



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

October 11, 2023

Board Members:

1. Barber, Teresa
2. Farrar, Brittany – Absent
3. Hattendorf, Mark – Chairman
4. Hollingshad, Nicholas – Absent
5. Roth, Michael
6. Shuman, Michelle
7. Godfrey, Laura – Vice Chairwoman
8. Hamilton, Paul
9. Akers, James

Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. EJ Sherer – Planner I
- iii. Anna Wilson – Planner I
- iv. Erin England – Planner I

1. **Call to Order:** Chairman Hattendorf called the meeting to order at approximately 3:00.

2. **Invocation/Pledge:** Conducted by Chairman Hattendorf.

3. **Roll Call:** Attendance was taken by Mr. Sherer.

4. **Approval of Minutes and Adoption of Final Decisions and Orders of October 4, 2023:**
Mr. Akers made a motion to approve the minutes from the October 4, 2023 meeting. Mr. Hamilton seconded. The motion carried with a 6 – 0 vote. Vice-Chairwoman Godfrey abstained.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the October 4, 2023 meeting. Mr. Roth seconded. The motion carried with a 7 – 0 vote.

5. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Ms. Wilson 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.

6. **New Business**

- i. **CB-2023-089, Paul F. Gray of Stanley Martin Homes for Geneva W. Jones**
The property is located on White Circle, South of S Bennetts Bridge Road, North of Woodruff Road, and East of Anderson Ridge Road near the Spartanburg County

line.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on site that will service the Parker's Summit Subdivision in the future.

There are no prior applications before the BZA.

The representative present for this application was James Kearse.

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

Staff presented and discussion ensued.

The applicant stated they are putting in a pump station to service Parker's Summit subdivision as well as potentially any other subdivisions in the future. They additionally stated they will be turning over the pump station to Metro once it is completed.

Ms. Godfrey made a motion to approve the Use by Special Exception for a public utility to construct a pump station on site. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

ii. CB-2023-090, Ebony Wiggins of Duke Energy for United States Postal Service

The property is located on Wade Hampton Boulevard, west of St Mark Road, east of Reid School Road, and north of S Main St near the City of Greer.

The applicant is requesting a Use by Special Exception for an expansion of an existing regulator station for gas utility service.

There are no prior applications before the BZA.

The representative present for this application was Hank McCullough.

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

Staff presented and discussion ensued.

The applicant stated the existing station has been there since 2006 and have been granted an easement from the owners of the property, the United States Postal Service, to expand to serve the growth in Greenville County. The applicant additionally stated there will be an 8 ft vinyl fence as well as 6 ft plantings on the parcel where adjacent to residential and as a security fence surrounding the station itself.

Chairman Hattendorf made a motion to approve Use by Special Exception for an expansion of an existing regulator station for gas utility service. He amended his motion to include that approval is conditional on adherence to the testimony given by the applicant regarding removing the existing access driveway from

Wood River Way and adherence to following the site plan as submitted. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2023-092, Robert Childs of Childs Law Firm, LLC for Altamont Road Safety Alliance

On July 6, 2023, Staff received a request for a Text Amendment to the Greenville County Zoning Ordinance to amend Sections 8:5.1 and 8:5.8. Staff explained to the applicant the process for initiating a text amendment, which starts with a request to the Planning and Development Committee.

Subsequently, the applicant submitted an Appeal from the Zoning Administrator's interpretation on August 14, 2023.

On August 15, 2023 the Zoning Administrator issued an official Interpretation of the process for initiation of a text amendment to the Zoning Ordinance.

The representative present for this application was Robert Childs.

Ms. Shuman recused herself from the presentation and vote due to active involvement in a non-related lawsuit by Childs Law Firm.

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

Staff presented and discussion ensued.

The applicant stated the Zoning Administrator was not interpreting Section 3.2 of the GCZO correctly and additionally that the Zoning Ordinance as a whole conflicted with state law.

Ms. Godfrey stated that the matter at hand was about procedure and whether staff followed the procedure as outlined in the GCZO and the discussion of whether the GCZO follows state law is not within the purview of the Board of Zoning Appeals.

Chairman Hattendorf agreed and additionally stated, *I don't know that we as a Board with the language that is there – we cannot change the ordinance, that's not what this board does. We can change an interpretation if there is some grey room there.*

Mr. Roth stated, *we are to read the document that we have before us in the current ordinance and we are to make decisions based on that.*

Ms. Barber made a motion to uphold the Zoning Administrator's decision. Ms. Godfrey seconded the motion. The motion carried with a 6 – 0 vote.

iv. CB-2023-095, Brian Caruso

The property is located on Clingstone Drive, west of Edwards Road, south of Wade

Hampton Boulevard, and north of E Lee Road.

The applicant is requesting a Use by Special Exception to allow for an in-home chiropractic office as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Brian Caruso.

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

Staff presented and discussion ensued.

The applicant stated they previously ran an in-home chiropractic clinic in New Hampshire and wanted to replicate it here in Greenville. They additionally stated they planned to have only one patient at a time.

Mr. Hamilton made a motion to approve a Use by Special Exception to allow for an in-home chiropractic office as a Home Occupation. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2023-097, Andrea Michelle Scott for Jeffery Scott Stockton

The property is located east of Log Shoals Rd and south of McCall Road, near S I-185 and the City of Mauldin.

The applicant is requesting a Use by Special Exception to allow for a laser engraving business as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Jeffery Stockton.

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

Staff presented and discussion ensued.

The applicant stated the majority of their work is contracted online retail sales and they have very few visitors to the home. They additionally stated the machinery involved uses a fume extractor to regulate odors and there is no danger to the surrounding neighborhood.

Ms. Godfrey made a motion to grant the Use by Special Exception to allow for a laser engraving business as a Home Occupation. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

vi. CB-2023-098, Robert Eugene August for Doane Marie August

The property is located on Ridge Way, north of Highway 418, and west of Fairview Road.

The applicant is requesting a Variance from the requirements for the location of an accessory structure.

On August 2, 2023, Docket CB-2023-058 was withdrawn by the applicant.

The representative present for this application was Bob August.

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

Staff presented and discussion ensued.

The applicant stated the building has been constructed and at the time of construction they were not aware of the requirement for an accessory structure to be located in the side or rear yard. They additionally stated the error was caught after the final inspection by a County Building Inspector and they were made aware of the need for a Variance at that time.

Ms. Barber made a motion to grant the Variance from the requirements for the location of an existing accessory structure 17.5 ft in front of the house as presented on the site plan submitted. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

vii. CB-2023-099, Scott Carlin of The School District of Greenville County for City of Greenville & County of Greenville c/o SCTAC

The property is surrounded by Chapel Road, Perimeter Road, Exchange Street, and Donaldson Road. It is located east of Augusta Road and south of White Horse Road Extension.

The applicant is requesting a Use by Special Exception to allow for the construction of a public school.

On February 11, 2009, Docket CB-09-10 was granted a Variance from the requirements of a Tree Ordinance.

On November 14, 2012, Docket CB-12-43 was granted an expansion to the previous approved Variance request due to incompatibility with FAA aeronautical requirements.

The representatives present for this application were Justin Hirsch and Scott Carlin.

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

Staff presented and discussion ensued.

The applicant stated the purpose of the site is for a new Donaldson Career Center as the previous Center is no longer viable as a location. They additionally stated

they began this process two years ago and have rezoned the property as well as completed a road abandonment process. They stated the use of the school is as a trade school.

Chairman Hattendorf made a motion to grant a Use by Special Exception for construction of a public school. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

viii. CB-2023-100, Catherine Elizabeth Eubanks

The property is located on Edwards Mill Road, South of Reid School Road, and East of Stallings Road.

The applicant is requesting a Use by Special Exception to allow for an in-home massage therapy practice as a Home Occupation.

There are no prior applications before the BZA.

The representative present for this application was Catherine Eubanks.

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

Staff presented and discussion ensued.

The applicant stated she is a massage therapist and would like to work out of her home but without clients coming into the home itself so she is intending to use the attached garage for this purpose. The applicant stated additionally that she will adhere to all conditions of the Zoning Ordinance for a Home Occupation.

Chairman Hattendorf made a motion to grant a Use by Special Exception to allow for an in-home massage therapy practice as a Home Occupation. Ms. Shuman seconded the motion. The motion carried with a 7 – 0 vote.

ix. CB-2023-101, Nathaniel Aidan Merriwether

The property is located on State Park Road, west of Rainey Road, and south of Hindman Road.

The applicant is requesting a Variance to encroach 3.1' into the required 40' front setback along State Park Road, and 2.1' into the required 5' rear setback.

There are no prior applications before the BZA.

The representative present for this application was Nathaniel Merriwether.

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

Staff presented and discussion ensued.

The applicant stated he intends to build a second home on the lot and in order to subdivide the lot he will need to rezone. The applicant stated additionally that in order to rezone all current non-conforming structures on the property will need to be brought into compliance.

Mr. Roth made a motion to approve the Variance to encroach 3.1' into the required 40' front setback along State Park Road, and 2.1' into the required 5' rear setback. Mr. Akers seconded the motion. The motion carried with a 6 – 1 vote. Chairman Hattendorf dissented.

x. **CB-2023-102, Sunday Bougher of SGA Design Group for Dayton Gocio of Walmart Real Estate Business Trust**

The property has access from Wade Hampton Blvd and Tappan Drive, and is located south of Rutherford Road and north of E Lee Road.

The applicant is requesting a variance to replace eleven existing signs and add two new signs. They currently have 528.73 square feet of signage, and are requesting a total of 505.89 square feet of signage, including the replacement signs and new signs. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

The representative present for this application was not present and requested the docket be held until the following Board of Zoning Appeals Meeting.

Ms. Godfrey made a motion to hold the Variance to replace eleven existing signs and add two new signs. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

xi. **CB-2023-103, Karin Krussig**

The property is located south of Pendleton Road, east of White Horse Road, and north of Old Easley Highway near the City of Greenville.

The applicant is requesting a Variance to encroach 1.3' feet into the 20' front setback along S Old White Horse Road, and 3.8' into the 5' right side setback. The applicant is requesting a Variance for encroachments into R-7.5, Single Family Residential setbacks, with the goal to pursue rezoning pending the BZA decision.

On August 15, 2023, CB-2023-073 was administratively withdrawn due to an inadequate site plan.

The representative present for this application was Karin Krussig.

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

Staff presented and discussion ensued.

The applicant stated the property was originally used as residence as well as being illegally used as a business. The applicant stated also when she attempted to renovate it for commercial use the existing non-conformities resulted in all applications for Feasibilities being rejected until an appeal was granted for a Variance from the Board of Zoning Appeals. The applicant additionally stated the proposed use for the property is to rezone to residential and sell the property to a homeowner.

Chairman Hattendorf made a motion to approve the Variance to encroach 18.7' away from the front property line and also allow encroachment into the right side setback 1.2' away from the side property line for the existing structure. Ms. Barber seconded the motion. Mr. Akers expressed concerns regarding the potential of one of the structures being located over the property line. The motion carried with a 6 – 1 vote. Mr. Akers dissented.

CB-2023-104, Hunter Graham of Provident Realty for Augusta Grove BTS, LLC

- xii. The property is located on Bracken Road, north of I-185, west of Old Grove Road, and east of Piedmont Highway.

The applicant is requesting a Variance from the number of required parking spaces for a Warehouse Use.

There are no prior applications before the BZA.

The representative present for this application was Nick Head.

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

Staff presented and discussion ensued.

The applicant stated they are constructing a warehouse to be used for the storage and wholesale distribution of appliances for GE and Haier. The applicant additionally stated they plan to provide parking 100 spaces for 100 current employees as well as providing 15 additional spaces for guests.

Chairman Hattendorf made a motion to approve the Variance from the number of required parking spaces for a Warehouse Use with conditions. Ms. Godfrey seconded the motion. The motion carried with a 6 – 1 vote. Ms. Barber dissented.

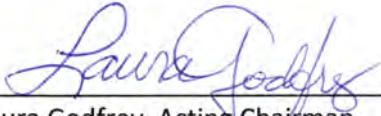
7. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson provided an update on the memo to the Planning and Development committee for a Text Amendment regarding required parking for amenity areas.

8. Adjournment

Chairman Hattendorf made a motion to adjourn the meeting. Mr. Hamilton seconded the motion. The motion carried unanimously.



Laura Godfrey, Acting Chairman
Board of Zoning Appeals

11-8-2023

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

October 11, 2023
PUBLIC HEARING

301 University Ridge
North Building Committee Meeting Room
3:00 p.m.

Use by Special Exception Considerations

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

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

Variance Considerations

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

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

CB-2023-089

Applicant:	Paul F. Gray of Stanley Martin Homes for Geneva W. Jones
Project Type:	Use by Special Exception
Address:	111 White Cir., Greer, SC 29651
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 09/26/23

CB-2023-089 Request

The property is located on White Circle, South of S Bennetts Bridge Road, North of Woodruff Road, and East of Anderson Ridge Road near the Spartanburg County line.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on site that will service the Parker's Summit Subdivision in the future.

There are no prior applications before the BZA.

CB-2023-089: Use by Special Exception Requirements

Section 5:15 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, Residential District.

Section 11:7 – Public Utility Buildings and Uses, states: "Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped."

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.”

CB-2023-089: 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-2023-089 Site Plan

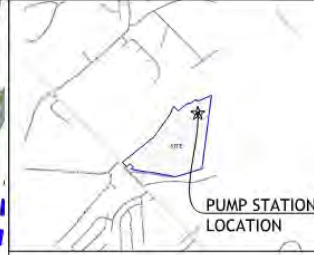


DUKE ENERGY OUTDOOR LIGHTING - SHOEBOX LED

N. T. S.

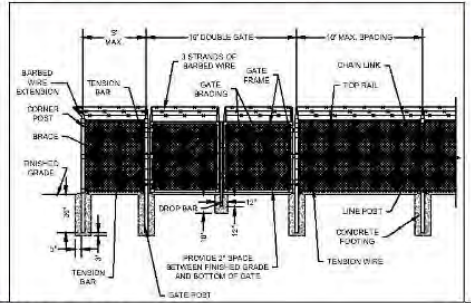
PLANT AND MATERIALS LIST					
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SCREENING TREE	EVERGREEN				
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PLANT AND TREE SPECIES MAY BE MODIFIED BEFORE INSTALLATION WITH PRIOR APPROVAL FROM ENGINEER. PLANT MATERIALS MUST STILL COMPLY WITH GREENVILLE COUNTY ZONING ORDINANCES.



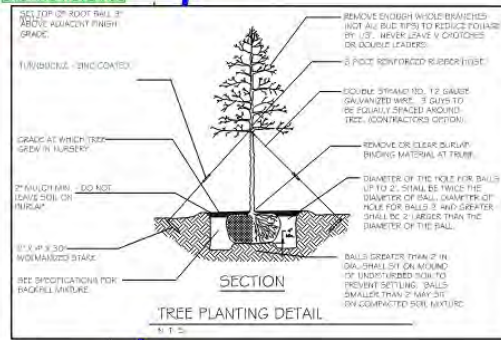
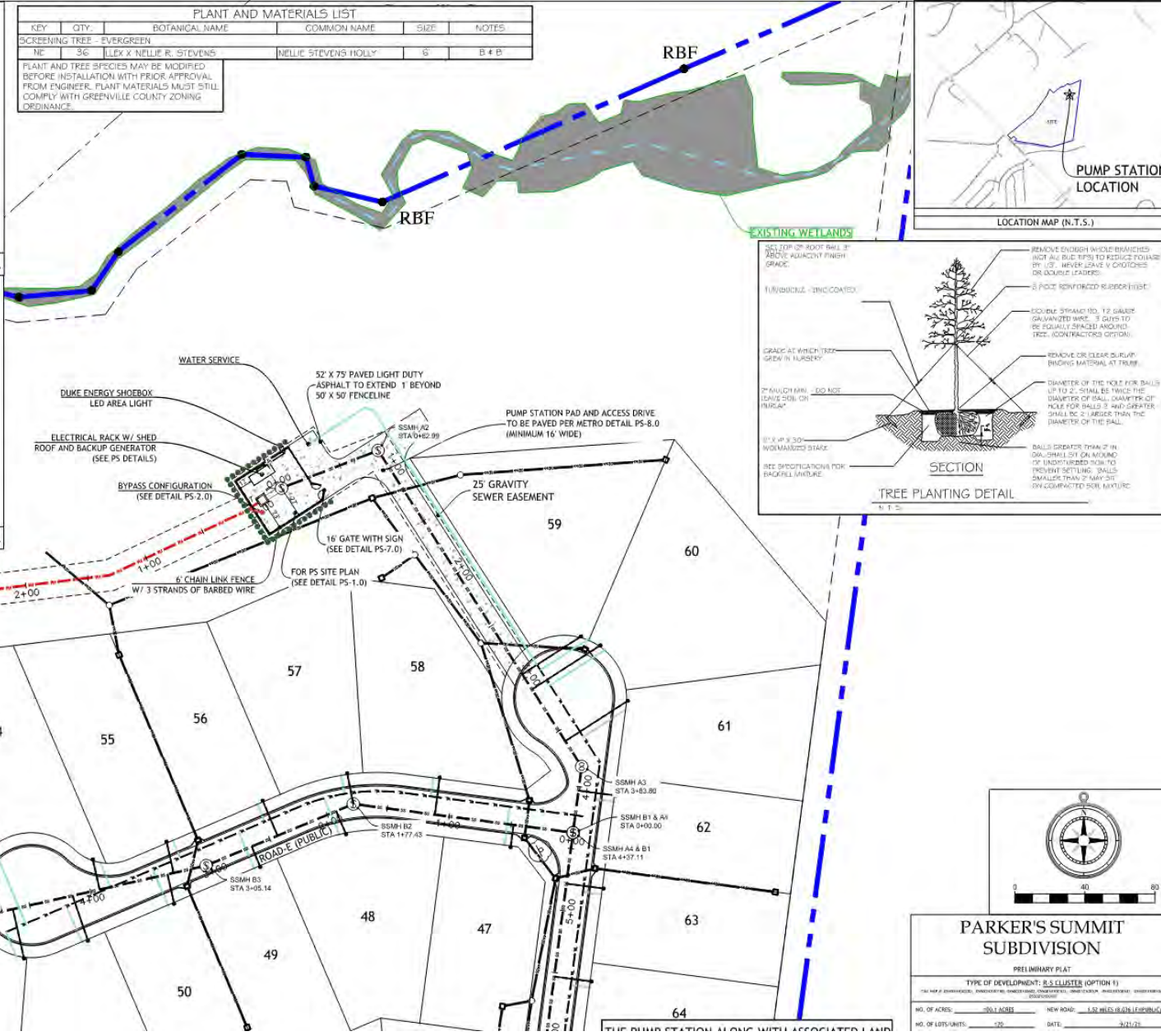
PUMP STATION LOCATION

LOCATION MAP (N.T.S.)



PROPOSED 6' FENCE

N. T. S.



PARKER'S SUMMIT SUBDIVISION

PRELIMINARY PLAT

TYPE OF DEVELOPMENT: **R-3 CLUSTER (OPTION 1)**

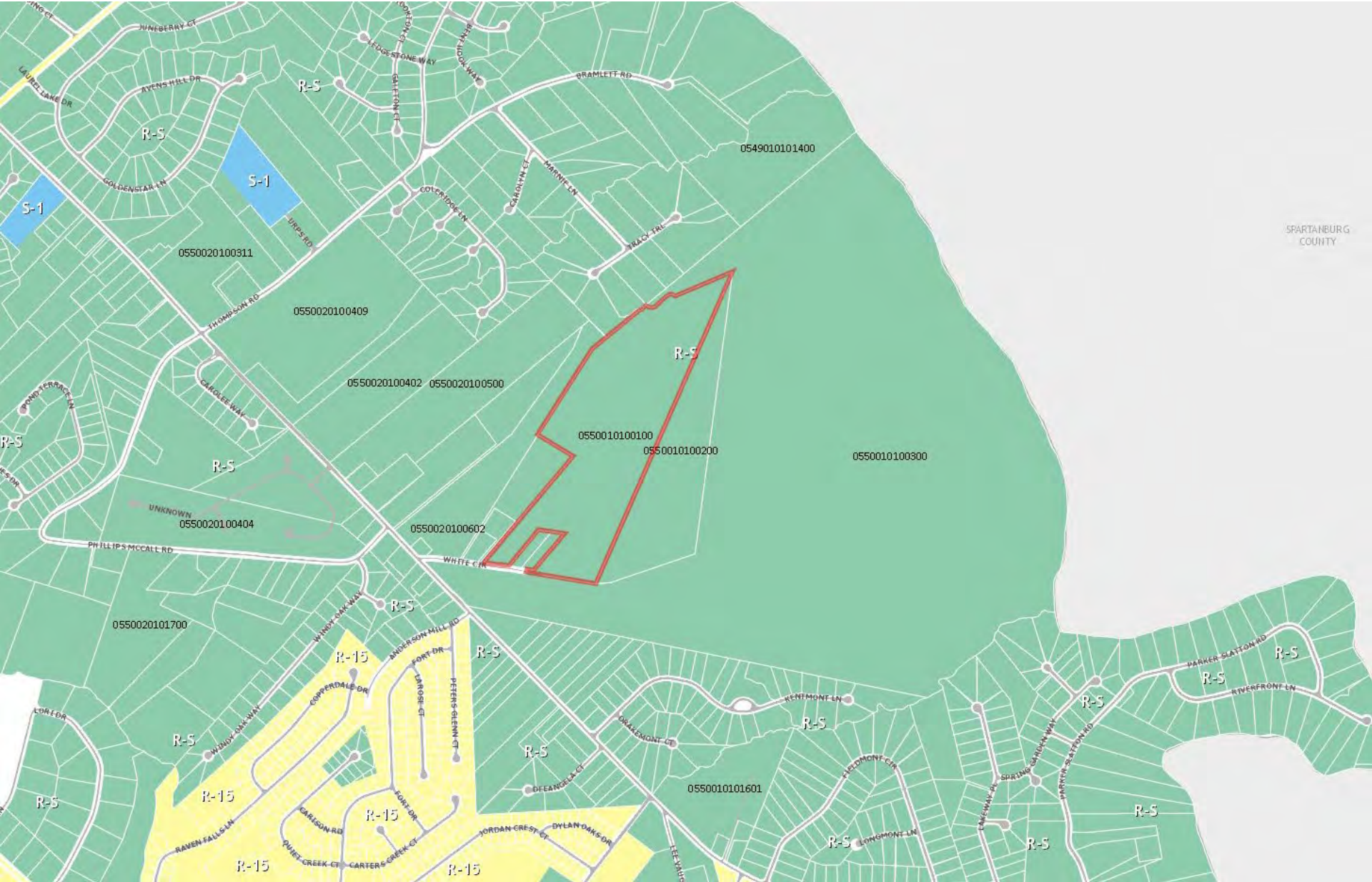
NO. OF ACRES: **101.1 ACRES** NEW ROAD: **1.52 MILES (0.9511 KILOMETERS)**

NO. OF LOTS/UNITS: **22** DATE: **3/21/23**

CB-2023-089 Site Plan



CB-2023-089: Zoning Map



CB-2023-089: Aerial Map



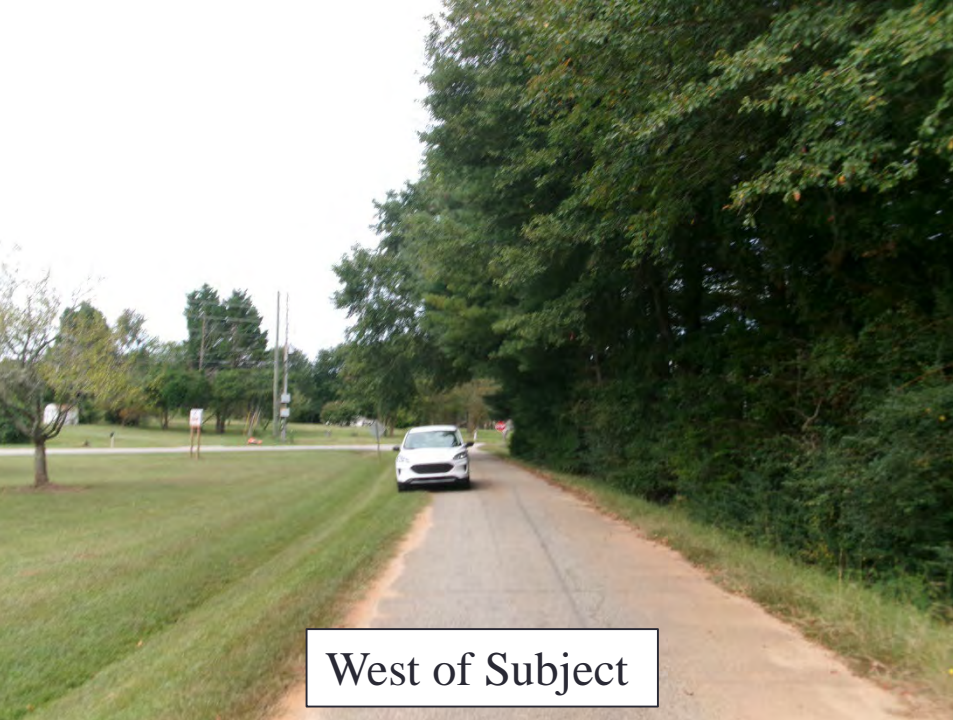
CB-2023-089 Photos



Subject



North of Subject



West of Subject



South of Subject

CB-2023-090

- Applicant:** Ebony Wiggins of Duke Energy for United States Postal Service
- Project Type:** Use by Special Exception
- Address:** 4359 Wade Hampton Blvd., Taylors, SC 29687
- Zoning:** C-2, Commercial District
- Posting:** Confirmed 09/26/23

CB-2023-090 Request

The property is located on Wade Hampton Boulevard, west of St Mark Road, east of Reid School Road, and north of S Main St near the City of Greer.

The applicant is requesting a Use by Special Exception for an expansion of an existing regulator station for gas utility service.

There are no prior applications before the BZA.

CB-2023-090: Use by Special Exception Requirements

Section 5:15 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 C-2, Commercial District.

Section 11:7 – Public Utility Buildings and Uses, states: "Public utility buildings and uses such as sewage lift stations, pump stations, electrical substations, and telephone equipment buildings which are not detrimental to other uses permitted in the district may be permitted in any district. Such uses shall be enclosed within a building or by a suitable fence providing protection and screening against light, noise, fumes, or unsightliness. Open area on the premises shall be landscaped."

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.”

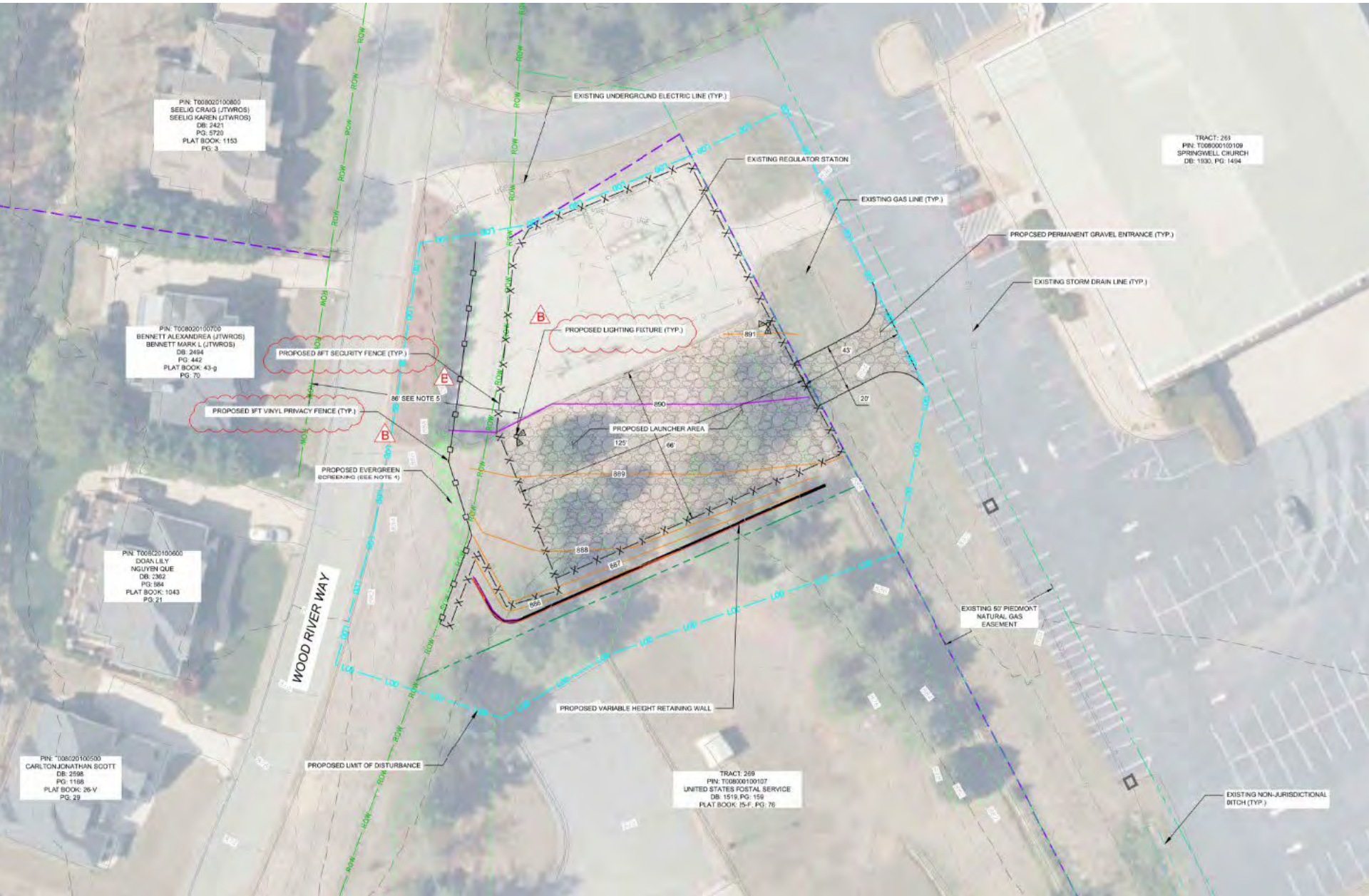
CB-2023-090: Use by Special Exception Considerations

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

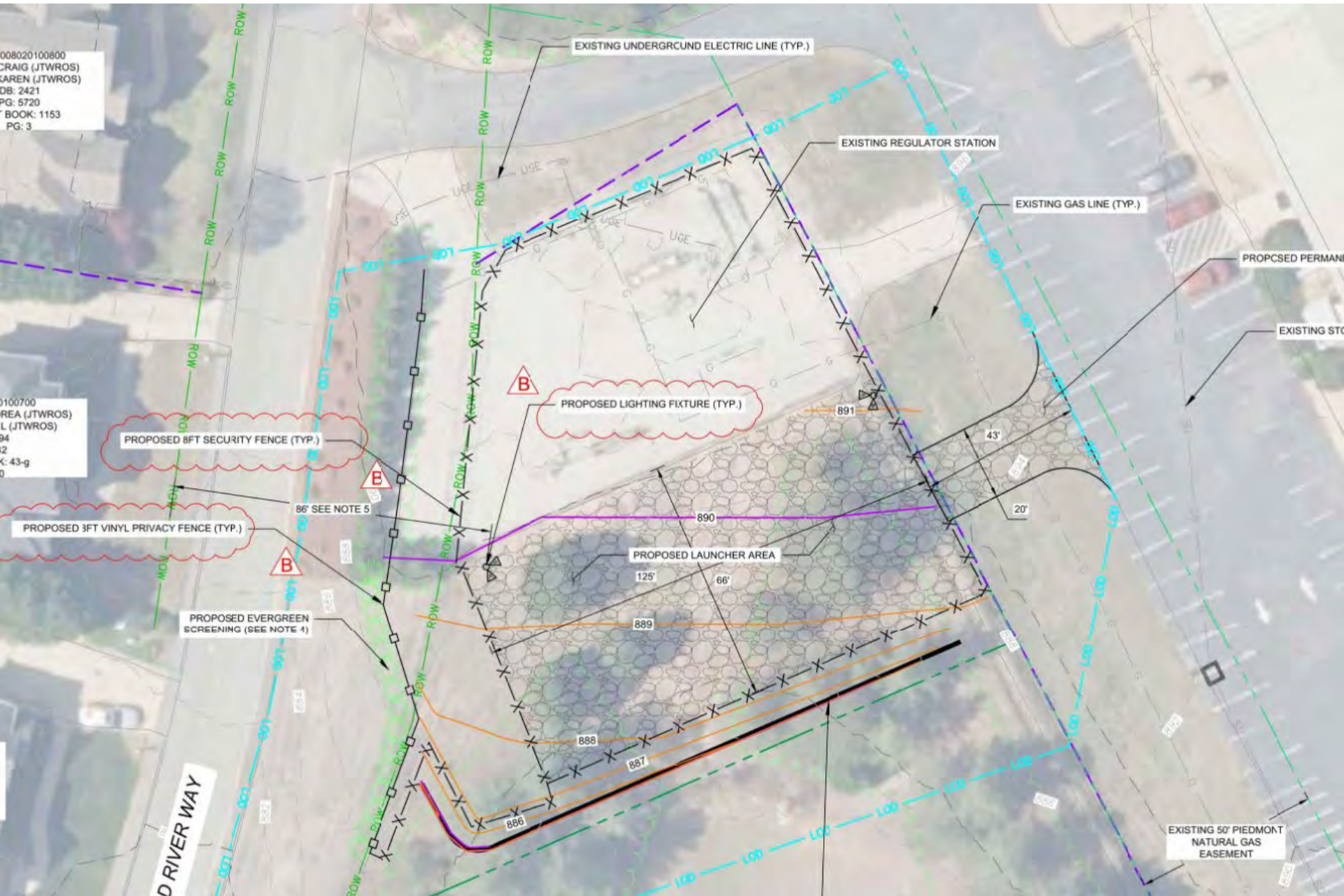
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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-2023-090 Site Plan



CB-2023-090 Site Plan



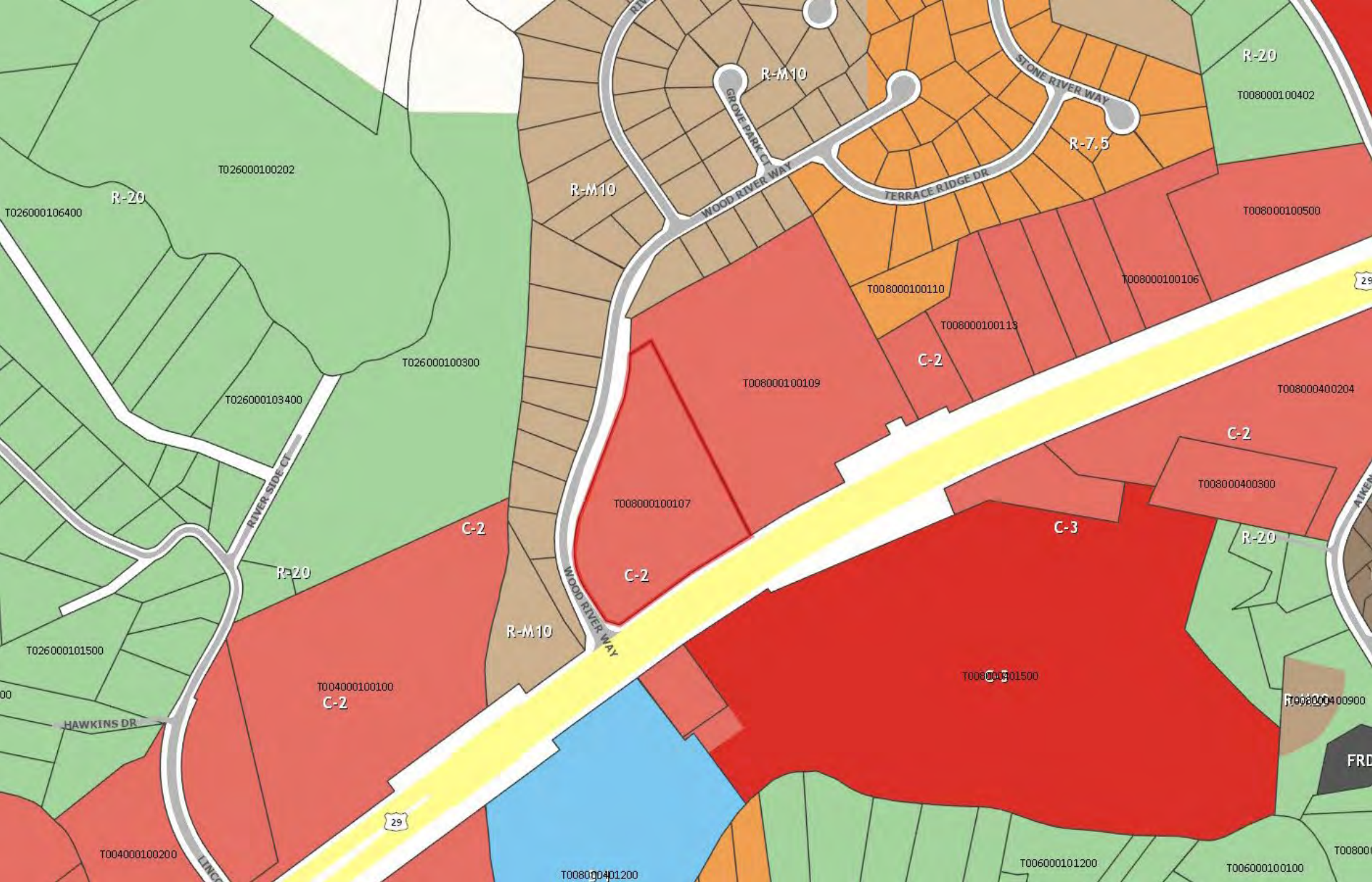
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D RIVER WAY

EXISTING 50' PIEDMONT
NATURAL GAS
EASEMENT

CB-2023-090: Zoning Map



CB-2023-090: Aerial Map



CB-2023-090 Photos



Subject



North of Subject



South of Subject



Southwest of Subject

CB-2023-092

Applicant: Robert Childs of Childs Law Firm, LLC for
Altamont Road Safety Alliance

Project Type: Appeal Zoning Administrator's Decision

CB-23-092:

3:5.2 Appeals to the Board

The Board shall hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the enforcement of this Ordinance.

Appeals to the Board of Zoning Appeals concerning interpretation or administration of this Ordinance may be taken by any person aggrieved or by any officer, department, board, or bureau of the county. Appeal must be taken within thirty- five (35) days from the date of the decision notice or letter, by filing with the officer from whom the appeal is taken, and with the secretary of the Board notice of appeal specifying the grounds of such appeal. The officer from whom the appeal is taken shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken. The Board of Zoning Appeals shall fix a reasonable time for hearing the appeal, give due notice of the hearing, at least 15 days prior to the hearing date, to the parties of interest, and decide the same within a reasonable time. At the hearing, any party may appear in person or by designated agent or attorney. The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirements, decision, or determination and to that end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit.

CB-2023-092 Scope of Appeal

The Applicant is appealing the Zoning Administrators' interpretation of **Section 3:2.3, Initiation of Amendments**, where the Zoning Administrator stated that interested citizens could not initiate a Text Amendment to the Zoning Ordinance.

CB-2023-092

3:2.3 Initiation of Amendments

County Council, County Planning Commission, or Board of Zoning Appeals may initiate proposed changes or amendments to the ordinance text. Petitions for text changes or amendments by any interested property owner or resident of Greenville County must first be presented to the Public Service, Planning and Development Committee of County Council. In the event County Council recommends approval of the text change or amendment for public hearing, the text change or amendment shall be scheduled for public hearing, and considered for adoption.

CB-2023-092

3:2.3 Initiation of Amendments

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CB-2023-092

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CB-2023-092

3:2.4 Public Hearing

Upon receipt of a completed application from the Planning Commission staff for an amendment to the Zoning Ordinance text or map, the request shall be placed on the agenda for the next scheduled public hearing. No amendment to the Zoning Ordinance text or map shall be eligible for reading by County Council until after a public notice and hearing by County Council.

CB-2023-092

3:2.6 Action by the Planning Staff and Planning Commission

The Planning staff shall, upon receipt of a request for an amendment to the Zoning Ordinance text or map, review and make written recommendations to the Greenville County Planning Commission concerning the request. The Planning Commission shall have 30 days within which to submit its report and recommendation to County Council. The Planning Commission may allow additional public comment on a zoning docket at its regularly scheduled meeting. If the Planning Commission fails to submit a report within the prescribed time period, it is deemed to have approved the change or departure from the text or map.

CB-2023-092

Staff Summary

Therefore, it is my interpretation as Zoning Administrator for Greenville County, that a citizen petition for a zoning text amendment must be approved for initiation by Greenville County Council in compliance with Section 3:2.3 of the Zoning Ordinance. If approved for initiation, the zoning text amendment is then given a docket number and sent to a public hearing before consideration by staff, the Planning Commission, and County Council.

CB-2023-092 Initiation Memo Examples



Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: May 1, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Article 8, Section 8:10 BTD, Business and Technology District. This will include the following:

1. To remove Uses Permitted, Uses by Special Exception, Conditional Uses and Prohibited Uses from Section 8:10.1-3 and add them to Table 6.1; Uses Permitted, Uses by Special Exception, and Conditional uses
2. Add new Signage Design Standards to Section 8:10.8 Signs
3. Add additional language to Section 8:10.9 Landscaping, Buffers, and Screening
4. Revise and add additional standards for Section 8:10.11 Architectural Form

The proposed changes are in the attached document.

CB-2023-092 Initiation Memo Examples



Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: February 6, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 8, Section 8:9.2 Applicability to include the following language:

"A single parcel located in the Scuffletown Rural Conservation District that is greater than one acre in size but less than 8 acres in size may be subdivided into two parcels one time, following enactment of this provision, provided the resulting two parcels comply with the underlying zoning in the district. No parcel created by a subdivision authorized by this section is eligible for further subdivision, unless such subdivision is made in compliance with the other provisions of this Article."

Thank you for your consideration.

CB-2023-092 Initiation Memo Examples



Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: March 6, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 4 Definitions and Article 9, Section 9:5.2 Commercial Vehicles. This amendment will add a new definition for Commercial Vehicles (indicated in red) and will remove the current language (struck through) and replace with what is proposed (indicated in red).

Commercial Vehicle: A commercial vehicle is any vehicle that is used primarily for business purposes. Commercial vehicles shall be determined by business identification and/or class of vehicle as outlined by the Federal Highway Administration.

9:5.2 Commercial Vehicles

~~Not more than one commercial vehicle that does not exceed 2 tons rated capacity shall be permitted on a lot in a residential district. No commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products shall be permitted.~~

9:5.2 Commercial Vehicles

- A. Only vehicles classified as Class 1, 2, 3 and 5, as defined and classified by the Federal Highway Administration, are permitted on a residentially zoned parcel within the zoned areas of Greenville County. No more than ~~two~~ three commercial vehicles are permitted per residentially zoned parcel and a maximum of one Class 5 vehicle is permitted per residentially zoned parcel.
- B. Commercial vehicles used for hauling explosives, gasoline, or liquefied petroleum products are prohibited.

Thank you for your consideration.

CB-2023-092 Initiation Memo Examples



Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: May 1, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

The Board of Zoning Appeals is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 4, Definitions, Article 6, Section 6:2 Use Conditions, Condition 18-B Swimming Pool Requirements to add a new definition for swimming pool and amend the requirements for swimming pools on residential properties (see changes below).

Article 4 Definitions, add:

Swimming Pool - Any structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610mm) deep. This includes in-ground, above-ground and on-ground pools, hot tubs, spas and fixed in place wading pools.

B. Swimming Pool Requirements

- Swimming pools shall be located in the rear yard. **The Zoning Administrator or his agent may grant permission to allow a swimming pool to encroach into the side yard providing the rear yard contains a demonstrable unbuildable area. For the purposes of the section, unbuildable areas are defined as areas of the rear yard that meet any of the following:**
 - Have a topographic slope greater than 11%
 - Contain drainage, utility, and/or access easements
 - Within right-of-way
 - Contain septic systems tank(s) and/or drain fields
 - Are within property line setbacks

When requesting permission to place a pool in the side yard the applicant shall be required to supply the Zoning Administrator with accurate information detailing the conditions on site. The Zoning Administrator may request additional information as is reasonably appropriate to consider with the request. Such information may include a site survey, site plan, photographs, or other items as may be relevant to the request.

- ~~Swimming pools shall be set back not less than 5 feet.~~ **Swimming pools shall not occupy more than 50% of rear yards. The portion of a swimming pool that encroaches into a side yard due to the conditions listed in the previous section shall not occupy more**

- ~~than 50% of the side yard. The area of the swimming pool shall be based on the total exposed water surface area of the pool and any other associated or integrated hot tubs, wading pools, etc.~~
- ~~Setback requirements for swimming pools shall be the same as those for accessory buildings.~~ **Swimming pools shall be set back a minimum of 5 feet from all side and rear property lines. For properties located on corner lots, side setbacks along street rights-of-way shall conform to front setback requirements for dwellings in the respective zoning district.**
- ~~Swimming pools shall not occupy more than 50 percent of the rear yard.~~ **Any portion of swimming pool and associated decking, structures, etc. that extends into a side yard shall be screened from the front and side street frontage, and also from immediately adjacent property that has a different zoning district or use. Screening shall consist of a 6-foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.**
- ~~Lighting for swimming pools shall have proper shielding from glare.~~ **Lighting for swimming pools shall not create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property, or onto a public roadway. Flashing lights are prohibited.**

Thank you for your consideration.

CB-2023-095

Applicant:	Brian Caruso
Project Type:	Use by Special Exception – Home Occupation
Address:	14 Clingstone Dr., Taylors, SC 29687
Zoning:	R-20, Single-Family Residential District
Posting:	Confirmed 09/26/23

CB-2023-095 Request

The property is located on Clingstone Drive, west of Edwards Road, south of Wade Hampton Boulevard, and north of E Lee Road.

The applicant is requesting a Use by Special Exception to allow for an in-home chiropractic office as a Home Occupation.

There are no prior applications before the BZA.

CB-2023-095: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists 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 occupations and requires approval from the BZA.

CB-2023-095: Home Occupation

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the 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-2023-095: Use By Special Exception

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-2023-095: 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-2023-095 Sample photo



CB-2023-095 Sample Photo



Google Street View

Apr 2016

[See more dates](#)

Proposed location of home business
Previously used as an office

Google

CB-2023-095: Zoning Map



CB-2023-095: Aerial Map



CB-2023-095 Photos



Subject



North of Subject



West of Subject



East of Subject

CB-2023-097

Applicant:	Andrea Michelle Scott for Jeffery Scott Stockton
Project Type:	Use by Special Exception – Home Occupation
Address:	6 Yakama Way, Greenville, SC 29607
Zoning:	R-15, Single-Family Residential District
Posting:	Confirmed 09/26/23

CB-2023-097 Request

The property is located east of Log Shoals Rd and south of McCall Road, near S I-185 and the City of Mauldin.

The applicant is requesting a Use by Special Exception to allow for a laser engraving business as a Home Occupation.

There are no prior applications before the BZA.

CB-2023-097: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists 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 occupations and requires approval from the BZA.

CB-2023-097: Home Occupation

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the 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-2023-097: Use By Special Exception

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-23-097: 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-2023-097 Sample photos



CB-2023-097 Sample photos



CB-2023-097: Zoning Map



CB-2023-097: Aerial Map



CB-2023-097 Photos



Subject



South of Subject



West of Subject



East of Subject

CB-2023-098

Applicant:	Robert Eugene August for Doane Marie August
Project Type:	Variance
Address:	212 Ridge Way, Simpsonville, SC 29680
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 09/26/23

CB-2023-098 Request

The property is located on Ridge Way, north of Highway 418, and west of Fairview Road.

The applicant is requesting a Variance from the requirements for the location of an accessory structure.

On August 2, 2023, Docket CB-2023-058 was withdrawn the by the applicant.

CB-2023-098: Variance

7:3.4 Side Setbacks in Single-family Residential Districts

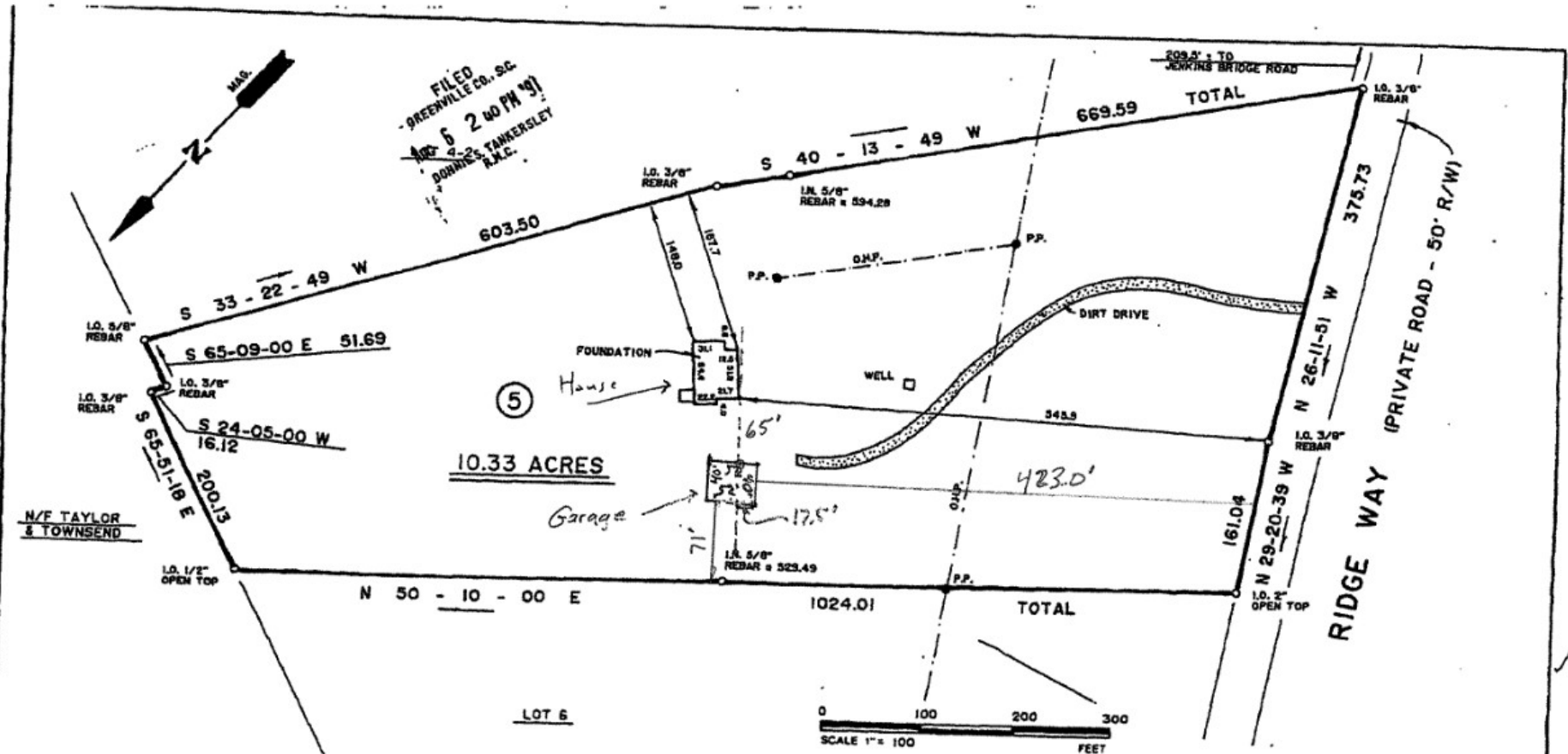
Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

CB-2023-098: Variance Considerations

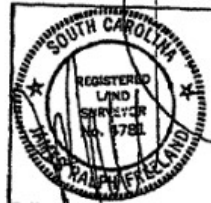
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-098 Site Plan



THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAN WAS SURVEYED UNDER MY DIRECT SUPERVISION PROPERTY LINES AND IMPROVEMENTS SHOWN ARE LOCATED CORRECTLY AND THAT NO VISIBLE ENCROACHMENTS EXIST UNLESS OTHERWISE SHOWN THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD HAZARD AREA



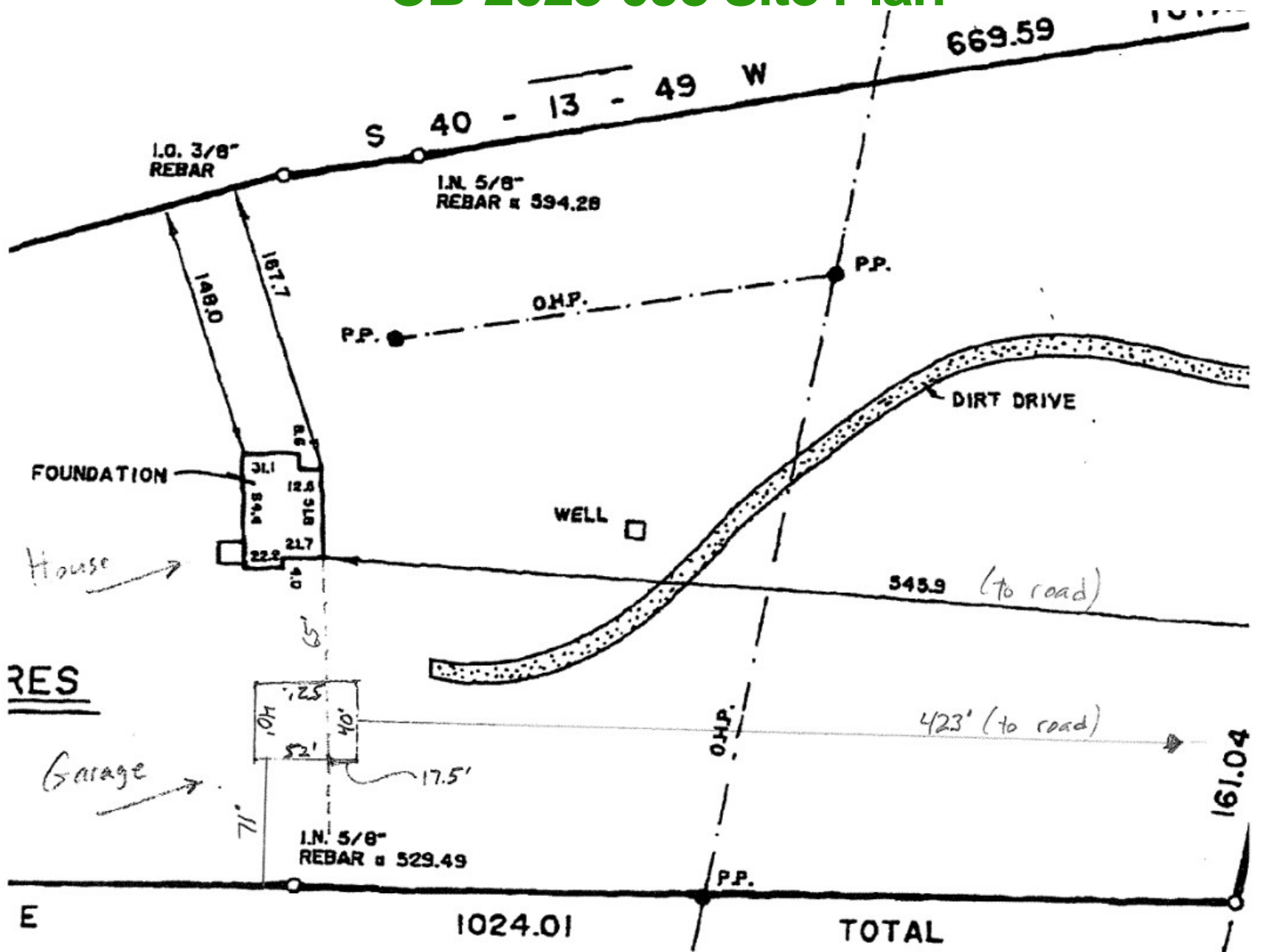
STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

HARRISON HILLS
LOT 5
PROPERTY OF
JEFFREY A. REEVES
REBECCA C. REEVES

FRELAND-CLINKSCALES & ASSOCIATES, INC. Engineers & Land Surveyors 323 WEST STONE MOUNTAIN GREENVILLE, S.C. (803) 271-8224	
PLAT BOOK	17D-71
DEED BOOK	1364-428-27
TAX MAP	576.2-1-3
PARTY CHIEF	R.A.J.
DRAWN	M.E.W. 1000
DATE	7-19-91
DWG. NO.	26332

RLS. JAMES R. FREELAND
NO. 4781

CB-2023-098 Site Plan



CB-2023-098: Zoning Map



CB-2023-098: Aerial Map



CB-2023-098 Photos



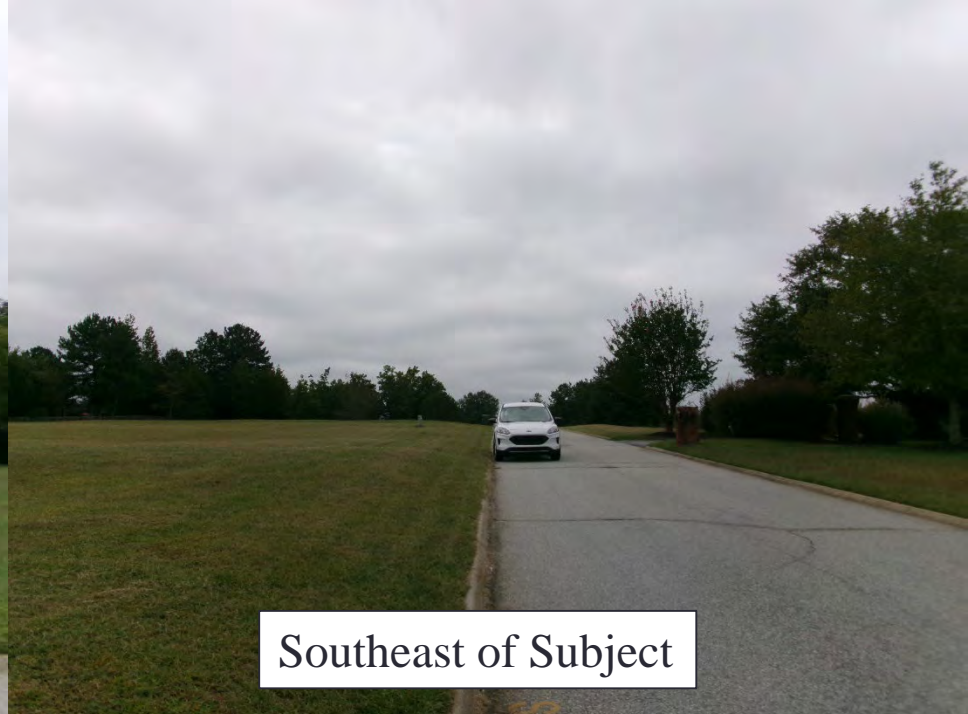
Subject



Northwest of Subject



Southwest of Subject



Southeast of Subject

CB-2023-099

- Applicant:** Scott Carlin of The School District of Greenville County for City of Greenville & County of Greenville c/o SCTAC
- Project Type:** Use by Special Exception
- Address:** 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd., Exchange St., & Perimeter Rd., Greenville, SC 29605
- Zoning:** S-1, Services District
- Posting:** Confirmed 09/26/23

CB-2023-099: Use by Special Exception Requirements

Section 5:15 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Schools- primary, secondary” as a Use by Special Exception in the S-1, Services District.

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

“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

CB-2023-099: Use By Special Exception Considerations

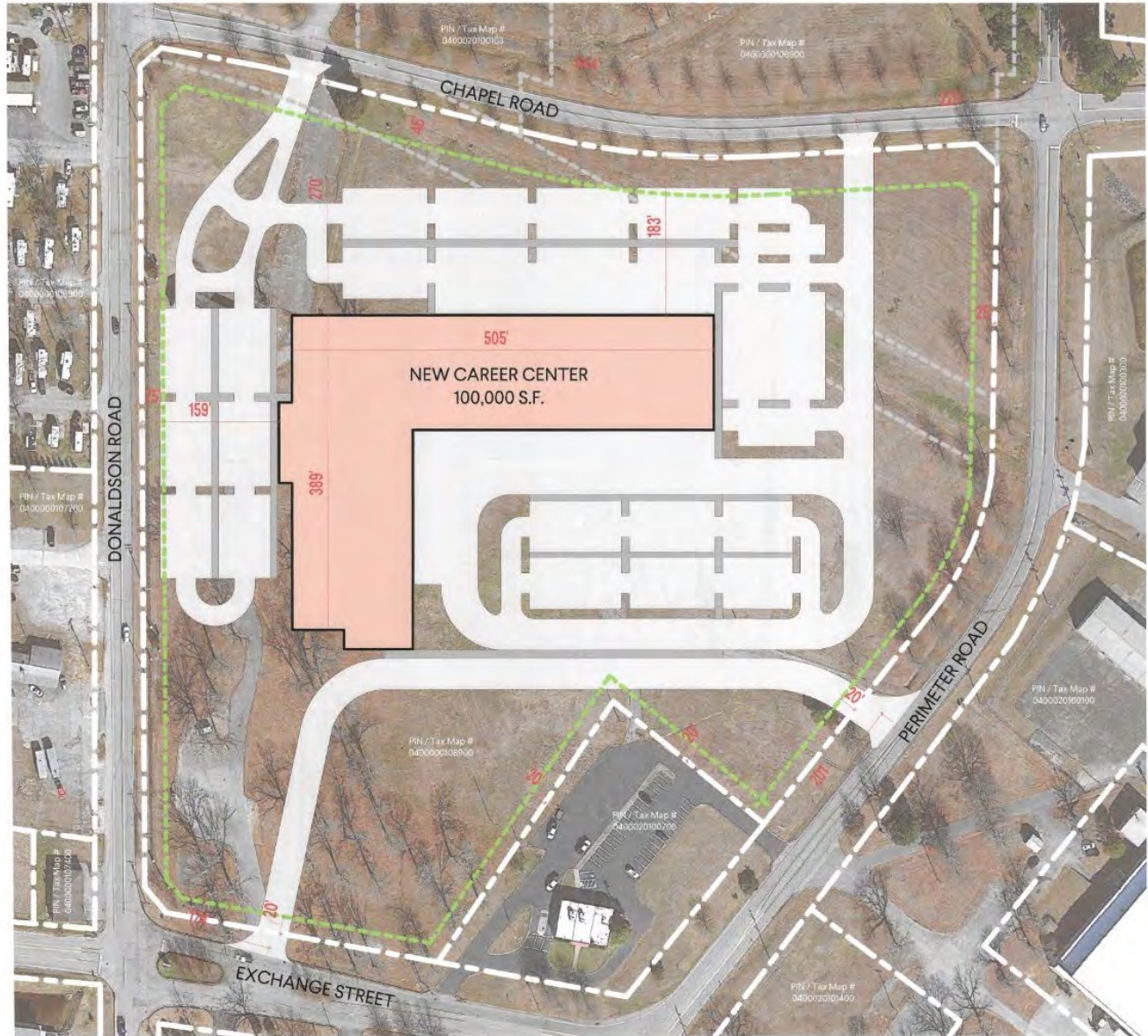
Section 11:1 - General Provisions for Uses Permitted by Special Exception states:

“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-2023-099 Site Plan

NOTE: PLAN IS PRELIMINARY
FUTURE LIGHTING PLAN
WILL CONFORM TO COUNTY
LIGHTING STANDARDS

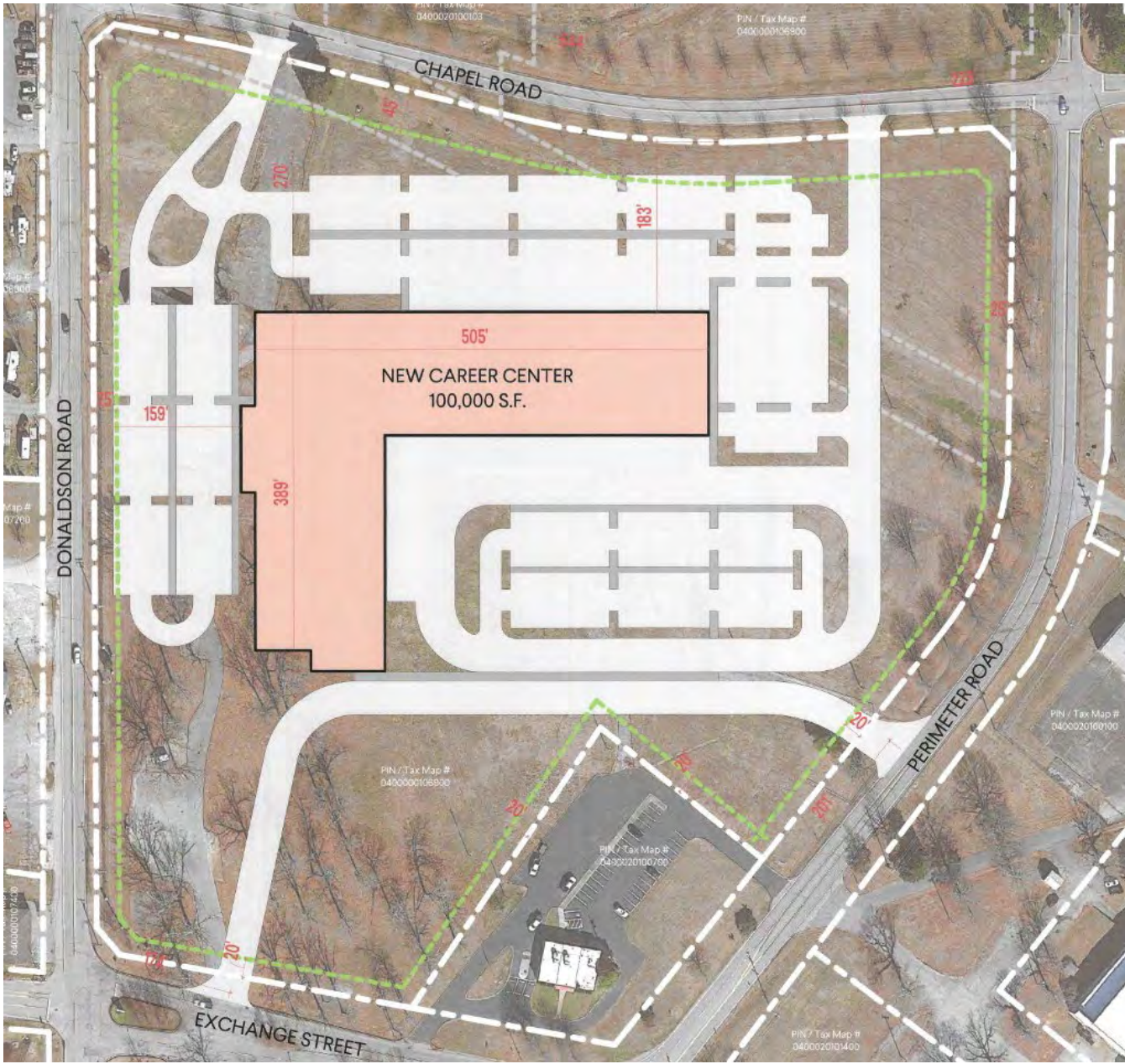


TRUE
NORTH

1 CONCEPTUAL SITE PLAN
SCALE: 1" = 60'-0"



CB-2023-099 Site Plan



CB-2023-099: Zoning Map



CB-2023-099: Aerial Map



CB-2023-099 Photos



Subject



East of Subject



South of Subject



West of Subject

CB-2023-100

- Applicant:** Catherine Elizabeth Eubanks
- Project Type:** Use by Special Exception – Home Occupation
- Address:** 710 Edwards Mill Rd. Taylors, SC 29687
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 09/26/23

CB-2023-100 Request

The property is located on Edwards Mill Road, South of Reid School Road, and East of Stallings Road.

The applicant is requesting a Use by Special Exception to allow for an in-home massage therapy practice as a Home Occupation.

There are no prior applications before the BZA.

CB-2023-100: Use By Special Exception

Section 5:5 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists 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-2023-100: Home Occupation

(13) Home Occupation

Occupations, professions, or trades customarily carried on by occupants of dwelling units as secondary uses which are clearly incidental to use of dwelling units for residential purposes are allowed as accessory uses in districts where dwelling units are permitted or permissible, subject to the following conditions:

- A.** Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B.** Home occupations shall be conducted only within principal structures.
- C.** An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D.** The occupation shall not involve the 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-2023-100: Use By Special Exception

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-2023-100: 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-2023-100 Sample photo



Existing Garage:

1. Side Entrance,
 - a. Separate From Main Home, Key and Lock
2. Dual; Side-Parking Spaces
3. Walkway to side entrance

* The windows are faux windows, to keep the residential appearance. No windows are necessary for NON-LIVABLE space.

Proposed Renovations:

1. Bring Floor Up to Level of House
2. Framing of new floor, Massage Room and Bathroom. Framing, Electric and Plumbing

Not intended to be livable space. False Windows intended to preserve the integrity of the residential appeal

proposal

CB-2023-100: Zoning Map



CB-2023-100: Aerial Map



CB-2023-100 Photos



CB-2023-101

Applicant: Nathaniel Aidan Merriwether

Project Type: Variance

Address: 4729 State Park Rd., Travelers Rest, SC
29690

Zoning: R-S, Residential Suburban District

Posting: Confirmed 09/26/23

CB-2023-101: Request

The property is located on State Park Road, west of Rainey Road, and south of Hindman Road.

The applicant is requesting a Variance to encroach 3.1' into the required 40' front setback along State Park Road, and 2.1' into the required 5' rear setback.

There are no prior applications before the BZA.

CB-2023-101: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-S, Residential Suburban District

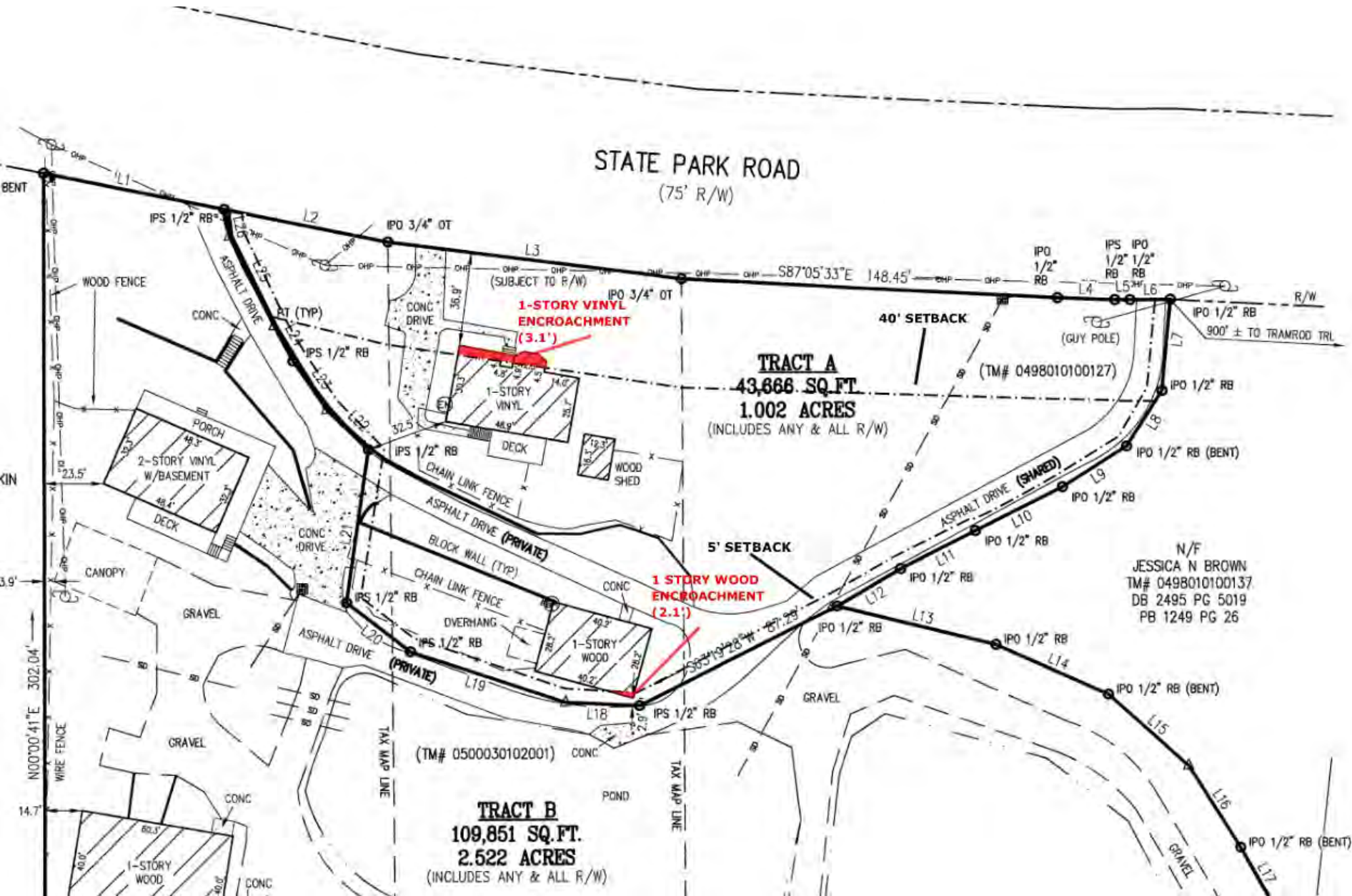
FRONT	=	40' from edge of road R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

CB-2023-101: Variance Considerations

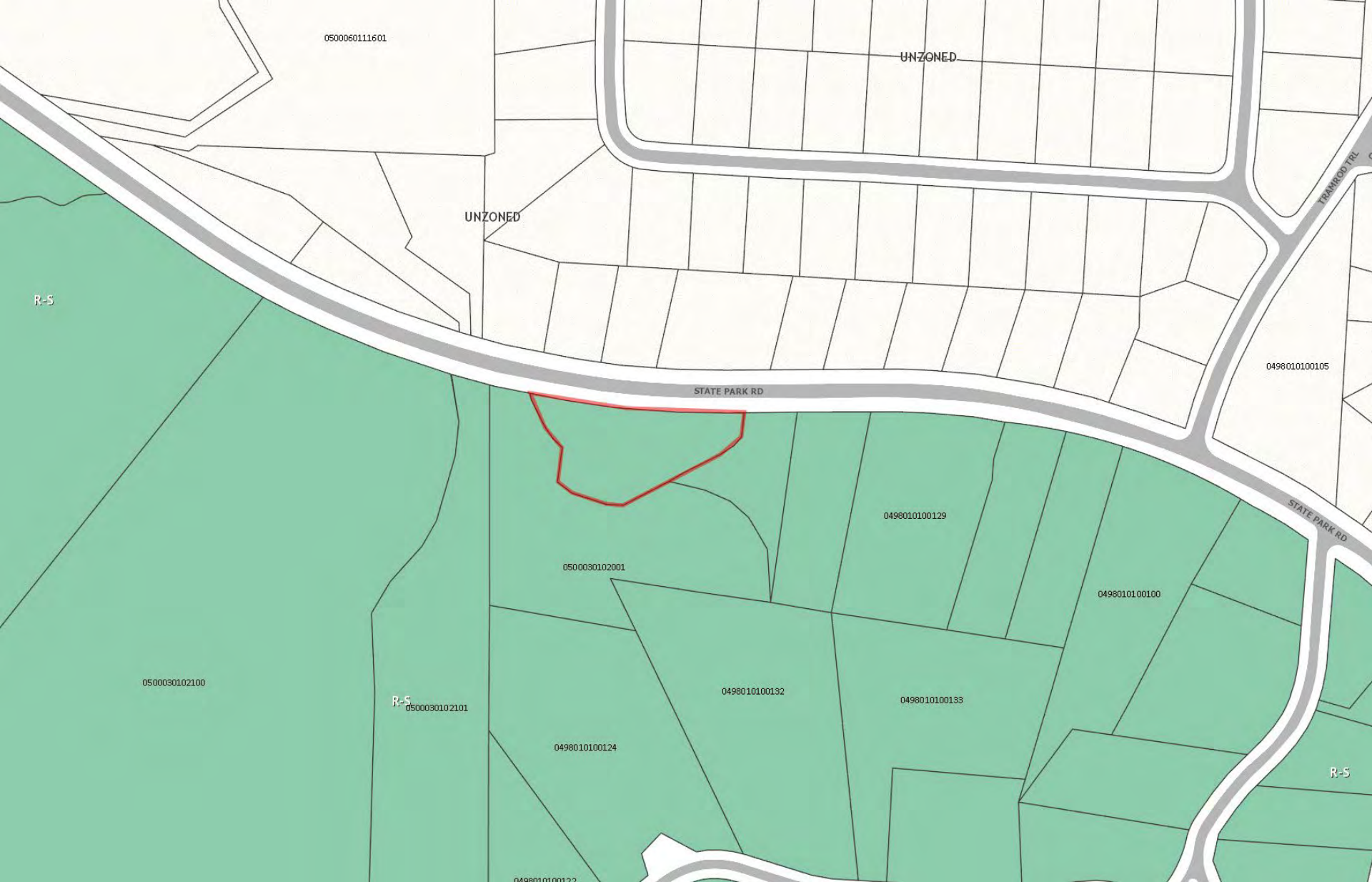
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2023-101: Site Plan



CB-2023-101: Zoning Map



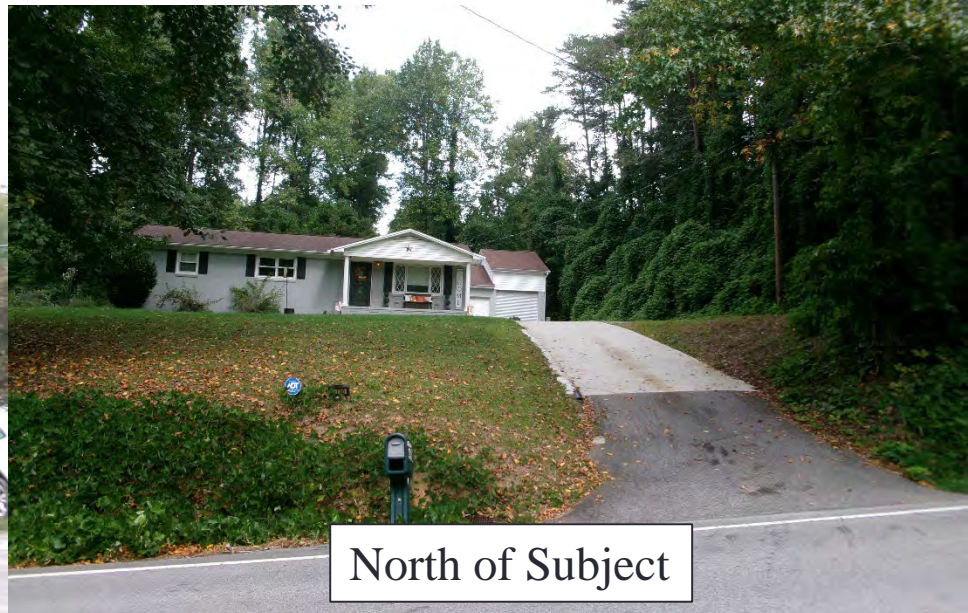
CB-2023-101: Aerial Map



CB-2023-101 Photos



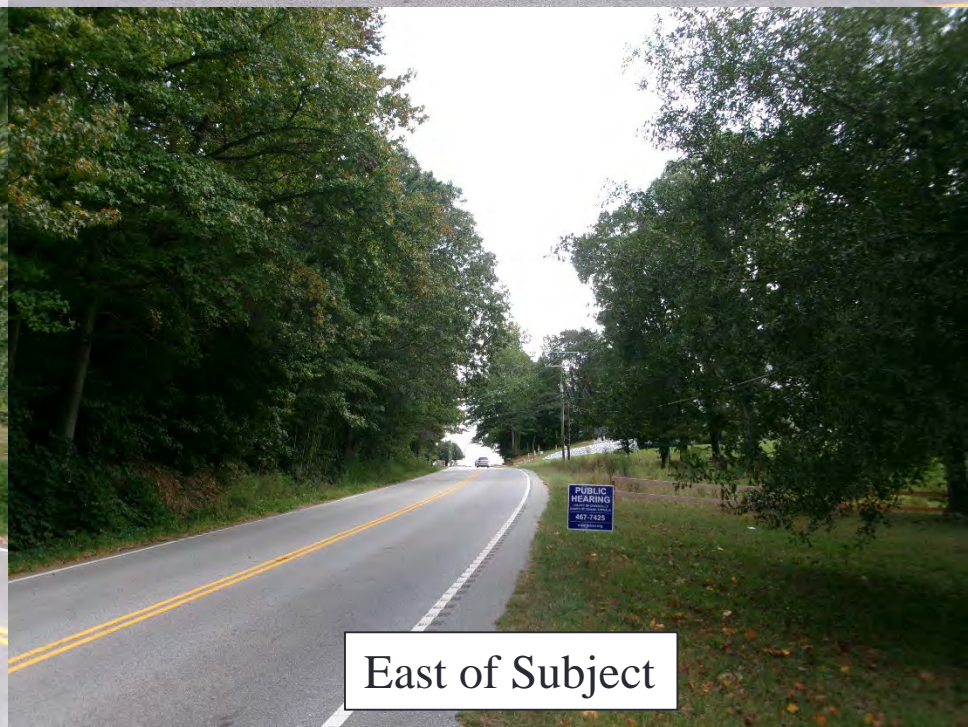
Subject



North of Subject



South of Subject



East of Subject

CB-2023-102

Applicant:	Sunday Bougher of SGA Design Group for Dayton Gocio of Walmart Real Estate Business Trust.
Project Type:	Variance
Address:	3027 Wade Hampton Blvd., Greenville, SC 29687
Zoning:	C-2, Commercial District
Posting:	Confirmed 09/26/23

CB-2023-102: Request

The property has access from Wade Hampton Blvd and Tappan Drive, and is located south of Rutherford Road and north of E Lee Road.

The applicant is requesting a variance to replace eleven existing signs and add two new signs. They currently have 528.73 square feet of signage, and are requesting a total of 505.89 square feet of signage, including the replacement signs and new signs. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

CB-2023-102: Sign Variance

Sign Ordinance, Section 8.4.1 Requirements for Specific Sign Types, Wall Signs;

- A. Wall sign copy area shall not exceed twenty (20) percent of the useable building wall area onto which such a sign is attached. Additionally, such signs shall not exceed two-hundred and twenty-five (225) square feet in size.

Sign Ordinance, Section 8.5.2 Business Use Areas;

The Business Use Area shall be defined as any property whose primary use is neither single family residential or multi-family residential and is not a Special Use Area.

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

CB-2023-102: Sign Variance

Table 19.8(b): Business Use Area Sign Regulations

Sign Type	Number (Maximum combination of all Signs regardless of type)	Size	Height
Freestanding	One per street front	In accordance with Section 19.8.5	In accordance with Section 19.8.5.2(c)
Wall	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Window	Up to 3	20% of window area 225 sq. ft maximum	Not above roof line
Attached Canopy	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Detached Canopy	Up to 3	20% of canopy face 225 sq. ft maximum	Not above roof line
Awning	Up to 3	20% of usable wall area 225 sq. ft. maximum	Not above roof line
Under Canopy/ Awning	Up to 3	4 sq. ft.	Minimum 7' vertical clearance
Projecting	Up to 3	8 sq. ft.	Not above roof line
Marquee	Up to 3	1 sq. ft. per linear foot frontage 225 sq. ft. maximum	Not above roof line

CB-2023-102: 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-2023-102: Site Plan

COLOR LEGEND		SHEET NOTES
PK	COLOR NAME	1 PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS. TO MATCH ADJACENT AS REQUIRED. REFER TO DETAILS ON SHEET A-1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF REMOVING MOUNTED ITEMS. 2 REFERENCE EXISTING ETS (WHERE SHOWN) MATCHED AREA. 3 NOT USED. 4 PAINT TO MATCH WALL AT LOCAL (W/OUT) LI-GLOSS FINISH. COORDINATE SCOPE OF WORK WITH MAIN CONTRACTOR. 5 PAINT RE-ADJACENT WALLS PAINT FRAMES AND DOWNSPOUTS EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY SURFACE TO WHICH COLORING. 6 PAINT ANY ROOFTOP CAS FRING. USE 7. WHITE TYPHOON PAUL D SERIES PAINTED. GAS PIPE ALONG REE SHALL TO GRADE SHALL MATCH EXISTING PAINTING. 8. DO NOT PAINT KEEPER VALVES. 9. PAINT RE-ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL UNLS. 10. WHERE CALCOPED ARE VISIBLE TO AND ACCESSIBLE BY CUSTOMERS. PAINT UNDERSOLE OF CANOPY BECAUSE DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED. 11. PAINT ALL EXTERIOR ENTRY REVLUES TO MATCH EXISTING COLOR (WHERE NOTED TO RECOLOR PLASTIC BOLLARD SLEEVE). 12. DO NOT PAINT LED WALL PACK HOUSINGS. 13. PAINT GUARDIAN CENTER FENCE STEEL DOORS AND FRAMES. POSE. 14. NOT USED. 15. DO NOT PAINT GALK BRK. STONE VENEER FACE BRICK. UNPAINTED FILL WALL OR PRECAST PANELS. 16. AT MISCHORY LOCATIONS WHERE SIGNS ARE BEING REPLACED. REMOVE AND PAINT AREA BEHIND SIGN TO MATCH EXISTING COLOR. NOT SPECIFIED. 17. PAINT AS GRADE POSE (ON 25 SOCM). POSE (ON HANDRAIL). 18. PAINT STRIKER VALVES (P/VE). 19. DO NOT PAINT OVER CERT CLASS ON FIRE ALARM BELL.
PSE	SAFETY YELLOW	
PHE	RED	
PZE	CREAM	
PBC	BLACK	
PEE	DARK GRAY	
PBL	WALMAKT BLUE (LIKE FRANK)	
P1S2	LEHT GRAY	
P1S3	HELM GRAY	
P1S4	BLACK GRAY	
P2S1	DURANDOS BRONZE SW #7348	



8 AUTO CENTER FRONT ELEVATION
T=20'-0"



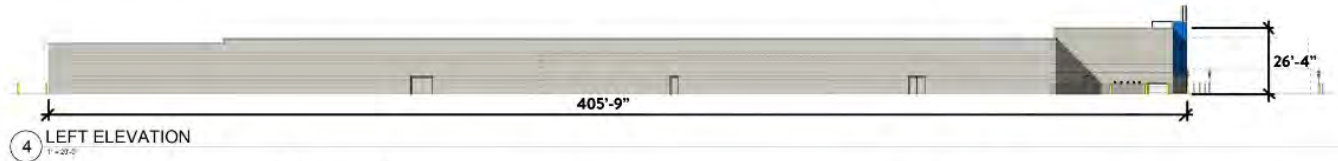
7 SEASONAL SHOP REAR ELEVATION
T=20'-0"



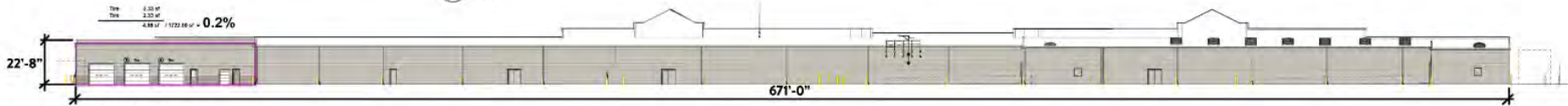
6 VESTIBULE SIDE ELEVATION
T=10'-0"



5 VESTIBULE SIDE ELEVATION
T=10'-0"



4 LEFT ELEVATION
T=20'-0"



3 REAR ELEVATION
T=20'-0"

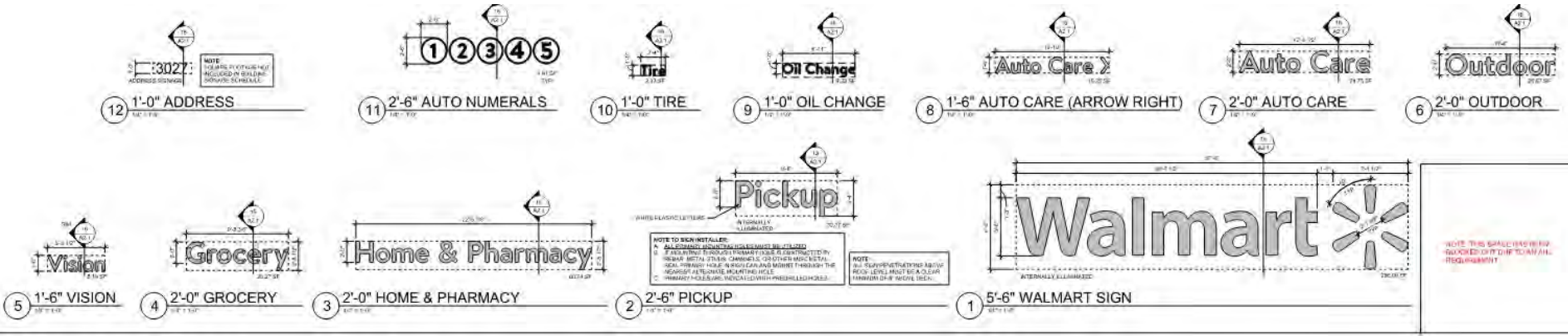


2 RIGHT ELEVATION
T=20'-0"



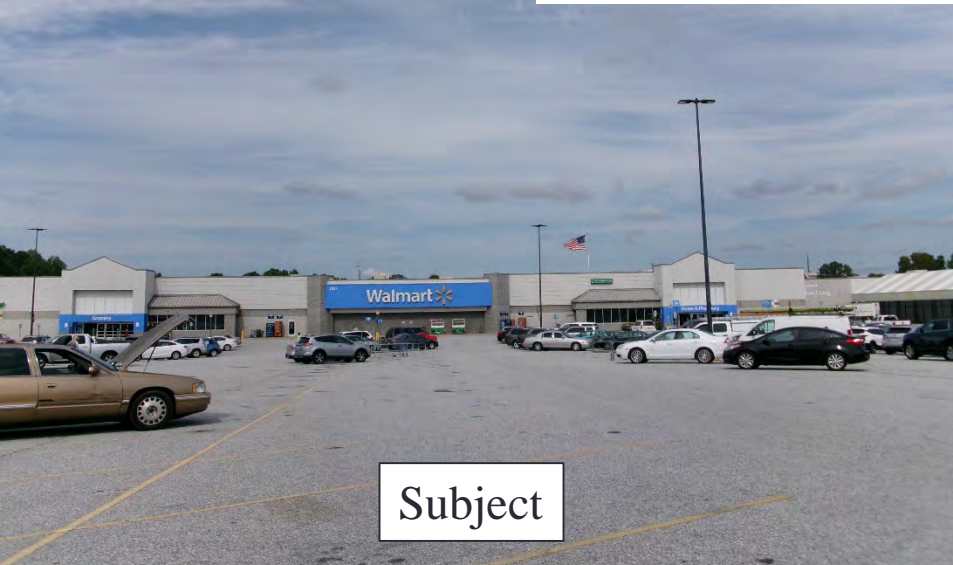
1 FRONT ELEVATION

CB-2023-102: Site Plan



EXISTING SIGNAGE SCHEDULE							NEW SIGNAGE SCHEDULE						
SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)	SIGNAGE LOCATION	QTY	LIGHTED	COLOR	SIZE	AREA (SF)	TOTAL AREA (SF)
FRONT SIGNAGE							FRONT SIGNAGE						
Walmart *(Spark)	1	LED	WHITE/YELLOW	5'-6"	298.00 SF	298.00 SF	Walmart *(Spark)	1	N/A	WHITE/YELLOW	5'-6"	298.00 SF	298.00 SF
* (SPARK) Pickup	1	LED	WHITE/YELLOW	2'-6"	48.67 SF	48.67 SF	Pickup	1	LED	WHITE	2'-6"	32.37 SF	32.37 SF
Grocery	1	N/A	WHITE	2'-0"	25.63 SF	25.63 SF	Grocery	1	N/A	WHITE	2'-0"	26.27 SF	26.27 SF
Home & Pharmacy	1	N/A	WHITE	2'-0"	61.85 SF	61.85 SF	Home & Pharmacy	1	N/A	WHITE	2'-0"	60.74 SF	60.74 SF
Outdoor Living	1	N/A	WHITE	2'-0"	49.47 SF	49.47 SF	Outdoor	1	N/A	WHITE	2'-0"	20.67 SF	20.67 SF
Auto Center >	1	N/A	WHITE	1'-6"	19.47 SF	19.47 SF	Auto Care >	1	N/A	WHITE	1'-6"	16.25 SF	16.25 SF
Address (3027)	1	N/A	WHITE	1'-0"	0.00 SF	0.00 SF	Vision	1	N/A	WHITE	1'-6"	8.19 SF	8.19 SF
FRONT SIGNAGE						503.09 SF	Address (3027)	1	N/A	BLACK	1'-0"	0.00 SF	0.00 SF
AUTO CENTER SIGNAGE							FRONT SIGNAGE						
Auto Center	1	N/A	WHITE	1'-6"	17.75 SF	17.75 SF							462.49 SF
Lube	1	N/A	WHITE	1'-0"	3.13 SF	3.13 SF	AUTO CENTER SIGNAGE						
Tire	2	N/A	WHITE	1'-0"	2.38 SF	4.76 SF	Auto Numerals	5	N/A	BLACK	2'-6"	4.91 SF	24.55 SF
AUTO CENTER SIGNAGE						25.64 SF	Auto Care	1	N/A	WHITE	2'-0"	24.75 SF	24.75 SF
TOTAL BUILDING SIGNAGE						528.73 SF	Oil Change	1	N/A	BLACK	1'-0"	9.33 SF	9.33 SF
							Tire	4	N/A	BLACK	1'-0"	2.33 SF	9.32 SF
							AUTO CENTER SIGNAGE						
													67.95 SF
							TOTAL BUILDING SIGNAGE						
													530.44 SF

CB-2023-102 Photos



Subject



Subject



Southeast of Subject



Southwest of Subject

CB-2023-103

Applicant:	Karin Krussig
Project Type:	Variance
Address:	112 South Old White Horse Rd, Greenville, SC 29611
Zoning:	S-1, Services District
Posting:	Confirmed 09/26/23

CB-2023-103: Request

The property is located south of Pendleton Road, east of White Horse Road, and north of Old Easley Highway near the City of Greenville.

The applicant is requesting a Variance to encroach 1.3' feet into the 20' front setback along S Old White Horse Road, and 3.8' into the 5' right side setback. The applicant is requesting a Variance for encroachments into the R-7.5, Single Family Residential setbacks, with the goal to pursue rezoning pending the BZA decision.

On August 15, 2023, CB-2023-073 was administratively withdrawn due to an inadequate site plan.

CB-2023-103: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-7.5, Single Family Residential District

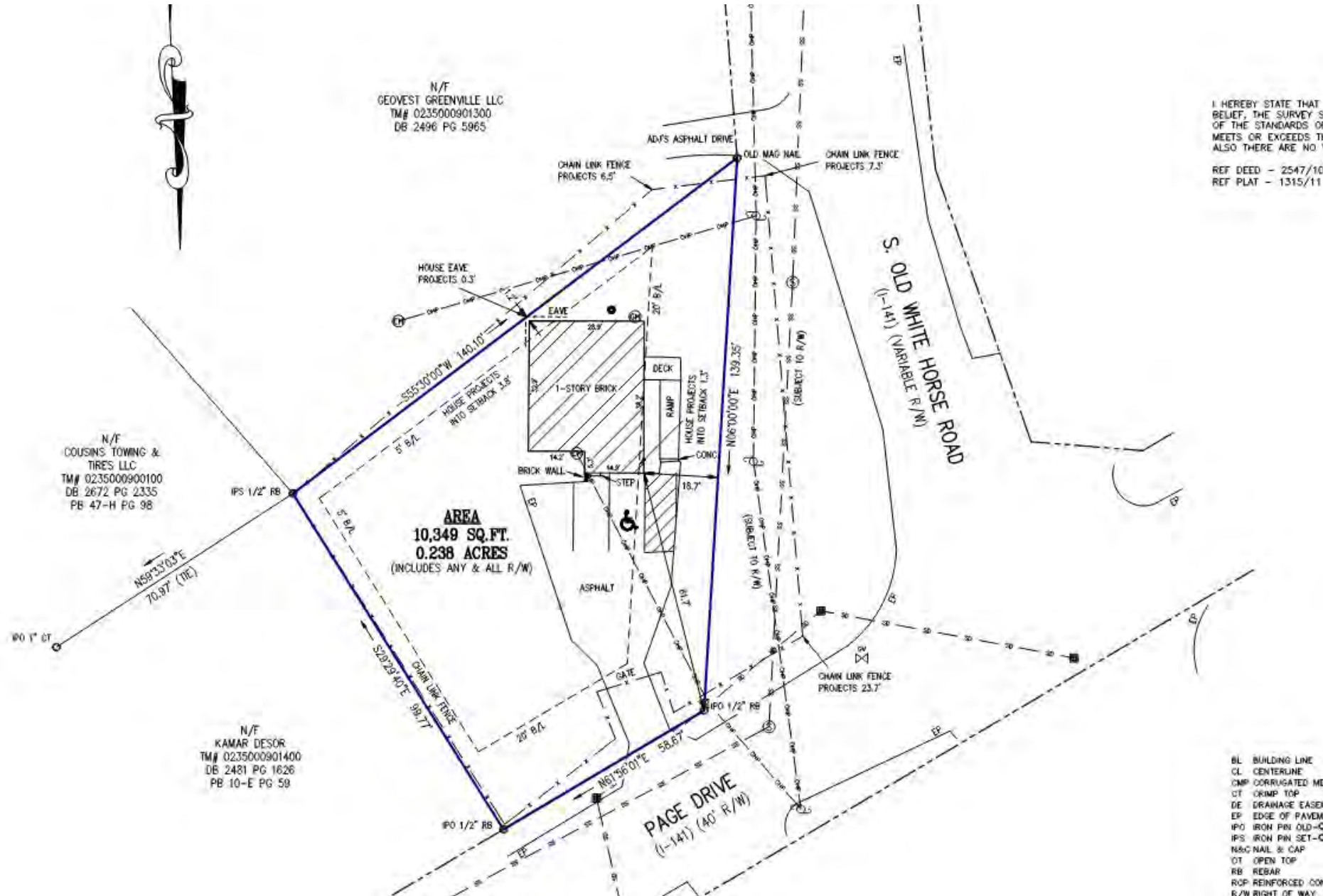
FRONT	=	20' from edge of road R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	20' from edge of road R.O.W.
REAR	=	5' from property line

CB-2023-103: 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-2023-103: Site Plan



I HEREBY STATE THAT BELIEF, THE SURVEY S OF THE STANDARDS OF MEETS OR EXCEEDS TH ALSO THERE ARE NO V

REF DEED - 2547/10
REF PLAT - 1315/11

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED ME
CT CURB TOP
DE DRAINAGE EASEM
EP EDGE OF PAVEM
IP0 IRON PIN OLD-C
IPS IRON PIN SET-C
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
ROP REINFORCED CON
R/W RIGHT OF WAY

CB-2023-103: Site Plan



N/F
COUSINS TOWING &
TIRES LLC
TM# 0235000900100
DB 2672 PG 2335
PB 47-H PG 98

N/F
KAMAR DESOR
TM# 0235000901400
DB 2481 PG 1626
PB 10-E PG 59

CB-2023-103: Zoning Map



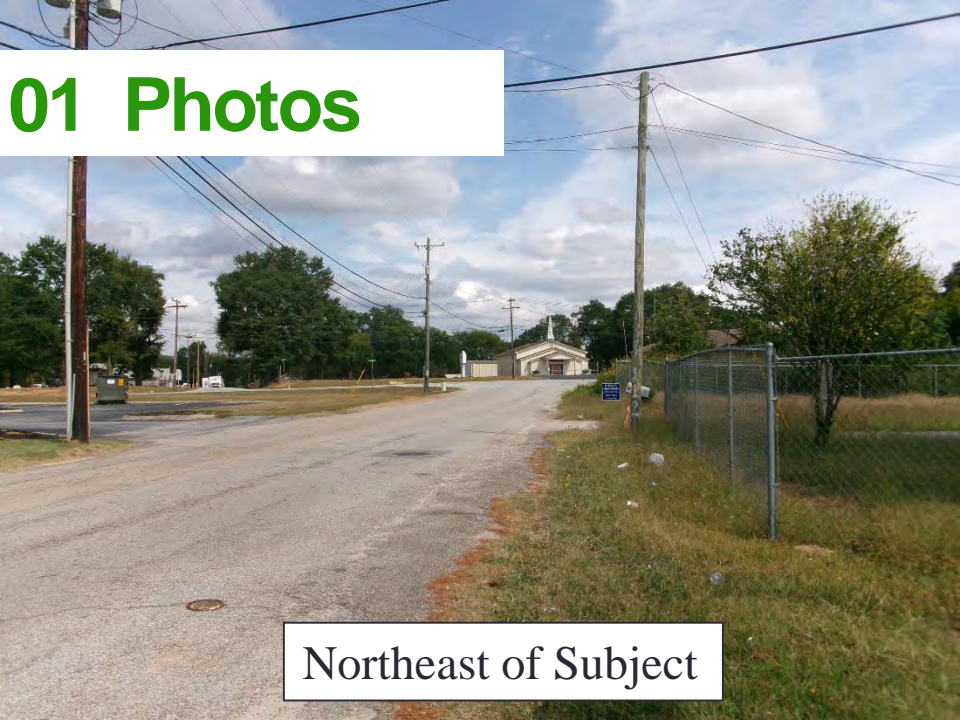
CB-2023-103: Aerial Map



CB-2023-101 Photos



Subject



Northeast of Subject



Northwest of Subject



West of Subject

CB-2023-104

Applicant:	Hunter Graham of Provident Realty for Augusta Grove BTS, LLC
Project Type:	Variance
Address:	1032 Bracken Rd, Piedmont, SC 29673
Zoning:	I-2, Industrial District
Posting:	Confirmed 09/26/23

CB-2023-104 Request

The property is located on Bracken Road, north of I-185, west of Old Grove Road, and east of Piedmont Highway.

The applicant is requesting a Variance from the number of required parking spaces for a Warehouse Use.

There are no prior applications before the BZA.

CB-22-74: Variance Considerations

Section 12:2 - There shall be provided at the time of the erection of any building, or at the time any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area; or before conversion from one type of use of occupancy to another, permanent off-street parking space in the amount specified by this section. Such parking space may be provided in a parking garage or properly graded and improved open space. All portions of the required space, which are paved, shall be marked in accordance with the standards contained herein. Lines shall be visibly marked with paint.

Warehousing, Flex Space, and Data Center Uses-

Minimum of 1 space per 500 square feet of leasable floor area for the first 3,000 square feet and then 1 space per 2,500 square feet of leasable floor area thereafter.

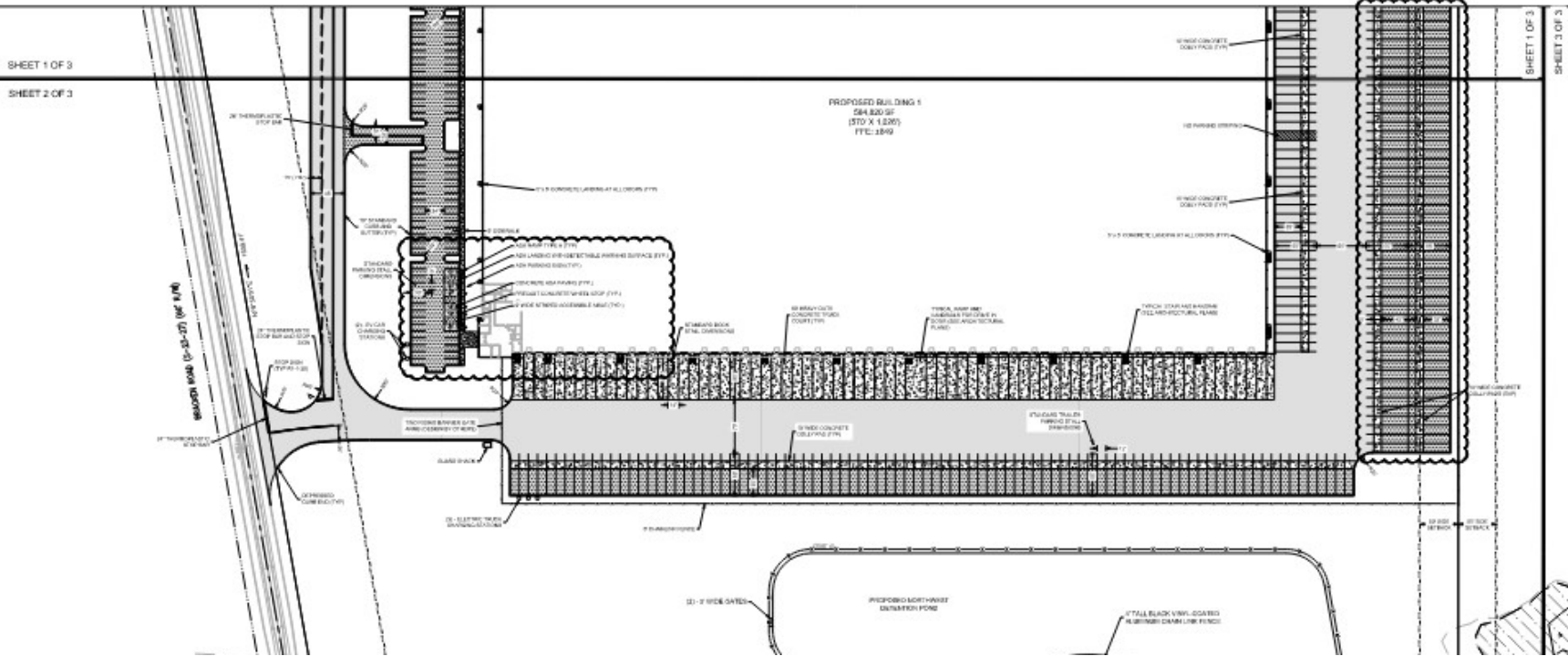
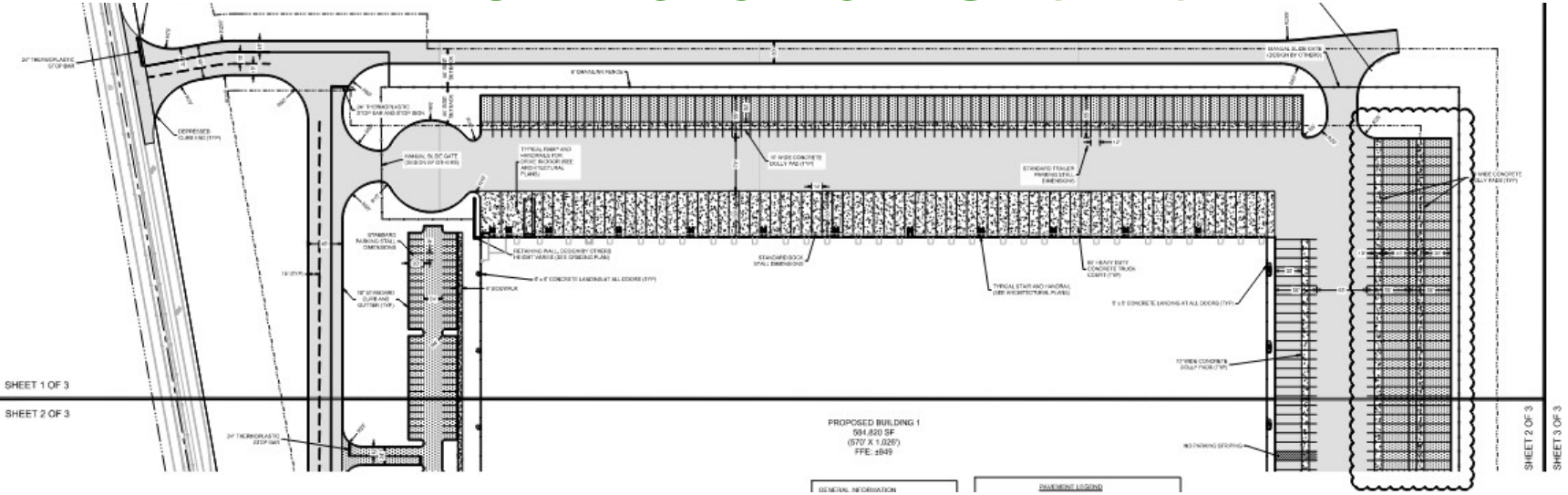
The minimum total parking spaces for the building is 239 parking spaces and the applicant is requesting to reduce that to a total of 115 parking spaces or a 48% reduction in parking.

CB-2223-104: Variance Considerations

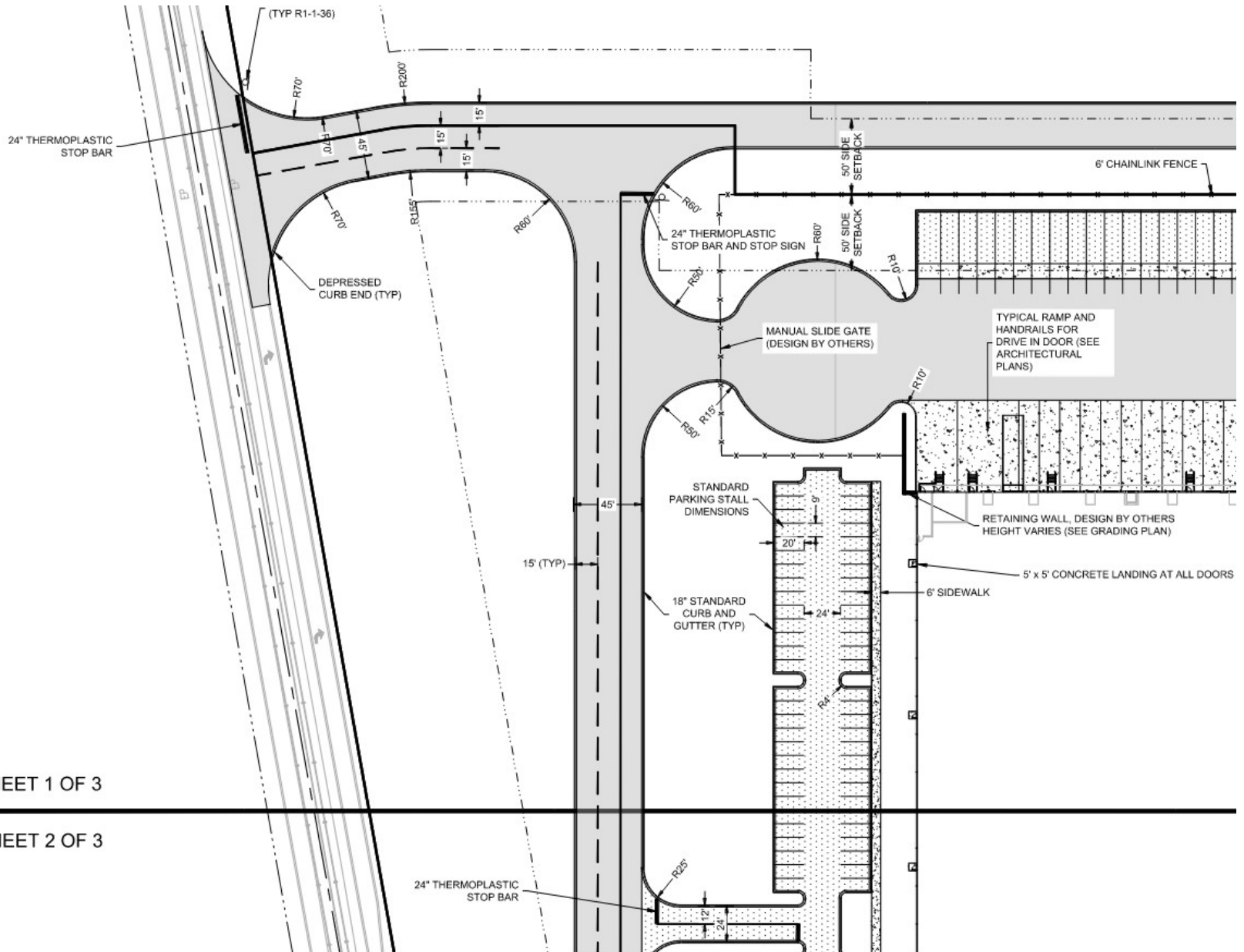
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CB-2023-104 Site Plan



CB-2023-104 Site Plan



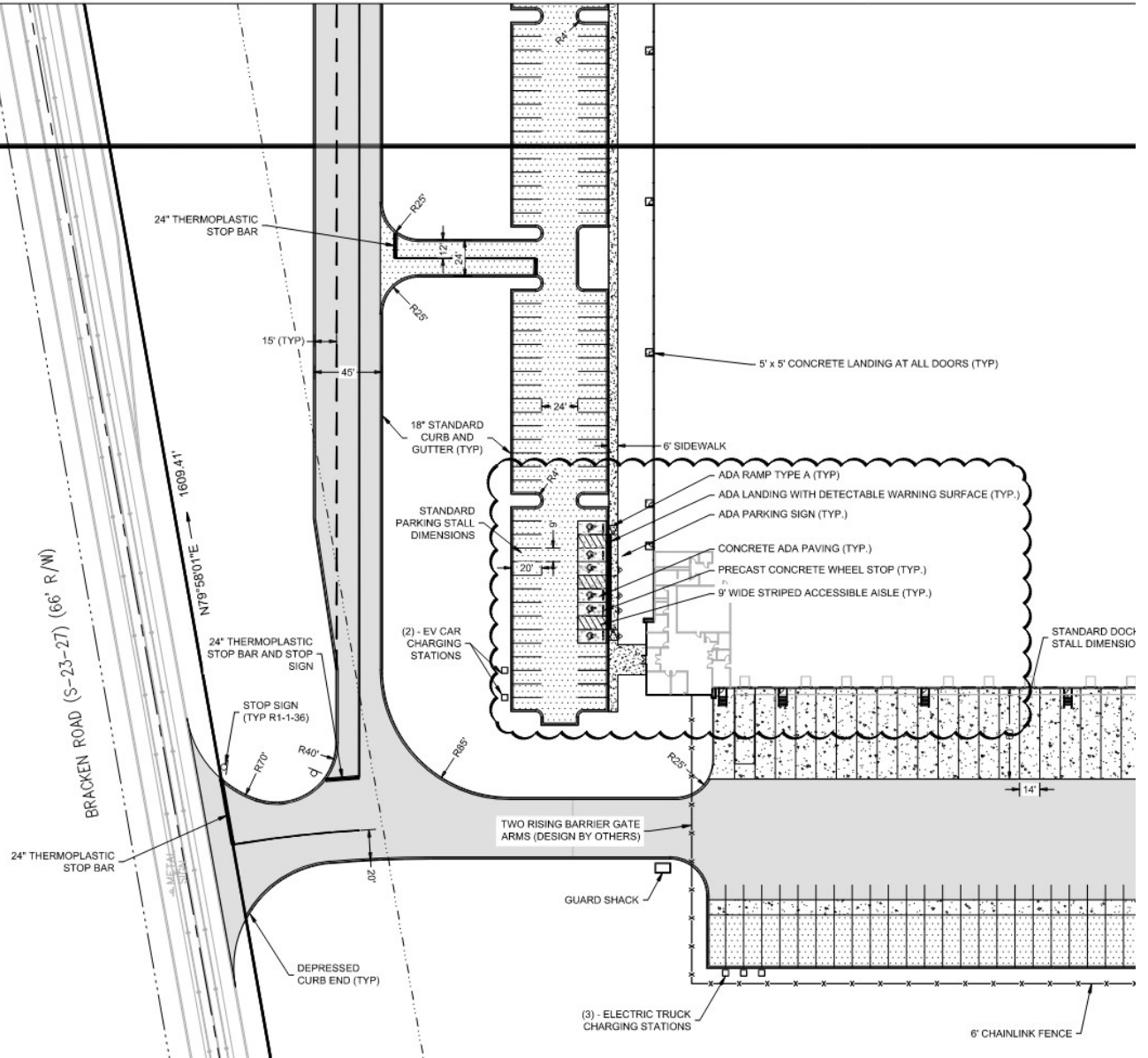
SHEET 1 OF 3

SHEET 2 OF 3

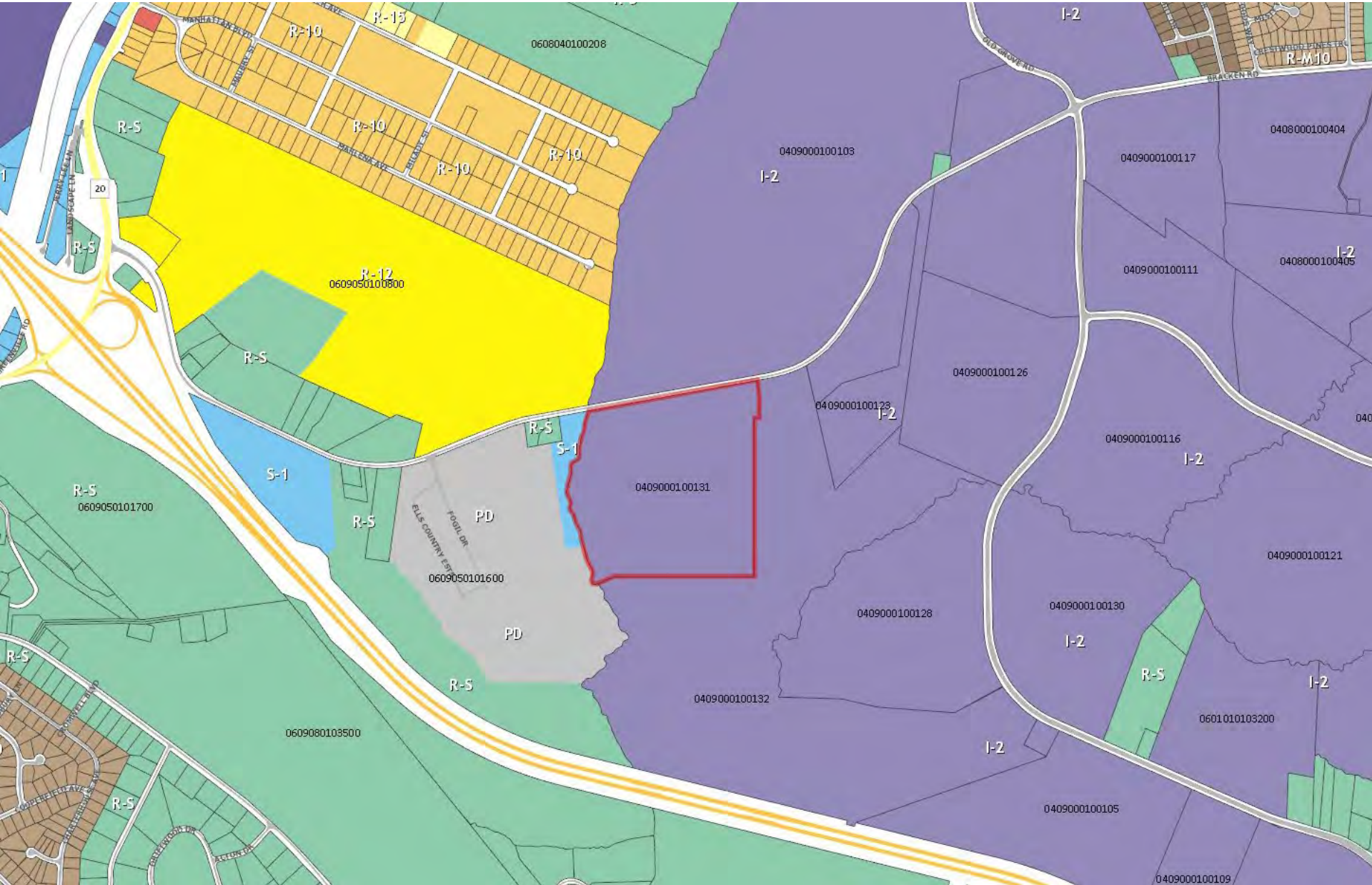
CB-2023-104 Site Plan

SHEET 1 OF 3

SHEET 2 OF 3



CB-2023-104: Zoning Map



CB-2023-104: Aerial Map



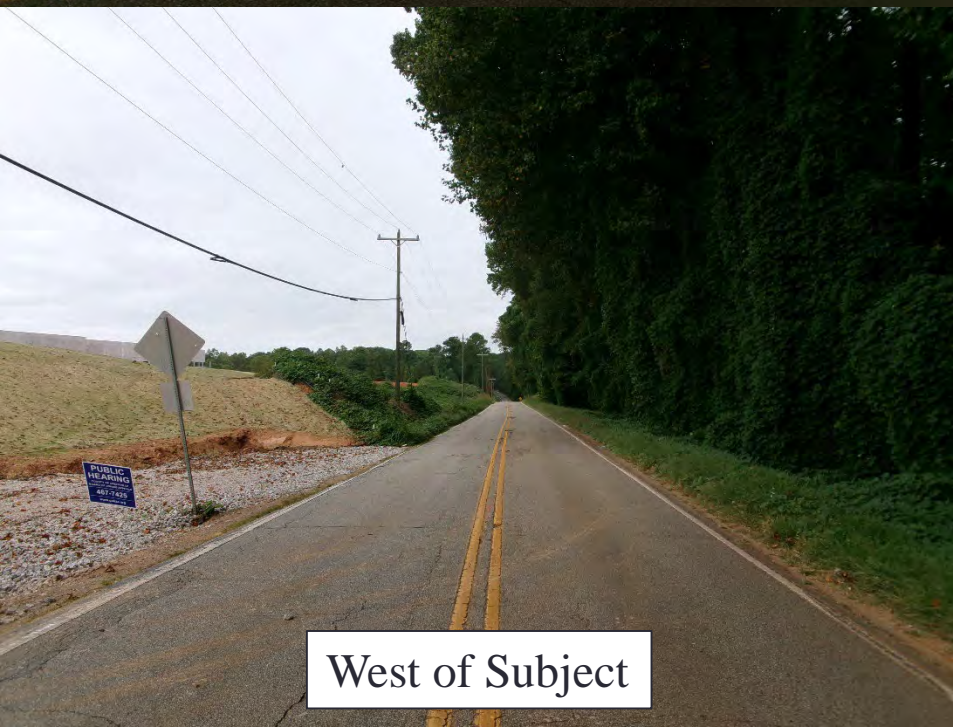
CB-2032-104 Photos



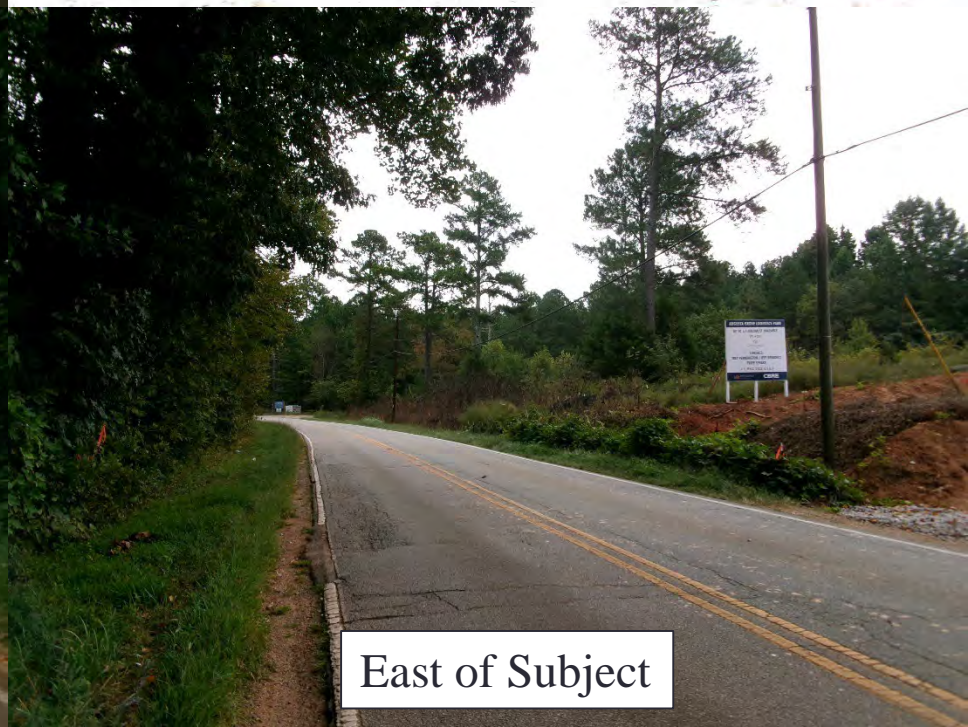
Subject



North of subject



West of Subject



East of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment