



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

May 8, 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. Anna Wilson – Planner I
- iv. George Sawadske – Planner I

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

2. **Invocation/Pledge:** Conducted by Mr. Roth.

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of April 10, 2024:**

Ms. Barber made a motion to approve the minutes from the April 10th, 2024 meeting. Mr. Akers seconded. The motion carried with a 7 – 0 vote.

Ms. Barber made a motion to adopt the Final Decisions and Orders from the April 10th meeting. Mr. Akers seconded. The motion carried with a 7 – 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-2024-049, Donald Glenn Fitzgerald for Hampton Park Baptist Church, John A. Berg, and Violet A. Berg.**

These properties are located on Hall Road, east of Poinsett Highway, and north of State

Park Road and the current Hampton Park Baptist Church & Christian School site in the R-10, Single Family Residential District.

The applicant is requesting a Use by Special Exception to add a baseball/softball field as public/private/nonprofit recreation on site.

There are no prior applications before the BZA.

The representative present for this application was Donald Glenn Fitzgerald.

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

Staff presented and discussion ensued.

The applicant stated they recently purchased the properties in question and would like to develop a baseball field adjacent to their existing religious facility.

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

ii. CB-2024-050, Marcia Lynn Papin of County of Greenville for County of Greenville

The property is located north of Farris Bridge Road and west of Old White Horse Road in the R-S, Residential Suburban District.

The applicant is requesting a Variance to encroach 38'6" into the required 40' setback on Blackberry Valley Road to install a cover for a cardboard baler.

There are no prior applications before the BZA.

The representative present for this application was Susan Turner.

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

Staff presented and discussion ensued.

The applicant stated they are looking to add an overhead awning to an already existing structure to protect the cardboard baler at the Greenville County Recycling Center.

Ms. Godfrey made a motion to approve the Variance to cover the existing structures as shown in addition to the proposed awning for the cardboard baler. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

iii. CB-2024-052, Andrew Loder of HDR, Inc. for Piedmont Natural Gas Company, Inc.

This property is located east of Augusta Road, on the southwest corner of the Augusta Arbor Way and Sterling Gove Road intersection in the I-1, Industrial District.

The applicant is requesting a Use by Special Exception for the public utility to construct an above grade natural gas regulator station with an off-street parking area.

On December 13, 2023, after a motion failed to approve Docket CB-2023-120 for a Special Exception for the public utility to construct an above grade natural gas station, the applicant withdrew their application.

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

The representatives present for this application were Kevin Dunlap, Beltran Ortega, and Neil Moser.

Staff presented and discussion ensued.

The applicant stated they are proposing an addition of a Piedmont Natural Gas regulator station to support the growth in the area and this use is permitted provided a Use by Special Exception is granted by the Board of Zoning Appeals.

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

iv. CB-2024-053, Marla Esperanza Miralda Salinas

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

The applicant is requesting a Variance to encroach 20' into the required 50' setback on W Parker Rd

There are no prior applications before the BZA.

The representatives present for this application were Marla Salinas and Iris Reyes with Code Enforcement Officer George Ramos present as translator.

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

Staff presented and discussion ensued.

The applicant stated the existing roof is leaking and needs to be replaced and they would like to replace the existing porch with a larger porch to help with water mitigation.

Mr. Roth made a motion to approve the Variance as requested. Mr. Hamilton seconded the motion. The motion carried with a 7 – 0 vote.

v. CB-2024-043, Nick Caldwell of KM Fabrics, Inc. for Chromascape Real Estate

The property is located west of Woodside Avenue and east of W Blue Ridge Drive, and north of Old Easley Highway near the City of Greenville in the I-1, Industrial District.

The applicant is requesting a Variance to encroach 28' into the required 50' building setback along Wood Street and 25' into the required 50' building setback along Fourth

Street Extension as well as a Variance from the requirements of 12.4.1 for roadside buffers.

There are no prior applications before the BZA.

The representatives present for this application were Shawn Parmelee and Nick Caldwell.

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

Staff presented and discussion ensued.

The applicant stated they have been in business in the Greenville area since 1979 and are looking to relocate to the proposed address. They stated additionally the proposed use will be a change of use from the prior tenant which required them to bring an existing non-conforming building into compliance.

Chairman Hattendorf made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion passed with a 7 – 0 vote.

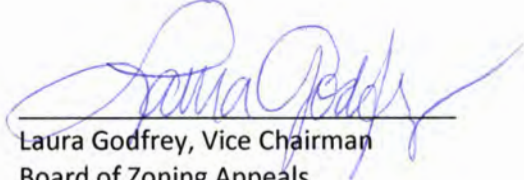
6. Announcements/Requests

Chairman Hattendorf asked for any announcements or requests.

Mr. Henderson thanked the outgoing Board members for their years of service and announced County Council had reopened the application period for prospective Board members and that training is being proposed for these new members.


7. Adjournment

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



Laura Godfrey, Vice Chairman
Board of Zoning Appeals

6-12-2024
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

May 8, 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-2024-049

- Applicant:** Donald Glenn Fitzgerald for Hampton Park Baptist Church, John A Berg, and Violet A Berg
- Project Type:** Use By Special Exception
- Address:** 26, 28, 30, and 32 Hall Rd., Greenville, SC 29609
- Zoning:** R-10, Single-Family Residential District
- Posting:** Confirmed 04/23/24

CB-2024-049: Request

These properties are located on Hall Road, east of Poinsett Highway, and north of State Park Road and the current Hampton Park Baptist Church & Christian School site in the R-10, Single Family Residential District.

The applicant is requesting a Use by Special Exception to add a baseball/softball field as public/private/nonprofit recreation on site.

There are no prior applications before the BZA.

CB-2024-049: Use by Special Exception Requirements

Section 5:5.1 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-10, 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:

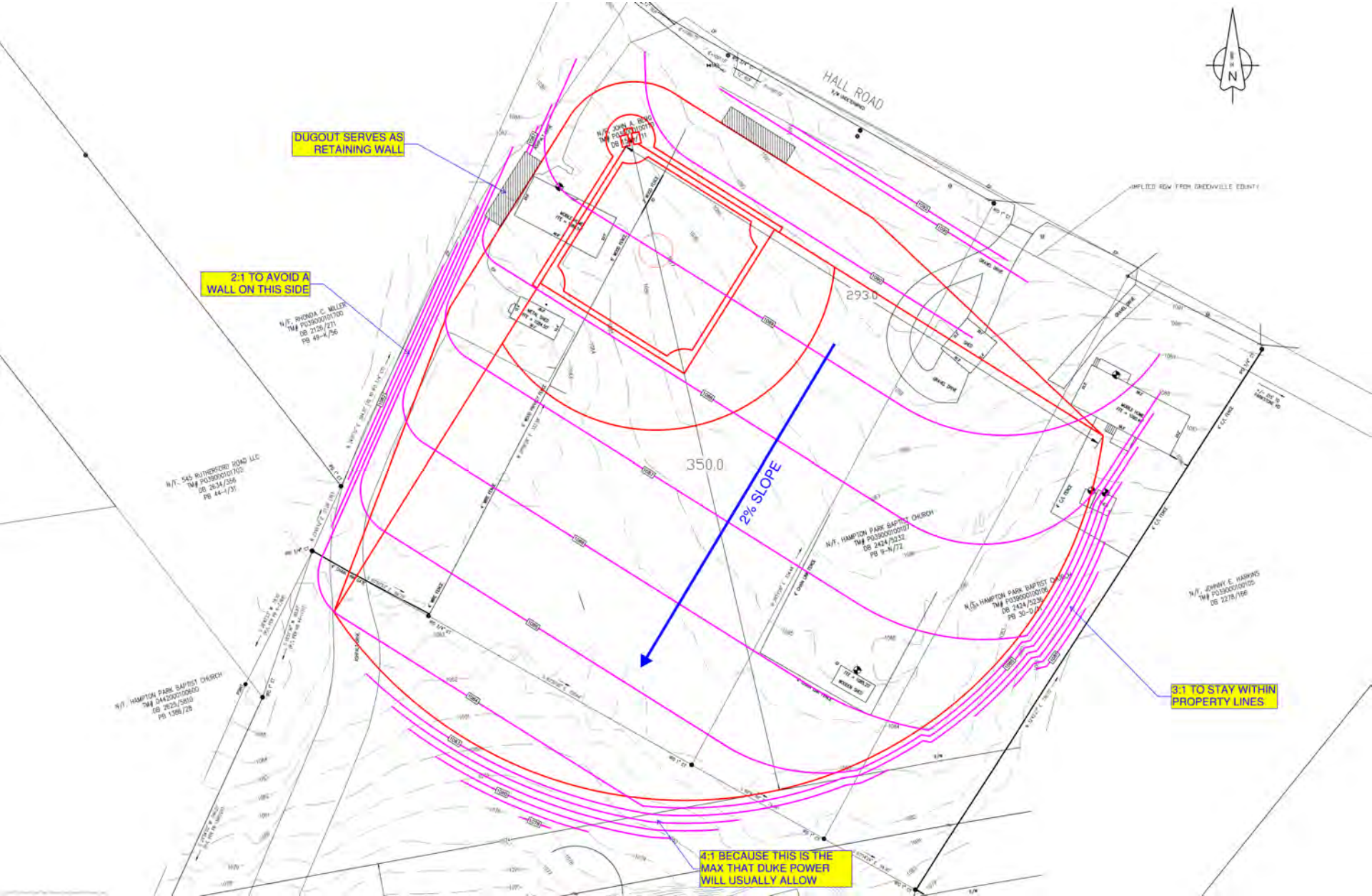
CB-2024-049: Use by Special Exception Considerations

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-2024-049: Site Plan



DUGOUT SERVES AS
RETAINING WALL

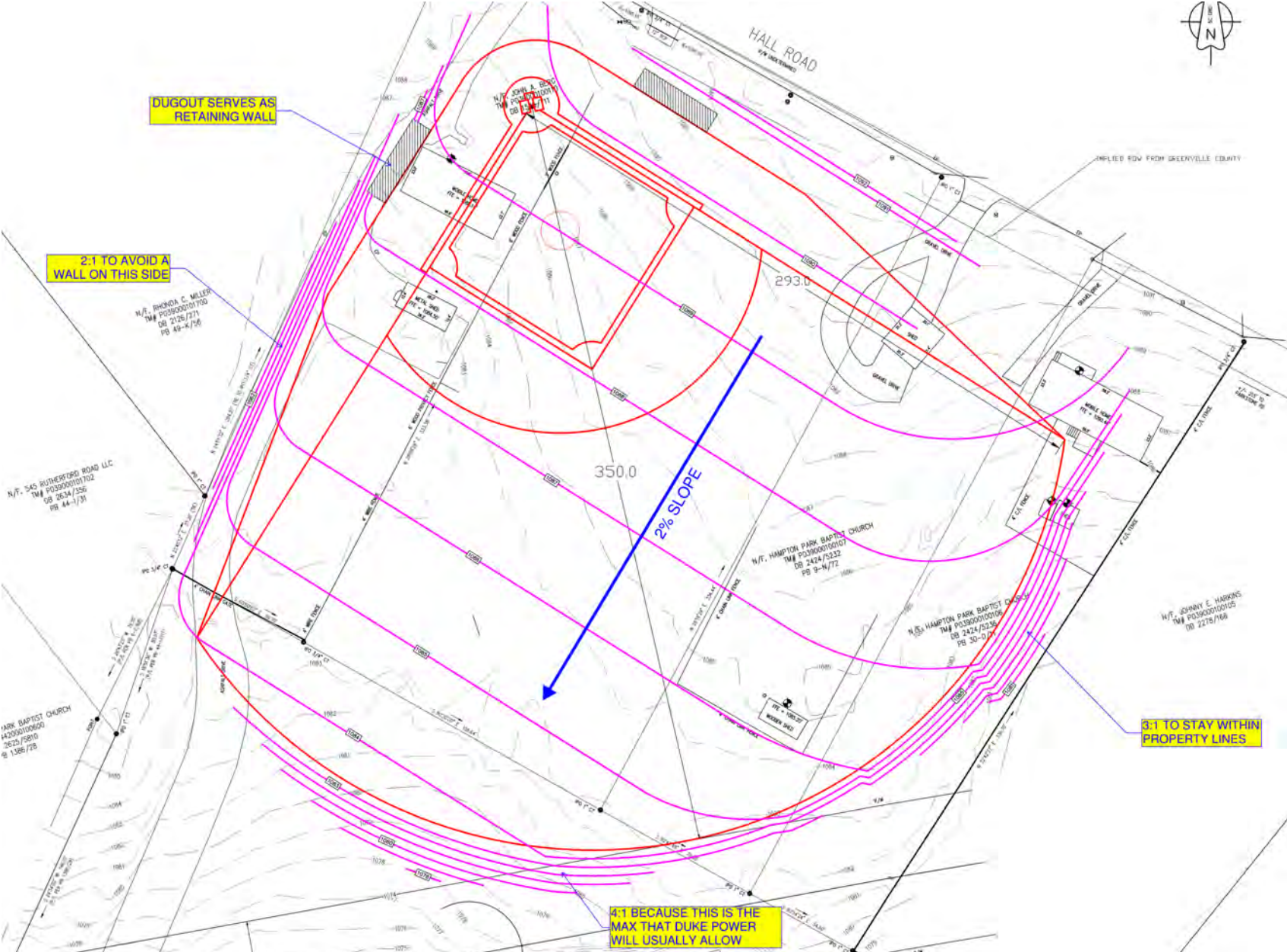
2:1 TO AVOID A
WALL ON THIS SIDE

2% SLOPE

3:1 TO STAY WITHIN
PROPERTY LINES

4:1 BECAUSE THIS IS THE
MAX THAT DUKE POWER
WILL USUALLY ALLOW

CB-2024-049: Site Plan



CB-2024-049: Zoning Map



CB-2024-049: Aerial Map



CB-2024-049 Photos



Subject



Subject



North



Northeast

CB-2024-050

- Applicant:** Marcia Lynn Papin of County of Greenville for
County of Greenville
- Project Type:** Variance
- Address:** 409 Blackberry Valley Rd., Greenville, SC
29617
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 04/23/24

CB-2024-050: Request

The property is located north of Farris Bridge Road and west of Old White Horse Road in the R-S, Residential Suburban District.

The applicant is requesting a Variance to encroach 38'6" into the required 40' setback on Blackberry Valley Road to install a cover for a cardboard baler.

There are no prior applications before the BZA.

CB-2024-050: Variance

Section 7:3:1; Table 7.3 – Setback/Height Requirements for the R-S, Residential Suburban District;

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

CB-2024-050: 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.

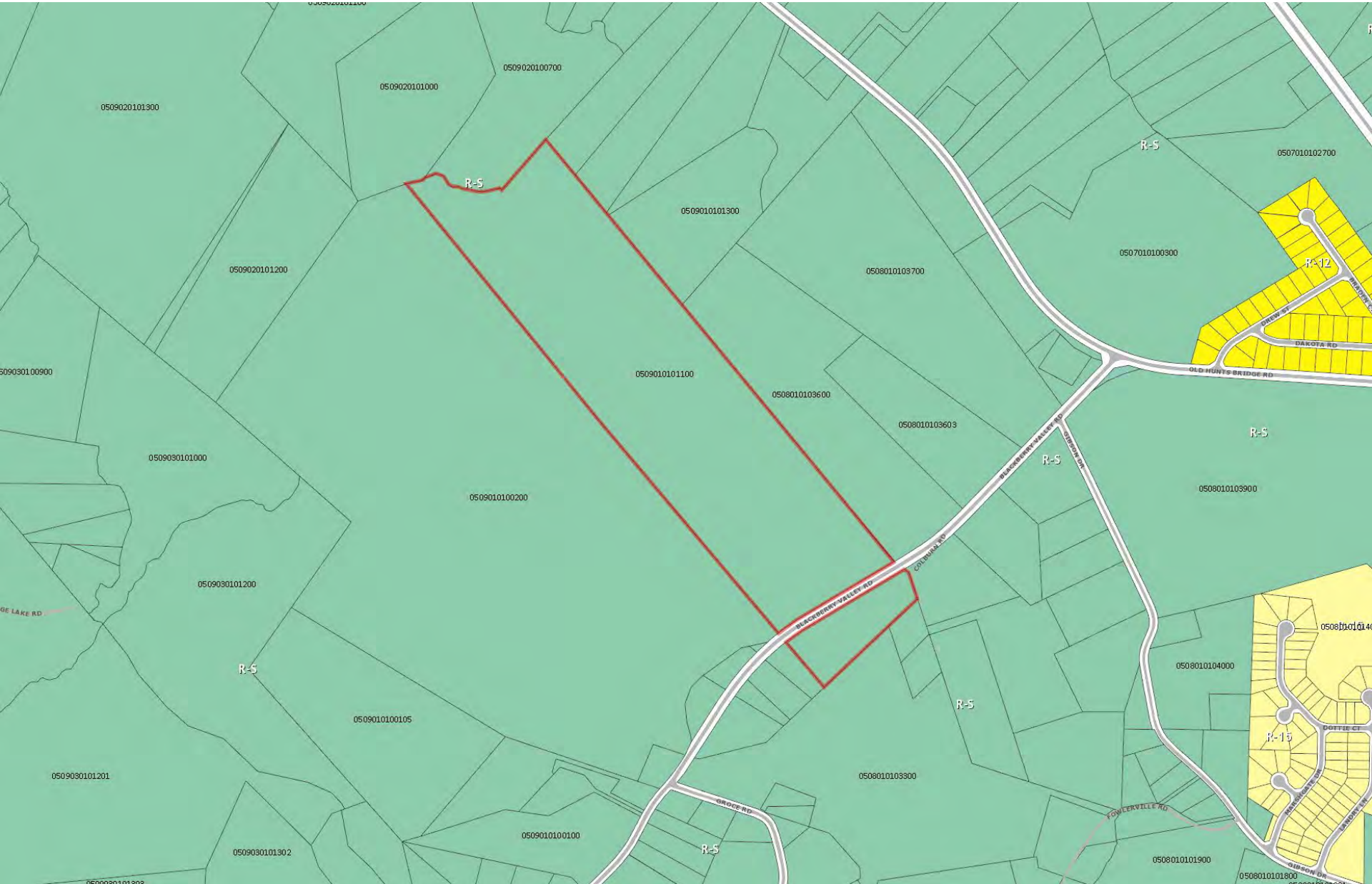
CB-2024-050: Site Plan



CB-2024-050: Site Plan



CB-2024-050: Zoning Map



CB-2024-050: Aerial Map



CB-2024-050 Photos



CB-2024-052

- Applicant:** Andrew Loder of HDR, Inc. for Piedmont Natural Gas Company, Inc
- Project Type:** Use By Special Exception
- Address:** 500 Augusta Arbor Way, Greenville, SC 29605
- Zoning:** I-1, Industrial District
- Posting:** Confirmed 04/23/24

CB-2024-052: Use By Special Exception

Section 5:15.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Public Utility” as a Use by Special Exception in the I-1, Industrial District.

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

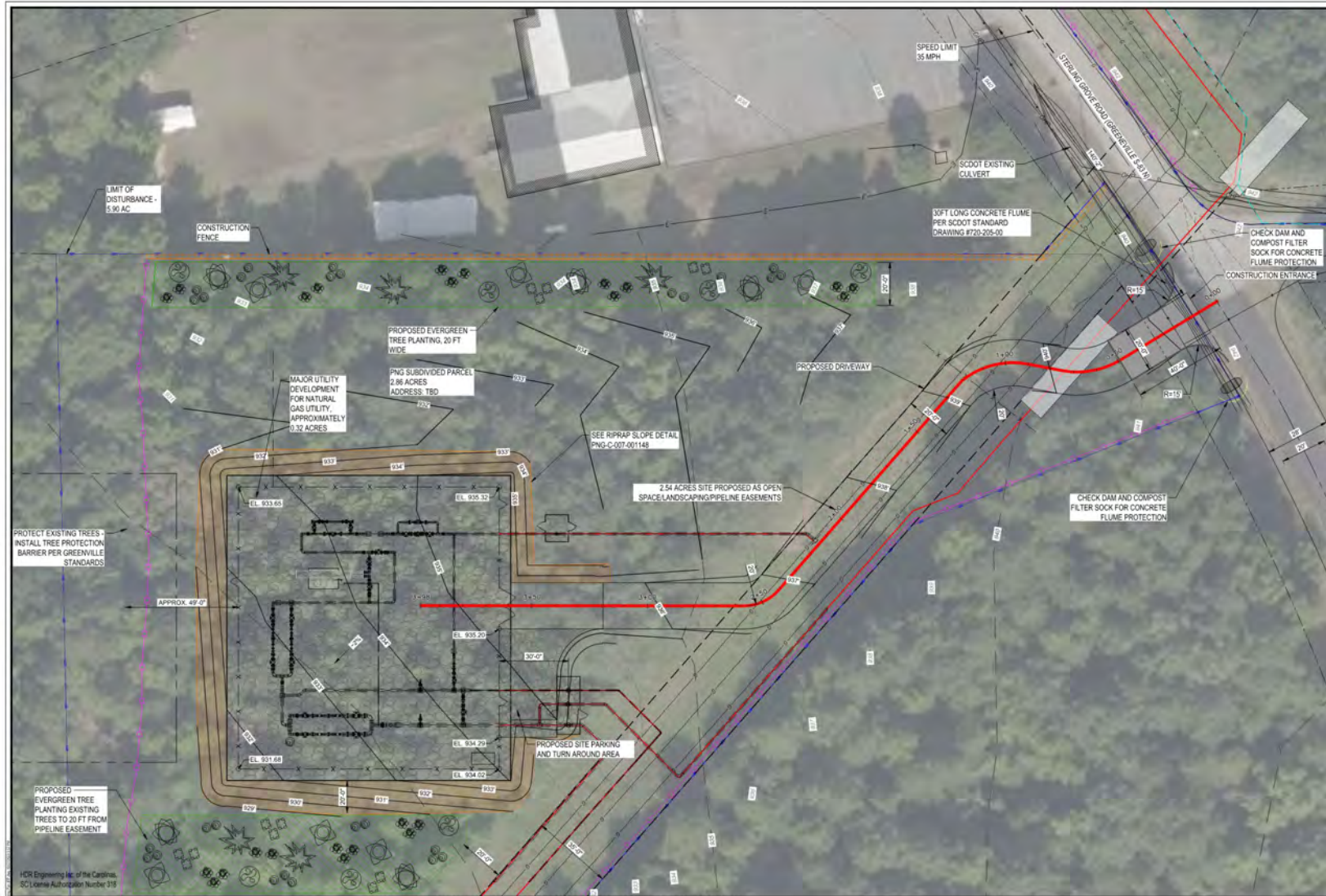
CB-2024-052: Use by Special Exception Considerations

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-2024-052 Site Plan



- LANDSCAPE LEGEND**
- SOUTHERN MAGNOLIA, MAGNOLIA GRANDIFLORA (2 INCH CALIPER, 6 FT MINIMUM)
 - DECODAR CEDAR, CEDRUS DEODARA (2 INCH CALIPER, 6 FT MINIMUM)
 - PINUS TAEDA LOBLOLLY PINE (2 INCH CALIPER, 6 FT MINIMUM)
 - AMERICAN HOLLY, ILEX OPACA (1 INCH CALIPER, 4.5 FT MINIMUM)
 - DWARF NANDINA, NANDINA DOMESTICA (3 GALLON MINIMUM)
 - DWARF YAUPON HOLLY, ILEX VOMITORIA (3 GALLON MINIMUM)
 - TAMARIX JUNIPER, JUNIPERUS SABINA (3 GALLON MINIMUM)

NOTE: CONTRACTOR SHALL PROVIDE WATERING NECESSARY TO ENSURE ESTABLISHMENT OF ALL SHRUBS AND TREES INSTALLED AND/OR SHALL REPLACE ANY TREES OR SHRUBS NOT ESTABLISHED IN THE WARRANTY PERIOD PER P&G STANDARDS.



HCR Engineering Inc. of the Carolinas, SC License Authorization Number 318

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NO.	DATE	REVISION(S) DESCRIPTION
A	10/05/2023	ISSUED FOR 90% REVIEW
B	11/03/2023	ISSUED FOR PERMIT

BY	CHK	APPR	DESCRIPTION	DATE	REVISION
SUD	JIG	AL	AREA CODE	-	N/A
JJA	BLO	AL	ACCOUNT NUMBER	0231884	N/A
			PROJECT NUMBER	YH	N/A
			DRAWING BY	-	N/A
			DWG TYPE	-	N/A
			STATION ID	T-T-GV1-740	N/A

APPROVALS	
ENGINEER	N/A
MANAGER SUPERVISOR	N/A
PRINCIPAL ENGINEER	N/A



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**STERLING GROVE REGULATOR STATION
GRADING AND EROSION CONTROL PLAN
GREENVILLE COUNTY, SOUTH CAROLINA**
CIVIL / GREENVILLE RESOURCE CENTER / LINE 378

REF. DWG(S)	PNG-G-007-0001101
SHEET(S)	13 OF 28
DWG SCALE	AS NOTED
DWG DATE	03/02/2021
SUPERSEDED	-
DRAWING NUMBER	PNG -C-007-0001145
REVISION	B
DISCIPLINE	RESOURCE CENTER / LINE NUMBER

PROFESSIONAL ENGINEER STAMP

CB-2024-052: Zoning Map



CB-2024-052 Photos



Subject



Northeast of Subject



Southwest of Subject



South of Subject

CB-2024-053

Applicant:	Marla Esperanza Mirald Salinas
Project Type:	Variance
Address:	1515 W Parker Rd., Greenville, SC 29617
Zoning:	R-12, Single-Family Residential District
Posting:	Confirmed 04/23/24

CB-2024-053: Variance Request

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

The applicant is requesting a Variance to encroach 20' into the required 50' setback on W Parker Rd

There are no prior applications before the BZA.

CB-2024-043: Variance

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

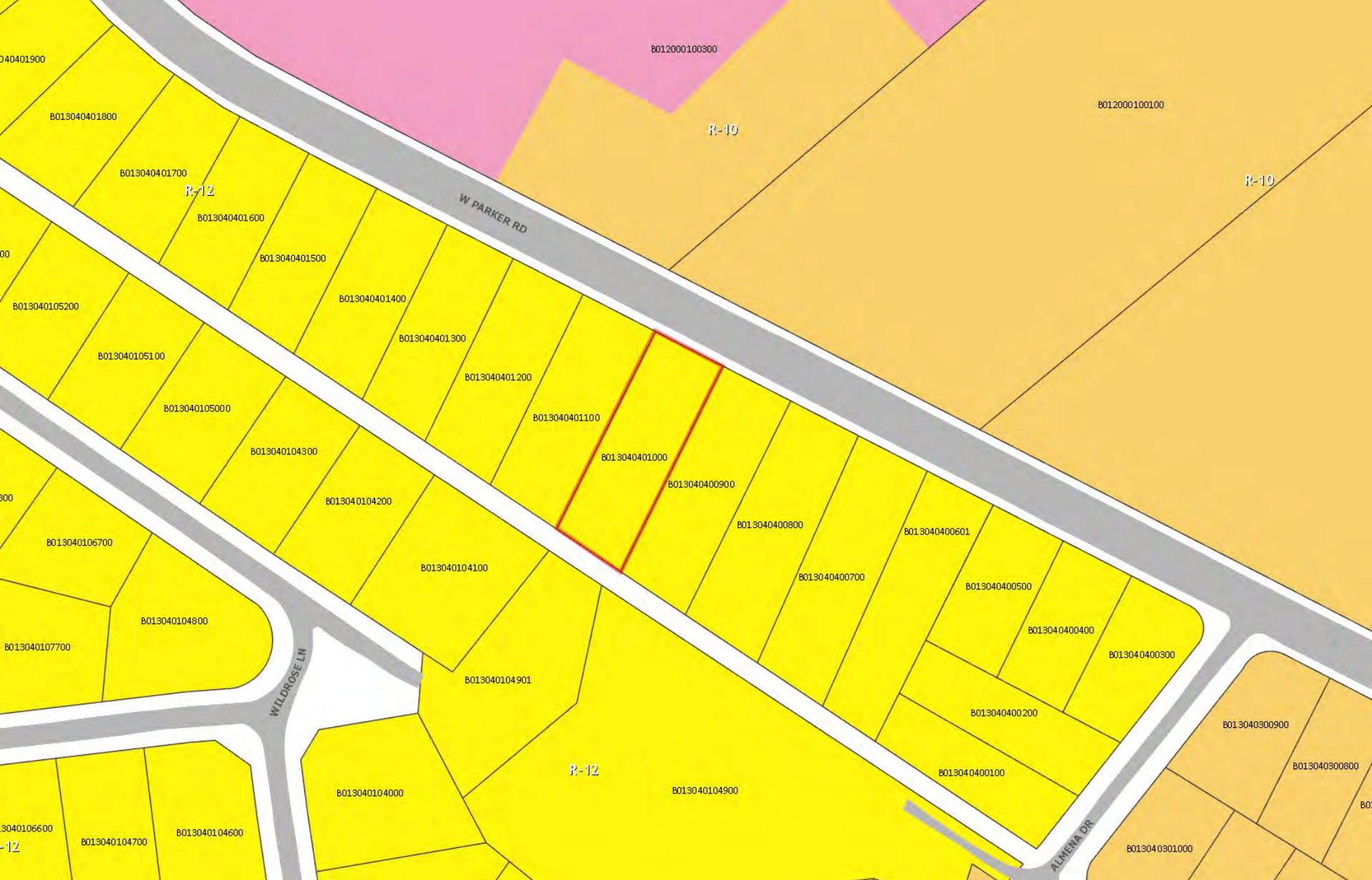
FRONT	=	50' from edge of W Parker Road R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	5' from property line
REAR	=	5' from property line

CB-2024-053: 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-2024-053: Zoning Map



CB-2024-053: Aerial Map



CB-2024-053 Photos



Subject



Northeast of Subject



Northwest of Subject



Southeast of Subject

CB-2024-054

Applicant:	Nick Caldwell of KM Fabrics, Inc. for Chromascape Real Estate Holdings, LLC
Project Type:	Variance
Address:	105 Wood St., Greenville, SC 29611
Zoning:	I-1, Industrial District
Posting:	Confirmed 04/23/24

CB-2024-054: Variance Request

The property is located west of Woodside Avenue and east of W Blue Ridge Drive, and north of Old Easley Highway near the City of Greenville.

The applicant is requesting a Variance to encroach 28' into the required 50' building setback along Wood Street and 25' into the required 50' building setback along Fourth Street Extension.

There are no prior applications before the BZA.

CB-2024-054: Variance

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

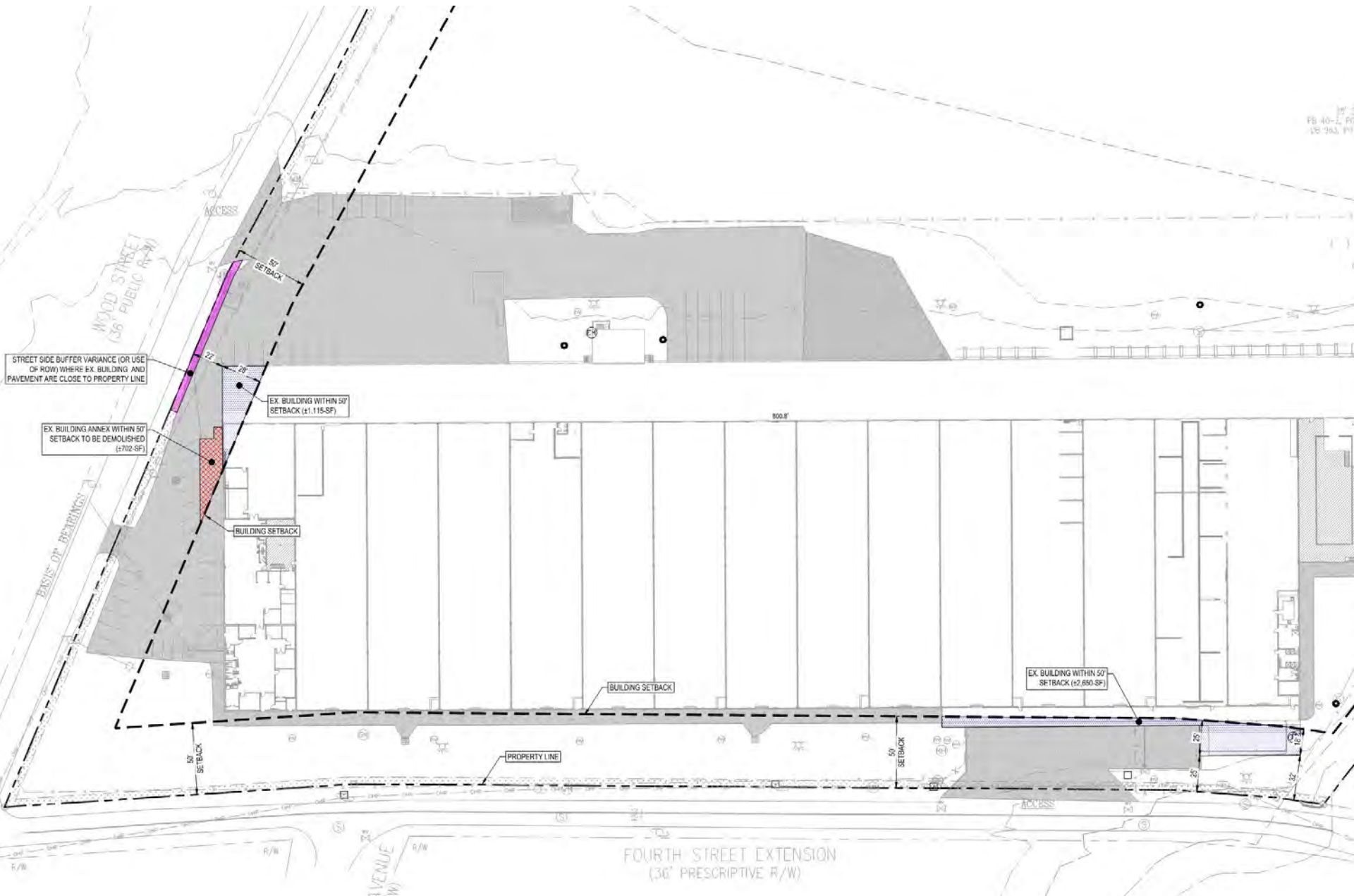
FRONT	=	50' from edge of road Wood St R.O.W.
RIGHT SIDE	=	50' from edge of 4th St Ext R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

CB-2024-054: Variance Considerations

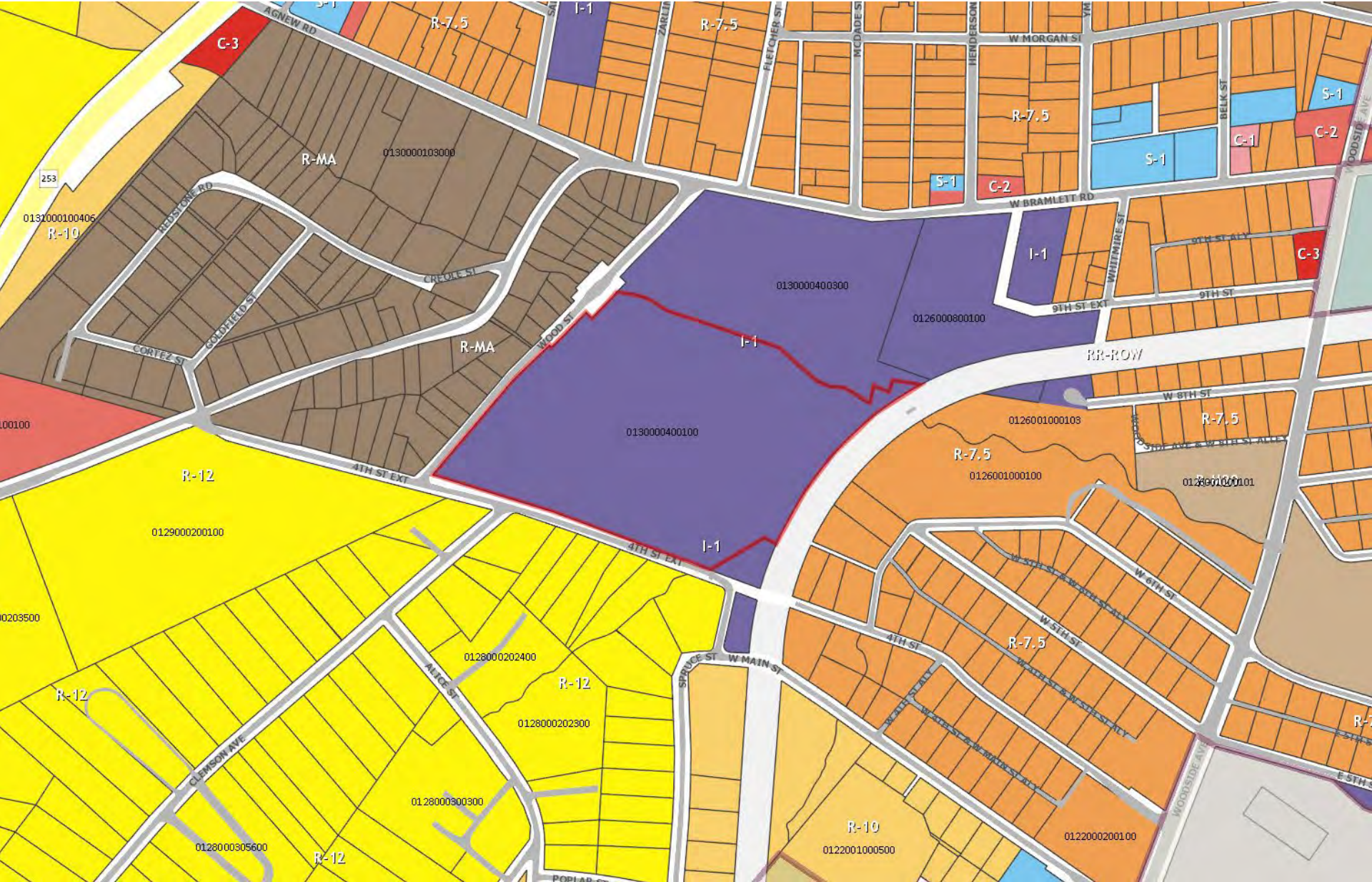
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

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

CB-2024-054: Site Plan



CB-2024-054: Zoning Map



CB-2024-054: Aerial Map



CB-2024-054 Photos



Subject



Northwest of Subject



Southwest of Subject



West of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment