



Greenville County Board of Zoning Appeals

(864) 467-7425

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Meeting Minutes

July 9, 2025

Board Members:

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

Staff Present:

- i. Joshua Henderson – Zoning Administrator/Deputy Planning Director
- ii. Todd Baxley – Deputy Zoning Administrator
- iii. EJ Sherer – Planner I
- iv. George Sawadske – Planner I
- v. Amelia Brown – Planner I
- vi. Draper Carlile

1. **Call to Order:** Chairman Roth 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 June 11, 2025.**
Mr. Boyanoski made a motion to approve the Minutes from the June 11, 2025 meeting. Mr. Hakala seconded. The motion carried with a 7 – 0 vote.

Mr. Winters made a motion to adopt the Final Decisions and Orders from the June 11, 2025 meeting. Mr. Boyanoski seconded. The motion carried with a 7 – 0 vote.

5. New Business

- i. **CB-2025-049, Robert Fowler for SC Companies, LLC**
The property is located 1.23 miles North of the White Horse Rd. and Farris Bridge Rd. intersection, in the C-1, Commercial District.

The applicant is requesting 2 Variances, the first to encroach 20.6' into the front 25' setback and 9.9' into the 15' left side setback for an existing structure.

The second Variance is for a reduction in parking spaces from the 3 required spaces for an office to 2 spaces.

In 2013 White Horse Rd. was expanded in front of the parcel. Property was initially zoned in 1972.

There are no prior applications before the BZA.

The representative present for this application was Robert Fowler.

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

Staff presented and discussion ensued.

The applicant stated he purchased the property and was unaware that a vacant property would require the setbacks and parking to be brought into conformance. The applicant stated additionally the proposed use is for an office for a landscaping business.

The board stated they did not feel they had enough information to make a decision at this date and requested the applicant provide a full site plan prior to the next hearing.

Mr. Hakala made a motion to hold the docket until the following month's hearing. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

- ii. **CB-2025-050, Francisco Borjas Martinez Guevara for James Cox of JSCI Jones Street, LLC**
The property is located 0.8 miles East of the Easley Bridge Rd. and N. Washington Ave. intersection, in the C-2, Commercial District.

The applicant is requesting a Variance to encroach 9.3' into the 25' front setback, 10.8' into the 20' rear setback and 7' into the 15' right side setback for an existing structure. Non-conformance was discovered during the feasibility process with a change of use.

Property was initially zoned in 1973.

There are no prior applications before the BZA.

The representative present for this application was Francisco Borjas Martinez Guevara.

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

Staff presented and discussion ensued.

The applicant stated they are looking to open a barbershop and during the Feasibility process it was discovered the building was located in the required setbacks and would require a variance in order to come into conformance.

Mr. Stonerock made a motion to approve the Variance for the existing structure. Mr. Winters seconded the motion. The motion carried with a 7 – 0 vote.

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- iii. **CB-2025-051, Stephanie Gates, P.E. of Site Design, Inc. for Tyler Nasim of Springside, LLC**
The property is located 0.3 miles South of the White Horse Rd. and Geer HWY intersection, in the R-S, Residential Suburban District.

The applicant is requesting a Variance to encroach 10.2' into the 30' front setback on a building currently under construction. Encroachment discovered during the footing inspection.

There are no prior applications before the BZA.

The representatives present for this application were Stephanie Gates and Tyler Nasim.

There were two persons present with questions concerning this docket, Mandy Underwood and Wendy McCue. They stated they had concerns regarding the lack of following the proper channels during the building process and attention to drainage during construction as well as debris left at the site.

Staff presented and discussion ensued.

The applicant stated the builder had thought the required setback was twenty feet instead of the required thirty.

Mr. Winters made a motion to deny the Variance as requested. Mr. Hakala seconded the motion. The motion carried with a 7 – 0 vote.

- iv. **CB-2025-053, William David Hall of Hall Engineering Inc. for 11 Minute Locksmith, LLC**
Mr. Boyanoski recused himself from this docket due to a possible conflict of interest.

The property is located 0.8 miles North of the White Horse Rd. and Anderson Rd. intersection, in the C-3, Commercial District.

The applicant is requesting a Variance to encroach 10' into the 15' right side setback, for a yet to be built structure. Applicant would like to develop the property.

There are no prior applications before the BZA.

The representative present for this application was David Hall.

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

Staff presented and discussion ensued.

The applicant stated the proposed use is a 3000 square foot building to be used for a locksmith shop.

The board stated they have concerns regarding the size of building on a small lot.

Mr. Roth made a motion to deny the Variance as requested. Ms. Godfrey seconded the motion. The motion carried with a 6 – 0 vote. Mr. Boyanoski recused himself from this

docket due to a possible conflict of interest.

v. CB-2025-054, Mathew Flege of UGATA for Nathan Galbreath of Entrada, LLC

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 Variance to reduce the required parking from 14,187 spaces down to 36 parking spaces.

On May 14th, 2025, the Board of Zoning Appeals approved Docket CB-2025-35 under the conditions of having a maximum of 25 miles of trails, only have parking and trailhead access off of Keeler Mill Rd., only being open from dawn to dusk, and does not allow motorized vehicle access (except for required maintenance).

The representatives present for this application were Mathew Flege and there were two persons present in support of this docket, JH Boman and David Hayslip. They stated they supported the size of the parking lot proposed and enjoy using the trail themselves. They stated additionally in the course of one day they observed no more than four groups of cyclists and the trail was conveniently located for hikers and cyclists in the community.

Staff presented and discussion ensued.

The applicant stated they have based the number of requested spaces on the adjacent residents' wishes, comparable lots in state parks, and needs of the trail users.

Mr. Hakala made a motion to approve the Variance as requested. Mr. Winters seconded the motion. The motion carried with a 7 – 0 vote.

vi. CB-2025-055, Michael Cook and Patricia Cook for Tracy Mathis

The property is located 0.46 miles Southeast of the Conestee Rd. and Fork Shoals Rd. intersection, in the R-MA, Multifamily Residential District.

The applicant is requesting a Variance to encroach 9' into the 20' front setback on a manufactured home. Encroachment discovered during a manufactured home setup site inspection.

There are no prior applications before the BZA.

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

The representatives present for this application were Michael Cook and Patricia Cook.

Staff presented and discussion ensued.

The applicant stated they had subdivided the lot in question and planned to put a manufactured home on the new lot created and were not aware of the twenty-foot setback requirement on a flag lot. They stated additionally they were unable to access the permit in order to verify setbacks for themselves as the moving contractor was the one who pulled

the permit.

Mr. Henderson suggested an alternative whereby the lot lines could be re-drawn without the need for a Variance.

The applicant requested to withdraw their application.

- vii. **CB-2025-056, Lee Shain of Blue Water Civil Designs for Capital Investors NC, LLC**
The property is located 0.65 miles South of the interchange of I-85 and Woodruff Rd, in the S-1 Services District

The applicant is requesting a Use by Special Exception to allow for a governmental facility of U.S. General Services Administration Field Office, with an expansion to the current structure.

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 Mike McNabb and Robb Bryan.

Staff presented and discussion ensued.

The applicant stated they were contracted to draw up plans for a proposed expansion to a governmental facility which requires a Use by Special Exception in all Zones. They stated the average employee number is ten and there will be minimal land disturbance and interior upfit work for the proposed addition to the site.

Mr. Boyanoski made a motion to approve the Use by Special Exception based on the site plan presented. Mr. Stonerock seconded the motion. The motion carried with a 7 – 0 vote.

viii. CB-2025-057, Louis Seller of The French School, LLC for Crown Properties, LLC and Pck Kapital Lending, LLC

The property is located 1.1 miles East of the E North St. and Haywood Rd. intersection in the R-20, Single-Family Residential District and C-2, Commercial District.

The applicant is requesting a Use by Special Exception to allow for a private elementary school at this location.

The applicant is also requesting 2 variances, the first variance for an existing accessory structure to encroach 5' into the 5' right side setback. The second variance is for a reduction in driveway width to 12 ¾' from the 24' minimum.

There are no prior applications before the Board.

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

The representatives present for this application were Louis Seller and Nick Franchina.

Staff presented and discussion ensued.

The applicant stated they are proposing a language school to teach both German and French and plan to open as soon as possible. They stated additionally they are planning for a maximum of twenty students.

Mr. Henderson stated the well and wellhouse would not be required to meet setbacks.

Mr. Roth made a motion to approve the Use by Special Exception based on the site plan presented. Mr. Stonerock seconded the motion. The motion carried with a 7 – 0 vote.

Mr. Roth made a motion to approve the Variance as requested. Ms. Godfrey seconded the motion. The motion carried with a 6 – 1 vote. Ms. Bracewell dissented.

ix. CB-2025-058, David Cooper of Warehouse Services No 5, LLC

The property is located 0.27 miles North of the Augusta Rd. and Donaldson Rd. intersection, in the I-1, Industrial District.

The applicant is requesting a Variance to encroach 32.7' into the 50' front setback, for an existing structure. Non-conformance discovered during the feasibility process with a change of use.

White Horse Rd. was expanded upon in front of this parcel between the years of 1997 and 2003.

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 David Cooper.

Staff presented and discussion ensued.

The applicant stated the building sat vacant for approximately three years and the change of use requires the building to be brought into compliance. They stated additionally the proposed use is for an office and warehouse and there will be no outside storage or disturbance to the adjacent neighbors.

Mr. Stonerock made a motion to approve the Variance as requested. Mr. Winters seconded the motion. The motion carried with a 7 – 0 vote.

6. Announcements/Requests

Mr. Henderson introduced Mr. Carlyle as the new Planning Director for Greenville County and clarified the rules surrounding the Board's powers to hold dockets.

Mr. Hakala requested clarification surrounding conditions for approving a variance.

Mr. Baxley provided language from the Zoning Ordinance speaking to the requirement for approval of a Variance to be "not the result of actions of the applicant".

Mr. Winters questioned if there was some mechanism whereby staff could approve variances for existing non-compliant buildings within certain perimeters.

Mr. Henderson stated there could be a proposal from the Board for such a text amendment.

Ms. Godfrey commended staff for their work and dedication to finding solutions.

Mr. Hakala commended Mr. Roth and Mr. Winters on their first meeting as Chairman and Vice Chairman.

7. Adjournment

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



Michael Roth, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator