



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

June 12, 2024

### Board Members:

1. **Godfrey, Laura – Vice Chairwoman**
2. **Roth, Michael**
3. **Akers, James**
4. **Christopher Winters**
5. **John Boyanoski**
6. **Yolanda Brockman**
7. **Josh Hakala**
8. **Angelica Hall**
9. **Brennan Stonerock**

### Staff Present:

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

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

2. **Invocation/Pledge:** Conducted by Vice-Chairman Godfrey.

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

4. **Election of Officers:**

Mr. Akers made a motion to elect Laura Godfrey as Chairman of the Board of Zoning Appeals. Mr. Boyanoski seconded. The motion carried with a 9 – 0 vote.

Mr. Roth made a motion to nominate James Akers as Vice-Chairman. Mr. Hakala seconded. The motion carried with a 9 – 0 vote.

Chairman Godfrey made a motion to nominate EJ Sherer to the position of Secretary to the Board of Zoning Appeals. Mr. Akers seconded. The motion carried with 9 – 0 vote.

5. **Approval of Minutes and Adoption of Final Decisions and Orders of May 8<sup>th</sup>, 2024:**

Mr. Roth made a motion to approve the minutes from the May 8, 2024 meeting. Mr. Akers seconded. The motion carried with a 9 – 0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the May 8, 2024 meeting. Mr. Roth seconded. The motion carried with a 9 – 0 vote.

**Hearing Procedures/Regulations:** Chairman Godfrey provided an overview of procedures. Mr.

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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.

## 6. New Business

### i. **CB-2024-055, John Connelly of Britt, Peters & Associates, Inc for Radiant Church**

This property is located west of Poinsett Highway, east of Old White Horse Road and south of Roe Ford Road near the City of Travelers Rest in the R-M20, Multifamily Residential District.

The applicant is requesting a Variance from the required 25-foot landscaper buffer for this parcel.

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

On March 14, 2024, Docket CB-2024-033 requesting a Use by Special Exception was Administratively Withdrawn due to the need for a Variance as well.

On April 14, 2010, The Board of Zoning Appeals approved Docket CB-10-11 for a Use by Special Exception to construct a new church on the property. The decision expired 24 months after May 12, 2010 if the necessary construction permits weren't obtained.

The representative present for this application was John Connolly.

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

Staff presented and discussion ensued.

The applicant stated their initial plans had the driveway in the middle of the parcel but due to DOT requirements the driveway location must encroach into the required 25ft buffer. The applicant additionally stated due to the parcel being zoned R-M20, Multifamily Residential, they require a Use by Special Exception in order to proceed with the religious facility development.

Mr. Roth made a motion to approve the Use by Special Exception as requested. Mr. Boyanoski seconded the motion. The motion carried with a 9 – 0 vote.

Mr. Roth made a motion to approve the Variance as requested. Mr. Hakala seconded the motion. The motion carried with a 9 – 0 vote.

### ii. **CB-2024-056, Sunday Bougher of SGA Design Group for Walmart Stores East LP**

The property has access from Pelham Road and Bent Oak Road, is located north of I-85, and 0.14 miles from I-85 exit ramp 54 in the C-2, Commercial District.

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The applicant is requesting a Variance to replace the main ID sign and add 4 new signs. They currently have 298 square feet of signage, and are requesting a total of 325.90 square feet of signage, with the main ID sign at 250.90 square feet. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

The representative present for this application was Sunday Bougher.

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

Staff presented and discussion ensued.

The applicant stated Wal-Mart is updating their store and adding square footage to accommodate pick-up services and as such are looking to place additional signage directing customers once the store has been renovated.

Mr. Akers made a motion to approve the Variance as requested. Mr. Winters seconded the motion. The motion carried with a 9 – 0 vote.

**iii. CB-2024-057, Jay Stephens of Renewable Water Resources**

The property is located on Mauldin Road, south of I-85, east of S Pleasantburg Drive, near the City of Greenville in the S-1, Services District

The applicant is requesting a Use by Special Exception for a public utility to place a new 24' by 30' metal carport on site.

On October 4<sup>th</sup>, 2023 the Board of Zoning Appeals passed a motion to approve Docket CB-2023-083, requesting a Use by Special Exception for a public utility to construct new wastewater utility structures.

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

The representative present for this application was Jay Stephens.

Staff presented and discussion ensued.

The applicant stated the Department of Health is a tenant on site and have two boats they use for collecting samples and they have asked to install a 24x30 carport to keep them out of the weather. They stated additionally they will install the carport on an existing concrete/gravel pad and on pulling the permit for the carport were made aware they would need a Use by Special Exception.

Mr. Akers made a motion to approve the Use by Special Exception. Mr. Roth seconded the motion. The motion carried with a 9 – 0 vote.

**iv. CB-2024-058, Lonnie Gilbert Neves of Washington Baptist Church**

The property is located 0.42 miles west of the intersection of Hwy 8 E and Augusta Rd in an Unzoned area.

The applicant is requesting a Variance from Section 8.6 *Off-Premise Directional Sign Requirements* of the sign ordinance, for a sign that does not meet requirements.

There are no prior applications before the BZA.

The representatives present for this application were Lonnie Gilbert Neves and Mike Coby.

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

Staff presented and discussion ensued.

The applicant stated the property location for the proposed sign had been donated to the church by the former property owner. They additionally stated they are proposing an electric sign in order to better let the community know what is happening at their religious facility.

Chairman Godfrey made a motion to deny the Variance as requested. Mr. Akers seconded the motion. The motion carried with a 9 – 0 vote.

**v. CB-2024-059, Michael Scott Hammond of Apollo Sign & Light for Hutton Greenville Galloway ST SC, LLC**

The property is located 0.25 miles southeast of the intersection of Old Buncombe Rd and Pinsett Hwy in the C-2, Commercial District.

The applicant is requesting a variance to allow for 6 signs, which is 3 signs over the permitted maximum.

There are no prior applications before the BZA.

The representative was not able to be present for this docket due to illness.

Mr. Roth made a motion to hold the docket until the following month. Mr. Akers seconded the motion. The motion passed with a 9 – 0 vote.

**vi. CB-2024-060, Samuel Nathan Nabors of Michelin North America for Michelin North America Inc**

The property is located 1.05 miles northeast of the intersection of I-185 and Augusta Rd in the I-1, Industrial District.

The applicant is requesting 2 Variances, one to allow for 3 wall signs each at 660 square feet in size, which is 435 square feet over the 225 square feet maximum. The second requested Variance is to increase the sign count to 4, which is 1 over the maximum of 3 permitted signs.

On February 11, 2009, the Board of Zoning Appeals made a motion to approve Docket CB-09-10 for a Variance for exemption from the Tree Ordinance.

On November 17, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-43 for a Variance to expand the locations of the previous exemption of the Tree Ordinance.

The representatives present for this application were Samuel Nathan Nabors and David Hardy.

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

Staff presented and discussion ensued.

The applicant stated they are looking to place logo images larger than what is currently permitted by the sign ordinance for the I-1 industrial district. They additionally stated they are looking to improve the appearance of their perimeter through use of screening, signage, and landscaping and have polled their employees in order to improve employee satisfaction.

Mr. Roth made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion passed with a 9 – 0 vote.

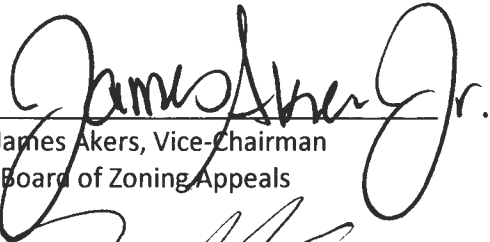
#### **7. Announcements/Requests**

Chairman Godfrey asked for any announcements or requests.

Mr. Henderson requested the Board decide how they would like to handle the influx of cases for the next month and it was decided to split the meetings between a meeting on the 10<sup>th</sup> of July and one on the 17<sup>th</sup> of July.

#### **8. Adjournment**

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



James Akers, Vice-Chairman  
Board of Zoning Appeals

7.10.24

DATE



Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**June 12, 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-2024-055

<b>Applicant:</b>	John Connelly of Britt, Peters & Associates, Inc for Radiant Church
<b>Project Type:</b>	Variance and Use By Special Exception
<b>Address:</b>	311 N Hwy 25 Bypass, Greenville, SC 29617
<b>Zoning:</b>	R-M20, Multifamily Residential District
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-055: Request

This property is located west of Poinsett Highway, east of Old White Horse Road and south of Roe Ford Road near the City of Travelers Rest in the R-M20, Multifamily Residential District

The applicant is requesting a Variance from the required 25-foot landscaper buffer for this parcel.

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

On March 14, 2024, Docket CB-2024-033 requesting a Use by Special Exception was Administratively Withdrawn due to the need for a Variance as well.

On April 14, 2010, The Board of Zoning Appeals approved Docket CB-10-11 for a Use by Special Exception to construct a new church on the property. The decision expired 24 months after May 12, 2010 if the necessary construction permits weren't obtained.

# CB-2024-055: Use by Special Exception

**Section 5:5.1 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-20, Single-Family Residential 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. *Proposed building meets setback requirement.*

**Section 11.3.3 - Off-Street Parking** - Off-Street parking shall be provided in accordance with Section 12.2 and Table 12.1. *Submitted plans meet parking requirements.*

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

# CB-2024-055: 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-2024-055: Variance

## **Section 12:9 Screening and Buffering Requirements**

Additionally, where any non-residential use is adjacent to a residential district, a twenty-five foot buffer shall be required. Screening requirements as set forth in this Ordinance can be provided within the buffer and shall be the only permitted activity within the buffer area established by this Section.

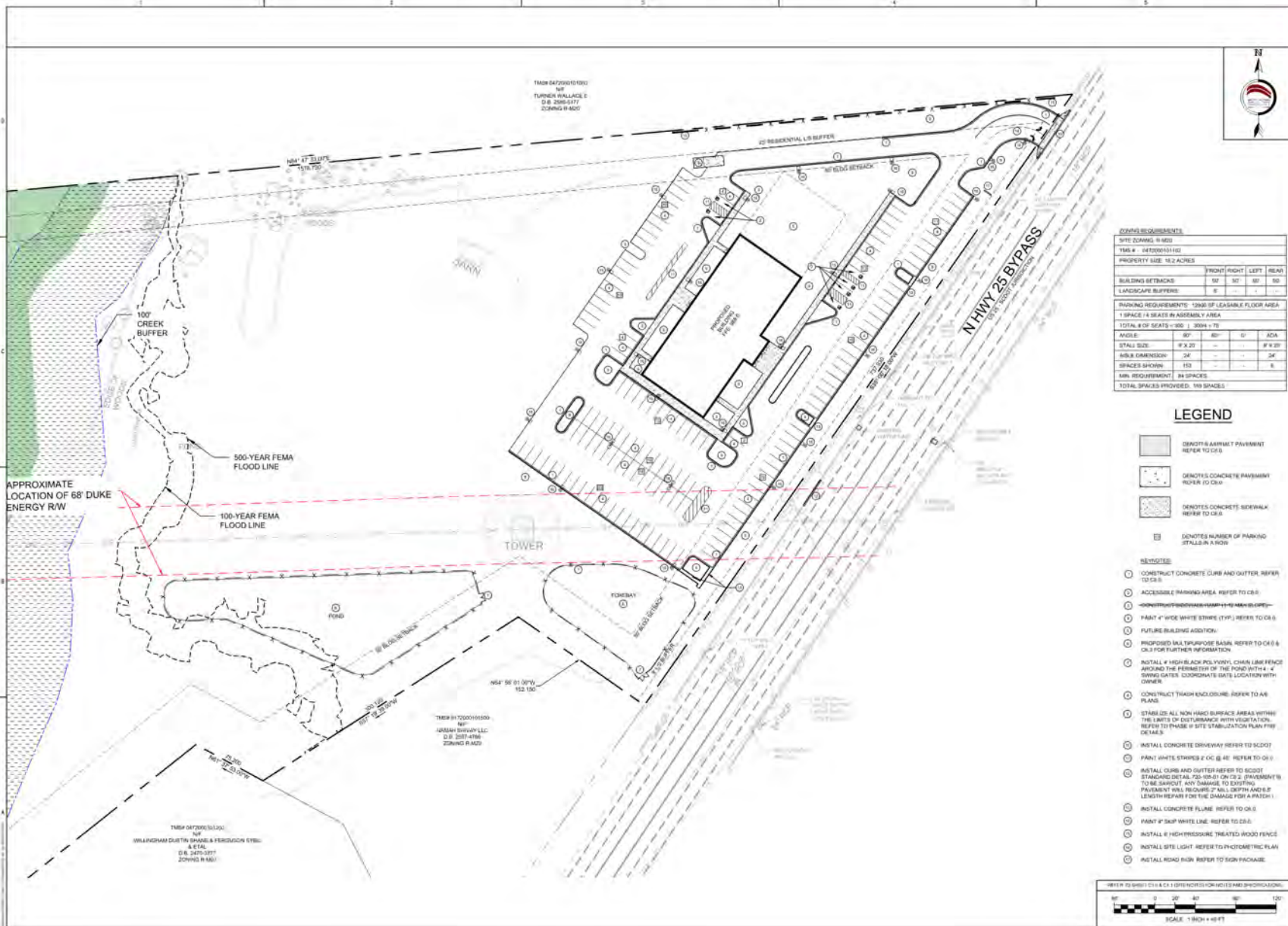
This requirement shall not apply to any property two (2) acres or less in size. For any property more than two (2) acres in size but less than five (5) acres in size, a five (5) foot buffer shall be required. For any property five (5) acres or more in size but less than ten (10) acres in size, a twelve and a half (12.5) foot buffer shall be required.

# CB-2024-055: 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-2024-055: Site Plan



**SITE REQUIREMENTS**

SITE ZONING: R 800  
 TMS #: 047200101102  
 PROPERTY SIZE: 10.2 ACRES

BUILDING SETBACKS	FRONT	RIGHT	LEFT	REAR
LANDSCAPE BUFFER	0'	50'	50'	50'

**PARKING REQUIREMENTS** 1000 SF LEASABLE FLOOR AREA  
 1 SPACE = 3 SEATS IN ASSUMED 4 AREA  
 TOTAL # OF SEATS = 300 | 300A + 70

ANGLE	80'	60'	0'	ADA
STALL SIZE	8' x 20'	-	-	8' x 20'
ISLAND DIMENSION	24'	-	-	24'
SPACES SHOWN	100	-	-	8
MIN. REQUIREMENT	80 SPACES	-	-	8

TOTAL SPACES PROVIDED: 108 SPACES

**LEGEND**

- DENOTES ASPHALT PAVEMENT REFER TO C&S
  - DENOTES CONCRETE PAVEMENT REFER TO C&S
  - DENOTES CONCRETE SIDEWALK REFER TO C&S
  - DENOTES NUMBER OF PARKING STALLS IN ROW
- NOTES:**
1. CONSTRUCT CONCRETE CURB AND OUTER REFER TO C&S
  2. ACCESSIBLE PARKING AREA REFER TO C&S
  3. CONCRETE SIDEWALKS WITH 4" MIN. CURB REFER TO C&S
  4. PAINT 4" WIDE WHITE STRIKE (TYP.) REFER TO C&S
  5. FUTURE BUILDING ADDITION
  6. PROPOSED WALL TO SUPPORT SIGNAL REFER TO C&S & C&S FOR FURTHER INFORMATION
  7. INSTALL 4' HIGH BLACK POLY-VINYL CHLORIDE FENCE AROUND THE PERIMETER OF THE POND WITH 4' TYPICAL SWING GATES. COORDINATE GATE LOCATION WITH OWNER
  8. CONSTRUCT TRASH ENCLOSURE REFER TO A&S PLANS
  9. STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE LIMITS OF DISTURBANCE WITH VEGETATION REFER TO PHASE II SITE STABILIZATION PLAN FOR DETAILS
  10. INSTALL CONCRETE DRIVEWAY REFER TO SCDD
  11. PAINT WHITE STRIPES 2" OC @ 48" REFER TO C&S
  12. INSTALL CURB AND OUTER REFER TO SCDD STANDARD DETAIL 200-100-01 DRIVE 2. (PARKING) TO BE SAWCUT. ANY DAMAGE TO EXISTING PAVEMENT WILL REQUIRE 2" ALL DEPTH ANGLE LENGTH REPAIR FOR THE DAMAGE FOR A PATCH.
  13. INSTALL CONCRETE FLUME REFER TO O&S
  14. PAINT 2" S&P WHITE LINE REFER TO C&S
  15. INSTALL 6' HIGH PRESSURE TREATED WOOD FENCE
  16. INSTALL SITE LIGHT REFER TO PHOTOGRAPHIC PLAN
  17. INSTALL ROAD SIGN REFER TO SIGN PACKAGE

**BRITT PETERS ASSOCIATES INC.**  
 101 Falls Park Drive  
 Greenville, SC 29601  
 (864) 271-8869  
 Greenville • Charleston  
 Norfolk • Charlotte  
[www.brittpeters.com](http://www.brittpeters.com)

**SEAL**

Professional Engineer Seal for Britt Peters, License No. 35008, State of South Carolina.

**RADIANT CHURCH**

311 N HWY 28 BYPASS  
 GREENVILLE, SC 29617

**REVISIONS**

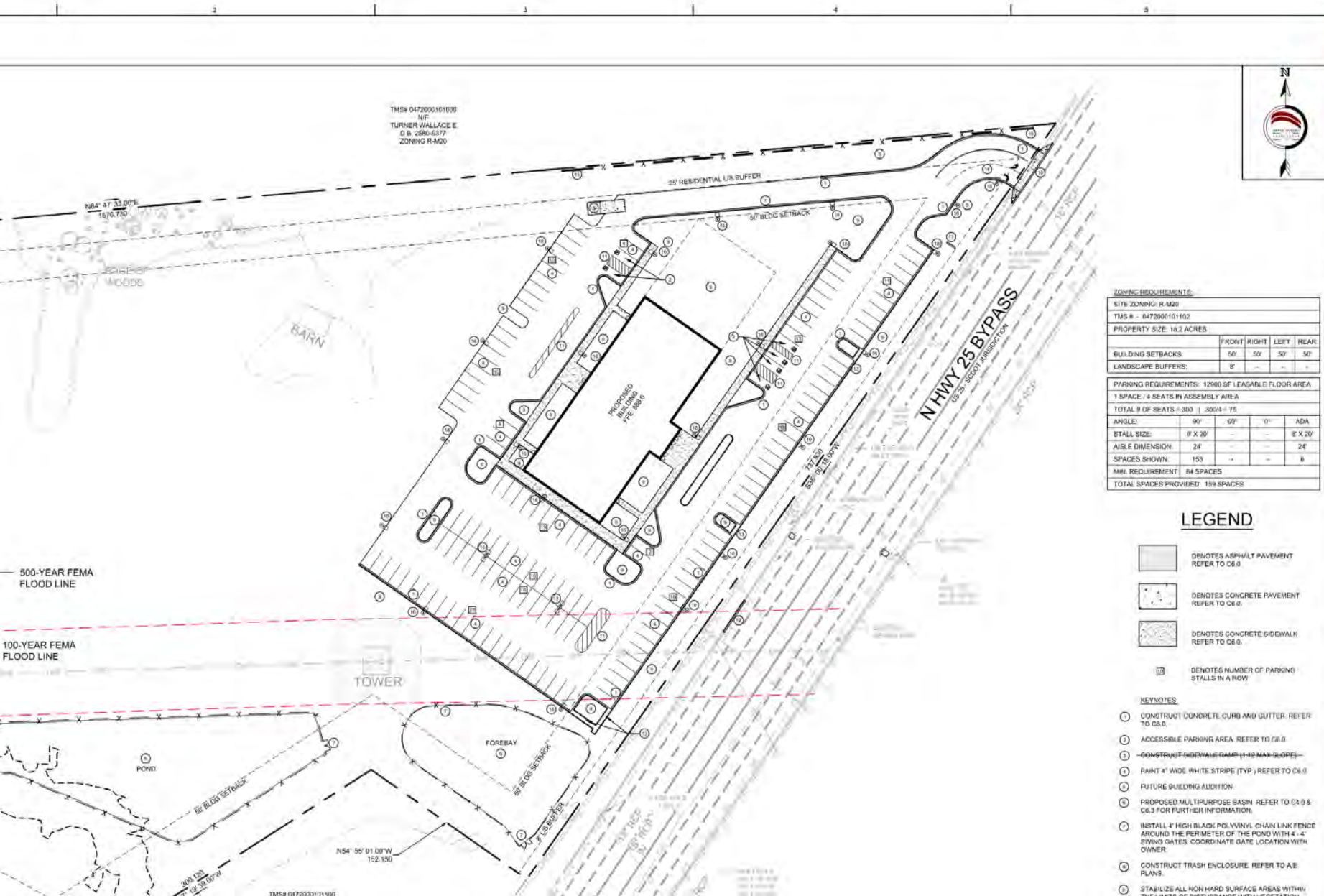
NO.	DATE	DESCRIPTION
1	08/20/24	ISSUE FOR PERMIT
2	08/20/24	ISSUE FOR PERMIT
3	08/20/24	ISSUE FOR PERMIT

**SITE PLAN**

Sheet Number: C3.0  
 Date: 08/20/24  
 Scale: 1"=30'-0"



# CB-2024-055: Site Plan



**ZONING REQUIREMENTS:**

SITE ZONING: R-M20  
 TMS # - 0472000101002  
 PROPERTY SIZE: 16.2 ACRES

	FROM	RIGHT	LEFT	REAR
BUILDING SETBACKS	50'	50'	50'	50'
LANDSCAPE BUFFERS	5'	-	-	-

**PARKING REQUIREMENTS:** 12900 SF LEASABLE FLOOR AREA  
 1 SPACE / 4 SEATS IN ASSEMBLY AREA  
 TOTAL # OF SEATS = 300 | 300/4 = 75

ANGLE	90°	60°	10°	ADA
STALL SIZE:	8' X 20'	-	-	8' X 20'
aisle DIMENSION	24'	-	-	24'
SPACES SHOWN:	153	-	-	8

MIN. REQUIREMENT: 74 SPACES  
 TOTAL SPACES PROVIDED: 159 SPACES

## LEGEND

- DENOTES ASPHALT PAVEMENT REFER TO C6.0
- DENOTES CONCRETE PAVEMENT REFER TO C6.0
- DENOTES CONCRETE SIDEWALK REFER TO C6.0
- DENOTES NUMBER OF PARKING STALLS IN A ROW

- KEYNOTES:**
- ① CONSTRUCT CONCRETE CURB AND GUTTER REFER TO C6.0
  - ② ACCESSIBLE PARKING AREA REFER TO C6.0
  - ③ CONSTRUCT SIDEWALK RAMP (4:1 MAX. SLOPE)
  - ④ PAINT 4" WIDE WHITE STRIPE (TYP.) REFER TO C6.0
  - ⑤ FUTURE BUILDING ADDITION
  - ⑥ PROPOSED MULTIPURPOSE BASIN REFER TO C3.0 & C3.3 FOR FURTHER INFORMATION.
  - ⑦ INSTALL 4" HIGH BLACK POLYVINYL CHAIN LINK FENCE AROUND THE PERIMETER OF THE POND WITH 4'-4" SWING GATES. COORDINATE GATE LOCATION WITH OWNER.
  - ⑧ CONSTRUCT TRASH ENCLOSURE REFER TO AE PLANS.
  - ⑨ STABILIZE ALL NON HARD SURFACE AREAS WITHIN THE PROJECT PERIMETER.

BRI  
 A S S  
 CD PLAN  
 Checked by  
 101  
 Green  
 No  
 W/

311 N  
 GREEN

10/1/2024  
 10:00 AM  
 1  
 1  
 2  
 04



# CB-2024-055: Aerial Map



# CB-2024-055 Photos



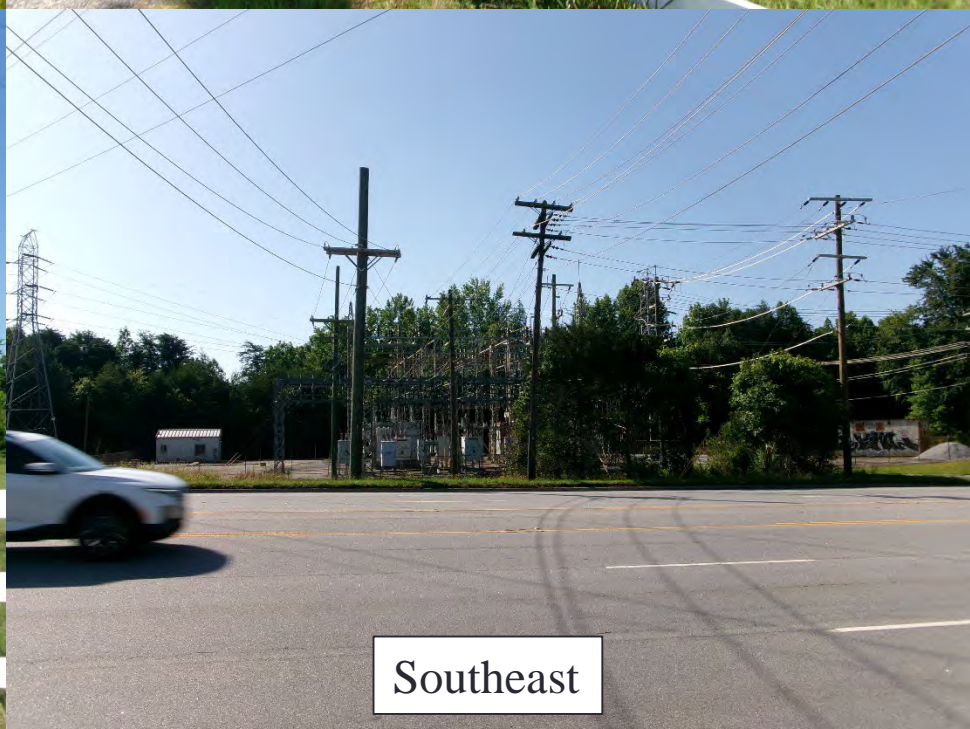
Subject



Subject



Southwest



Southeast

# CB-2024-056

<b>Applicant:</b>	Sunday Bougher of SGA Design Group for Walmart Stores East LP
<b>Project Type:</b>	Variance
<b>Address:</b>	3925 Pelham Rd., Greenville, SC 29615
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-056: Request

The property has access from Pelham Road and Bent Oak Road, is located north of I-85, and 0.14 miles from I-85 exit ramp 54 in the C-2, Commercial District.

The applicant is requesting a Variance to replace the main ID sign and add 4 new signs. They currently have 298 square feet of signage, and are requesting a total of 325.90 square feet of signage, with the main ID sign at 250.90 square feet. They are currently allowed 3 wall signs.

There are no prior applications before the BZA.

# CB-2024-056: Variance

## **Sign Ordinance, Section 8.4.1 Requirements for Wall Signs;**

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

## **Sign Ordinance, Section 8.5.2 Business Use Areas;**

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

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- B. Sites which have more than one street front may be allowed one (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs, two of which are freestanding signs oriented towards two different street fronts respectively.)
- C. Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

# CB-2024-056: Variance

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

**Table 19.8(b): Business Use Area Sign Regulations**



# CB-2024-056: 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-2024-056: Site Plan

NEW SIGNAGE SCHEDULE					
SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	TOTAL AREA (SF)
FRONT SIGNAGE					
OUTDOOR	1	N/A	WHITE	2'-0"	30.50
PHARMACY	1	N/A	WHITE	1'-0"	7.85
PICKUP	1	ILLUMINATED	WHITE	2'-6"	39.52
SPARK WM	1	ILLUMINATED	WHITE/YELLOW	42'-0"	253.04
VISION	1	N/A	WHITE	1'-0"	8.19
FRONT SIGNAGE					325.00



PROPOSED BUILDING SIGNAGE

# CB-2024-056: Site Plan

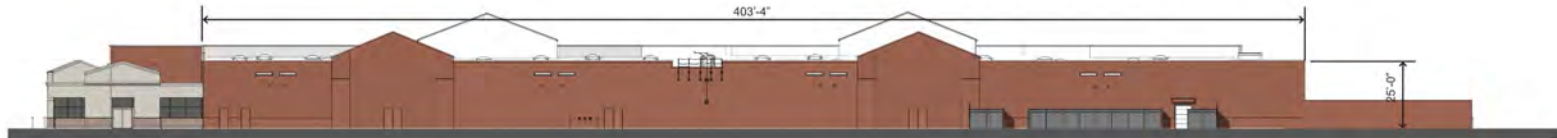


RIGHT SIDE ELEVATION

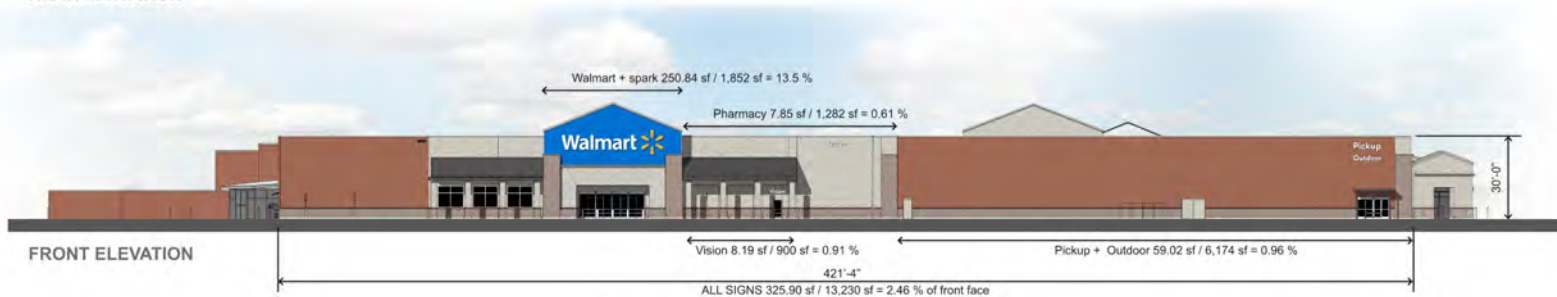
NEW SIGNAGE SCHEDULE					
FRONT SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	TOTAL AREA (SF)
OUTDOOR	1	N/A	WHITE	2'-0"	20.50
PHARMACY	1	N/A	WHITE	1'-0"	7.85
PICKUP	1	ILLUMINATED	WHITE	2'-0"	30.52
SPARK WM	1	ILLUMINATED	WHITE/YELLOW	12'-0"	250.54
VISION	1	N/A	WHITE	1'-0"	8.19
FRONT SIGNAGE					335.95



LEFT SIDE ELEVATION



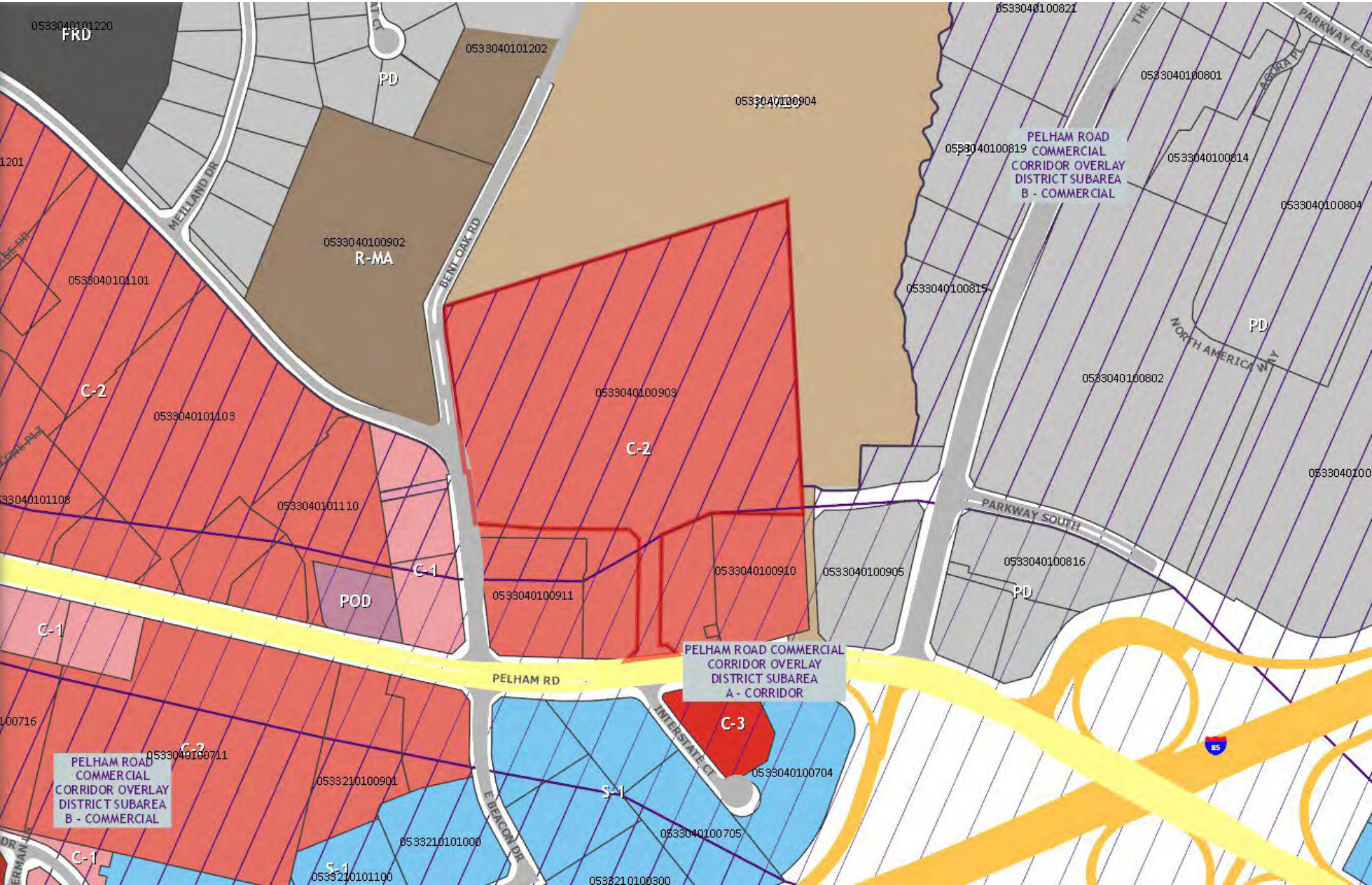
REAR ELEVATION



FRONT ELEVATION

PROPOSED SIGNAGE SF CALCS

# CB-2024-056: Zoning Map





# CB-2024-056 Photos



Subject



Close-up of site



South



East

# CB-2024-057

<b>Applicant:</b>	Jay Stephens of Renewable Water Resources
<b>Project Type:</b>	Use By Special Exception
<b>Address:</b>	660 Mauldin Rd., Greenville, SC 29607
<b>Zoning:</b>	S-1, Services District
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-057: Use By Special Exception

**Section 5:14.1 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 S-1, Services 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-2024-057: 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.

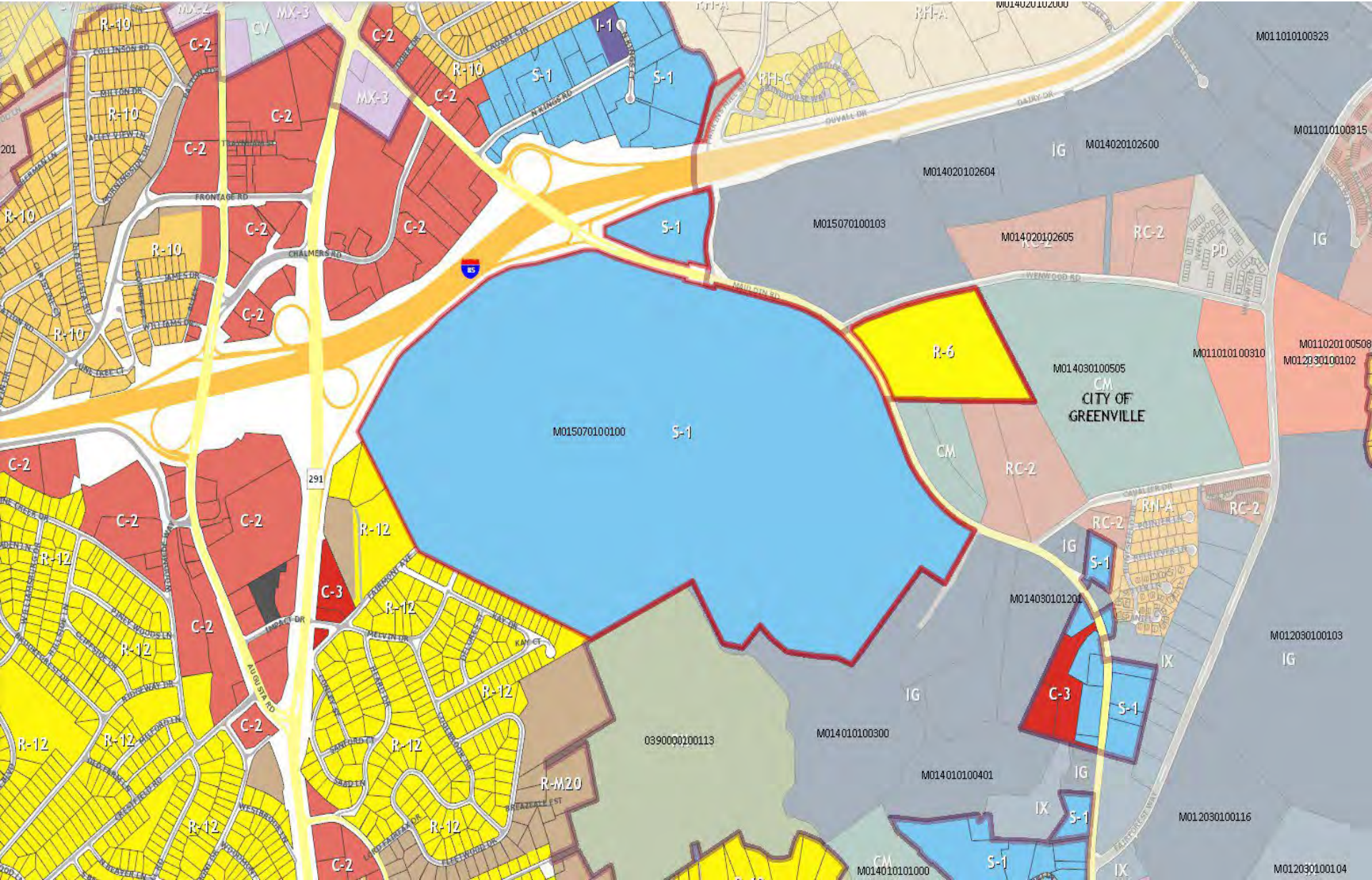
# CB-2024-057: Site Plan



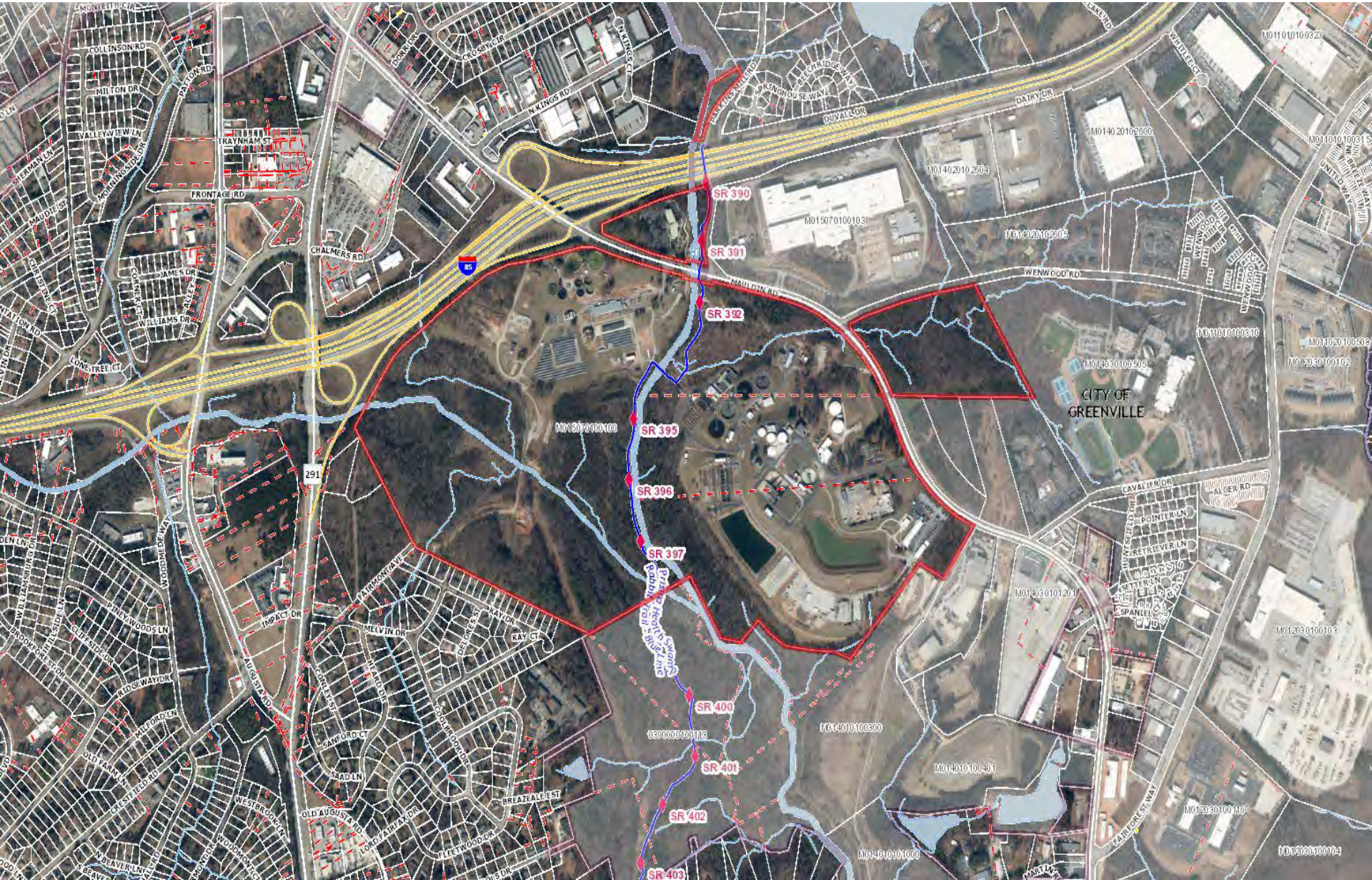
# CB-2024-057 Site Plan



# CB-2024-057: Zoning Map



# CB-2024-057: Aerial Map



# CB-2024-057 Photos



Subject



Close up of Subject



West of Subject



South of Subject

# CB-2024-058

<b>Applicant:</b>	Lonnie Gilbert Neves of Washington Baptist Church
<b>Project Type:</b>	Variance
<b>Address:</b>	Washington Church Rd. and Highway 8 E, Pelzer, SC 29669
<b>Zoning:</b>	Unzoned
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-058: Variance Request

The property is located 0.42 miles west of the intersection of Hwy 8 E and Augusta Rd in an Unzoned area.

The applicant is requesting a Variance from Section 8.6 Off-Premise Directional Sign Requirements of the sign ordinance, for a sign that does not meet requirements.

There are no prior applications before the BZA.



# CB-2024-058: Sign Variance

## 8.6. Off-premises Directional Sign Requirements

For the purposes of directing traffic to uses not located along primary streets, and to ensure that visual clutter is minimized, off-premises directional signs may be permitted subject to the following:

### 8.6.1. Requirements

A. All distances herein are measured as a radius from the referenced point.

B. General and Dimensional Standards

1. The permit holder shall allow a use to be identified on the sign subject to the following:

- a. The use is under single ownership or management.
- b. Such signs shall be a Decorative Post Sign Type
- c. The entrance to the advertised use is located within a two (2) mile radius from the directional sign.
- d. Five (5) signs per use shall be permitted.
- e. Individual sign face shall not exceed thirty-two (32) square feet in area.
- f. Signs shall not exceed ten (10) feet in height.

# CB-2024-058: Sign Variance

## C. Spacing Requirements:

1. Except where two post signs are allowed side by side at an intersection no sign shall be located closer than two-hundred and fifty (250) linear feet to any other permitted off-premises directional sign on the same side of the road.
2. There shall be no more than two signs per street approaching an intersection erected within one-hundred and sixty (160) feet of a street intersection as measured from the point of intersection per intersecting road. (e.g. six total signs for a three-way intersection, eight signs for a four-way intersection, etc.).
3. Each pair of off-premises directional signs shall be located on the same side of the street and oriented towards the approaching street to which said pair is associated.
4. No permitted off-premises directional sign shall be located closer than twenty (20) linear feet to any on-premises sign(s).
5. Traffic Circles shall be allowed the same number of signs as a corresponding intersection type as defined by the total number approaching streets into the Traffic Circle (i.e. a traffic circle with four approaching streets would be allowed the same number of signs as a traditional Four-Way intersection) Additionally, permitted off-premises directional signs must be located a one-hundred and sixty (160) foot of the interior edge of the traffic circle.

# CB-2024-058: Sign Variance

## **D. Permitted Copy**

Permitted Copy shall be limited exclusively to the identification of a use or occupancy located elsewhere and which tells the location of or route to such use or occupancy.

## **E. Illumination**

Off-premises Directional Signs shall not be illuminated.

## **F. Maintenance:**

All signs shall be maintained in accordance with Section 19.5.3 herein. The person to whom the permit is issued is solely and exclusively responsible for the maintenance of the directional sign.

# CB-2024-058: 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-2024-058: Site Plan



# CB-2024-058: Site Plan



# CB-2024-058: Sign Rendering



## Directional Monument Sign

Illuminated for Evening Services  
EMC 4x8' for Times & Community Events  
No Adverised Items, No Prices

3-0 Routed  
Sandblasted Cedar Slats (Raised)  
LED Backlit Top Blue Area  
24" Masonry Stone Around Perimeter  
Planted Shrubbery Around Perimeter, (Min 24" at Planting)

**Moonville Signs, Inc.**

19 Blalock Ave.  
Piedmont, NC 28678  
(888) 277-7760  
Team@MoonvilleSigns, Inc.

CLIENT APPROVAL

DATE

JOB NUMBER

CLIENT: Washington Baptist Church

REVISION

1. 4x8 3-31-22

LOCATION: Pelzer, SC

DRAWING

DRAWN BY: sk

DATE: 01-07-24

APPROVAL

DATE

1.

2.

3.

4.

FILE

Project Name:  
Drawing Number:  
Drawing Date:

# CB-2024-058: Zoning Map





# CB-2024-058: Aerial Map



# CB-2024-058 Photos



Subject Sign location



Subject Church



North of Subject Sign location



Northwest of Subject Sign Location

# CB-2024-059

<b>Applicant:</b>	Michael Scott Hammond of Apollo Sign & Light for Hutton Greenville Galloway ST SC, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	370 Galloway Dr., Greenville, SC 29609
<b>Zoning:</b>	C-2, Commercial District
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-059: Variance Request

The property is located 0.25 miles southeast of the intersection of Old Buncombe Rd and Poinsett Hwy in the C-2, Commercial District.

The applicant is requesting a variance to allow for 6 signs, which is 3 signs over the permitted maximum.

There are no prior applications before the BZA.

# CB-2024-059: Variance

## **Sign Ordinance, Section 8.4.1 Requirements for Wall Signs;**

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

## **Sign Ordinance, Section 8.5.2 Business Use Areas;**

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

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- B. Sites which have more than one street front may be allowed one (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs, two of which are freestanding signs oriented towards two different street fronts respectively.)
- C. Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

# CB-2024-059: Variance

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

**Table 19.8(b): Business Use Area Sign Regulations**

# CB-2024-059: 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:

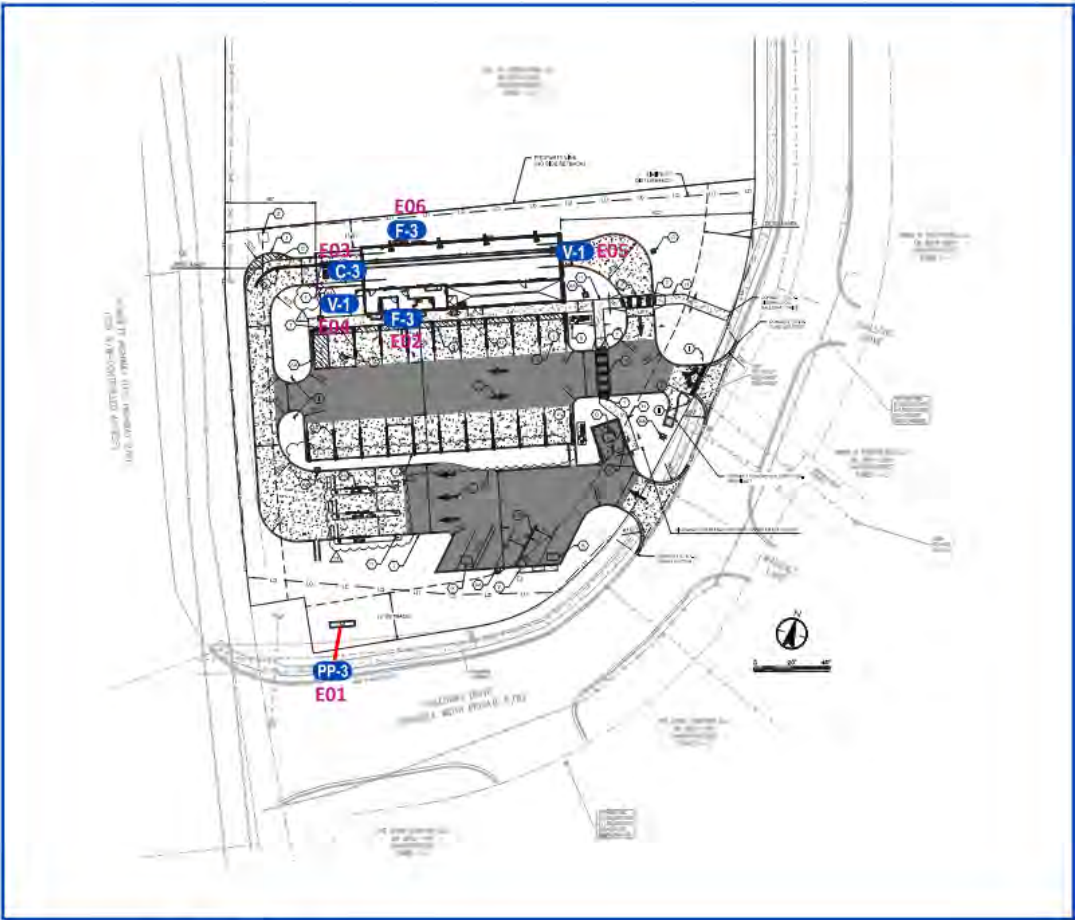
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2024-059: Site Plan

## SITEPLAN

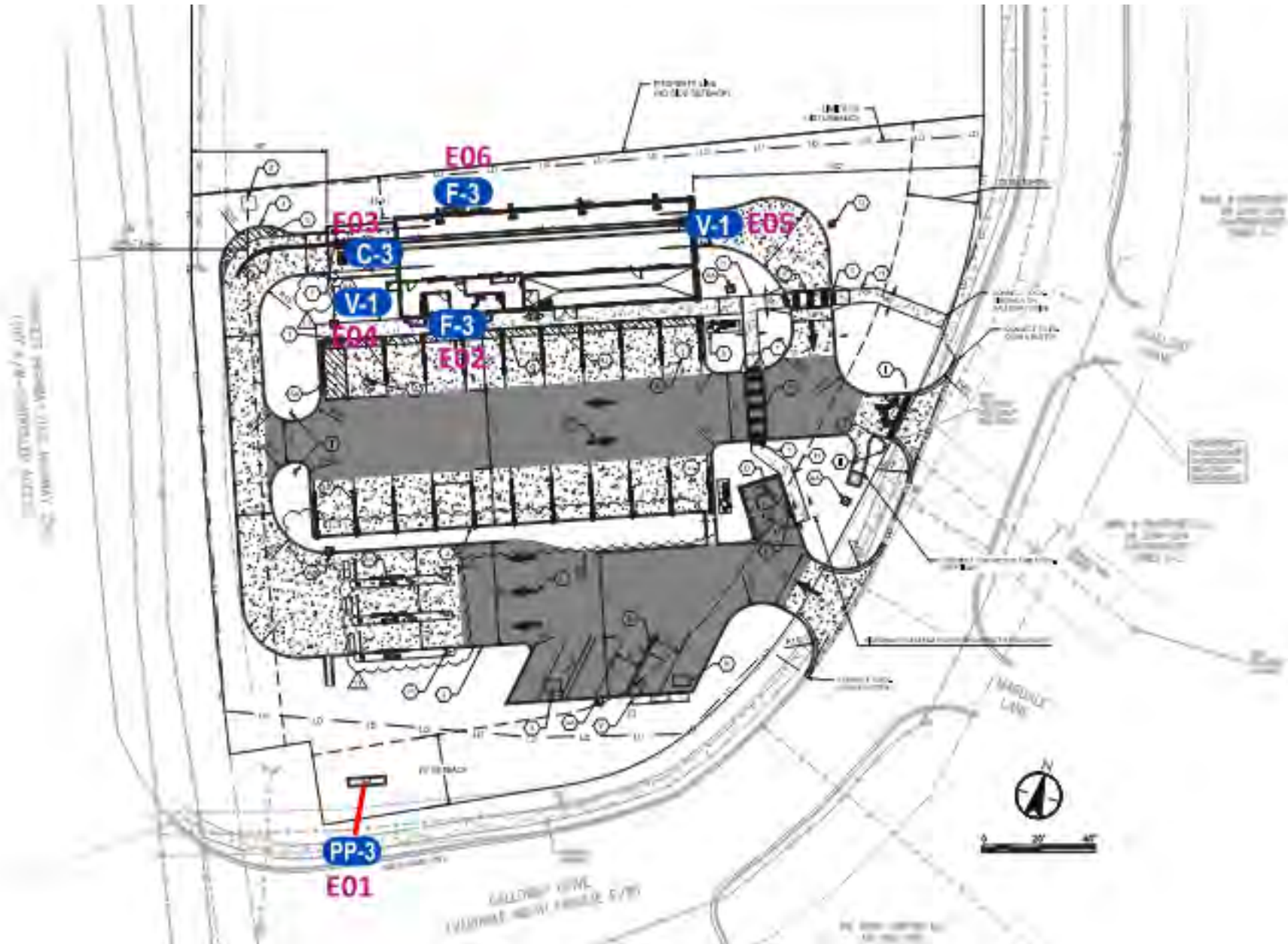
### SITE MAP

QTY.	DESCRIPTION
E01 <b>PP-3</b>	1 MOD WASH PYLON with Digital Board (FAB & INSTALL) 112.20 SF.
E02 <b>F-3</b>	1 MOD WASH CHANNEL LETTERS (FAB. & INSTALL) 52 SF.
E03 <b>C-3</b>	1 Car Wash Channel Letters (FAB & INSTALL) 30.21 SF.
E04 <b>V-1</b>	1 CUSTOM MOD DROP VINYL MURAL (FAB & INSTALL) 13.68 SF.
E05 <b>V-1</b>	1 CUSTOM MOD DROP VINYL MURAL (FAB & INSTALL) 27.19 SF.
E06 <b>F-3</b>	1 MOD WASH CHANNEL LETTERS (FAB & INSTALL) 52 SF.





# CB-2024-059: Site Plan



# CB-2024-059: Site Plan

## COLORS - GRAPHICS

### PRIMARY BRAND COLORS



### MOD DROP COLORS



### MODWASH FABRICATION COLORS



### STACKED - MAIN ID



### STACKED - PYLON ONLY



### INLINE - MODWASH



### INLINE - CAR WASH



### MOD DROP



### FREE VACUUM DROP



### VINYL MOD DROP



### VINYL MOD DROP WALL MURAL



### Project ID

HH3-54697

Date: 09-18-2023

Scale: NTS

Sales: H. Huff

Designer: M. Holman

Rev. #:

Date:

Revision Note:

### Missing Information

Required:

Final dimensions subject to site survey and/or technical specifications.

### Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature: \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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# 19528  
Modwash  
370 Galloway Drive  
Greenville, SC 29609

Sign Item

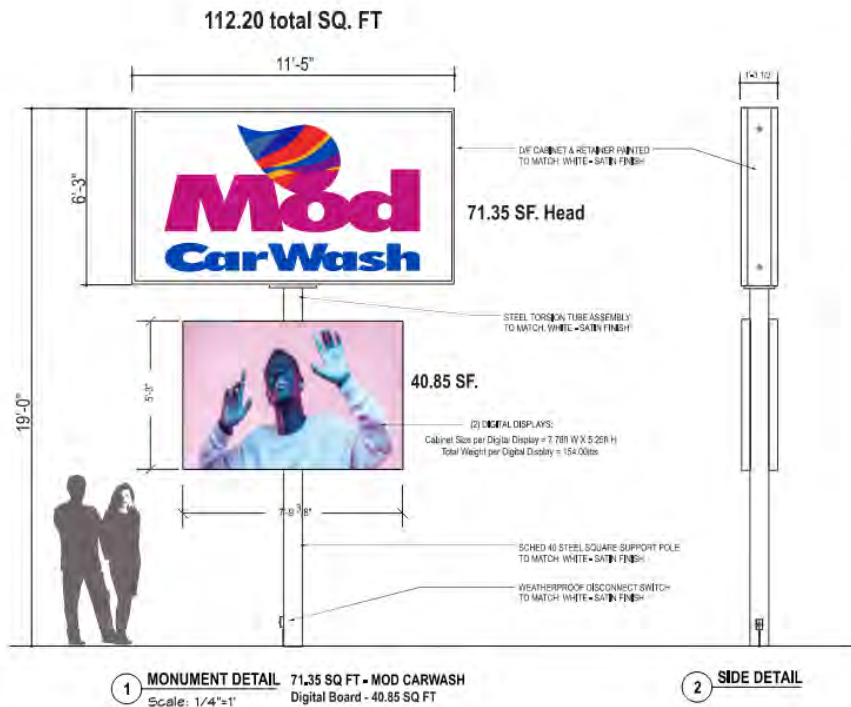
COLOR DETAIL

# CB-2024-059: Site Plan

## E01 - PP-3 Custom Pylon with Digital Board

PP-3 POLE PYLON Custom 19' OAH.

# E01



### Colors

- to Match PMS 233C  
3M Scotchal Electric Pink  
3630-98
- to Match PMS 130C
- to Match PMS 1788C
- to Match PMS 4141C
- to Match PMS 2728C  
3M Scotchal Electric Blue  
3630-27
- to Match PMS 2736C
- to Match PMS 2602C
- White Satin Finish
- FACE: 7328 WHITE POLYCARBONATE

### Specifications

D/F Cabinet and Retainer Painted to match: White - Satin Finish  
.177" White 7328 Polycarbonate  
48" 3660M Matte Overlaminate 3M Vinyl  
VINYL: DIGITAL PRINT W/  
CLEAR OVERLAMINATE  
3M Vinyl Applied 1st Surface  
Sched 40 Steel Square Support  
Pole to match: White - Satin Finish  
Hanley LED HLED-KS2100W LED Modules  
Hanley LED H60W-SD-12 Power Supply

### Project ID

**HH3-54697-R3**

Date: 09-18-2023

Scale: 1/4"=1'

Sales: H. Huff

Designer: M. Holman

Rev. #: R3 M. Holman

Date: 12-29-2023

### Revision Note:

Please update the design package to the following's specifications.  
Site plan - page 3  
We need to move the location for sign E01 on the map out of the right of way. 6'-3" X 11'-5" Cabinet with larger 5'3" X 7'9 3/8" digital board = 106 SF 19' OAH.

### Missing Information

#### Required:

Final dimensions subject to site survey and/or technical specifications.

### Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature: \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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# 19528  
Modwash  
370 Galloway Drive  
Greenville, SC 29609

Sign Item

E01 - PP-4A

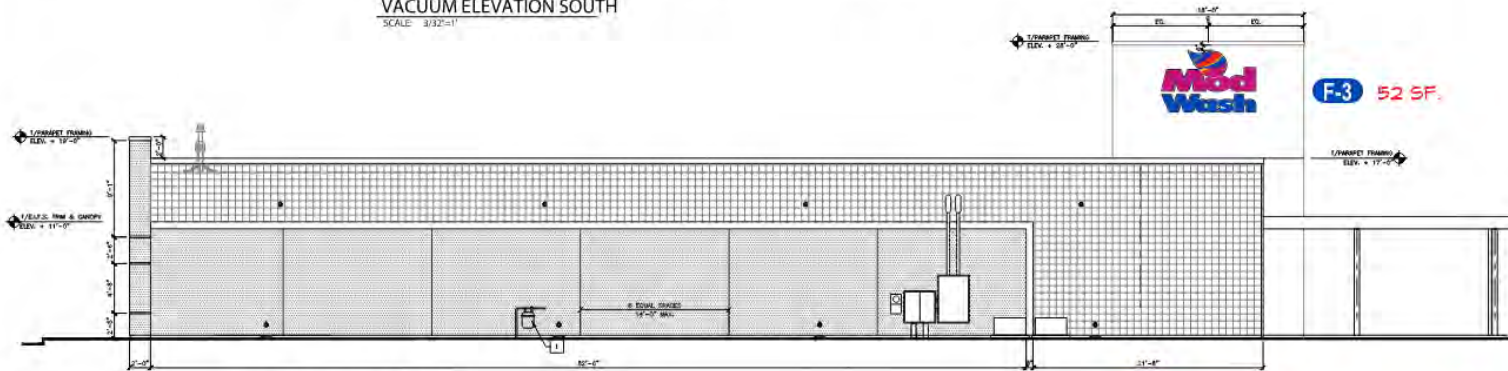
# CB-2024-059: Site Plan

## ELEVATIONS

### E02, E06



VACUUM ELEVATION SOUTH  
SCALE: 3/32"=1"



TUNNEL ELEVATION NORTH  
SCALE: 3/32"=1"

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

<b>Project ID</b>	HH3-54697
Date:	09-18-2023
Scale:	as noted
Sales:	H. Huff
Designer:	M. Holman
<b>Rev. #:</b>	
<b>Date:</b>	
<b>Revision Note:</b>	
<b>Missing Information</b>	Required: Final dimensions subject to site survey and/or technical specifications.
<b>Electrical</b>	<input checked="" type="checkbox"/> 120V <input type="checkbox"/> 347V <input type="checkbox"/> Other _____
<b>Customer Approval</b>	Signature: _____ MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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# 19528  
Modwash  
370 Galloway Drive  
Greenville, SC 29609

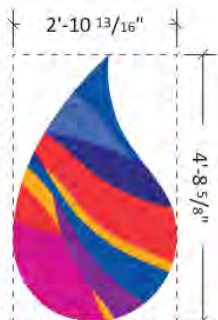
Sign Item  
E02, E06

# CB-2024-059: Site Plan

## ELEVATIONS

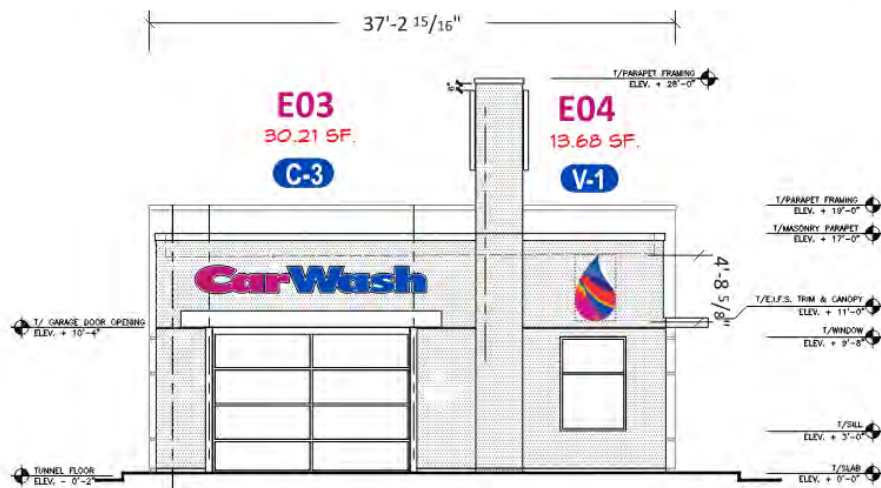
V-1 MOD DROP Custom VINYL

# E03, E04



**V-1** SCALE: 1/2"=1'  
13.68 SF.

SIZE AS NOTED  
 1ST OR 2ND SURFACE **1ST**  
 GRAPHICS MACTAC - STREETRAP STR. 328 3.4 MIL MATTE WHITE  
 SPECIFICATION W/ UV LAMINATE  
 INSTALL METHOD APPLY **1ST** SURFACE TO CLEAN WALL



**1** ENTRANCE SIDE ELEVATION  
 A-202 SCALE: 1/8"=1'

Note: Size of signage in relation to the building is approximate. This photo mock-up is intended for location purposes only and may not accurately represent the scale of the proposed signage to the building. A site survey is required.

Project ID

HH3-54697

Date: 09-18-2023

Scale: as noted

Sales: H. Huff

Designer: M. Holman

Rev. #:

Date:

Revision Note:

### Missing Information

Required:  
 Final dimensions subject to site survey and/or technical specifications.

### Electrical

120V  347V  
 Other \_\_\_\_\_

### Customer Approval

Signature: \_\_\_\_\_

MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

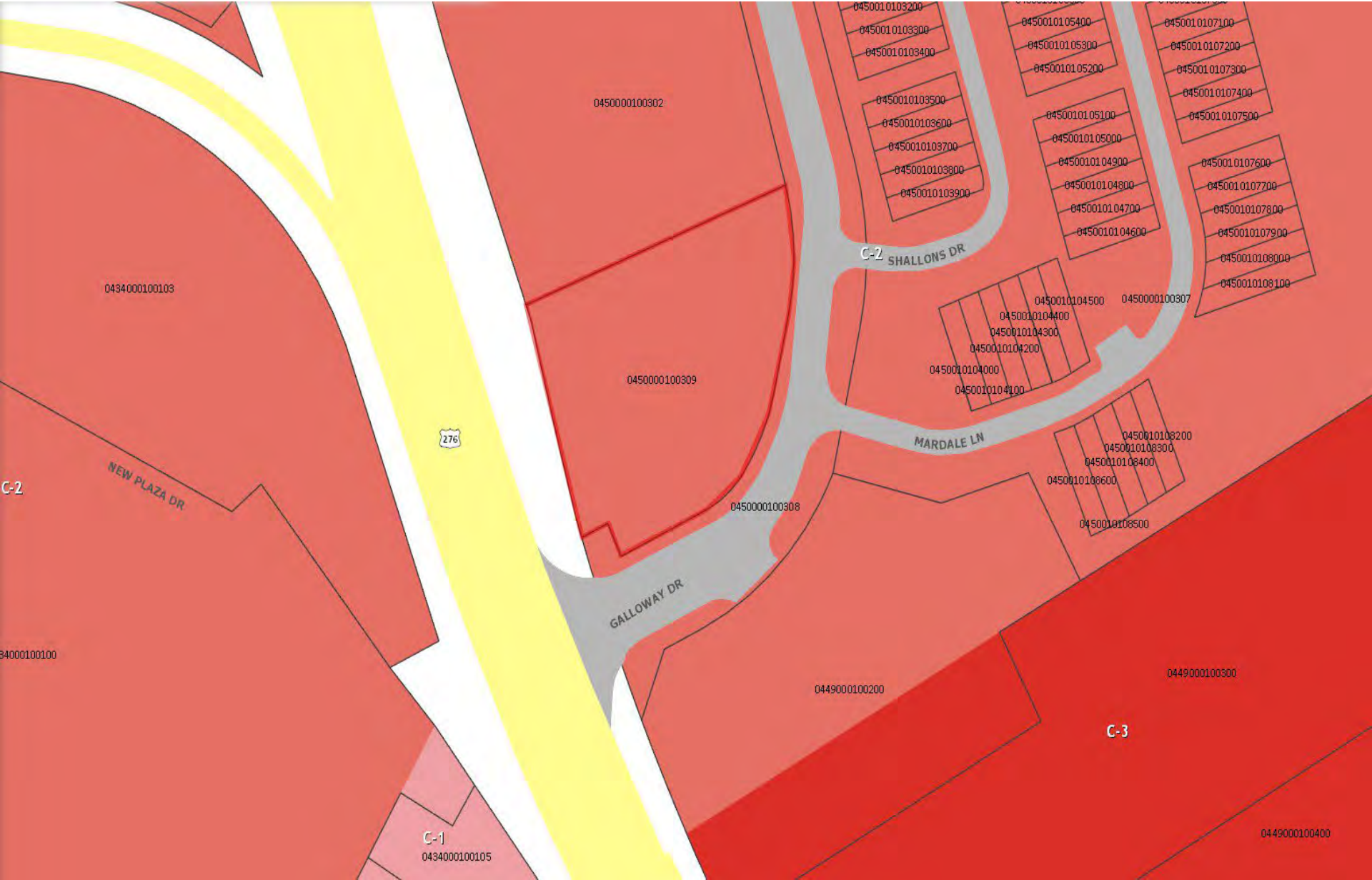
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# 19528  
 Modwash  
 370 Galloway Drive  
 Greenville, SC 29609

Sign Item

E03, E04

# CB-2024-059: Zoning Map



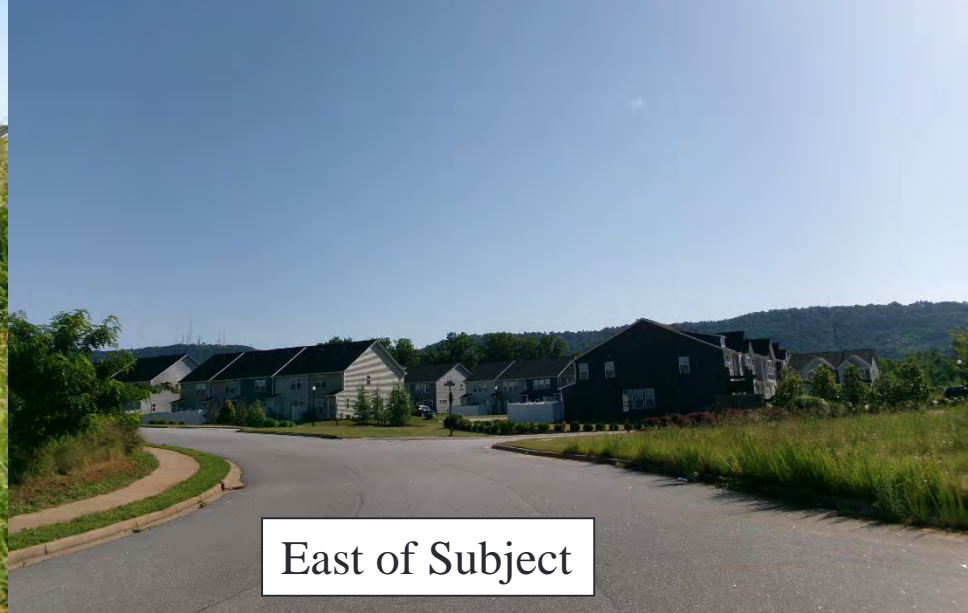
# CB-2024-059: Aerial Map



# CB-2024-059 Photos



Subject



East of Subject



South of Subject



West of Subject



# CB-2024-060

<b>Applicant:</b>	Samuel Nathan Nabors of Michelin North America
<b>Project Type:</b>	Variance
<b>Address:</b>	1920 Perimeter Rd., Greenville, SC 29605
<b>Zoning:</b>	I-1, Industrial District
<b>Posting:</b>	Confirmed 05/28/24

# CB-2024-060: Variance Request

The property is located 1.05 miles northeast of the intersection of I-185 and Augusta Rd in the I-1, Industrial District.

The applicant is requesting 2 Variances, one to allow for 3 wall signs each at 660 square feet in size, which is 435 square feet over the 225 square feet maximum. The second requested Variance is to increase the sign count to 4, which is 1 over the maximum of 3 permitted signs.

On February 11, 2009, the Board of Zoning Appeals made a motion to approve Docket CB-09-10 for a Variance for exemption from the Tree Ordinance.

On November 17, 2012, the Board of Zoning Appeals made a motion to approve Docket CB-12-43 for a Variance to expand the locations of the previous exemption of the Tree Ordinance.

# CB-2024-060: Variance

## **Sign Ordinance, Section 8.5.2 Business Use Areas;**

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

- A. Except for Sites with multiple street fronts, no business use area shall be permitted more than three (3) permitted signs total.
- B. Sites which have more than one street front may be allowed one (1) additional freestanding sign per additional street front in excess of the three (3) permitted sign standard. (i.e. a site with two street fronts will be permitted four (4) signs, two of which are freestanding signs oriented towards two different street fronts respectively.)
- C. Message Centers shall be allowed per the provisions of Section 19.8.3 Message Centers
- D. Signs in Business Use Areas shall be permitted in accordance with the standards in Table 19.8(b) and listed in this subsection.

# CB-2024-060: Variance

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

**Table 19.8(b): Business Use Area Sign Regulations**

# CB-2024-060: 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-2024-060: Site Plan



OVERALL SITE PLAN  
1" = 100'

**O'NEAL**  
THE BUSINESS OF PROJECT DELIVERY

10 Faison Crest Drive, Suite 200  
Greenville, SC 29607  
P.O. 10388 Greenville, SC 29603  
Tel: 864.298.2000 - Fax: 864.298.2200  
www.o-neal.com

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SCALE
-------

SCALE
-------

DATE	NO.	APPR.	REVISION

CLIENT:  
  
 MICHELIN NORTH AMERICA, INC.  
 P.O. BOX 2846 - GREENVILLE, S.C. 29602  
 GREENVILLE, SC

DRAWING TITLE  
 FIRE TANK SCREEN SIGN  
 COPY SUBMITTAL  
 ARCHITECTURAL  
 OVERALL SITE PLAN

PROJECT MANAGER: J. ZIMMERMAN  
 DRAWN BY: M. BROWN  
 DESIGNED BY: W. FURY  
 CHECKED BY: D. HARDY  
 O'NEAL JOB: 202300069  
 SHEET:

A-100

A

# CB-2024-060: Site Plan











# CB-2024-060: Zoning Map



# CB-2024-060: Aerial Map



# CB-2024-060 Photos



Subject



Close up of Subject



North of Subject



West of Subject

# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment