



Board of Zoning Appeals

PHONE: 864-467-7425
 E-MAIL: www.greenvillecounty.org

MINUTES of HEARING on June 9, 2021

Attendance Record

Board Members	Present	Absent
1. BARBER, Teresa	P	
2. FARRAR, Brittany	P	
3. GODFREY, Laura	P	
4. HAMILTON, Paul	P	
5. HATTENDORF, Mark, Vice Chairman	P	
6. HOLLINGSHAD, Nicholas, Chairman	P	
7. MATESEVAC, Kenneth	P	
8. SHUMAN, Michelle	P	
9. Vacant Seat		

Members of Staff: Joshua Henderson, Zoning Administrator
 Meagan Staton, Deputy Zoning Administrator/Principal Planner
 Austin Lovelace, Principal Planner
 Brook Denny, Planner

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, June 9, 2021, at 3:00 p.m. in Conference Room D at Greenville County Square. Notice of this meeting was appropriately posted in the Greenville Journal, at the County Council office and on the County website. Due to the Covid-19 pandemic, some members of the Board, County Staff and applicants participated electronically via Zoom.

- 1. CALL TO ORDER:** Vice Chairman Mark Hattendorf called the meeting to order at 3:02 p.m.
- 2. INVOCATION/PLEDGE:** Conducted by Mr. Kenneth Matesevac.
- 3. ROLL CALL:** Attendance was taken by Ms. Brook Denny. Ms. Brittany Farrar participated in the meeting electronically via Zoom.
- 4. PROCEDURES:** Vice Chairman Hattendorf stated the purpose of, and provided an overview of the procedures of the Board of Zoning Appeal hearings for the benefit of the applicants and visitors present.

Ms. Meagan Staton stated the conditions under which decisions/rulings may be made by the Board as outlined in the Greenville County Zoning Ordinance including Section 3:4.1, Section 11:1, Use Condition (13)

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5. ELECTION of OFFICERS:

With reference to the office of Chairman, Ms. Laura Godfrey nominated Mr. Mark Hattendorf as Chairman. Dr. Nicholas Hollingshad requested consideration for the office of Chairman by the Board and was nominated by Ms. Teresa Barber. Election ballots were cast resulting in a tie vote. Vice Chairman Mark Hattendorf abstained from voting, Resulting in a vote of 3-2 in favor of Dr. Nicholas Hollingshad as Chairman.

With reference to the office of Vice Chairman, Mr. Mark Hattendorf retained his office as a result of the election of Chairman.

Chairman Hollingshad shared expressions of gratitude for support in his election to chairman.

- 6. Approval of Minutes of May 12, 2021:** The minutes were individually reviewed by the board. Vice Chairman Hattendorf made a motion to approve the minutes as presented and adoption the final decisions and orders. Ms. Laura Godfrey seconded the motion. There was no objection. The motion carried, resulting in a vote 8-0 in favor. There was one vacant seat.

7. NEW BUSINESS:

I. CB-21-32: DANICA SPEIGHTS

BACKGROUND:

This parcel is located on Leafmore Ct. in the Leafmore Woods Subdivision off W. Georgia Road and near Greenville Technical College.

The applicant is requesting a Use by Special Exception to allow manufacturing of T-Shirts, Keychains, and tumblers for sale via the internet as a home occupation.

FINDINGS OF FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 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 is not included on the list of approved home occupation and requires approval from the BZA.

(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.

CB-21-32 - FINDINGS of FACT Cont.

- 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 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.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

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

CB-21-32 - FINDINGS of FACT Cont.

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.

Representative present for this application was Ms. Danica Speights.

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

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Condition (13) and Section 11.1 as previously read into the record.

Ms. Speights presented the application to the Board. She informed the board of the nature of her business including where she sources her materials, how she packages and ships, and what platforms she uses to sell her products.

CB-21-32 - CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the Board, Ms. Speights stated that she would be compliant with condition 13, and that her neighbors would be unaware and not impacted by the operation of her business.

With reference to the request for Use by Special Exception, Vice Chairman Hattendorf made a motion to grant the Use by Special Exception as requested based on the use meeting all conditions as outlined in Condition (13) and in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *compliance with C(13) per testimony*
- 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; *her neighbors would not be aware of the home occupation*

Ms. Laura Godfrey seconded the motion. There was no opposition. The motion carried, resulting in a vote of 8-0 in favor. There is one vacant seat.

II. CB-21-33: BERRI RANNELLS

BACKGROUND:

This parcel is located at the corner of Bridge Crossing Drive and Delgado Way in the Bridgewater Subdivision off E. Georgia Road and directly across from the intersection of E. Georgia Road and Hunter Road.

The applicant is requesting a Use by Special Exception to allow manufacturing of candles for sale via the internet as a home occupation.

FINDINGS of FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 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 is not included on the list of approved home occupation and requires approval from the BZA.

(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
- B.** and who is not a resident in the applicant's home may be employed.
- C.** Home occupations shall be conducted only within principal structures.
- D.** An area equal to not more than 25 percent of the floor area of the principal structure
- E.** may be utilized for home occupational purposes.
- F.** The occupation shall not involve the retail sale of merchandise manufactured off the
- G.** premises except for products related directly to the service performed such as beauty products.
- H.** No display of merchandise shall be visible from the street
- I.** No outdoor storage shall be allowed in connection with any home occupation.
- J.** No alteration of the residential character of the premises may be made.
- K.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- L.** 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-21-33 - FINDINGS of FACT Cont.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

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

Representative present for this application was the property owner, Ms. Berri Rannels.

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

Ms. Megan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Condition (13) and Section 11.1 as previously read into the record.

CB-21-33 - FINDING of FACT CONT:

Ms. Godfrey had a question to staff regarding authorization letters from the property owner.

Ms. Rannells presented the application to the Board. She informed the Board of quality of her glass jars and wax and the type of the wax purchased to operate her business.

CB-21-33 - CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question, Ms. Rannells explained to the board the quantity of wax being housed at any given time in response to concerns on inventory and flammability.

Ms. Laura Godfrey made a motion to approve the Use by Special Exception as requested, based on the use meeting all conditions as outlined in Condition (13) and in Section 11:1. being met; particularly;

- A.** The use meets all required conditions; *compliance with C(13) per testimony*
- 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; *her neighbors would not be aware of the home occupation*

Ms. Teresa Barber seconded the motion. There was no opposition. The motion carried, resulting in a vote of 8-0 in favor. There is one vacant seat.

III. CB-21-34 – HELEN SCHMIDT

BACKGROUND:

This parcel is located on Rock Springs Pl in the Grayson Park Subdivision off Morton Road and near the intersection of Morton Road and McKinney Road.

The applicant is requesting a Use by Special Exception to allow manufacturing of glass beads as a home occupation.

FINDINGS of FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 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 is not included on the list of approved home occupation and requires approval from the BZA.

CB-21-34 - FINDINGS of FACT Cont.

(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 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.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

CB-21-34 - FINDINGS of FACT Cont.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

Representatives present for this application were Ms. Helen Schmidt, Applicant and Paul Moydell, HOA President.

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

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Condition (13) and Section 11.1 as previously read into the record.

Ms. Smith presented the application to the Board. She informed the Board of the scope of work of her business and her process to create her glass beads. Mr. Moydell mentioned the HOA's discussion on Ms. Smith's application and their approval of her business.

CB-21-34 - CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question from the board, Ms. Smith described her work area and safety protocols in place regarding concerns over melting of the glass.

Ms. Laura Godfrey made a motion to grant the Use by Special Exception as requested based on the use meeting all conditions as outlined in Condition (13) and in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *compliance with C(13)*
- B.** The use is not detrimental to the public health or general welfare;

CB-21-34 - CONCLUSIONS of LAW Cont.

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; *per testimony from HOA president her neighbors would not be aware of the home occupation*

Ms. Brittany Farrar seconded the motion. There was an amendment to the motion specifying all provisions under Section 11:1. Ms. Brittany Farrar seconded the motion as amended. The motion carried resulting in a vote of 8-0 in favor of approval. There is one vacant seat.

IV. CB-21-35 – BRANDON BAILEY:

BACKGROUND:

This property is located on Tea Olive Place in the Chandler Lake Subdivision off Fairview Road in Simpsonville near the intersection of New Harrison Bridge Road and Fairview Road.

The applicant is requesting a Variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the GC Zoning Ordinance, to allow placement in the side yard.

FINDINGS OF FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 6:2 – Use Conditions 18-B states the following:

B. Swimming Pool Requirements

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance to allow placement of a pool and hot tub in the left side yard

Section 3:4.1 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
- 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-21-35 - FINDINGS OF FACT Cont.

Representative present for this application was Mr. Brandon Bailey.

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

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Section 3:4.1 as previously read into the record. Ms. Staton called the Boards attention the interpretation of the rear yard and the site plan submitted.

Mr. Bailey presented the application to the Board. He called attention to the angled placement of his home and the interpretation on file which classified the side of his home as the front of his home due to his address. Additionally, Mr. Bailey informed the Board of the proposed location of the pool and the existing opaque fence and typography of his yard which would make alternate placement of the pool difficult. Mr. Bailey mentioned HOA approval of his pool.

CB-21-35 - CONCLUSIONS of LAW:

The application was reviewed by the Board. In response to a question to staff, Mr. Henderson clarified the interpretation on file as it applied to this case. Mr. Bailey clarified the proposed location of the pool, the existing screening in place, and the location of the steep grade of his yard.

Vice Chairman Hattendorf made a motion to grant the variance as requested, based on the conditions as outlined in Section 3:4.1 being met; particularly,

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *ideal location of this pool is heavily sloped and the orientation of his home does not allow for proper location of the pool.*
- B.** These conditions do not generally apply to other property in the vicinity; *The neighboring houses are oriented differently on their lot.*
- 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; *He would not be able to build his pool.*
- 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; *A privacy fence is already in place on the property and per testimony neighbors in the vicinity already have pools in similar locations.*

Mr. Paul Hamilton seconded the motion. There was no objection and no discussion. The motion on the floor carried, resulting in a vote of 8-0 in favor of approval. There is one vacant seat.

V. CB-21-36 – COURTNEY DERSCH

BACKGROUND:

This parcel is located on Pinelands Pl in the Pinelands Subdivision off Pine Forest Road and near the intersection of Pine Forest Road and Little Texas Road.

The applicant is requesting a Use by Special Exception to allow manufacturing of clay products as a home occupation.

CB-21-36 – FINDINGS of FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance and photographs were taken.

Section 5:5 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 is not included on the list of approved home occupation and requires approval from the BZA.

(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
- B.** and who is not a resident in the applicant's home may be employed.
- C.** Home occupations shall be conducted only within principal structures.
- D.** An area equal to not more than 25 percent of the floor area of the principal structure
- E.** may be utilized for home occupational purposes.
- F.** The occupation shall not involve the retail sale of merchandise manufactured off the
- G.** premises except for products related directly to the service performed such as beauty products.
- H.** No display of merchandise shall be visible from the street
- I.** No outdoor storage shall be allowed in connection with any home occupation.
- J.** No alteration of the residential character of the premises may be made.
- K.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- L.** 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.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

CB-21-36 – FINDINGS of FACT Cont.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

Representative present for this application was the tenant, Ms. Courtney Dersch, and Ms. Katrina Piercy.

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

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Condition (13) and Section 11:1.

Ms. Dersch presented her application to the Board. In response to a question from the Board, Ms. Dersch stated that she and Ms. Piercy do not live together and operate separate businesses. Mr. Henderson clarified for the board that item A of Condition 13 does allow for one non-resident employee in conjunction with a home occupation. In response to a question from the board, Ms. Dersch clarified for the board that herself and Ms. Katrina Piercy were two independent potters operating separate businesses, and just sharing the studio space and price of equipment not revenue.

Mr. Henderson informed the Board of the options available to the applicant and to the Board regarding a motion. In response to a question from the Board, Mr. Henderson elaborated on the allowances under Condition 13, A as what is constituted as an "employee".

CB-21-36 - CONCLUSIONS of LAW:

The application was reviewed by the Board. There was a discussion surrounding the status of the application and further action surrounding condition 13.A or conditions of approval in which the applicant would agree to. Ms. Dersch stated her desire to move forward with the application for just her business.

CB-21-36 - CONCLUSIONS of LAW Cont.

Vice Chairman Hattendorf made a motion to approve the application with the condition that Ms. Dersch and Ms. Piercy would come into compliance with C(13), A. Motion for approval was based on the following items, Particularly:

- A.** The use meets all required conditions; *compliance with C(13)*
- B.** The use is not detrimental to the public health or general welfare; *All activities are contained within the house.*
- 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; *per testimony, there will be no changes to the residence.*

Ms. Brittany Farrar, Mr. Paul Hamilton, and Mr. Kenneth Matesevac seconded the motion. There was no objection. Vice Chairman Hattendorf commented the process in which Code Enforcement will get involved and encourages the applicant to work on sorting out Condition 13, A; The motion on the floor carried, resulting in a vote of 8-0 in favor of approval. There is one vacant seat.

VI. CB-21-37 – CHRISTOPHER GREGORY

BACKGROUND:

This property is located on Farris Bridge Road adjacent to the Saluda River, and near the intersection of Farris Bridge Road and Old Farris Bridge Road, and near the Pickens County line.

The applicant is requesting a Variance from the placement requirement for an accessory structure on their property.

FINDINGS OF FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign(s) had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 7:3.4 and Graphic 3 states the following:

Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

The applicant is requesting a Variance to allow placement of a ground-mounted solar panel in the front yard.

Section 3:4.1 – Consideration of Variances:

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

CB-21-37 - FINDINGS OF FACT Cont.

- 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;
- D.** The authorization of a variance will not be of substantial detriment to adjacent property or to the public good.

Representative present for this application was Mr. Christopher Gregory.

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

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Section 3:4.1 as previously read into the record and called the Board's attention to the images submitted by the applicant.

Mr. Gregory presented the application to the Board. He informed the Board of the large amount of acreage designated as front yard, and called the board's attention to the floodplain on site, location of existing mature vegetation, and distance from road.

In response to a question from the Board, Mr. Gregory clarified why he could not build the solar panels in the floodplain.

CB-21-37 - CONCLUSIONS of LAW:

The application was reviewed by the Board. Vice Chairman Hattendorf made a motion to grant the variance as requested based on the conditions as outlined in Section 3:4.1 being met; particularly,

- A.** There are extraordinary and exceptional conditions pertaining to the particular piece of property; *There is significant floodplain on the subject property, and per testimony, it would not be feasible to erect the solar panels out of the floodplain and stay in compliance with section 7:3.4*
- B.** These conditions do not generally apply to other property in the vicinity; *There are no other houses located as close to the Saluda River as the house in question*
- 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; *the floodplain does consume a considerable amount of the subject property*
- 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; *this is pertaining to a small array of solar panels on a very large piece of property set far away from the road*

Ms. Laura Godfrey seconded the motion. There was no Objection and no discussion. The motion on the floor carried, resulting in a vote of 8-0 in favor of approval. There is one vacant seat.

VII. CB-21-38 – CHASITY MEDLIN

BACKGROUND:

This property is located on W. Caroline Street off Staunton Bridge Road in the Fore Estates subdivision in Greenville.

The applicant is requesting a Use by Special Exception to allow the manufacturing of candles as a Home Occupation.

FINDINGS OF FACT:

On Tuesday, May 25, 2021, Staff inspected the property to ensure that the "Appeal Notice" sign had been posted as required by the Greenville County Zoning Ordinance. Photographs were taken of the subject property.

Section 5:5 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 is not included on the list of approved home occupation and requires approval from the BZA.

(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
- B.** and who is not a resident in the applicant's home may be employed.
- C.** Home occupations shall be conducted only within principal structures.
- D.** An area equal to not more than 25 percent of the floor area of the principal structure
- E.** may be utilized for home occupational purposes.
- F.** The occupation shall not involve the retail sale of merchandise manufactured off the
- G.** premises except for products related directly to the service performed such as beauty products.
- H.** No display of merchandise shall be visible from the street
- I.** No outdoor storage shall be allowed in connection with any home occupation.
- J.** No alteration of the residential character of the premises may be made.
- K.** The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- L.** 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.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may

permit other home occupations.

CB-21-38 - FINDINGS OF FACT Cont.

Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

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

Representative present for this application was Ms. Chasity Medlin.

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

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance, particularly Condition (13) and Section 11.1 as previously read into the record.

Ms. Medlin presented her application to the Board. Ms. Medlin mentioned aspirations to expand her business to wholesale one day. Vice Chairman. Hattendorf clarified for Ms.

Medlin the size requirements under Condition (13).

CB-21-38 - CONCLUSIONS of LAW:

The application was reviewed by the Board In response to a question; Ms. Medlin detailed her candle making process and scale of operation. Ms. Medlin stated Compliance with Condition (13).

Ms. Laura Godfrey made a motion to grant the use as requested based on the conditions as outlined in Section 11:1 being met; particularly,

- A.** The use meets all required conditions; *compliance with C(13) per testimony*
- 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

Vice Chairman Hattendorf, Ms. Brittany Farrar, and Mr. Kenneth Matesevac seconded the motion. There was no objection. The motion on the floor carried, resulting in a vote of 8-0 in favor. There is one vacant seat

6. ANNOUNCEMENTS/REQUESTS:

Chairman Hollingshad requested Staff to provide updated contact information for the existing members.


Vice Chairman Hattendorf announced that Lindsey Jacobs has tendered her resignation to the Board, in which the vacancy will be filled by County Council. Additionally, Vice Chairmen Hattendorf requested information regarding a training session for the new members. Staff clarified they were working with the County Attorney's office to get a training session scheduled as soon as possible.

7. ADJOURNMENT:

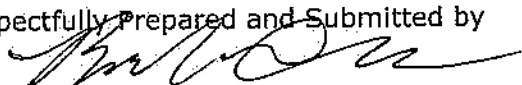
There being no further business to discuss, Vice Chairman Hattendorf made a motion to adjourn and the meeting adjourned at approximately 5:05 p.m. with unanimous approval.



Mark Hattendorf, Vice Chairman
Greenville County Board of Zoning Appeals



Date

Respectfully Prepared and Submitted by


Brook Denny, Acting Secretary

Greenville County Board of Zoning Appeals

**JUNE 9, 2021
PUBLIC HEARING**

Uses 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.

Variances – 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.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations.

Barber / Beautician

Child day care home

Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)

Instruction and Tutoring, such as

Academic Tutor

Music Teacher

Dance Instructor

Internet retail sales

Locksmith

Manufacturer's representative

Notary (Public)

Photographer

Professional Consultant, such as

Accountant and bookkeeper

Attorney

Insurance agent

Information technology professional

Residence as business mailing address

Secretarial Service

Tailoring

CB-21-32

- Applicant: Danica Speights
- Project type: Use by Special Exception
- Address: 19 Leafmore Ct, Simpsonville SC 29680
- Zoning: R-15; Single-Family Residential District
- Posting: Confirmed 5/25/21

CB-21-32

- Leafmore Ct off W. Georgia Rd
- Greenville Technical College

Request

Use by Special Exception to allow for the manufacturing of T-Shirts, Keychains, and Tumblers as a home occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of T-Shirts/Keychains/ Tumblers is not listed as an approved home occupation.

Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

Uses 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.

Project CB-21-32 - Location

Zoning



Aerial



Project CB-21-32

Sign Posting in both directions on Leafmore Ct



CB-21-32

Subject Property



Across Leafmore Ct



Project CB-21-32

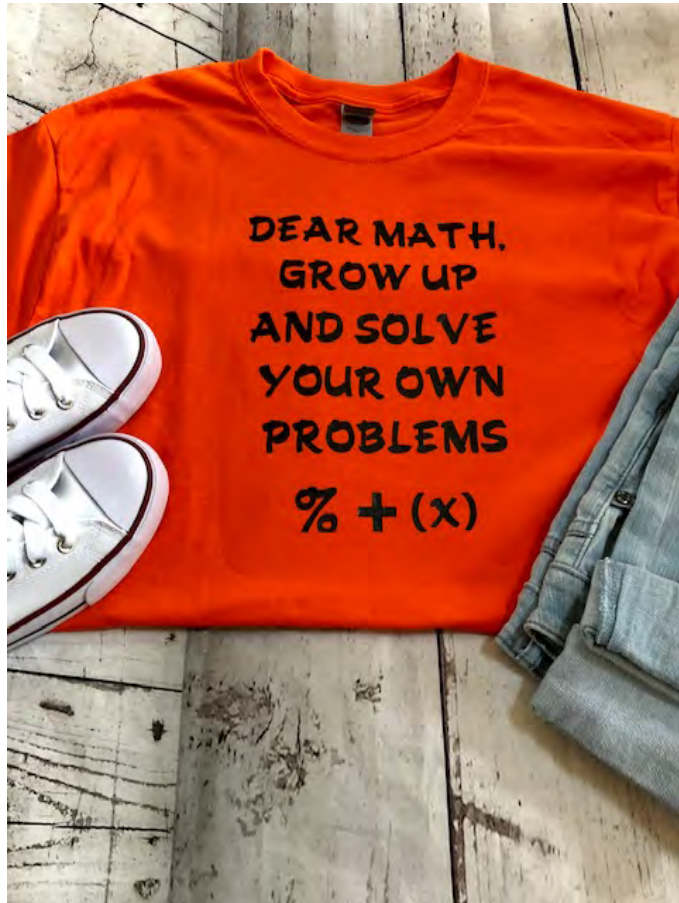
Left of Property



Right of Property



CB-21-32 - Samples



CB-21-32 - Samples



CB-21-33

- **Applicant:** Berri Rannells
- **Project type:** Use by Special Exception
- **Address:** 1 Delgado Way, Simpsonville, SC 29681
- **Zoning:** R-15; Single-Family Residential District
- **Posting:** Confirmed 5/25/21

CB-21-33

- Delgado Way at Bridge Crossing Dr.
- E. Georgia Rd/Hunter Rd

Request

Use by Special Exception to allow for the manufacturing of candles as a Home Occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of candles is not listed as an approved home occupation.

Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

Uses 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.

Project CB-21-33

Zoning



Aerial



CB - 21- 33 Posting

Postings on Bridge Crossing Dr. & Delgado Way



CB- 21- 33 Photos

Subject Property



Right of Subject Property



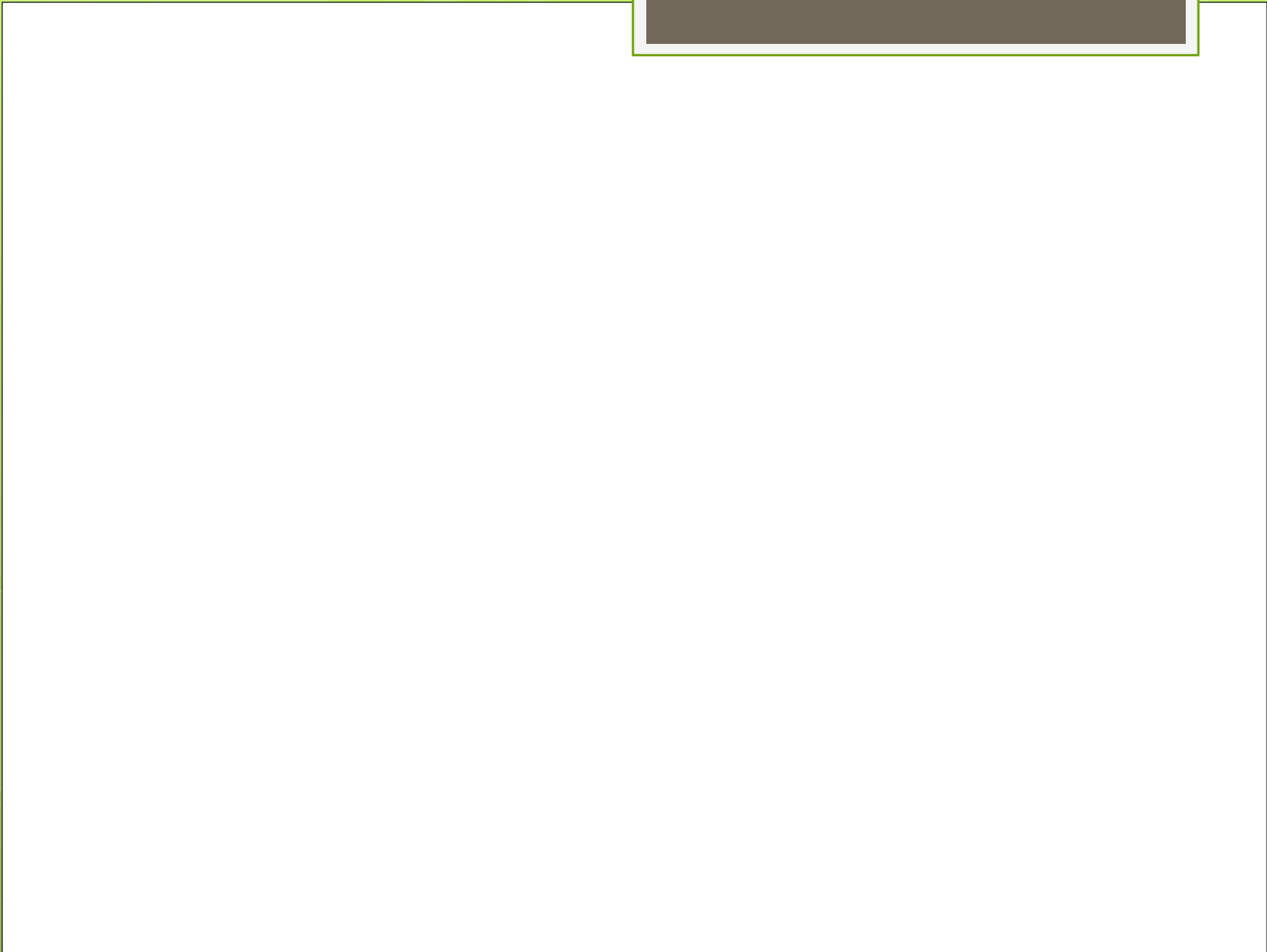
CB - 21-33 Photos

Across the Road



CB-21-33 - Samples





CB-21-34

- Applicant: HELEN SCHMIDT
- Project type: Use by Special Exception
- Address: 407 Rock Spring Pl, Simpsonville SC 29681
- Zoning: R-15; Single-Family Residential District
- Posting: Confirmed 5/25/21

CB-21-34

- Rock Spring Pl. off Hearthwood Ln.
- Grayson Parks subdivision

Request

Use by Special Exception to allow manufacturing of glass beads
as a Home Occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of glass beads not listed as an approved home occupation.

Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

Uses 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.

Project CB-21-34 - Location

Zoning



Aerial



Project CB-21-34

Posting in both directions on Rock Spring Pl



CB-21-34

Subject Property



Right of Subject Property



Project CB-21-34

Left of Subject Property



Across the Street



Samples CB-21-34



Samples CB-21-34



CB-21-35

- **Applicant:** BAILEY BRANDON
- **Project type:** Variance
- **Address:** 330 Tea Olive Pl, Simpsonville SC 29680
- **Zoning:** R-S; Residential Suburban District
- **Posting:** Confirmed 5/25/21

CB-21-35

- Tea Olive Pl/Privet Ct off Fairview Rd
- Chandler Lake Subdivision

Request

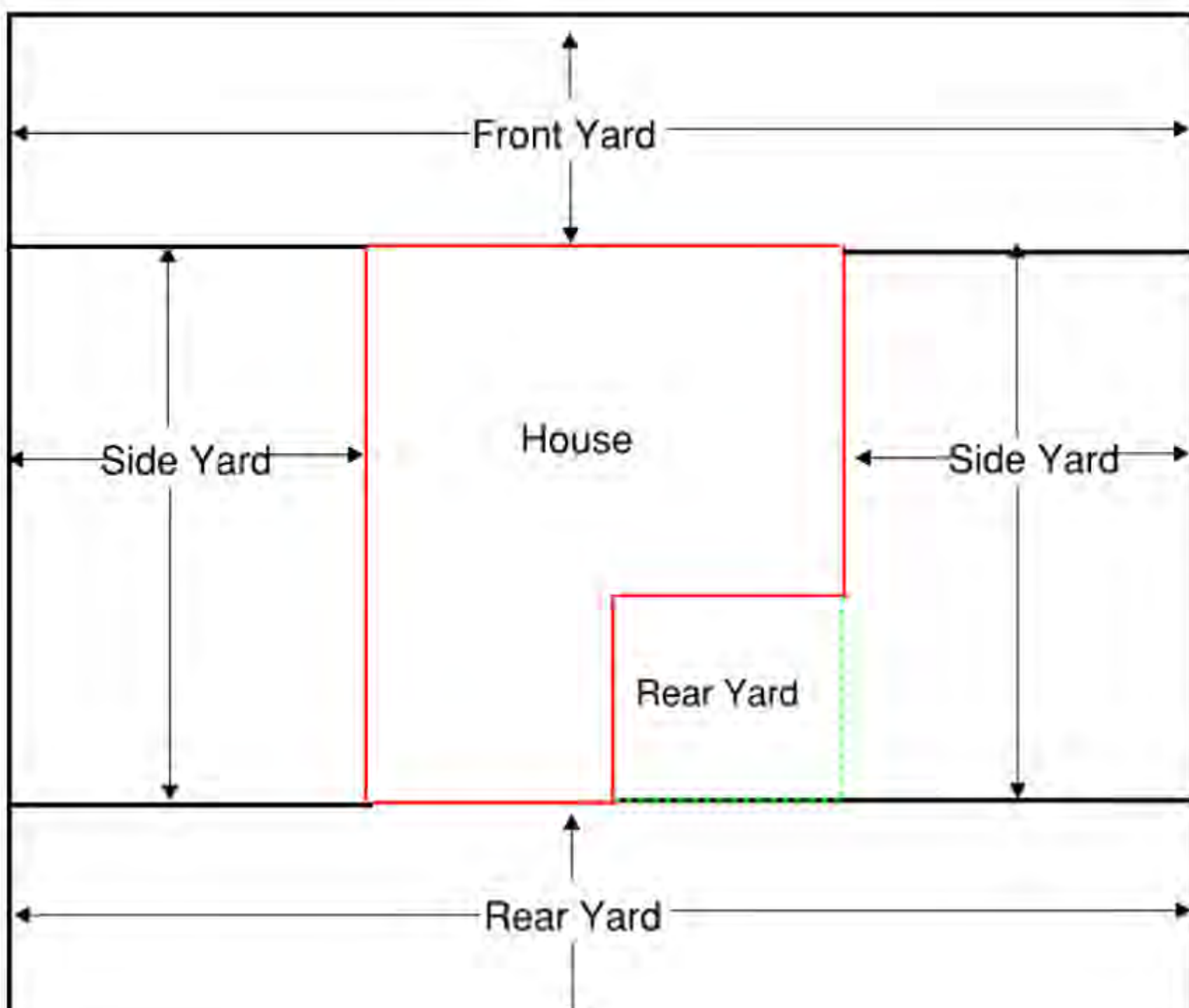
Variance from the placement requirement for a swimming pool.

Section 6:2 - Use Conditions (18) Recreation Area, Private
Private recreation areas on single-family residential lots may be permitted in all residential districts subject to the district requirements and the following conditions:

B. Swimming Pool Requirements

1. Swimming pools shall be located in the rear yard.
2. Swimming pools shall be set back not less than 5 feet.
3. Setback requirements for swimming pools shall be the same as those for accessory buildings.
4. Swimming pools shall not occupy more than 50 percent of the rear yard.
5. Lighting for swimming pools shall have proper shielding from glare.

The applicant is requesting a Variance from the requirement as outlined in the Ordinance, interpretation and diagram of a yard

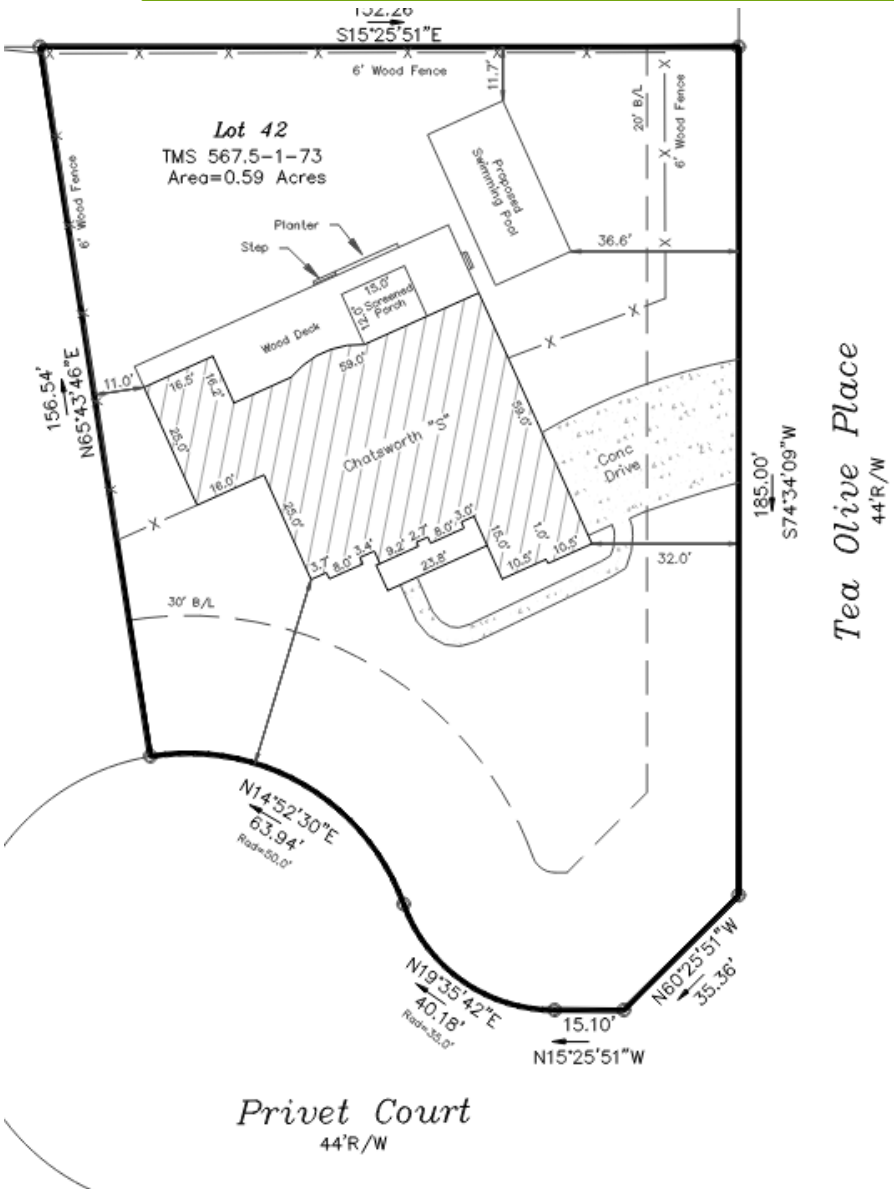


Variances – Considerations

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-21-35 Zoom



CB-21-35

Posting in both directions



CB - 21- 35 Posting

Privet Ct and Tea Olive Pl



CB- 21- 35 Photos

Across Privet Ct



Across Tea Olive Pl



CB - 21-35 Photos

Left of House



Right of House



CB-21-36

- **Applicant:** COURTNEY DERSCH
- **Project Type:** Use by Special Exception
- **Address:** 125 Pinelands Pl, Travelers Rest SC 29690
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed on 5-25-21

Location

- Pineland Place, off Pine Forest Road
- Hwy 25/Little Texas Road intersection

Request

Use by Special Exception to allow manufacturing of Clay products as a home occupation.



Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of clay products is not listed as an approved home occupation.

Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

Uses 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.

CB - 21-36 Photos

Subject Property



CB - 21-36 Photos

Right of Residence



Left of Residence



CB - 21-36 Photos

Across Pinelands Place



Samples CB-21-36



CB-21-37

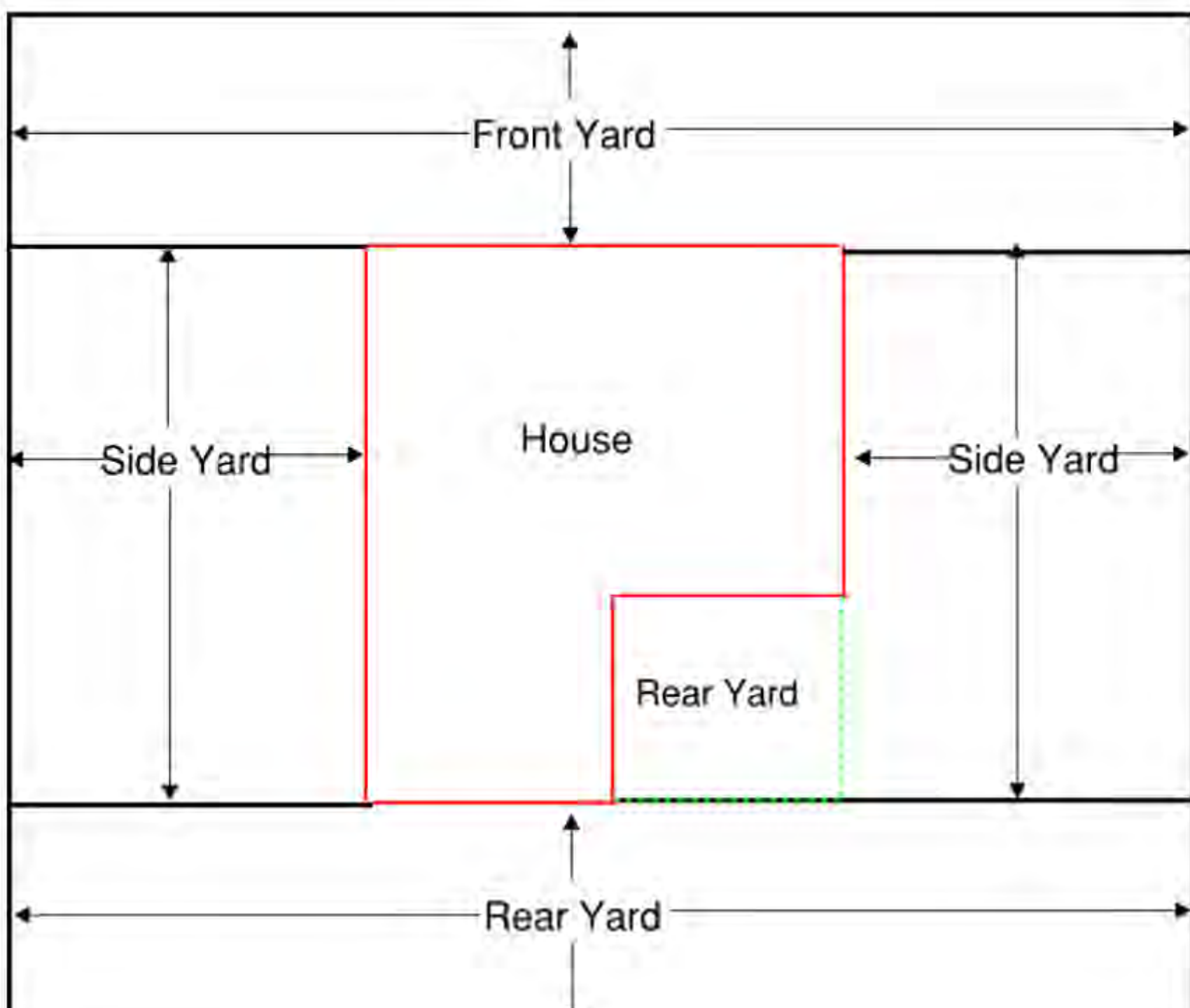
- **Applicant:** CHRISTOPHER GREGORY
- **Project type:** Variance
- **Address:** 1210 Farris Bridge Rd, Greenville SC 29611
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 5/25/21

CB-21-37

- Farris Bridge Road by Old Farris Bridge Road
- Saluda River/Pickens County Line

Request

Variance to allow placement of solar panels in the front yard.



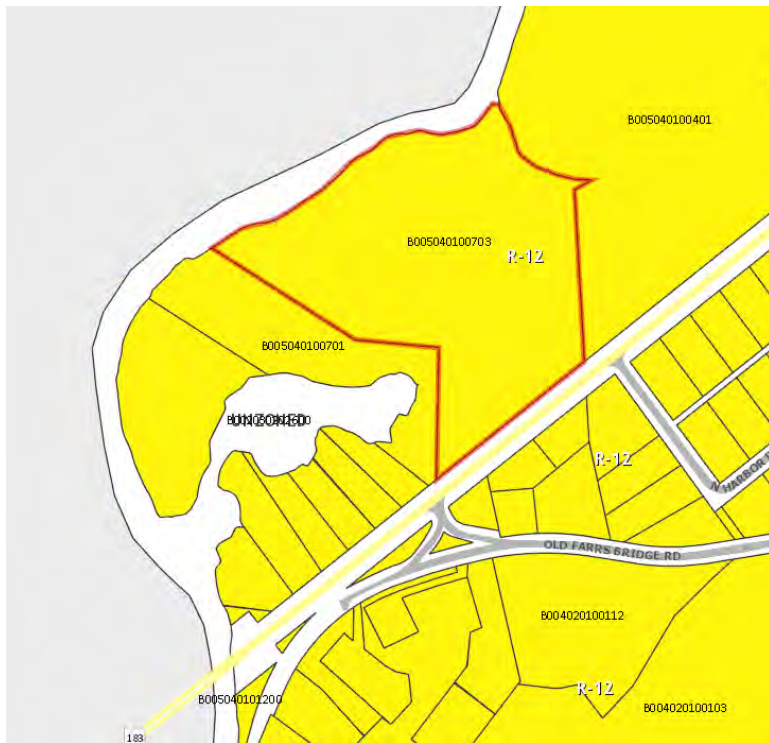
Variations – Considerations

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.

Project CB-21-37

Zoning



Aerial



CB-21-37

Flood Plain



Location of proposed Solar Panel



Aerial View



CB - 21- 37 Posting

Posting in both directions



CB- 21- 37 Photos

View of Front



View across Farris
Bridge Road



CB - 21-37 Photos

Close up Front Yard



CB-21-38

- **Applicant:** CHASITY MEDLIN
- **Project Type:** Home Occupation
- **Address:** 341 W. Caroline St, Greenville SC 29611
- **Zoning:** R-15; Single-Family Residential District
- **Posting:** Confirmed on 05/25/21

Location

- W. Caroline St near Lockman Dr.
- Off Staunton Bridge Road

Request

Allow manufacturing of soy candles for sale via the internet
as a Home Occupation

Section 5.5 and Table 6.1 of Greenville County Zoning Ordinance:

Home Occupation as a permitted use in the residential district based on compliance with Condition (13) which includes a list of approved home occupations.

Manufacturing of candles is not listed as an approved home occupation. Therefore, approval is required from the BZA.

Conditional Use (13) of the Greenville County Zoning Ordinance:

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.

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

- 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 retail sale of merchandise manufactured off the premises except for products related directly to the service performed
- 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

Conditional Use (13) of the Greenville County Zoning Ordinance, cont.

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

Further:

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1.

The following home occupations shall be permitted. The Board of Zoning Appeals in accordance with the provisions of Article 3 and the aforementioned requirements may permit other home occupations

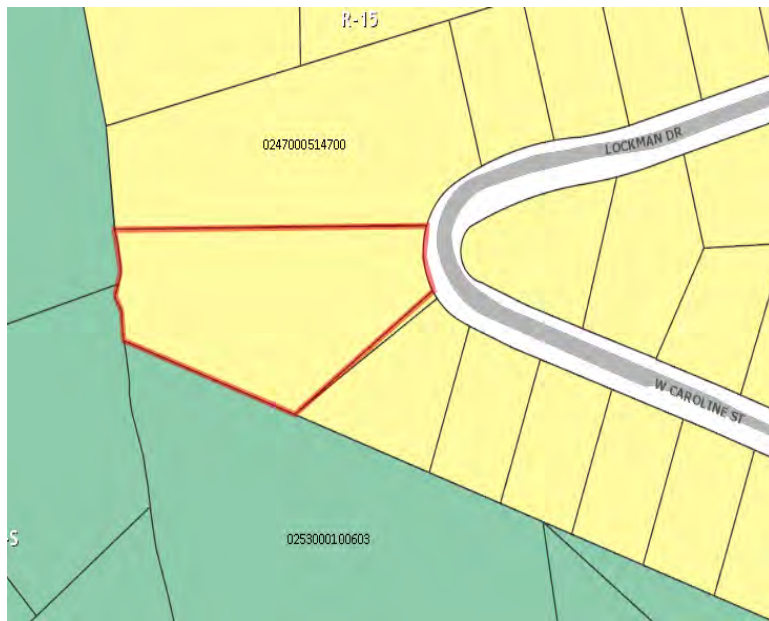
Uses by Special Exception Considerations

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:

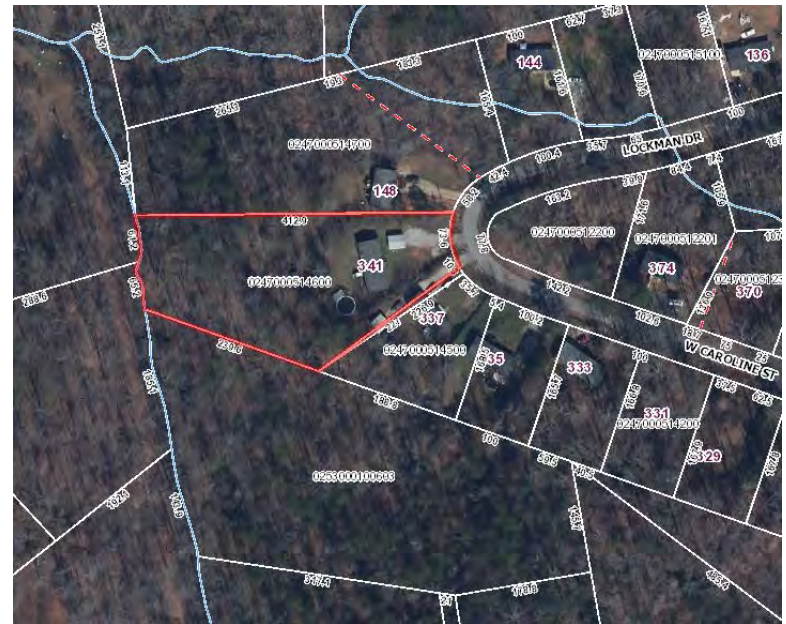
- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate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

Project CB-21-38

Zoning



Aerial View



CB-21-38

Posting from both directions on W Caroline Dr.



CB-21-38

Front of Residence & Right of Residence



CB-21-38

Left of Residence



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment