



# Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

## Meeting Minutes

July 17, 2024

### Board Members:

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

### Staff Present:

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

1. **Call to Order:** Chairman Godfrey 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. **Hearing Procedures/Regulations:** Chairwoman Godfrey provided an overview of procedures. Mr. Sawadske introduced the PowerPoint as an exhibit and stated the conditions under which decisions and rulings may be made by the Board of Zoning Appeals as outlined in the Greenville County Zoning Ordinance.

### 5. New Business

#### i. **CB-2024-071, Elisa Sannino & Rudy Marognoli**

The property is located 0.80 Miles south of Reid School Rd and Stallings Rd intersection, in the R-20, Single-Family Residential District.

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

There are no prior applications before the BZA.

The applicants were unable to attend for this Docket.

Mr. Akers made a motion to hold the Docket until the following month's meeting. Mr. Roth seconded the motion. The motion carried with a 7 – 0 vote.

**ii. CB-2024-072, Craig Joseph Dennis**

The property is located 0.4 miles west of Augusta Rd and Mills Ave intersection, in the R-7.5, Single Family Residential District.

The applicant is requesting a Variance to encroach 5' into the required 30' setback on Guess St.

There are no prior applications before the BZA.

The representative present for this application was Craig Dennis.

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

Staff presented and discussion ensued.

The applicant stated the home currently on the property is not salvageable and they would like to rebuild a single-family home to be located not more than five feet into the required thirty feet setback.

Mr. Roth made a motion to approve the Variance as requested. Mr. Boyanoski seconded the motion. The motion carried with a 5 – 2 vote. Chairwoman Godfrey and Mr. Stonerock dissented.

**iii. CB-2024-073, Austin Allen of Arbor Land Design for Michael Cone of Electus Development Group, LLC**

The property is located 1.12 miles southwest of Old Spartanburg Rd and Brushy Creek Rd intersection, in the R-M10, Multifamily Residential District.

The applicant is requesting a Variance for the elimination of the 12.5' buffer for 197.5' of the total 605' required for the eastern property boundary.

On March 2, 1988, the Board of Zoning Appeals passed a motion to approve Docket CB-88-13 for a Use by Special Exception to allow for professional offices on the site requiring the screening, lighting, and trash meet all the Greenville County Zoning Ordinance regulations.

On August 9, 1995, the Board of Zoning Appeals passed a motion to approve Docket CB-95-87 for a Use by Special Exception to allow the Sun Retirement Corps to build a Group Care Home.

On February 14, 2024 the Board of Zoning Appeals passed a motion of denial for Docket CB-2024-012 for a variance to eliminate the 6' in height screening and the 12.5' buffer along the entire eastern property line.

Three persons were present in opposition – Jackie Bishop, David Simmons, and Elaine MacDonald.

The representative present for this application was Austin Allen.

Staff presented and discussion ensued.

The applicant stated because there was some question about access to the location in February they have since confirmed with DOT that they require their access to be at the existing lighted intersection as well as there being a requirement for a certain amount of distance from that intersection to turn into the proposed parking for the development. They stated also due to site constraints from a water line easement they are requesting a variance from the required landscaped buffers as no landscaping can be located within this easement.

The opposition stated they had concerns regarding ingress and egress and how it would be affected by this development as well as issues regarding privacy, flooding, safety, and preservation of existing wildlife habitats. They additionally stated they had concerns regarding the increase in traffic and noise disturbances if the development is approved.

The applicant stated standards for stormwater and floodway management have risen and they will meet or exceed all requirements for mitigation.

Mr. Roth made a motion to approve the Variance as requested. Mr. Stonerock seconded the motion. The motion failed with a 3 – 4 vote. Chairwoman Godfrey, Mr. Akers, Mr. Boyanoski and Ms. Brockman dissented.

Mr. Akers made a motion to deny the Variance as requested. Ms. Brockman seconded the motion. The motion carried with a 4 – 3 vote. Mr. Roth, Mr. Hakala, and Mr. Stonerock dissented.

**iv. CB-2024-074, Jane C. Lindstrom & Scott A. Lindstrom**

The property is located 1.94 miles northwest of the intersection of White Horse Rd and W Blue Ridge Dr, in the R-12, Single Family Residential District.

The applicant is requesting two Variances, one to allow for the placement of an accessory structure in the front yard. The second Variance is to encroach 11' into the 20' front setback.

There are no prior cases before the BZA.

The representatives present for this application were Jane Lindstrom and Scott Lindstrom.

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

Staff presented and discussion ensued.

The applicant stated they are looking to build a two-car garage and due to topography issues and existing oak trees as well as water and sewer easements this is the only placement available to them.

Chairwoman Godfrey made a motion to approve the Variances as requested. Mr. Akers seconded the motion. The motion carried with a 7 – 0 vote.

**v. CB-2024-075, Paul J. Harrison, PE of Bluewater Civil Design, LLC for Don Hawthorne**

The property is located 1.89 miles south of the I-185 and Fork Shoals interchange, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the BZA.

The representative present for this application was Paul Harrison.

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

Staff presented and discussion ensued.

The applicant stated they are looking to construct a public sewer lift station that will serve a proposed subdivision and that the approval of this station will result in the retirement of an existing lift station. They stated additionally the station will be constructed to the standards of the public utility in question and will be turned over to the public utility in the future.

Mr. Boyanoski made a motion to approve the Use by Special Exception. Ms. Brockman seconded the motion. The motion passed with a 7 – 0 vote.

**vi. CB-2024-076, John Edward Schlansker of YMCA of Greenville for Jamie Benton**

The property is located 0.53 miles southeast of the intersection of Easley Bridge Rd and N Washington Ave, in the R-7.5, Single Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of a 51' L x 8' 4" W Canopy. YMCA is located on same parcel as Greenville County School.

There are no prior applications before the Board.

The representative present for this application was John Edward Schlansker.

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

Staff presented and discussion ensued.

The applicant stated the proposed project is for an existing YMCA and they are looking to place an awning at the entrance to the building to protect the children getting dropped off from the elements.

Ms. Brockman made a motion to approve the Use by Special Exception. Mr. Boyanoski seconded the motion. The motion passed with a 7 – 0 vote.

**vii. CB-2024-078, Jenny Reyes for Bryan DeBruin of VRC Fund II, LLC**

The property is located 0.66 miles southwest of the intersection of Dunbar St. and Anderson St., in the R-M20, Multifamily Residential District

The applicant is requesting a Variance to encroach 13.2' into the 20' setback from Scott St.

There are no prior applications before the BZA.

The representative present for this application was Bryan DeBruin.

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

Staff presented and discussion ensued.

The applicant stated they began the project by pulling two permits at the same time and due to a mix up with the parcels during the application process it was discovered they would be encroaching into the required setback off of Scott Street.

Mr. Roth made a motion to approve the Variance as requested. Mr. Akers seconded the motion. The motion carried with a 6 – 0 vote. Mr. Hakala recused himself from this Docket.

**viii. CB-2024-079, John Snover of Eastern Industrial Supplies, Inc. for K Miller Properties, LLC**

The property is located 1.05 miles southeast of the intersection of N Pleasantburg Dr. and E North St. in the P-D, Planned Development District

The applicant is requesting a Variance to encroach 15' into the 25' exterior setback.

There are no prior applications before the BZA.

The representative present for this application was Mr. Snover.

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

Staff presented and discussion ensued.

The applicant stated they are currently located in lot four of the business park and have outgrown their current building and in looking to build a new building for them to move into discovered the proposed building would be encroaching into the required 25' exterior setback of the Planned Development that has shifted due to part of this development being annexed into the City of Greenville.

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

**6. Announcements/Requests**

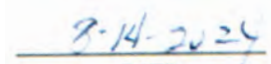
There were no announcements or requests.

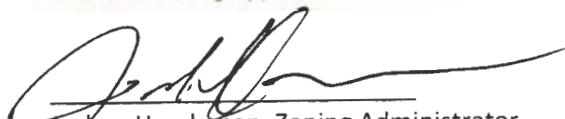
**7. Adjournment**

Chairwoman Godfrey made a motion to adjourn the meeting. Mr. Boyanoski seconded. The motion carried unanimously.

This decision was affirmed by the Greenville County Board of Zoning Appeals on August 14, 2024.

  
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Laura Godfrey, Chairwoman  
Board of Zoning Appeals

  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
Joshua Henderson, Zoning Administrator

# GREENVILLE COUNTY BOARD OF ZONING APPEALS

**July 17, 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-2024-071

<b>Applicant:</b>	Elisa Sannino & Rudy Marognoli
<b>Project Type:</b>	Use By Special Exception
<b>Address:</b>	10 Wayne Dr., Taylors SC 29687
<b>Zoning:</b>	R-20, Single Family Residential District
<b>Posting:</b>	Confirmed 07/02/24

## **CB-2024-071: Request**

The property is located 0.80 Miles south of Reid School Rd and Stallings Rd intersection, in the R-20 Single-Family Residential District.

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

There are no prior applications before the BZA.

# CB-2024-071: Use By Special Exception

Section 5:4.1 and Table 6.1 (Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists Home Occupation as an approved use in Residential districts in accordance with Condition (13).

The proposed use requires approval from the BZA.

# CB-2024-071: Home Occupation

## (13) Home Occupation

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

- A. Not more than one person who is not a member of the applicant's immediate family and who is not a resident in the applicant's home may be employed.
- B. Home occupations shall be conducted only within principal structures.
- C. An area equal to not more than 25 percent of the floor area of the principal structure may be utilized for home occupational purposes.
- D. The occupation shall not involve the on-site retail sale of merchandise manufactured off the premises except for products related directly to the service performed such as beauty products.
- E. No display of merchandise shall be visible from the street.
- F. No outdoor storage shall be allowed in connection with any home occupation.
- G. No alteration of the residential character of the premises may be made.
- H. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- I. No sign shall be permitted except one non-illuminated nameplate not more than 2 square feet (i.e. 1' x 2') in area mounted flat against the wall of the principal building in which the occupation is conducted.

Off-street parking shall be provided in accordance with the provisions set forth in Table 12.1, Off-street Parking Requirements.

# CB-2024-071: Use By Special Exception

<b>Barber / Beautician</b>
<b>Child day care home</b>
<b>Home-based food production operations (as covered under Section 44-1-143 of the State of South Carolina Code of Laws, commonly known as the Cottage Food Law)</b>
<b>Instruction and Tutoring, such as</b>
Academic Tutor
Music Teacher
Dance Instructor
<b>Internet retail sales</b>
<b>Locksmith</b>
<b>Manufacturer's representative</b>
<b>Notary (Public)</b>
<b>Photographer</b>
<b>Professional Consultant, such as</b>
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
<b>Residence as business mailing address</b>
<b>Secretarial Service</b>
<b>Tailoring</b>

# CB-2024-071: Use by Special Exception Considerations

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

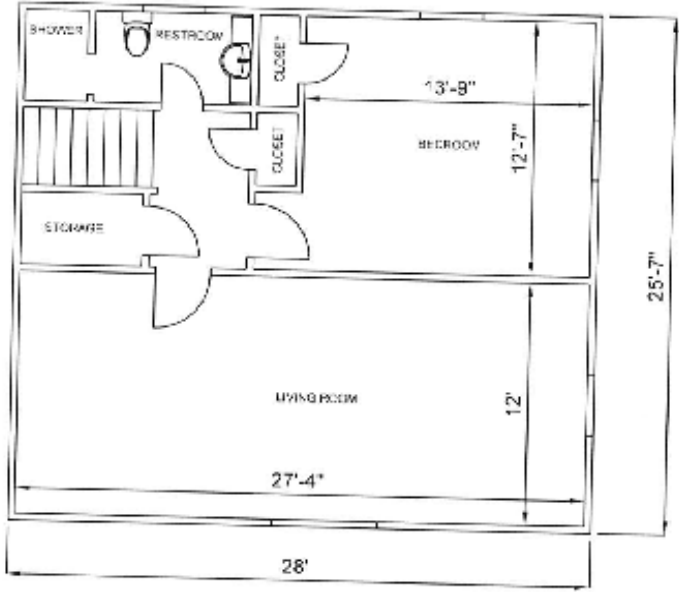
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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.

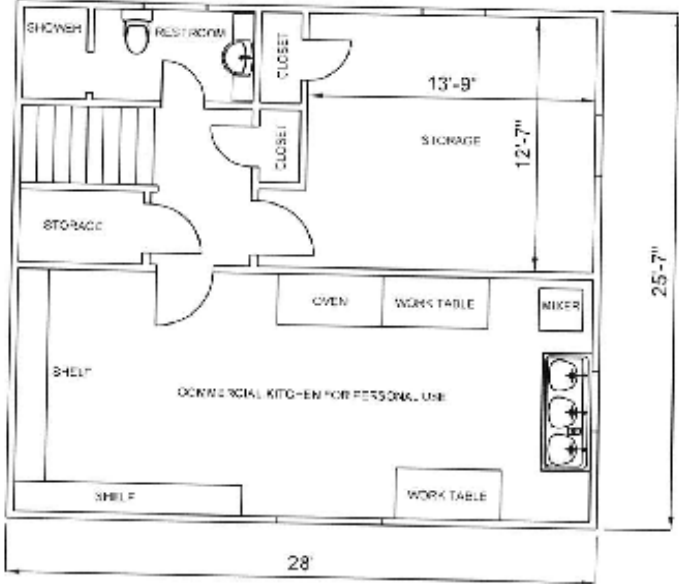


# CB-2024-071: Site Plan

### ACTUAL PLAN

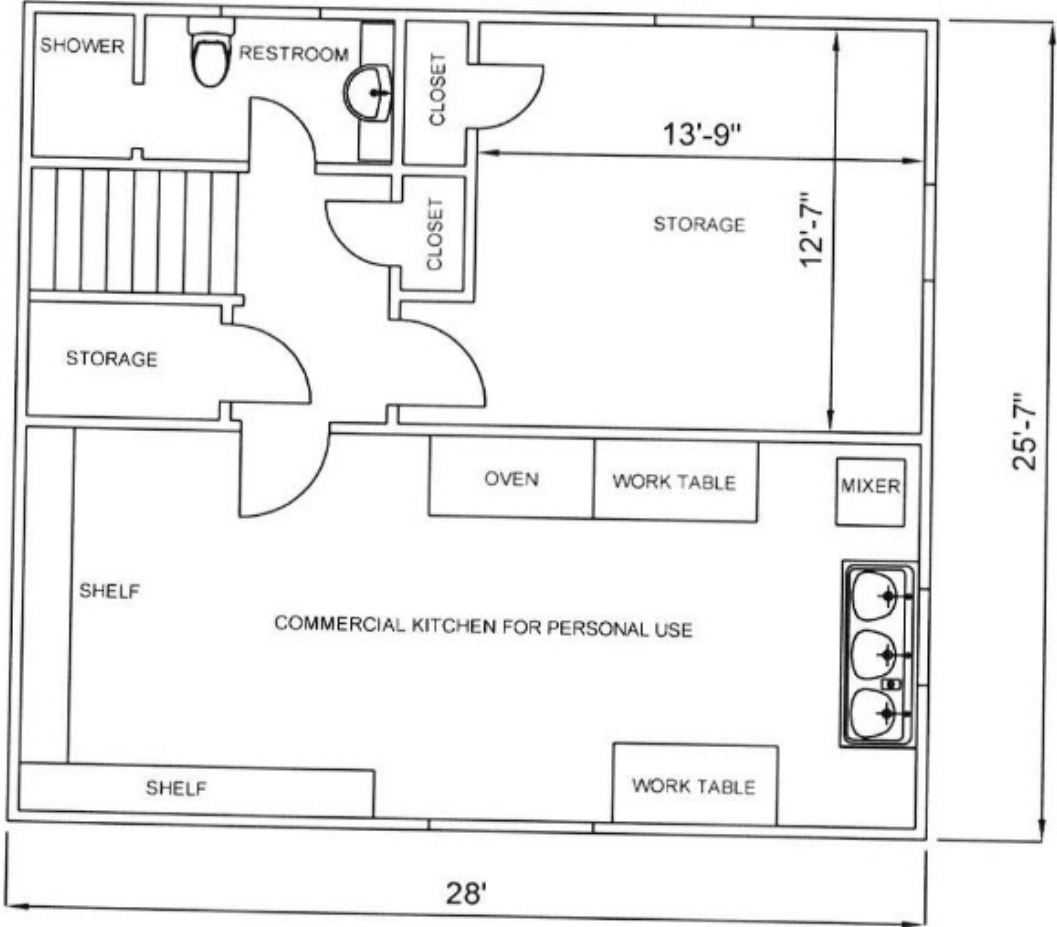


### FUTURE PLAN



# CB-2024-071: Site Plan

## FUTURE PLAN



# CB-2024-071: Site Plan



# CB-2024-071: Zoning Map



# CB-2024-071: Aerial Map



# CB-2024-071 Photos



Subject



Northwest of site



Northeast of Subject



South of Subject

# CB-2024-072

<b>Applicant:</b>	Craig Joseph Dennis
<b>Project Type:</b>	Variance
<b>Address:</b>	182 Otis St & Guess St., Greenville, SC 29605
<b>Zoning:</b>	R-7.5, Single Family Residential District
<b>Posting:</b>	Confirmed 07/02/24

# CB-2024-072: Request

The property is located 0.4 miles west of Augusta Rd and Mills Ave intersection, in the R-7.5 Single Family Residential District

The applicant is requesting a Variance to encroach 5' into the required 30' setback on Guess St.

There are no prior applications before the BZA.



# CB-2024-072: Variance

## Section 7:3:1; Table 7.3 – Setback/Height Requirements for the R-7.5, Single Family Residential District;

FRONT	=	20' from edge of Otis St. R.O.W.
RIGHT SIDE	=	5' from property line
LEFT SIDE	=	30' from edge of Guess St. R.O.W.
REAR	=	5' from property line

# CB-2024-072: 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-2024-072: Site Plan

**GUESS STREET**



# CB-2024-072: Zoning Map





# CB-2024-072 Photos



Subject



Northeast of site



West of Subject



South of Subject

# CB-2024-073

- Applicant:** Austin Allen of Arbor Land Design for Michael Cone of Electus Development Group, LLC
- Project Type:** Variance
- Address:** 4410 Old Spartanburg Rd., Taylors, SC 29687
- Zoning:** R-M10, Multifamily Residential District
- Posting:** Confirmed 07/02/24



# CB-2024-073: Request

The property is located 1.12 miles southwest of Old Spartanburg Rd and Brushy Creek Rd intersection, in the R-M10 Multifamily Residential District

The applicant is requesting a Variance for the elimination of the 12.5' buffer for 197.5' of the total 605' required for the eastern property boundary.

## **CB-2024-073: Request**

On March 2, 1988, the Board of Zoning Appeals passed a motion to approve Docket CB-88-13 for a Use by Special Exception to allow for professional offices on the site requiring the screening, lighting, and trash meet all the Greenville County Zoning Ordinance regulations.

On August 9, 1995, the Board of Zoning Appeals passed a motion to approve Docket CB-95-87 for a Use by Special Exception to allow the Sun Retirement Corps to build a Group Care Home.

On February 14, 2024 the Board of Zoning Appeals passed a motion of denial for Docket CB-2024-012 for a variance to eliminate the 6' in height screening and the 12.5' buffer along the entire eastern property line.

# CB-2024-073: 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.

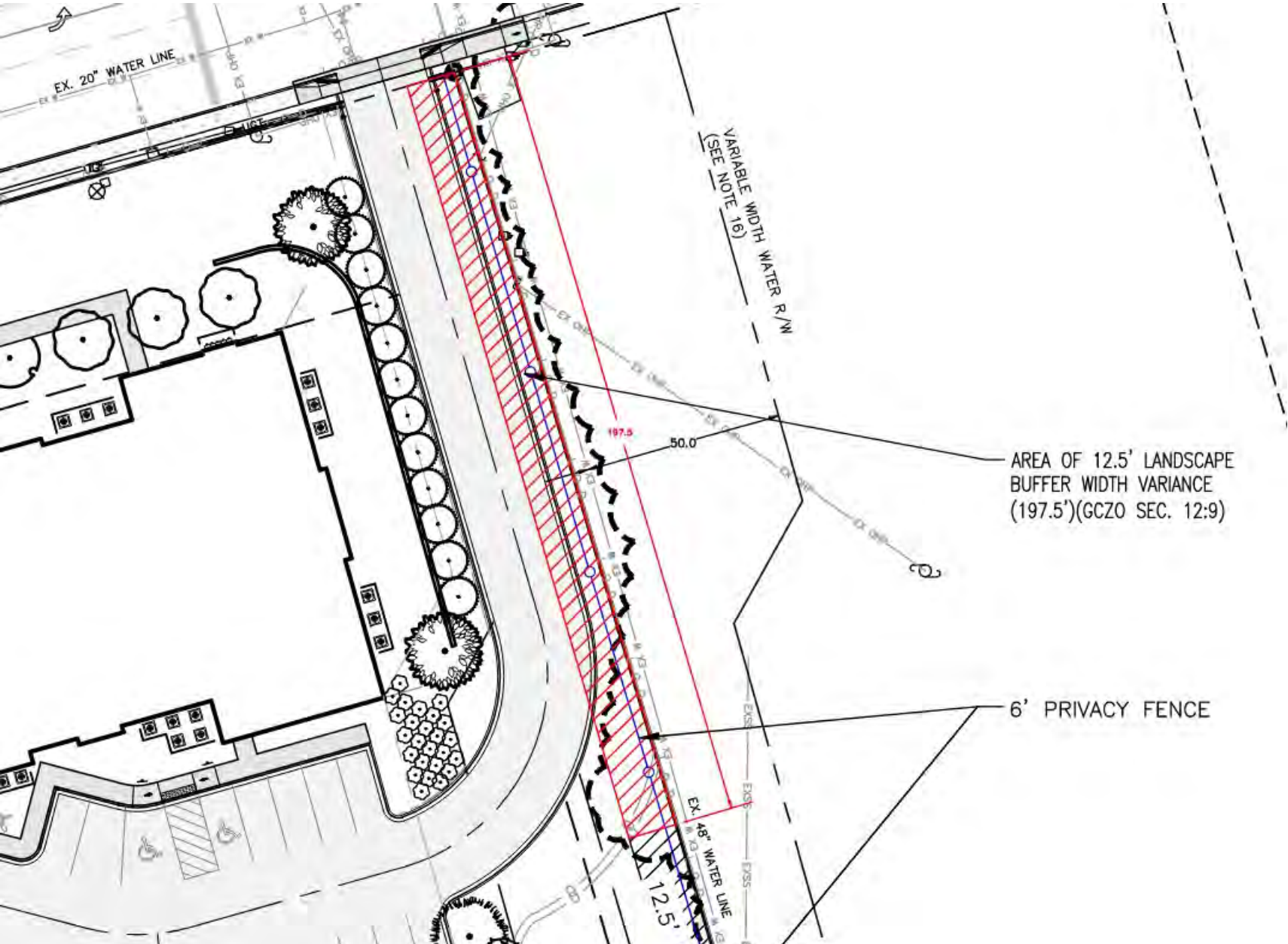
# CB-2024-073: Variance Considerations

**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.



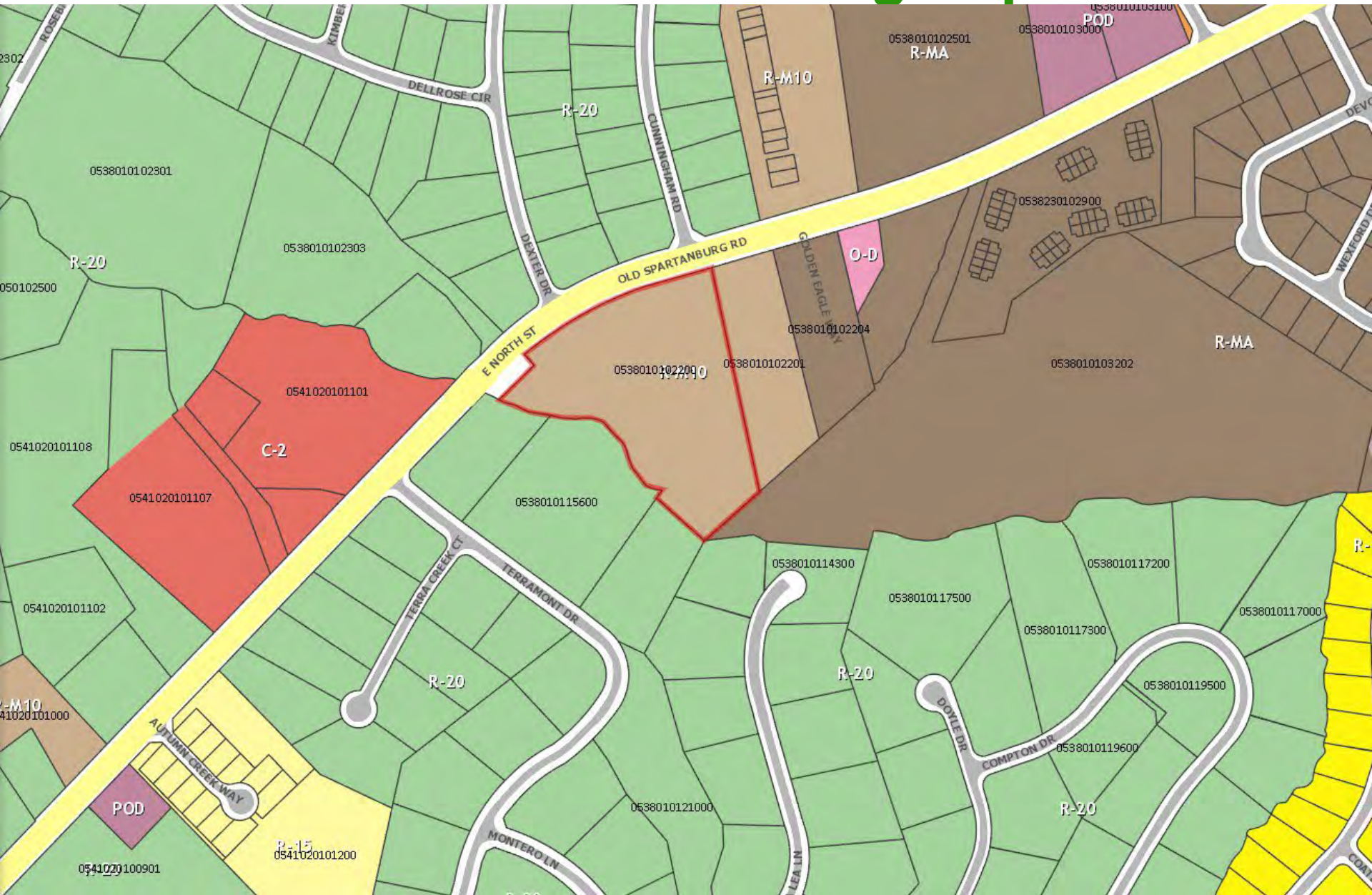
# CB-2024-073: Site Plan



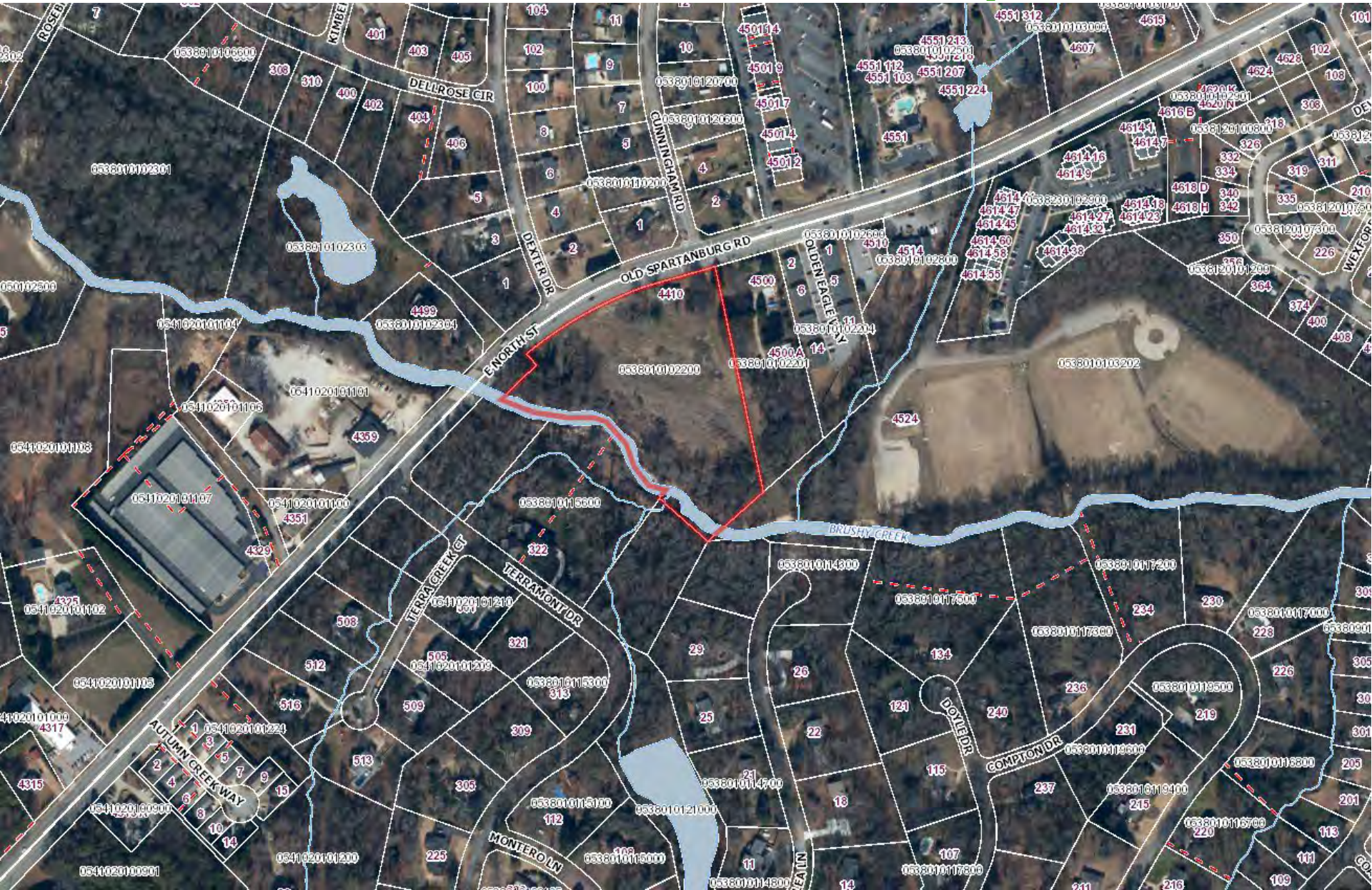
AREA OF 12.5' LANDSCAPE BUFFER WIDTH VARIANCE (197.5')(GCZO SEC. 12:9)

6' PRIVACY FENCE

# CB-2024-073: Zoning Map

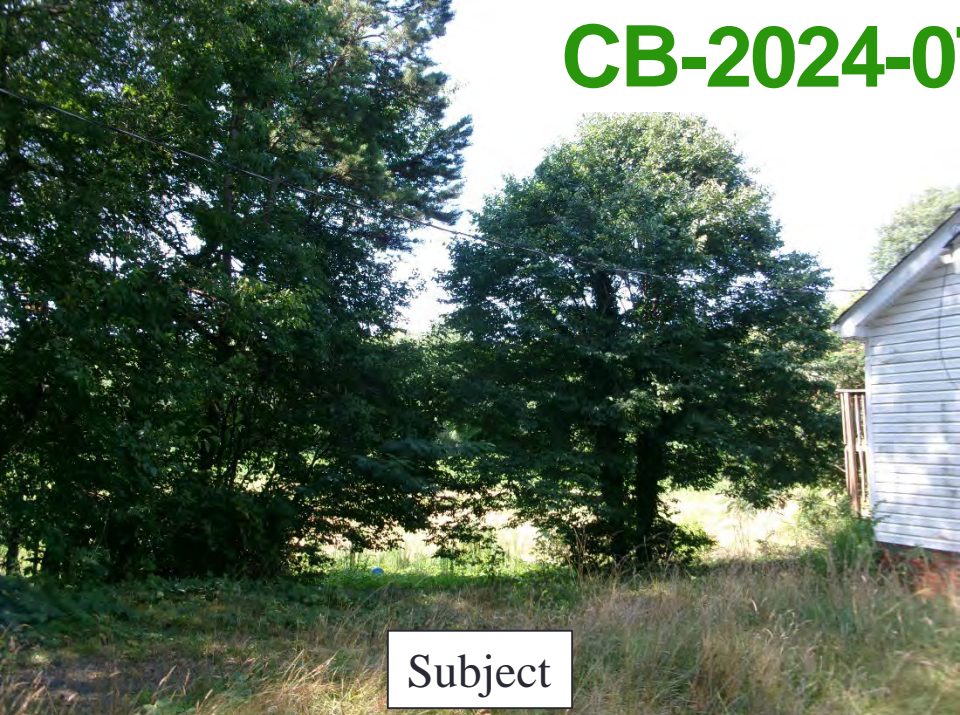


# CB-2024-073: Aerial Map





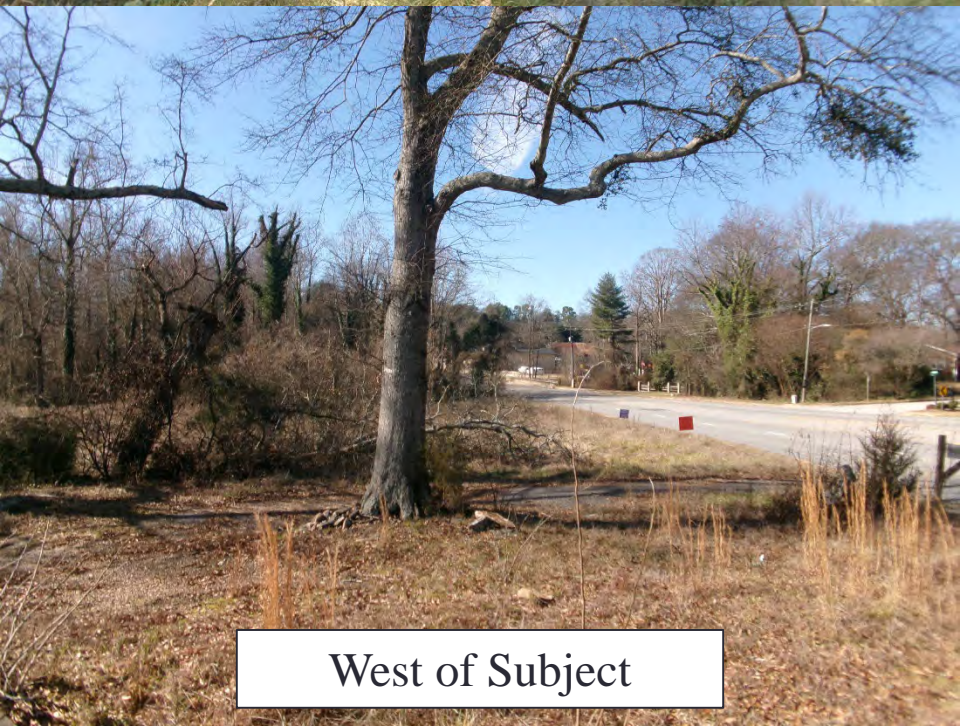
# CB-2024-073 Photos



Subject



Northwest of Subject



West of Subject



North of Subject

# CB-2024-074

<b>Applicant:</b>	Jane C. Lindstrom & Scott A. Lindstrom
<b>Project Type:</b>	Variance
<b>Address:</b>	1728 E. Saluda Lake Rd., Greenville, SC 29611
<b>Zoning:</b>	R-12, Single Family Residential District
<b>Posting:</b>	Confirmed 07/02/24

# CB-2024-074: Request

The property is located 1.94 miles northwest of the intersection of White Horse Rd and W Blue Ridge Dr, in the R-12 Single Family Residential District

The applicant is requesting 2 Variances, one to allow for the placement of an accessory structure in the front yard. The Second variance is to encroach 11' into the 20' front setback.

There are no prior applications before the BZA.

# CB-2024-074: Variance

## **7:3.4 Side Setbacks in Single-family Residential Districts**

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

# CB-2024-074: Variance

## Section 7:3:1; Table 7.3 – Setback/Height Requirements for the R-12, Single Family Residential District;

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

# CB-2024-074: 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.

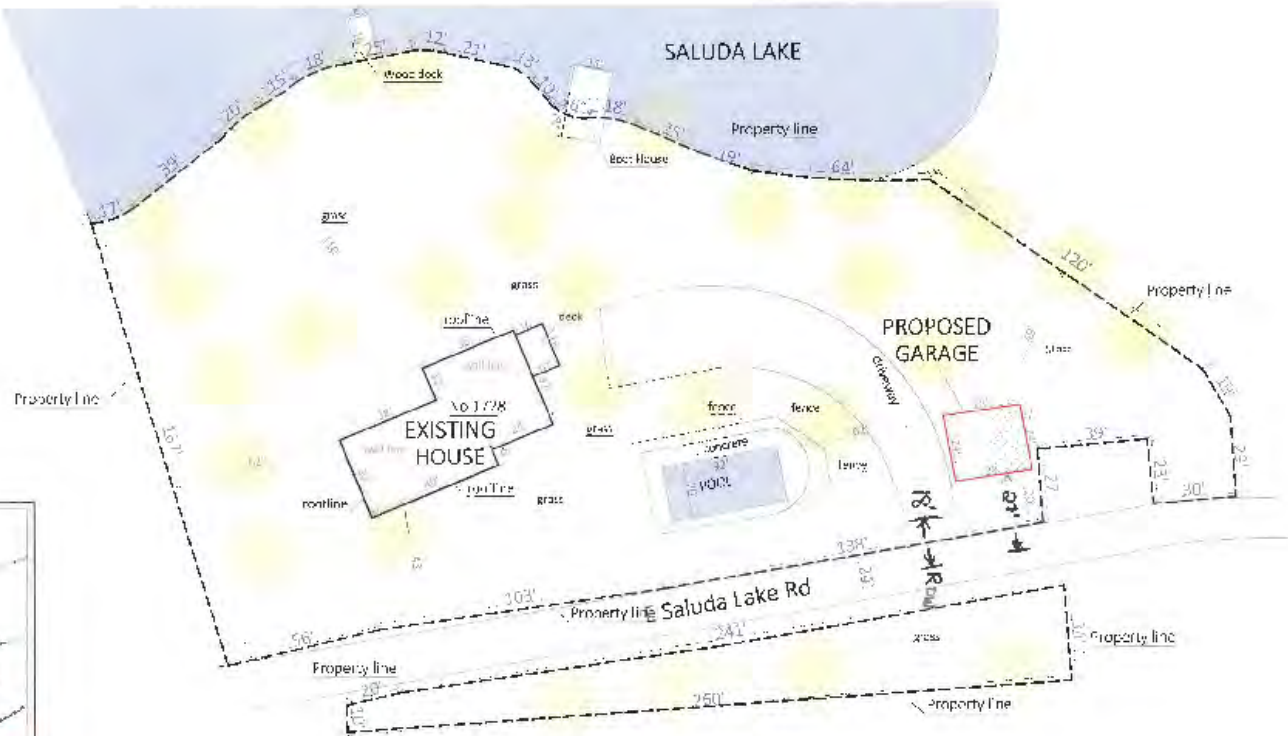
# CB-2024-074: Site Plan

## SITE PLAN

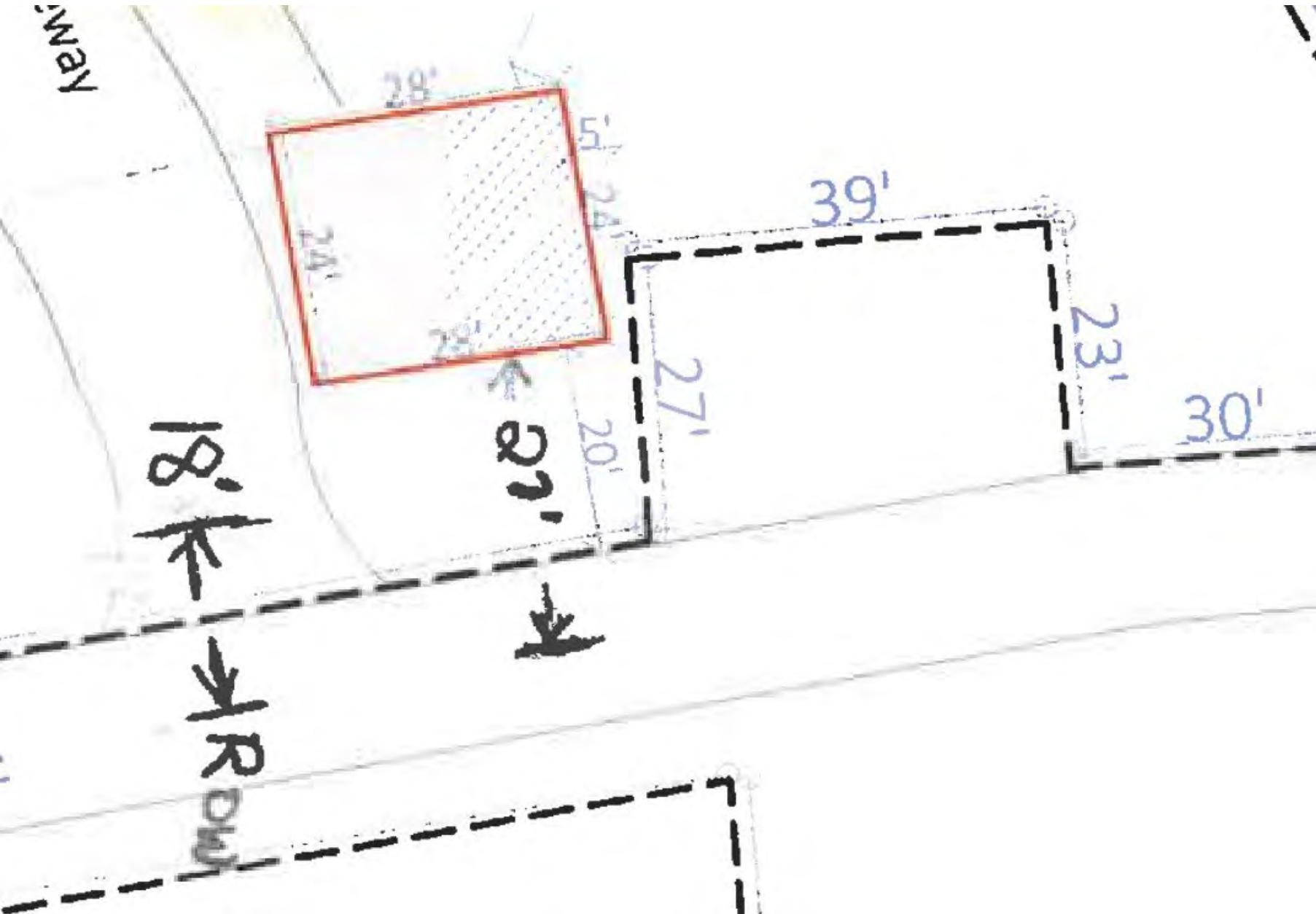
1728 East Saluda Lake Road  
Greenville, SC 29611  
Parcel ID: B003.01-01-040.00  
Lot area: 1.62 Acres  
Paper Size: 11"x17"



scale 1"=40'

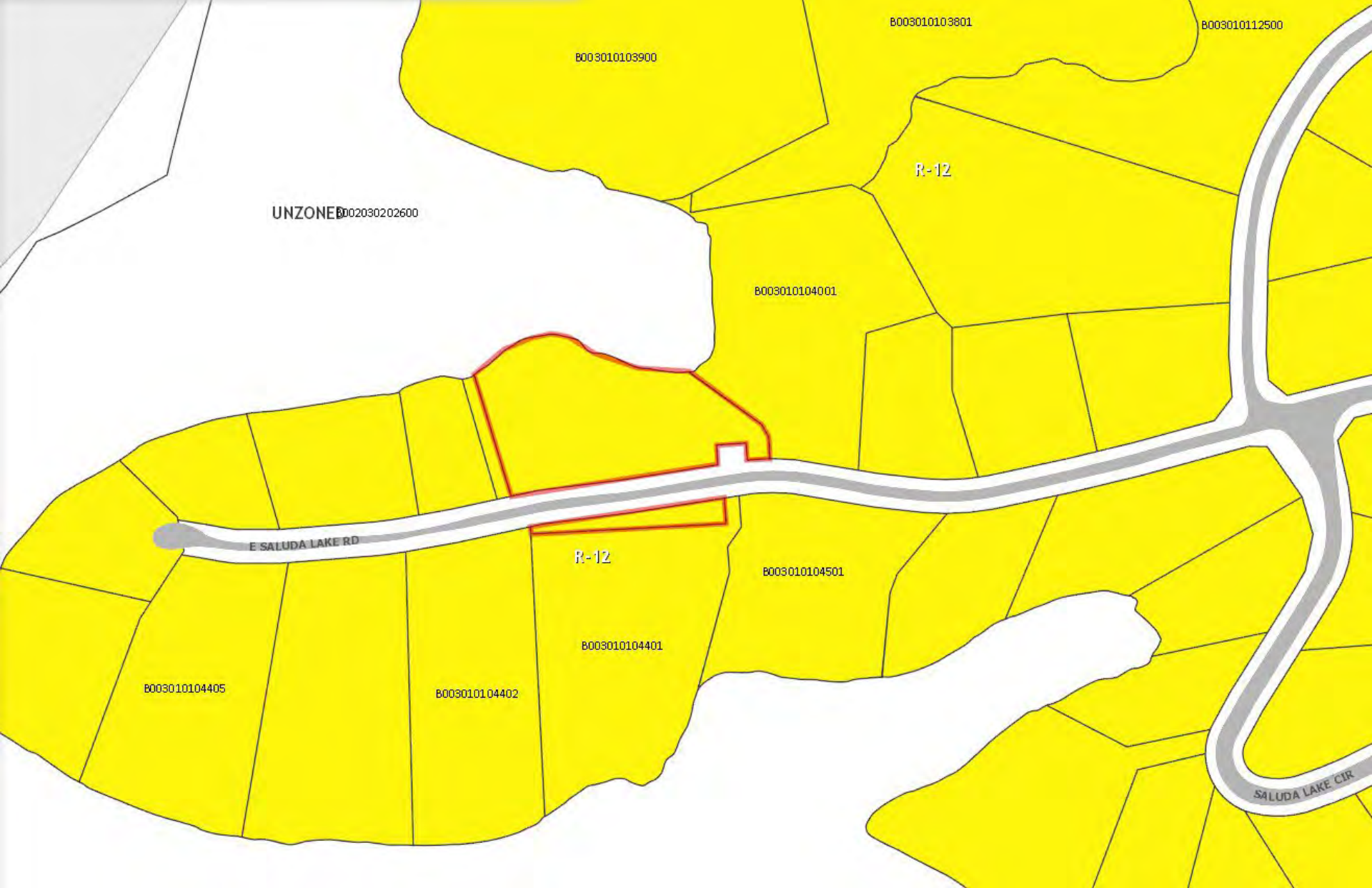


# CB-2024-074: Site Plan





# CB-2024-074: Zoning Map





# CB-2024-074 Photos



Subject



East of Subject



West of Subject



South of Subject

# CB-2024-075

- Applicant:** Paul J. Harrison, PE of Bluewater Civil Design, LLC for Don Hawthorne
- Project Type:** Use By Special Exception
- Address:** 2460 W. Georgia Rd., Piedmont, SC 29673
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 07/02/24

# CB-2024-075: Request

The property is located 1.89 miles south of the I-185 and Fork Shoals interchange, in the R-S Residential Suburban District.

The applicant is requesting a Use by Special Exception for a public utility to construct a pump station on the site.

There are no prior applications before the BZA

# CB-2024-075: Use By Special Exception

**Section 5:4.1 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 R-S, Residential Suburban District.

The proposed use requires approval from the BZA.

# CB-2024-075: Public Utility

**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-2024-075: Use by Special Exception Considerations

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

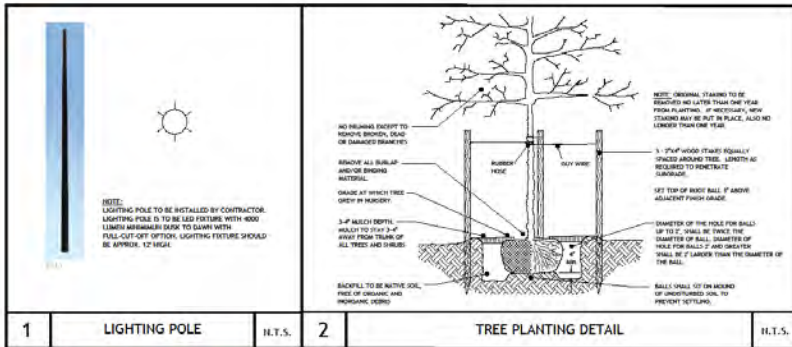
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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.



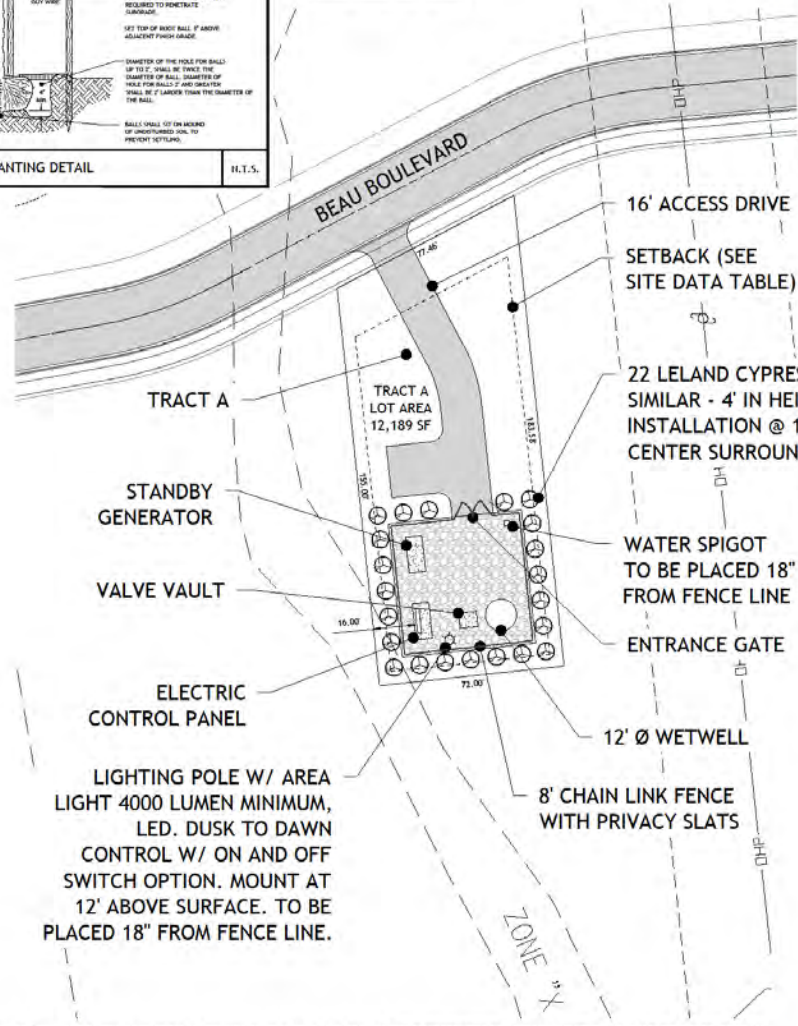
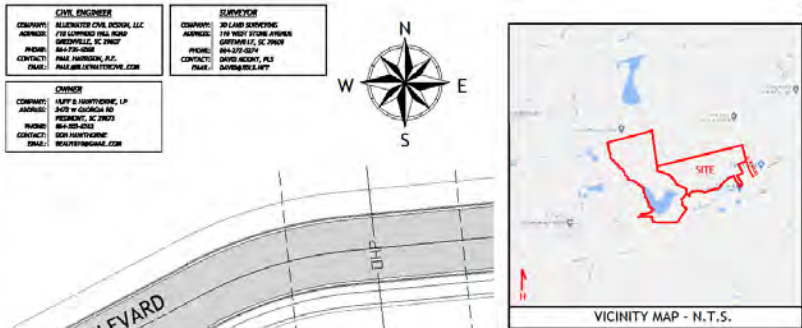


# CB-2024-075: Site Plan



**NOTE:** THE PUMP STATION ALONG WITH ALL LAND ASSOCIATED WITH TRACT A WILL BE DEeded TO METROGENICS FOR OWNERSHIP AND MAINTENANCE INCLUDING FENCING, LIGHTING, AND LANDSCAPING.

SITE DATA	
TRACT A AREA:	+12,189 SF
ZONING:	HOBBES/RESIDENTIAL/R/S
SETBACKS:	20' FRONT 5' SIDE 5' REAR
LANDSCAPE BUFFER:	8' PRIVACY FENCE WITH LEDLAND CYPRESS OR SIMILAR PLANTED @ 10' ON CENTER AROUND THE PUMP STATION FENCE PERIMETER. SCREENING TREES TO BE A MINIMUM OF 4' TALL AT PLANTING.



Project Number: 2024-075  
 Date: 08/20/24  
 Drawn By: J. Nathan, P.E.  
 Checked By: J. Nathan, P.E.  
 Scale: As Shown  
 Date of Project: 08/20/24

**blue WATER civil design**  
 BLUEWATER CIVIL DESIGN, LLC  
 716 COLUMBIA HILL ROAD  
 GREENWELL, SC 29642  
 www.bluewatercivil.com

**VALLEY COVE FARMS**  
 (SFR Subdivision - Preliminary)  
 Fork Shoals Road & W. Georgia Road  
 Piedmont, SC 29673

**PUMP STATION BLOW UP AND DETAILS EXHIBIT**

**PS-3**





# CB-2024-075 Photos



Subject



West of Subject



East of Subject



South of Subject

# CB-2024-076

- Applicant:** John Edward Schlansker of YMCA of Greenville for Jamie Benton of Greenville County School District
- Project Type:** Use by Special Exception
- Address:** 2 Eighth St., Greenville, SC 29611
- Zoning:** R-7.5, Single-Family Residential District
- Posting:** Confirmed 07/02/24

# CB-2024-076: Request

The property is located 0.53 miles southeast of the intersection of Easley Bridge Rd and N Washington Ave, in the R-7.5, Single Family Residential District

The applicant is requesting a Use by Special Exception to allow for the construction of a 51' L x 8' 4" W Canopy.

The YMCA is located on same parcel as Greenville County School.

There are no prior applications before the BZA.

# CB-2024-076: 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 “Schools – Primary, Secondary” as a Use by Special Exception in the R-7.5, Single Family Residential District.

The proposed use requires approval from the BZA.



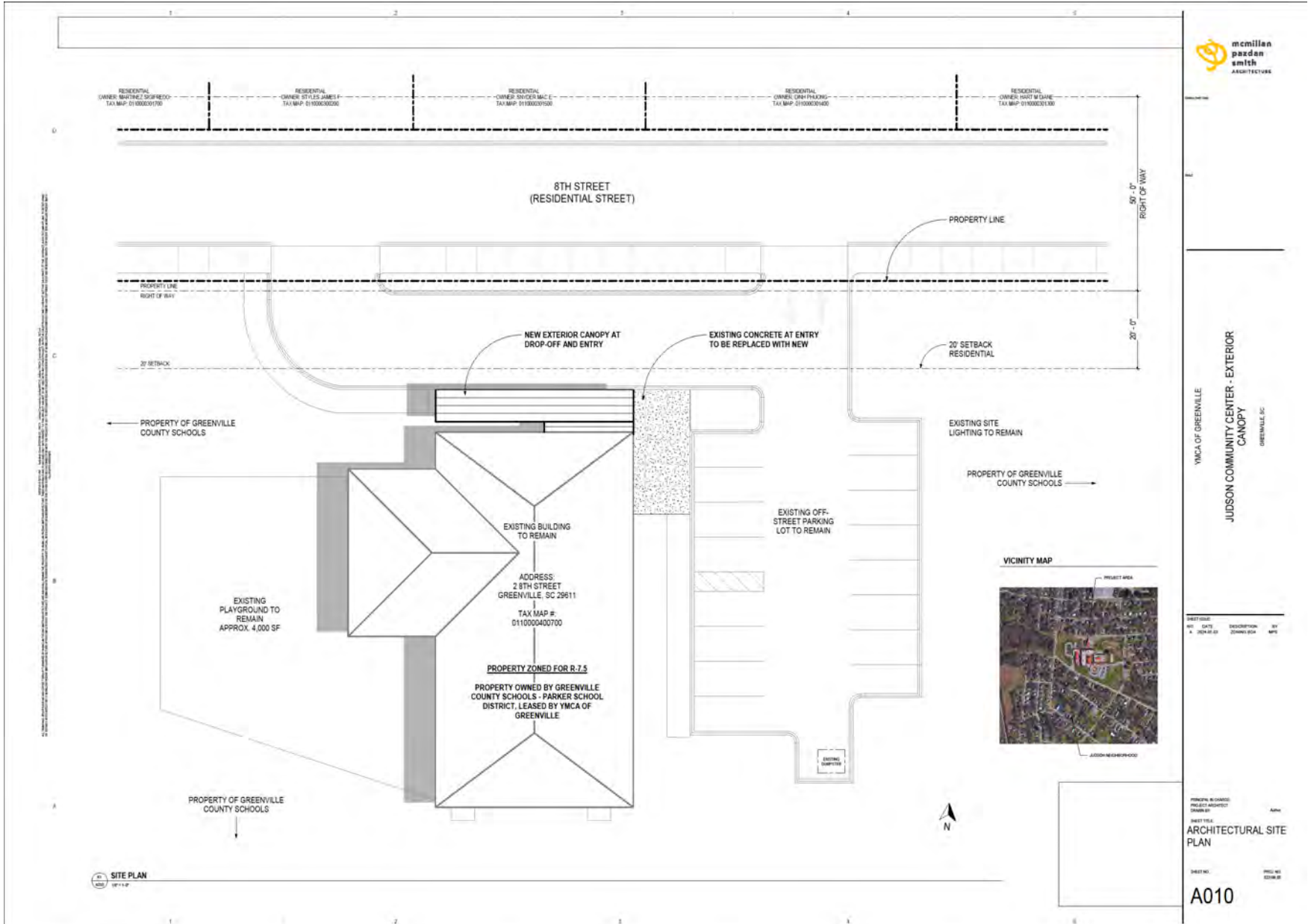
# CB-2024-076: Use by Special Exception Considerations

## 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-2024-076: Site Plan



YMCA OF GREENVILLE  
**JUDSON COMMUNITY CENTER - EXTERIOR CANOPY**  
 GREENVILLE, SC



SHEET NO.	DATE	DESCRIPTION	BY
1	10/18/24	CONCEPT	MS

PROJECT CHARGED:  
 PROJECT ARCHITECT  
 OWNER: MS

SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**

SHEET NO.:  
**A010**

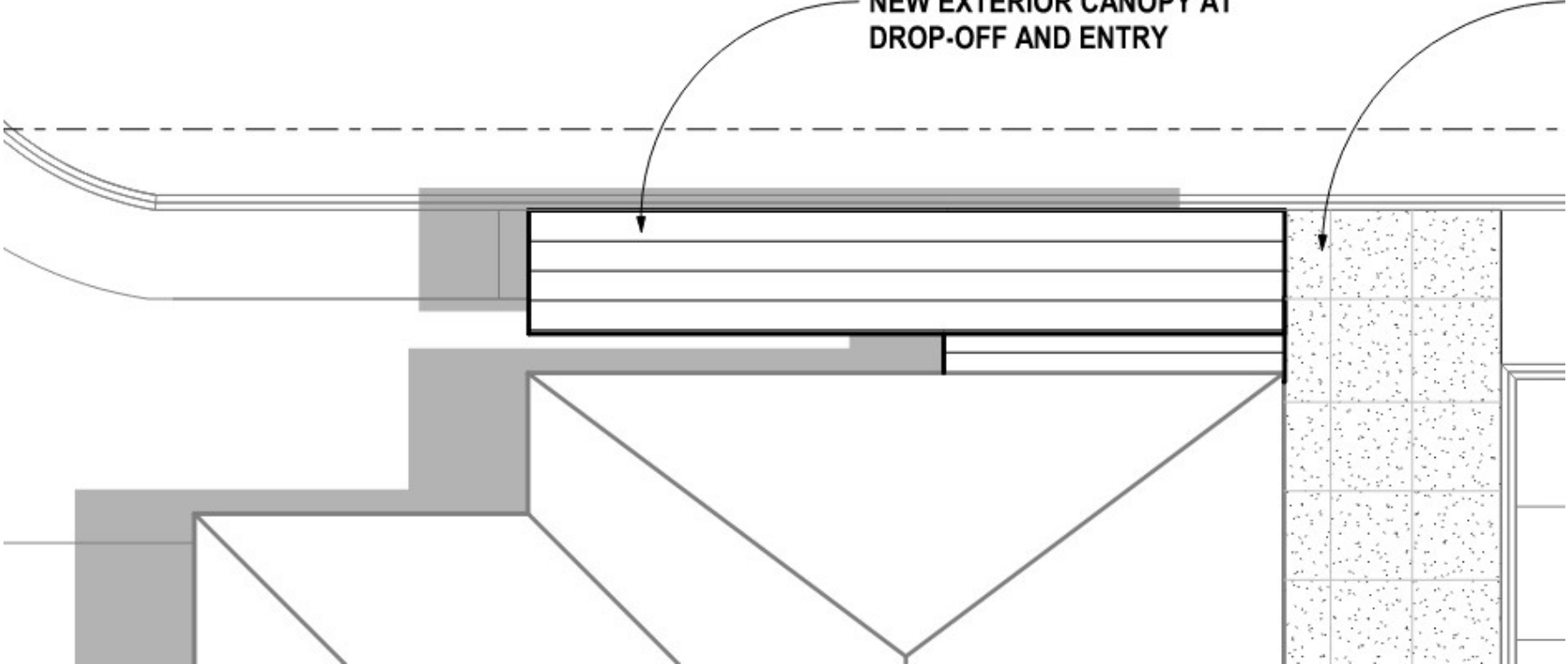
PROJECT NO.:  
 2024-076

**SITE PLAN**  
 10/18/24

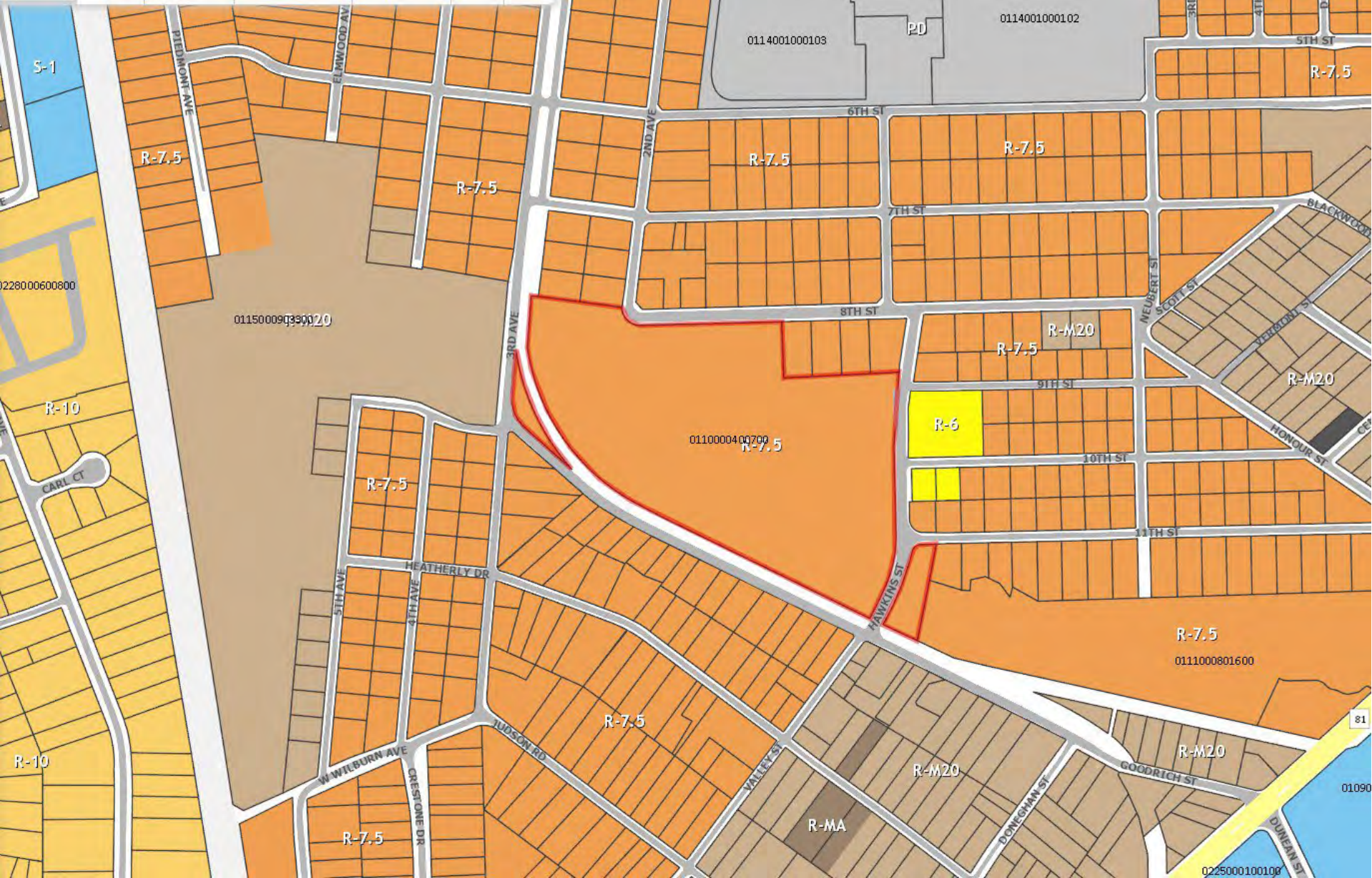
# CB-2024-076: Site Plan



NEW EXTERIOR CANOPY AT  
DROP-OFF AND ENTRY



# CB-2024-076: Zoning Map





# CB-2024-076 Photos



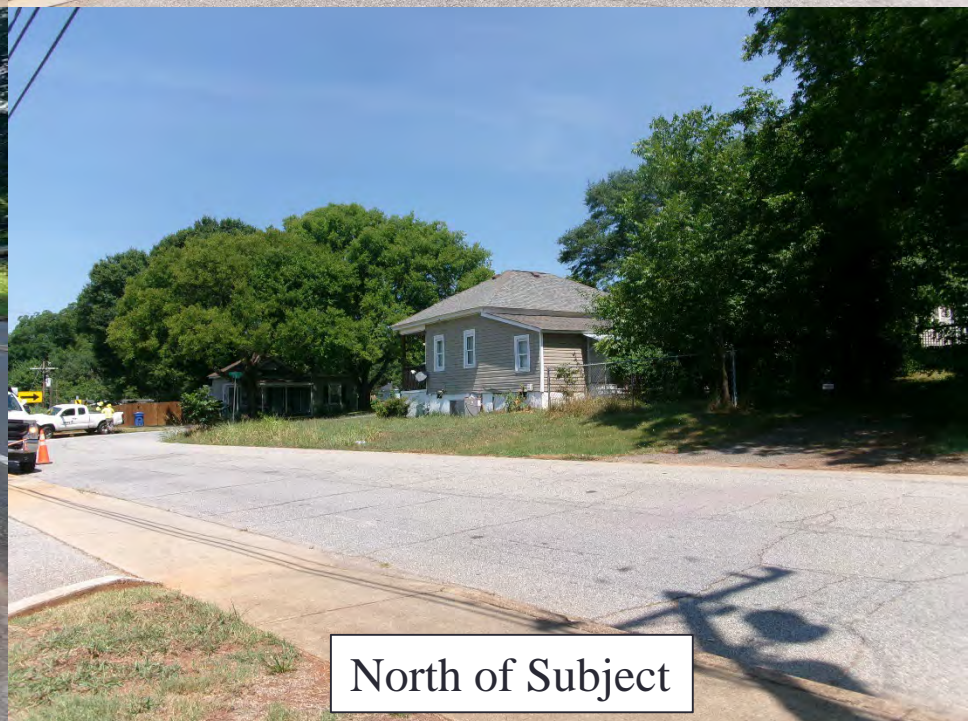
Subject photo 1



Subject photo 2



West of Subject



North of Subject

# CB-2024-078

<b>Applicant:</b>	Jenny Reyes for Bryan DeBruin of VRC Fund II, LLC
<b>Project Type:</b>	Variance
<b>Address:</b>	205A Blackwood St., Greenville, SC 29611
<b>Zoning:</b>	R-M20, Multifamily Residential District
<b>Posting:</b>	Confirmed 07/02/24

# CB-2024-078: Request

The property is located 0.66 miles southwest of the intersection of Dunbar St. and Anderson St., in the R-M20, Multifamily Residential District

The applicant is requesting a Variance to encroach 13.2' into the 20' setback from Scott St.

There are no prior applications before the BZA.



# CB-2024-078: Variance Request

## Section 7:3, Table 7.3 – Setback/Height Requirements for the R-M20, Multifamily Residential District;

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

### 7:3.4 Side Setbacks in Single-family Residential Districts

For residences, accessory buildings, and nonresidential uses located on corner lots, the minimum side yard width measured from the street right-of-way line shall be 20 feet on a residential service street, 30 feet on a collector street, and 40 feet on an arterial street. For additional minimum setback requirements, refer to the Transportation Corridor Preservation Ordinance #3079 (Appendix C.).

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

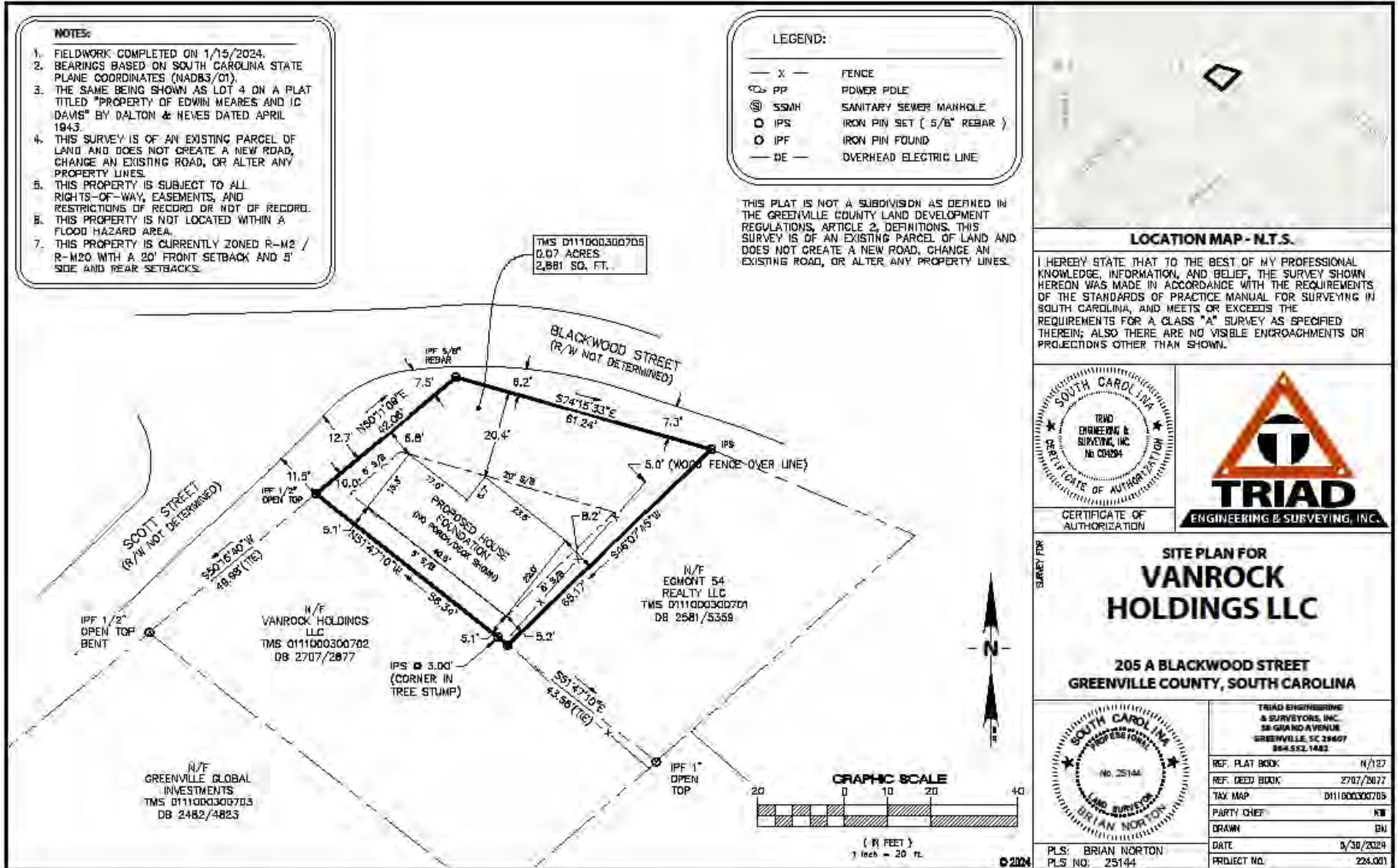
Single-family residential dwellings located in multi-family districts shall have a minimum lot width of 30 feet and a side and rear setback of 5 feet. Front setbacks are measured from the street right of way and are as follows; 20 feet on a residential street, 30 feet on a collector street, and 50 feet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

# CB-2024-078: Variance Considerations

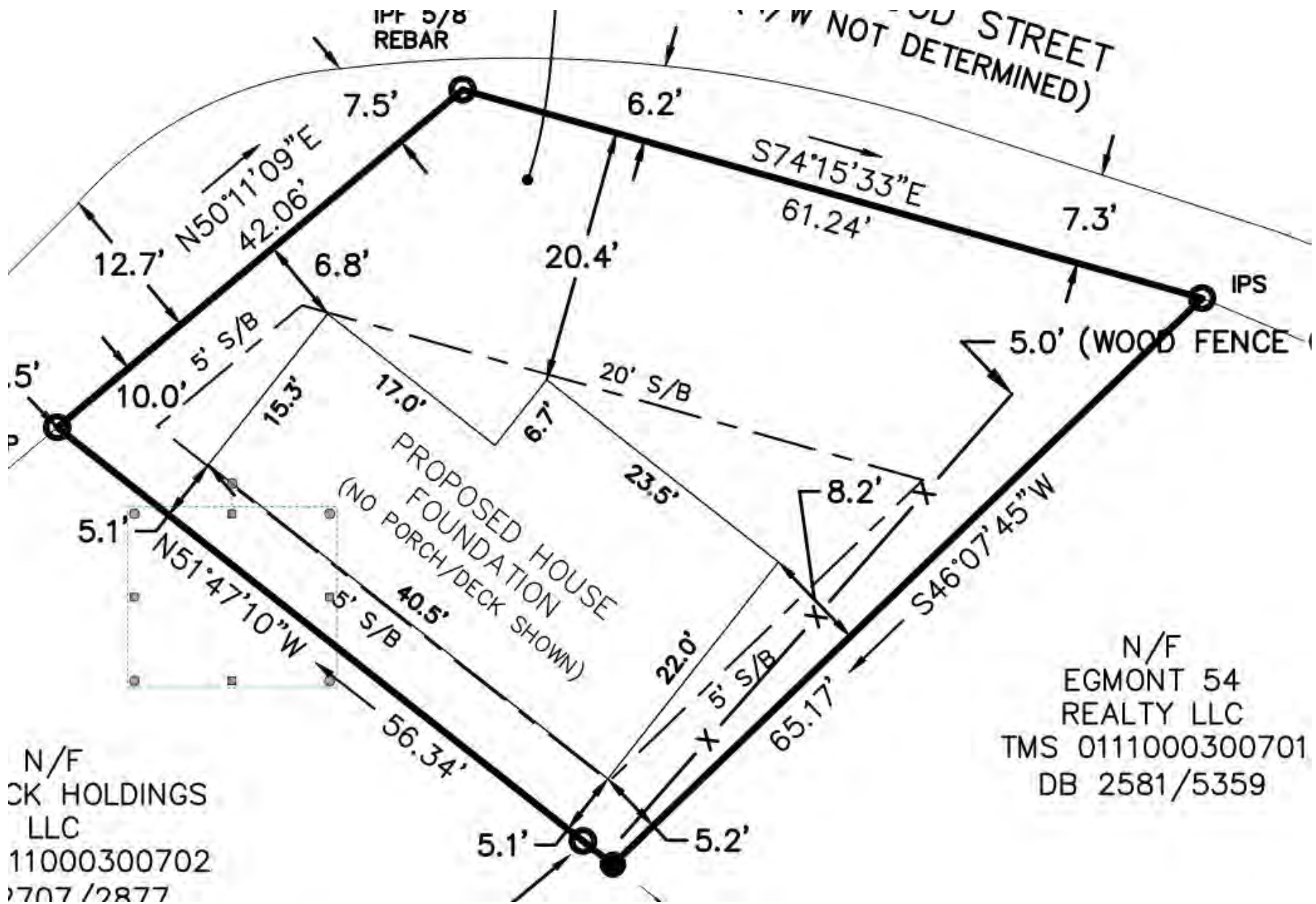
**Section 3:4.1 of the Greenville County Zoning Ordinance** states that a variance may be granted if the Board makes and explains the following findings:

- 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-2024-078: Site Plan



# CB-2024-078: Site Plan



N/F  
 CK HOLDINGS  
 LLC  
 11000300702  
 707/2877

N/F  
 EGMONT 54  
 REALTY LLC  
 TMS 0111000300701  
 DB 2581/5359





# CB-2024-078 Photos



Subject



West of Subject



North of Subject



East of Subject

# CB-2024-079

**Applicant:** John Snover of Eastern Industrial Supplies, Inc. for K Miller Properties, LLC

**Project Type:** Variance

**Address:** 11 Caledon Ct. Lot 6, Greenville, SC 29615

**Zoning:** P-D, Planned Development District

**Posting:** Confirmed 07/02/24



# CB-2024-078: Request

The property is located 1.05 miles southeast of the intersection of N Pleasantburg Dr. and E North St. in the P-D, Planned Development District

The applicant is requesting a Variance to encroach 15' into the 25' exterior setback.

There are no prior applications before the BZA.

# CB-2024-079: Variance Request

## **8:1.4 Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures**

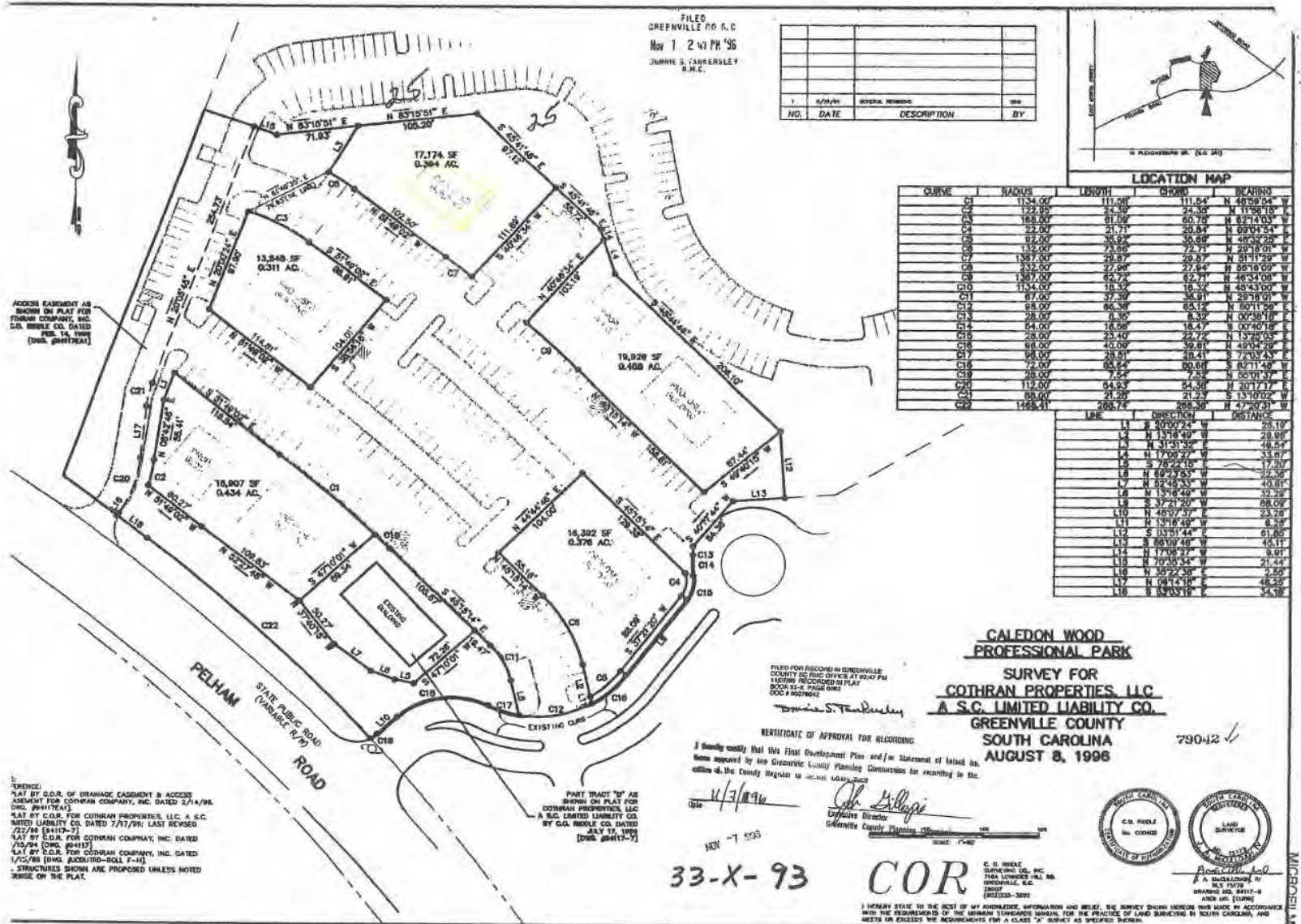
No structure shall be erected within 25 feet from any external lot line of any Planned Development, however, where land uses within a Planned Development are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within PD districts provided, however, that the Planning Commission and County Council shall ascertain that the characteristics of building location shall be appropriate as related to structures within the planned development and otherwise fulfill the intent of this Ordinance.

# CB-2024-079: 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:

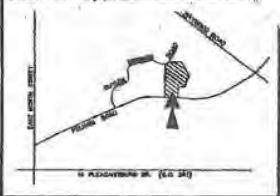
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2024-079: Site Plan



FILED  
GREENVILLE S.C.  
Nov 1 2 41 PM '96  
JIMMIE S. TANNERLEY  
S.M.C.

NO.	DATE	GENERAL REVISIONS	DESCRIPTION	BY



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1134.00	111.50	111.54	N 48°59'54" W
C2	122.80	24.30	24.38	N 17°58'18" E
C3	185.00	81.00	80.70	N 82°14'03" E
C4	23.00	21.71	20.84	N 69°04'54" E
C5	82.00	38.54	38.60	N 48°32'20" E
C6	135.00	73.60	72.77	N 72°18'01" W
C7	128.00	29.87	29.87	N 91°11'29" W
C8	233.00	27.60	27.64	N 88°18'09" W
C9	1387.00	82.73	82.71	N 48°34'08" W
C10	1134.00	18.35	18.32	N 48°34'08" W
C11	87.00	37.39	38.81	N 92°18'01" W
C12	88.00	88.38	88.12	N 80°11'58" E
C13	28.00	8.35	8.35	N 00°38'18" E
C14	84.00	18.88	18.87	N 00°40'18" E
C15	28.00	25.40	25.40	N 13°20'03" E
C16	88.00	40.08	39.81	N 49°04'28" E
C17	98.00	28.81	28.41	S 72°03'43" E
C18	72.00	68.12	68.12	N 82°14'03" W
C19	28.00	7.54	7.53	N 90°01'39" E
C20	112.00	54.93	54.38	N 20°17'17" E
C21	88.00	21.28	21.23	S 13°10'02" E
C22	1588.41	388.74	388.34	N 47°20'31" E

LINE	DIRECTION	LENGTH	BEARING
L1	S 20°00'24" W	28.10	
L2	N 13°16'40" W	28.90	
L3	N 31°30'35" E	48.57	
L4	N 12°30'35" E	25.00	
L5	S 78°22'10" E	17.20	
L6	N 69°23'53" W	29.50	
L7	N 52°48'38" W	40.81	
L8	N 13°16'40" W	61.80	
L9	S 37°21'20" E	88.00	
L10	N 46°07'57" E	23.28	
L11	N 13°16'40" W	8.20	
L12	S 13°51'44" W	61.80	
L13	S 88°09'48" W	45.11	
L14	N 17°08'27" W	9.81	
L15	N 70°38'34" W	21.44	
L16	N 35°22'35" W	7.54	
L17	N 08°14'18" E	48.25	
L18	S 63°03'18" E	34.78	

ACCESS EASEMENT AS SHOWN ON PLAN FOR FRYMAN COMPANY, INC. S.D. HENSEL CO. DATED FEB. 14, 1995 (DWA 894176A1)

FILED FOR RECORD IN GREENVILLE COUNTY S.C. REC. OFFICE AT 10:24 PM 11/07/96 RECORDED IN PLAT BOOK 91-C PAGE 083 DOC # 8027802

**CALEDON WOOD PROFESSIONAL PARK**  
**SURVEY FOR**  
**COTHRAN PROPERTIES, LLC**  
**A S.C. LIMITED LIABILITY CO.**  
**GREENVILLE COUNTY**  
**SOUTH CAROLINA**  
**AUGUST 8, 1996**

I hereby certify that this Final Development Plan and/or Statement of Intent has been approved by the Greenville County Planning Commission for recording in the office of the County Register as indicated hereon.

*Jimmie S. Tannerley*  
 Executive Director  
 Greenville County Planning Commission



NOV -7 1996  
**33-X-93**

**COR**

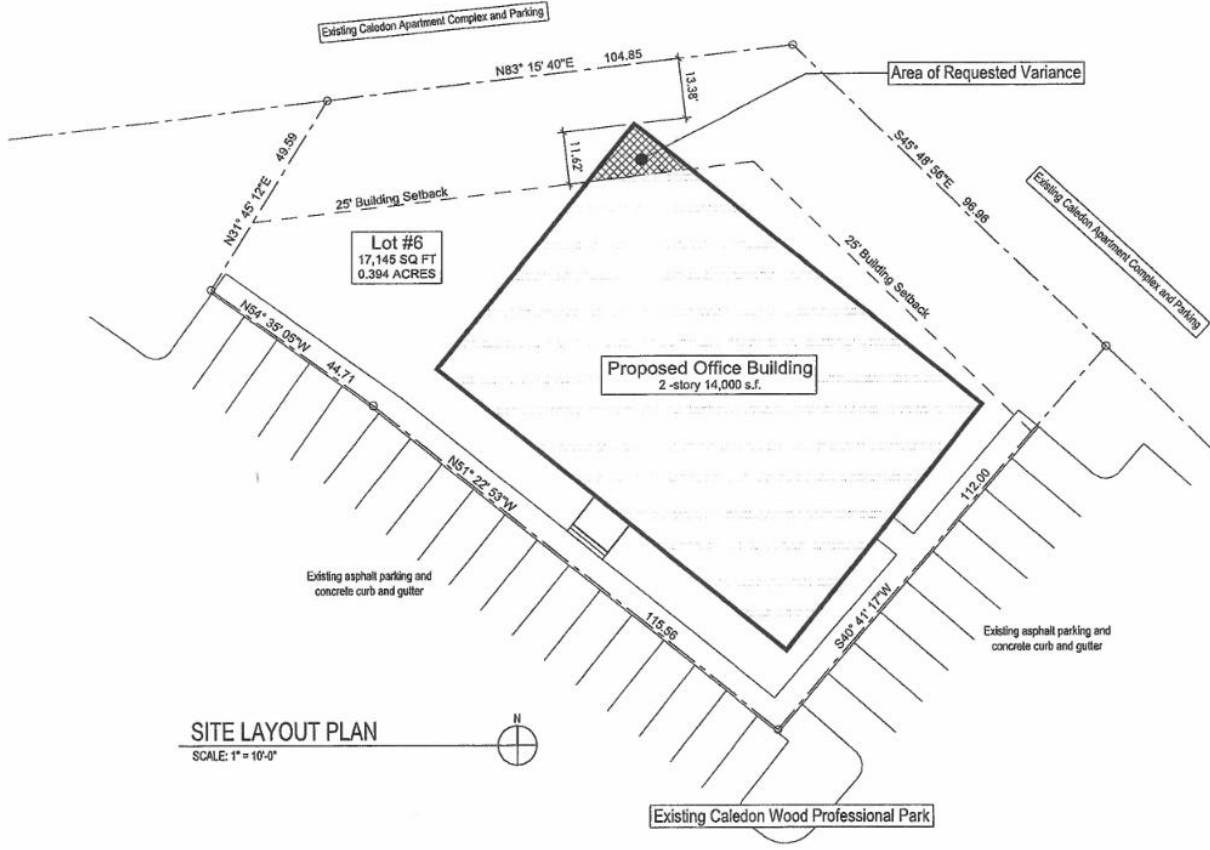
C. E. HINKLE  
 SURVEYING CO., INC.  
 734 LAMAR HWY. S.W.  
 GREENVILLE, S.C.  
 29607  
 (803)233-3290

I HEREBY STATE, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS SURVEY SHOWS ACCURATE INFORMATION AND IS ACCORDING TO THE REQUIREMENTS OF THE SURVEYING STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

DATE RECORDED

# CB-2024-079: Site Plan

THE DRAWINGS AND STATEMENT OF SERVICES AND FEES ARE THE PROPERTY OF IVP AND SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, EITHER BY MEANS OF ANY MECHANICAL, PHOTOGRAPHIC, ELECTRONIC, OR INFORMATION SYSTEMS WITHOUT THE WRITTEN PERMISSION OF IVP. ARCHITECTURAL DRAWINGS ARE FORWARDED BY THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE FORWARDED BY THE ARCHITECT. ARCHITECTURAL DRAWINGS ARE FORWARDED BY THE ARCHITECT. ALL RIGHTS RESERVED.



Eastern Industrial Supplies, Inc.  
 10774 CALEDON WOOD PROFESSIONAL PARK  
 GERRYVILLE, ONTARIO CANADA

NO.	REVISION	DATE

Date: 3 June 2024

C-01

Project No.: Caledon

# CB-2024-079: Zoning Map



# CB-2024-079: Aerial Map



# CB-2024-079 Photos



Subject



Northwest of Subject



Southwest of Subject



East of Subject



# End of Dockets

- Announcements/Requests by BZA Members
- Adjournment