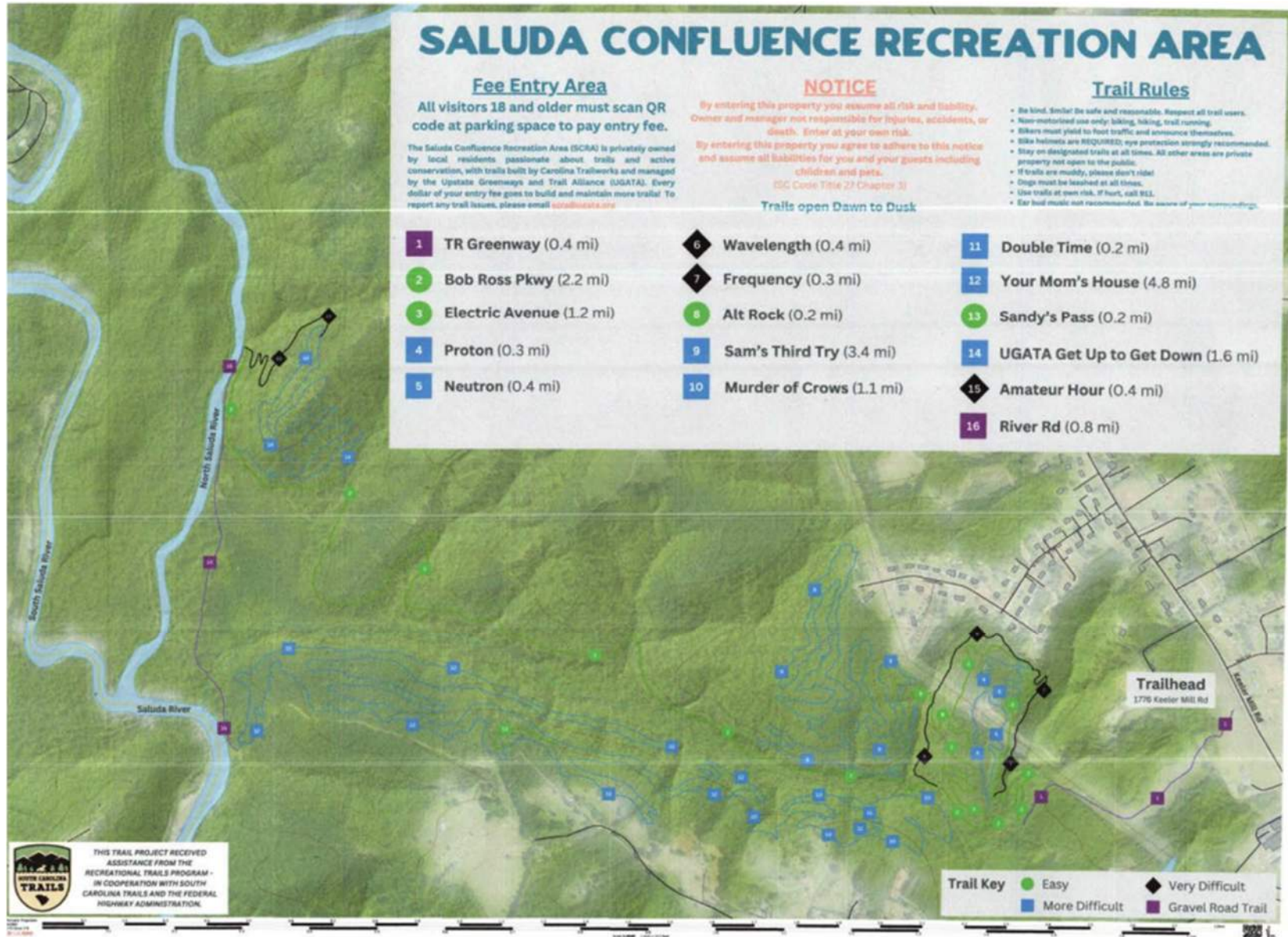
# CB-2025-035: Use by Special Exception Considerations

**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:

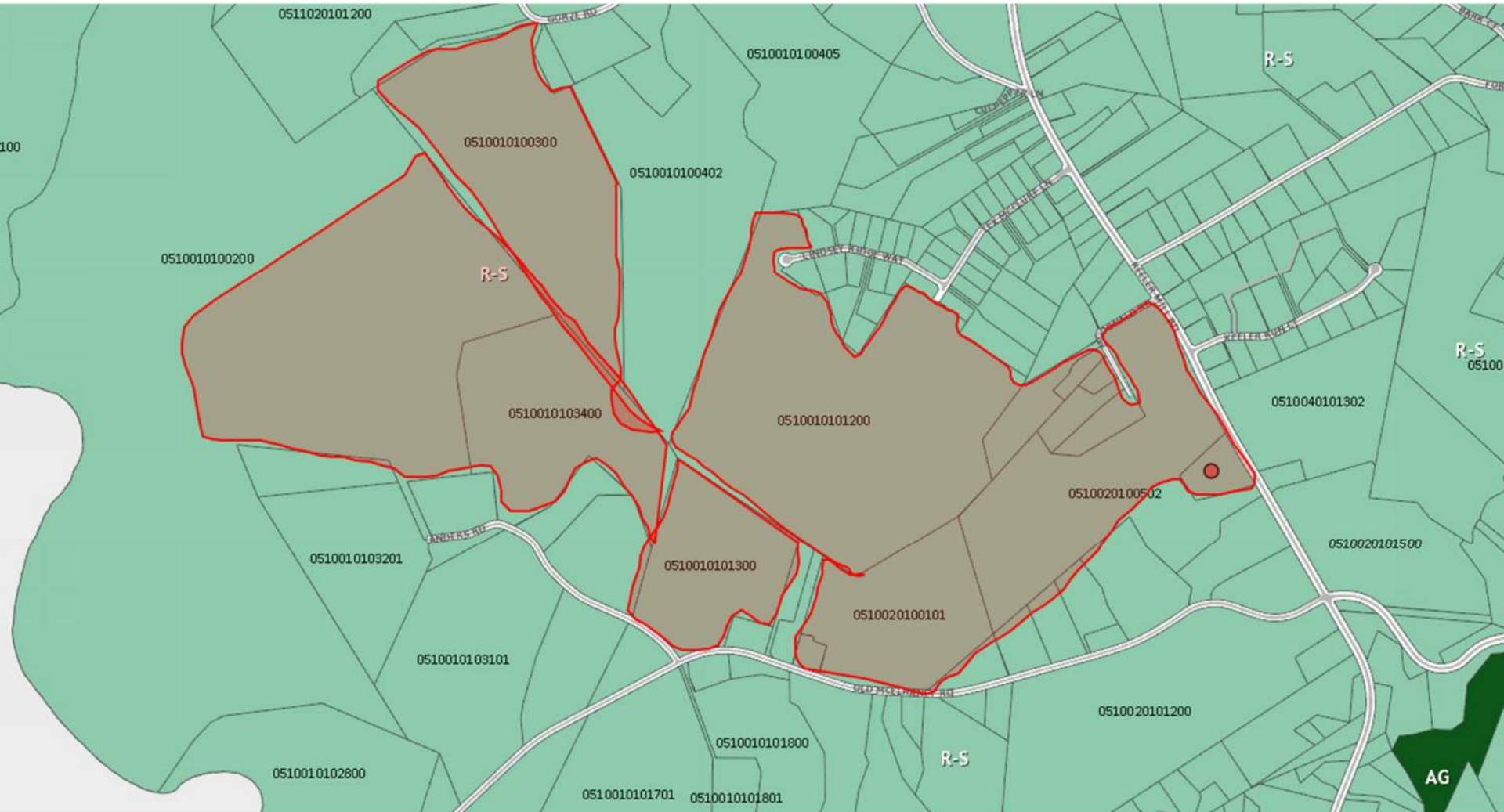
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate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

# CB-2025-035: Site Plan



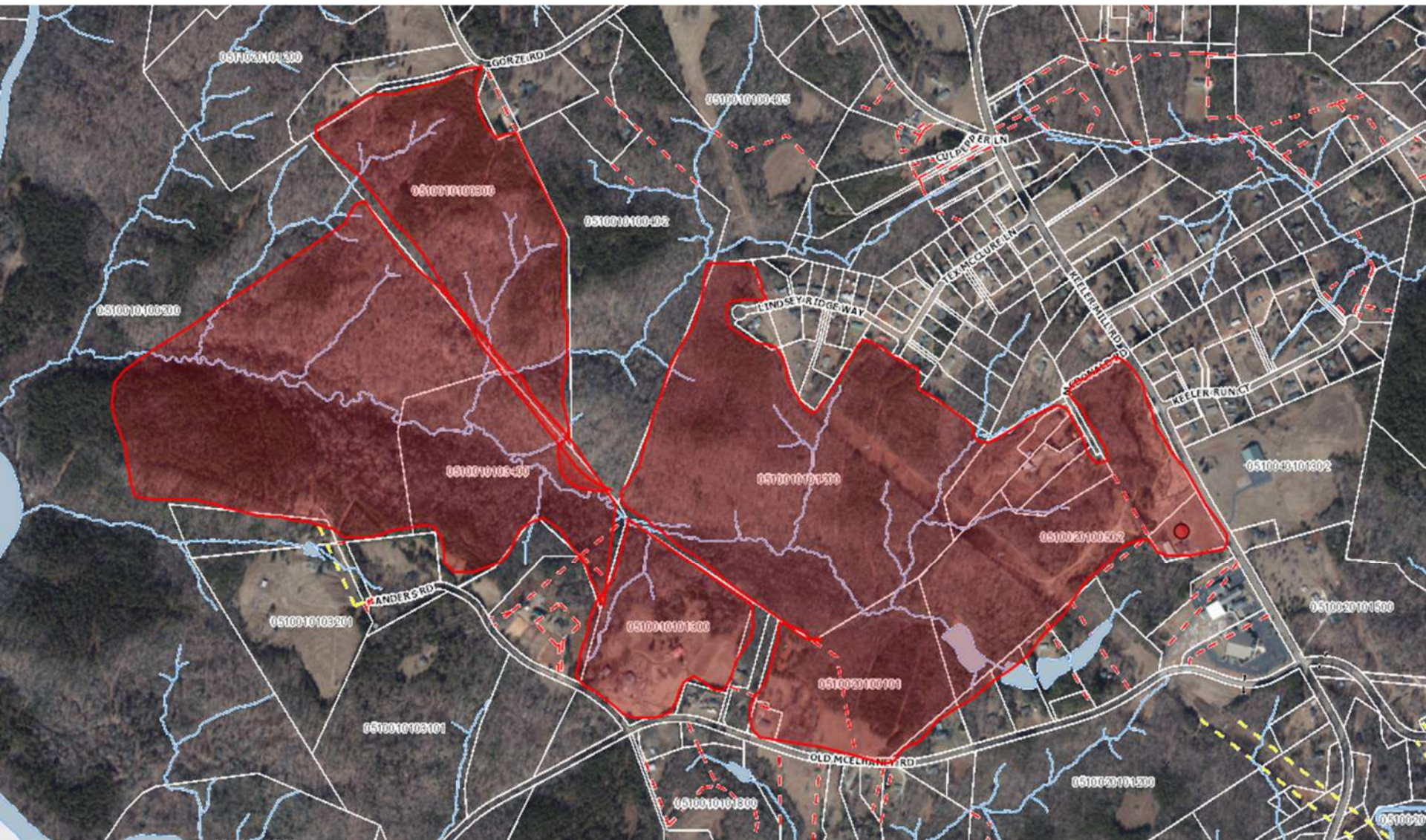


# CB-2025-035: Zoning Map





# CB-2025-035: Aerial Map





# CB-2025-035 Photos



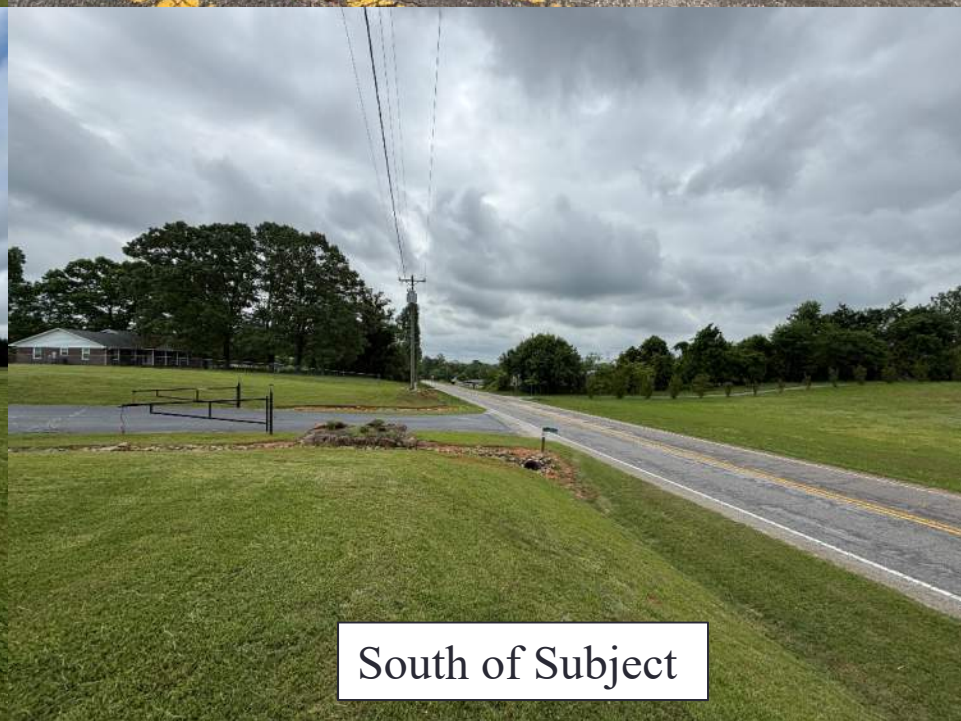
Subject Photo #1



Subject Photo #2



North of Subject



South of Subject

# CB-2025-036

<b>Applicant:</b>	J. Patrick Gray of Gray Properties, LLC for Travelers Taproom, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	2624 Poinsett Hwy, Greenville, SC 29609
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 04/29/2025

## **CB-2025-036: Request**

The property is located 0.92 miles Northwest of the Poinsett HWY and State Park Rd. intersection, in the C-2, Commercial District.

The applicant is requesting a Variance to encroach 20' into the 20' rear setback and 5' into the 5' left side setback. Non-conformance discovered during feasibility process with change of use.

There are no prior applications before the BZA.

# CB-2025-036: 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	=	5' from property line
REAR	=	20' from property line



# CB-2025-036: Variance Considerations

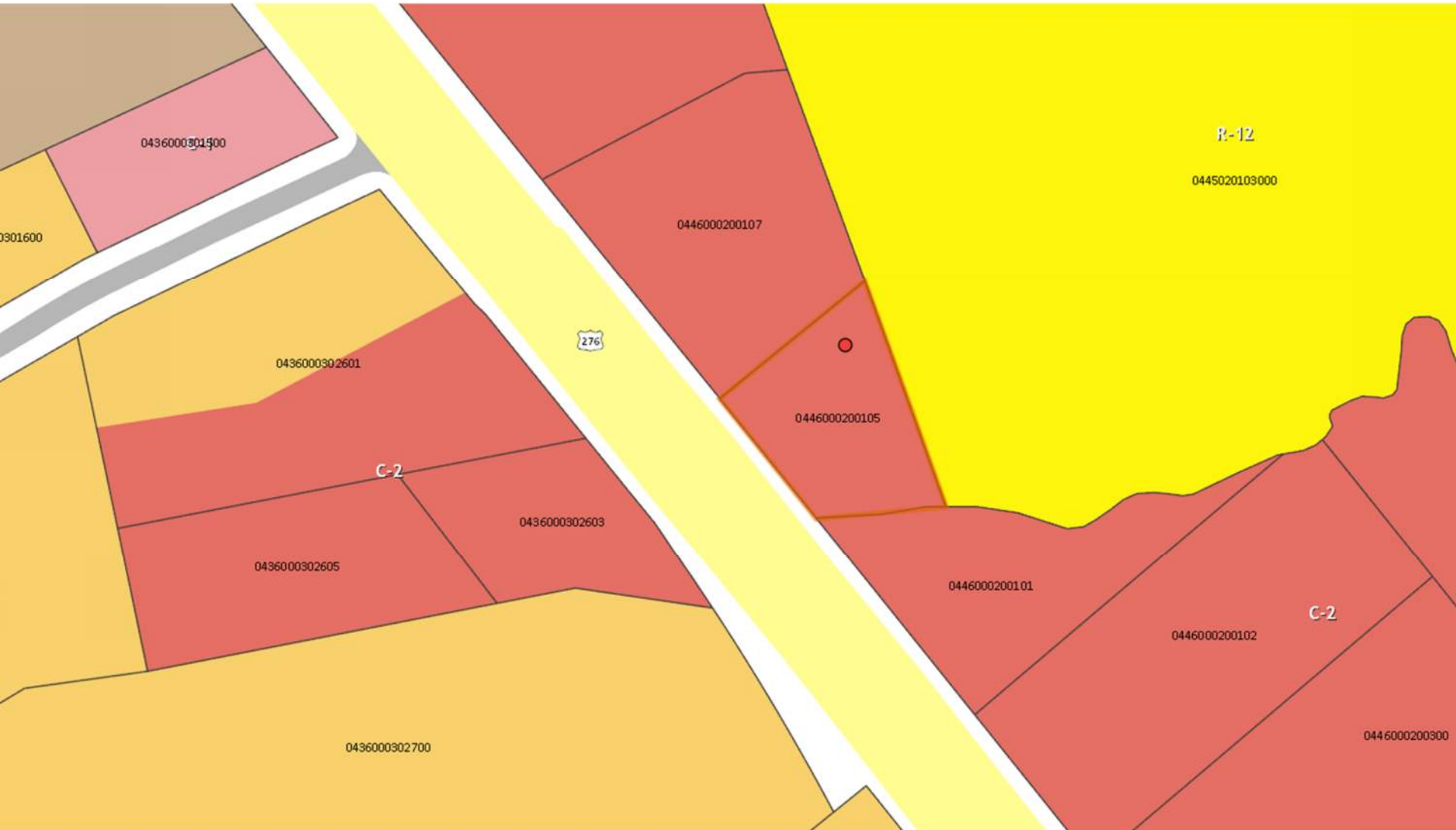
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-2025-036: Site Plan



# CB-2025-036: Zoning Map





# CB-2025-036: Aerial Map





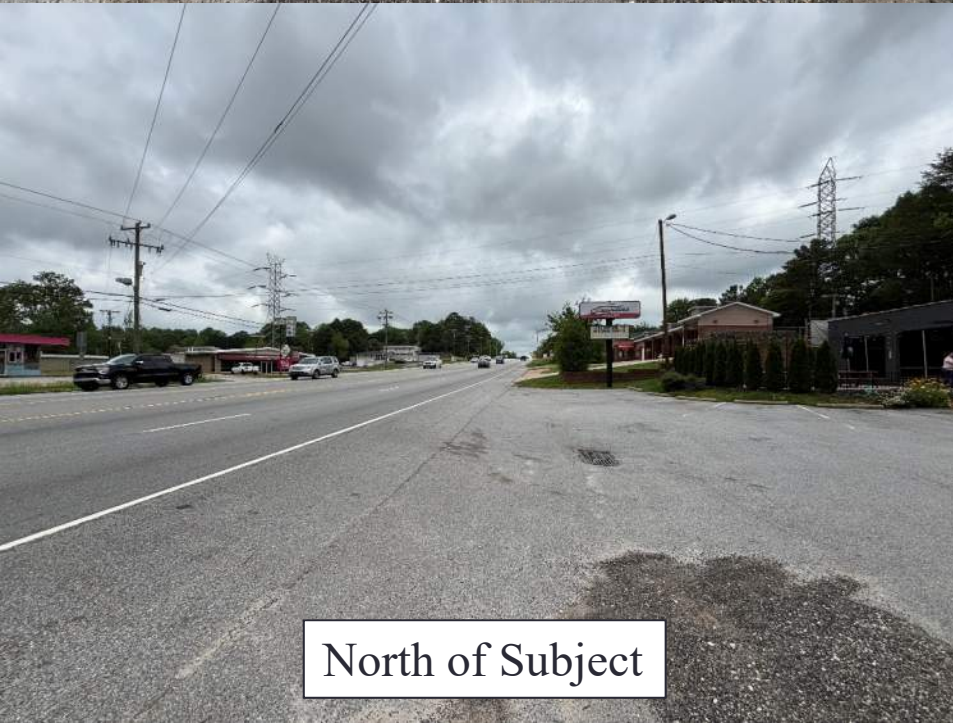
# CB-2025-036 Photos



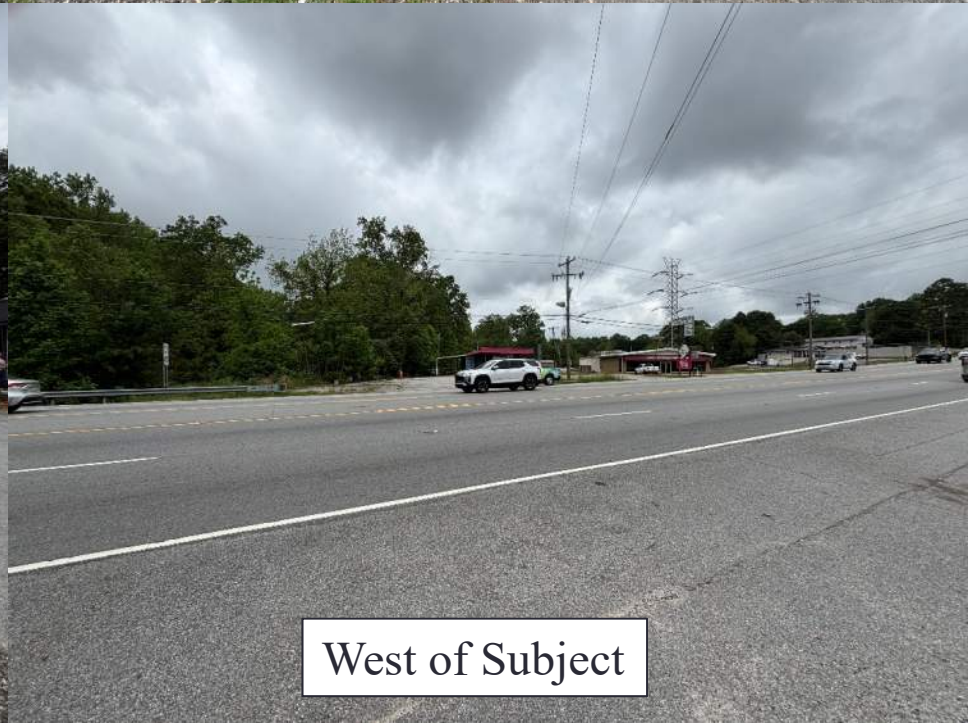
Subject



South of Subject



North of Subject



West of Subject



# CB-2025-038

<b>Applicant:</b>	Mark D. Reed for Mitchell Road Presbyterian Church, PCA
<b>Project Type:</b>	Use by Special Exception
<b>Address:</b>	207 Mitchell Rd., Greenville, SC 29615
<b>Zoning:</b>	R-20, Single-Family Residential District & R-M20, Multifamily Residential District
<b>Posting:</b>	Confirmed 04/29/25

## CB-2025-038 Request

This property is located 0.41 miles East of the E North St and Howell Rd. intersection, in the R-20, Residential District and R-M20 Multifamily Residential District.

The applicant is requesting a Use by Special Exception to allow for an expansion of the church, for a new restroom and concessions structure at the existing athletic field complex.

On May 14th, 2014, The Greenville County Board of Zoning Appeals approved docket CB-14-09 for construction of a new youth building/gym on site

On October 10th, 2007, The Greenville County Board of Zoning Appeals approved docket CB-07-40 for a new picnic shelter on site.

# CB-2025-038: Use By Special Exception

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

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

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

**Section 11.3.1**- Lot Area - the minimum lot area shall be 40,000 square feet or 0.918 acres. The entire site consists of approximately 9 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: parking shall be provided in accordance with Section 12.2 and Table 12.1. The submitted site plan includes parking calculations which appear to show compliance. Parking will be assessed during plan review

## **CB-2025-038: Use by Special Exception Requirements**

**11:3.4 Lighting:** For lighting of horizontal tasks such as roadways, sidewalks, entrances and parking areas, fixtures shall meet IESNA “full-cutoff” (no light output above 90 degrees at any lateral angle around the fixture). Fixtures shall not be mounted in excess of 16 feet above finished grade. All other outdoor lighting such as floodlights and spotlights shall be aimed, located, designed, fitted and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited. 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-2025-038: 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-2025-038: Site Plan



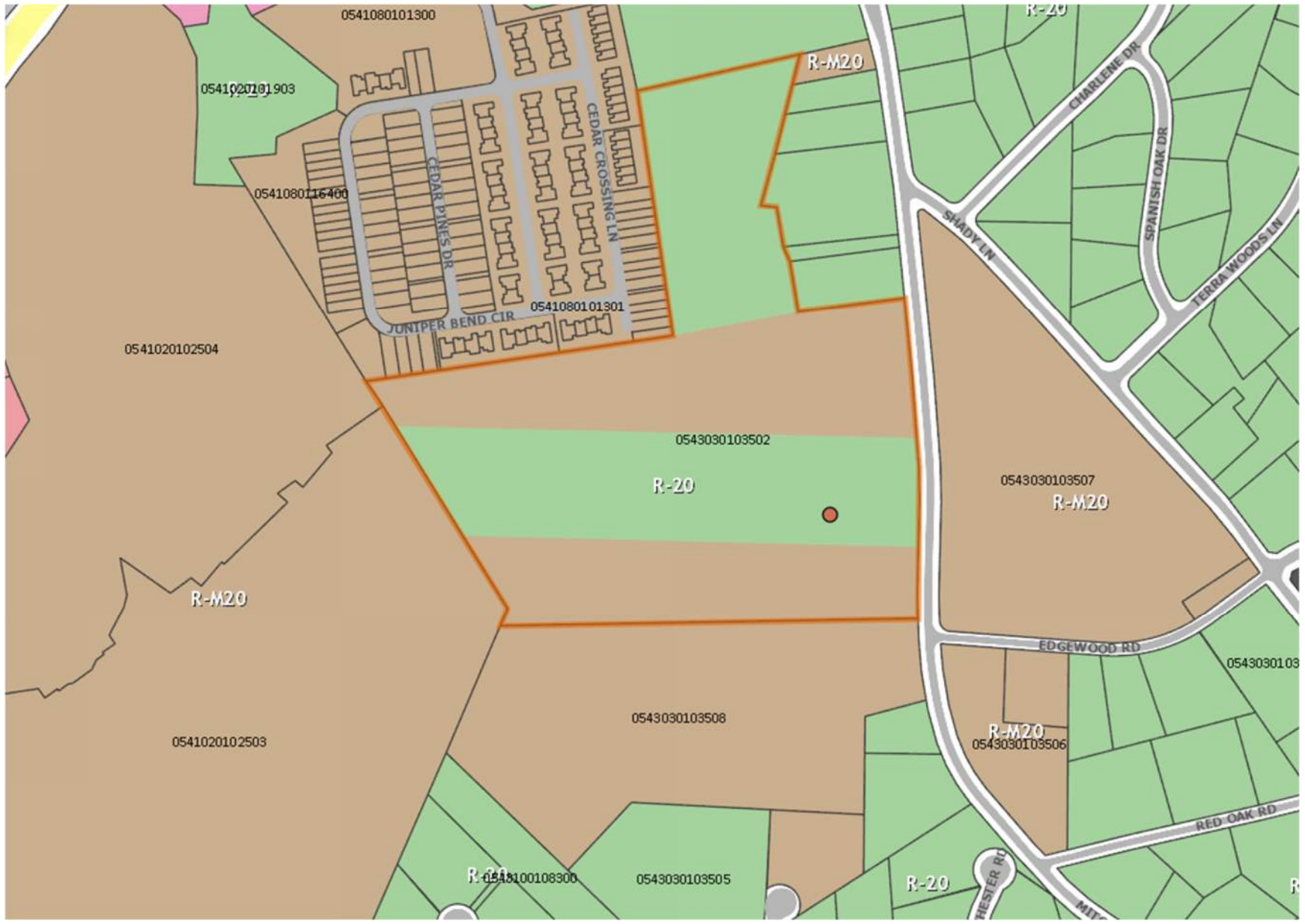
GRAPHIC SCALE

8/10/2025/10/2025

PRELIMINARY ONLY



# CB-2025-038: Zoning Map





This is an aerial map of a residential area in Pine Grove Lake. The map displays various property lots, many of which are numbered. A large orange-outlined area is located in the center, containing several lots. To the right of this area, there is a red-outlined area. At the bottom of the map, there is a blue-outlined area. The map includes a large body of water on the left side. Street names visible include Cedar Crossing Ln, Shady Ln, Spanish Oak Dr, Terra Woods Ln, Edgewood Rd, and Red Oak Rd. Lot numbers visible include 3900, 150, and 200 series. The map also shows a network of roads and a few commercial buildings.



# CB-2025-038 Photos



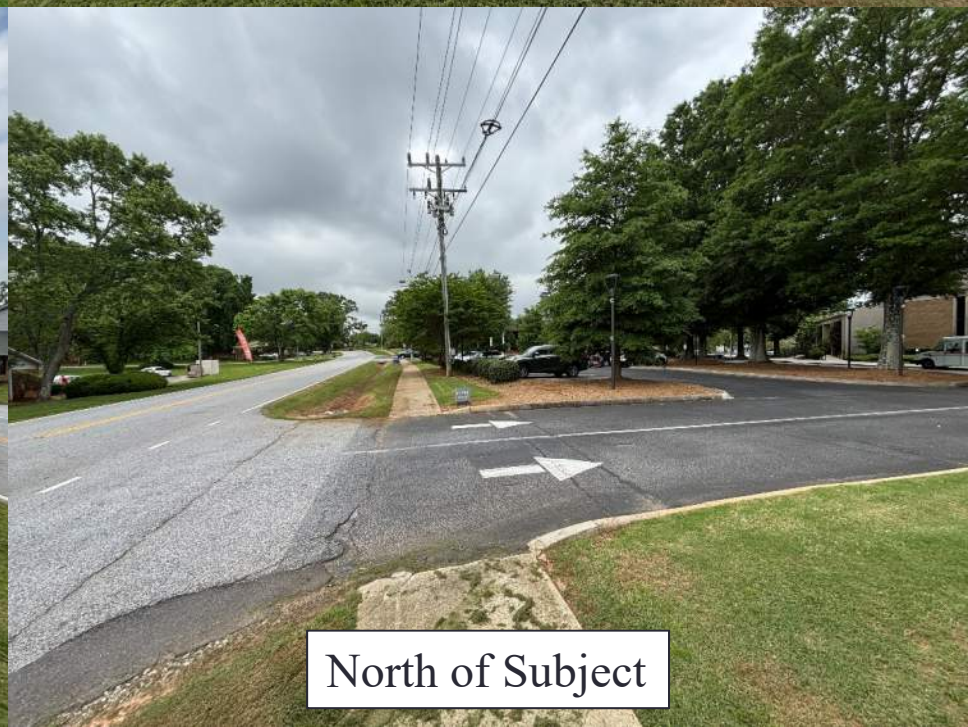
Subject



Subject Photo #2



South of Subject



North of Subject



# CB-2025-040

<b>Applicant:</b>	Allen Casstevens of Piedmont Natural Gas Company Inc. for Glenlea Homeowners Association, Inc.
<b>Project Type:</b>	Use By Special Exception, Public Utility
<b>Address:</b>	8820 White Horse Rd., Greenville, SC 29617
<b>Zoning:</b>	R-15, Single-Family Residential District
<b>Posting:</b>	Confirmed 04/29/2025

## **CB-2025-040: 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.

At the October 9th, 2024 Board of Zoning Appeals hearing docket CB-2024-099 was withdrawn by the applicant.

# CB-2025-040: 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-2025-040: Use by Special Exception Considerations

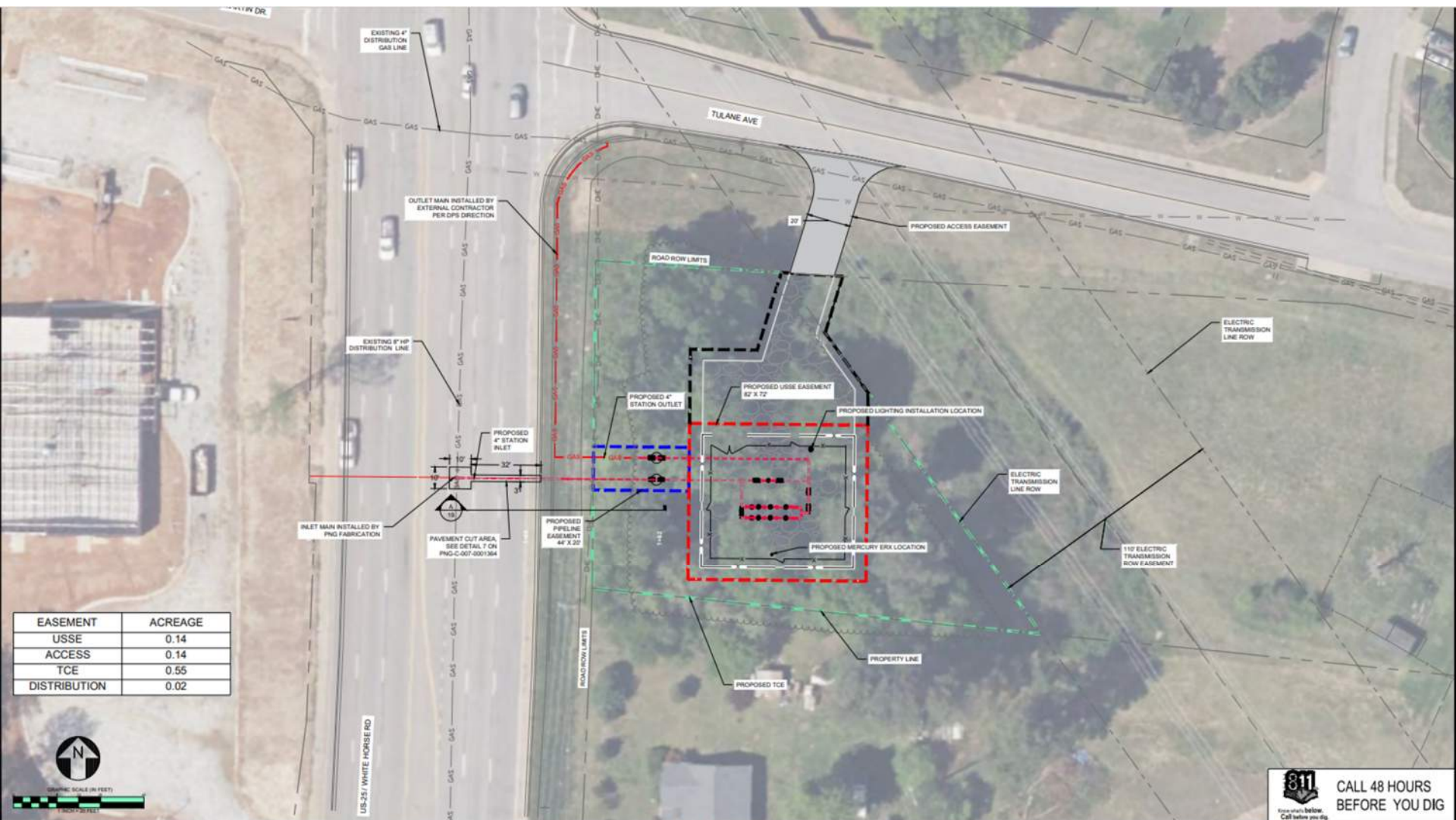
## **Section 11:1 - General Provisions for Uses Permitted by Special Exception states:**

“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-2025-040: Site Plan



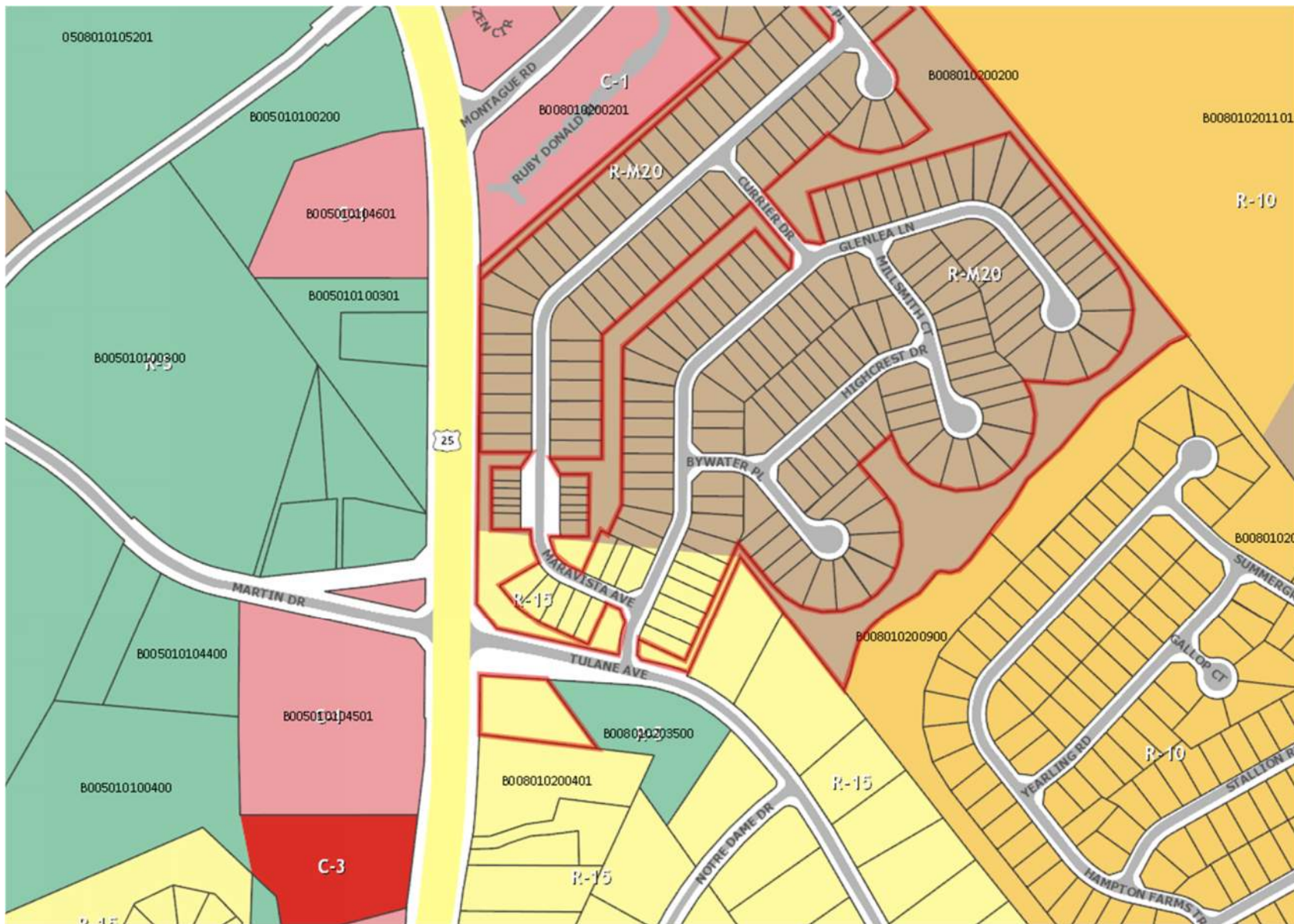
\*PROPRIETARY & CONFIDENTIAL \*ALL RIGHTS RESERVED \*DO NOT SCALE THIS DRAWING \*USE DIMENSIONS ONLY  
DUKE ENERGY & PIEDMONT NATURAL GAS DRAWINGS ARE CONFIDENTIAL \*DRAWING IS CURRENT ONLY THROUGH THE LATEST REVISED DATE \*TO ENSURE THERE IS NO RISK

CP# 0236869

**811** CALL 48 HOURS BEFORE YOU DIG  
Before you dig, call 811. Call before you dig.

REF. DWG(S) PNG-G-007-0001188

# CB-2025-040: Zoning Map



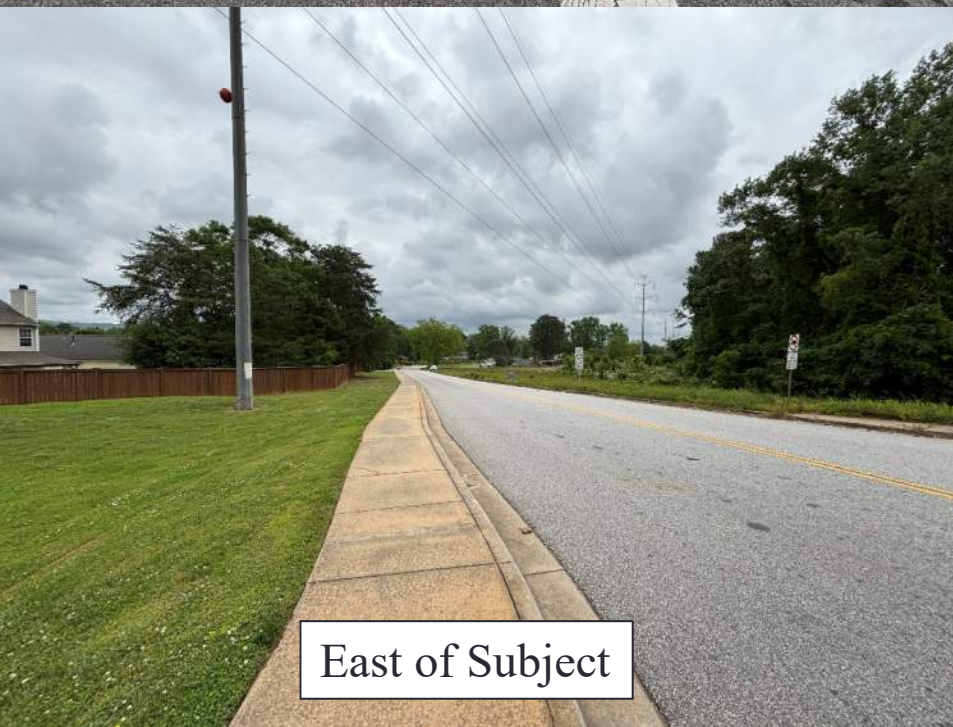


# CB-2025-040: Aerial Map





# CB-2025-040 Photos





# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment