



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

MEETING MINUTES

August 11, 2021

Board Members Present:

1. Barber, Teresa
2. Farrar, Brittany
3. Godfrey, Laura
4. Hamilton, Paul
5. Hattendorf, Mark – Vice Chairman
6. Hollingshad, Nicholas – Chairman
7. Mateševac, Kenneth
8. Shuman, Michelle
9. VACANT SEAT

Board Members Absent: N/A

Staff Present:

1. Joshua Henderson – Zoning Administrator
2. Meagan Staton – Deputy Zoning Administrator/Principal Planner
3. Austin Lovelace – Principal Planner
4. Brook Denny – Planner

The Greenville County Board of Zoning Appeals held its monthly meeting on Wednesday, August 11, 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 participated electronically via Zoom.

1. **Call to Order:** Chairman Nicholas Hollingshad called the meeting to order at 3:04 p.m.
2. **Invocation/Pledge:** Conducted by Vice Chairman Mark Hattendorf.
3. **Roll Call:** Attendance was taken by Ms. Brook Denny. Ms. Brittany Farrar participated in the meeting electronically via Zoom.
4. **Approval of Minutes and Adoption of Final Decisions and Orders of July 14, 2021:** The minutes were individually reviewed by the board. Chairman Hollingshad called the board's attention to the revisions sent via email. Ms. Brook Denny called the board's attention to the correction in language in the motion for case CB-21-39. Chairman Hollingshad commented on the changes made to the minutes, calling them clarifications in the language used. Additionally, Ms. Brook Denny called the boards attention to a scrivener's error made in CB-21-45, which resulted in the removal of the first paragraph under conclusions of law in case CB-21-45.

Vice Chairman Hattendorf made a motion to approve the minutes as revised by staff. 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.

Ms. Teresa Barber made a motion to approve the final decisions and orders. Ms. Michelle Shuman seconded the motion. There was no discussion. The motion carried, resulting in a vote 8-0 in favor. There was one vacant seat.

5. **Hearing Procedures/Regulations:** Chairman Hollingshad stated the purpose and provided an overview of the procedures for Board of Zoning Appeals hearings for the benefit of the applicants and visitors present. Ms. Meagan Staton introduced the PowerPoint into the minutes as an exhibit and stated the conditions under which decisions and rulings may be made by the Board of Zoning Appeals as outlined in the Greenville County Zoning Ordinance, including Section 3:4.1, Section 11:1, and Conditional Use (13).

6. **New Business**

i. **CB-21-46 – RICK PACE**

BACKGROUND

The property is located on Saluda Dam Road, west of the intersection of White Horse Road (Highway 25) and Saluda Dam Road.

The applicant is requesting a Use by Special Exception to allow placement of a new utility building for farm use at a church.

FINDINGS OF FACT

On Tuesday, July 27, 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 list "Church/Related Activities" as a use by special exception in the R-S District.

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 .918 acre. This parcel consists of approximately 10.16 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 site plan submitted reflects compliance.
- **Section 11.3.3 - Off-Street Parking:** parking shall be provided in accordance with Section 12.2 and Table 12.1.

The site plan submitted reflects compliance.

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

The representative present for this application was Mr. Stacy Lee.

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 11.1, as previously read into the record.

In response from a question from the board, Mr. Joshua Henderson called the board's attention to the garden on site. He further clarified staff's understanding that the building in question will be supplemental to the existing garden and the use of the church rather than an agriculture use.

Mr. Lee presented the application to the board. He informed the board the desire to build a 16' by 28' building for the storage of farm equipment for the existing garden.

Conclusions of Law

The application was reviewed by the Board. In response to a question from the Board, Mr. Lee elaborated on the type of equipment to be stored in the proposed building. He stated that he was unsure of where the equipment is currently stored. In response to a question from the Board, Mr. Lee stated that the garden is a vegetable garden for the churches use only.

With reference to the request for the Use By Special Exception, Vice Chairman Hattendorf made a motion to grant the Use By Special Exception based on the conditions as outlined in Section 11.1 being met; particularly:

- A. The use meets all required conditions; *per the staff report the use meets all required conditions pertaining to the site;*
- B. The use is not detrimental to the public health or general welfare; *per testimony from the applicant, they already have the garden in place and this building will house the equipment to maintain the garden, and is therefore not detrimental;*
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services; *this site is already being used for church and other activities and the garden is already there.*
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses; *as we have heard from staff and the applicant, this is not really changing the specific use this building is being created for, and because the site plan when submitted will reflect compliance prior to the issuance of a certificate of occupancy.*

Mr. Paul Hamilton and Mr. Kenneth Matesevac seconded the motion. There was no opposition. The motion carried, resulting in a vote of 8-0 in favor. There was one vacant seat.

ii. **CB-21-47– NICOLE VAZQUEZ – WITHDRAWN**

iii. **CB-21-48– CHARELS OSBORNE CRIBB**

BACKGROUND

This property is located on Lake Circle Drive off Altamont Road in Greenville in the Environmentally Sensitive District – Paris Mountain.

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

FINDINGS OF FACT

On Tuesday, July 27, 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 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 from placement requirements for a pool.

Zoning Ordinance, 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:

- 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.

The representative present for this application was Mr. Osborne Cribb.

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 Section 3:4.1.

Vice Chairman Hattendorf asked a question to staff regarding considerations for the ESD-PM, Environmentally Sensitive District – Paris Mountain. Mr. Joshua Henderson informed the Board that there would be no additional considerations required in the granting of a variance.

Mr. Cribb presented the application to the Board. He informed the Board of the decision to place the swimming pool in the side yard due to the large slope in the rear yard, the current utilization of the side yard as the play area of the home, and the lack of visibility from the road. Additionally, Mr. Cribb stated that the project would be extremely expensive if the swimming pool were to be constructed in the rear yard.

Conclusions of Law

The application was reviewed by the Board. Mr. Paul Hamilton called out the location of the septic tank on the subject property. Mr. Cribb elaborated that the property has an active septic and drain field that would make construction of the pool in the rear yard difficult. In response to a question, Mr. Cribb outlined the proposed dimensions of the pool.

In a response to a question from the Board, Mr. Henderson explained to the Board the process in which staff prepares packets and the impacts it has on the scale of the drawing.

With reference to the request of a Variance, Ms. Laura Godfrey made a motion to correct and approve the Variance as requested on the following basis; particularly:

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property; *heavily wooded parcel in the Paris Mountain conservation district, consideration included no disturbance to the existing tree canopy and run off with placement of the pool, the variance provides a more appropriate location to maintain the tree canopy and natural lay of the land*
- B. These conditions do not generally apply to other property in the vicinity; *each piece of property in this area is unique in the layout of the vegetation and its siting to be consistent with the special district*
- 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; *it would be detrimental to this property and the neighborhood should application of the ordinance be enforced to place the pool behind the house*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good; *due to the siting of this house above the roadway and the pool would not be visible to the neighbors or adjoining properties*

Mr. Kenneth Matesevac seconded the motion. There was no opposition.

Ms. Teresa Barber made a friendly amendment, citing the intent of the ESD-PM District in the Greenville County Zoning Ordinance which encourages the proper and safe placement of structures in conformance with the natural landform, landscaping, and existing plant life.

Ms. Laura Godfrey and Mr. Kenneth Matesevac both agreed to the amendment.

The motion carried, resulting in a vote of 8-0 in favor. There is one vacant seat.

iv. CB-21-49 – EMILY SWARINGEN

BACKGROUND

The property is located on Jones Mill Road near the intersection of Goldsmith Road and Jones Mill Road and the City of Fountain Inn.

The applicant is requesting a Use by Special Exception to allow for construction of an In-Line Amplifier on a residential zoned parcel.

FINDINGS OF FACT

On Tuesday, July 27, 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 "Public Utility" as a Use by Special Exception in the R-S District.

Section 7:3.2, Table 7:4, Nonresidential Setback/Height Requirements in the R-S

Zoning district shows the following:

- **FRONT** - 40 -feet from edge of road right-of-way
- **SIDES** - 25 feet from property lines
- **REAR** - 5 feet from property line

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.

The site plan submitted reflects compliance.

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.

Representatives present for this application were Ms. Emily Swearingen and Mr. Dylan DeVito.

There was three citizens in opposition; Andy Sloan, James Gibbs, Taylor Sloan to this application.

Mr. Austin Lovelace presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Section 11.1, as previously read into the record. Mr. Lovelace called the Boards attention to the site plan.

Ms. Swearingen presented the application to the Board. She informed the Board there was coordination with the property owner back in May to construct an in-line amplifier and fiber optic hut that would be serviced by a fiber optic line that is already in the right-of-way.

Ms. Swearingen called the Boards attention to the proposed site plan referencing the layout of the site allowing for one 12 by 40 foot hut with fencing surrounding the facility.

Mr. Andy Sloan presented his opposition to the Board. He informed the Board of the location of his property relative to the site. He additionally, called the Boards attention to a historically site in close proximity to the request. Mr. Sloan informed the Board of his beliefs that the request will be detrimental to the general welfare, and requested a vote of denial.

Mr. James Gibbs presented his opposition to the Board. He informed the Board that his property is located immediately to the right of the subject property, and stated his belief that the installation of an in-line amplifier hut will impact his property value. Additionally, Mr. Gibbs stated that he believes the requested use is too commercial for the current residential and agricultural area. Mr. Gibbs called out commercial sites located approximately one mile from the requested location which he felt would be a better suited for the fiber optic hut. Additionally, Mr. Gibbs sited concerns with the construction of the site requiring the blasting due to a historic dam on his property.

Conclusions of Law

The application was reviewed by the Board. In response to a question, Mr. Patterson answered a question regarding what in-line amplification is and what will occur inside the proposed hut, stating that in-line amplifier huts are mini data centers that amplify the signal of the fiber optic lines and are required to be placed every 50 miles to ensure the signal is sufficiently boosted. Mr. DeVito also stated that the stacks of servers are monitored remotely.

Ms. Swearingen answered questions from the Board regarding the height and material of the proposed hut.

Ms. Laura Godfrey asked the applicant to elaborate on the type of equipment that will be required to be installed to handle the volume of electrical use, and the noise which the equipment will generate. In repose to the question, Ms. Swearingen stated that the only additional equipment that will be required will be a backup generator. Additionally, Ms. Swearingen answered questions pertaining to the shielding of onsite lighting.

In response to a question from the Board, Mr. Gibbs demonstrated where his house is located in relation to the hut.

In response to a question to the applicant, Ms. Swearingen provided clarification regarding the stone wall shown on the site plan. Additionally, Ms. Swearingen specified the type of fencing to be installed around the site.

Vice Chairman Hattendorf called out the right-of-way agreement submitted with the application; Vice Chairman Hattendorf requested that the applicant clarify if the right-of-way has already been secured. In response to the question, Ms. Swearingen clarified that the right-of-way was pending the applicant's success on obtaining a Use by Special Exception. Additionally, in response to a question from the Board, Mr. DeVito elaborated on the 50 mile locational requirement, stating that they have approximately a .50 mile window to place the hut. Vice Chairman Hattendorf asked the opposition for clarification on the relationship with the applicant.

In response to a question from the Board, Ms. Swearingen explained the volume of properties in the area which they have looked into for the proposed use. Additionally, Mr. DeVito elaborated on the age of the existing line. Further, Mr. DeVito explained that the reasoning for needing the amplifier at this location. Mr. DeVito described the process of acquiring property for amplifiers and the nature of the locations in which they construct their in-line amplifier stations.

In response to a question for staff, Mr. Joshua Henderson clarified the screening requirements for public utilities in relation to cell tower requirements.

In response to a question towards the applicant, Ms. Swearingen explained to the Board the nature of future submittals if the proposed location was denied by the Board. In response to the question, Mr. Gibbs suggested the applicant look at the commercially zoned parcels in the area.

In response to the question regarding the feasibility of placing the amplifier on commercial sites, Ms. Swearingen explained that the line does not run along the side of the road that the school is located, and further explained her inability to solicit a response from a Greenville County Schools Representative regarding utilization of the site.

In response to a question from the Board, Ms. Swearingen explained the plans related to grading of the site, in response to testimony from the opposition regarding the historic dam. Further, Ms. Swearingen elaborated on the material to be used for the slab, site, and driveway.

Mr. Joshua Henderson called the Board's attention to a scrivener's error in the staff report, stating that the parcel number was incorrectly listed. Additionally, Mr. Henderson called out for the Board that if the building differed from what was approved then the application would have to be resubmitted to the Board.

With reference to the request of a Use by Special Exception, Vice Chairman Hattendorf made a motion to deny the Use by Special Exception as on the following basis; particularly:

- A. The use meets all required conditions; *The use does meet required conditions*
- B. The use is not detrimental to the public health or general welfare; *per testimony from adjacent property owners, the use would be detrimental. The opposition referenced the historic sites and structures adjacent to this site.*
- 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; *as we have heard testimony tonight, the applicant does have alternative locations for this use, and destruction of farm land and wooded land will violate the neighborhood character and will adversely affect the surrounding land uses as we have heard tonight.*

Mr. Paul Hamilton seconded the motion. Ms. Teresa Barber and Mr. Kenneth Matasevac voted against the motion.

The motion carried, resulting in a vote of 6-2 in favor of denial. There is one vacant seat.

v. **CB-21-50** – MATTHEW RUPERT – Administratively Withdrawn

vi. **CB-21-51** – ANDREW R. KNAUF

BACKGROUND

The property is located at the corner of Galphin Dr. and Gilstrap Dr. in the Forest View Subdivision.

The applicant is requesting a Use by Special Exception to allow the growing, harvesting, packaging, and delivering of Microgreens as a Home Occupation.

FINDINGS OF FACT

On Tuesday, July 27, 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). Growing, Harvesting, and packaging of Microgreens is not on the list of approved Home Occupations.

Condition (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'x2') 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

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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.

The representative present for this application was Mr. Andrew R Knauf.

There was one person opposition to this application, Ms. Leslie Smith.

Ms. Meagan Staton presented the facts as they pertained to the Greenville County Zoning Ordinance; particularly Section 11:1 and Conditional Use (13), as previously read into the record.

In response to a question from the Board, Mr. Henderson clarified for the Board this applications ability to fall under the Cottage Food Law, stating that as presented, micro-greens would not qualify for the SC Cottage Food Law.

Mr. Knauf presented the application to the Board. He informed the Board the scope of his operation, as well as his intent for delivery and sale at farmers markets. Further, he explained to the Board that his Micro-greens consist of vegetables, plants, and herbs, which will all be grown within the confines of his finished basement utilizing industrial racks and a lighting system.

Ms. Leslie Smith presented her opposition to the Board, stating that she has questions regarding the expansion of the business overtime, and if there will ever be in person retail of the micro-greens.

Conclusions of Law

The application was reviewed by the Board. In response to a question from the Board, Mr. Knauf clarified the growth cycle of his micro-greens. Further, Mr. Knauf stated that he will be leaving approximately 2 feet between the ceiling and his micro-greens. Concerning questions regarding the lighting system, Mr. Knauf elaborated to the Board the potential visibility of lights emitted from the house due to two windows located at grade level. In response to a question from the Board, Mr. Knauf addressed the questions proposed by the opposition, stating that the goal is to outgrow the basement in which the business would relocate to a commercial location. Additionally, he elaborated that there would only be delivery of purchases, customers will not be permitted to pick-up at his residence. Mr. Joshua Henderson called the Boards attention to the conditions listed under Condition (13) Home Occupations, in which this application will have to comply with, specifically, no onsite retail. Vice Chairman Hattendorf read the conditions listed under Condition (13), asking the applicant to verify that he can meet all conditions as listed. Mr. Knauf further explained to the Board that his deliveries will be done weekly in his personal vehicle.

With reference to the request of a Use by Special Exception, Mr. Kenneth Matesevac made a motion to approve the on the following basis; particularly:

- A. The use meets all required conditions; *per testimony, it does meet 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.

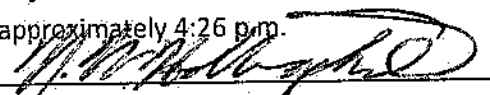
Ms. Michelle Shuman seconded the motion. There was no opposition.

In response to a question from the Board, Ms. Brook Denny elaborated on the considerations stated in the motion, specifically, item A. The use meets all required conditions. The motion carried, resulting in a vote of 8-0 in favor. There is one vacant seat.

7. **Announcements/Requests:** Vice Chairman Hattendorf requested an update from staff concerning the vacancy on the Board. Mr. Joshua Henderson informed the Board, that the appointment from County Council will fall to the next application cycle, and he would have to confirm that status with the clerk to council.

Vice Chairman Hollingshad stated his respects for Board Secretary Ms. Terry Abrahams relating to her recovery and return.

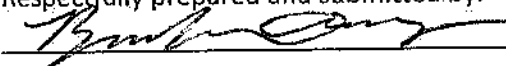
8. **Adjournment:** There being no further business to discuss, the meeting adjourned unanimously at approximately 4:26 p.m.



Nicholas Hollingshad, Chairman
Greenville County Board of Zoning Appeals

9-17-21
Date

Respectfully prepared and submitted by:



Brook Denny, Acting Secretary

Greenville County Board of Zoning Appeals

**August 11, 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-21-46

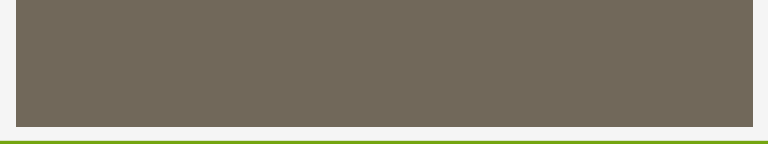
- Applicant: Rick Pace
- Project type: Use by Special Exception
- Address: 106 Saluda Dam Rd, Greenville SC 29611
- Zoning: R-S, Residential Suburban District
- Posting: Confirmed 7/27/21

CB-21-46

- Saluda Dam Road off White Horse Road
- Near Berea SC DMV

Request

Use by Special Exception to allow placement of a new utility building for farm use at a church.



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.

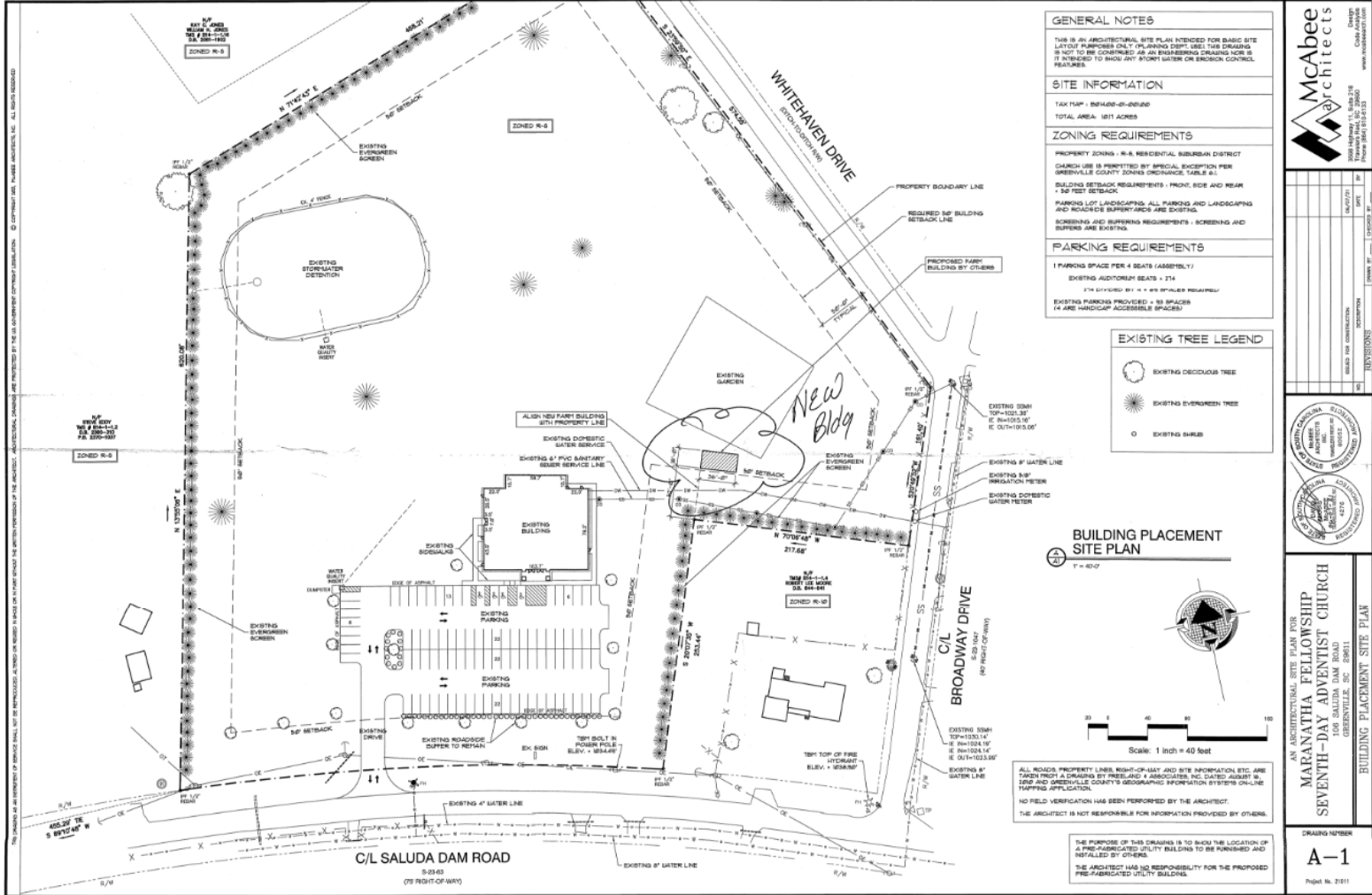
The site plan submitted reflects parking, screening and buffering requirements for the existing use/site. The plan review/permit process will ensure compliance prior to issuance of a C.O.

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.

Survey



GENERAL NOTES

THIS IS AN ARCHITECTURAL SITE PLAN INTENDED FOR BASIC SITE LAYOUT PURPOSES ONLY. IN-ANNUAL EXIST. USES THIS DRAWING IS NOT TO BE CONSIDERED AS AN ENGINEERING DRAWING NOR IS IT INTENDED TO SHOW ANY SPORTS LINES OR ENGINEERING FEATURES.

SITE INFORMATION

TAX MAP - 18426-01-0020
TOTAL AREA: 1.011 ACRES

ZONING REQUIREMENTS

PROPERTY ZONING - R-6, RESIDENTIAL SUBURBAN DISTRICT
DENSITY USE IS PERMITTED BY SPECIAL EXCEPTION PER WENDELL COUNTY ZONING ORDINANCE TABLE A.1.
BUILDING SETBACK REQUIREMENTS - FRONT, SIDE AND REAR - 5 FEET SETBACK.
PARKING LOT LANDSCAPING, ALL PARKING AND LANDSCAPING AND ROADSIDE BUFFERLANDS ARE EXISTING.
SCREENING AND SUPPORTING REQUIREMENTS - SCREENING AND SUPPORTING ARE EXISTING.

PARKING REQUIREMENTS

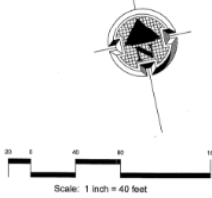
1 PARKING SPACE PER 4 SEATS (ASSEMBLY)
EXISTING ADDITIONAL SEATS = 274
77% PROVIDED BY 11 x 8 SPACERS REQUIRED
EXISTING PARKING PROVIDED = 98 SPACES
14 ARE HANDICAP ACCESSIBLE SPACES

EXISTING TREE LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- EXISTING SHRUB

BUILDING PLACEMENT SITE PLAN

1" = 40'-0"



ALL ROAD, PROPERTY LINES, RIGHT-OF-WAY AND R/W INFORMATION ETC. ARE TAKEN FROM A DRAWING BY PREBLAND & ASSOCIATES, INC. DATED AUGUST 19 2008 AND WENDELL COUNTY'S GEOGRAPHIC INFORMATION SYSTEMS ONLINE TRAPPING APPLICATION.

NO FIELD VERIFICATION HAS BEEN PERFORMED BY THE ARCHITECT.
THE ARCHITECT IS NOT RESPONSIBLE FOR INFORMATION PROVIDED BY OTHERS.

THE PURPOSE OF THIS DRAWING IS TO SHOW THE LOCATION OF A PRE-FABRICATED UTILITY BUILDING TO BE FURNISHED AND INSTALLED BY OTHERS.

THE ARCHITECT HAS NO RESPONSIBILITY FOR THE PROPOSED PRE-FABRICATED UTILITY BUILDING.



McAbee
architects

1000 W. BROADWAY
GREENVILLE, SC 29601
PH: 864.633.1111
WWW.MCABEEARCHITECTS.COM

NO.	DATE	DESCRIPTION	BY	CHKD.



REGULATORY BOARD OF PROFESSIONAL ENGINEERS
STATE OF SOUTH CAROLINA

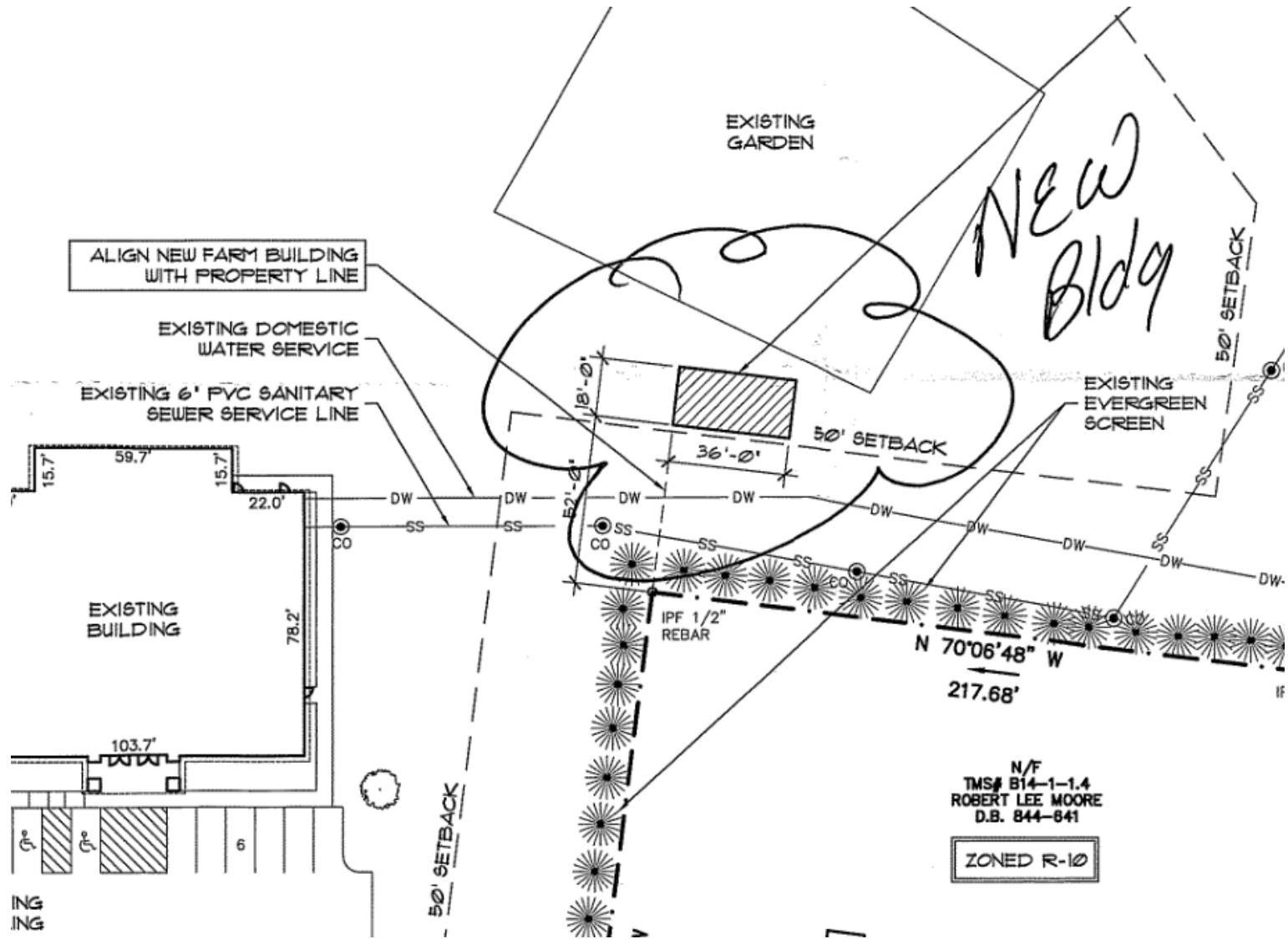


REGULATORY BOARD OF PROFESSIONAL ENGINEERS
STATE OF GEORGIA

AN ARCHITECTURAL FIRM OF THE
**MARANATHA FELLOWSHIP
SEVENTH-DAY ADVENTIST CHURCH**
1000 W. BROADWAY
GREENVILLE, SC 29601

BUILDING PLACEMENT SITE PLAN

DRAWING NUMBER
A-1
Project No. 2101

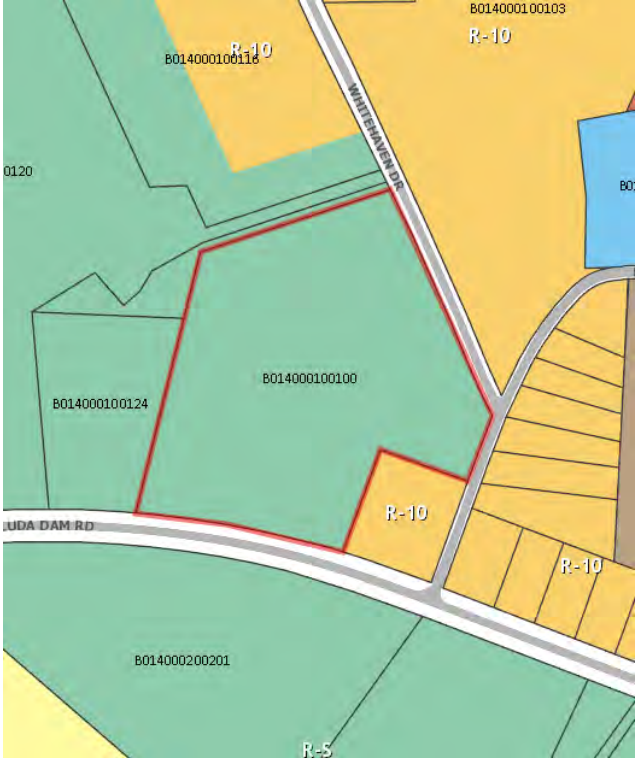


N/F
 TMS# B14-1-1.4
 ROBERT LEE MOORE
 D.B. 844-841

ZONED R-10

Project CB-21-46 - Location

Zoning



Aerial



CB-21-46

Subject Property View



Subject Property View
to the Right



Project CB-21-46

Sign Posting on Saluda Dam Rd.



CB-21-46

Left of the subject property



Across Saluda Dam Rd.



CB-21-47 – Withdrawn by Applicant

- **Applicant:** Nicole Lucia Vazquez
- **Project type:** Use by Special Exception
- **Address:** 101 Briton Way., Greenville, SC 29615
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed 7/27/21

CB-21-40

- Bron Way off at Blacks Dr.
- In the Brockfield West Neighborhood.

Request

Use by Special Exception to allow for the retail of firearms, ammunition, and accessories 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.

On site retail of firearms, ammunition, and accessories is not a listed use.

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 use 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 of the **Greenville County Zoning Ordinance** states the Board may grant permission for those uses which are in accordance with the following conditions:

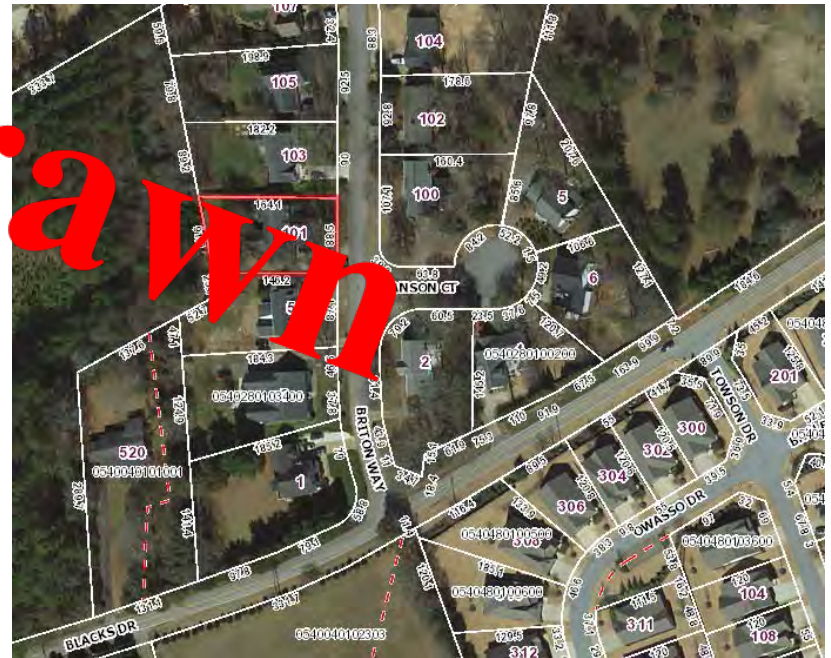
- A. The use meets all required conditions;
- B. The use is not detrimental to the public health or general welfare;
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services;
- D. The use will not violate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

Project CB-21-47 - Location

Zoning



Aerial



CB - 21- 47 Posting

Sign Posting in both directions

Withdrawn



CB- 21- 47 Photos

Subject Property

Across Britton Way



Withdrawn

CB - 21-47 Photos

Left of Subject Property



Right of Subject Property



CB-21-48

- Applicant: Charles Osborne Cribb
- Project type: Variance
- Address: 220 Lake Circle Dr, Greenville SC 29609
- Zoning: ESD-PM; Environmentally Sensitive District – Paris Mountain
- Posting: Confirmed 7/27/21

CB-21-48

- Lake Circle Dr off Altamont Rd
- Paris Mountain

Request

Variance allow for placement of a swimming pool in the side yard

Variances – Considerations

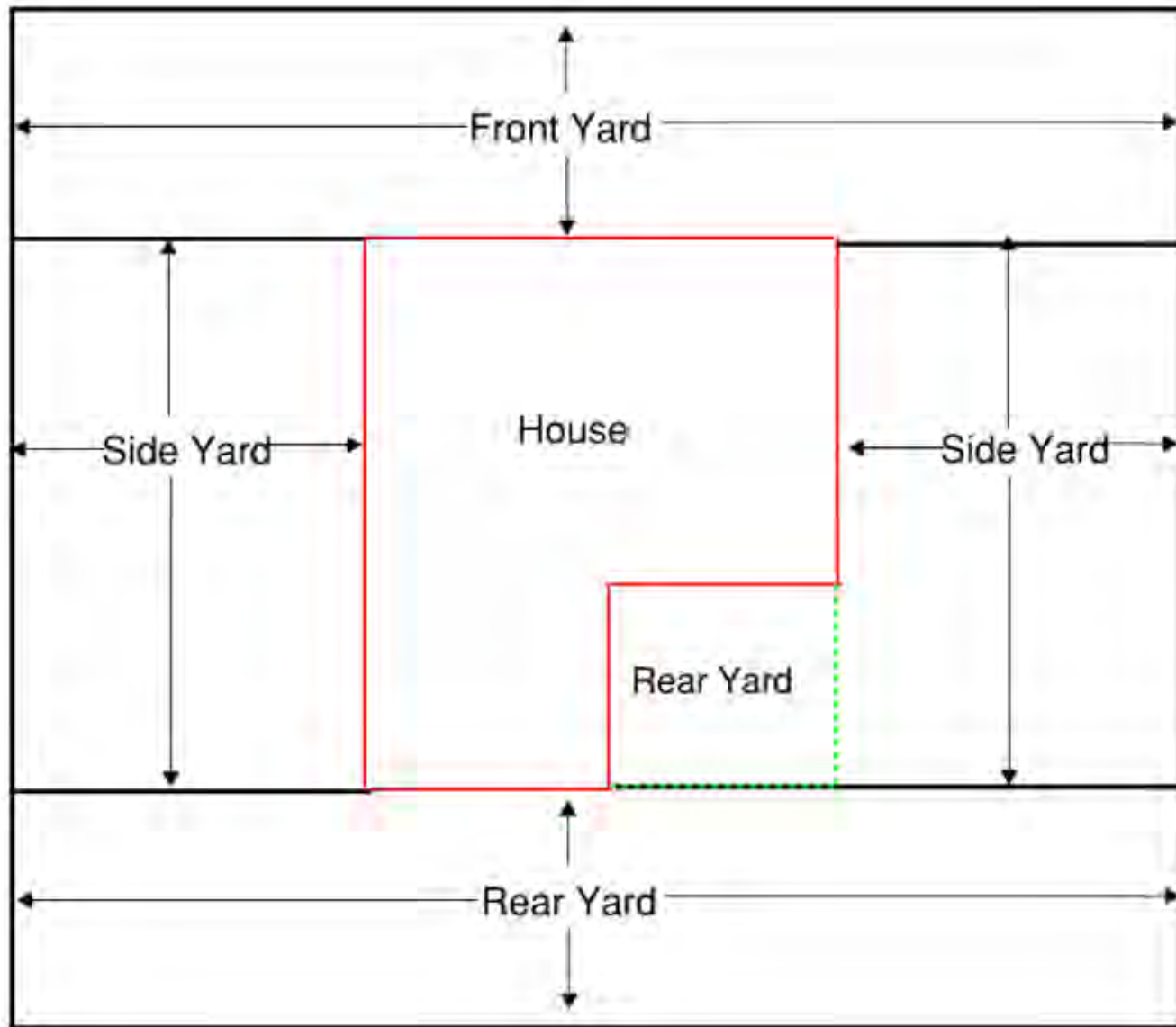
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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.

Section 6:2 – Use Conditions 18-B states the following: 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 placement requirements for a pool.

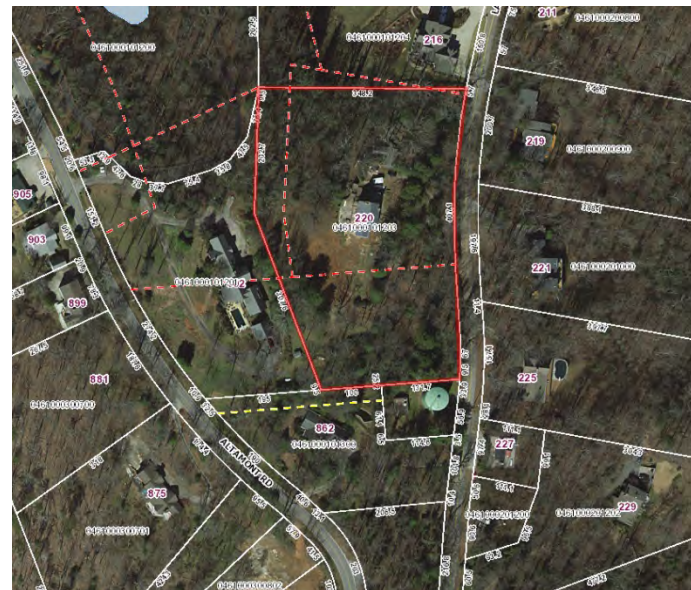


Project CB-21-48 - Location

Zoning



Aerial



Project CB-21-48

Sign Posting in both directions



CB-21-48

Subject Property



Project CB-21-48

Left of Subject
Property



Right of Subject
Property



Project CB-21-48

Across Lake Circle



CB-21-49

- **Applicant:** Emily Swearingen of AECOM for John Sloan
 - **Project type:** Use by Special Exception
 - **Address:** 1335 Jones Mill Rd, Fountain Inn SC 29644
 - **Zoning:** R-S; Residential Suburban District
- Posting:** Confirmed 7/27/21

CB-21-49

- Jones Mill Rd off Scuffletown Rd
- City of Fountain Inn

Request

Use by Special Exception to allow for a public utility on site.

Section 7:3.2, Table 7:4 & Section 11:7 of the Greenville County Zoning Ordinance

Section 7:3.2, Table 7:4, Nonresidential Setback/Height Requirements in the R-S Zoning district shows the following:

- **FRONT** - 40 -feet from edge of road right-of-way
- **SIDES** - 25 feet from property lines
- **REAR** - 5 feet from property line

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.

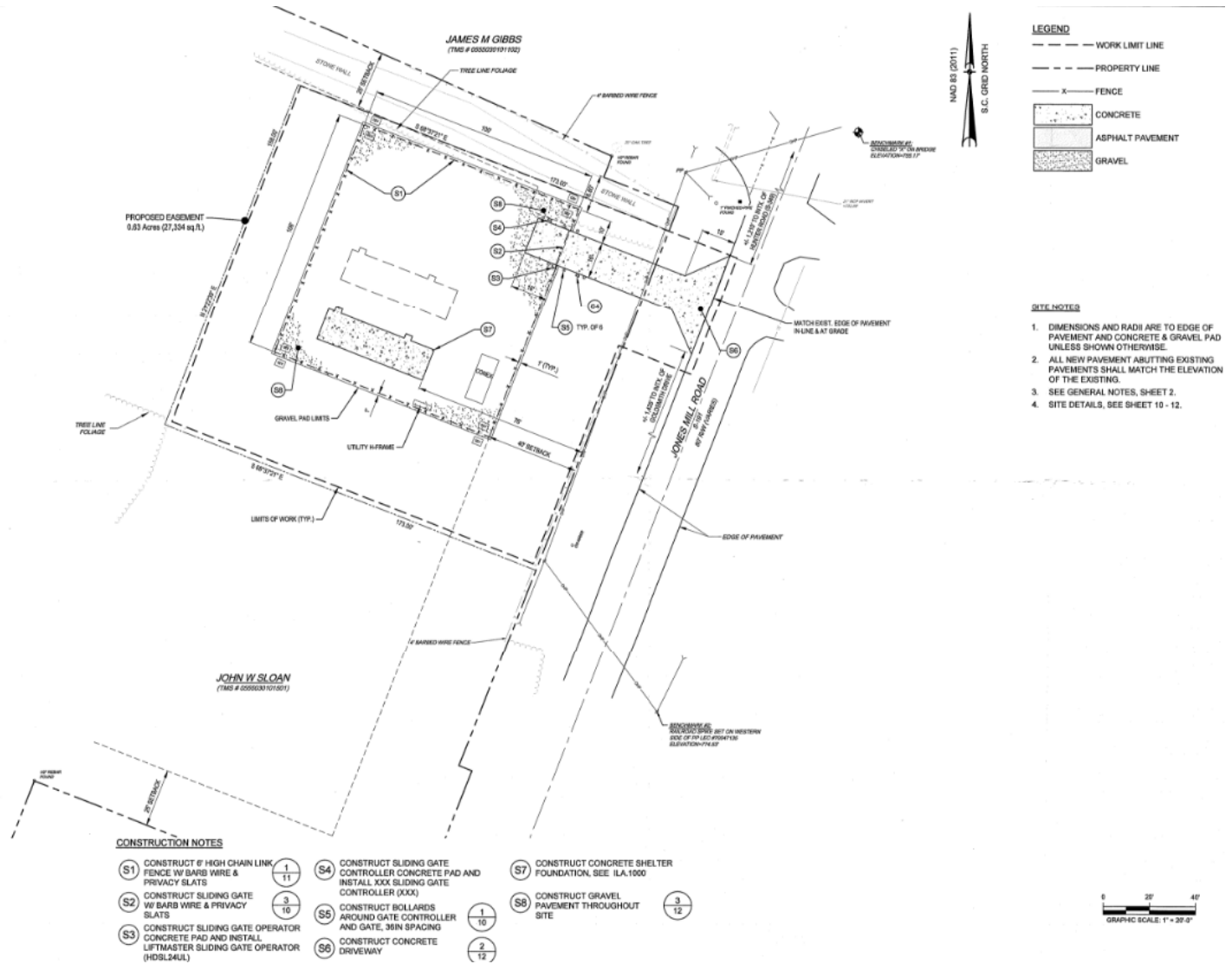
The site plan submitted reflects compliance.

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:

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CB-21-49 Site Plan



CB-21-49

Subject Property



Right of Subject Property



CB - 21- 49 Posting

Left of Subject Property



Across Jones Mill Rd



CB-21-51

- **Applicant:** Andrew Robert Knauf
- **Project Type:** Use by Special Exception
- **Address:** 300 Galphin Dr., Greenville SC 29609
- **Zoning:** R-12; Single-Family Residential District
- **Posting:** Confirmed on 7/27/21

Location

- Galphin Dr. at Gilstrap Dr.
- Forest View Subdivision

Request

Use by Special Exception to allow for the growing, harvesting, and delivering of Microgreens 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.

Growing, Harvesting, and delivering Microgreens not a listed use.

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:

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

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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

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CB - 21 - 51- Location

Zoning



Aerial



CB - 21-51 Photos

Sign Posting on
Galphin Dr.



Sign Posting on
Gilstrap Dr.



CB - 21-51 Photos

Subject Property



Rear of Subject Property



CB - 21-51

Left of Subject Property



Right of Subject Property



CB-21-51

Across Galphin Dr.



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment