



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

April 10, 2024

Board Members:

1. Barber, Teresa
2. Godfrey, Laura – Vice Chairwoman
3. Hamilton, Paul – Absent
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. Anna Wilson – 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 March 13 and 20, 2024:**
Ms. Barber made a motion to approve the minutes from the March 13th and 20th 2024 meeting.
Ms. Godfrey seconded. The motion carried with a 6 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the March 13th and 20th 2024 meeting. Ms. Godfrey seconded. The motion carried with a 6 – 0 vote.

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.

5. New Business

i. CB-2024-038, Carmen A. Zimeri for Linda Burns

The property is located east of Piedmont Highway, southeast of the intersection of Piedmont Highway and White Horse Road, and north of I-85 in the C-2, Commercial District.

The applicant is requesting a Use by Special Exception to replace a previously existing non-conforming manufactured home with a new, larger manufactured home on lot 12 of this parcel.

There are no prior cases before the BZA.

Ms. Godfrey moved to hold Docket CB-2024-038 until the end of the meeting in order to give the applicant time to arrive. Ms. Barber seconded the motion. The motion passed 6-0.

The representative present for this application was Carmen Zimeri.

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

Staff presented and discussion ensued.

The applicant stated they own Lot 7 in the manufactured home park and noticed that Lot 12 was vacant and wanted to replace an old camper at Lot 12 with a new manufactured home for her mother to live in. The applicant stated when they attempted to acquire permits for the new home they were told the manufactured home park is existing non-conforming, requiring that any addition to the park be granted a Use by Special Exception from the BZA.

Chairman Hattendorf made a motion to approve the Use by Special Exception. Ms. Godfrey seconded the motion. The motion carried with a 6 – 0 vote.

ii. CB-2024-040, Sam Barfell of Southside Christian School for Southside Christian School

The property is located on the northeast corner of Woodruff Road and S Highway 14 near the city of Mauldin in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for a parking expansion for 46 more parking spaces on site.

Previous Dockets brought before the Board of Zoning Appeals were:

On October 3, 1984, the BZA passed a motion to approve Docket CB-84-68 for a Use by Special Exception for a church and related uses on Woodruff Road at Highway 14.

On March 4, 1987, the BZA passed a motion to approve Docket CB-87-25 for a Use by Special Exception for a classroom addition, on the condition that the applicant demonstrates adequate parking is provided.

On January 10, 1990, the BZA passed a motion to approve Docket CB-90-02 for a Use by Special Exception for a bus maintenance shop and apartment for the caretaker.

On July, 11, 1990, the BZA passed a motion to approve Docket CB-90-70 for a Use by Special Exception to locate three temporary modular classrooms behind the existing church and school facilities.

On March 11, 1992, the BZA passed a motion to approve Docket CB-92-22 for a Use by Special Exception for a new classroom building to replace the temporary modular classrooms in the rear of the property. The approval was contingent upon a revised site plan indicating the parking and driveways on the subject property.

On May 13, 1992, the BZA passed a motion to approve Docket CB-92-52 for a Use by Special Exception to add a fourth temporary classroom to the property for a duration on 2 years only. All other temporary classrooms must be removed

On July 14, 1993, the BZA passed a motion to approve Docket CB-93-75 For a Use by Special Exception to construct a 114-foot by 74-foot classroom addition on site, with reference to CB-92-22, which had expired as the applicants failed to obtain building permits for the addition. They submitted for a building permit in May 1993, and were advised that they would need to resubmit to the BZA.

On April 13, 1994, the BZA passed a motion to approve Docket CB-94-52 for a Use by Special Exception for a 16-classroom addition to the existing facility.

On March, 8, 2000, the BZA passed a motion to approve Docket CB-00-16 for placement of modular classrooms at the rear of the existing building at Southside Baptist Church for 24 months.

On June 12, 2002, the BZA passed a motion to approve Docket CB-02-73 for a Use by Special Exception to keep the modular classroom units for an additional three years.

On April 13, 2005, the BZA passed a motion to approve Docket CB-05-15 for a Use by Special Exception to keep the modular units approved in 2002 for an additional three years. At the time of this docket, the school has become its own entity.

On April 9, 2008, the BZA passed a motion to approve Docket CB-08-16 for a Use by Special Exception to continue use of the modular classroom building permanently.

Docket CB-11-20 for a Use by Special Exception was withdrawn by the applicant prior to the BZA hearing on August 10, 2011.

On May 9, 2012, The BZA passed a motion to approve Docket CB-12-16 for a Use by Special Exception to install new bleachers for more capacity.

On February 13, 2013, the BZA passed a motion to approve Docket CB-13-06 for a Variance of 10 ft in the left side setback to place visitors' bleachers along with a Use by Special Exception tied to site plan #12179 dated 1/15/13, for the visitors' bleachers, an athletic track including necessary retaining walls and new lighting as fund become available.

On August 14, 2013, the BZA passed a motion to approve Docket CB-13-45 for a Use by Special Exception for construction of a practice soccer field on the right side of the property, including appropriate lighting when feasible.

On April 12, 2017, the BZA passed a motion to approve Docket CB-17-16 for a Use by Special Exception for placement of a modular building with classrooms/ restrooms on site.

On November 8, 2017, the BZA passed a motion to approve Docket CB-17-54 for a Use by Special Exception for the addition of dugouts, lighting, bleachers and a batting cage to the existing baseball field on site.

On November 14, 2018, the BZA passed a motion to approve Docket CB-18-50 for a Use by Special Exception to replace the existing score board at the baseball field in the rear of the property.

On January 12, 2022, the BZA passed a motion to approve Docket CB-22-07 for a Use by Special Exception for a 64,000 square foot addition for additional classroom space to the existing school.

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

The representative present for this application was Sam Barfell and Charles Garcia.

Staff presented and discussion ensued.

The applicant stated they are looking to install additional parking for the currently existing school located at this site. They additionally stated additions to the campus have taken away previously existing parking.

Ms. Barber made a motion to approve the Use by Special Exception. Mr. Akers seconded the motion. The motion carried with a 6 – 0 vote.

iii. CB-2024-041, David Dixon of Graig Gauden Davis Architecture for Brian Peeples of EA Properties, LLC dba Green Valley Country Club

The site is located east of Old White Horse Road, north of Roe Ford Rad, and west of Highway 276 and N Highway 25 near the City of Travelers Rest and in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the demolition and reconstruction of the existing rear terrace of the clubhouse.

Previous Dockets brought before the Board of Zoning Appeals were:

On November 10, 1993, the BZA passed a motion to approve Docket CB-93-111 for a Use by Special Exception to increase the golf course maintenance shop by adding more covered storage area.

On September 12, 2001, the BZA passed a motion to approve Docket CB-01-136 for a Use by Special Exception to build a new gold cart barn and once completed, take down the old barn.

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

The representatives present for this application were Brian Peeples and David Dixon.

Staff presented and discussion ensued.

The applicant stated the golf club has been in existence for 64 years and have been through multiple renovations during that time. They additionally stated the owner is proposing to change the building in order to increase functionality and upgrade the existing electrical and mechanical equipment as well as renovate the existing outdoor area to provide covered seating.

Mr. Roth made a motion to approve the Use by Special Exception. Ms. Godfrey seconded the motion. The motion carried with a 6 – 0 vote.

iv. CB-2024-042, George Albright & Luana Albright

The property is located north of the intersection of Augusta Road and White Horse Road in the R-12, Single Family Residential District.

The applicant is requesting a Variance to allow for a carport in the front yard of the property. The applicant is also requesting to encroach 5' into the required 5' right side setback and 15' 8" into the 30' front setback.

On February 14, 2024, Docket CB-2024-020 was administratively withdrawn due to the need for a survey showing the accessory structure's exact location on the property.

The representative present for this application was George Albright.

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

Staff presented and discussion ensued.

The applicant stated during a remodeling they had some trash and debris in the front yard and when Code Enforcement came they inquired if a permit had been obtained for the new carport. The applicant additionally stated they had initially planned to locate the carport in the existing footprint, but wanted to ensure it would be located fully on his property.

Ms. Shuman made a motion to approve the Variance. Ms. Barber seconded the motion. The motion carried with a 6 – 0 vote.

v. CB-2024-043, Daniel Esteban of Stantec Consultants for Matrix Parkway and Old Grove Road South Carolina Becknell Investors, LLC

The property is located northwest of the interchange of I-185 and Augusta Road in the I-2, Industrial District.

The applicant is requesting a Variance from the minimum off-street parking requirement of 421 spaces to 212 parking spaces.

There are no prior applications before the BZA.

The representatives present for this application were Daniel Esteban and Jake Mitton.

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

Staff presented and discussion ensued.

The applicant stated the intended use for the facility is for a highly automated industrial building and will operate in swing shifts, meaning the required parking will not be necessary for their needs and the intended occupants have signed a twelve-year lease and agree with the variance request.

Chairman Hattendorf made a motion to approve the Variance as requested. Mr. Roth seconded the motion. The motion passed with a 6 – 0 vote.

vi. CB-2024-044, John Darrohn of Darrohn Engineering for Mosley Real Estate and Development, Inc.

The property is located southwest of where Brown Road meets Piedmont Highway in the S-1, Services District.

The applicant is requesting a variance to reduce the front setback from 45' to 13.5' and reduce the rear setback to 0' at the existing building on south side of property.

There are no prior applications before the BZA.

The representatives present for this application were Jacob Kelly and Keith Gray.

Staff presented and discussion ensued.

The applicant stated the current plan for the parcel is for it to be subdivided, but in order to complete the subdivision process they had to bring the currently existing building into compliance. They additionally stated after the construction of the buildings on site the adjacent road was widened, causing the non-conformity.

Ms. Godfrey made a motion to approve the Variance for the existing buildings shown on the site plan presented. Mr. Roth seconded the motion. The motion passed with a 6 – 0 vote.

vii. CB-2024-044, Cristina Diaz & Magnoir Castillo

The property is located to the south of Wade Hampton Boulevard where it meets Rutherford Road in the C-2, Commercial District.

The applicant is requesting a variance to encroach 9.2' into the 20' rear setback for the existing structure.

There are no prior applications before the BZA.

The representatives present for this application were Cristina Diaz and Magnoir Castillo.

Staff presented and discussion ensued.

The applicant stated they plan to renovate the building in order to utilize the existing building for a sales office and the existing building is non-conforming and has been vacant for over six months, triggering the need for a Variance prior to occupancy.

Mr. Aker made a motion to approve the Variance as requested. Ms. Shuman seconded the motion. The motion passed with a 6 – 0 vote.

6. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Mr. Roth requested that applicants be given a second page of the application in order to provide more information for Uses by Special Exceptions.

Mr. Akers asked how elections would be handled for Chairman and Vice-Chairman with the outgoing members.

Mr. Henderson stated a nominating committee made up of the remaining board members would propose a chairman and once new members had been appointed to the board all would hold a vote to elect a new chair and vice chair.

7. Adjournment

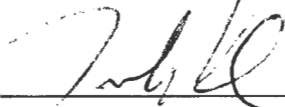
Mr. Akers made a motion to adjourn the meeting. Ms. Godfrey seconded. The motion carried unanimously.



Mark Hattendorf, Chairman
Board of Zoning Appeals

5-8-24

DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

April 10, 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-2024-038

- Applicant:** Carmen A. Zimeri for Linda Burns
- Project Type:** Use By Special Exception
- Address:** 1739 White Horse Rd., Greenville, SC 29605
- Zoning:** C-2, Commercial District
- Posting:** Confirmed 03/36/24

CB-2024-038: Request

The property is located east of Piedmont Highway, southeast of the intersection of Piedmont Highway and White Horse Road, and north of S I-8 in the C-2, Commercial District.

The applicant is requesting a Use by Special Exception to replace a previously existing non-conforming manufactured home with a new, larger manufactured home on lot 12 of this parcel.

There are no prior cases before the BZA.

CB-2024-038: Use by Special Exception Requirements

9:3.2 Expansion of Nonconforming Uses

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

9:3.3 Expansion of Nonconforming Structures

Nonconforming structures existing at the time of adoption of this Ordinance or structures made nonconforming as a result of road improvements may be expanded in any zoning district provided that the expansion conform to the setback requirements provided in the zoning district in which such structures are located. The Board of Zoning Appeals may permit expansion into a required setback area.

CB-2024-038: Use by Special Exception Considerations

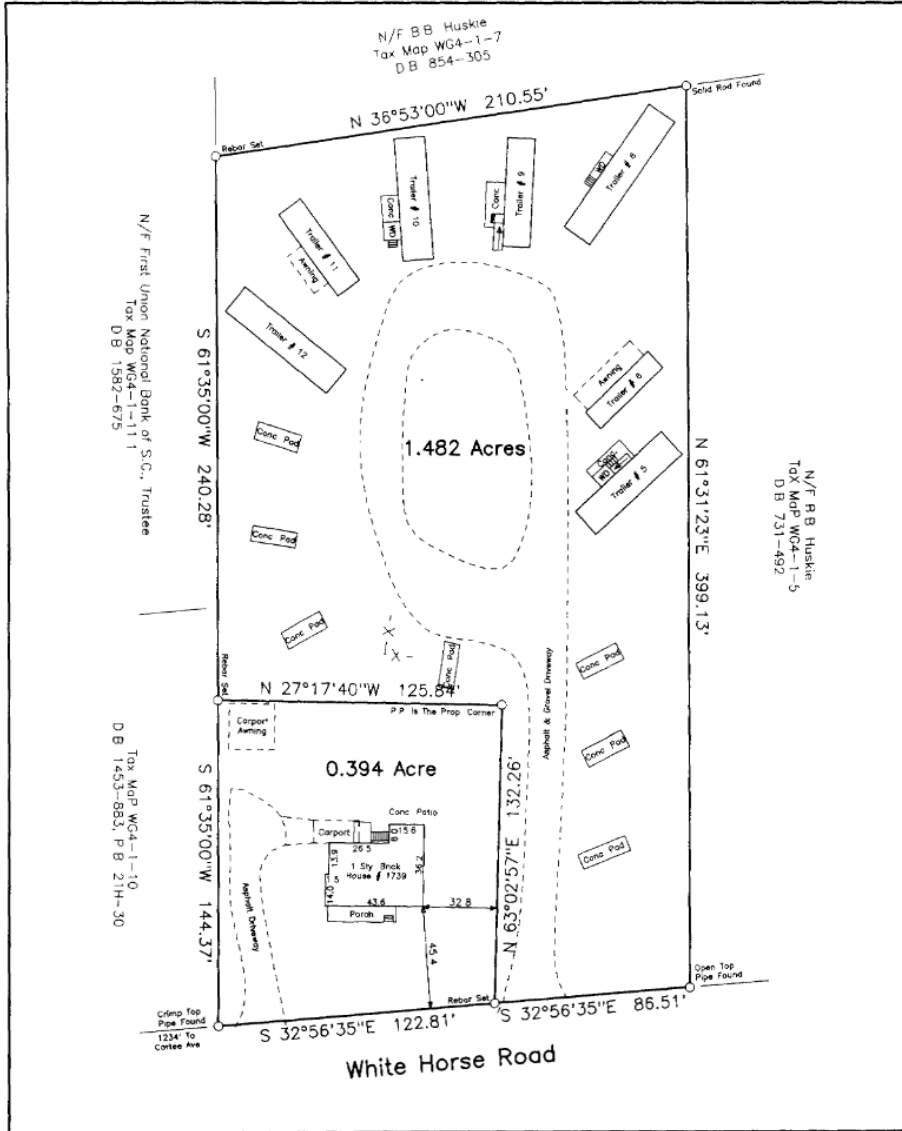
Section 11:1 - General Provisions for Uses Permitted by Special Exception states: “The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.”

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-2024-038: Site Plan

ORIGINAL



62066

FILED FOR RECORD IN GREENVILLE COUNTY SC RMC OFFICE AT 03:47 PM 09/03/96 RECORDED IN PLAT BOOK 33-S PAGE 0030 DOC # 96062066

Donna S. Taurerley

33-S-30

THIS PLAN IS NOT A SUBDIVISION AS DEFINED BY THE GREENVILLE COUNTY SUBDIVISION REGULATIONS.

9/3/96 *Christ F. Leaf*
Authorized Representative
Greenville County Planning Commission



"I hereby state that to the best of my professional knowledge, information and belief, the survey shown herein was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class B survey as specified therein; also there are no visible encroachments or projections other than shown."

This property is subject to any and all easements and/or rights-of-way of record or not of record. According to county floodway data, this property is not located in an established flood hazard area.

Wallace & Associates Complete Surveying Services Jeffrey M. Wallace (803) 292-5440 P.O. Box 903, Taylors, S.C. 29687	State of South Carolina County Of Greenville Site Survey For Johnny M. Burns & Linda R. Burns	
	Subdivision For W.E. Mackey Part Of Lots 3 And 4	
Date: Aug. 05, 1996 Field Book: 14, Page 30	Tax Map: WG4-1-B Field Crew: JW, BW	Reference Desg.: 182-255 Reference Plat: NA
25 0 25 50 1" = 50'		Drawn By: JW Project #: 960698

CB-2024-038: Zoning Map



CB-2024-038: Aerial Map



CB-2024-038 Photos



Subject



North



Close-up of site



South

CB-2024-040

- Applicant:** Sam Barfell of Southside Christian School for Southside Christian School
- Project Type:** Use By Special Exception
- Address:** 2211 Woodruff Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 03/26/24

CB-2024-040: Request

The property is located on the northeast corner of Woodruff Road and S Highway 14 near the city of Mauldin in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for a parking expansion for 46 more parking spaces on site.

CB-2024-040: Previous Cases

On October 3, 1984, the BZA passed a motion to approve Docket CB-84-68 for a Use by Special Exception for a church and related uses on Woodruff Road at Highway 14.

On March 4, 1987, the BZA passed a motion to approve Docket CB-87-25 for a Use by Special Exception for a classroom addition, on the condition that the applicant demonstrates adequate parking is provided.

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On April 13, 2005, the BZA passed a motion to approve Docket CB-05-15 for a Use by Special Exception to keep the modular units approved in 2002 for an additional three years. At the time of this docket, the school has become its own entity.

CB-2024-040: Previous Cases

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Docket CB-11-20 for a Use by Special Exception was withdrawn by the applicant prior to the BZA hearing on August 10, 2011.

On May 9, 2012, The BZA passed a motion to approve Docket CB-12-16 for a Use by Special Exception to install new bleachers for more capacity.

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On August 14, 2013, the BZA passed a motion to approve Docket CB-13-45 for a Use by Special Exception for construction of a practice soccer field on the right side of the property, including appropriate lighting when feasible.

On April 12, 2017, the BZA passed a motion to approve Docket CB-17-16 for a Use by Special Exception for placement of a modular building with classrooms/ restrooms on site.

On November 8, 2017, the BZA passed a motion to approve Docket CB-17-54 for a Use by Special Exception for the addition of dugouts, lighting, bleachers and a batting cage to the existing baseball field on site.

On November 14, 2018, the BZA passed a motion to approve Docket CB-18-50 for a Use by Special Exception to replace the existing score board at the baseball field in the rear of the property.

On January 12, 2022, the BZA passed a motion to approve Docket CB-22-07 for a Use by Special Exception for a 64,000 square foot addition for additional classroom space to the existing school.

CB-2024-040: Use by Special Exception Requirements

Section 5:4.1 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 R-S, 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.” The Board shall consider the following factors:

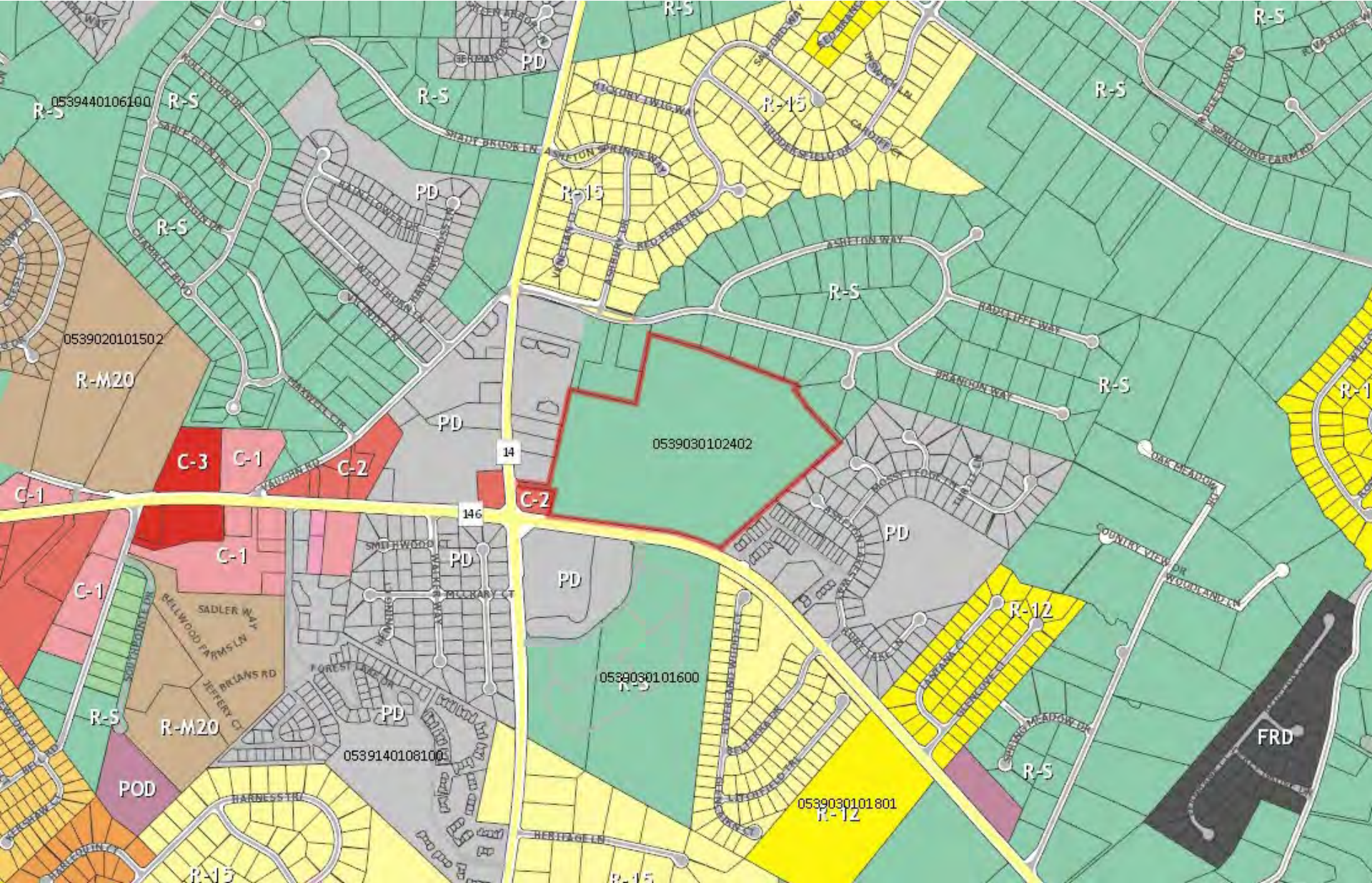
CB-2024-040: Use by Special Exception Considerations

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.

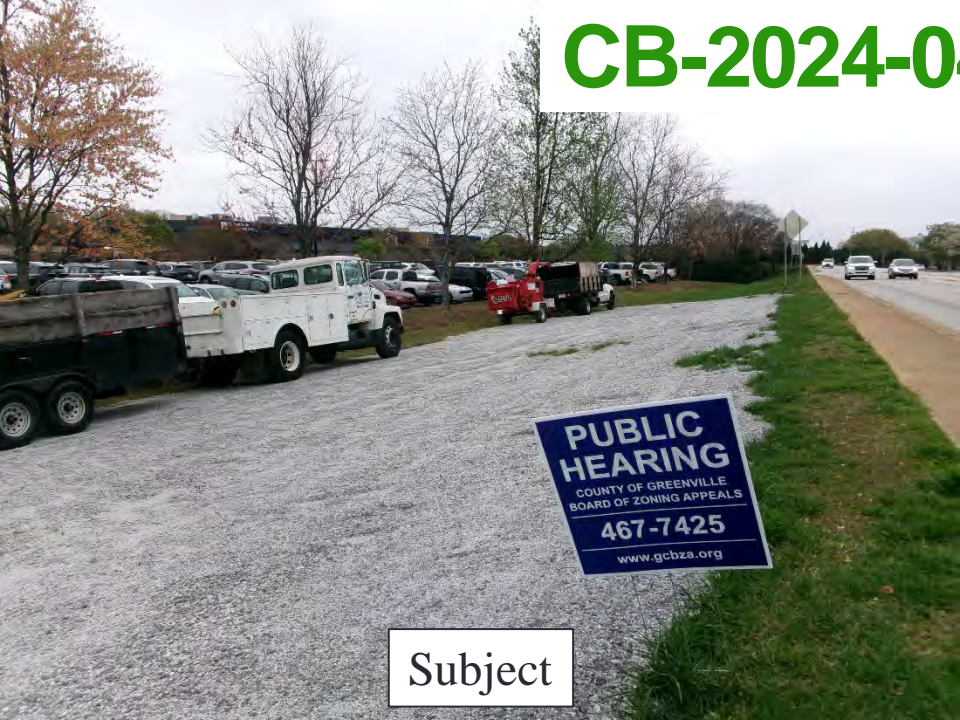
CB-2024-040: Zoning Map



CB-2024-40: Aerial Map



CB-2024-040 Photos



Subject



North



West



South

CB-2024-041

- Applicant:** David Dixon of Graig Gaulden Davis Architecture for Brian Peeples of EA Properties, LLC dba Green Valley Country Club
- Project Type:** Use By Special Exception
- Address:** 225 Green Valley Dr., Greenville, SC 29617
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 03/26/24

CB-2024-041: Request

The site is located east of Old White Horse Road, north of Roe Ford Rad, and west of Highway 276 and N Highway 25 near the City of Travelers Rest and in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for the demolition and reconstruction of the existing rear terrace of the clubhouse.

Previous Dockets brought before the Board of Zoning Appeals were:

On November 10, 1993, the BZA passed a motion to approve Docket CB-93-111 for a Use by Special Exception to increase the golf course maintenance shop by adding more covered storage area.

On September 12, 2001, the BZA passed a motion to approve Docket CB-01-136 for a Use by Special Exception to build a new gold cart barn and once completed, take down the old barn.

CB-2024-041: Use by Special Exception Requirements

Section 5:4.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Recreation – private/public/nonprofit” as a Use by Special Exception in the R-S, Residential Suburban District.

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

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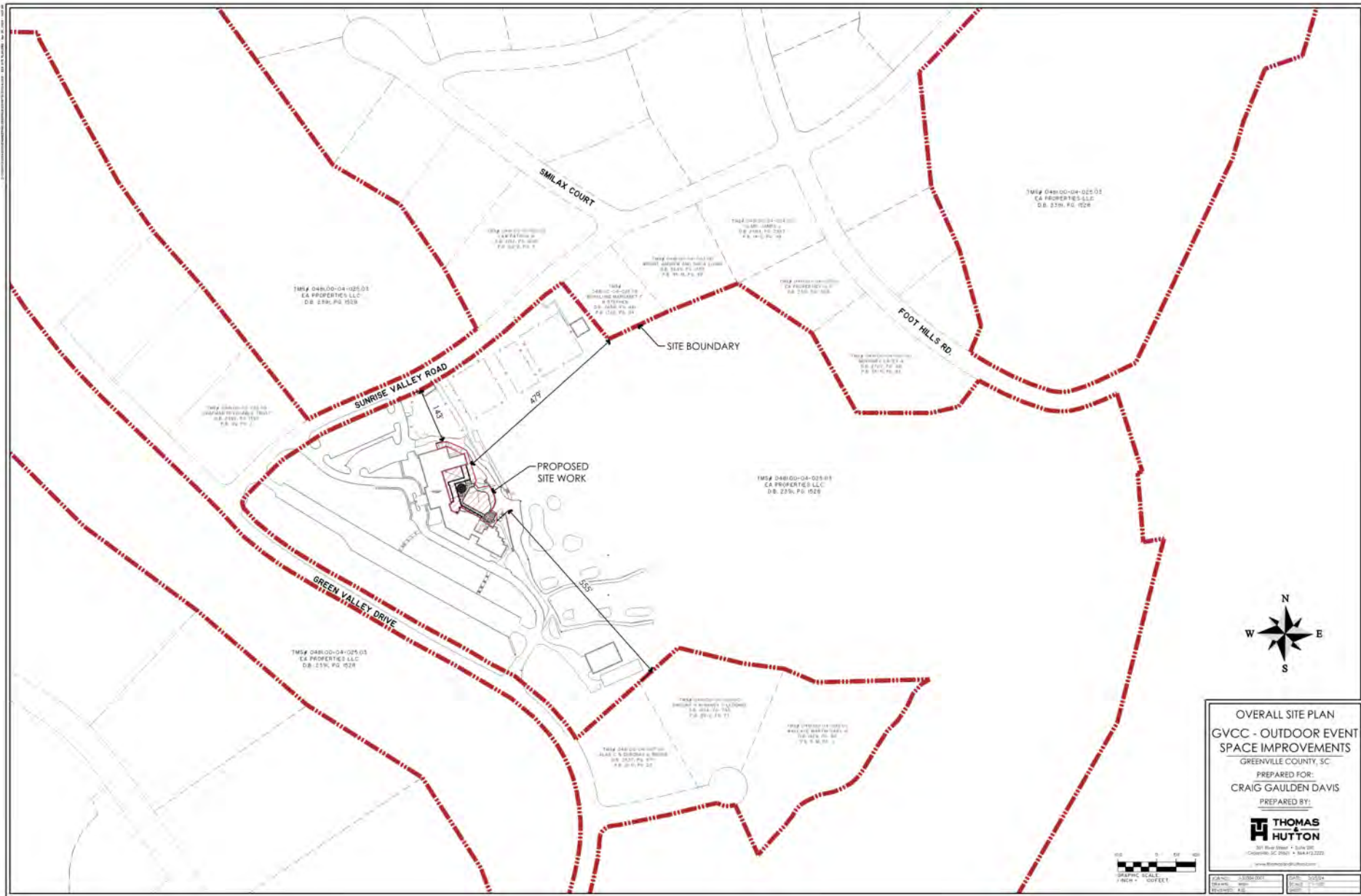
CB-2024-041: Use by Special Exception Considerations

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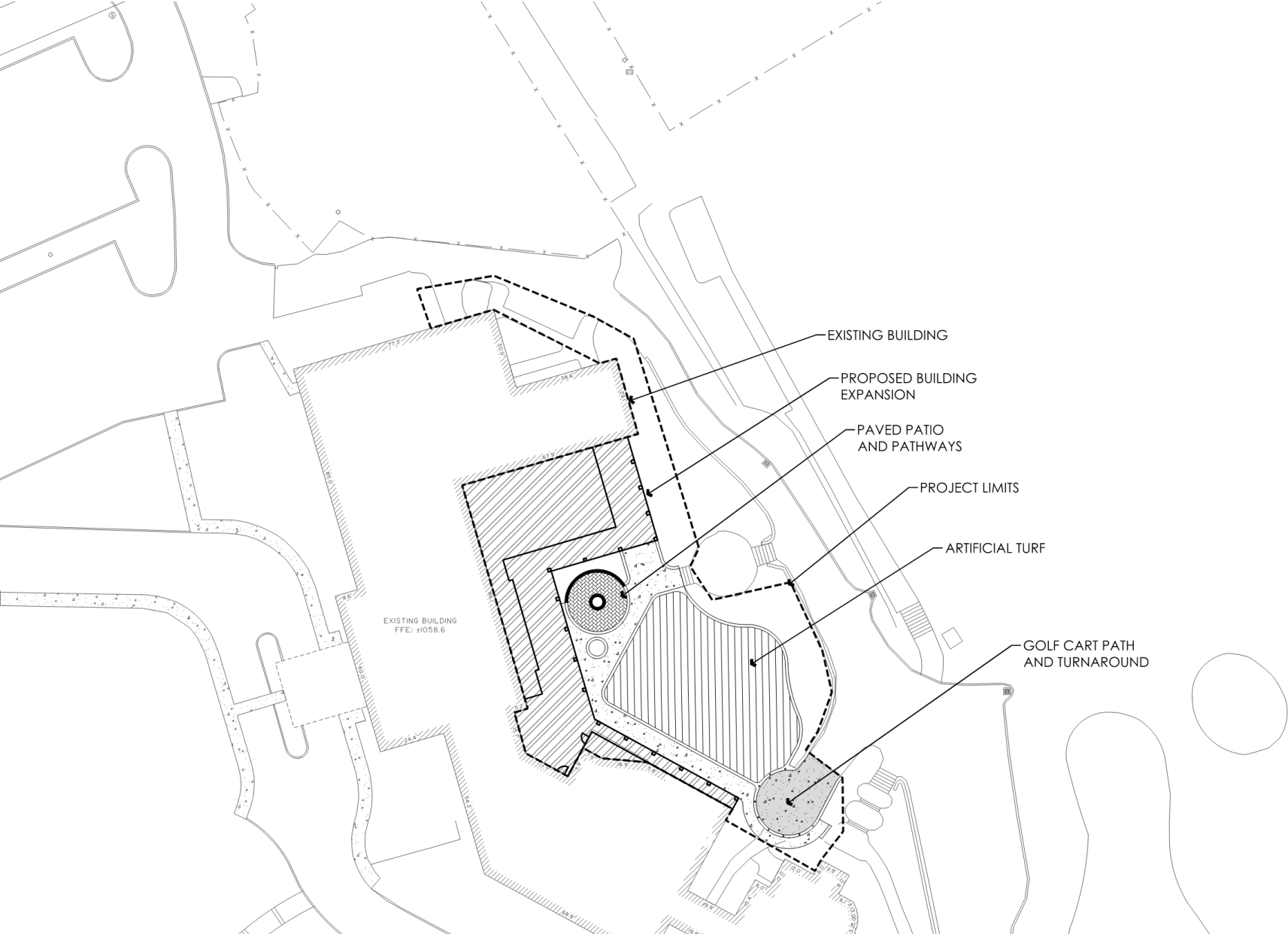
CB-2024-041: Site Plan



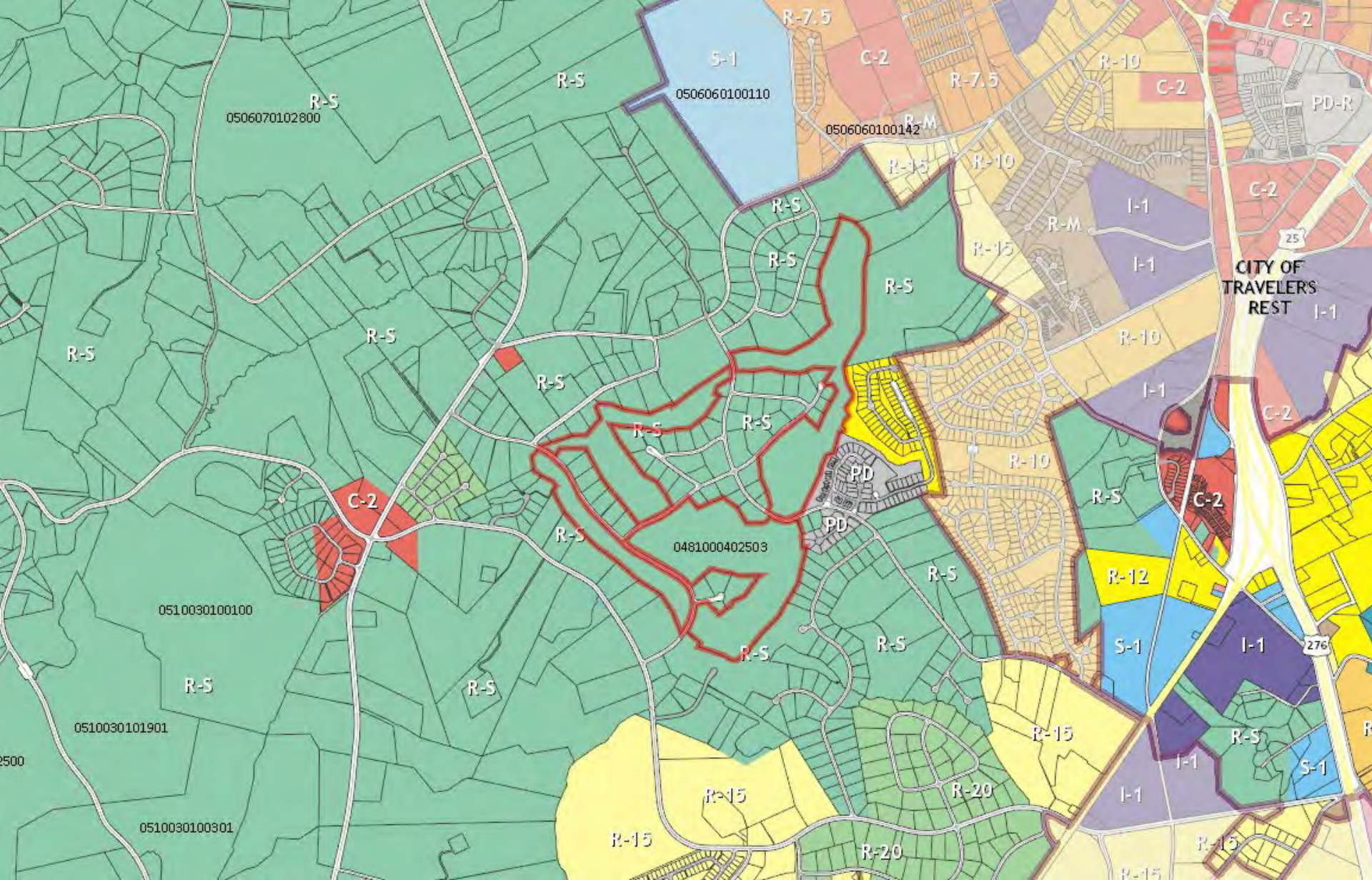
OVERALL SITE PLAN
GVCC - OUTDOOR EVENT
SPACE IMPROVEMENTS
GREENVILLE COUNTY, SC
PREPARED FOR:
CRAIG GAULDEN DAVIS
PREPARED BY:
THOMAS HUTTON
301 Blue Ridge • Suite 202
Greenville, SC 29615 • 864.473.2225
www.thomashutton.com

PLAN NO.	15030-001	SHEET	0001
DATE	08/20/24	SCALE	AS SHOWN
REVISION	0.0	DATE	

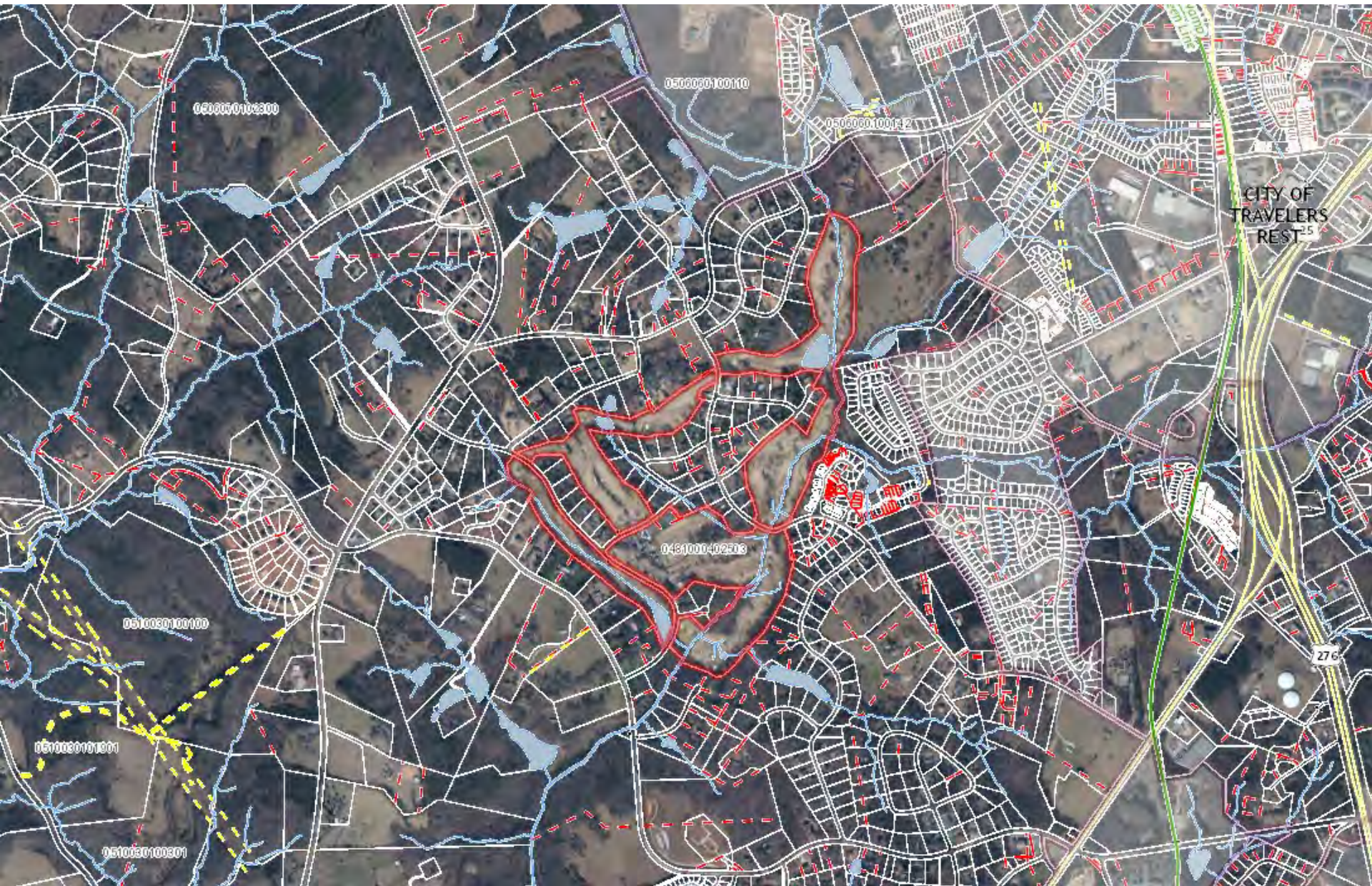
CB-2024-041: Site Plan



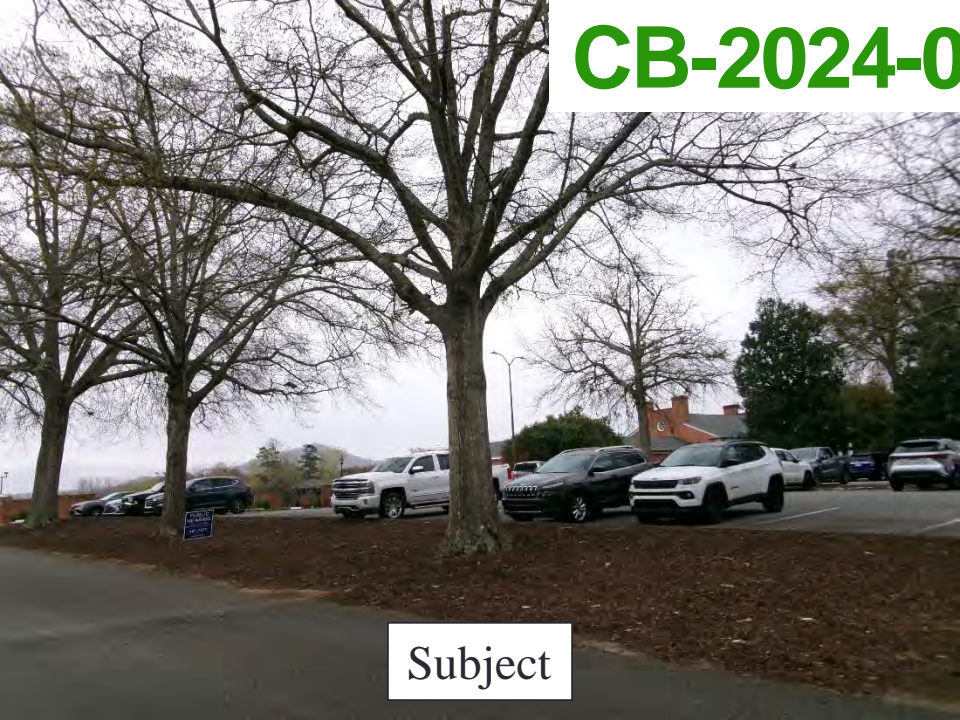
CB-2024-041: Zoning Map



CB-2024-041: Aerial Map



CB-2024-041 Photos



Subject



North



Close-up of site



South

CB-2024-042

Applicant:	George Albright & Luana Albright
Project Type:	Variance
Address:	26 E. Fairfield Rd., Greenville, SC 29605
Zoning:	R-12, Single-Family Residential District
Posting:	Confirmed 03/26/24

CB-2024-042: Variance Request

The property is located north of the intersection of Augusta Road and White horse Road in the R-12, Single Family Residential District.

The applicant is requesting a variance to allow for a carport in the front yard of the property. The applicant is also requesting to encroach 5' into the required 5' right side setback and 15' 8" into the 30' front setback

There are no prior applications before the BZA.

CB-2024-042: Variance

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

FRONT	=	30' from edge of E Fairfield Road R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

7:3.4 Side Setbacks in Single-family Residential Districts

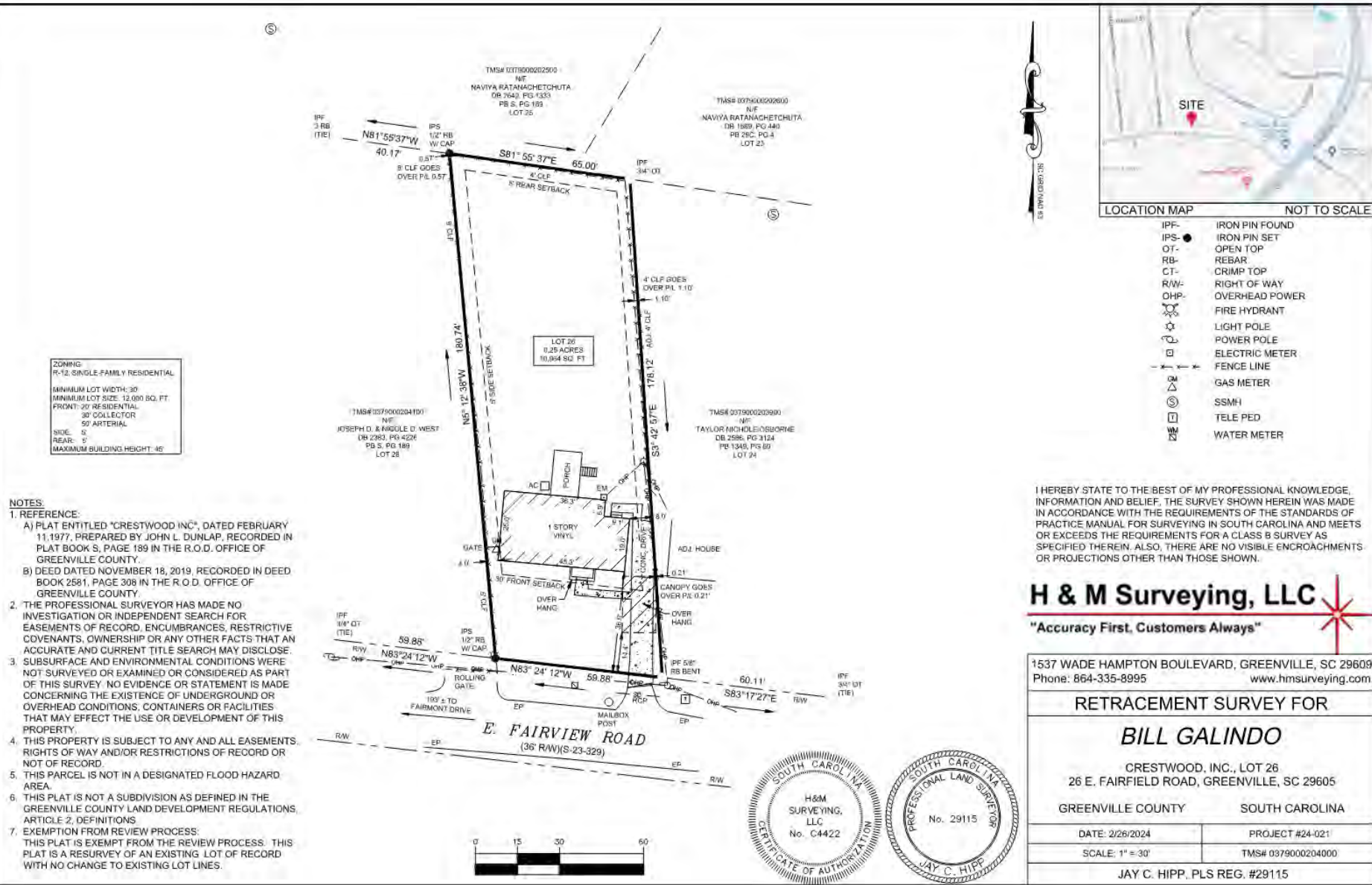
Accessory buildings may be located in the rear yard or side yard provided that they are set back not less than five feet from any lot line and occupy not more than 20 percent of the rear yard.

CB-2024-042: 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-2024-042: Site Plan



ZONING
 R-12, SINGLE-FAMILY RESIDENTIAL
 MINIMUM LOT WIDTH: 30'
 MINIMUM LOT SIZE: 12,000 SQ. FT.
 FRONT: 20' RESIDENTIAL
 30' COLLECTOR
 50' ARTERIAL
 SIDE: 5'
 REAR: 5'
 MAXIMUM BUILDING HEIGHT: 45'

- NOTES:**
1. REFERENCE:
 - A) PLAT ENTITLED "CRESTWOOD INC", DATED FEBRUARY 11, 1977, PREPARED BY JOHN L. DUNLAP, RECORDED IN PLAT BOOK S, PAGE 189 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - B) DEED DATED NOVEMBER 18, 2019, RECORDED IN DEED BOOK 2581, PAGE 308 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 2. THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 3. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 4. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 5. THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
 6. THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS, ARTICLE 2, DEFINITIONS.
 7. EXEMPTION FROM REVIEW PROCESS:
 THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A RESURVEY OF AN EXISTING LOT OF RECORD WITH NO CHANGE TO EXISTING LOT LINES.



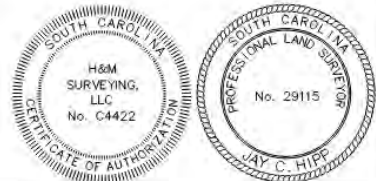
IPF-●	IRON PIN FOUND
IPS-●	IRON PIN SET
OT-○	OPEN TOP
RB-	REBAR
CT-	CRIMP TOP
R/W-	RIGHT OF WAY
OHP-	OVERHEAD POWER
⊕	FIRE HYDRANT
⊙	LIGHT POLE
⊖	POWER POLE
⊕	ELECTRIC METER
—+—	FENCE LINE
⊕	GAS METER
⊙	SSMH
⊖	TELE PED
⊕	WATER METER

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

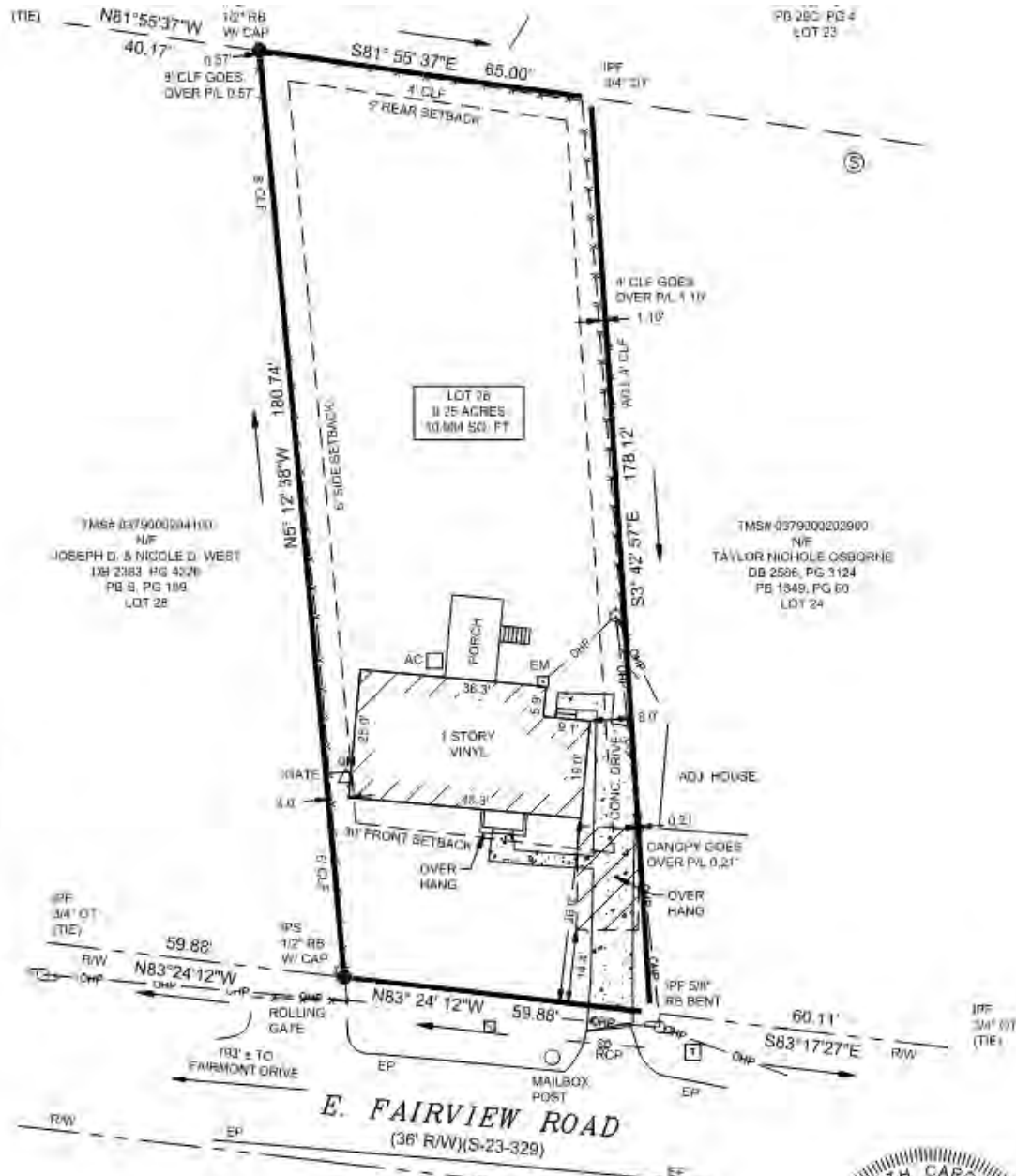
H & M Surveying, LLC
 "Accuracy First, Customers Always"

1537 WADE HAMPTON BOULEVARD, GREENVILLE, SC 29609
 Phone: 864-335-8995 www.hmsurveying.com

RETRACEMENT SURVEY FOR	
BILL GALINDO	
CRESTWOOD, INC., LOT 26 26 E. FAIRFIELD ROAD, GREENVILLE, SC 29605	
GREENVILLE COUNTY	SOUTH CAROLINA
DATE: 2/26/2024	PROJECT #24-021
SCALE: 1" = 30'	TMS# 0379000204000
JAY C. HIPPI, PLS REG. #29115	



CB-2024-042 Site Plan



ZONING:
 R-2 SINGLE-FAMILY RESIDENTIAL

MINIMUM LOT WIDTH: 30'
MINIMUM LOT SIZE: 12,000 SQ. FT.
MINIMUM FRONT YARD SETBACK: 20' RESIDENTIAL
MINIMUM FRONT YARD SETBACK: 30' COLLECTOR
MINIMUM FRONT YARD SETBACK: 50' ARTERIAL
MINIMUM FRONT YARD SETBACK: 5'
MINIMUM FRONT YARD SETBACK: 5'
MINIMUM BUILDING HEIGHT: 45'

NOTICE:
 THIS SITE PLAN IS THE PROPERTY OF "CRESTWOOD INC", DATED FEBRUARY 17, 2019, PREPARED BY JOHN L. DUNLAP, RECORDED IN DEED BOOK S, PAGE 189 IN THE R.O.D. OFFICE OF FAYETTEVILLE COUNTY.
 THIS SITE PLAN IS DATED NOVEMBER 18, 2019, RECORDED IN DEED BOOK S, PAGE 308 IN THE R.O.D. OFFICE OF FAYETTEVILLE COUNTY.
 THE PROFESSIONAL SURVEYOR HAS MADE NO REPRESENTATION OR INDEPENDENT SEARCH FOR UNRECORDED INTERESTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR ANY OTHER FACTS THAT AFFECT THE TITLE AND CURRENT TITLE SEARCH MAY DISCLOSE UNRECORDED INTERESTS AND ENVIRONMENTAL CONDITIONS WERE NOT OBSERVED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND UTILITIES, OBSTRUCTIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ENCUMBRANCES, RESTRICTIONS OF RECORD OR RESTRICTIONS OF RECORD.

DATE: 11/18/2019
 TIME: 10:00 AM

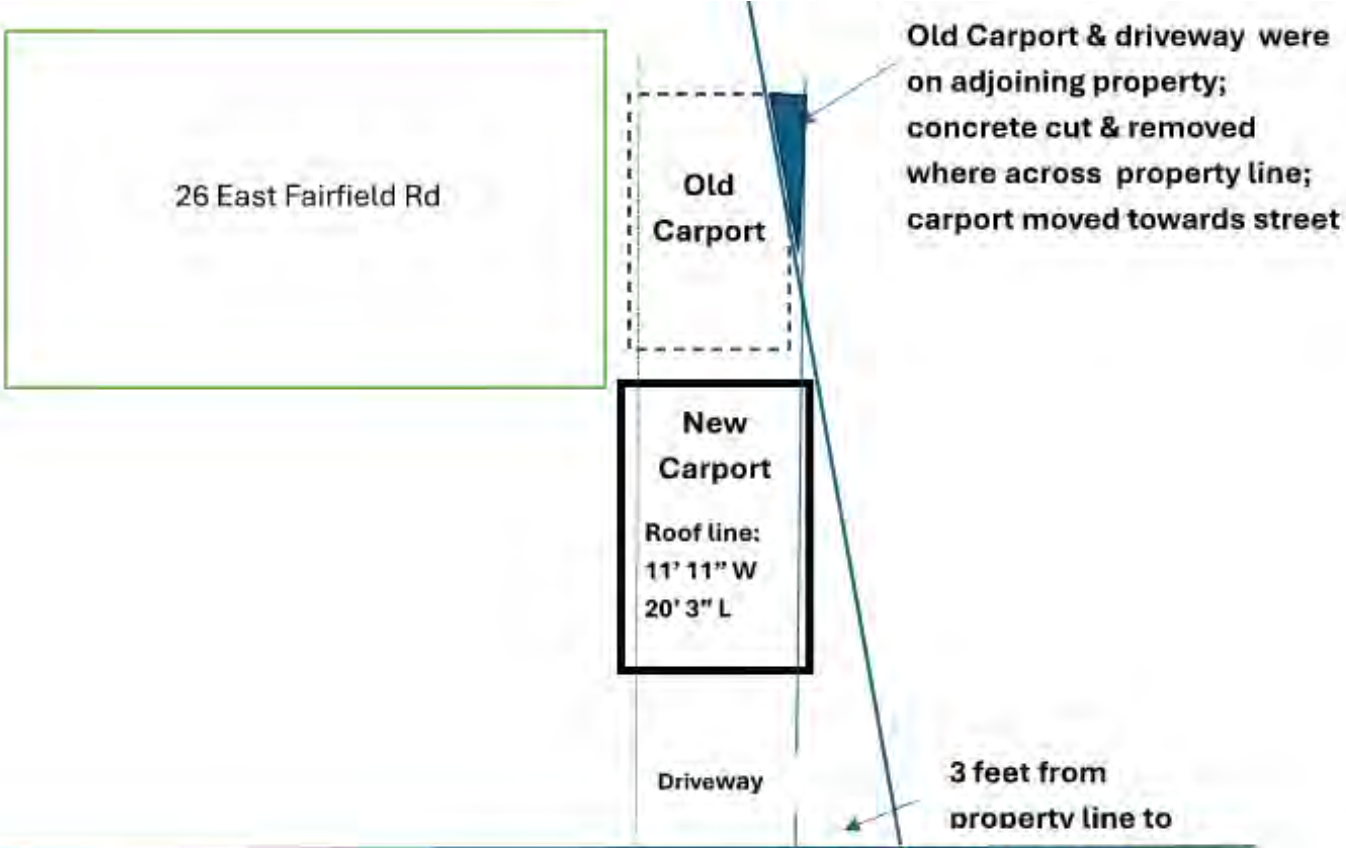
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CB-2024-042: Site Plan

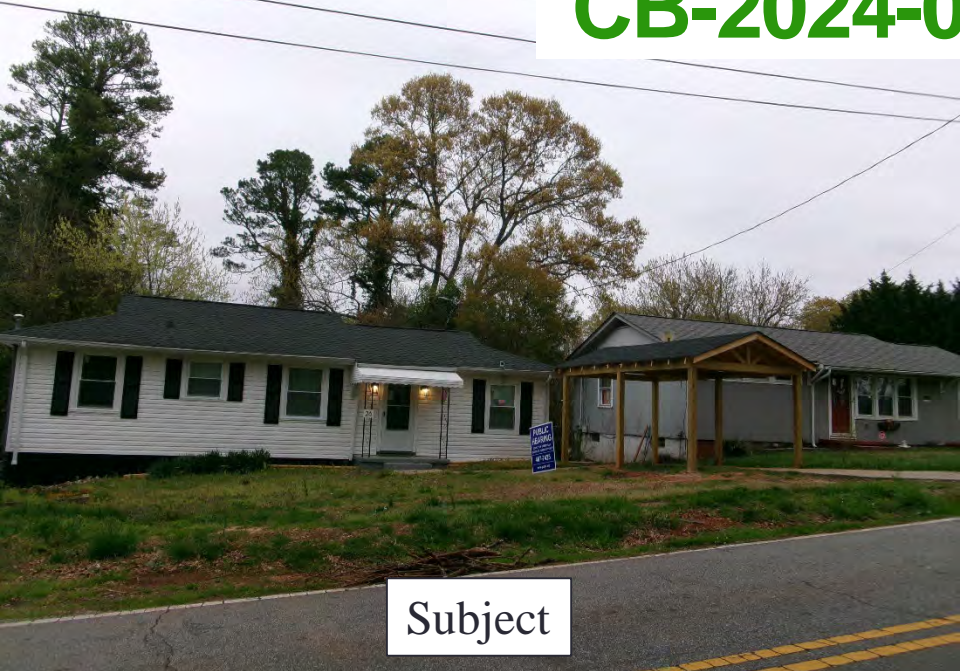


Fairfield Road

CB-2024-042: Zoning Map



CB-2024-042 Photos



CB-2024-043

Applicant: Daniel Esteban of Stantec Consultants for Matrix Parkway and Old Grove Road South Carolina Becknell Investors, LLC

Project Type: Variance

Address: 923 Matrix Pkwy., Piedmont, SC 29673

Zoning: I-2, Industrial Park District

Posting: Confirmed 03/26/24

CB-2024-043: Variance Request

The property is located northwest of the interchange of I-185 and Augusta Road in the I-1, Industrial District.

The applicant is requesting a Variance from the minimum off-street parking requirement of 421 spaces to 212 parking spaces.

There are no prior applications before the BZA.

CB-2024-043: Variance

Section 12:2 Off-Street Parking

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 or 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.

Table 12.1 Minimum Parking Requirements

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

CB-2024-043: Variance Considerations

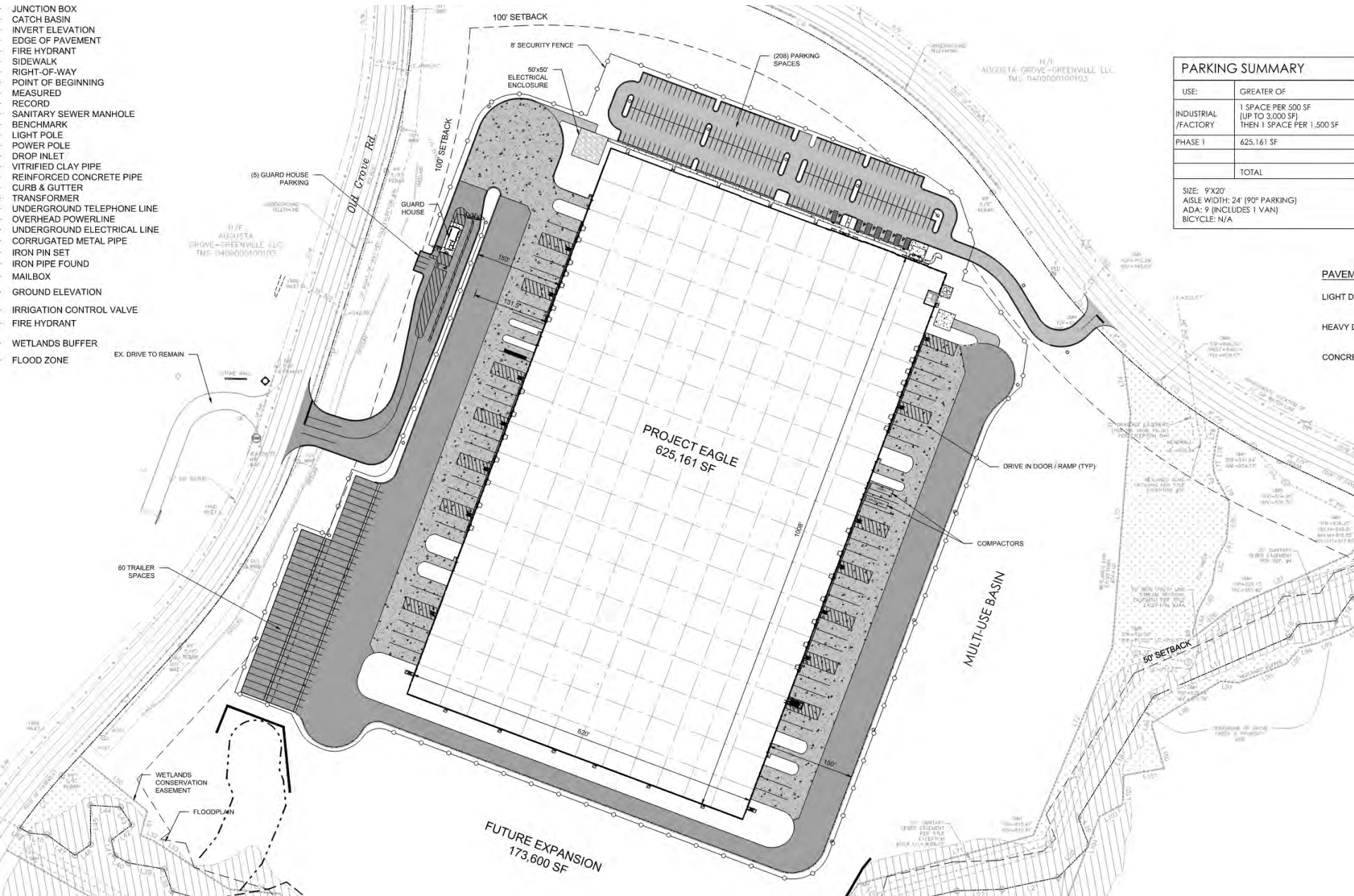
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2024-043: Site Plan

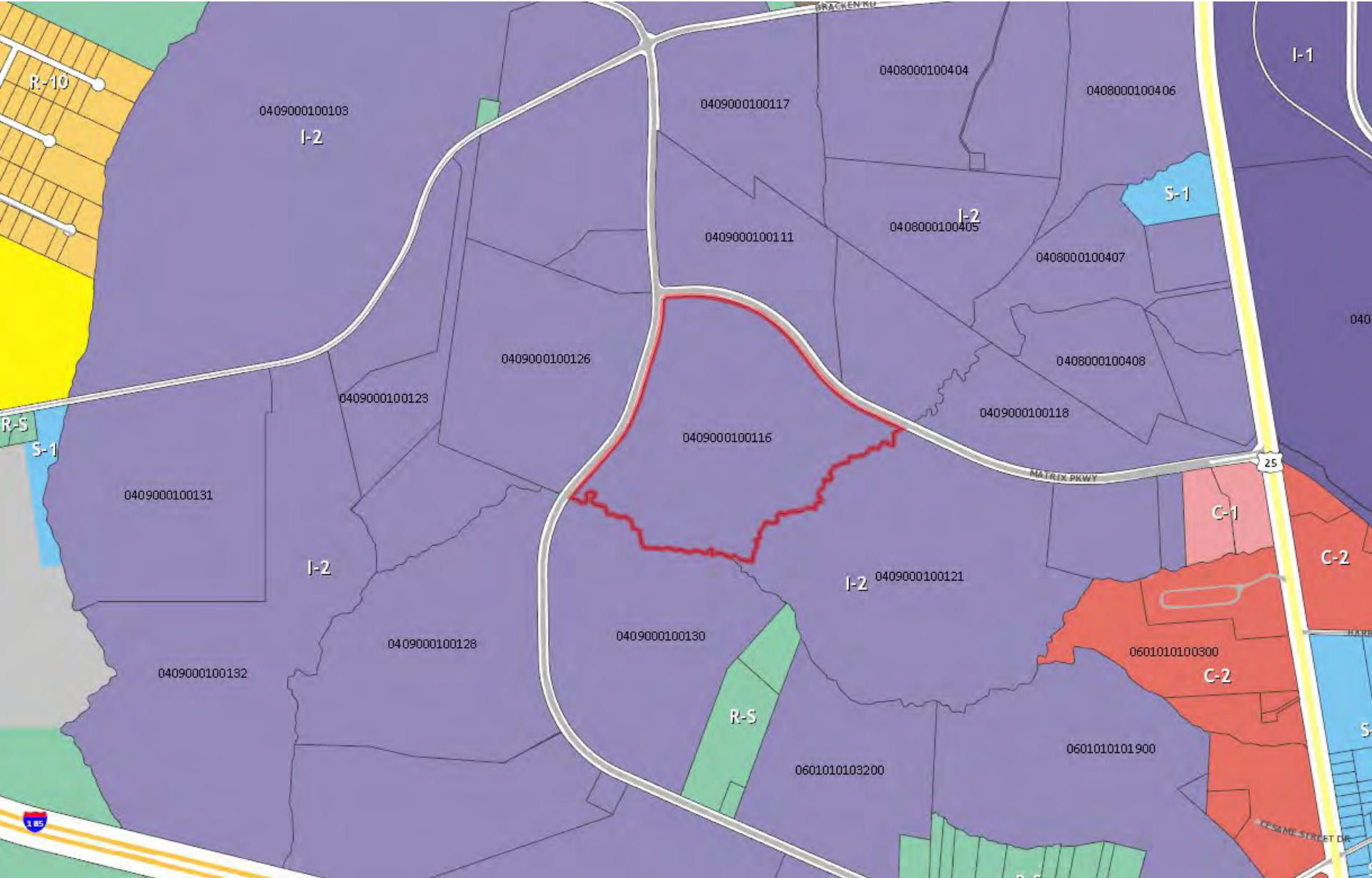
- JUNCTION BOX
- CATCH BASIN
- INVERT ELEVATION
- EDGE OF PAVEMENT
- FIRE HYDRANT
- SIDEWALK
- RIGHT-OF-WAY
- POINT OF BEGINNING
- MEASURED RECORD
- SANITARY SEWER MANHOLE
- BENCHMARK
- LIGHT POLE
- POWER POLE
- DROP INLET
- VITRIFIED CLAY PIPE
- REINFORCED CONCRETE PIPE
- CURB & GUTTER
- TRANSFORMER
- UNDERGROUND TELEPHONE LINE
- OVERHEAD POWERLINE
- UNDERGROUND ELECTRICAL LINE
- CORRUGATED METAL PIPE
- IRON PIN SET
- IRON PIPE FOUND
- MAILBOX
- GROUND ELEVATION
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WETLANDS BUFFER
- FLOOD ZONE

PARKING SUMMARY	
USE:	GREATER OF
INDUSTRIAL /FACTORY	1 SPACE PER 500 SF (UP TO 3,000 SF) THEN 1 SPACE PER 1,500 SF
PHASE 1	625,161 SF
	TOTAL
SIZE: 9'X20' AISLE WIDTH: 24' (90° PARKING) ADA: 9' (INCLUDES 1 VAN) BICYCLE: N/A	



- PAVEM
- LIGHT D
- HEAVY
- CONCRE

CB-2024-043: Zoning Map



CB-2024-043: Aerial Map



CB-2024-043 Photos



Subject



North of Subject



Subject close-up



Southwest of Subject

CB-2024-044

Applicant:	John Darrohn of Darrohn Engineering for Mosley Real Estate and Development, Inc.
Project Type:	Variance
Address:	1243 and 1245 Piedmont Hwy., Piedmont, SC 29673
Zoning:	S-1, Services District
Posting:	Confirmed 03/26/24

CB-2024-044: Variance Request

The property is located southwest of where Brown Road meets Piedmont Highway in the S-1, Services District.

The applicant is requesting a variance to reduce the front setback from 45' to 13.5' and reduce the rear setback to 0' at the existing building on south side of property.

There are no prior applications before the BZA.

CB-2024-044: Variance

Section 7:3.1, Table 7.3 – Setback/Height Requirements for the S-1, Services District;

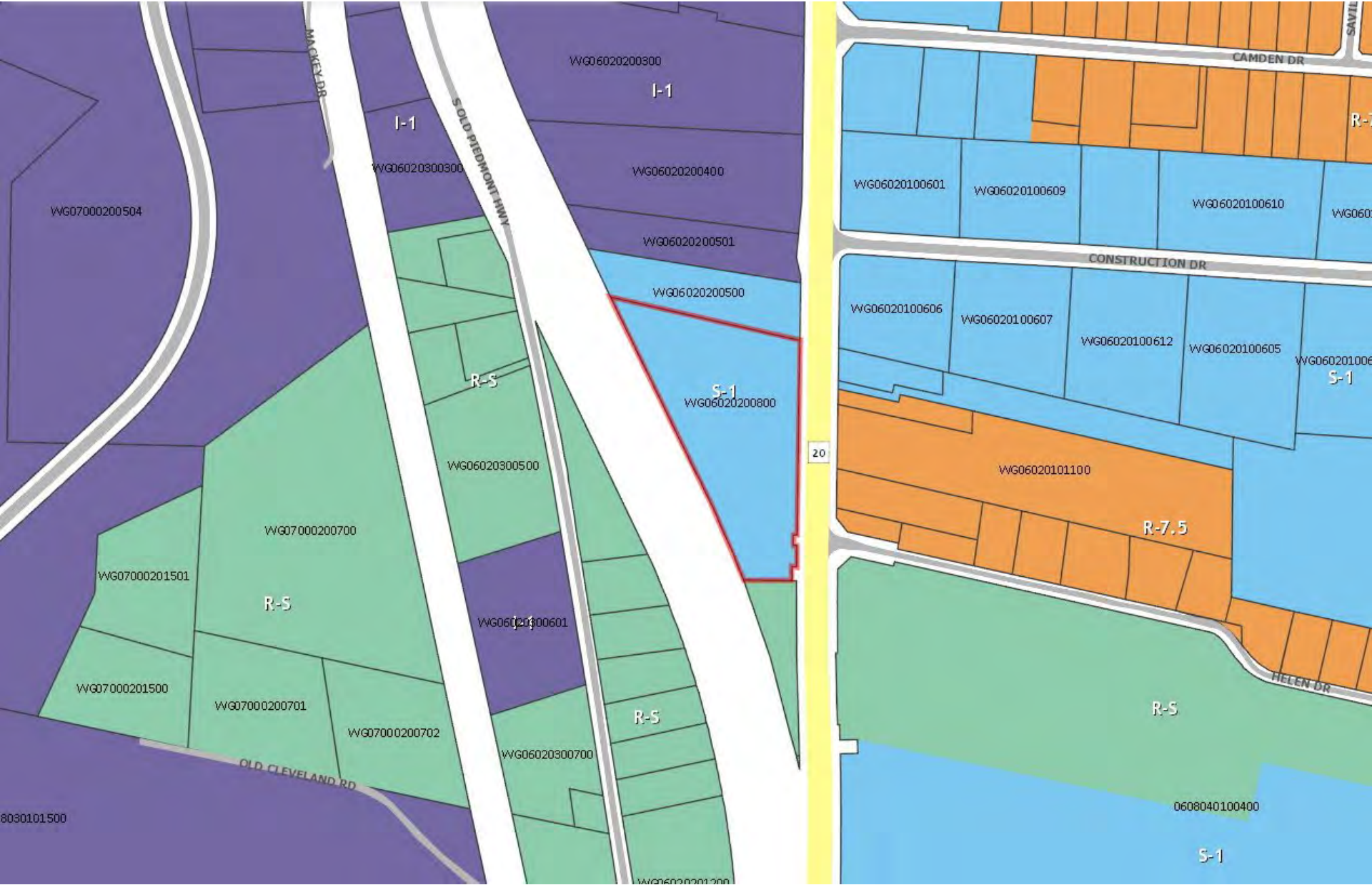
FRONT	=	45' from edge of road R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2024-044: 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-2024-044: Zoning Map



CB-2024-044: Aerial Map



CB-2024-044 Photos



Subject



East of Subject



Close-up of Subject



South of Subject

CB-2024-045

Applicant:	Cristina Diaz and Magnoir Castillo
Project Type:	Variance
Address:	3200 Wade Hampton Blvd., Taylors, SC 29687
Zoning:	C-2, Commercial District
Posting:	Confirmed 03/26/24

CB-2024-045: Variance Request

The property is located to the south of Wade Hampton Boulevard where it meets Rutherford Road in the C-2, Commercial District.

The applicant is requesting a variance to encroach 9.2' into the 20' rear setback for existing structure.

There are no prior applications before the BZA.

CB-2024-045: 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

CB-2024-045: 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:

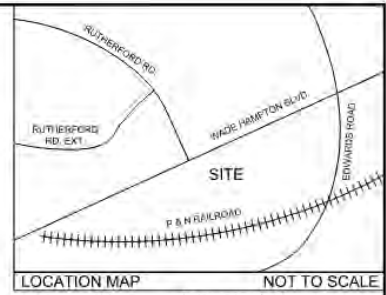
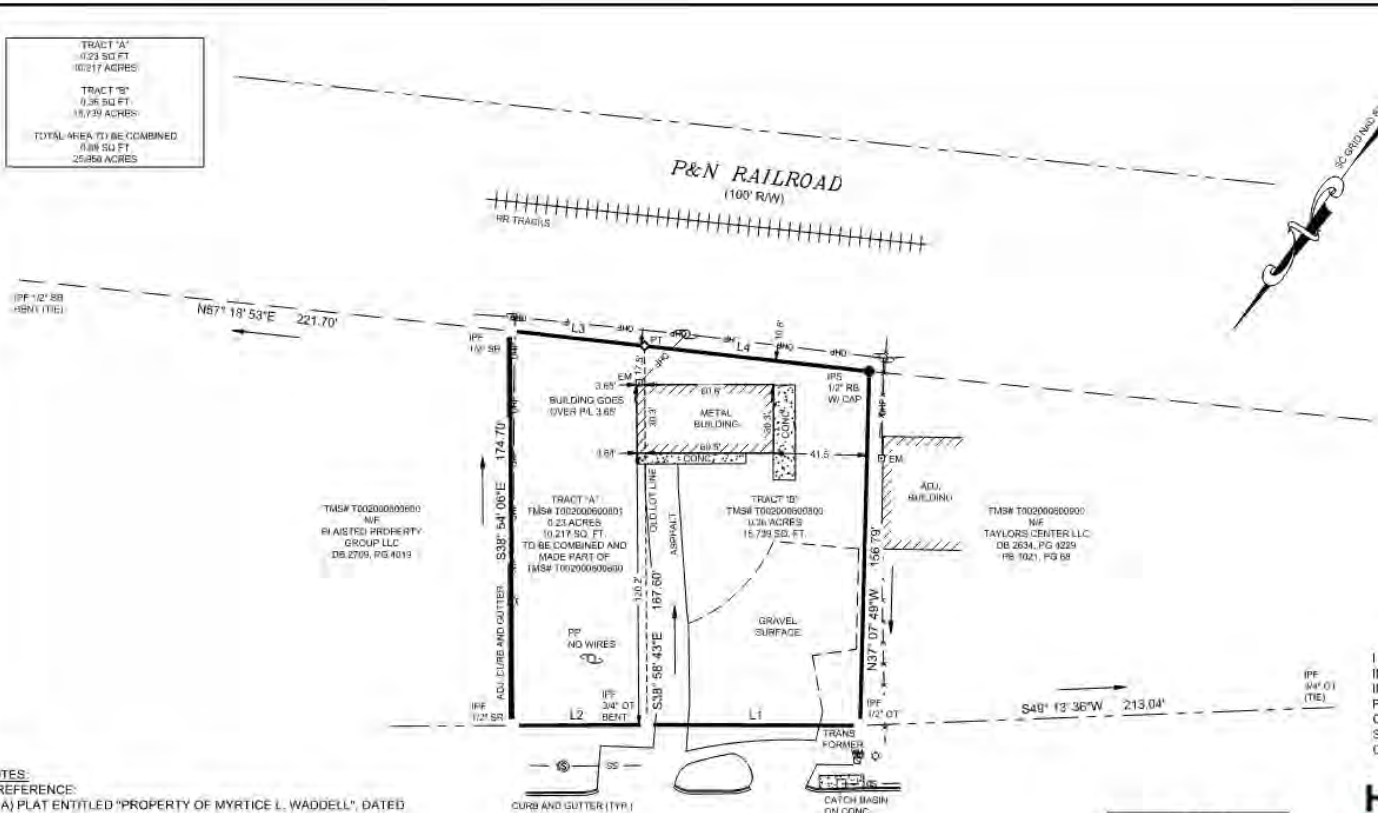
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2024-045: Site Plan

TRACT "A"
0.23 ACRES
11,213 SQ. FT.

TRACT "B"
0.26 ACRES
11,739 SQ. FT.

TOTAL AREA TO BE COMBINED
0.49 ACRES
21,952 SQ. FT.



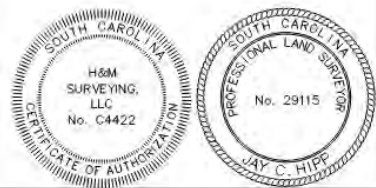
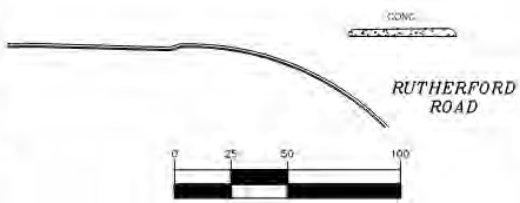
- IPF- IRON PIN FOUND
- IPS- IRON PIN SET
- OT- OPEN TOP
- RB- REBAR
- R/W- RIGHT OF WAY
- OHP- OVERHEAD POWER
- PT- CALCULATED POINT
- ⊕- FIRE HYDRANT
- ⊙- LIGHT POLE
- ⊖- POWER POLE
- ⊖- ELECTRIC METER
- ⊖- FENCE LINE
- ⊖- GAS VALVE
- ⊖- GAS METER
- ⊖- SSMH
- ⊖- SSMH
- ⊖- SIGN
- ⊖- TELE PED
- ⊖- WATER METER

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN THOSE SHOWN.

- NOTES:
- REFERENCE:
 - A) PLAT ENTITLED "PROPERTY OF MYRTICE L. WADDELL", DATED FEBRUARY 3, 1960, PREPARED BY J.C. HILL, RECORDED IN PLAT BOOK TT, PAGE 135 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - B) DEED DATED OCTOBER 12, 2021, RECORDED IN DEED BOOK 2638, PAGE 596 IN THE R.O.D. OFFICE OF GREENVILLE COUNTY.
 - THE PROFESSIONAL SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
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 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY AND/OR RESTRICTIONS OF RECORD OR NOT OF RECORD.
 - THIS PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA.
 - THIS PLAT IS EXEMPT FROM THE REVIEW PROCESS. THIS PLAT IS A COMBINATION OR RECOMBINATION OF PARCELS WHERE THE TOTAL NUMBER OF LOTS IS NOT INCREASED AND THE RESULTANT LOTS ARE EQUAL TO THE STANDARDS OF THE UNDERLYING ZONING DISTRICT OR LDR.

WADE HAMPTON BOULEVARD
(VARIABLE R/W)

LINE	BEARING	DISTANCE
L1	N51° 38' 13"E	94.44'
L2	N51° 03' 26"E	59.81'
L3	S57° 50' 43"W	60.00'
L4	S57° 50' 43"W	100.03'



H & M Surveying, LLC
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1537 WADE HAMPTON BOULEVARD, GREENVILLE, SC 29609
Phone: 864-335-8995 www.hmsurveying.com

BOUNDARY SURVEY FOR

CRISTINA DIAZ

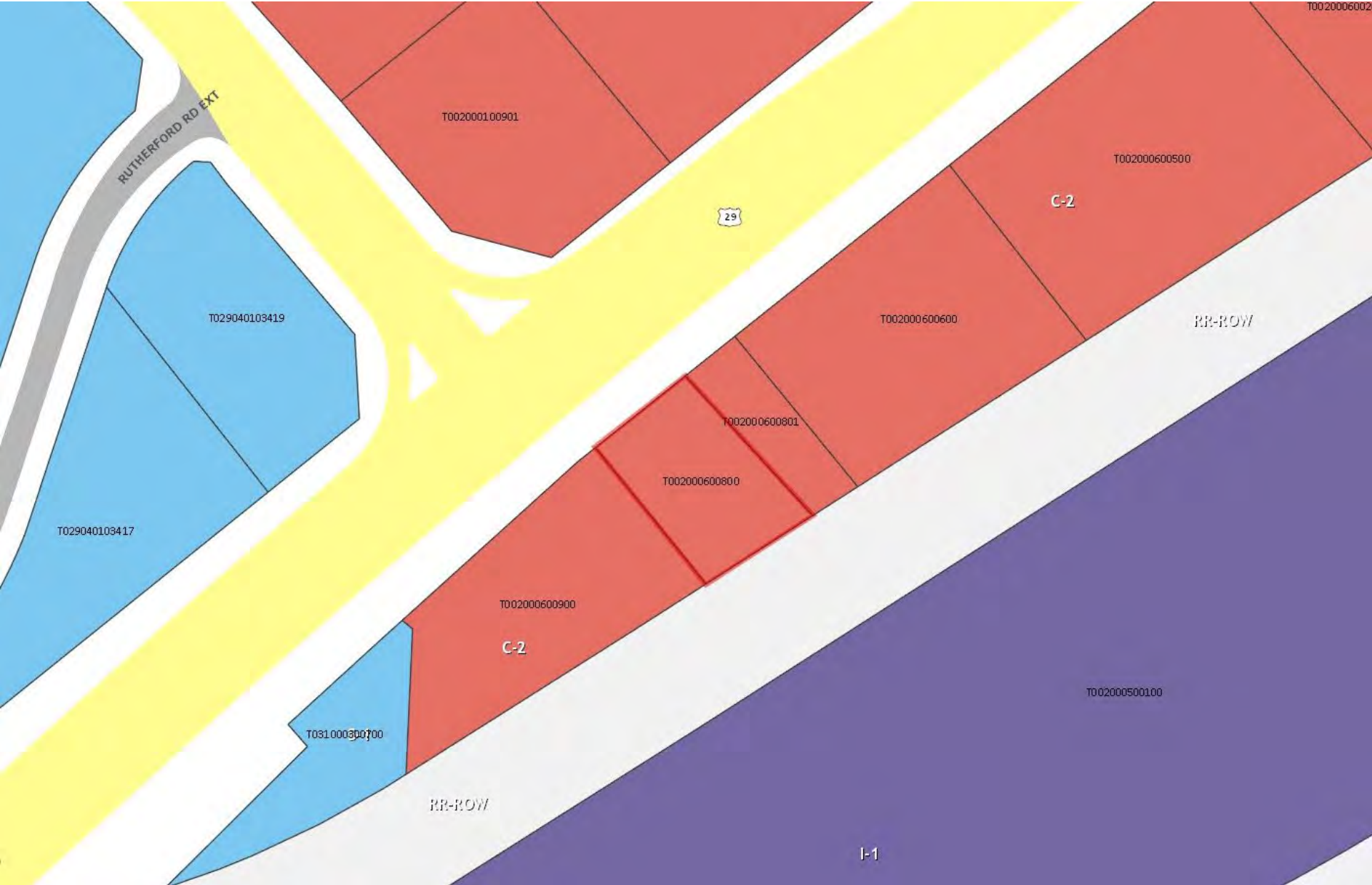
3200 WADE HAMPTON BOULEVARD, TAYLORS, SC 29687

GREENVILLE COUNTY SOUTH CAROLINA

DATE: 2/27/2024	PROJECT #24-017
SCALE: 1" = 30'	TMS# T002000600900 & 801

JAY C. HIPPI, PLS REG. #29115

CB-2024-045: Zoning Map



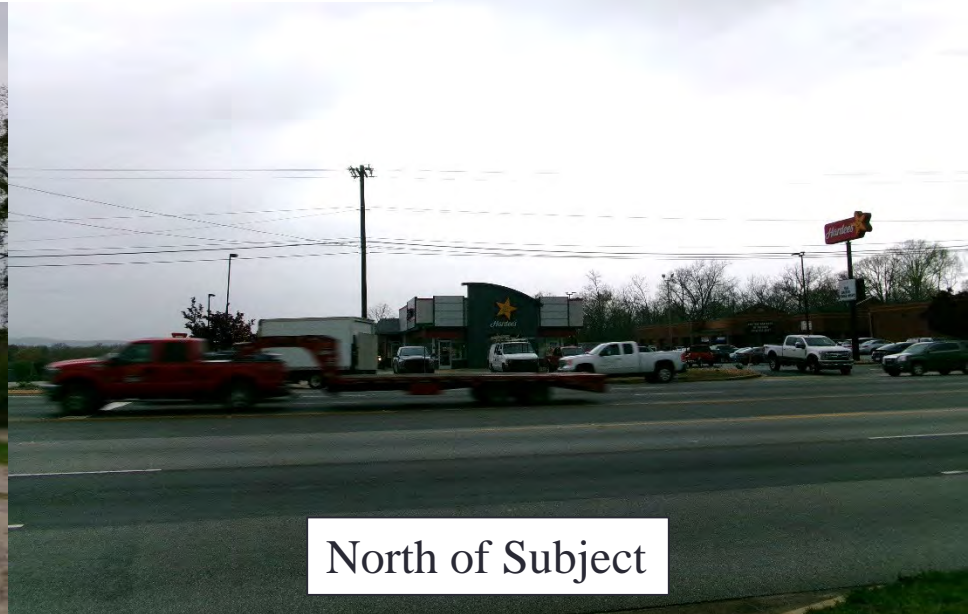
CB-2024-045: Aerial Map



CB-2024-045 Photos



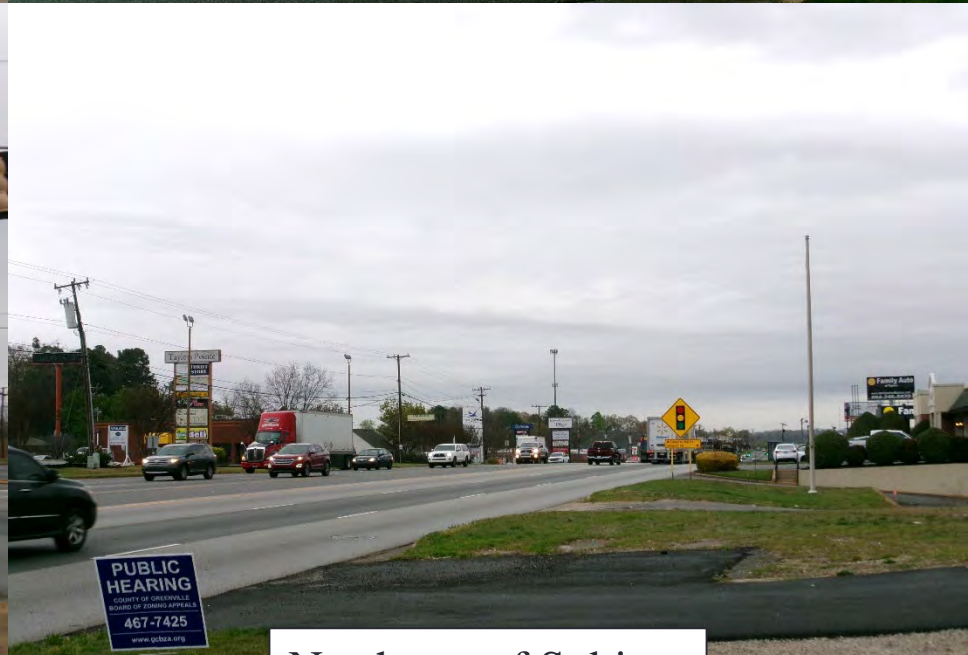
Subject



North of Subject



Southwest of Subject



Northeast of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment