



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

October 12, 2022

Board Members:

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

Staff Present:

1. Rashida Jeffers-Campbell – Planning Director
2. Lisa Mann – Planner II
3. Dean Miller – Planner II
4. Todd Baxley – Planner
5. Jessica McDuffie – Planner

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.
2. **Invocation/Pledge:** Conducted by Mr. Matesevac.
3. **Roll Call:** Attendance was taken by Ms. McDuffie.
4. **Election of Secretary:** Ms. Barber nominated Jessica McDuffie for Secretary of the Board. Dr. Hollingshad seconded the motion. The motion carried a 7- 0.
5. **Approval of Minutes and Adoption of Final Decisions and Orders of September 14, 2022:**
Mr. Matesevac made a motion to approve the minutes from the September 14, 2022 meeting. Dr. Hollingshad seconded. The motion carried with a 7- 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the September 14, 2022 meeting. Dr. Hollingshad seconded. The motion carried with a 7 - 0 vote.

6. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Mr. Miller introduced the PowerPoint 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.
7. **New Business**

i. CB-22-56, Clyde Douglas Lyon for LyonMetalArt:

This property is located at 10 Spring Valley Rd. The applicant is requesting a Use by Special Exception to allow for metal sculpture fabrication as a Home Occupation.

Staff presented and discussion ensued. Mr. Lyon stated that he proactively applied for a Home Occupation so that the business would be legal and above board. Ms. Farrar arrived at 3:13 pm.

Vice Chairwoman Godfrey asked how the client would be storing tanks, torches, and other metal making material. The applicant stated that he would be working in the basement, not the garage.

Chairman Hattendorf requested to know the hours of work. The applicant stated that this will take place between 8 am and 12 in the afternoon.

Vice Chairwoman Godfrey made a motion to approve the request for Use by Special Exception.

Ms. Barber seconded the motion. The motion carried with an 8 – 0 vote.

ii. CB-22-59, John Schlansker for YMCA Eastside:

This property is located at 1250 Taylors Rd. The applicant is requesting a Use by Special Exception to allow the construction of an approximate 8,700 sq. ft. new airnasium, an approximate 8,750 sq. ft. new musco pitch (outdoor game court), and an approximate 1,700 sq. ft. new fitness patio.

After staff's presentation, staff went on to advise that the request was for a Use by Special Exception to expand an existing use. The applicant was then explained the nature of their project. Mr. Schlansker advised that the project is a part of the organization's overall expansion plan to better serve the community with exercise, social recreation, youth sports, child-care, etc.

Staff advised that a use defined as "child-care" was not submitted in the request, which would require a separate Use by Special Exception. Chairman Hattendorf confirmed with the Board after speaking with the applicant that this was an existing nonconforming use in an existing building.

Mr. Hamilton made a motion to grant the Use by Special Exception. Ms. Farrar seconded the motion. The motion carries 8 – 0.

iii. CB-22-60, Sandra U. and Donald A. Daughtry:

This property is located at 7 Del Norte Blvd. 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.

Staff presented and discussion ensued. The applicant explained that they were putting in a pool. Unfortunately, the orientation of the property does not allow enough room to put a pool in the area that is considered the back yard. The pool would extend past the porch by 8 ft. and there will also be a fence. The property also slopes in a way that does not permit the pool to be rotated in another orientation.

Ms. Barber made a motion to approve the variance to allow the proposed swimming pool to encroach into the side yard by 8 ft. Ms. Farrar seconded the motion. The motion carried with an 8 – 0 vote.

iv. **CB-22-61 HELD, Clarence Sevillian**

v. **CB-22-62, Timothy M. Thomason for First Baptist Church of Simpsonville**

This property is located at 679 N. Harrison Bridge Rd. The property is located on the southwest corner of Rocky Creek Road and North Harrison Bridge Road. The applicant is requesting a Use by Special Exception to allow for the expansion of a church to add a 7,000 square foot building on site.

Staff presented and discussion ensued. The applicant explained that some improvements were associated with the growth and expansion of the church for future membership.

Mr. Matesevac made a motion to grant the Use by Special Exception. Ms. Shuman seconded the motion. The motion carried with an 8 – 0 vote.

vi. **CB-22-63, Brian K. Fowler for Suzanne Townes:**

This property is located at 6 Sun Flare Ct. 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.

Staff presented and discussion ensued. The applicant, Brian K. Fowler the contractor, clarified that the location of the pool is not in the defined side yard, but the front yard. The applicant raised concern regarding privacy and safety in addition to easement and topographical challenges towards the back of the property.

Chairman Hattendorf made a motion to conditionally approve the variance. Ms. Farrar seconded the motion. The motion did not carry as the Board deadlocked with a 4 – 4 vote. A second vote was held by Chairman Hattendorf who outlined the condition that the pool be no closer than 75 ft. from the front property line with a continuous evergreen screening of 6 ft. at time of planting. The motion did not carry as the Board deadlocked with a 4 – 4 vote.

Vice Chairwoman Godfrey made a motion to hold docket CB-22-63 until the next meeting to allow for more quantitative evidence to be presented. The motion was seconded Mr. Hamilton and Ms. Barber. The motion carried 8 – 0, unanimously.

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- vii. **CB-22-64 Administratively Withdrawn**, Robert C. Childs III of Childs Law Firm, LLC for Mac E. Snyder
- viii. **CB-22-65 Administratively Withdrawn**, David Nocella of Group 1.6, LLC for Nick Anabtawi
- ix. **CB-22-66**, David Nocella of Group 1.6, LLC for Celebration Church SC Inc., Heindrich & Georgie Shirley, Lead Pastors:

This property is located at 1441 Jonesville Rd. The property is located east of the intersection of Jonesville Rd. and McKinney Rd. The applicant is requesting a Use by Special Exception to build an approximately 2,400 sf. picnic shelter on the Church's premises.

Staff presented and discussion ensued. The applicant explained that the 2400 sq. ft. open air picnic shelter is a project in response to Covid-19. The structure is a covered structure but is still built in a manner that allows open air. After follow-up questioning by Chairman Hattendorf, the applicant advised that there are plans for a P.A. system and bible study sessions utilizing the shelter. Ms. Farrar questioned if the open air shelter would be utilized during hours that would be disruptive to the neighborhood. The applicant advised that the shelter is not intended to be used every Sunday. The open air shelter is intended for occasional use during Sunday school and bible study services.

Ms. Barber made a motion to approve a Use by Special Exception to allow the picnic shelter. Chairman Hattendorf requested that Ms. Barber amend the motion to include a condition that the building be built no closer than 200 ft. to the left property line in order to provide an appropriate buffer to the adjacent homes. Ms. Barber amended the motion to say that the picnic shelter cannot be built any closer than 200 ft. the adjoining subdivision to the left of the property. Ms. Shuman seconded the motion. The motion carried as amended with an 8 – 0 vote.

- x. **CB-22-67**, Leon Irby of LAI Real Estate, LLC for LAI Real Estate, LLC:

This property is located at 6013 Augusta Rd. The property is located on Augusta Road at the intersection of Augusta Rd. and E. Gantt St. The applicant is requesting a variance to side setbacks to encroach 7' into the required 15' left side (street) setback.

Staff presented and discussion ensued. The applicant explained the 7 ft. being requested is actually a part of the building. The building was there most likely before the 15 ft. setback requirement was in place.

Chairman Hattendorf asked about if there was a new use that triggered the setback requirement. Staff explained that because the setback requirement was triggered because the building had been vacant. Chairman Hattendorf requested further clarification on the use the applicant intended for the property. The applicant advised that it would be used as a restaurant.

Dr. Hollingshad made a motion to approve the variance to encroach 7' into the left side (street) setback. Ms. Farrar seconded the motion. The motion carried with an 8 – 0 vote.

xi. **CB-22-68, Kristen Cutri, RL:**

This property is located at 4 Tamrack Trl. The property is located north of the intersection of Tamrack Trl. and Highway 253. 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.

Staff presented and discussion ensued. The applicant explained that they would like to install a pool, but had restrictions due to the water quality buffer.

Chairman Hattendorf made a motion to approve a variance for the pool to be located on the side yard at a dimension of 90.4 ft. from the rear property line with the condition that there is also a privacy fence required on the front side of the pool, facing the street. Ms. Barber seconded the motion. The motion carried as amended with an 8 – 0 vote.

8. **Announcements/Requests**

Chairman Hattendorf expressed that the bylaws would be presented for adoption at the next meeting.

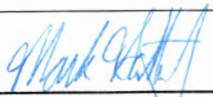
Chairman Hattendorf stated that he would like information from legal counsel on what should be done if the Board were to face a stalemate in the future. Chairman Hattendorf explained that he would like to know if this matter should be or has already been addressed in the bylaws.

Chairman Hattendorf and Dr. Hollingshad indicated options should be explored regarding common swimming pool cases.

Further discussion ensued regarding a need for quantitative evidence.

9. **Adjournment**

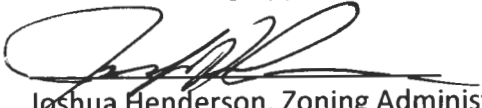
Chairman Hattendorf made a motion to adjourn the meeting. Dr. Hollingshad seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

11-9-22

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

October 12, 2022
PUBLIC HEARING

Greenville County Square
Conference Room D
3:00 p.m.

Use by Special Exception Considerations

Section 11:1 of the Greenville County Zoning Ordinance states the Board may grant permission for those uses which are in accordance with the following conditions:

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

Variance Considerations

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

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

CB-22-56

Applicant:	Clyde Douglas Lyon
Project Type:	Use by Special Exception
Address:	10 Spring Valley Rd., Greenville, SC 29615
Zoning:	R-20, Single-Family Residential District
Posting:	Confirmed 9/27/22

CB-22-56: Request

The property is on the northwest corner of Spring Valley Road and Berkshire Avenue, in Greenville.

The applicant is requesting a Use by Special Exception to allow for metal sculpture fabrication as a Home Occupation.

There have been no previous applications before the Board for this property.

CB-22-56: Use by Special Exception Requirements

- **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-22-56: 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' 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-22-56: Condition 13 – Home Occupation

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.

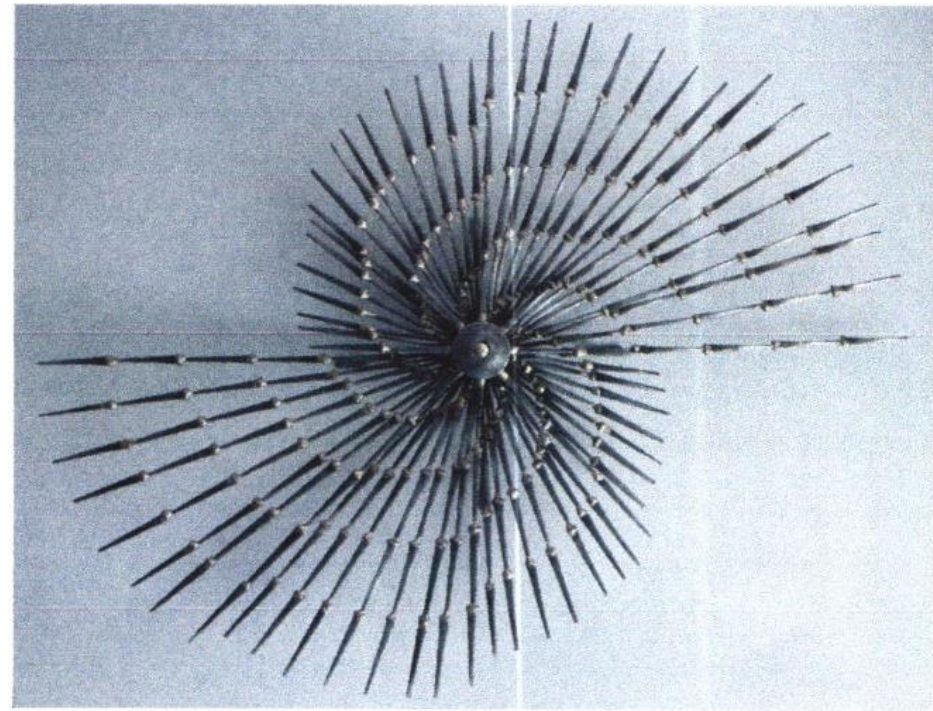
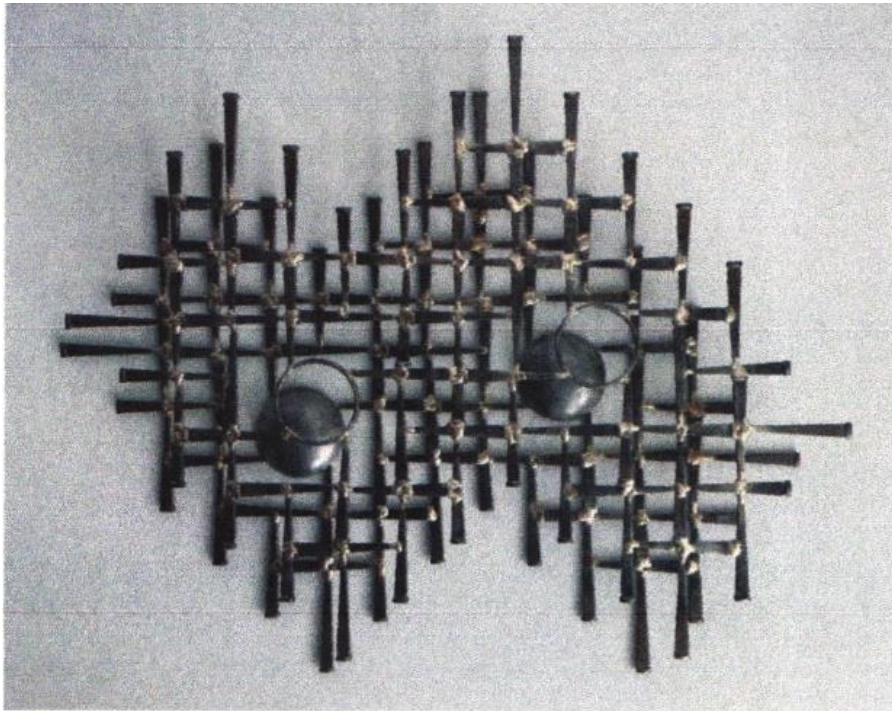
Barber / Beautician
Child day care home
Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
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-22-56: Use by Special Exception Considerations

The Board shall consider the following factors:

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

CB-22-56: Examples



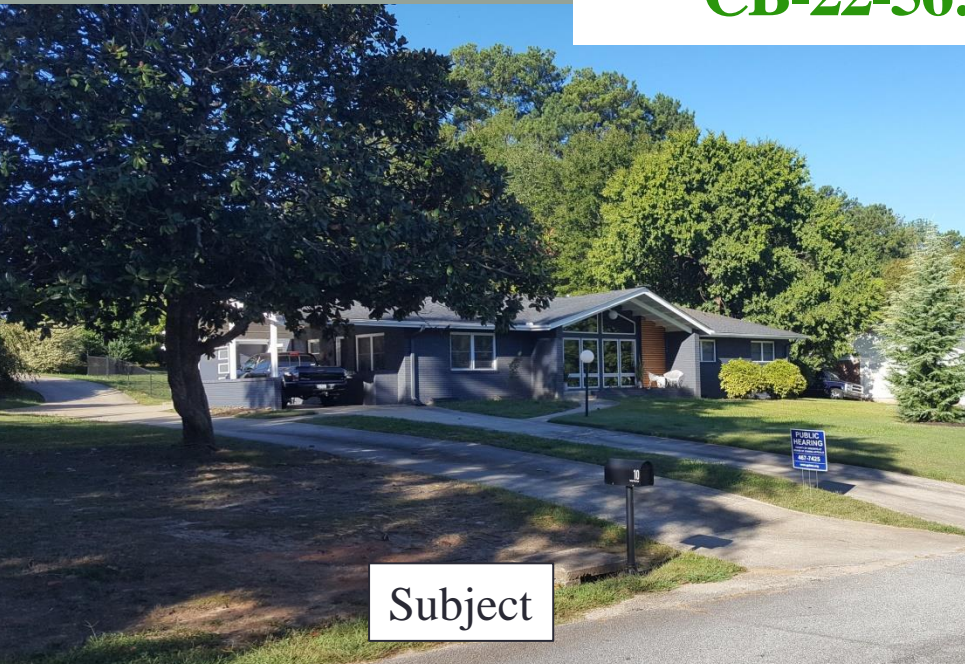
CB-22-56: Zoning Map



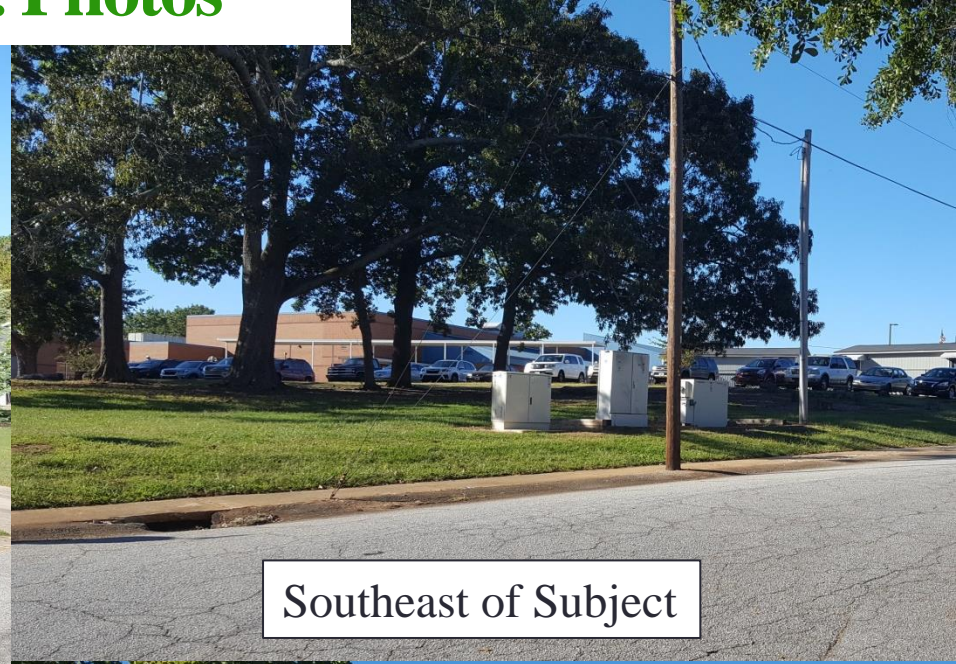
CB-22-56: Aerial Map



CB-22-56: Photos



Subject



Southeast of Subject



North of Subject



Northwest of Subject

CB-22-59

- Applicant:** John Schlansker for YMCA of Greater Greenville
- Project Type:** Use by Special Exception
- Address:** 1250 Taylors Road, Taylors, SC 29687
- Zoning:** R-15, Single-Family Residential District
- Posting:** Confirmed 9/27/22

CB-22-59: Request

The property is located west of Brushy Creek Road and north of Old Spartanburg Road.

The applicant is requesting a Use by Special Exception to allow the construction of an approximate 8,700 sq. ft. new airnasium, an approximate 8,750 sq. ft. new Musco Pitch (outdoor game court), and an approximate 1,700 sq. ft. new fitness patio.

On September 17, 2003 The Board of Zoning Appeals approved Docket CB-03-076 for a Use by Special Exception to conduct church services at the YMCA.

CB-22-59: Use by Special Exception Requirements

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation-(private/public/non-profit)” as a Use by Special Exception in the R-15, Single-Family Residential District.

Section 9:3.2 Expansion of Nonconforming Uses

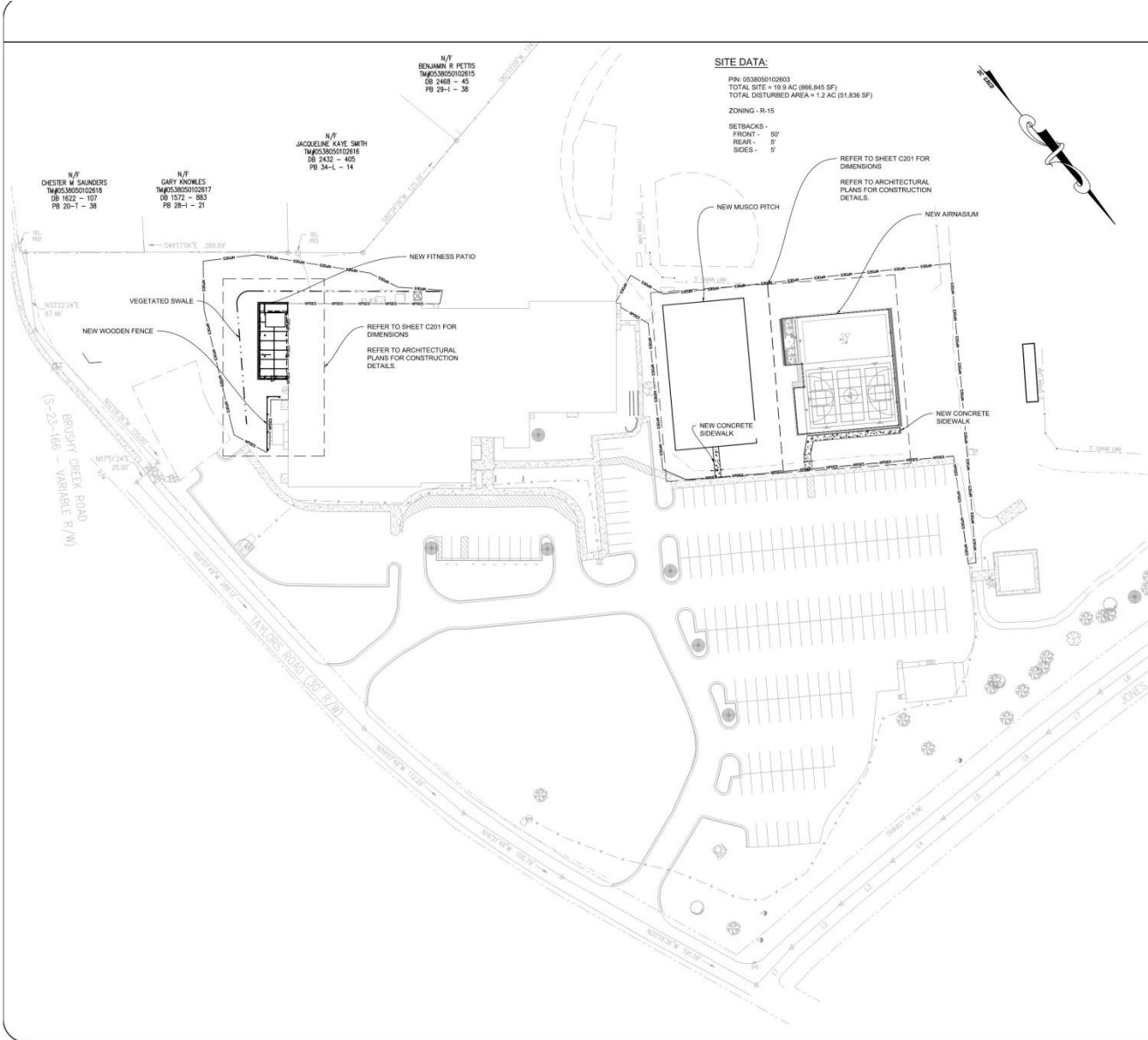
Nonconforming uses of land existing at the time of adoption of this Ordinance shall not hereafter be expanded in any way without the express review of the Board of Zoning Appeals.

CB-22-59: Use by Special Exception Considerations

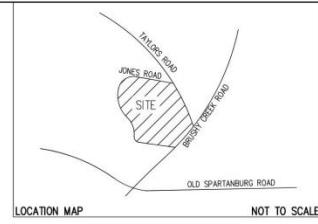
The Board shall consider the following factors:

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

CB-22-59: Site Plan



SITE DATA:
 PIN: 033805102003
 TOTAL SITE = 19.9 AC (866,845 SF)
 TOTAL DISTURBED AREA = 1.2 AC (51,836 SF)
 ZONING - R-15
 SETBACKS -
 FRONT - 50'
 REAR - 0'
 SIDES - 0'



- SITE NOTES:**
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES BY CALLING UTILITY LOCATION SERVICE AT 811 THREE (3) DAYS PRIOR TO CONSTRUCTION.
 - DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
 - ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
 - THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
 - ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
 - ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
 - ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
 - TRUNCATED DORIES ARE TYPICAL AT HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.

CAUTION

Know what's below.
Call before you dig.

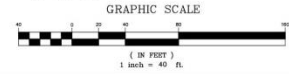
THE EXISTING UTILITIES SHOWN FOR THE CONTRACTOR'S CONSIDERATION ON THIS PLAN ARE OTHER THAN THE WORK ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, DEPTH AND TYPE OF UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HERS/ITS SOLE RESPONSIBILITY AT THE CONSTRUCTION SITE.

LEGEND

SYMBOLS	ABBREVIATIONS
□ CATCH BASIN	BL BUILDING LINE
○ DROP INLET	CL CENTERLINE
□ ELEC. TRANSFORMER	CT CRIMP TOP
+ ELEVATION (EXIST. GRADE)	DE DRAINAGE EASEMENT
* ELEVATION (FINISH GRADE)	EP EDGE OF PAVEMENT
• FIRE HYDRANT	FTE FINISHED FLOOR ELEVATION
○ GAS METER	FG FINISHED GRADE
□ GAS VALVE	IE INVERT ELEVATION
○ IRON PIN	IPS IRON PIN SET
○ IRON PIN OLD	IPD IRON PIN OLD
○ LIGHT POLE	M&C NAIL & CAP
○ MANHOLE (BELLSOUTH)	OT OPEN TOP
○ MANHOLE (ISS)	RB REBAR
○ MANHOLE (SS)	RCB REINFORCED CONCRETE PIPE
○ POWER POLE	R/W RIGHT OF WAY
○ TELEPHONE	SEE SANITARY SEWER EASEMENT
○ WATER METER	SL SETBACK LINE
○ WATER VALVE	ST SETBACK LINE
○ STORMWATER FLOW	VOP VITRIFIED CLAY PIPE
○ TRAFFIC FLOW	

LINE TYPES

- - - CABLE TV	- - - SANITARY SEWER - EXIST.
- - - CHAIN LINK FENCE (PROPOSED)	- - - SANITARY SEWER - NEW
- - - CHAIN LINK FENCE (EXISTING)	- - - SILT FENCE
- - - CONTOURS - EXIST. GRADE	- - - STORM SEWER - EXIST.
- - - CONTOURS - FINISHED GRADE	- - - STORM SEWER - NEW
- - - FIBER OPTIC	- - - UNDERGROUND POWER
- - - FORCE MAIN	- - - UNDERGROUND TEL.
- - - GAS LINE	- - - WATER LINE - EXIST.
- - - OVERHEAD POWER	- - - WATER LINE - NEW
- - - OVERHEAD TELEPHONE	- - - WOOD FENCE
- - - ROOF DRAIN - NEW	- - - LIMITS OF DISTURBANCE



SITE DESIGN, INC.
 CIVIL ENGINEERS, SURVEYORS, LANDSCAPE ARCHITECTS

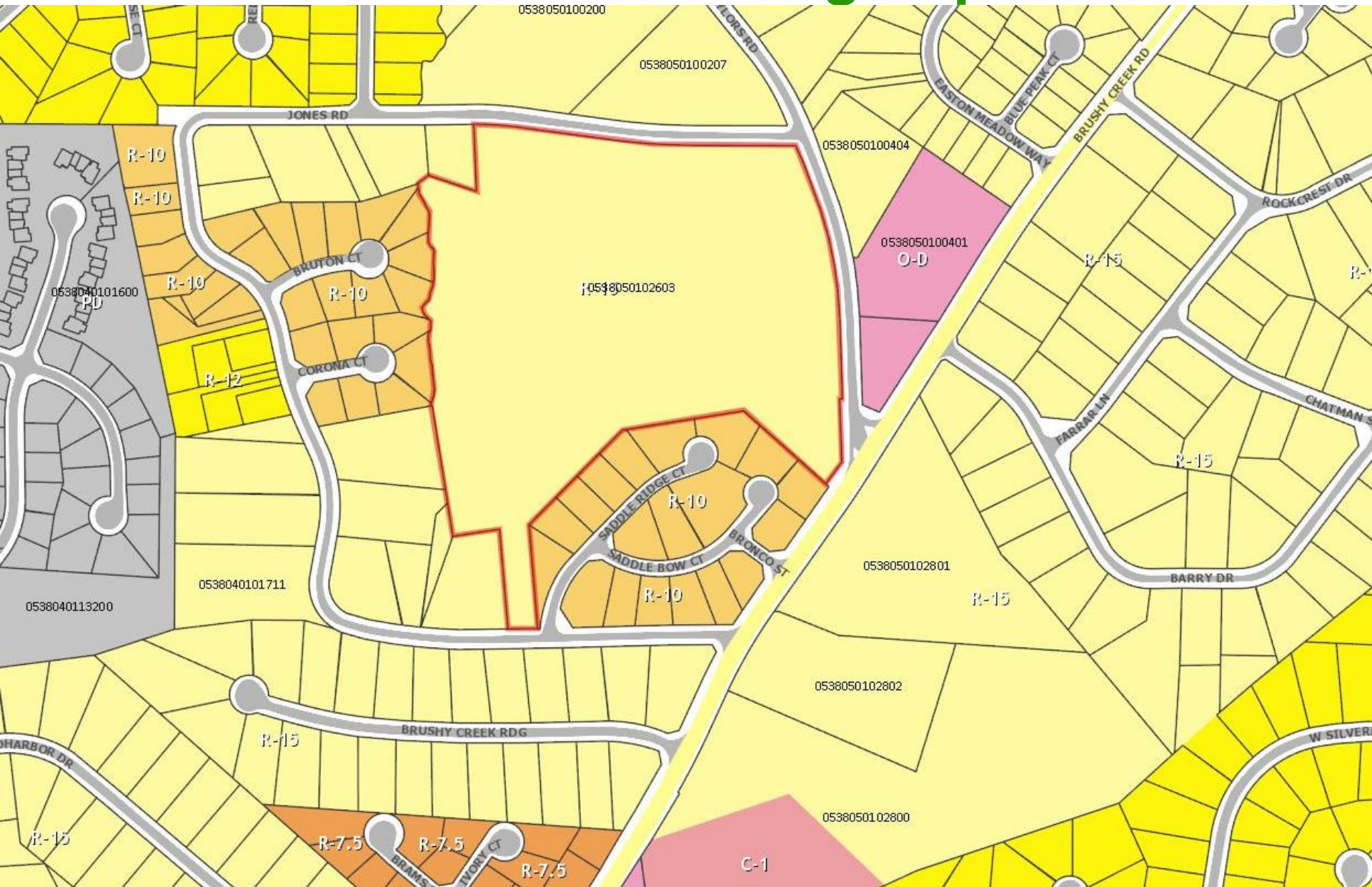
www.sitedesigninc.com
 1000 W. STATE ST. SUITE 200
 GREENVILLE, SC 29615
 PH: 864.671.1488

DATE: 08/15/2022
 S180430_BASE_SHEETS.dwg
 SHEET 3 OF 8
C200

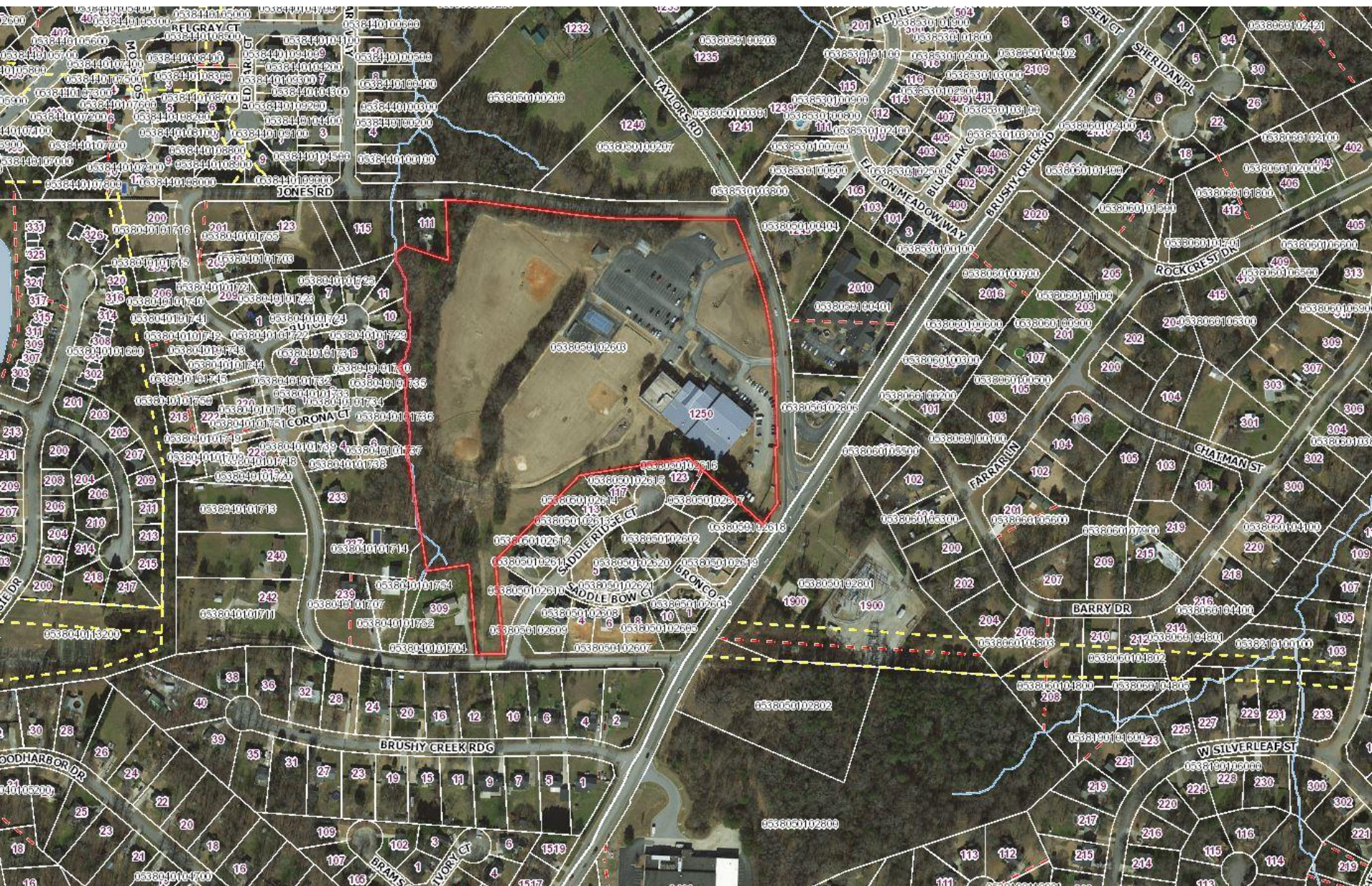
EASTSIDE FAMILY YMCA
 GREENVILLE COUNTY SOUTH CAROLINA

HORIZ. SCALE: 1" = 40'
 VERT. SCALE: N/A
 DESIGNED BY: CAG
 DRAWN BY: CAG
 CHECKED BY: PFM

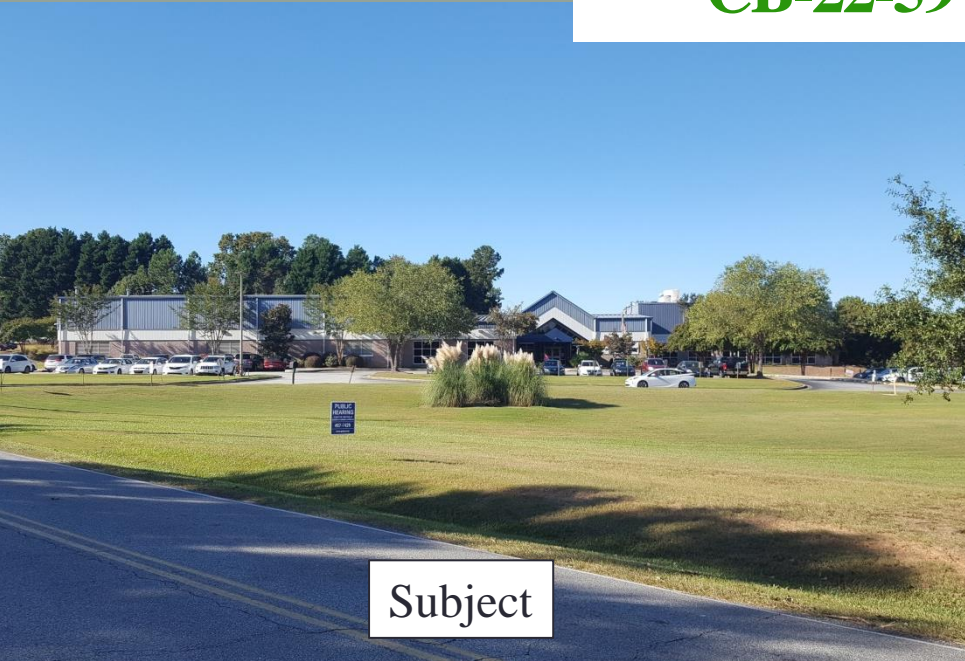
CB-22-59: Zoning Map



CB-22-59: Aerial Map



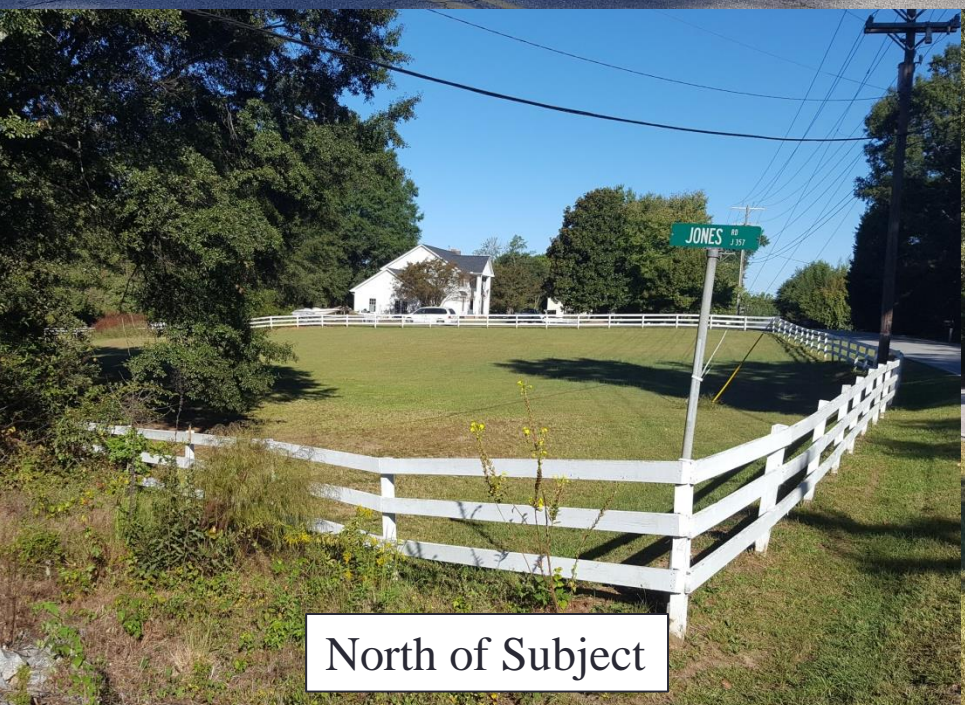
CB-22-59 Photos



Subject



South of Subject



North of Subject



East of Subject

CB-22-60

Applicant:	Sandra U. Daughtry and Donald A. Daughtry
Project Type:	Variance
Address:	7 Del Norte Boulevard, Greenville, SC 29615
Zoning:	R-12, Single-Family Residential District
Posting:	Confirmed 9/27/22

CB-22-60: Request

The property is located southeast of Wade Hampton Boulevard and north of Hudson Road.

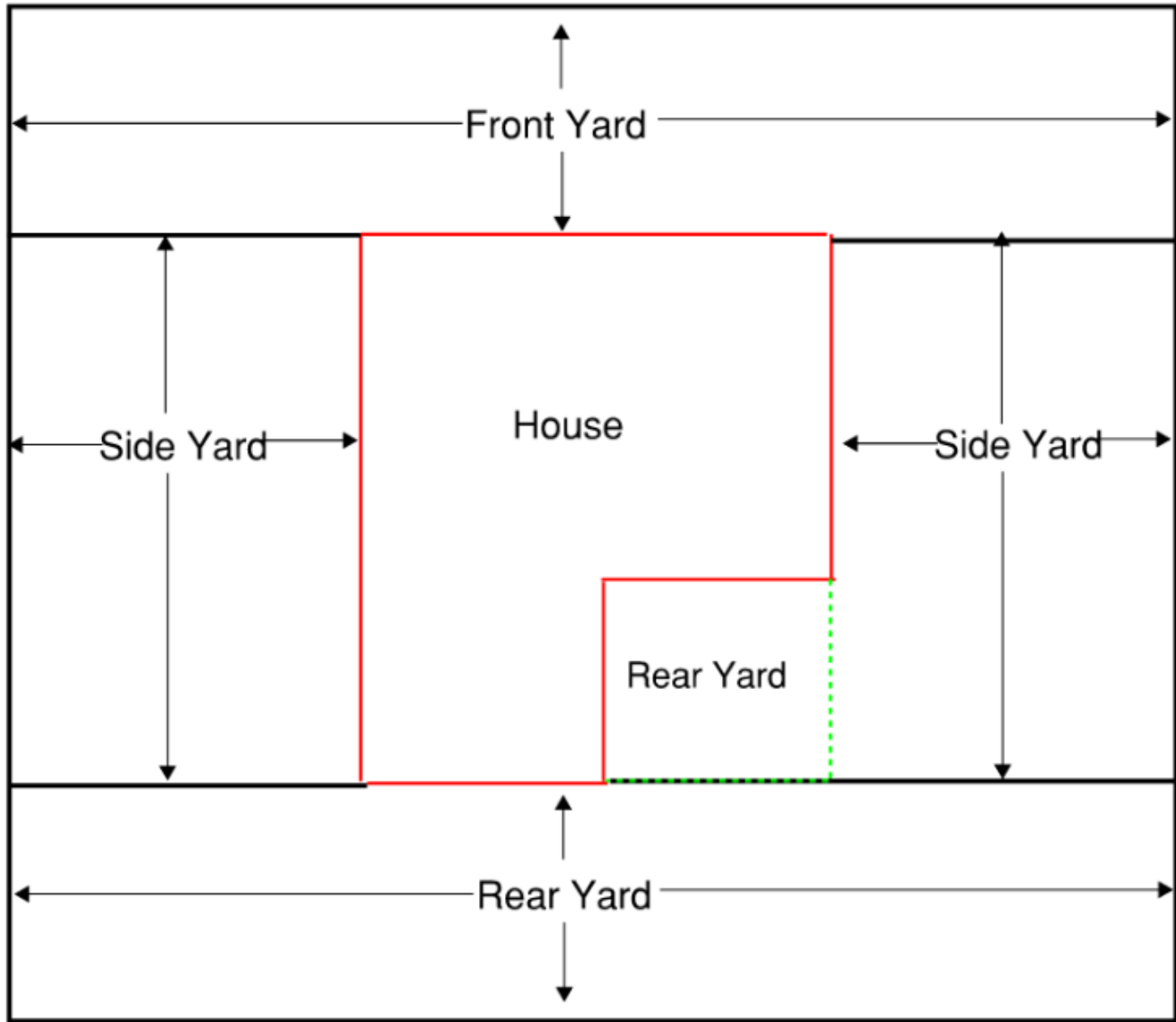
The applicant is requesting a variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance.

There are no prior applications before the BZA.

CB-22-60: Variance Considerations

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

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.



CB-22-60: Site Plan



CB-22-60: Zoning Map



CB-22-60 Photos



Subject



West of Subject



North of Subject



East of Subject

CB-22-61 HELD

Applicant:	Clarence Sevillian
Project Type:	Variance
Address:	605 Montebello Dr., Greenville, SC 29609
Zoning:	P-D, Planned Development District
Posting:	Confirmed 9/27/22

CB-22-61: Aerial Map



CB-22-62

- Applicant:** Timothy M. Thompson with Spatial Planning Innovations, LLC for First Baptist Church of Simpsonville
- Project Type:** Use by Special Exception
- Address:** 679 Harrison Bridge Road, Simpsonville, SC 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 9/27/22

CB-22-62: Request

The property is located on the southwest corner of Rocky Creek Road and North Harrison Bridge Road.

The applicant is requesting a Use by Special Exception to allow for the expansion of a church to add a 7000 square foot building on site.

On May 9, 2001 The Board of Zoning Appeals approved Docket CB-01-072 for a Use by Special Exception to allow a church.

CB-22-62: Use by Special Exception Requirements

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-M20, Multifamily Residential 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. The following variance is being requested: *Site meets this requirement*

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 applicant is requesting the following: *The two parcels are being combined into one and all setback requirements will be met*

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.*

CB-22-62: Use by Special Exception Requirements

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

11:3.5 Screening and Buffering – Screening shall be provided in accordance with the provisions set forth in Section 12:9, Screening and Buffering Requirements. *Will be reviewed for compliance during the Plan Review process.*

11:3.6 Church-Related Activities – The County shall not prohibit church-related activities in a single-family residence. Church-related activities are specifically defined to exclude regularly scheduled worship services.

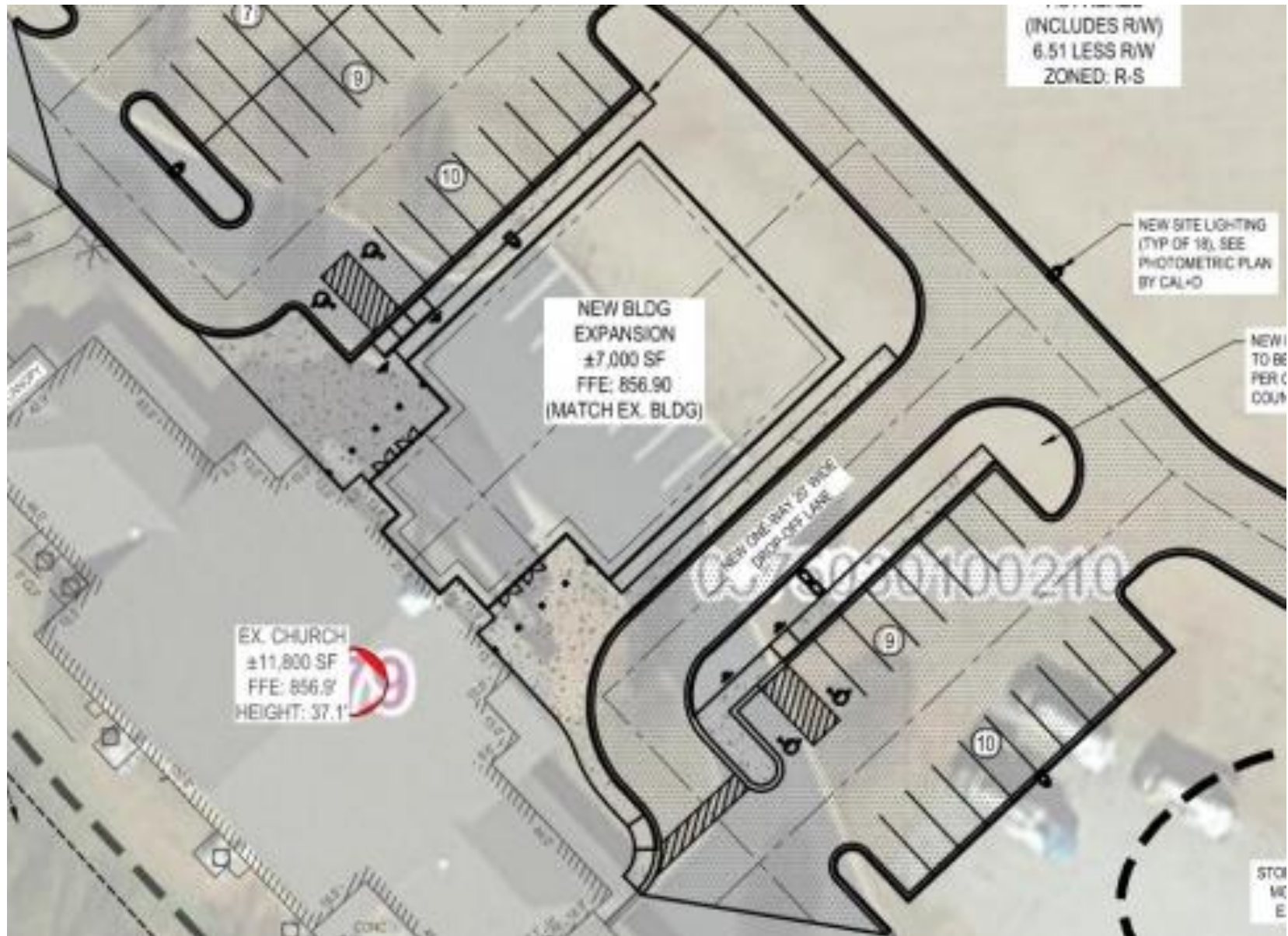
CB-22-62: Use by Special Exception Considerations

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

The Board shall consider the following factors:

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

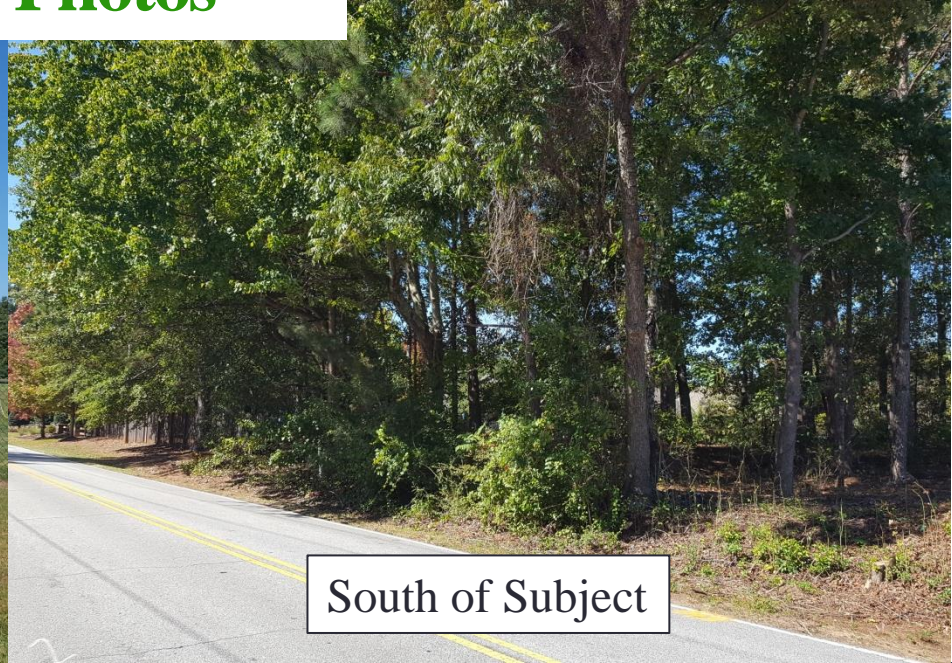
CB-22-62: Site Plan



CB-22-62 Photos



Subject



South of Subject



North of Subject



East of Subject

CB-22-63

Applicant:	Brian K. Fowler of BFK Builders for Suzanne Townes
Project Type:	Variance
Address:	6 Sun Flare Court, Greer, SC 29650
Zoning:	PD, Planned Development District
Posting:	Confirmed 9/27/22

CB-22-63: Request

The property is located east of Boiling Springs Road and south of Devenger Road.

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.

There are no prior applications before the BZA.

CB-22-63: Variance Considerations

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

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

CB-22-63: Site Plan

Sunflare Ct - 46' X 27' POOL WITH INFINITY EDGE AND LOWER POOL AND 8' X 8' SPA



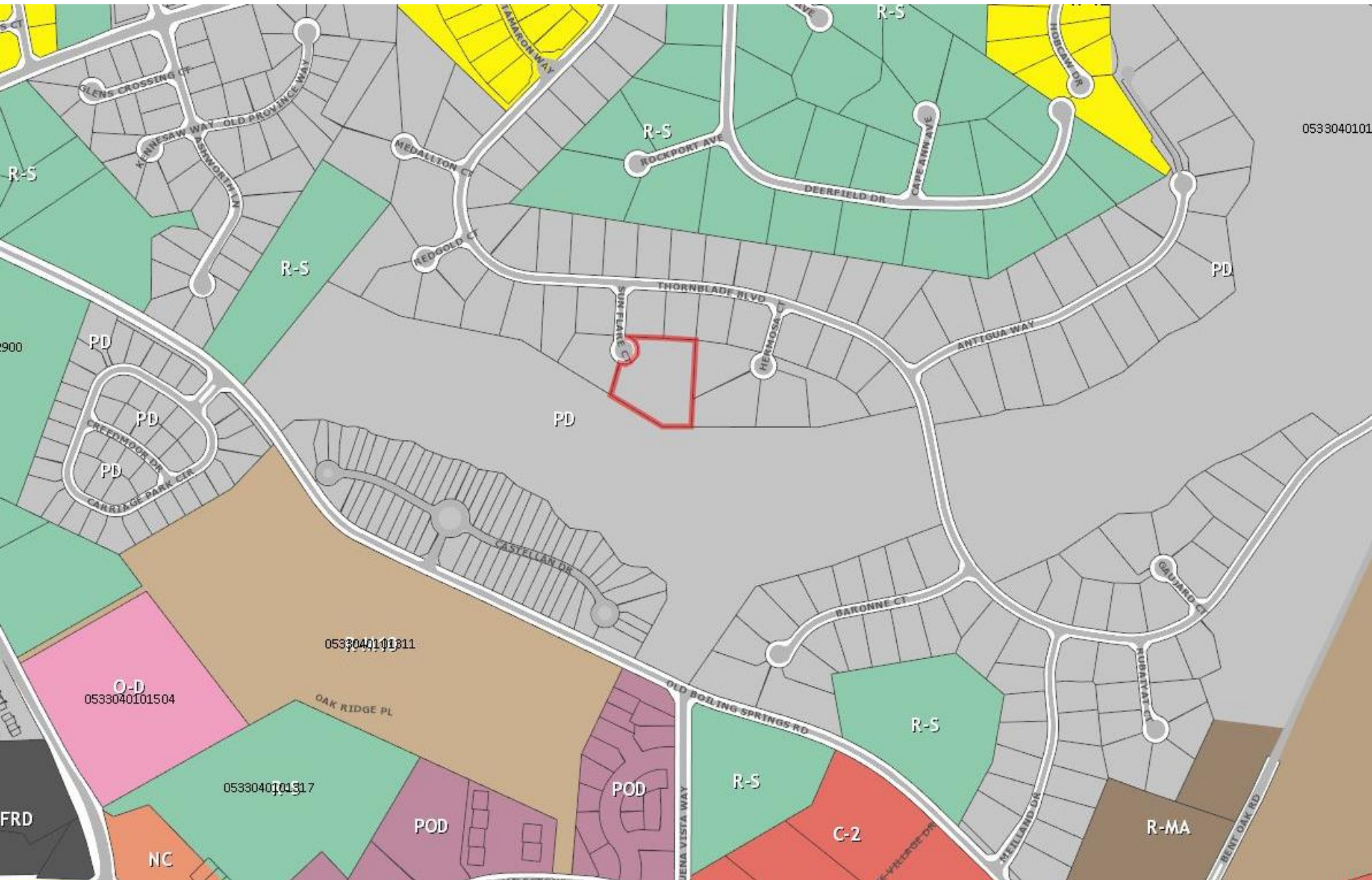
CB-22-60: Site Plan



CB-22-63: Site Plan



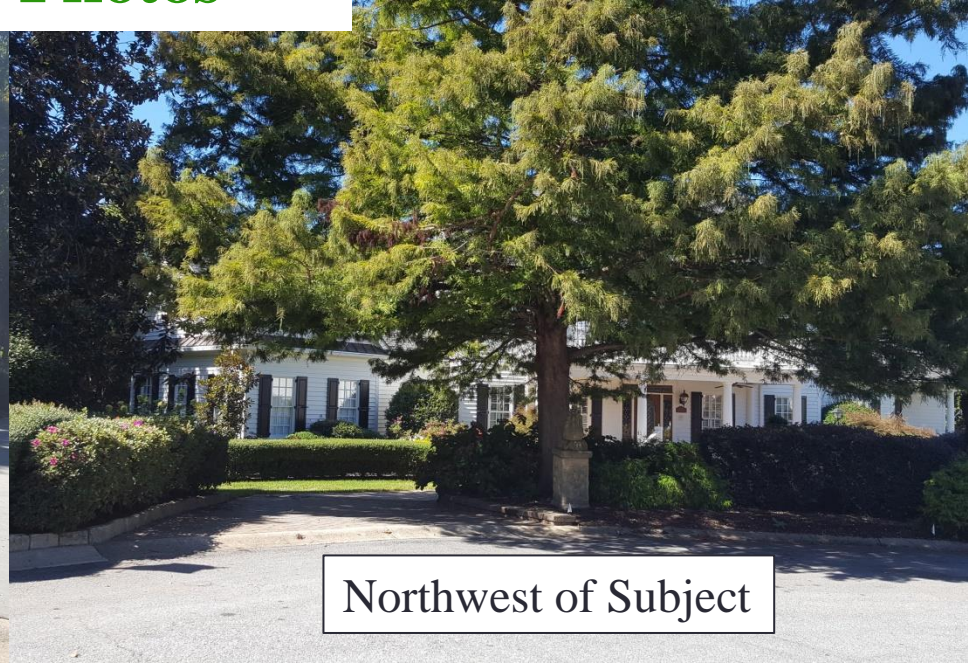
CB-22-63: Zoning Map



CB-22-63 Photos



Subject



Northwest of Subject



North of Subject



East of Subject

CB-22-66

- Applicant:** David Nocella of Group 1.6, LLC for Celebration Church SC Inc., Heindrich & George Shirley, Lead Pastors
- Project Type:** Use by Special Exception
- Address:** 1441 Jonesville Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District and Scuffletown Overlay District
- Posting:** Confirmed 9/27/22

CB-22-66: Request

The property is located east of the intersection of Jonesville Rd. and McKinney Rd

The applicant is requesting a Use by Special Exception to build an approximately 2,400sf.picnic shelter on the Church's premises.

On August 13, 2003 the Board of Zoning Appeals approved Docket CB-03-62 for a Use by Special Exception to allow a church.

CB-22-66: Use by Special Exception Requirements

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-M20, Multifamily Residential 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. The following variance is being requested: *Site meets this requirement*

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 applicant is requesting the following: *The two parcels are being combined into one and all setback requirements will be met*

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.*

CB-22-66: Use by Special Exception Requirements

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

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11:3.6 Church-Related Activities – The County shall not prohibit church-related activities in a single-family residence. Church-related activities are specifically defined to exclude regularly scheduled worship services.

CB-22-66: Use by Special Exception Considerations

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

The Board shall consider the following factors:

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- 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-22-66: Site Plan



SCALE IN FEET
0 60 120



REFERENCE
1. TOPOGRAPHICAL & BOUNDARY SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ON SEPTEMBER 2022

NO.	DATE	REVISION RECORD

CEC
Civil & Environmental Consultants, Inc.
708 Cherrington Parkway, Moon Township, PA 15108
412-429-2324 800-365-2324
www.cecinc.com

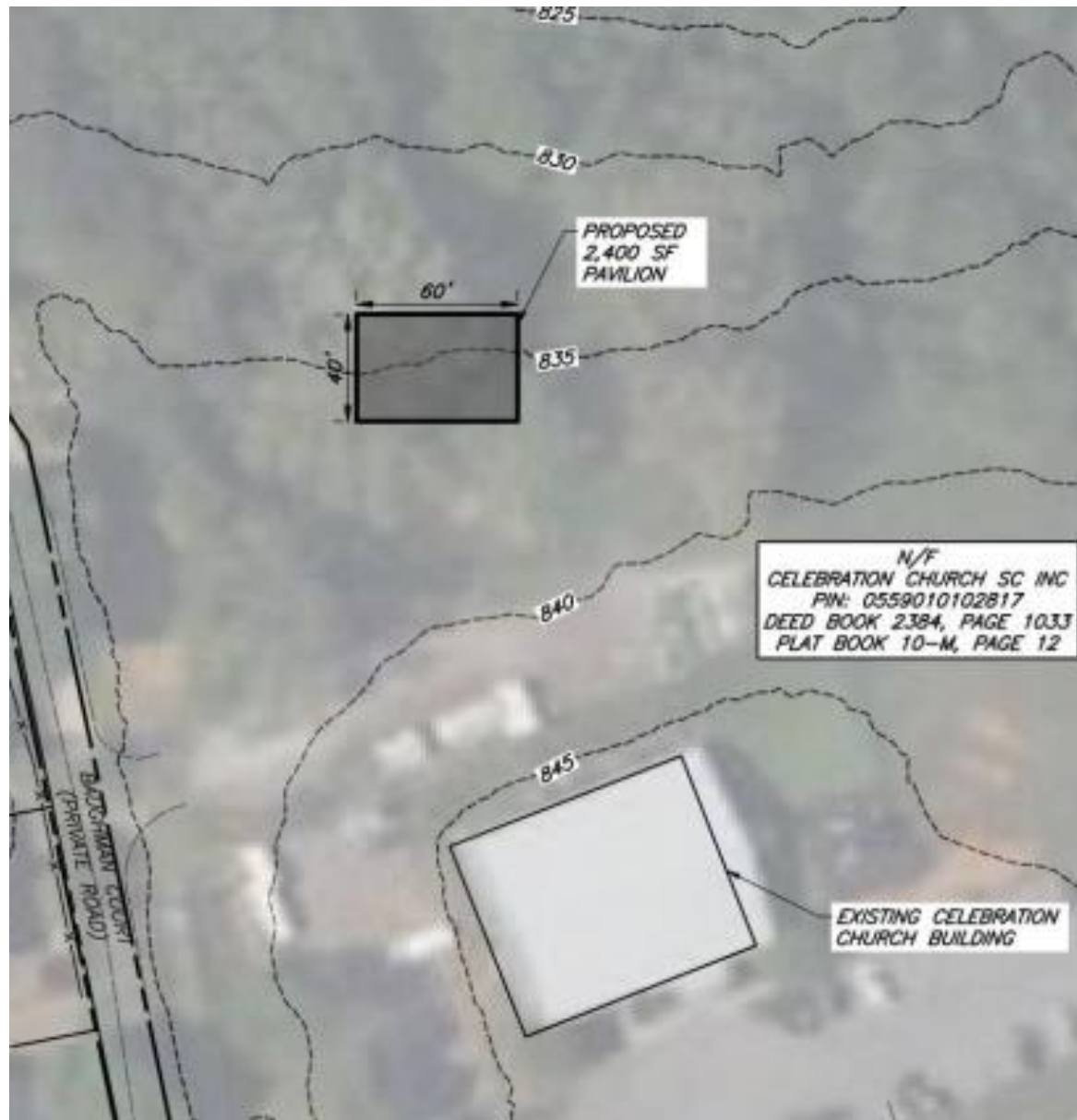
CELEBRATION PICNIC PAVILION
441 JONESVILLE ROAD
SIMPSONVILLE, SC 29681

SITE LAYOUT

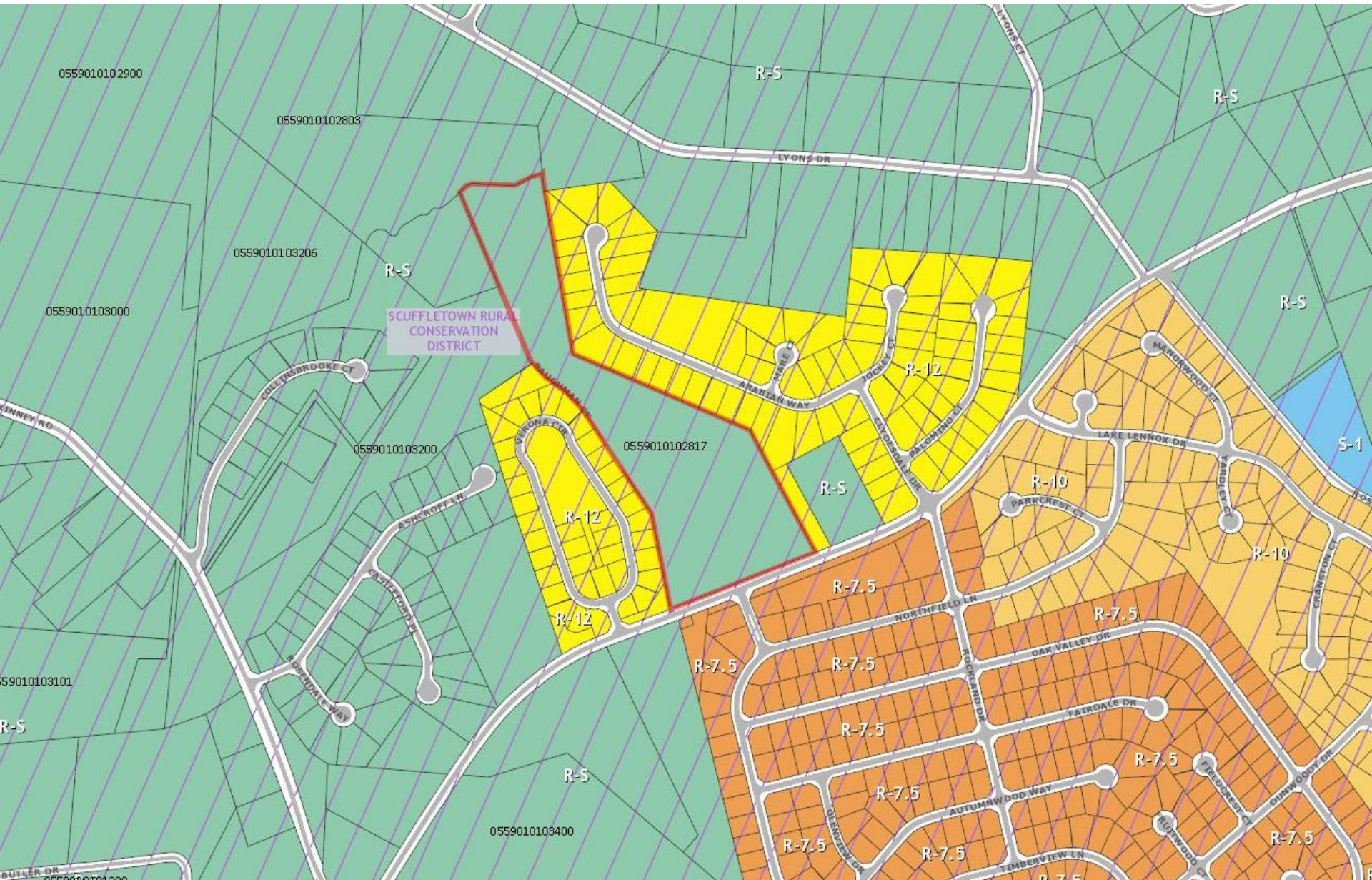
DATE: SEPTEMBER 2022	DRAWN BY: [Signature]	SCALE: 1"=40'	CHECKED BY: [Signature]
PROJECT NO: 232-000	APPROVED BY: [Signature]		

DRAWING NO: **C200**
SHEET 1 OF 1

CB-22-66: Site Plan



CB-22-66: Zoning Map



CB-22-66: Aerial Map



CB-22-66 Photos



Subject



West of Subject



South of Subject



East of Subject

CB-22-67

Applicant:	Leon Irby of LAI Real Estate, LLC for LAI Real Estate, LLC
Project Type:	Variance
Address:	6013 Augusta Rd., Greenville, SC 29605
Zoning:	C-2, Commercial District
Posting:	Confirmed 9/27/22

CB-22-67: Request

The property is located on Augusta Road at the intersection of Augusta Rd. and E. Gantt St.

The applicant is requesting a Variance to encroach 7' into the required 15' left side (street) setback.

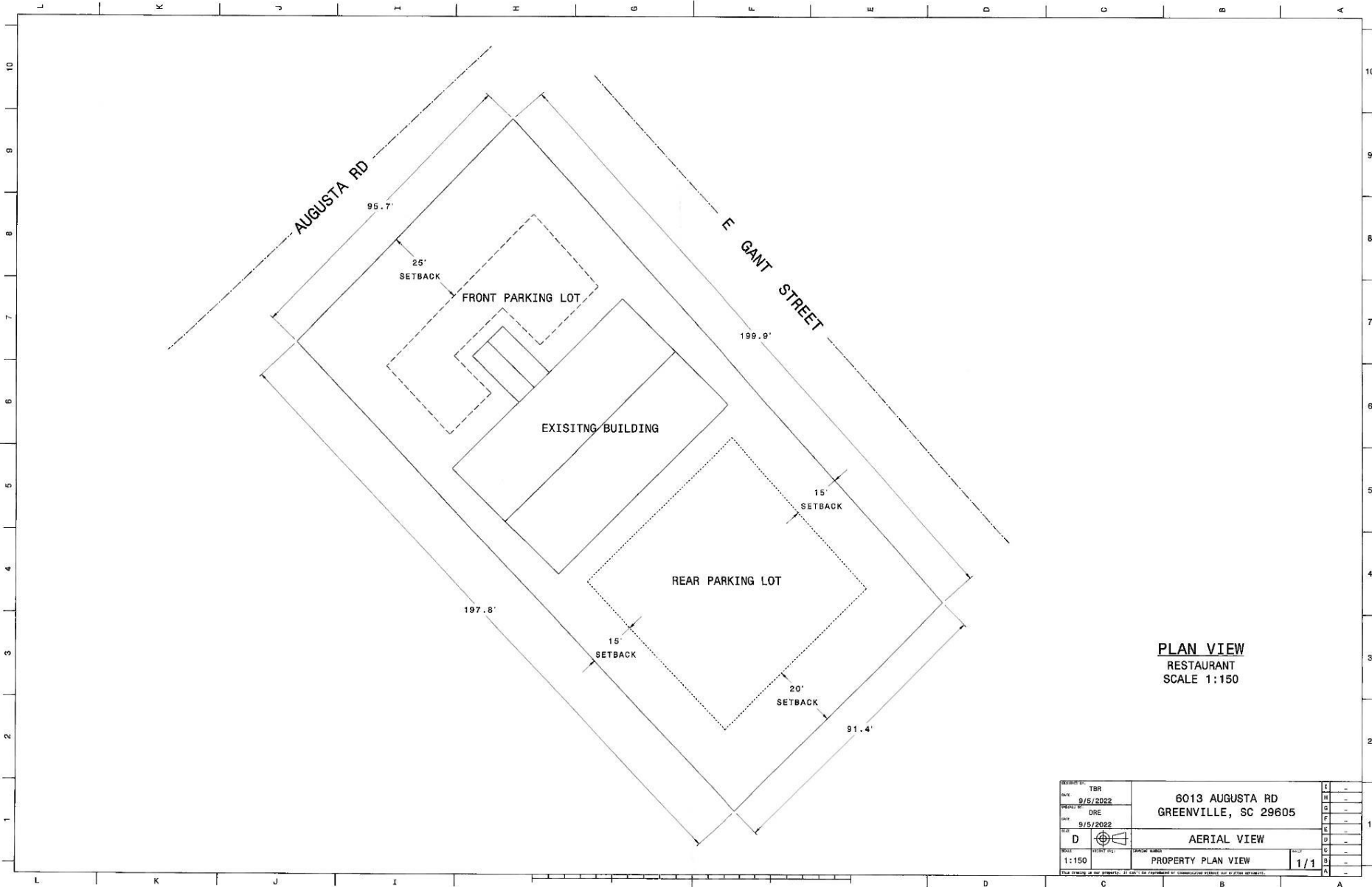
There are no prior applications before the BZA.

CB-22-67: Variance Considerations

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

- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; *and*
- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

CB-22-67: Site Plan

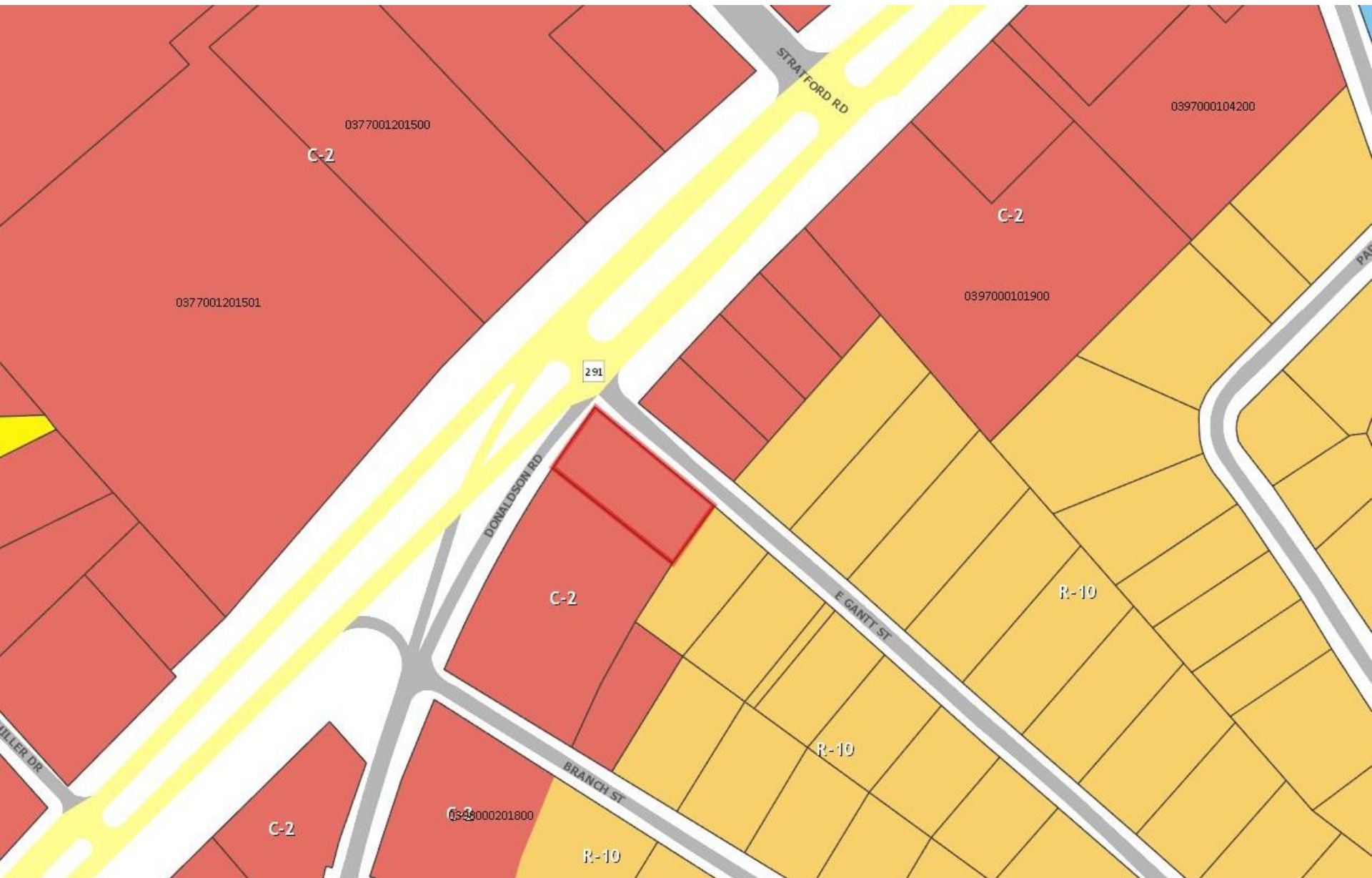


PLAN VIEW
RESTAURANT
SCALE 1:150

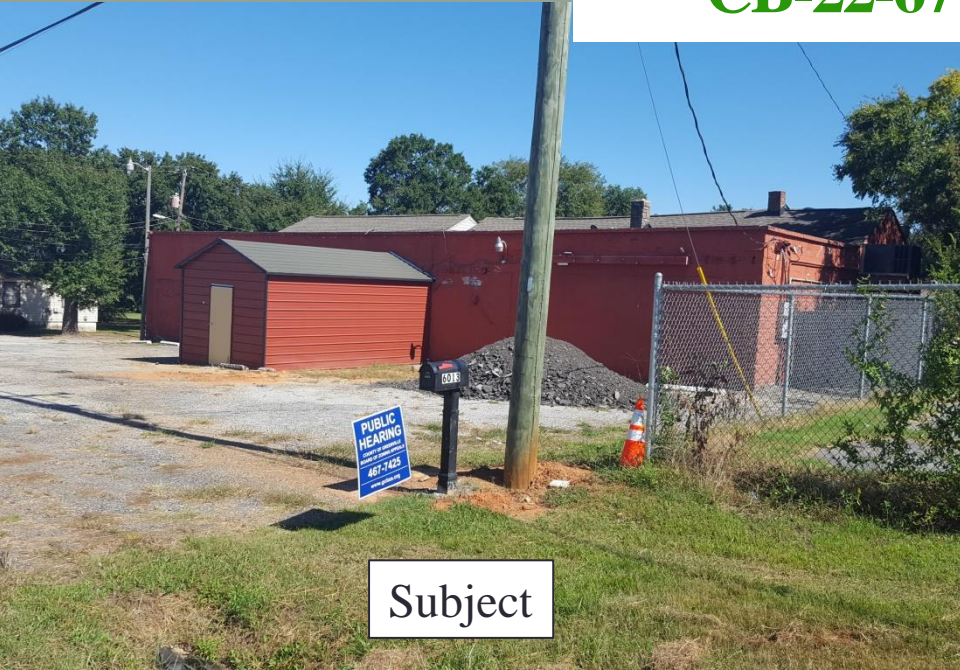
DESIGNER: TBR	6013 AUGUSTA RD GREENVILLE, SC 29605	I	--
DATE: 9/5/2022		H	--
DRAWN BY: DRE	AERIAL VIEW	G	--
DATE: 9/5/2022		F	--
SHEET: D	PROPERTY PLAN VIEW	E	--
SCALE: 1:150		D	--
		C	--
		B	--
		A	--

1/1

CB-22-67: Zoning Map



CB-22-67 Photos



Subject



Southwest of Subject



North of Subject



East of Subject

CB-22-68

Applicant:	Kristen R.L. Cutri
Project Type:	Variance
Address:	4 Tamrack Trl., Greenville, SC 29609
Zoning:	R-15, Single-Family Residential District
Posting:	Confirmed 9/27/22

CB-22-68: Request

The property is located north of the intersection of Tamrack Trl. and Highway 253.

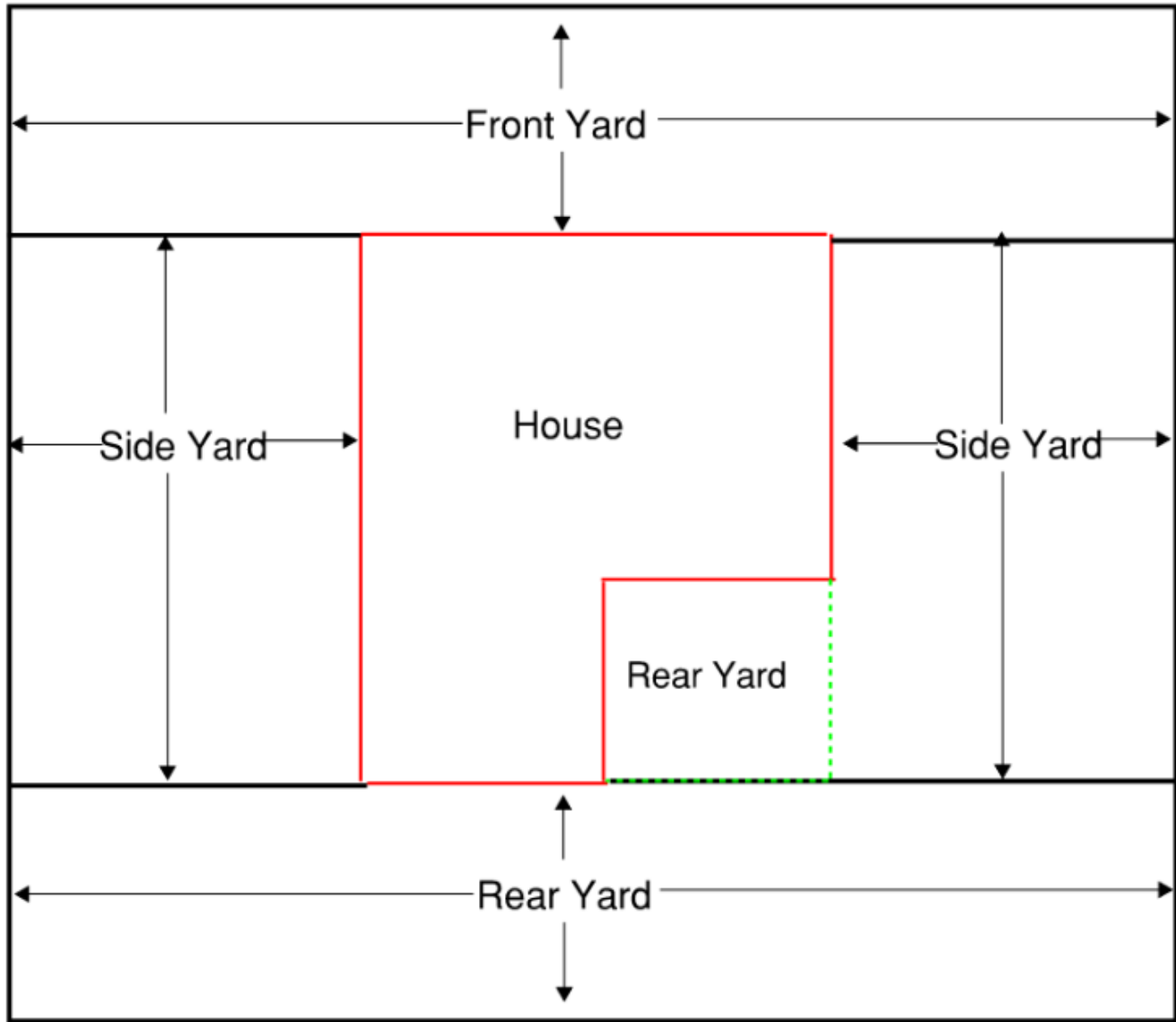
The applicant is requesting a variance from the requirements for placement of a swimming pool as outlined in Condition 18-B of the Greenville County Zoning Ordinance.

There are no prior applications before the BZA.

CB-22-68: Variance Considerations

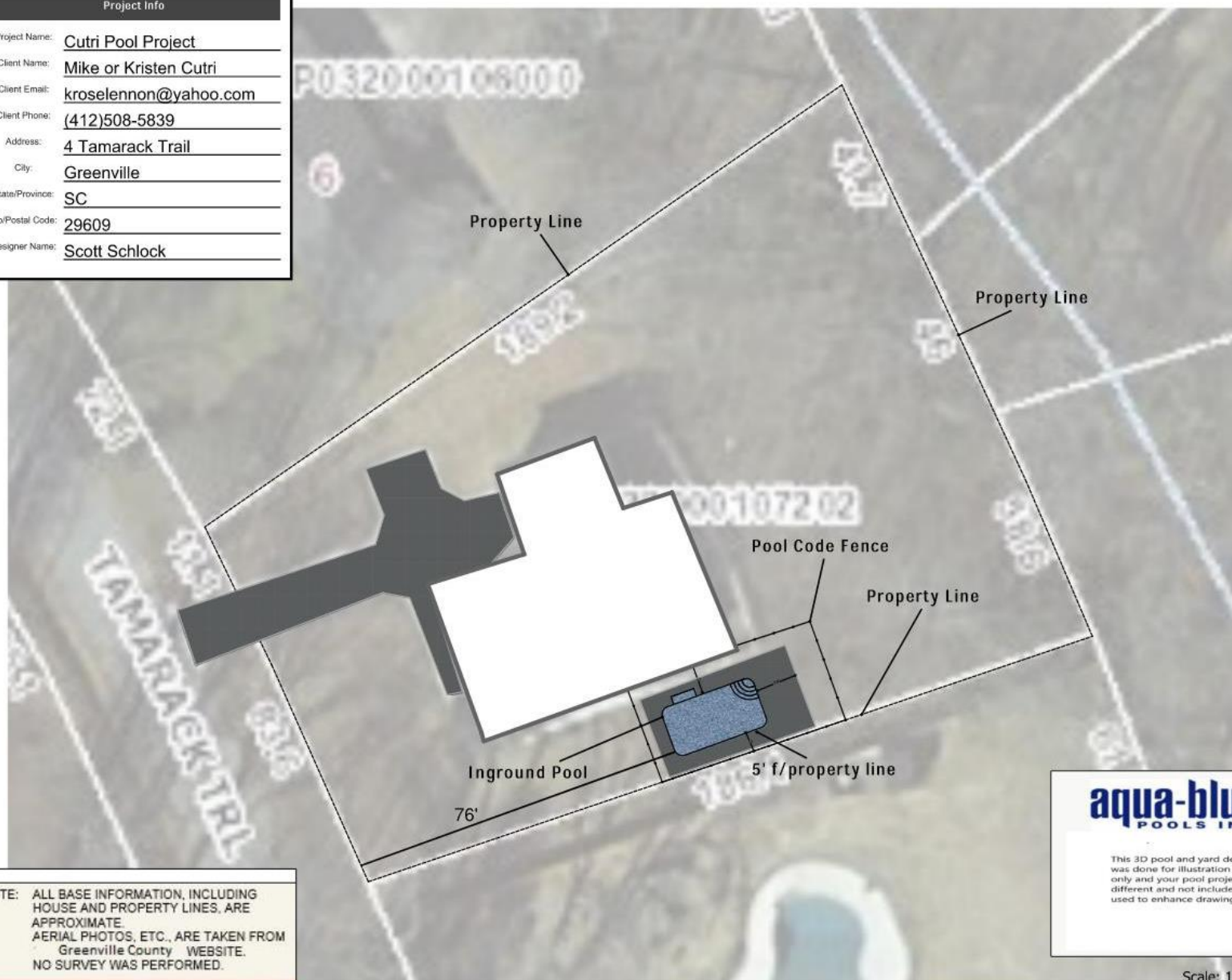
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- D. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.



CB-22-68: Site Plan

Project Info	
Project Name:	Cutri Pool Project
Client Name:	Mike or Kristen Cutri
Client Email:	kroselennon@yahoo.com
Client Phone:	(412)508-5839
Address:	4 Tamarack Trail
City:	Greenville
State/Province:	SC
Zip/Postal Code:	29609
Designer Name:	Scott Schlock



NOTE: ALL BASE INFORMATION, INCLUDING HOUSE AND PROPERTY LINES, ARE APPROXIMATE. AERIAL PHOTOS, ETC., ARE TAKEN FROM Greenville County WEBSITE. NO SURVEY WAS PERFORMED.

aqua-blue
POOLS INC.

This 3D pool and yard depiction was done for illustration purposes only and your pool project may be different and not include features used to enhance drawing.

CB-22-68: Site Plan



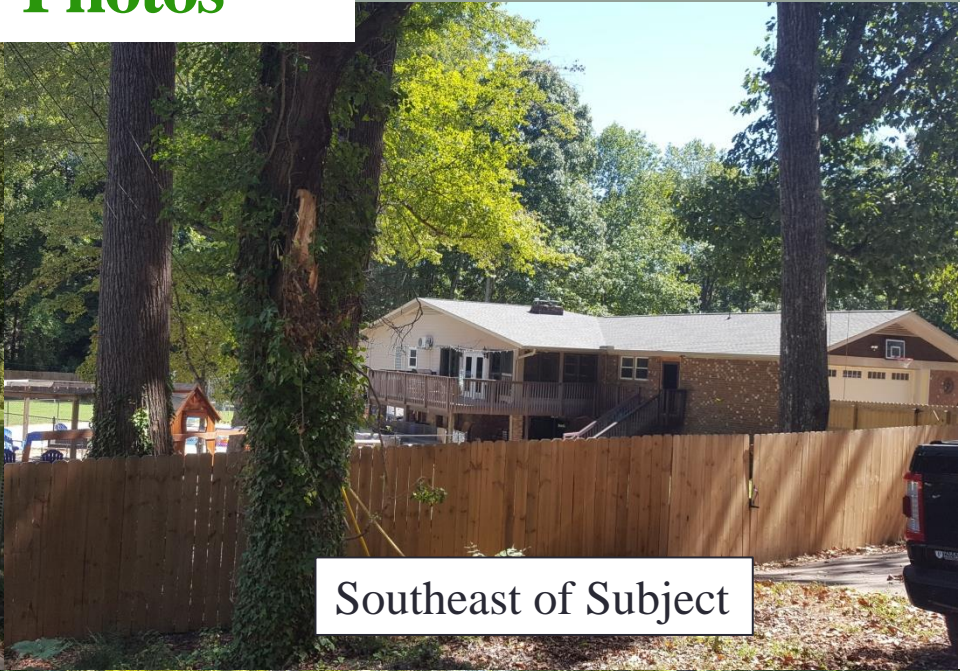
CB-22-68: Zoning Map



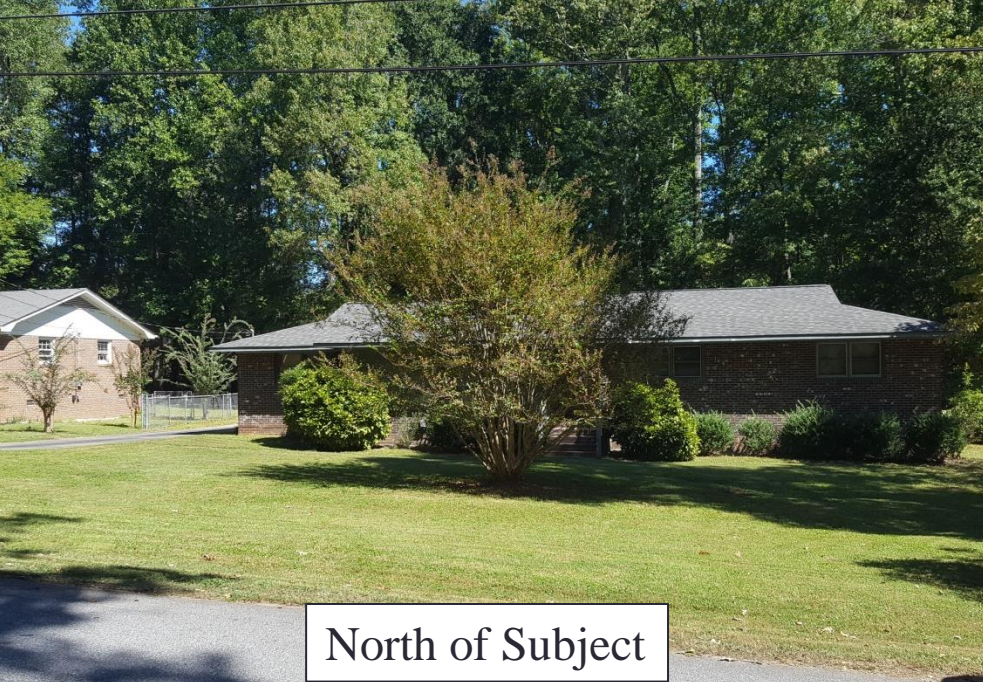
CB-22-68 Photos



Subject



Southeast of Subject



North of Subject



West of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment