



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

March 20, 2024

Board Members:

1. Barber, Teresa
2. Godfrey, Laura – Vice Chairwoman
3. Hamilton, Paul
4. Hattendorf, Mark – Chairman
5. Roth, Michael
6. Shuman, Michelle
7. Akers, James

Staff Present:

- i. Joshua Henderson – Zoning Administrator
- ii. EJ Sherer – Planner I
- iii. George Sawadske – Planner I
- iv. Todd Baxley – Planner II

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. **Hearing Procedures/Regulations:** Chairman Hattendorf provided an overview of procedures. Mr. Sawadske 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.
5. **New Business**

- i. **CB-2024-030 Brittany Lauren Thornton Lowe of Seamon Whiteside & Associates for St. Joseph's Catholic School**

The property is located southwest of the interchange of I-85 and Laurens Rd near the City of Greenville.

The applicant is requesting a Use by Special Exception to add a student center at the site of St. Joseph's Catholic School.

On July 14, 2010, the Board of Zoning Appeals made a motion to approve Docket CB-10-33 for a Use by Special Exception to install new concrete bleachers for the existing football field.

On August 08, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-31 for a Use by Special Exception for construction of a concession stand with press box at the existing grand stand and football/soccer field.

On November 14, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-45 for a Use by Special Exception for construction of dugouts with new backstop with masonry base and netting rather than chain link fencing and a batting cage on the baseball field.

On June 11, 2014, the Board of Zoning Appeals made a motion to approve Docket CB-14-17 for a Use by Special Exception for additional parking and construction of a maintenance storage shed.

On January 11, 2017, the Board of Zoning Appeals made a motion to approve Docket CB-17-06 for a Use by Special Exception for an 1800 sq. ft. building addition for science labs and locker rooms.

On May 08, 2019, the Board of Zoning Appeals made a motion to approve Docket CB-19-25 for a Use by Special Exception for the addition of a new cafeteria, new parking lots and reconfiguration of an athletic field on site.

The representative present for this application was Daniel Merritt.

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

Staff presented and discussion ensued.

The applicant stated they are proposing an addition on the existing campus of a school center and as part of the project they are looking at adding outdoor courtyards and sidewalks.

Chairman Hattendorf made a motion to approve the Use by Special Exception. Ms. Barber seconded the motion. The motion carried with a 7 – 0 vote.

ii. **CB-2024-031, Josh Baker of Gray Engineering Consultants, Inc. for Brushy Creek Baptist Church**

This property is located southwest of the intersection of Brushy Creek Road and Old Spartanburg Road in Taylors.

The applicant is requesting a Variance to reduce the rear setback from the existing 24' setback to a 15' setback for a proposed garage. A previous Variance was approved changing the rear setback from 50' to 24'.

The applicant is also requesting a Use by Special Exception to allow for the construction of a new addition to the church.

On February 9, 1994, the Board of Zoning Appeals passed a motion to approve Docket CB-

94-19 for a Use by Special Exception to construct a church in the R-M20, Multifamily Residential District.

On February 9, 2000, the Board of Zoning Appeals passed a motion to approve Docket CB-00-11 for a Use by Special Exception to build a new Family Life Center at the existing sanctuary.

On April 13, 2011, the Board of Zoning Appeals was scheduled to hear Docket CB-11-08 requesting a Use by Special Exception to place three portable classrooms on site for Sunday school classes, but the application was withdrawn.

On September 14, 2011, the Board of Zoning Appeals passed a motion to approve Docket CB-11-24 for a Variance of 26 feet into the 50-foot rear setback, giving the property a 24-foot rear setback, and a Use by Special Exception for a storage building on site.

On May 13, 2015, the Board of Zoning Appeals passed a motion to approve Docket CB-15-18 for a Use by Special Exception to expand the existing sanctuary and education building.

The representative present for this application was Josh Baker.

Staff presented and discussion ensued.

The applicant stated they are adding offices to an existing religious facility and are also looking to add an enclosed garage. They additionally stated they have chosen the proposed placement for the garage due to grading constraints elsewhere on the site.

Mr. Hamilton made a motion to approve the Variance as requested. Ms. Shuman seconded the motion. The motion carried with a 5 – 2 vote. Ms. Godfrey and Mr. Akers dissented.

Mr. Akers made a motion to approve the Use by Special Exception as requested. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2024-032, Austin Matthew Allen of Arbor Land Design for Jimmy Wilson of Pinestone Little Texas LLC

The property is located south of State Park Road, east of N HWY 25 near the City of Travelers Rest.

The applicant is requesting a Variance to encroach 10' feet into the required 20' foot front setbacks for all lots except lot 8 within the Echo Grove Subdivision.

There are no prior applications before the BZA.

The representative present for this application was Austin Allen.

There was one person present with questions, Ronald Ashton.

Staff presented and discussion ensued.

The applicant stated the subdivision has been approved through Planning Commission and the setback variance request is due to septic leech field requirements as well as stormwater flow concerns requiring a swale in the rear of the properties in question. They stated additionally the approval of the variance would allow for more flexibility on the lots to provide more area with less cost.

Mr. Ashton stated he lives across the street from the development and was looking for more information on what the Variance was requesting.

Chairman Hattendorf made a motion to approve the Variance of ten feet to cover lots 9-16. The motion carried with a 4 – 3 vote. Ms. Godfrey, Mr. Akers, and Mr. Roth dissented.

iv. CB-2024-0034, Jace Perry of Diamond Investments for AverageBros, LLC

The property is located south of Pleasantburg Drive and north of Mauldin Road near the City of Greenville.

The applicant is requesting a Variance to encroach 13.81' into the 15' right side setback and 4.66' into the 5' left side setback.

There are no prior applications before the BZA.

The representative present for this application was Jace Perry.

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

Staff presented and discussion ensued.

The applicant stated their company purchases older buildings and renovates them for future tenants and due to a vacancy of over six months they were required to bring the existing building into compliance prior to any tenant obtaining a certificate of occupancy.

Chairman Hattendorf made a motion to approve the Variance. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2024-035, Eric Paul Gregg of Playground Properties, LLC for Playground Properties, LLC

The property is located north of Cedar Lane Road, east of W Blue Ridge Drive and south of Old Bleachery Road.

The applicant is requesting a Variance to encroach 14.17' into the required 20' setback on Highlawn Ave. and 17.51' into the 20' rear setback on Odom Circle.

There are no prior applications before the BZA.

The representative present for this application was Eric Gregg.

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

Staff presented and discussion ensued.

The applicant stated they would need to have a setback Variance in order to build the proposed addition to the existing single-family home due to the lot constraints as this is a corner lot with multiple road frontages.

Mr. Roth made a motion to approve the Variance as requested. Ms. Barber seconded the motion. The motion passed with a 7 – 0 vote.

vi. CB-2024-036, Suzanne Ridgway Childs of Childs Architecture, LLC for Greg Saad of Saad Dunbar Exchange, LLC

The property is located east of I-185, right off exit ramp 16, and west of Old Grove Road near the City of Greenville.

The applicant is requesting a Variance for a 13'-6" encroachment into the required 25' front setback of the C-2 Commercial District, a 15' encroachment into the required 20' rear setback in the C-2 Commercial District, and a 5' encroachment into the 25' left-side setback in the O-D Office District.

There has been an update in the needed request for this application, due to the site plan not taking the requested measurements from the closest point on the structure to each property line.

The needed Variance requests are actually a 14'-4" encroachment into the required 25' front setback of the C-2 Commercial District/ O-D Office District, a 16' encroachment into the required 20' rear setback in the C-2 Commercial District, and a 6' encroachment into the 25' left-side setback in the O-D Office District.

There are no prior applications before the BZA.

The representative present for this application was Suzanne Childs.

Staff presented and discussion ensued.

The applicant stated the building is existing non-conforming and the buildings currently on the site are encroaching into the required setback and they are working towards re-zoning the portion of the property currently zoned O-D, Office District. They additionally stated they intend to erect a 6' privacy fence in all areas adjacent to residential and the proposed use for the property is for a mini-storage facility.

Ms. Godfrey made a motion to approve the Variance for a 14'-4" encroachment into the required 25' front setback, a 16' encroachment into the required 20' rear setback, and a 6' encroachment into the 25' left-side setback. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

6. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Members asked for clarification regarding the end of their terms and when their last meeting would be. Mr. Baxley stated he would clarify with the Zoning Administrator and the members would be notified.

7. Adjournment

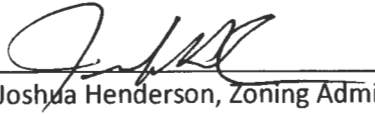
Chairman Hattendorf made a motion to adjourn the meeting. Ms. Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

4-10-24

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

March 20, 2024
PUBLIC HEARING

301 University Ridge
Council 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-2024-030

- Applicant:** Brittany Lauren Thornton Lowe of Seamon Whiteside & Associates for St. Joseph's Catholic School
- Project Type:** Use By Special Exception
- Address:** 100 St. Josephs Dr. and Ridge Rd., Greenville, SC 29607
- Zoning:** C-2, Commercial District
- Posting:** Confirmed 03/05/24

CB-2024-030: Request

The property is located southwest of the interchange of I-85 and Laurens Rd near the City of Greenville.

The applicant is requesting a Use by Special Exception to add a student center at the site of St. Joseph's Catholic School.

On July 14, 2010, the Board of Zoning Appeals made a motion to approve Docket CB-10-33 for a Use by Special Exception to install new concrete bleachers for the existing football field.

On August 08, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-31 for a Use by Special Exception for construction of a concession stand with press box at the existing grand stand and football/soccer field.

On November 14, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-45 for a Use by Special Exception for construction of dugouts with new backstop and masonry base and netting rather than chain link fencing and a batting cage on the baseball field.

On June 11, 2014, the Board of Zoning Appeals made a motion to approve Docket CB-14-17 for a Use by Special Exception for additional parking and construction of a maintenance storage shed.

On January 11, 2017, the Board of Zoning Appeals made a motion to approve Docket CB-17-06 for a Use by Special Exception for an 1800 sq. ft. building addition for science labs and locker rooms.

On May 08, 2019, the Board of Zoning Appeals made a motion to approve Docket CB-19-25 for a Use by Special Exception for the addition of a new cafeteria, new parking lots and reconfiguration of an athletic field on site.

CB-2024-030: 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 C-2, Commercial 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-2024-030: 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-2024-030: Site Plan



ST. JOSEPH'S CATHOLIC SCHOOL PREVIOUS BZA DOCKETS	
DOCKET NUMBER	SITE ADDITION
CB-10-33	NEW CONCRETE BLEACHERS FOR ATHLETIC FIELD
CB-12-31	NEW CONCESSIONS & PRESS BOX FOR ATHLETIC FIELD
CB-12-45	NEW DUGOUTS & BATTING CAGE AT ATHLETIC FIELD
CB-14-17	NEW MAINTENANCE BUILDING & ADDITIONAL PARKING
CB-17-06	NEW BUILDING ADDITION
CB-19-25	NEW CAFETERIA, PARKING LOT, & ATHLETIC FIELD RECONFIGURATION

GENERAL INFORMATION

TMS # = PORTION OF M01101000307
 LOT AREA = 138.3 AC
 PROPOSED USE = STUDENT CENTER, RESTROOMS, FIELD HOUSE
 ZONING = C-2

NOTE: ALL ADDITIONAL LIGHTING WILL BE BOLLARD MOUNTED IN ACCORDANCE WITH GREENVILLE COUNTY ZONING ORDINANCE SECTION 12.1.1.



MOUNT PLEASANT, SC 843.884.1667
 GREENVILLE, SC 863.298.0034
 SUMMERVILLE, SC 803.872.0710
 SPARTANBURG, SC 864.272.1272
 CHARLOTTE, NC 800.312.5450
WWW.SEAMONWHITESIDE.COM



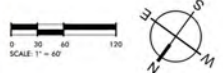
NOT FOR CONSTRUCTION

ST. JOSEPH'S
 STUDENT CENTER
 GREENVILLE, SOUTH CAROLINA

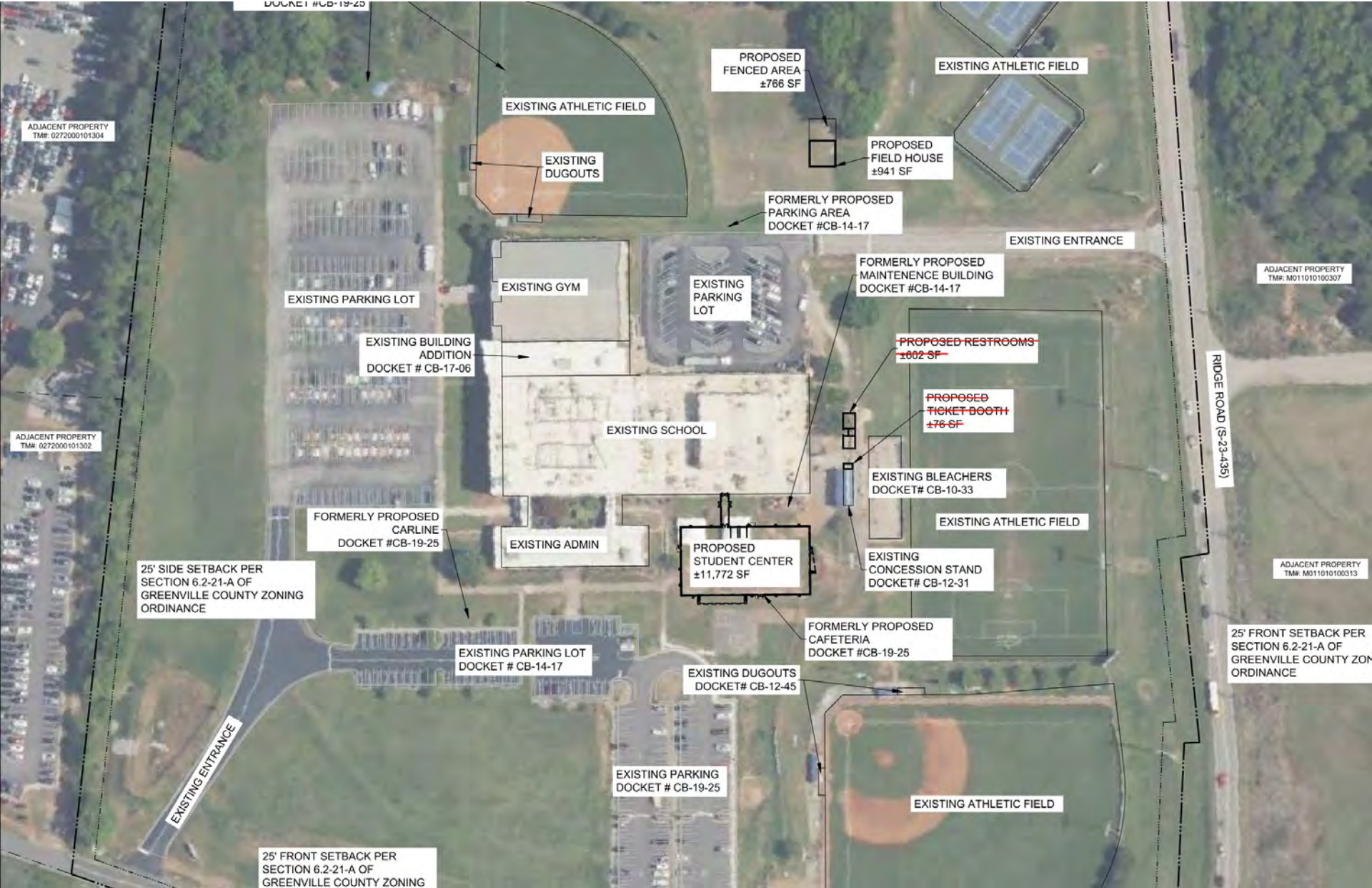
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 DATE: 1/26/2024
 DRAWN BY: RL/ES
 CHECKED BY: ES

REVISION HISTORY

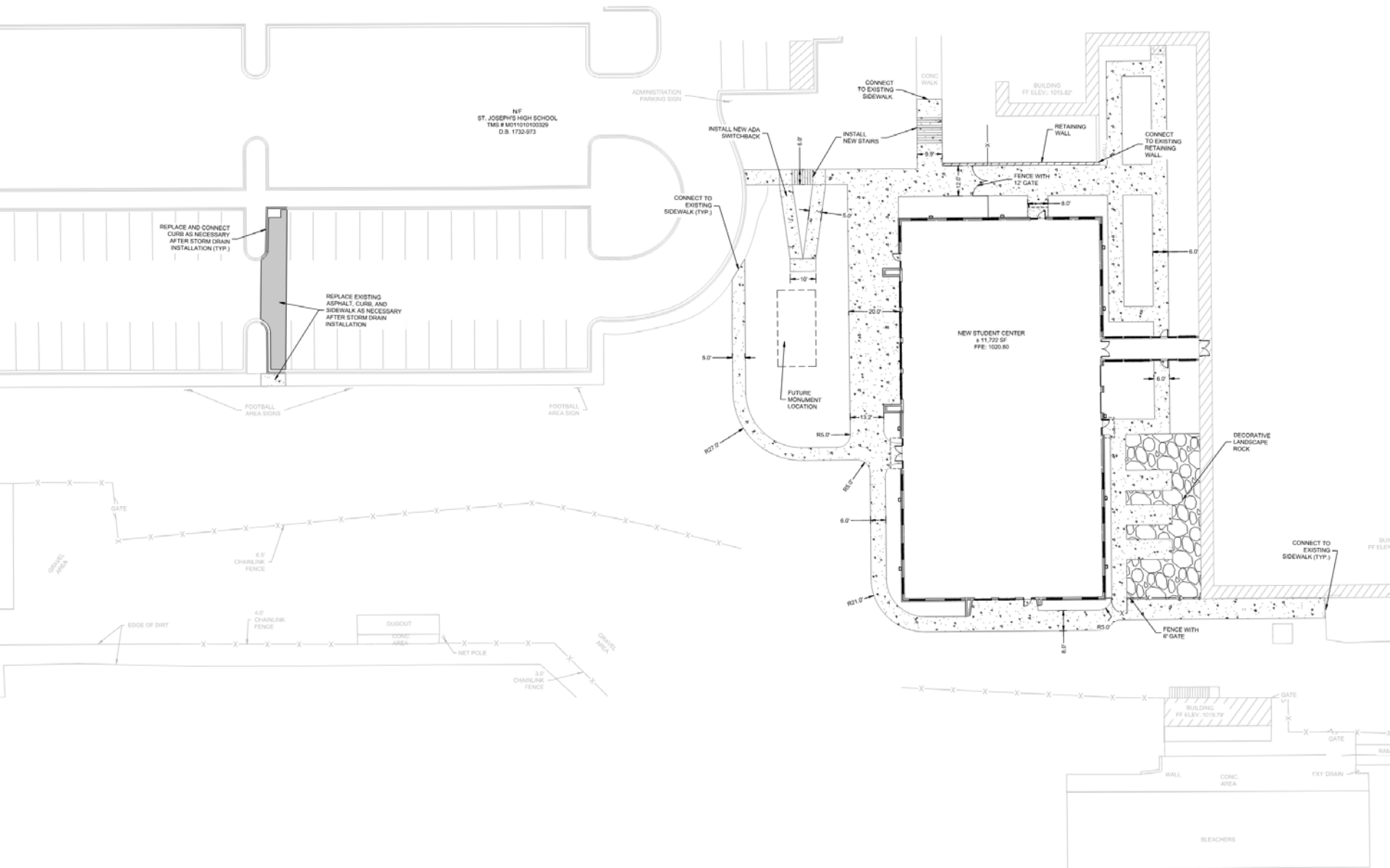
BZA MASTER PLAN EXHIBIT



CB-2024-030: Site Plan



CB-2024-030: Close-up Site Plan



CB-2024-030: Zoning Map



CB-2024-030: Aerial Map



CB-2024-030 Photos



Subject



North



Close up of site



Southwest

CB-2024-031

- Applicant:** Josh Baker of Gray Engineering Consultants, Inc. for Brushy Creek Baptist Church
- Project Type:** Variance and Use By Special Exception
- Address:** 4999 Old Spartanburg Rd., Taylors, SC 29687
- Zoning:** R-M20, Multifamily Residential District
- Posting:** Confirmed 03/05/24

CB-2024-031: Request

This property is located southwest of the intersection of Brushy Creek Road Old Spartanburg Road in Taylors.

The applicant is requesting a Variance to reduce the rear setback from the existing 24' setback to a 15' setback for a proposed garage. A previous Variance was approved changing the rear setback from 50' to 24'.

The applicant is also requesting a Use by Special Exception to allow for the construction of a new addition to the church.

On February 9, 1994, the Board of Zoning Appeals passed a motion to approve Docket CB-94-19 for a Use by Special Exception to construct a church in the R-M20, Multifamily Residential District.

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On September 14, 2011, the Board of Zoning Appeals passed a motion to approve Docket CB-11-24 for a Variance of 26 feet into the 50-foot rear setback, giving the property a 24-foot rear setback, and a Use by Special Exception for a storage building on site.

On May 13, 2015, the Board of Zoning Appeals passed a motion to approve Docket CB-15-18 for a Use by Special Exception to expand the existing sanctuary and education building.

CB-2024-031: Use By Special Exception

Section 5:6.1 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, Residential Suburban 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.”

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 0.918 acres. *The subject property consists of approximately 18.6 acres.*

Section 11.3.2 - Setback Requirements - all buildings shall be setback from the front, side, and rear property lines a minimum of 50 feet. *The proposed garage is within the 50-foot rear setback.*

Section 11.3.3 - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. *Submitted plans show sufficient parking for the addition.*

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 lighting plan submitted meets these requirements.*

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. *A 15-foot buffer is shown, while no screening is depicted on the site plan. This will be verified during site plan review.*

CB-2024-031: 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.

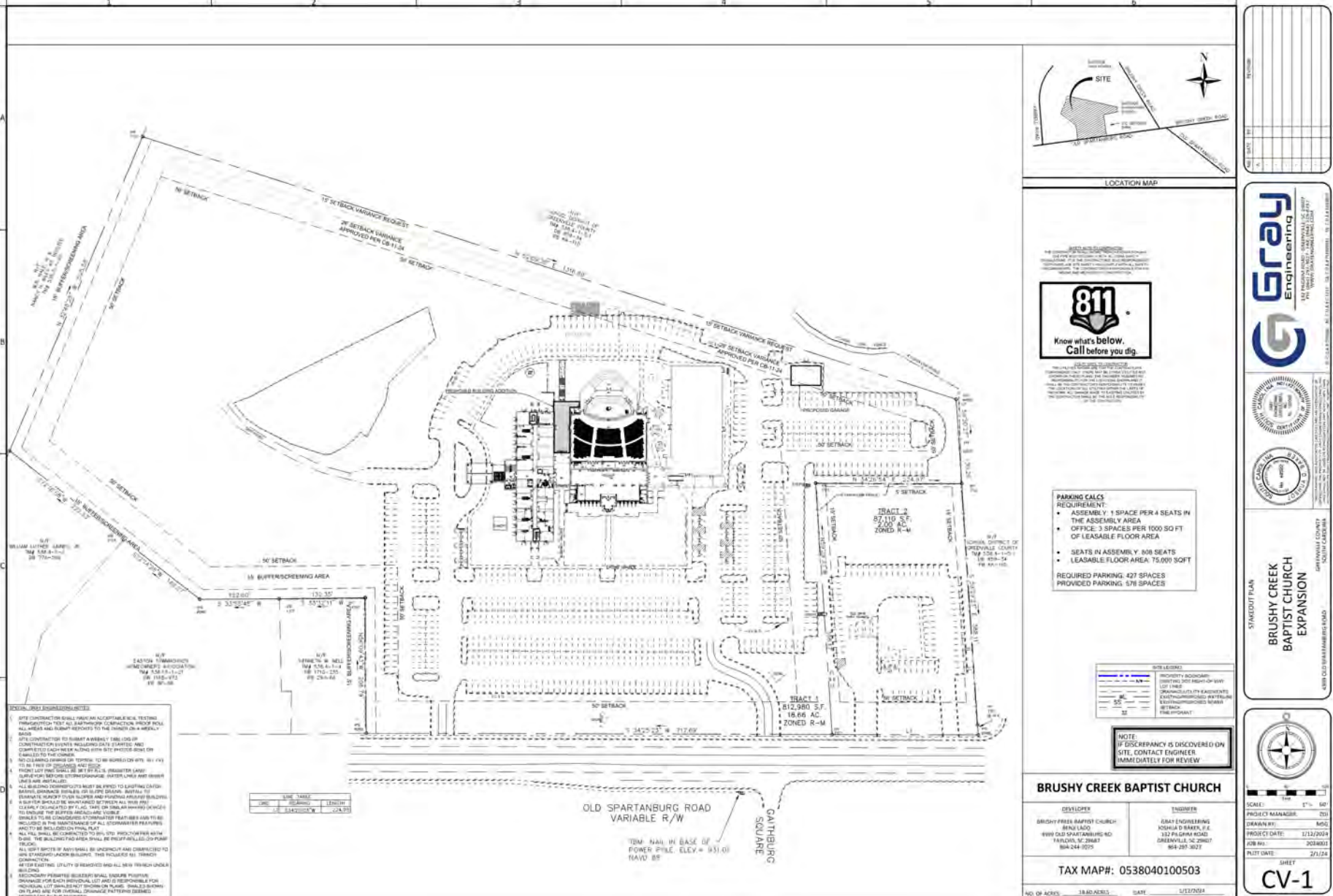
CB-2024-031: Use by Special Exception Considerations

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

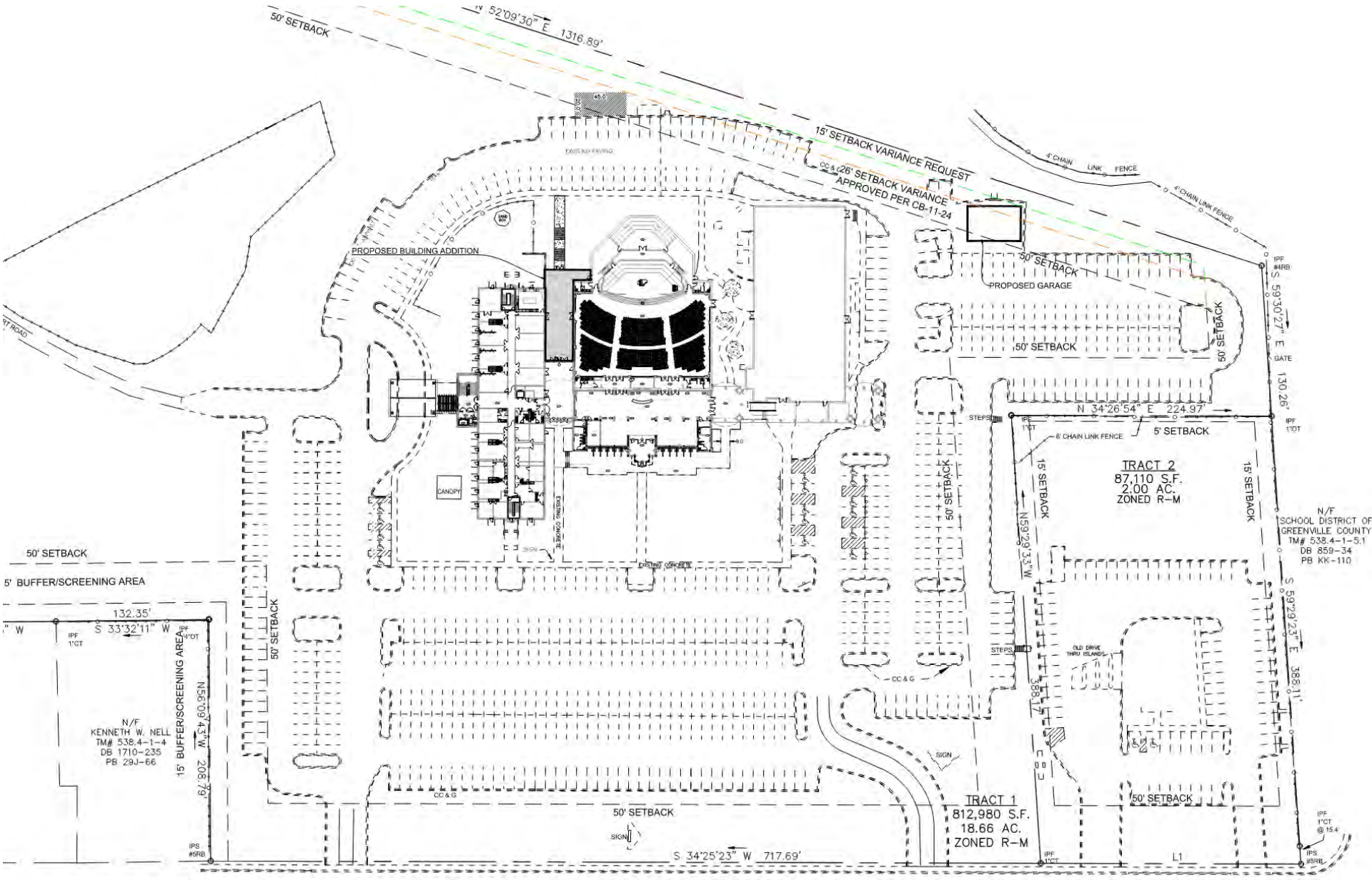
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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.

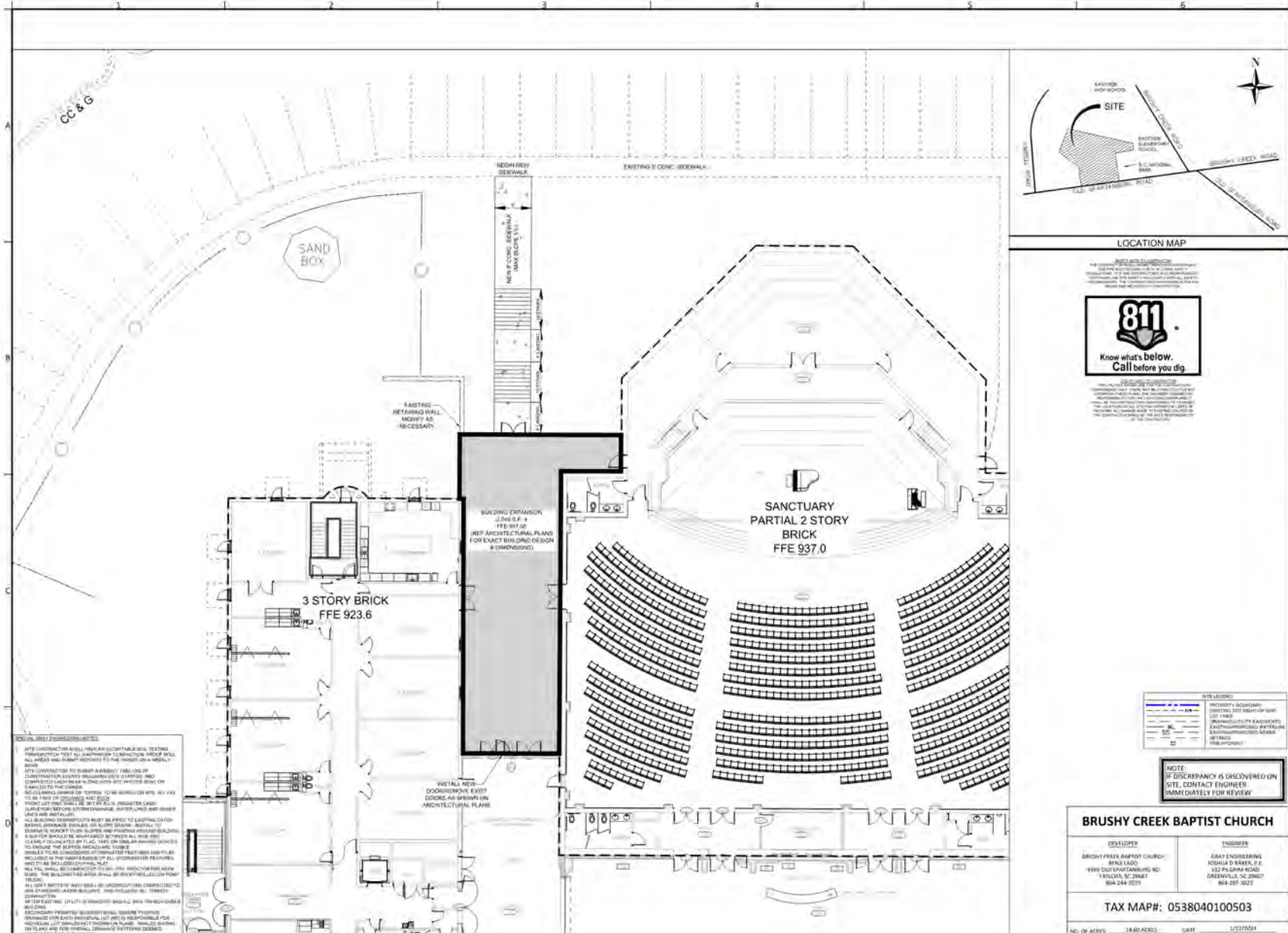
CB-2024-031: Site Plan



CB-2024-031: Site Plan



CB-2024-031: Site Plan



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NOTE: IF DISCREPANCY IS DISCOVERED ON SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW

BRUSHY CREEK BAPTIST CHURCH

OWNER BRUSHY CREEK BAPTIST CHURCH 1800 S. BRUSHY CREEK ROAD BRUSHY CREEK, NC 27807 919.244.3075	ENGINEER GRAY ENGINEERING JOSHUA D. BAKER, P.E. 312 PULASKI ROAD DURHAM, NC 27607 919.285.5077
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TAX MAP#: 0538040100503

NO. OF SHEETS: 18-00 SHEETS DATE: 1/27/2024

REVISION	
NO.	DATE

Gray Engineering
117 HARRISON ROAD, SUITE 100
FAYETTEVILLE, NC 28404
919.487.1111

REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
NO. 10000
EXPIRES 12/31/2025

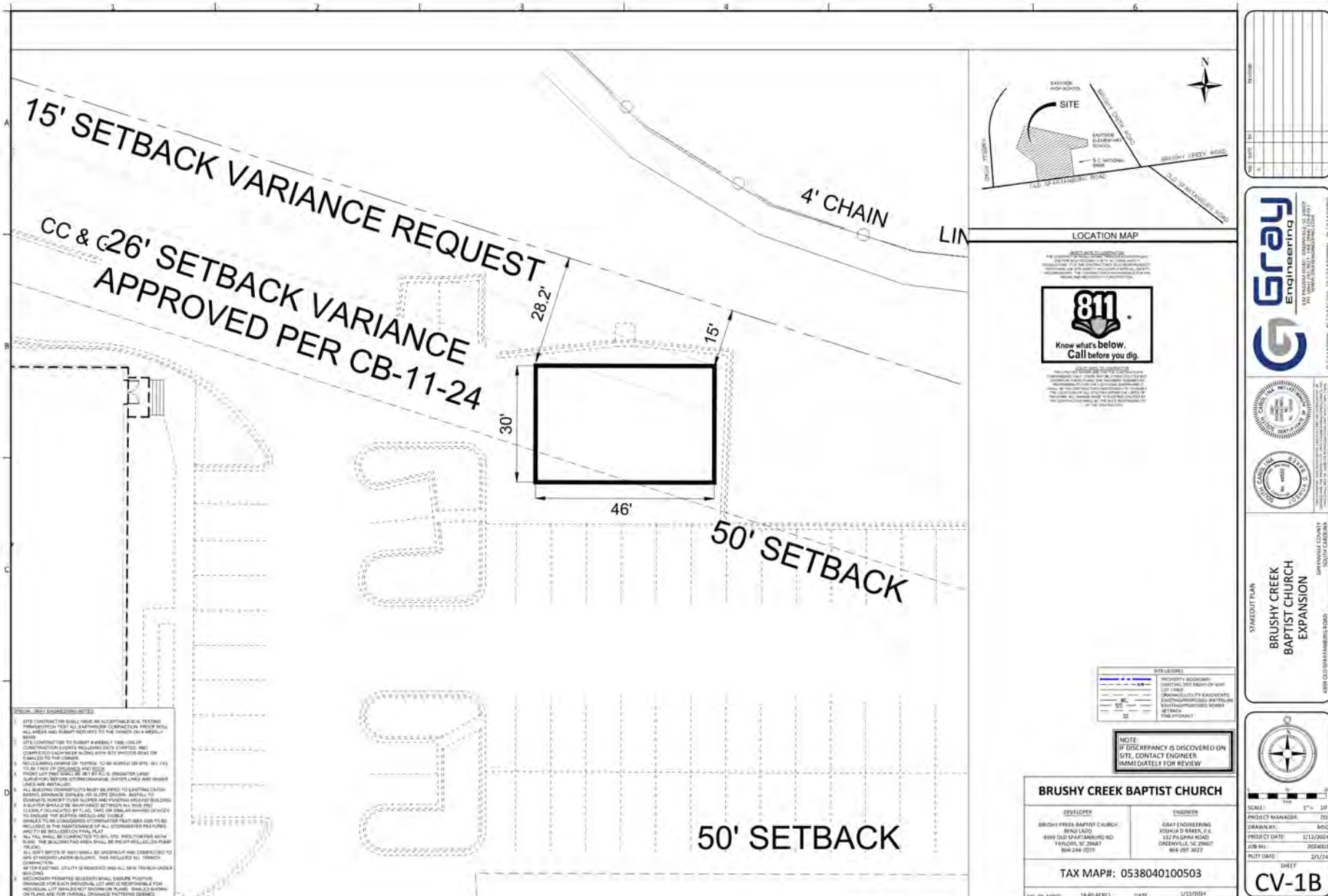
REGISTERED PROFESSIONAL ARCHITECT
STATE OF NORTH CAROLINA
NO. 10000
EXPIRES 12/31/2025

STATEMENT PLAN
BRUSHY CREEK BAPTIST CHURCH EXPANSION
UNION COUNTY
SOUTH CAROLINA
UNION COUNTY PERMITS DIVISION



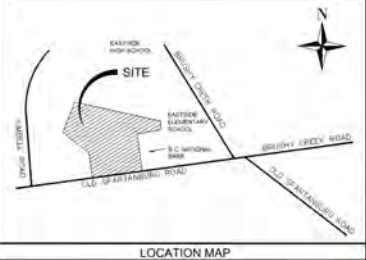
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PROJECT MANAGER: AGC
DRAWN BY: AGC
PROJECT DATE: 12/12/2024
JOB NO.: 2024001
PLOT DATE: 2/1/24
SHEET
CV-1A

CB-2024-031: Site Plan



REQUIREMENTS:

1. SITE CONTRACTOR SHALL HAVE AN ACCEPTABLE LOCAL TESTING FIRM CONDUCT TEST ALL SLOTTED OR CONCRETE PIPES FOR ALL SIZES AND REPORT RESULTS TO THE OWNER ON A WEEKLY BASIS.
2. SITE CONTRACTOR TO SUBMIT A WRITABLE SCHEDULE OF CONSTRUCTION EVENTS INCLUDING START AND COMPLETION DATES FOR ALL ITEMS SET FORTH HEREIN TO BE REVIEWED BY THE OWNER.
3. NO CONSTRUCTION OR TRAFFIC TO BE ALLOWED ON SITE 8:00 PM TO 5:00 AM DURING ANY TIME.
4. FRONT LOT SHALL BE SET BY ALL 3/4" INCHES LARGER THAN THE EXISTING DRIVEWAY, DRIVEWAY AND DRIVEWAY LINE IS NOT INSTALLED.
5. ALL BUILDING COMPONENTS MUST BE PERMITTED TO EXISTING CURB AND DRIVEWAY. ALL 3/4" INCHES LARGER THAN THE EXISTING DRIVEWAY, DRIVEWAY AND DRIVEWAY LINE IS NOT INSTALLED.
6. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES.
7. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES.
8. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES.
9. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES.
10. ALL UTILITIES TO BE MAINTAINED AT ALL TIMES AND TO REMAIN UNOBTAINED BY ALL UTILITIES.



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BRUSHY CREEK BAPTIST CHURCH	
DEVELOPER BRUSHY CREEK BAPTIST CHURCH 4800 EAST SPARTANBURG RD TAYLOR, SC 29687 803-244-9075	ENGINEER GRAY ENGINEERING JOSHUA D BAKER, P.E. 122 PINEGROVE ROAD GREENVILLE, SC 29607 864-297-3027
TAX MAP#: 0538040100503	
DATE: 11/27/2024	

Gray Engineering
145 PINEGROVE ROAD, GREENVILLE, SC 29607
864-297-3027

BRUSHY CREEK BAPTIST CHURCH EXPANSION

STANDARD PLAN

BRUSHY CREEK BAPTIST CHURCH EXPANSION

GREENVILLE COUNTY SOUTH CAROLINA

NOTE: IF DISCREPANCY IS DISCOVERED ON SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW

SCALE: 1" = 10'

PROJECT MANAGER: JTB

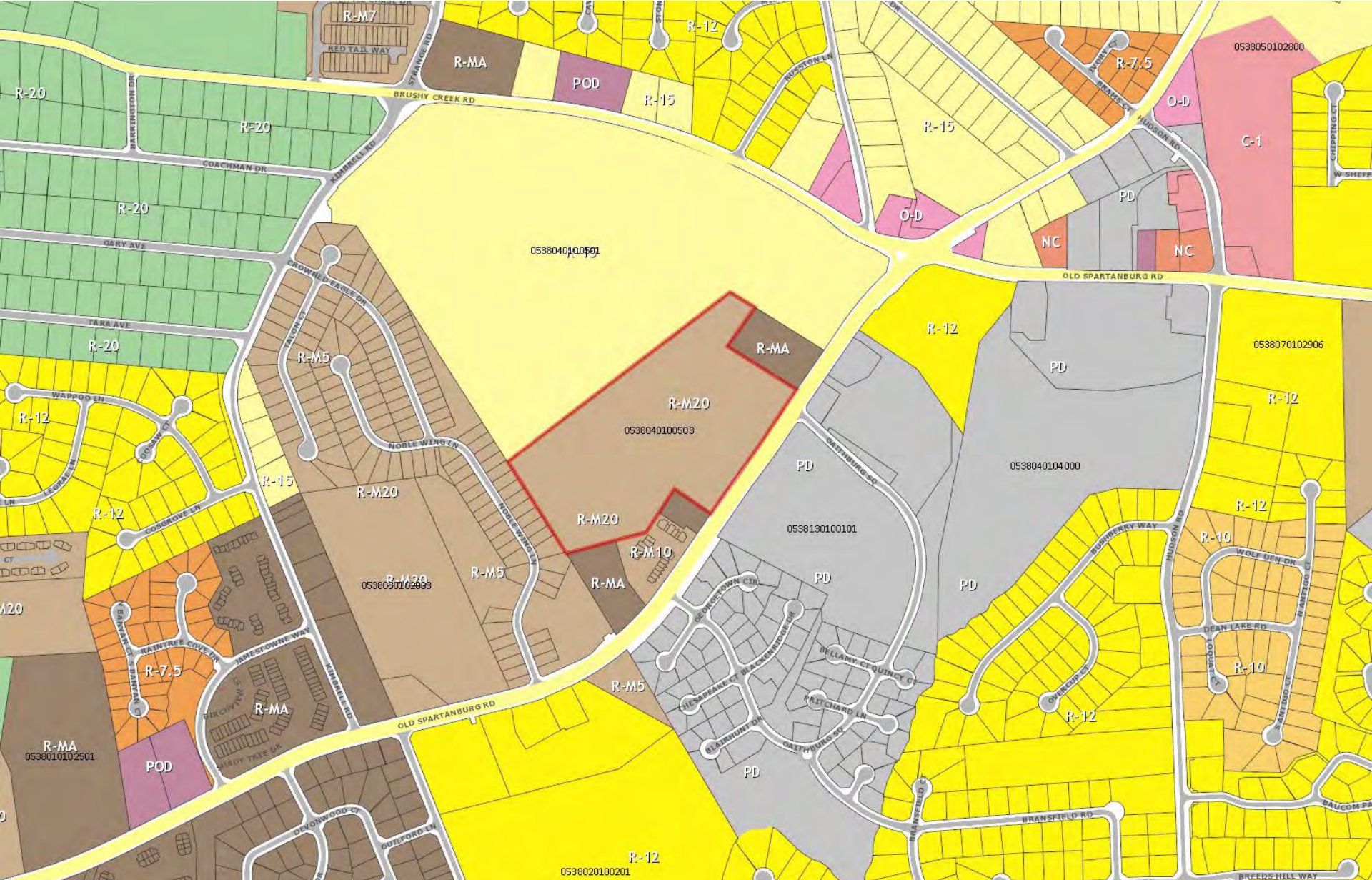
DATE: 11/27/2024

JOB NO: 2024010

DATE: 11/27/24

SHEET CV-1B

CB-2024-031: Zoning Map



CB-2024-031: Aerial Map



CB-2024-031 Photos



Subject



Northeast



Southwest



Southeast

CB-2024-032

- Applicant:** Austin Matthew Allen of Arbor Land Design for Jimmy Wilson of Pinestone Little Texas LLC
- Project Type:** Variance
- Address:** Little Texas Rd. and Echo Ln., Travelers Rest, SC 29690
- Zoning:** R-12, Single-Family Residential District
- Posting:** Confirmed 03/05/24

CB-2024-032: Request

The property is located south of State Park Road, east of N HWY 25 near the City of Travelers Rest.

The applicant is requesting a Variance to encroach 10' feet into the required 20' foot front setbacks for all lots except lot 8 within the Echo Grove Subdivision.

There are no prior applications before the BZA.

CB-2024-032: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-12, Single-Family Residential District;

FRONT	=	20' residential street
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	5' from property line
REAR	=	5' From property line

CB-2024-032: 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-2024-032: Site Plan

PARCELS		PARCELS	
PARCEL	AREA	PARCEL	AREA
1	18,061	21	19,948
2	15,452	22	16,218
3	18,882		
4	2,879		
5	23,744		
6	16,505		
7	16,278		
8	26,400		
9	12,521		
10	12,500		
11	12,500		
12	12,643		
13	18,457		
14	17,576		
15	20,952		
16	16,380		
17	18,221		
18	17,801		
19	15,328		
20	15,648		



- NOTES:
1. THE SUBDIVISION INCLUDES COUNTY TAX MAP NUMBER: 04920001021(1).
 2. THE PARCEL IS CURRENTLY ZONED RESIDENTIAL (R-12).
 3. THE PARCEL IS 12.87 AC.
 4. DENSITY ALLOWED 3.8 UNITS/AC + 13.9 AC = 46 UNITS.
 5. DENSITY PROPOSED: 22 UNITS.
 6. THIS IS NOT A CLUSTER DEVELOPMENT. ALL LOTS MUST BE A MINIMUM OF 12,000 SF.
 7. CLUSTER BOX UNIT PROVIDED FOR ALL LOTS.
 8. LOT SETBACKS: 30' FRONT, 5' SIDE, AND 5' REAR. THERE IS A 30' BUILDING SETBACK FROM LITTLE TEXAS ROAD AND A 20' BUILDING SETBACK FROM ECHO LANE.
 9. THERE IS A 20' PRIVACY BUFFER ALONG THE EXTERNAL PROPERTY BOUNDARIES ADJACENT TO EXISTING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS. NO LOTS MAY BE PERMITTED WITHIN THE 20' PRIVACY BUFFER. THE PRIVACY BUFFER WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.
 10. ALL LOT DIMENSIONS ARE APPROXIMATE.
 11. NO EXTERNAL ACCESS TO LOTS WILL BE PROVIDED ALONG THE EXISTING ROADWAYS.
 12. PUBLIC ROADS ARE 24' PAVEMENT AND 46' RIGHT-OF-WAY. ROLL CURB AND GUTTER.
 13. TURN COURTS ALLOW A MINIMUM OF 40' IN TWO DIRECTIONS.
 14. ALL PUBLIC ROAD RADII ARE MINIMUM 150'.
 15. ROAD NAMES HAVE BEEN APPROVED BY C-911.
 16. POTABLE WATER BY GREENVILLE WATER SYSTEM VIA AN 8" LINE IN LITTLE TEXAS ROAD. CLARE ILLER. 864-241-6100.
 17. ELECTRICAL POWER BY DUKE ENERGY. 864-234-4400.
 18. STREET LIGHTING SHALL BE TRADITIONAL LED FIXTURE AS PROVIDED BY DUKE POWER. KM BALL. 864-234-4400.
 19. NATURAL GAS BY PEDESTAL NATURAL GAS. JAMIE WOLFE. 656-550-1775.
 20. ALL LOTS WILL BE SERVED BY ON SITE SEPPX GRAB FIELDS AS APPROVED BY SCDEC.
 21. FIRE PROTECTION BY THE NORTH GREENVILLE FIRE DISTRICT.
 22. TELEPHONE TO BE PROVIDED BY AT&T.
 23. CABLE TELEVISION TO BE PROVIDED BY CHARTER COMMUNICATIONS.
 24. STORMWATER MANAGEMENT AND SEDIMENT REDUCTION PLAN WILL BE PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. PERMANENT STORMWATER WATER MANAGEMENT FACILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION IN ACCORDANCE WITH LAWS AND RULES.
 25. FINAL PLAN WILL INDICATE FINAL EASEMENTS AND UTILITY EASEMENTS.
 26. TEMPORARY AND PERMANENT STORM WATER AND EROSION CONTROL MEASURES TO BE APPROVED BY COUNTY ENGINEER.
 27. WINDHARVEST AND TOPOGRAPHIC INFORMATION TAKEN BY ARBOR LAND DESIGN INC. 1/27/2022.
 28. FLOODPLAIN DOES NOT EXIST ON SITE PER FEMA FIRM PANEL 45042C0301C EFFECTIVE 8/19/2014.
 29. A TREE PROTECTION PLAN WILL BE PREPARED FOR THIS SITE IN KEEPING WITH GREENVILLE COUNTY.
 30. COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 31. THERE IS A WETLAND ON SITE PER ENVIRONMENTAL PERMITTING CONSULTANTS, INC.
 32. ENVIRONMENTAL PERMITTING CONSULTANTS, INC. COMPLETED AN ENDANGERED AND THREATENED SPECIES HABITAT ASSESSMENT REPORT. THEY DID NOT OBSERVE INDIVIDUAL PLANTS OF BUNCHED ARROWHEAD NOR DWARF-FLOWERED HEARTLEAF OR SUITABLE HABITAT FOR OTHER SPECIES.
 33. NO LANDSCAPING/IRRIGATION IS REQUIRED.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	5/2/22	ISSUED FOR PERMIT	GMW
2	5/14/23	REVISED PER GREENVILLE COUNTY COMMENTS	GMW
3	6/15/23	REVISED PER GREENVILLE COUNTY COMMENTS	GMW
4	5/14/23	REVISED PER GREENVILLE COUNTY COMMENTS	GMW

LEGEND	
■	HW/S - MANHOLE/JUNCTION BOX
■	○ - GRAB INLET
■	○ - CURB INLET
■	■ - DROP INLET
■	PROPOSED STORM DRAIN LINE
■	○ - SOLID PIPE
■	■ - OUTLET STRUCTURE
■	■ - DENSITY DISSIPATOR

ECHO GROVE SUBDIVISION

GREENVILLE SOUTH CAROLINA

OVERALL SITEPLAN

DATE	GMW	5/2/2022
GROUP	JCA	PROJECT ENGINEER
DATE	JCA	APPROVAL
DATE	JCA	APPROVAL

21600

C-200 15 OF 23

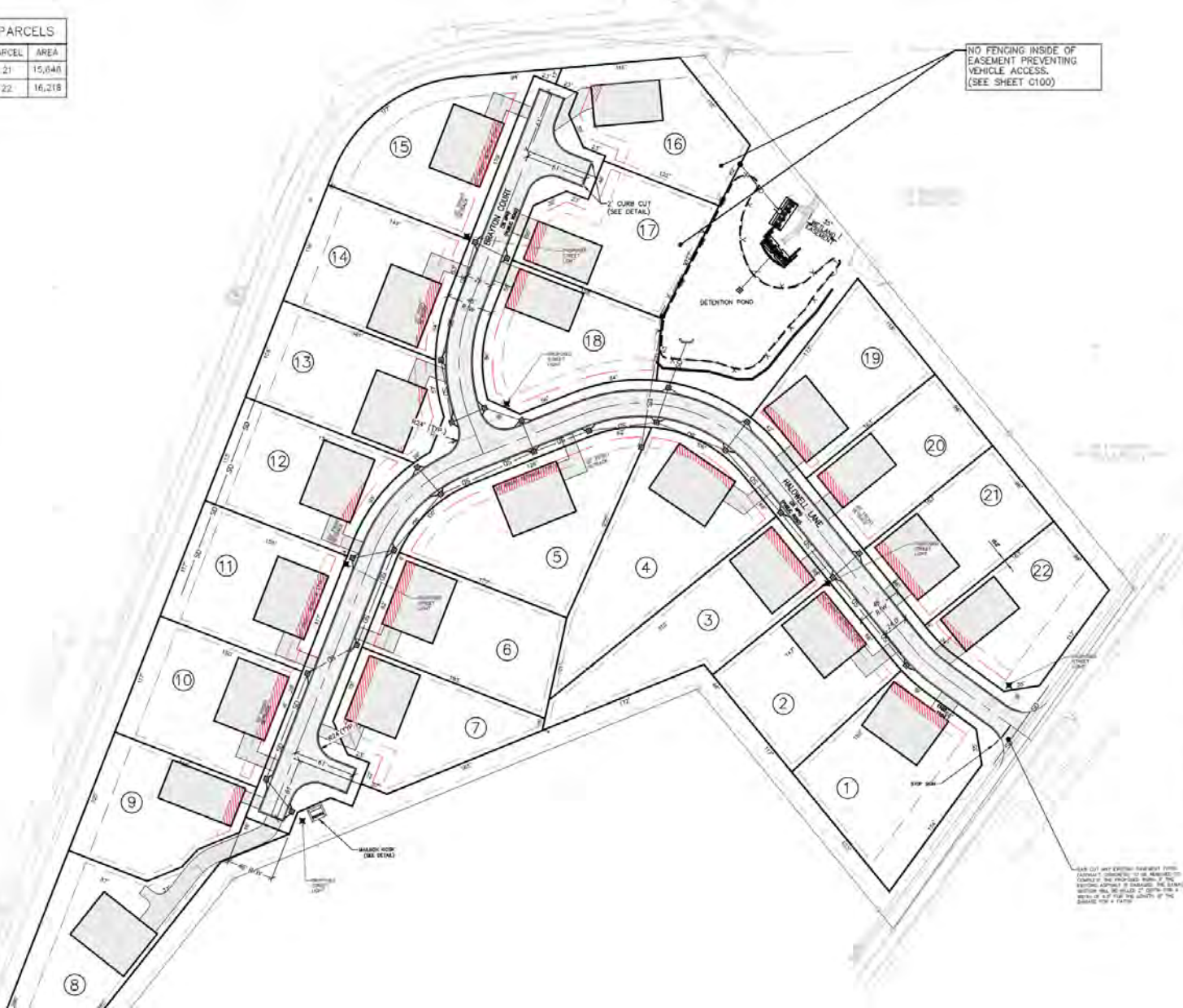
I HAVE PLACED MY SIGNATURE AND SEAL ON THE DESIGN DOCUMENTS SUBMITTED SHOWING THAT I ACCEPT RESPONSIBILITY FOR THE DESIGN OF THE SYSTEM. FURTHER, I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE DESIGN IS CONSISTENT WITH THE REQUIREMENTS OF TITLE 46, CHAPTER 14 OF THE CODE OF LAWS OF SC 1976 AS AMENDED, PURSUANT TO REGULATION 616-200 ET SEQ. IF APPLICABLE, AND IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF SCRI00000.

CAUTION
 THE OFFICIAL PUBLIC SEAL OF THE ARCHITECT OR ENGINEER SHALL BE PLACED IN THE MIDDLE OF THE TITLE BLOCK OF THE DESIGN DOCUMENTS. THE SEAL OF THE ARCHITECT OR ENGINEER SHALL BE THE SAME AS THAT OF THE ARCHITECT OR ENGINEER WHOSE NAME IS ON THE TITLE BLOCK OF THE DESIGN DOCUMENTS.
 I, DATE BEFORE, ENGINEER IN SOUTH CAROLINA
 CALL SC 811
 PUBLIC UTILITY LOCATIONS REQUIRED

CB-2024-032: Site Plan

PARCELS	
PARCEL	AREA
1	18,001
2	15,452
3	18,692
4	29,679
5	21,744
6	18,505
7	16,278
8	26,900
9	17,521
10	17,550
11	17,550
12	17,643
13	19,457
14	17,676
15	20,902
16	16,369
17	18,221
18	17,091
19	15,328
20	15,648

PARCELS	
PARCEL	AREA
21	15,648
22	16,218

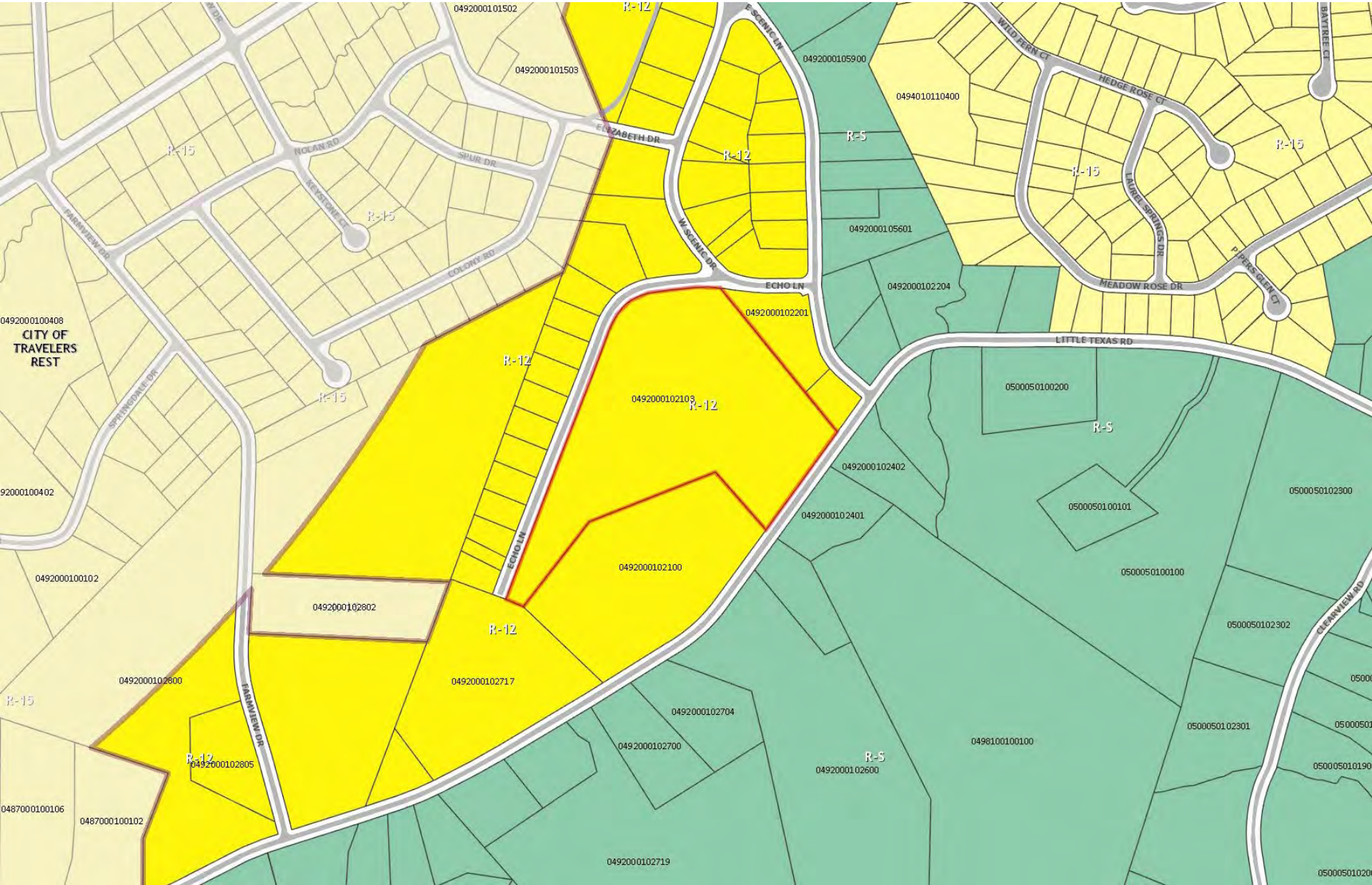


NOTES:

1. THE SUBDIVISION INCLUDES 22 LOTS.
2. THE PARCEL IS CURRENTLY UNDEVELOPED.
3. THE PARCEL IS 12.87 ACRES.
4. DENSITY ALLOWED 3.6 UNITS PER ACRE.
5. DENSITY PROPOSED: 22 UNITS PER ACRE.
6. THIS IS NOT A CLUSTER DEVELOPMENT.
7. CLUSTER BOX UNIT PROVIDED.
8. LOT SETBACKS: 20' FRONT, 20' SIDE, 20' REAR.
9. THERE IS A 20' PRIVACY BUFFER BETWEEN LOTS AND A 20' PRIVACY BUFFER. THE ASSOCIATION.
10. ALL LOT DIMENSIONS ARE AS SHOWN.
11. NO EXTERNAL ACCESS TO LOTS.
12. PUBLIC ROADS ARE 24' PAVED.
13. TURN COURTS ALLOW A MINIMUM 10' RADIUS.
14. ALL PUBLIC ROAD RADIUS ARE AS SHOWN.
15. ROAD NAMES HAVE BEEN APPROVED BY THE COUNTY ENGINEER.
16. POTABLE WATER BY GREENVIEW UTILITY, 864-241-6100.
17. ELECTRICAL POWER BY DUKE ENERGY, 864-234-4405.
18. STREET LIGHTING SHALL BE PROVIDED BY THE COUNTY ENGINEER.
19. NATURAL GAS BY PIEDMONT NATURAL GAS, 864-234-4405.
20. ALL LOTS WILL BE SERVED BY TRUNK LINES.
21. FIRE PROTECTION BY THE TOWN OF ARROWHEAD.
22. TELEPHONE TO BE PROVIDED BY SPECTRUM.
23. CABLE TELEVISION TO BE PROVIDED BY SPECTRUM.
24. STORMWATER MANAGEMENT AND CONTROL SHALL BE AS SHOWN AND WILL BE APPLIED FOR REVIEW WITH THIS PLAN UNLESS AN ALTERNATE PERMANENT STORMWATER MANAGEMENT PLAN IS SUBMITTED TO THE COUNTY ENGINEER.
25. FINAL PLAT WILL INDICATE FLOODPLAIN AND WETLANDS.
26. TEMPORARY AND PERMANENT EASEMENTS SHALL BE INDICATED BY COUNTY ENGINEER.
27. BOUNDARY AND TOPOGRAPHIC SURVEY SHALL BE CONDUCTED BY A LICENSED SURVEYOR.
28. FLOODPLAIN DOES NOT EXIST WITHIN THIS PLAN UNLESS AN ALTERNATE PERMANENT STORMWATER MANAGEMENT PLAN IS SUBMITTED TO THE COUNTY ENGINEER.
29. A TREE PROTECTION PLAN WILL BE SUBMITTED TO THE COUNTY ENGINEER.
30. COMMON AREAS TO BE OWNED BY THE HOMEOWNER ASSOCIATION.
31. THERE IS A WETLAND ON SITE.
32. ENVIRONMENTAL PERMITTING SHALL BE OBTAINED BY THE HOMEOWNER.
33. NO LANDSCAPING/IRRIGATION SHALL BE REQUIRED.

THIS IS A PRELIMINARY SITE PLAN. IT IS NOT TO BE USED FOR CONSTRUCTION. APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON 11/15/2024.

CB-2024-032: Zoning Map



CB-2024-032: Aerial Map



CB-2024-032 Photos



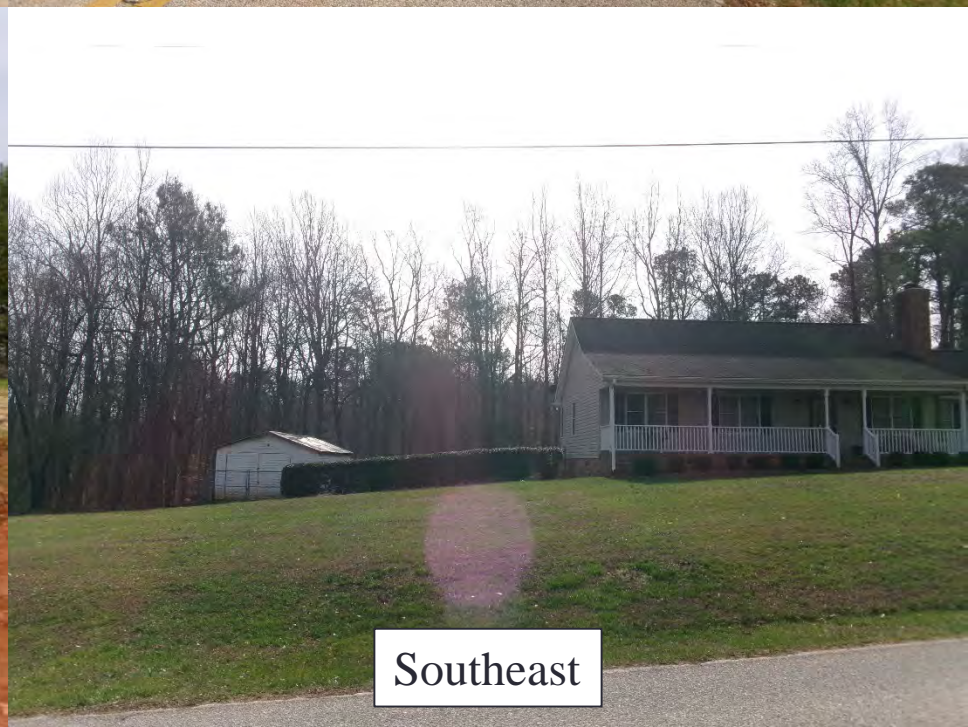
Subject



NE of Subject



Southwest



Southeast

CB-2024-034

Applicant: Jace Perry of Diamond Investments for AverageBros, LLC

Project Type: Variance

Address: 1253 S. Pleasantburg Dr., Greenville, SC 29605

Zoning: C-2, Commercial District

Posting: Confirmed 03/05/24

CB-2024-034: Request

The property is located on South Pleasantburg Drive and north of Mauldin Road near the City of Greenville.

The applicant is requesting a Variance to encroach 13.81' into the 15' right side setback and 4.66' into the 5' left side setback.

There are no prior applications before the BZA.

CB-2024-025: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the C-2, Commercial District;

FRONT	=	25' from edge of road R.O.W.
RIGHT SIDE	=	15' from property line/Residential adjacent
LEFT SIDE	=	5' from property line
REAR	=	20' from property line

7:3.6 Additional Setback in Commercial Districts

On corner lots and lots adjacent to any residential district all commercial buildings and structures shall be set back not less than 15 feet from property lines. When a side yard is provided it shall be not less than 5 feet in width.

CB-2024-034: 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-2024-034: Site Plan

SITE PLAN

LOCATION: 1253 S PLEASANTBURG DR, GREENVILLE, SC 29605, USA

PARCEL CITY: GREENVILLE

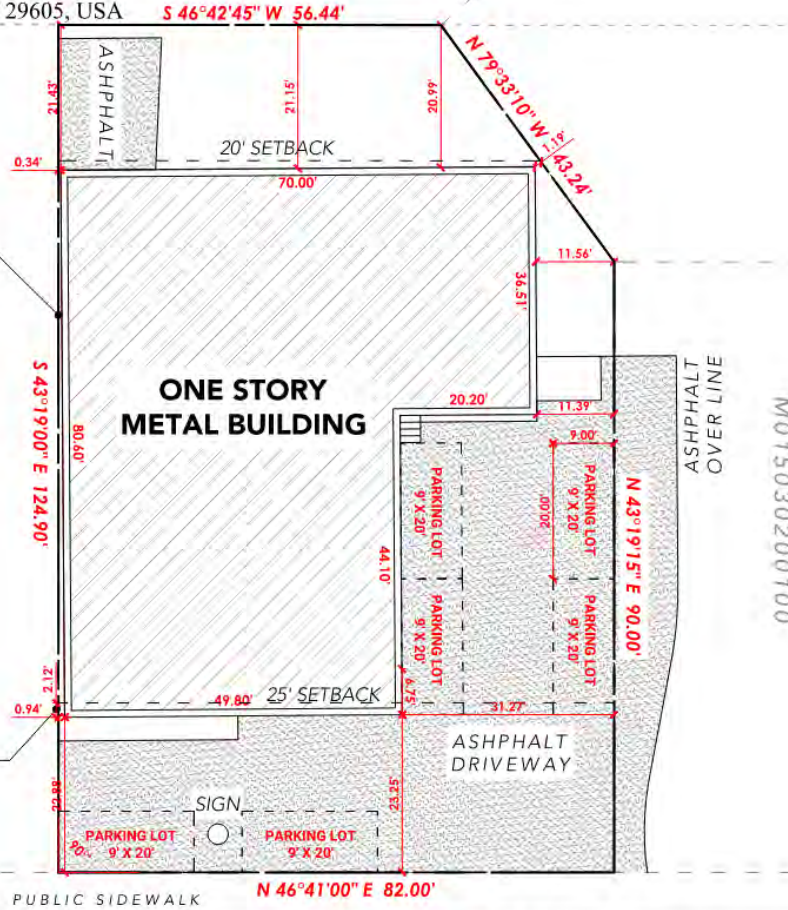
PARCEL ID: M015030200201



PROPERTY LINE

M015030200300

ENCROACHMENT INTO SETBACK



S PLEASANTBURG DR

VICINITY MAP



SCOPE OF WORK

- SITE PLAN OF THE PROPERTY UNDER REVIEW SHOWING THE PROPOSED DEVELOPMENT.

LOT SIZE

0.22 ACRES

SHEET TITLE

SITE PLAN

LOT OWNER:

AVERAGEBROS LLC

RAHULARC DESIGN

ARCHITECT **RAHULARC DESIGN**

DRAWN **RAHULARC DESIGN**

CHECKED BY **RAHULARC DESIGN**

SCALE 1"=200'-00" (17"x11") DATE 02-10-2024

SHEET NO.

01

CB-2024-034: Site Plan

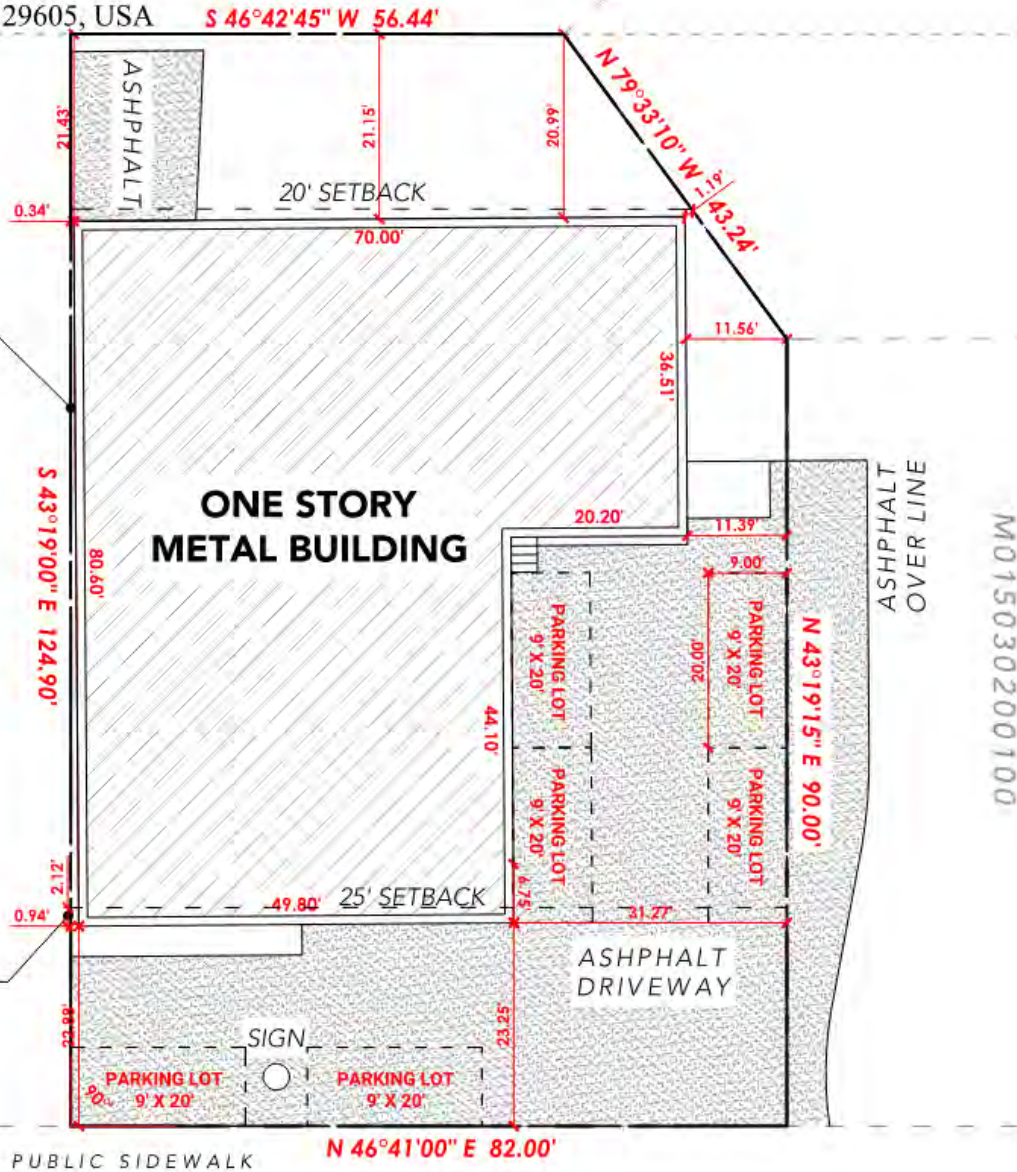
PLEASANTBURG DR, GREENVILLE, SC 29605, USA
 GREENVILLE
 30200201



PROPERTY LINE

M015030200300

ENCROACHMENT INTO SETBACK



SCOPE
- SITE PLAN UNDER REVIEW PROPOSED

LOT SIZE

CB-2024-034: Zoning Map



CB-2024-034: Aerial Map



CB-2024-034 Photos



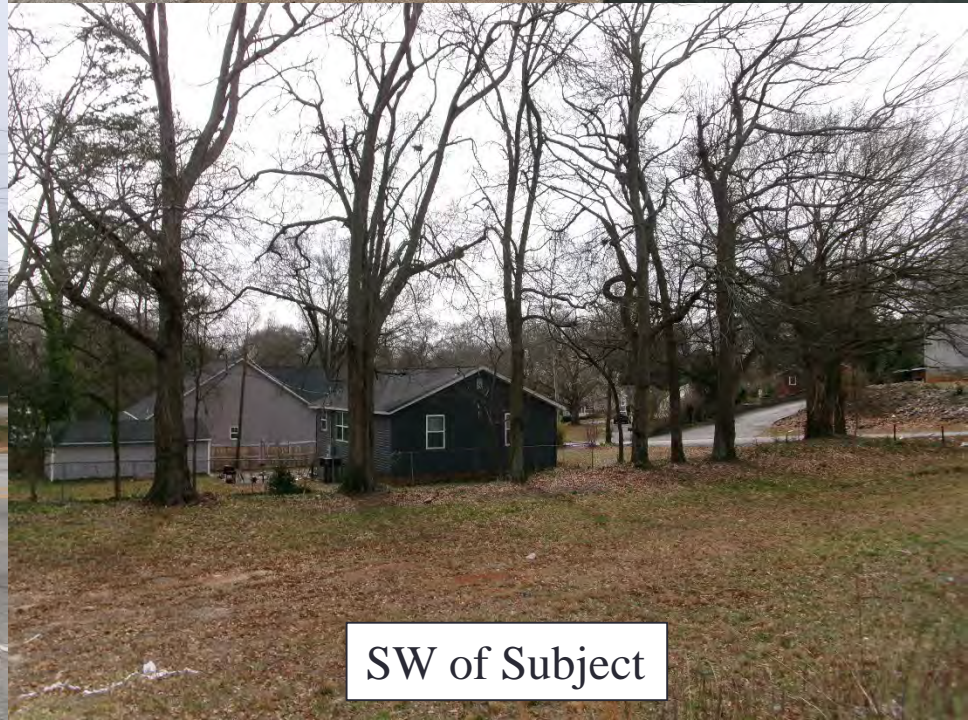
Subject



NE of Subject



NW of Subject



SW of Subject

CB-2024-035

Applicant:	Eric Paul Gregg of Playground Properties, LLC for Playground Properties, LLC
Project Type:	Variance
Address:	2 Highlawn Ave., Greenville, SC 29611
Zoning:	R-MA, Multifamily Residential District
Posting:	Confirmed 03/05/24

CB-2024-035: Variance Request

The property is located north of Cedar Lane Road, east of W Blue Ridge Drive and south of Old Bleachery Road.

The applicant is requesting a Variance to encroach 14.17' into the required 20' setback on Highlawn Ave. and 17.51' into the 20' rear setback on Odom Circle.

There are no prior applications before the BZA.

CB-2024-035: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the R-MA, Multifamily Residential District;

FRONT	=	20' from edge of Highlawn Ave R.O.W.
RIGHT SIDE	=	N/A
LEFT SIDE	=	5' from property line
REAR	=	20' from edge of Odom Circle R.O.W.

Section 7:3 Determining Setback Lines in All Districts

All setback lines adjacent to a public right-of-way are measured from the edge of the public right-of-way. When the right-of-way is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of 10 feet.

7:3.9 Single Family Residential Dwellings in Multi-family Districts

Single-family residential dwellings located in multi-family districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet on an arterial street.

CB-2024-035: 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.

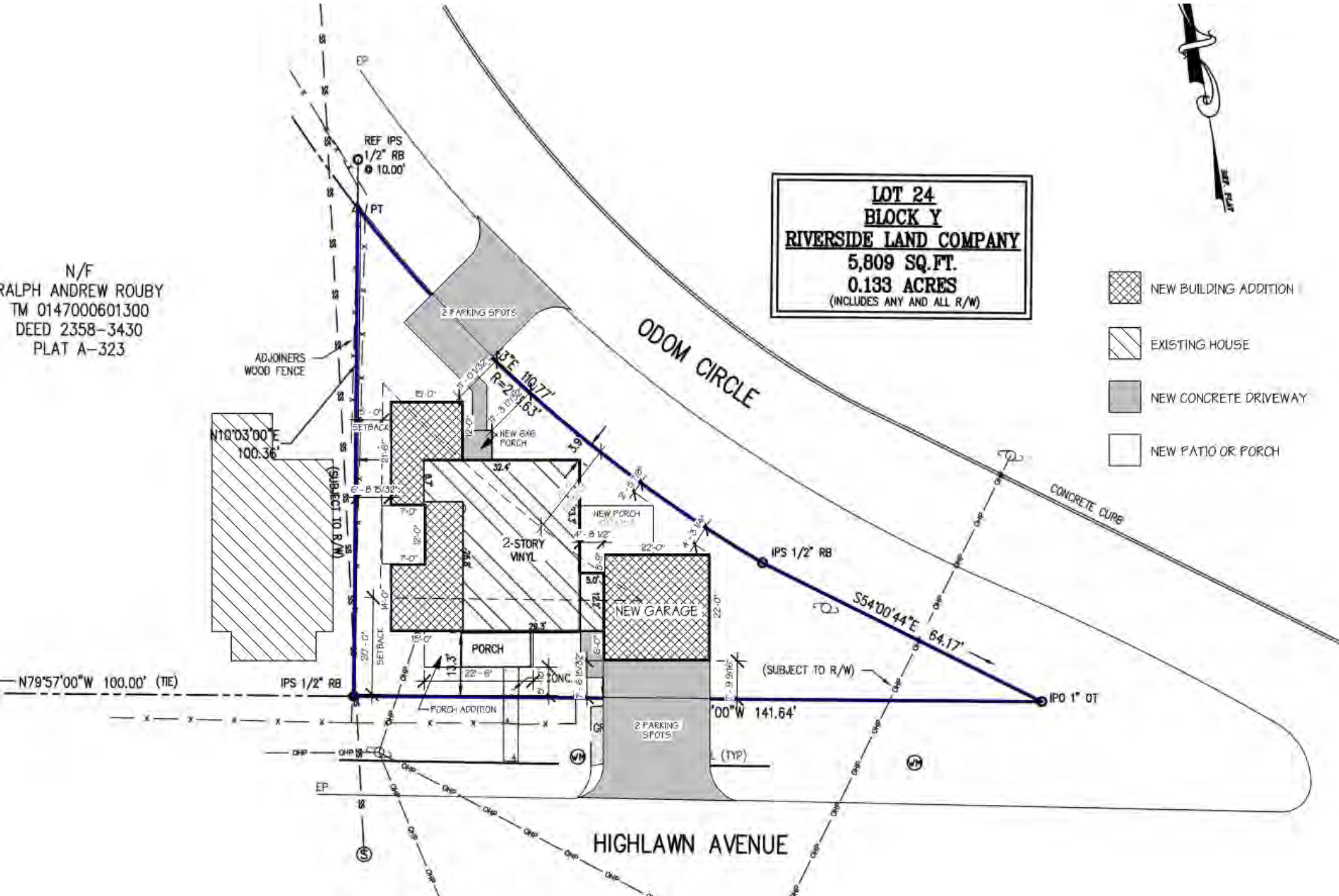
CB-2024-035 Site Plan



LOT 24
BLOCK Y
RIVERSIDE LAND COMPANY
5,809 SQ. FT.
0.133 ACRES
 (INCLUDES ANY AND ALL R/W)

-  NEW BUILDING ADDITION
-  EXISTING HOUSE
-  NEW CONCRETE DRIVEWAY
-  NEW PATIO OR PORCH

N/F
 RALPH ANDREW ROUBY
 TM 0147000601300
 DEED 2358-3430
 PLAT A-323



CB-2024-035: Zoning Map



CB-2024-035: Aerial Map



CB-2024-035 Photos



Subject



South of Subject



Subject rear



East of Subject

CB-2024-036

- Applicant:** Suzanne Ridgway Childs of Childs Architecture, LLC for Greg Saad of Saad Dunbar Exchange, LLC
- Project Type:** Variance
- Address:** 1203, 1207, and 1209 Grove Rd., Greenville, SC 29605
- Zoning:** C-2, Commercial District & O-D, Office District
- Posting:** Confirmed 03/05/24

CB-2024-036: Variance Request

The property is located east of I-185, right off exit ramp 16, and west of Old Grove Road near the City of Greenville.

*** There has been an update in the needed request for this application, due to the site plan not taking the requested measurements from the closest point on the structure to each property line.

The needed Variance requests are actually a 14'-4" encroachment into the required 25' front setback of the C-2 Commercial District/ O-D Office District, a 16' encroachment into the required 20' rear setback in the C-2 Commercial District, and a 6' encroachment into the 25' left-side setback in the O-D Office District.

There are no prior applications before the BZA.

CB-2024-036: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the C-2, Commercial District;

FRONT	=	25' from edge of road R.O.W.
RIGHT SIDE	=	0' from property line
LEFT SIDE	=	0' from property line
REAR	=	20' from property line

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the O-D, Office District;

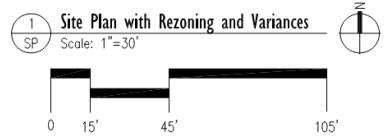
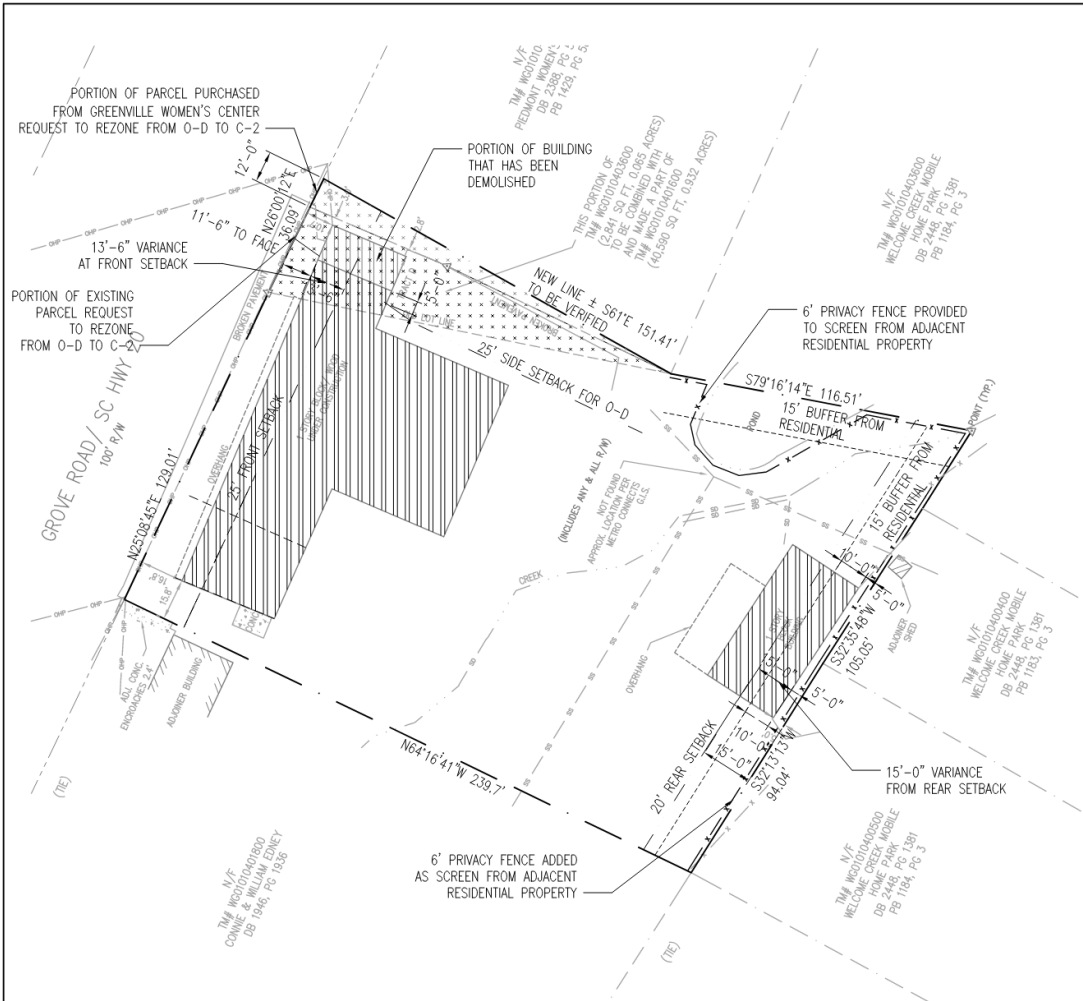
FRONT	=	25' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

CB-2024-036: 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-2024-036: Site Plan



General Notes

- THE PURPOSE OF THIS PROJECT IS TO OBTAIN REQUIRED VARIANCES AND REZONING FOR 1207 GROVE ROAD, TMS W601010401600 TO BE REDEVELOPED AS MULTI-TENANT STORAGE.
- AFTER COMBINING ADDITIONAL PARCEL AT NORTHERN CORNER, TOTAL AREA FOR PARCEL AFTER COMBINING IS 1.016 ACRES.
- MAJORITY OF THE PROPERTY IS ZONED C-2.

Survey

INFORMATION REQUIRED TO PREPARE THIS DRAWING WAS TAKEN FROM THE RECOMBINATION PLAT FOR SAAD HOLDINGS LLC DATED 9/20/23 PREPARED BY SITE DESIGN INC., A. CLAY JONES, PLS SC REG. NO. 26210

Task 1 Board of Zoning Appeals Variances

- A 6' HIGH PRIVACY FENCE WILL BE ADDED TO SCREEN FROM ADJACENT RESIDENTIAL PROPERTY.
- REQUESTED VARIANCES:
 - 13'-6" VARIANCE AT 25' FRONT SETBACK FOR C-2
 - 15'-0" VARIANCE AT 20' REAR SETBACK FOR C-2
 - 5'-0" VARIANCE AT 25' SIDE SETBACK FOR O-D

Task 2 Planning Commission Buffer Variance

A VARIANCE OF 10'-0" FROM 15' BUFFER REQUIRED AT REAR LINE ADJOINING RESIDENTIAL DISTRICT IS REQUESTED.

Task 3 Rezoning

REZONING OF THE O-D PROPERTY AT THE NORTH TO C-2, COMBINED AREA FOR EXISTING AND ADDED O-D AREAS IS 3,634 SF OR 0.083 ACRES.

Legend

- PORTION OF EXISTING BUILDING THAT HAS BEEN DEMOLISHED
- PORTION OF EXISTING BUILDINGS TO REMAIN
- PORTION OF PARCEL CURRENTLY ZONED O-D
- ADDITIONAL PORTION OF PARCEL CURRENTLY ZONED O-D UNDER CONTRACT FOR PURCHASE FROM GREENVILLE WOMEN'S CENTER

Revisions	
No.	Date

Childs Architecture
 610 North Main Street, Suite 101
 Greenville, SC 29601
 PO Box 2372, 29602
 864-242-6977
 www.childsarchitecture.com
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1207 Grove Rd.
 Greenville County, SC

Saad Dunbar Exchange, LLC
 Greg Saad
 183 Farris Circle
 Greenville, SC 29605



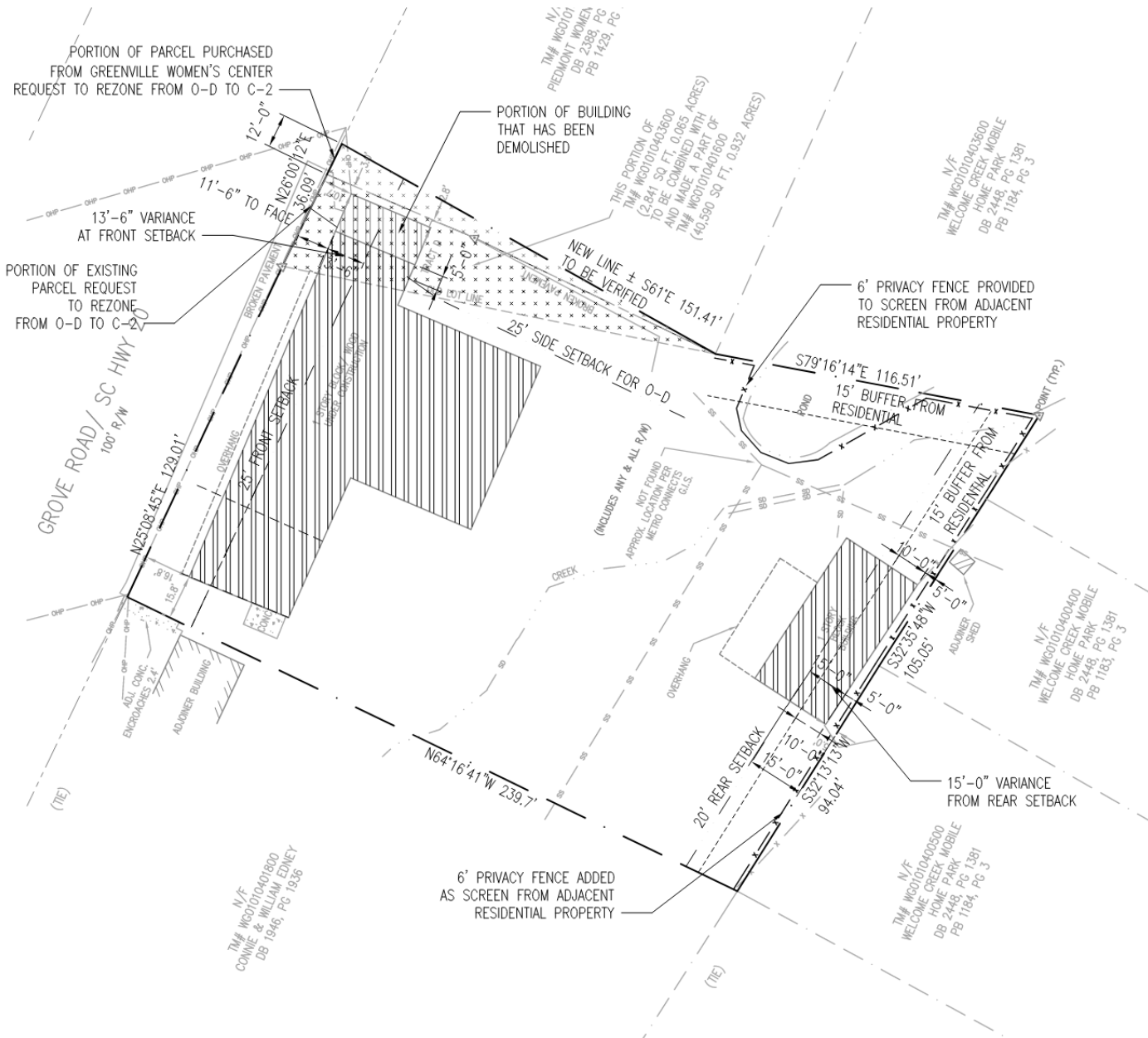
Variance and Rezoning Request Drawing

Scale 1" = 30'
 Date FEBRUARY 2, 2024
 Drawn by SRC/SDI
 CAD File 2401



SP

CB-2024-036 Site Plan



General Notes

- THE PURPOSE OF THIS PROJECT IS TO OBTAIN REQUIRED VARIANCES AND REZONING FOR 1207 GROVE ROAD, TMS W601010401600 TO BE REDEVELOPED AS MULTI-TENANT STORAGE.
- AFTER COMBINING ADDITIONAL PARCEL AT NORTHERN CORNER, TOTAL AREA FOR PARCEL AFTER COMBINING IS 1.016 ACRES.
- MAJORITY OF THE PROPERTY IS ZONED C-2.

Survey

INFORMATION REQUIRED TO PREPARE THIS DRAWING WAS TAKEN FROM THE RECOMBINATION PLAT FOR SAAD HOLDINGS LLC DATED 9/20/23 PREPARED BY SITE DESIGN INC., A. CLAY JONES, PLS SC REG. NO. 26210

Task 1 Board of Zoning Appeals Variances

1. A 6' HIGH PRIVACY FENCE WILL BE ADDED TO SCREEN FROM ADJACENT RESIDENTIAL PROPERTY.
2. REQUESTED VARIANCES:
 - 13'-6" VARIANCE AT 25' FRONT SETBACK FOR C-2
 - 15'-0" VARIANCE AT 20' REAR SETBACK FOR C-2
 - 5'-0" VARIANCE AT 25' SIDE SETBACK FOR O-D





Task 2 Planning Commission Buffer Variance

A VARIANCE OF 10'-0" FROM 15' BUFFER REQUIRED AT REAR LINE ADJOINING RESIDENTIAL DISTRICT IS REQUESTED.

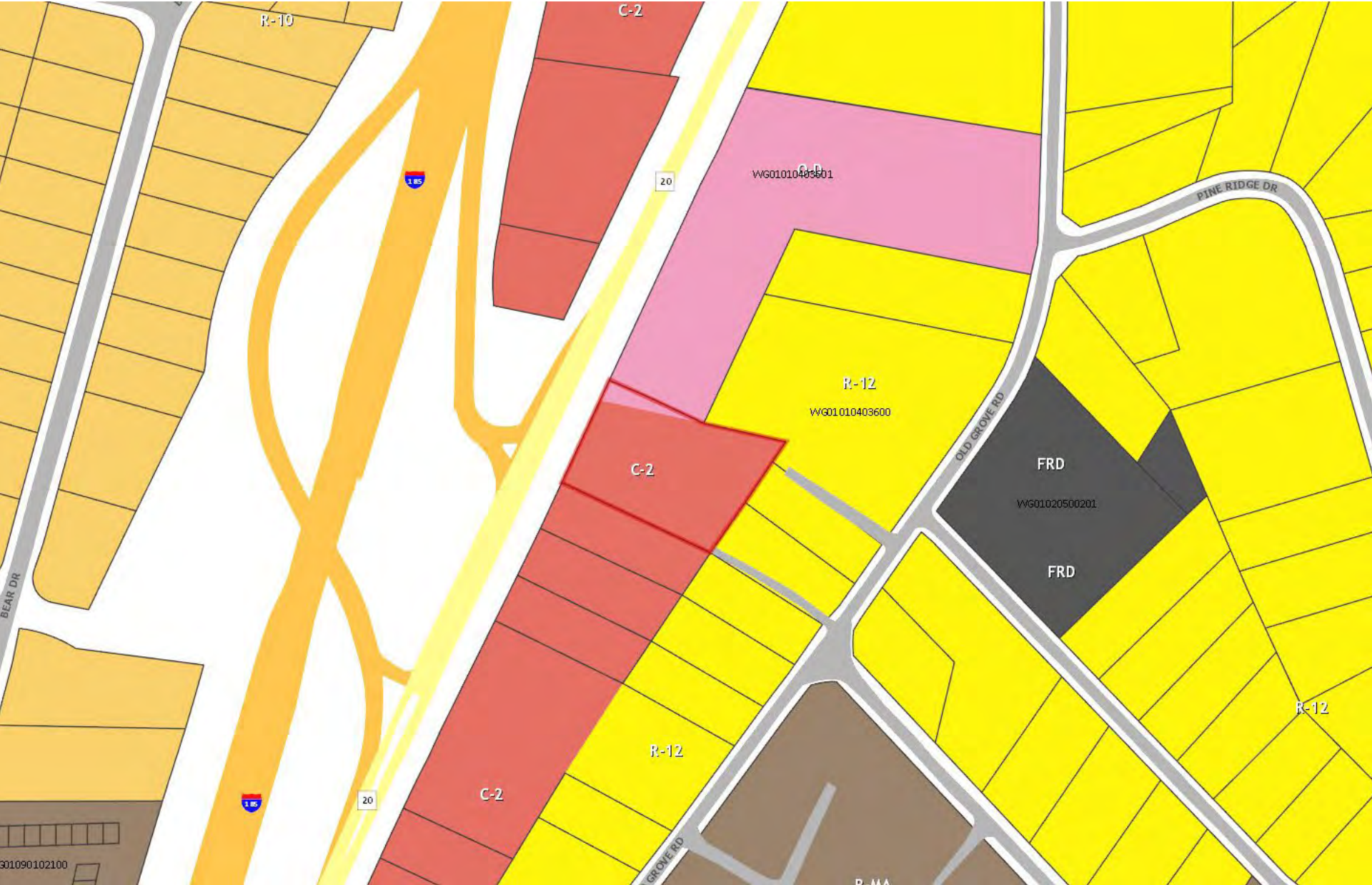
Task 3 Rezoning

REZONING OF THE O-D PROPERTY AT THE NORTH TO C-2, COMBINED AREA FOR EXISTING AND ADDED O-D AREAS IS 3,634 SF OR 0.083 ACRES.

Legend

-  PORTION OF EXISTING BUILDING THAT HAS BEEN DEMOLISHED
-  PORTION OF EXISTING BUILDINGS TO REMAIN
-  PORTION OF PARCEL CURRENTLY ZONED O-D
-  ADDITIONAL PORTION OF PARCEL CURRENTLY ZONED O-D UNDER CONTRACT FOR PURCHASE FROM GREENVILLE WOMEN'S CENTER

CB-2024-036: Zoning Map



CB-2024-036: Aerial Map



CB-2024-036 Photos



Subject



Northeast of Subject



West of Subject



Southwest of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment