



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

March 12, 2025

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**
9. **Brennan Stonerock**

Staff Present:

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

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

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

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

4. **Approval of Minutes and Adoption of Final Decisions and Orders of February 12, 2025.**

Mr. Akers made a motion to approve the Minutes from the February 12, 2025 meeting. Ms. Brockman seconded. The motion carried with an 8 – 0 vote.

Mr. Akers made a motion to adopt the Final Decisions and Orders from the February 12, 2025 meeting. Ms. Hall seconded. The motion carried with an 8 – 0 vote.

5. **New Business**

- i. **CB-2025-014, Rivers Stilwell of Maynard Nexsen, PC for Advent United Methodist Church**

Chairman Godfrey made a motion to move Docket 014 to the beginning of the meeting. Mr. Hakala seconded. Mr. Roth recused himself from this docket due to conflict of interest.

The property is located 0.89 miles Southeast of the intersection of State Highway 14 and Woodruff Rd, in the R-S, Residential Suburban District.

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

school.

On October 13th, 2004, the Greenville County Board of Zoning Appeals approved a use by special exception on docket CB-04-89, for the use of an additional 7.5 acres for church and church related activities by Advent United Methodist Church.

The representative present for this application was Rivers Stilwell.

There was opposition submitted by email and also in person with questions regarding this application with Jenny Trump present as spokesperson.

Staff presented and discussion ensued.

The applicant asked the board to hold the docket to the following month's meeting in order to allow for more time to collect information and complete a Traffic Impact Study.

The opposition stated they were opposed to this request and the time set for the Board of Zoning Appeals Meetings as it occurred during the work day.

Mr. Akers made a motion to hold the Use by Special Exception as requested. Mr. Hakala seconded the motion. The motion carried with a 7 – 0 vote. Mr. Roth recused himself from this docket due to a conflict of interest.

ii. CB-2025-013, Timothy M. Thomason of Spatial Planning Innovations, LLC for Wild Rose Holdings, LLC

The property is located 0.2 miles West of the interchange State Highway 14 and J Verne Smith Parkway, in the S-1, Services District.

The applicant is requesting a variance to encroach 15' into the 25' right-side setback, to expand an existing building.

There are no prior applications before the BZA.

The representatives present for this application were Timothy Thomason, Adam Thoma, and Victor Cortina.

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

Staff presented and discussion ensued.

The applicant stated the building is an existing physical therapy office and site constraints including topography and floodplain prohibit them from making use of alternate space on the property for the expansion. The applicant stated additionally they had reached out to the neighbors on adjacent sites and they had no issues with the proposed expansion.

Mr. Stonerock made a motion to approve the variance as requested. Ms. Hall seconded the motion. The motion carried with an 8 – 0 vote.

iii. CB-2025-015, Joshua Howard of Smith Hines Greenville SC, LLC for 200 Smith Hines Road

Holdings, LLC

The property is located 0.5 miles South of the interchange of Woodruff Rd and I-385, in the O-D, Office District.

The applicant is requesting a variance to encroach 10.3' into the 25' right-side setback, to bring an existing building into conformance. Non-conformance is due to expansion of I-385 interstate.

There are no prior applications before the BZA.

The representative was not present for this Docket.

Mr. Akers made a motion to hold the docket until the following month's meeting. Ms. Hall seconded the motion. The motion carried with an 8 – 0 vote.

iv. CB-2025-016, Larry Barthelemy of ADC Engineering, Inc. for Greenville County Schools

The property is located 0.9 miles West of the interchange of I-85 and Augusta Rd, in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the expansion of a government facility by adding a culinary arts building.

There are no prior applications before the BZA.

The representatives present for this application were Fred Guthier and Kathleen Powell.

There was one person present with questions concerning this docket, Joyce Wharton.

Staff presented and discussion ensued.

The applicant stated the current facility is a support campus for Greenville County Schools and the proposed use is to train incoming chefs for the Greenville County School System. They additionally stated the scope of the project is to clean up and maintain the existing site as well as add additional parking and loading zones as needed for the project. They stated additionally the proposed building will be located on top of existing impervious area.

Mr. Roth made a motion to approve the Use by Special Exception as requested. Mr. Akers seconded the motion. The motion carried with an 8 – 0 vote.

v. CB-2025-017, Fred Guthier of ADC Engineering, Inc. for Robark Properties

The property is located 0.6 miles Southeast of the I-385 and Haywood Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to remove the 12.5 ft buffer requirement for the areas the parcel is adjacent to a residential use.

There are no prior applications before the Board of Zoning Appeals.

The representative present for this application was Fred Guthier.

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

Staff presented and discussion ensued.

The applicant stated the property was developed as commercial and was adjacent to commercial at the time of building which does not require the same plantings and the change of use triggered the need to bring the property into compliance. They additionally stated the variance request is to keep the parking lot as is with upgrades to the building and on-site landscaping.

Mr. Stonerock made a motion to approve the variance as requested. Ms. Hall seconded the motion. The motion carried with an 8 – 0 vote.

vi. CB-2025-018, Joshua D. Baker of Gray Engineering Consultants for Hopewell United Methodist Church, Inc SC

This property is located 1.13 miles Southwest of Fairview Rd and Harrison Bridge Rd. intersection, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for an expansion of the church.

On April 10th, 2013, The Greenville County Board of Zoning Appeals approved docket CB-13-21 for the placement of a building for classroom use.

On November 8th, 2023, The Greenville County Board of Zoning Appeals approved docket CB-2023-107 for an additional structure, with the condition that the structure must meet all requirements of the Zoning Ordinance.

The representative present for this application was Joshua Baker.

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

Staff presented and discussion ensued.

The applicant stated the current use on the site is for a religious facility and the proposed use is for an expansion of the existing use including a sanctuary and parking lot.

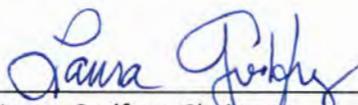
Mr. Hakala made a motion to approve the Use by Special Exception as requested. Ms. Hall seconded the motion. The motion carried with an 8 – 0 vote.

6. Announcements/Requests

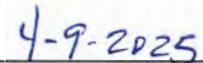
Mr. Henderson reminded the board of upcoming elections for new chair and vice chair positions. He also provided an update on the number of dockets for the April meeting and the decision was made to hold two meetings the following month, on the 9th and 16th.

7. Adjournment

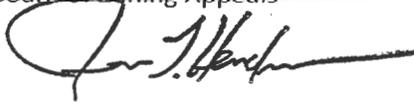
Mr. Roth made a motion to adjourn the meeting. Mr. Hakala seconded. The motion carried unanimously.



Laura Godfrey, Chairman
Board of Zoning Appeals



DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

March 12th, 2025
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-2025-013

Applicant:	Timothy M. Thomason of Spatial Planning Innovations, LLC for Wild Rose Holdings, LLC
Project Type:	Variance
Address:	320 Tandem Dr., Greer, SC 29650
Zoning:	S-1, Services District
Posting:	Confirmed 02/25/25

CB-2025-013: Request

The property is located 0.2 miles West of the interchange of State Highway 14 and J Verne Smith Parkway, in the S-1, Services District.

The applicant is requesting a variance to encroach 15' into the 25' right-side setback, to expand an existing building.

There are no prior applications before the BZA.

CB-2025-012: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the S-1, Services District:

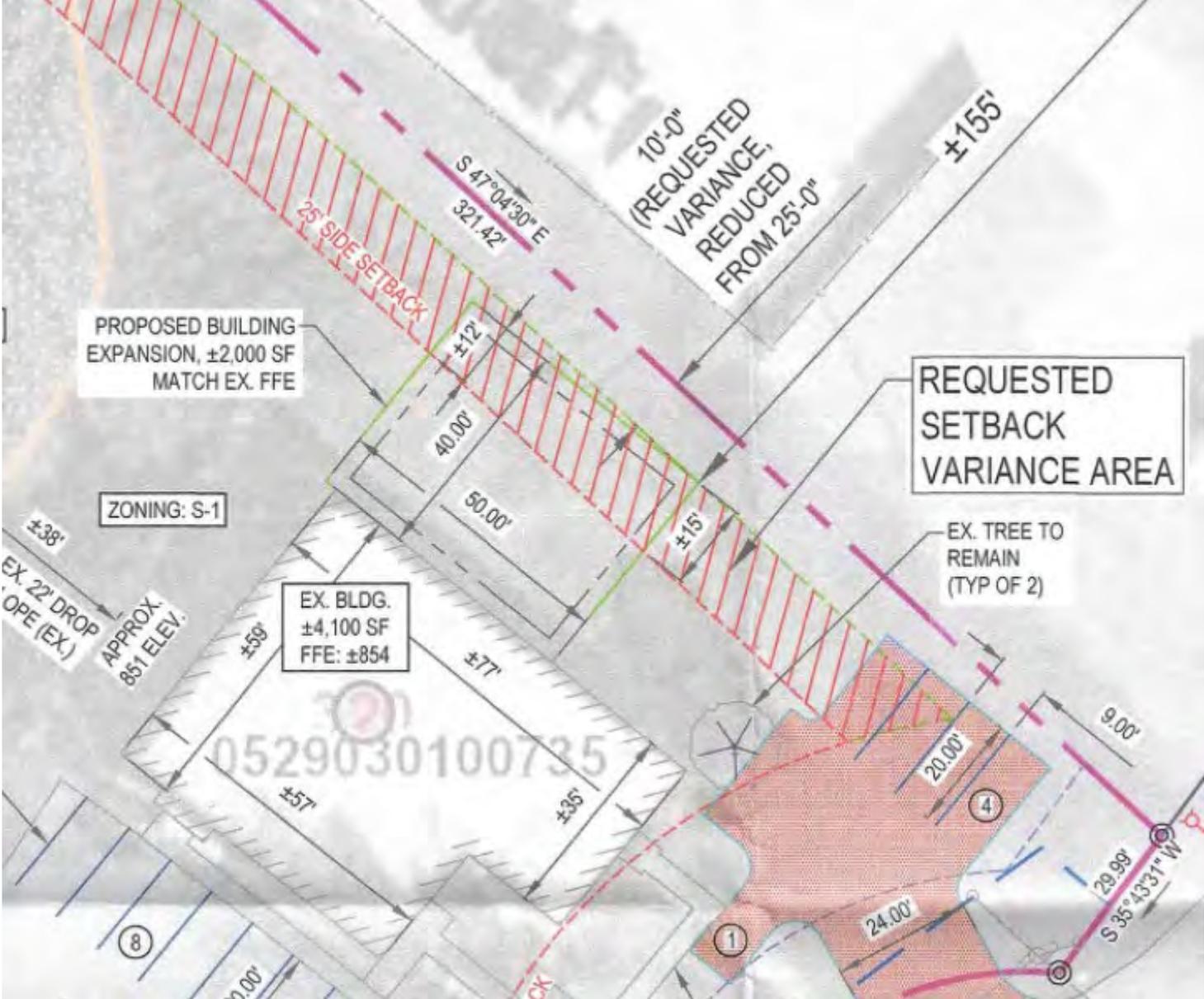
FRONT	=	45' from edge of Tandem Dr. R.O.W.
RIGHT SIDE	=	25' from property line
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2025-009: 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-2025-013: Site Plan



CB-2025-013: Zoning Map



CB-2025-013: Aerial Map



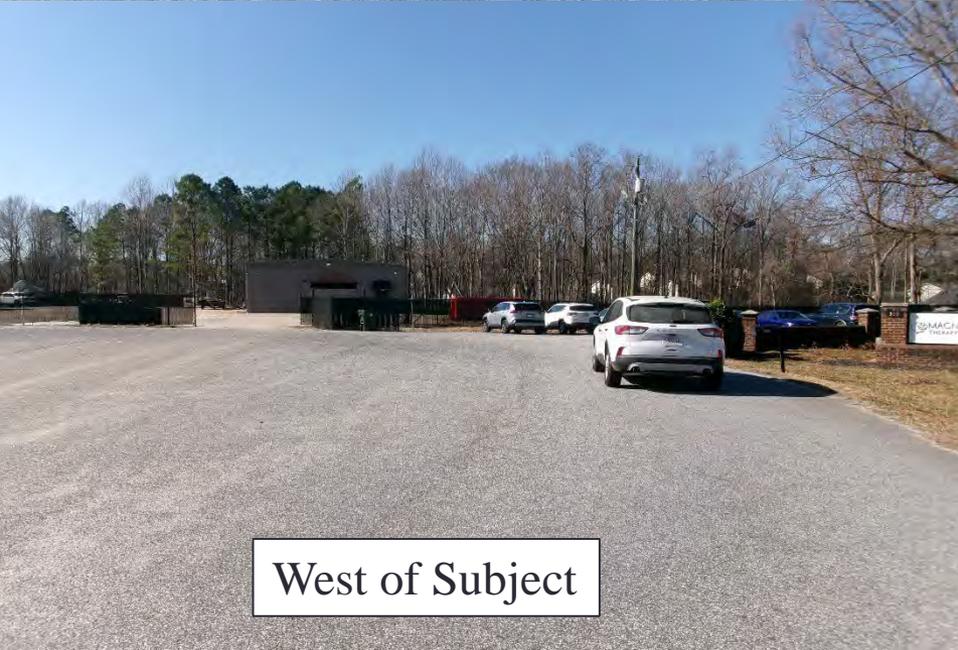
CB-2025-013 Photos



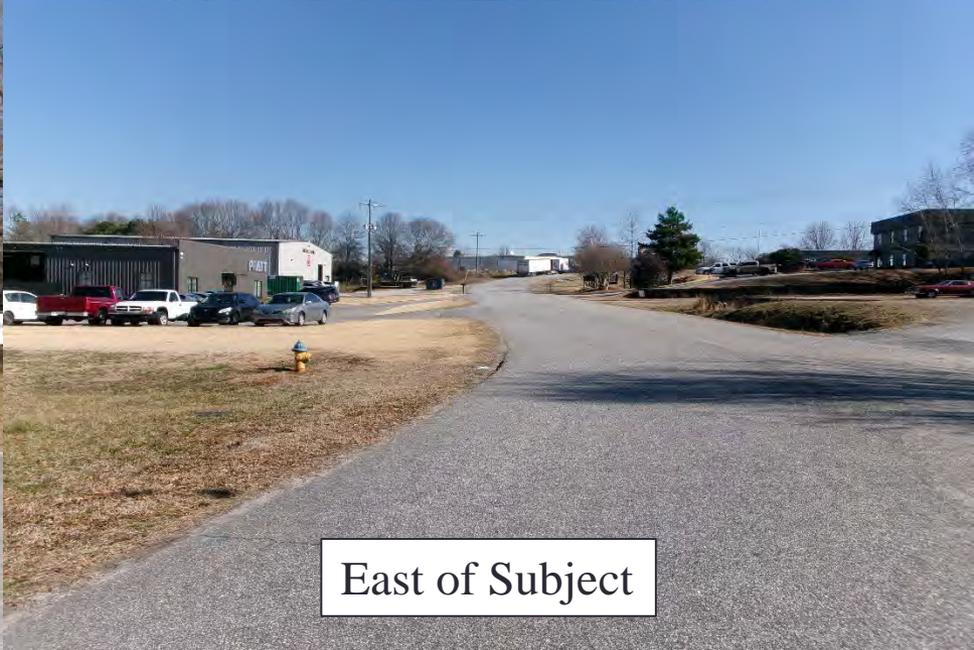
Subject



Subject Photo #2



West of Subject



East of Subject

CB-2025-014

- Applicant:** Rivers Stilwell of Maynard Nexsen, PC for Advent United Methodist Church
- Project Type:** Use By Special Exception
- Address:** 2310 Woodruff Rd., Simpsonville, SC 29681
- Zoning:** R-S, Residential-Suburban District
- Posting:** Confirmed 02/25/2025

CB-2025-014: Request

The property is located 0.89 miles Southeast of the intersection of State Highway 14 and Woodruff Rd, in the R-S, Residential Suburban District.

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

On October 13th, 2004, the Greenville County Board of Zoning Appeals approved a use by special exception on docket CB-04-89, for the use of an additional 7.5 acres for church and church related activities by Advent United Methodist Church.

CB-2025-014: 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-S, Residential Suburban District.

CB-2025-014: Use by Special Exception Considerations

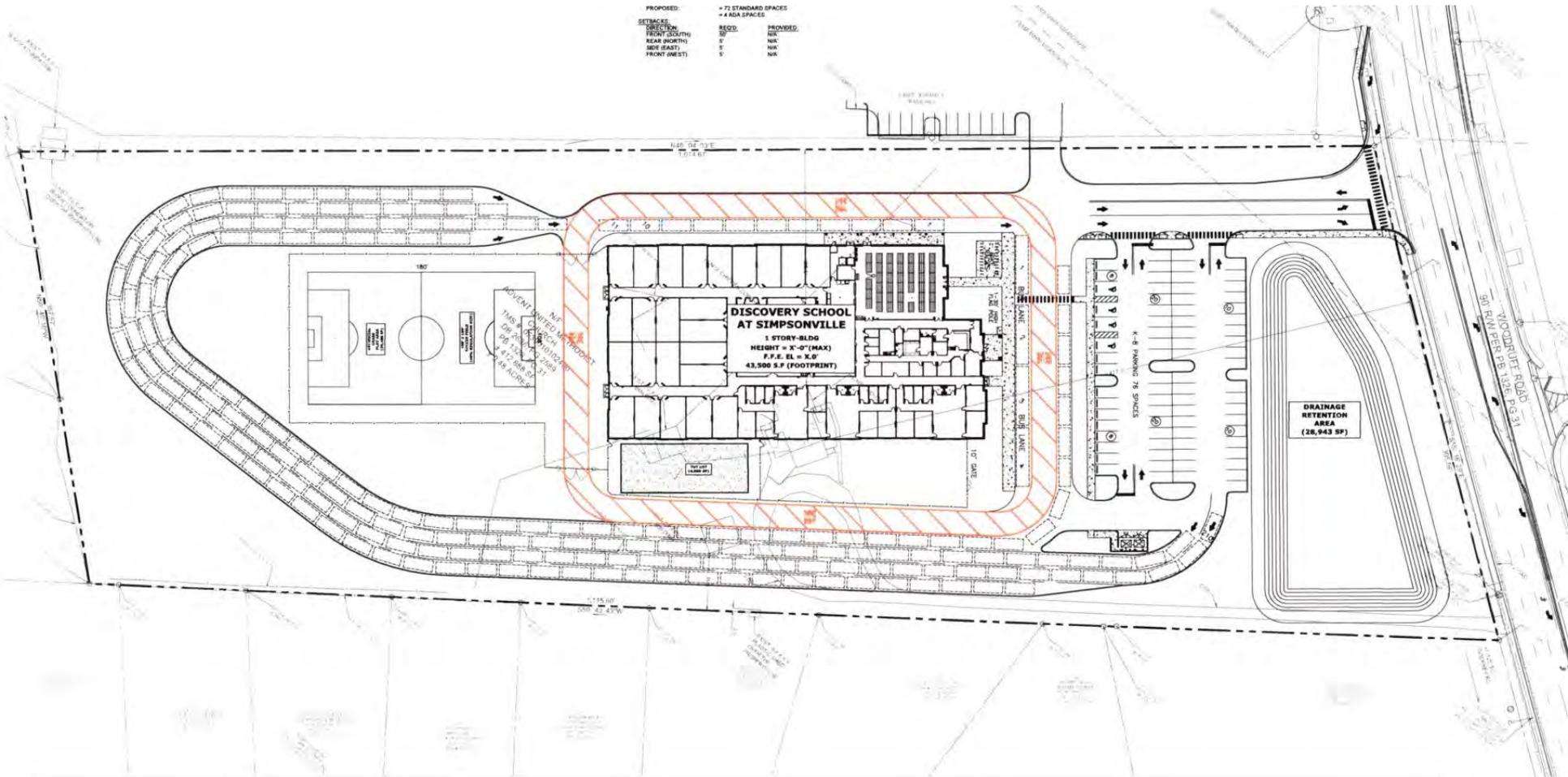
Section 11:1 - General Provisions for Uses Permitted by Special Exception states:

“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-2025-014: Site Plan

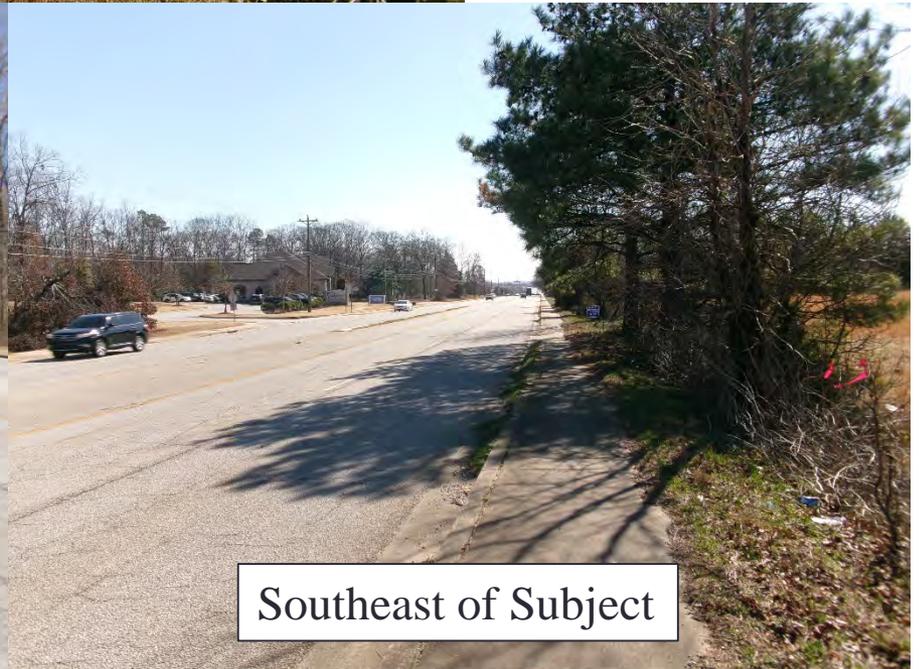
PROPOSED:	= 71 STANDARD SPACES	
	= 4 ADA SPACES	
SETBACKS:	REAR:	ADJACENT:
DIRECTION:	REAR:	ADJACENT:
FRONT (SOUTH):	0'	N/A
REAR (NORTH):	0'	N/A
SIDE (EAST):	5'	N/A
FRONT (WEST):	5'	N/A



CB-2025-014: Aerial Map



CB-2025-014 Photos



CB-2025-015

Applicant:	Joshua Howard of Smith Hines Greenville, SC LLC for 200 Smith Hines Road Holdings, LLC
Project Type:	Variance
Address:	200 Smith Hines Rd., Greenville, SC 29607
Zoning:	O-D, Office District
Posting:	Confirmed 02/25/25

CB-2025-015: Request

The property is located 0.5 miles South of the interchange of Woodruff Rd. and I-385, in the O-D, Office District.

The applicant is requesting a variance to encroach 10.3' into the 25' right-side setback, to bring an existing building into conformance. Non-conformance caused by expansion of I-385 interstate.

There are no prior applications before the BZA.

CB-2025-015: Variance

Section 7:3, Table 7.3 – Setback/Height Requirements for the O-D, Office District:

FRONT	=	25' from edge of Smith Hines Rd. R.O.W.
RIGHT SIDE	=	25' from edge of I-385 R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	25' from property line

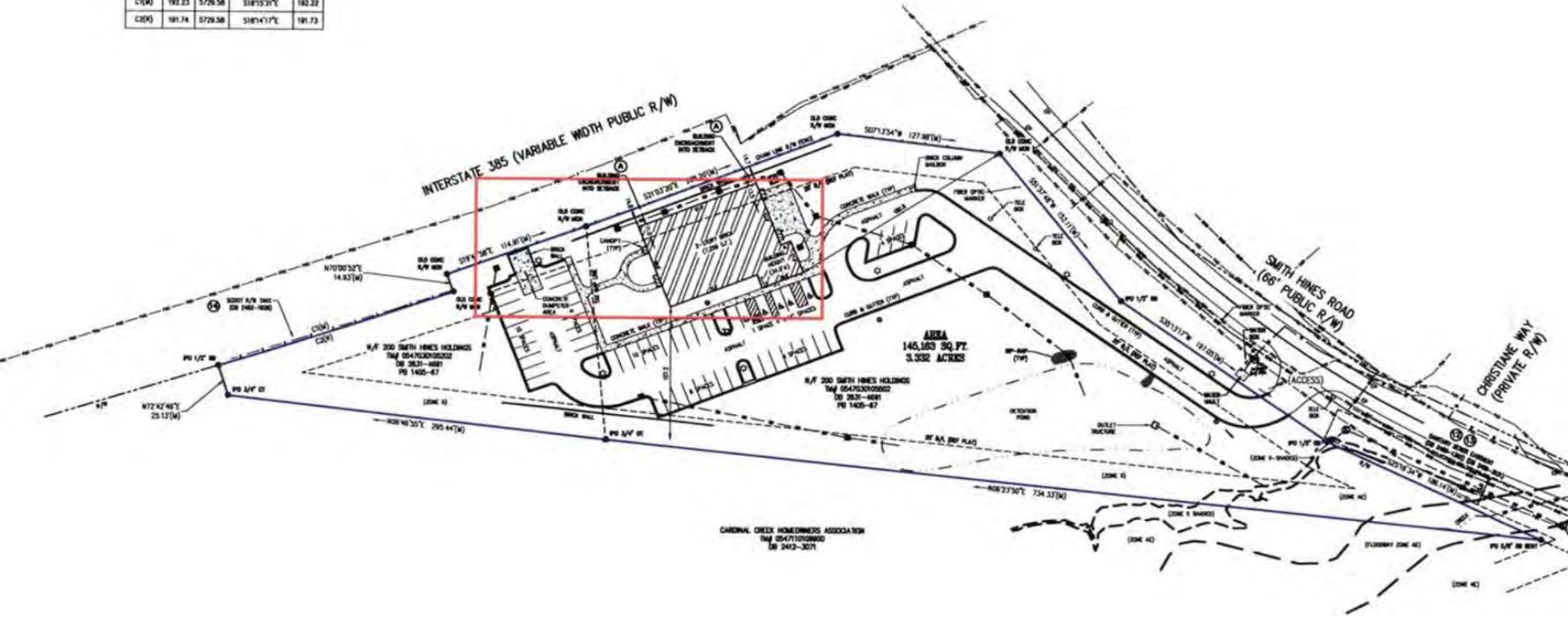
CB-2025-015: Variance Considerations

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:

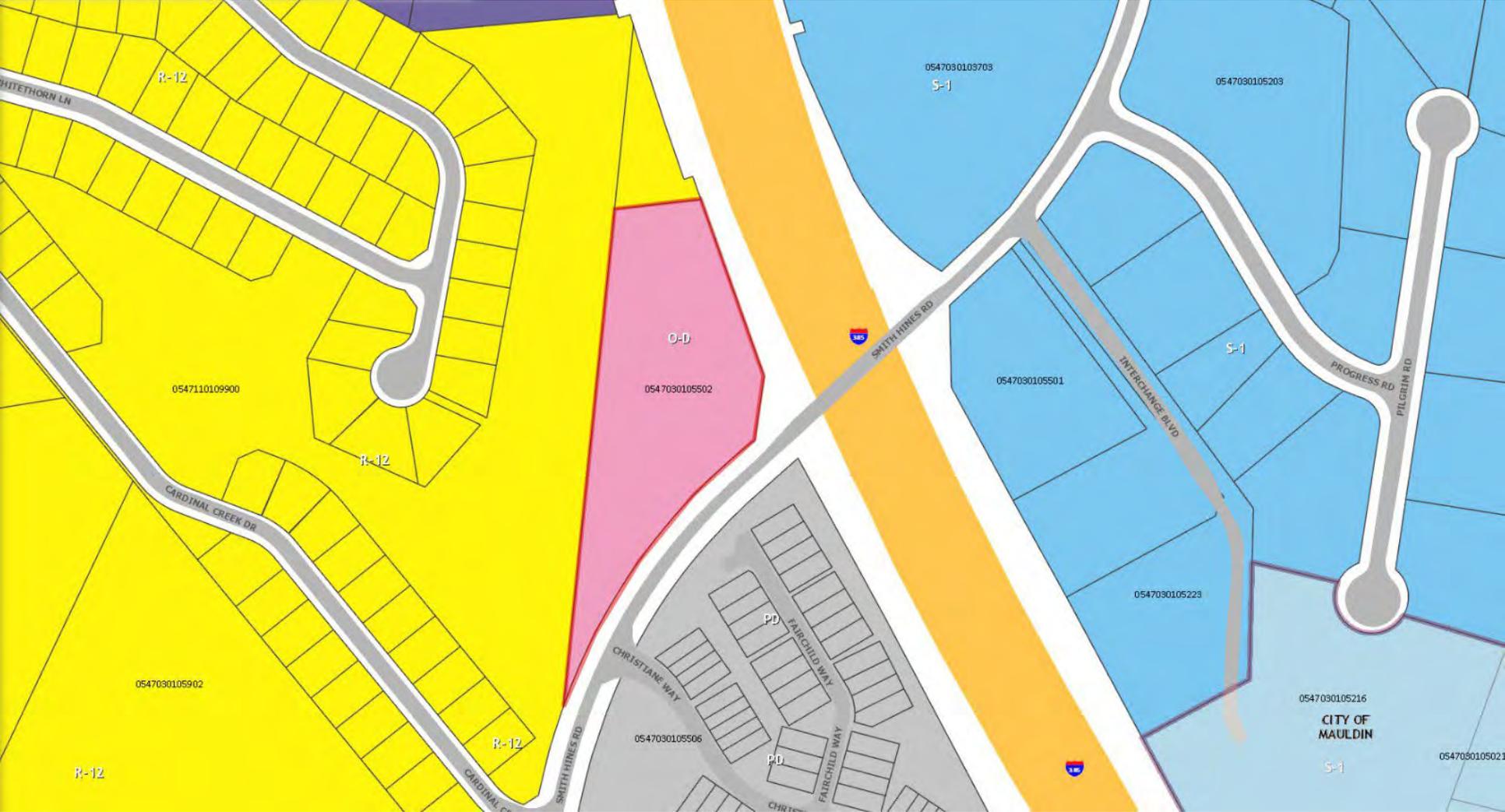
- A. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- B. These conditions do not generally apply to other property in the vicinity;
- C. Because of the conditions, the application of the ordinance to the particular piece of property would effectively 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-2025-015: Site Plan

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	192.33	5729.58	S18°15'31"E	192.22
C2(E)	191.34	5729.58	S18°14'17"E	191.73



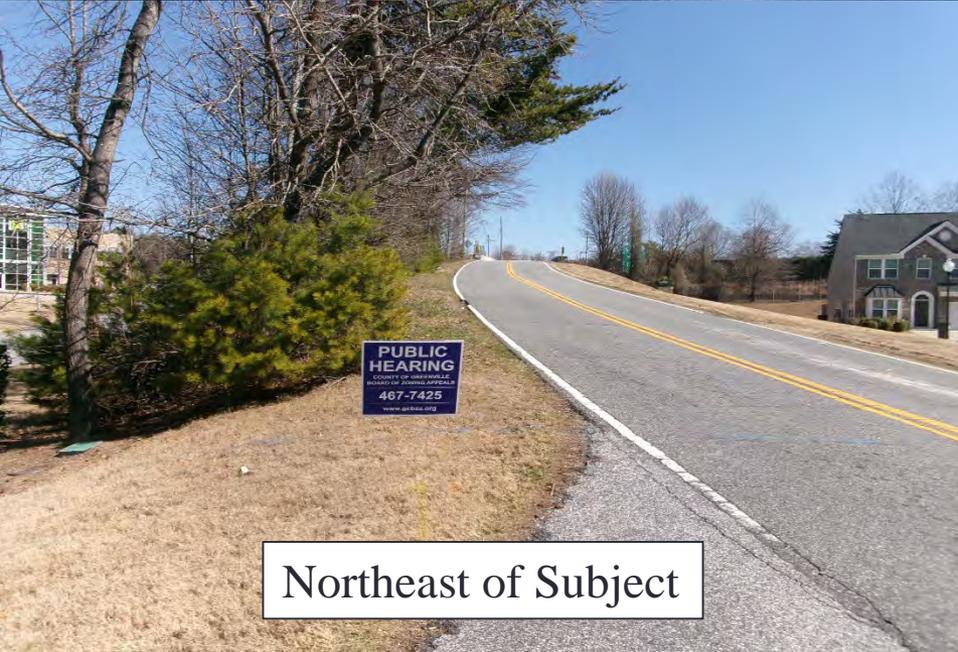
CB-2025-015: Zoning Map



CB-2025-015: Aerial Map



CB-2025-015 Photos



CB-2025-016

- Applicant:** Larry Barthelemy of ADC Engineering, Inc for Greenville County Schools
- Project Type:** Use by Special Exception
- Address:** 100 Blassingame Rd., Greenville, SC 29605
- Zoning:** R-20, Single-Family Residential District
- Posting:** Confirmed 02/25/25

CB-2025-016: Request

The property is located 0.9 miles West of the interchange of I-85 and Augusta Rd, in the R-20, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for the expansion of a government facility, by adding a culinary arts building.

There are no prior applications before the BZA.

CB-2025-016: Use by Special Exception Requirements

Section 5:5.1 and Table 6.1

(Uses Permitted, Uses by Special Exception and Conditional Uses) of the Greenville County Zoning Ordinance lists “Governmental Facilities and Operations” as a Use by Special Exception in the R-20, Single-Family Residential District.

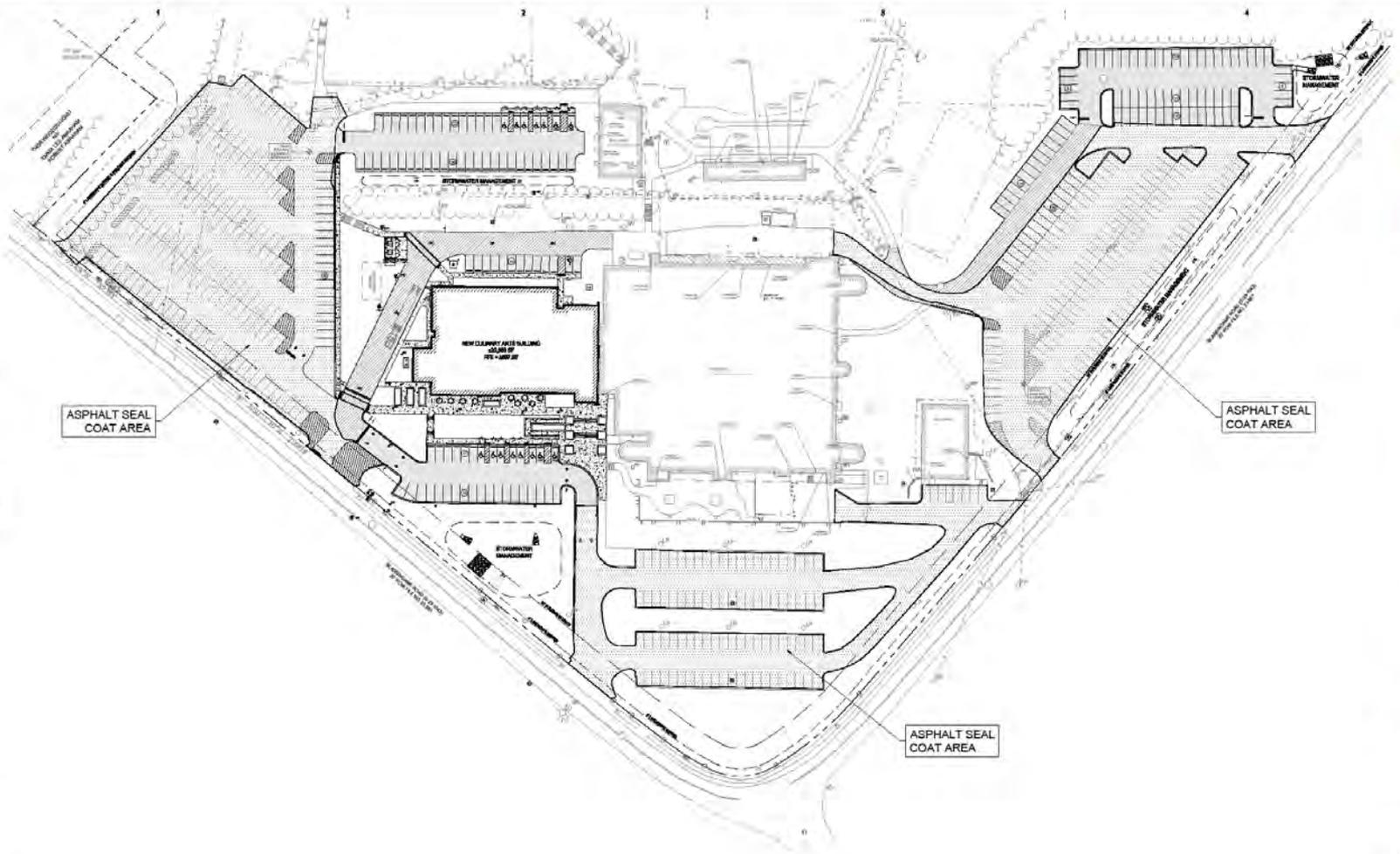
CB-2025-016: Use by Special Exception Considerations

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-2025-016: Site Plan



GREENVILLE COUNTY SCHOOLS
CULINARY ARTS CENTER
100 BLAUSHAWME ROAD
GREENVILLE, SC 29605

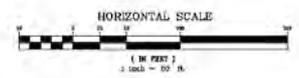


SHEET NAME	NO.	DATE	DESCRIPTION	BY

REVISION & CHANGE
PROJECT ARCHITECT
DRAWN BY:
SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
C002

PROJECT NO.
DATE



CB-2025-016: Zoning Map



CB-2025-016: Aerial Map



CB-2025-016 Photos



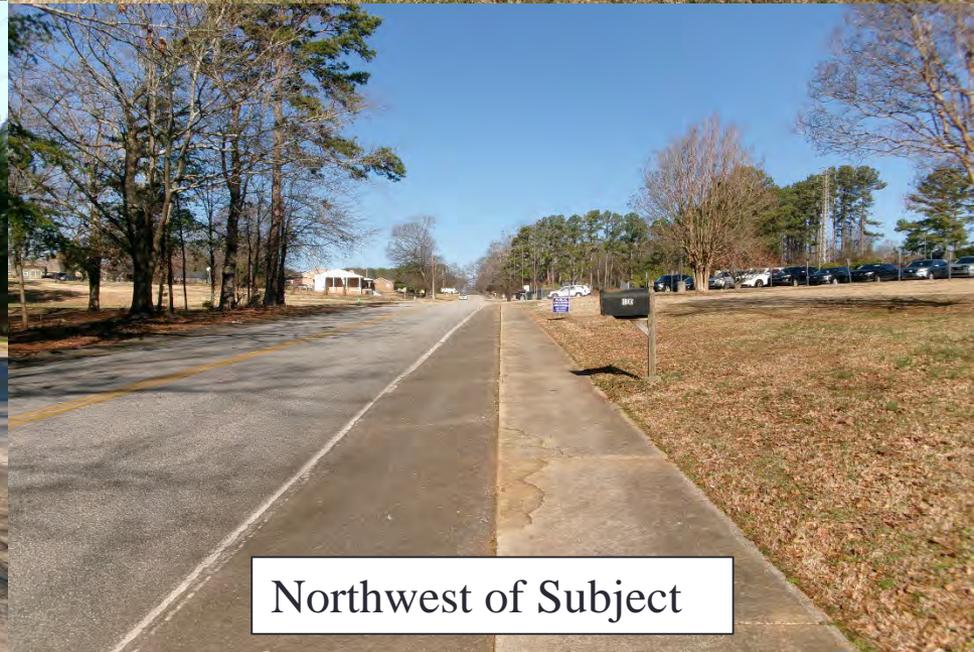
Subject Photo #1



Subject Photo #2



Northeast of Subject



Northwest of Subject

CB-2025-017

Applicant:	Fred Guthier of ADC Engineering, Inc. for Robark Properties
Project Type:	Variance
Address:	526 Congaree Rd., Greenville, SC 29607
Zoning:	S-1, Services District
Posting:	Confirmed 02/25/25

CB-2025-017: Request

The property is located 0.6 miles Southeast of the I-385 and Haywood Rd. interchange, in the S-1, Services District.

The applicant is requesting a Variance to remove the 12.5ft buffer requirement for areas the parcel is adjacent to a residential use.

There are no prior applications before the BZA.

CB-2025-017: 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.

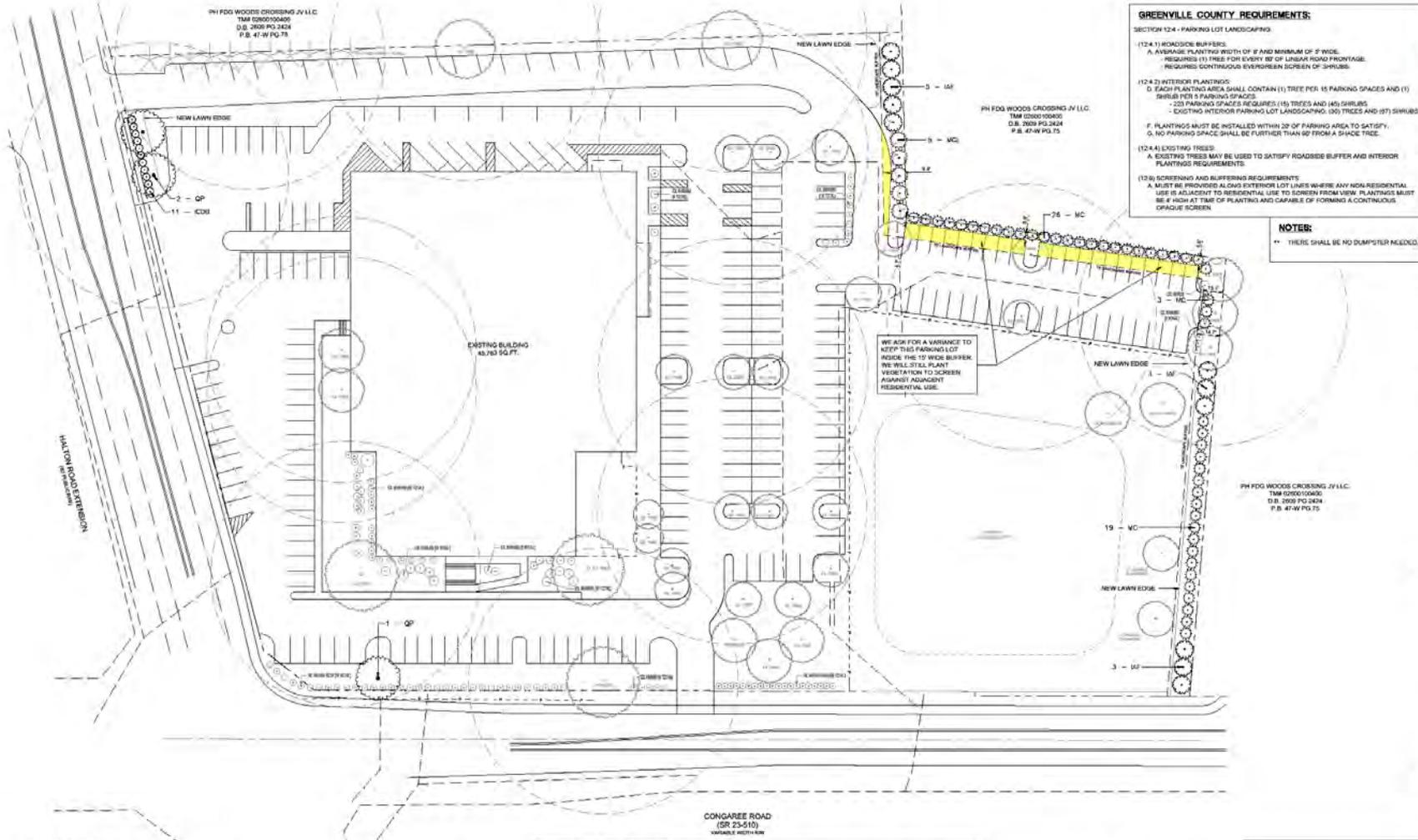
This requirement shall not apply to any property two (2) acres or less in size. For any property more than two (2) acres in size but less than five (5) acres in size, a five (5) foot buffer shall be required. For any property five (5) acres or more in size but less than ten (10) acres in size, a twelve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

CB-2025-017: 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-2025-017: Site Plan



GREENVILLE COUNTY REQUIREMENTS:
SECTION 124 - PARKING LOT LANDSCAPING

(124-1) ROADSIDE BUFFERS:
A. AVERAGE PLANTING WIDTH OF 8' AND MINIMUM OF 8' WIDE.
B. REQUIRES (1) TREE FOR EVERY 80' OF LINEAR ROAD FRONTAGE.
C. REQUIRES CONTINUOUS EVERGREEN SCREEN OF 3-TRUES.

(124-2) INTERIOR PLANTINGS:
D. EACH PLANTING AREA SHALL CONTAIN (1) TREE PER 15 PARKING SPACES AND (1) SHRUB PER 5 PARKING SPACES.
E. 225 PARKING SPACES REQUIRES: (18) TREES AND (45) SHRUBS.
F. EXISTING INTERIOR PARKING LOT LANDSCAPING: (35) TREES AND (87) SHRUBS.

F. PLANTINGS MUST BE INSTALLED WITHIN 20' OF PARKING AREA TO SATISFY.
G. NO PARKING SPACE SHALL BE FURTHER THAN 60' FROM A SHADE TREE.

(124-3) EXISTING TREES:
A. EXISTING TREES MAY BE USED TO SATISFY ROADSIDE BUFFER AND INTERIOR PLANTINGS REQUIREMENTS.

(124-4) SCREENING AND BUFFERING REQUIREMENTS:
A. MUST BE PROVIDED ALONG EXTERIOR LOT LINES WHERE ANY NON-RESIDENTIAL USE IS ADJACENT TO RESIDENTIAL USE. TO SCREEN FROM VIEW, PLANTINGS MUST BE 6' HIGH AT TIME OF PLANTING AND CAPABLE OF FORMING A CONTINUOUS OPAQUE SCREEN.

NOTES:
** THERE SHALL BE NO DUMPSTER NEEDED.

5
American Institute of Architects
112 MILLS AVE., GREENVILLE, SC 29603
864.242.8901
www.aia.org

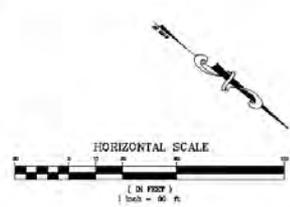
2024 HARRAMORE ASSOCIATES, LLC
1000 PARKWAY DRIVE, GREENVILLE, SC 29603
864.242.8901
www.harramore.com

SEAL
SOUTH CAROLINA ARCHITECTS
NO. 20053
SOUTH CAROLINA ARCHITECTS
NO. 20053
JULIA HARRAMORE

- PLANTING NOTES:**
- INSTALL TRENCH EDGING IN ALL AREAS WHERE PLANT BEDS ARE ADJACENT TO LAWN AREAS, AND TRENCH EDGING AROUND ALL TREES LOCATED IN LAWN AREAS.
 - THE CONTRACTOR SHALL LOCATE ALL PROPOSED & EXISTING UTILITIES PRIOR TO THE BEGINNING OF WORK. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITIES THAT ARE DISTURBED AS A RESULT OF THE WORK.
 - THE CONTRACTOR SHALL MAINTAIN ALL GRASSED AREAS, INCLUDING THE REPAIR OF EROSION AREAS, UNTIL GRASS HAS REACHED THE LEVEL OF FINAL ACCEPTANCE & THROUGHOUT THE MAINTENANCE CONTRACT PERIOD IF APPLICABLE.
 - ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION SHALL BE REPAIRED, GRADED, & GRASSED AT THE CONTRACTORS EXPENSE.
 - ALL TREE BARRIAGES SHALL BE MAINTAINED AROUND THE DESIGNATED TREES AT ALL TIMES. ALL WORK IN THESE AREAS SHALL BE DONE BY HAND.
 - PROVIDE EROSION CONTROL DEVICES WHERE EROSION KEEPS OCCURRING (SEE CIVIL PACKAGE FOR SITE EROSION CONTROL PLAN).
 - ALL PLANT BEDS SHALL RECEIVE 4" OF DOUBLE SHREDDED HARDWOOD MULCH.
 - CONTRACTOR SHALL RE-SPREAD EXISTING TOPSOIL STOCKPILED ON SITE, AND SHALL PROVIDE SUPPLEMENTAL TOPSOIL AS NEEDED. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.
 - ALL PLANT BEDS SHALL RECEIVE A WEED INHIBITOR ("PREN" OR EQUAL).

LANDSCAPE REQUIREMENTS

LOCATION	BUFFER TYPE	REQUIREMENTS	PROPOSED	EXISTING	TOTAL	LENGTH
CONGAREE RD	ROADSIDE BUFFER	7 TREES CONTINUOUS SHRUBS	1 TREES 0 SHRUBS	6 54	7 54	388 FEET
HAYTON RD (SOUTH EXTENT)	ROADSIDE BUFFER	2 TREES CONTINUOUS SHRUBS	2 TREES 11 SHRUBS	0 0	2 11	85 FEET



526 CONGAREE RD
GREENVILLE, SC

REVISIONS

PROJECT DATA
GENERAL OFFICE
PROJECT NUMBER
2414
ISSUE DATE
12-18-24

L2.0
LANDSCAPE PLANTING PLAN

CB-2025-017: Site Plan

PH FDG WOODS CROSSING JV LLC.
 TM# 02600100400
 D.B. 2609 PG.2424
 P.B. 47-W PG.75

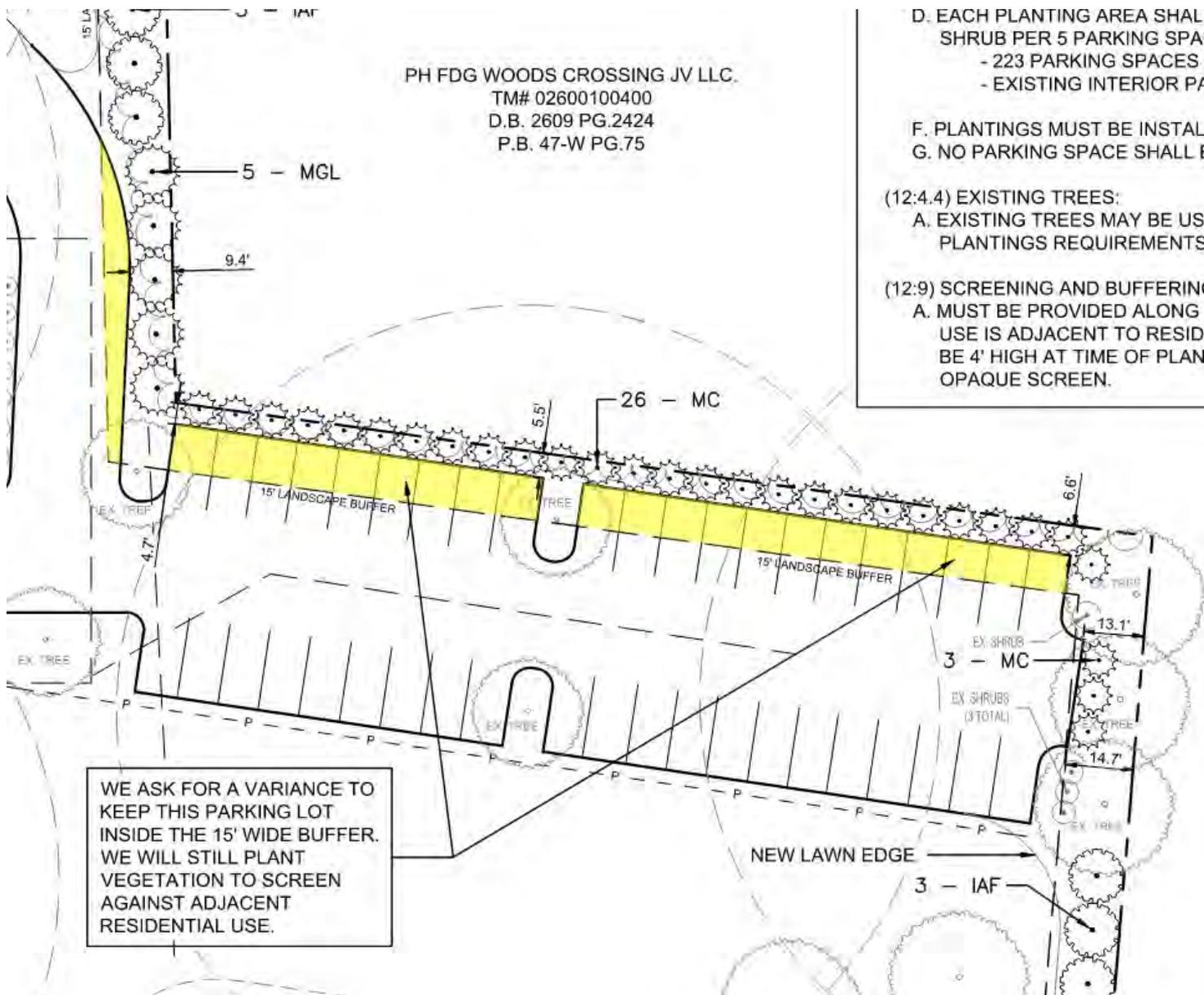
D. EACH PLANTING AREA SHALL CONTAIN (1) TREE SHRUB PER 5 PARKING SPACES.
 - 223 PARKING SPACES REQUIRES (15) TR
 - EXISTING INTERIOR PARKING LOT LAND

F. PLANTINGS MUST BE INSTALLED WITHIN 20' OF
 G. NO PARKING SPACE SHALL BE FURTHER THAN

(12:4.4) EXISTING TREES:
 A. EXISTING TREES MAY BE USED TO SATISFY R
 PLANTINGS REQUIREMENTS.

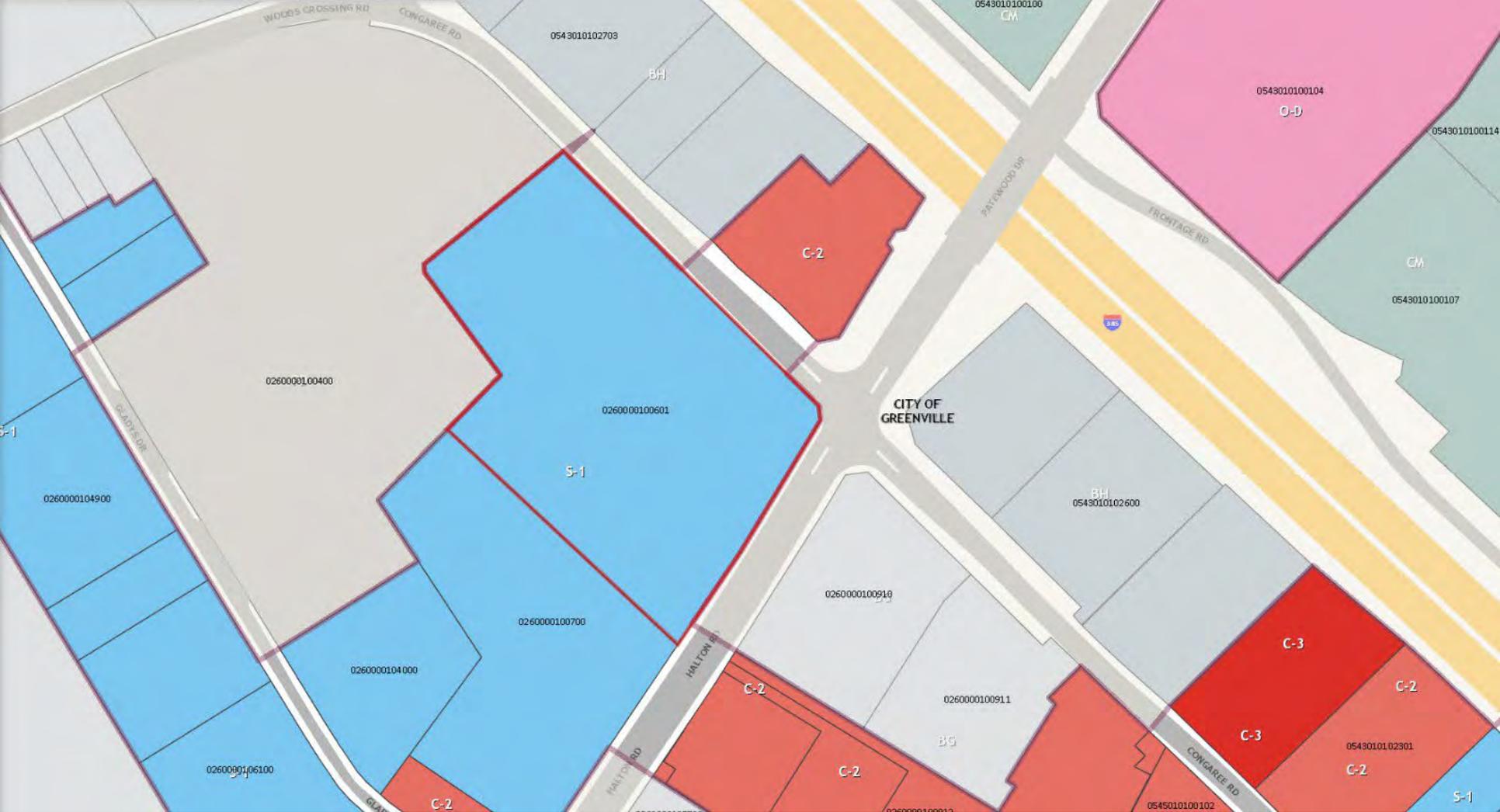
(12:9) SCREENING AND BUFFERING REQUIREMENTS
 A. MUST BE PROVIDED ALONG EXTERIOR LOT LI
 USE IS ADJACENT TO RESIDENTIAL USE TO S
 BE 4' HIGH AT TIME OF PLANTING AND CAPABI
 OPAQUE SCREEN.

NOT
 • THI



WE ASK FOR A VARIANCE TO
 KEEP THIS PARKING LOT
 INSIDE THE 15' WIDE BUFFER.
 WE WILL STILL PLANT
 VEGETATION TO SCREEN
 AGAINST ADJACENT
 RESIDENTIAL USE.

CB-2025-017: Zoning Map



CB-2025-017: Aerial Map



CB-2025-017 Photos



Subject



Subject Photo #2



West of Subject



South of Subject

CB-2025-018

- Applicant:** Joshua D. Baker of Gray Engineering Consultants for Hopewell United Methodist Church, Inc SC
- Project Type:** Use by Special Exception
- Address:** 1420 Neely Ferry Rd., Simpsonville, SC 29680
- Zoning:** R-S, Residential Suburban District
- Posting:** Confirmed 02/25/25

CB-2025-018 Request

This property is located 1.13 miles Southwest of Fairview Rd and Harrison Bridge Rd. intersection, in the R-S, Residential Suburban District.

The applicant is requesting a Use by Special Exception to allow for an expansion of the church.

On April 10th, 2013, The Greenville County Board of Zoning Appeals approved docket CB-13-21, for the placement of a building for classroom use.

On November 8th, 2023, Greenville County Board of Zoning Appeals approved docket CB-2023-107 for an additional structure, with the condition that, the structure must meet all requirements of the Zoning Ordinance.

CB-2025-018: Use By Special Exception

Section 5:5 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-S, Residential Suburban District.

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

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 entire site consists of approximately 9 acres.

Section 11.3.2 - Setback Requirements - all buildings shall be setback from the front, side, and rear property lines a minimum of 50 feet. The plans meet this setback requirement

Section 11.3.3 - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. The submitted site plan includes parking calculations which appear to show compliance. Parking will be assessed during plan review

CB-2025-018: Use by Special Exception 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. Lighting will be assessed during plan review

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. Screening and buffering will be assessed during plan review.

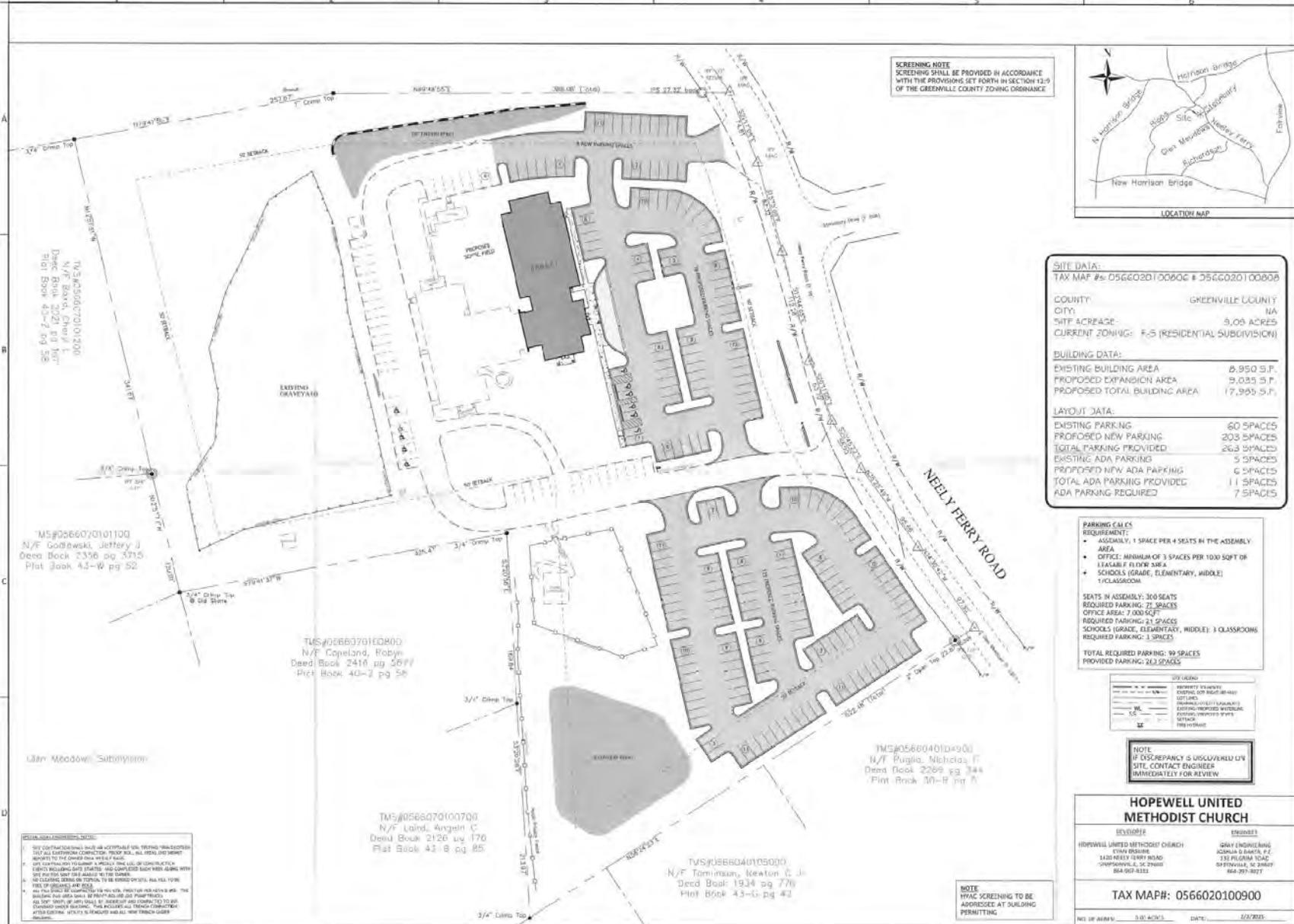
CB-2025-018: Use By Special Exception Considerations

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-2025-018: Site Plan



SCREENING NOTE
SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 13.2 OF THE GREENVILLE COUNTY ZONING ORDINANCE



SITE DATA:

TAX MAP #s: 0566020100602 & 0566020100608

COUNTY: GREENVILLE COUNTY
CITY: NA
SITE ACRES: 3.08 ACRES
CURRENT ZONING: F-5 (RESIDENTIAL SUBDIVISION)

BUILDING DATA:

EXISTING BUILDING AREA	8,950 S.F.
PROPOSED EXPANSION AREA	9,035 S.F.
PROPOSED TOTAL BUILDING AREA	17,985 S.F.

LAYOUT DATA:

EXISTING PARKING	60 SPACES
PROPOSED NEW PARKING	203 SPACES
TOTAL PARKING PROVIDED	263 SPACES
EXISTING ADA PARKING	5 SPACES
PROPOSED NEW ADA PARKING	6 SPACES
TOTAL ADA PARKING PROVIDED	11 SPACES
ADA PARKING REQUIRED	7 SPACES

- PARKING CALC. REQUIREMENT:**
- ASSEMBLY: 1 SPACE PER 4 SEATS IN THE ASSEMBLY AREA
 - OFFICE: MINIMUM OF 3 SPACES PER 100 SQ FT OF 1-STORY IN FLOOR AREA
 - SCHOOLS (GRADE, ELEMENTARY, MIDDLE): 1 CLASSROOM
- SEATS IN ASSEMBLY: 300 SEATS**
REQUIRED PARKING: 75 SPACES
OFFICE AREA: 7,000 SQ FT
REQUIRED PARKING: 21 SPACES
SCHOOLS (GRADE, ELEMENTARY, MIDDLE): 1 CLASSROOM
REQUIRED PARKING: 3 SPACES
- TOTAL REQUIRED PARKING: 99 SPACES**
PROVIDED PARKING: 263 SPACES



NOTE:
IF DISCREPANCY IS DISCOVERED U/V SITE, CONTACT ENGINEER IMMEDIATELY FOR REVIEW

HOPEWELL UNITED METHODIST CHURCH

DESIGNED BY: **GRAY ENGINEERING**
 1420 NEELEY FERRY ROAD, GREENVILLE, SC 29615
 864-397-8111

PROJECT MANAGER: **JOE DRABIN III**
 PROJECT DATE: **12/18/2024**
 DRAWING NO.: **0524103**
 PLOT DATE: **12/23/24**

TAX MAP#: 0566020100900

NO. OF SHEETS: 3 OF 4 SHEETS DATE: 02/2025

PERMITS AND REGULATIONS:
 ALL CONSTRUCTION SHALL BE ACCORDING TO THE PERMITS AND REGULATIONS OF THE GREENVILLE COUNTY PERMITS DEPARTMENT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THAT THE CONSTRUCTION SHALL BE ACCORDING TO THE PERMITS AND REGULATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THAT THE CONSTRUCTION SHALL BE ACCORDING TO THE PERMITS AND REGULATIONS. THE ENGINEER SHALL BE RESPONSIBLE FOR VERIFYING THAT THE CONSTRUCTION SHALL BE ACCORDING TO THE PERMITS AND REGULATIONS.

NO.	DATE	REVISION



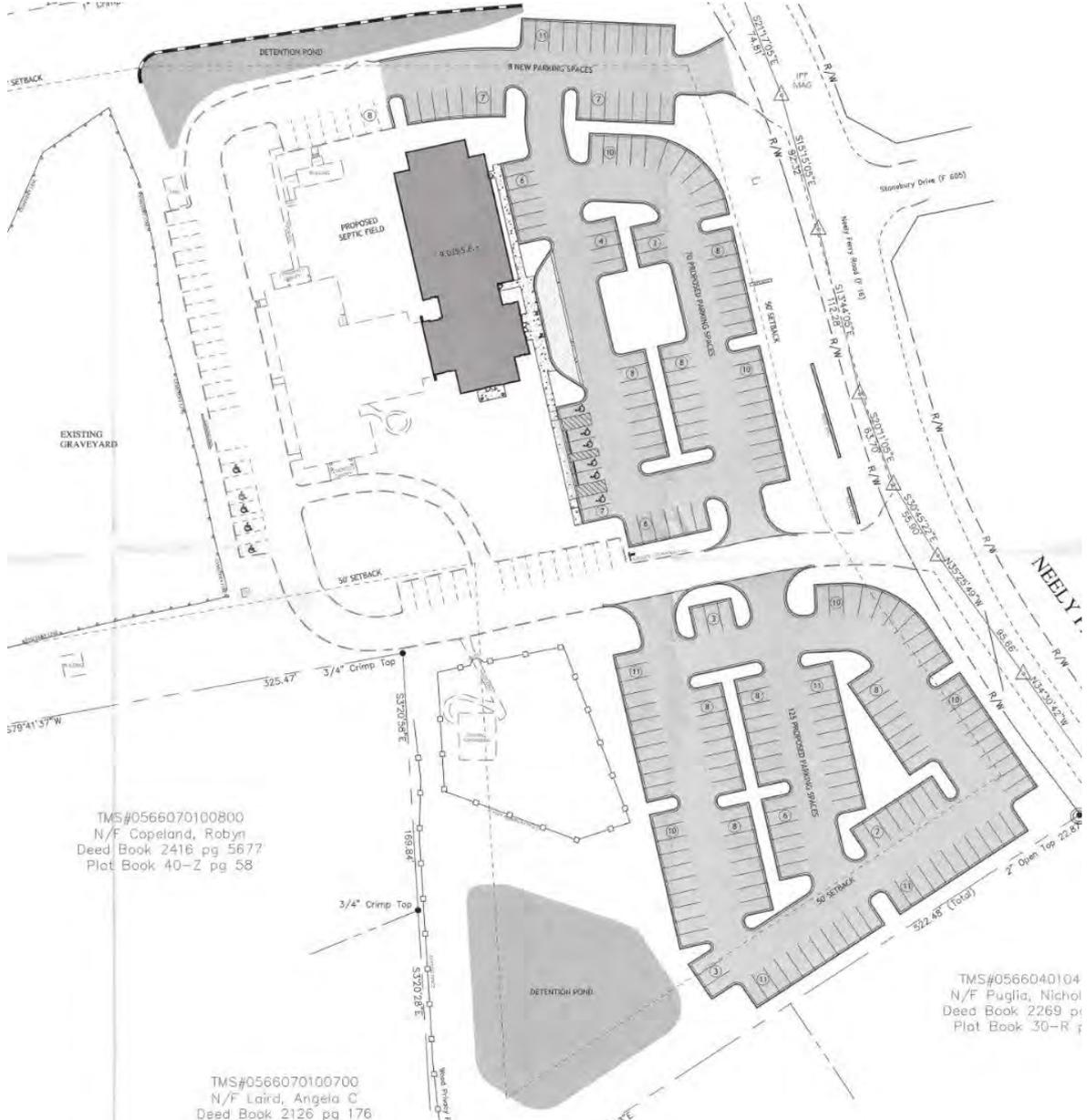
STAKEOUT PLAN
HOPEWELL UNITED METHODIST CHURCH EXPANSION PROJECT
 GREENVILLE, SOUTH CAROLINA
 ENGINEER: GRAY ENGINEERING



SCALE: 1" = 40'
 PROJECT MANAGER: JOE DRABIN III
 DRAWN BY: MVS
 PROJECT DATE: 12/18/2024
 DRAWING NO.: 0524103
 PLOT DATE: 12/23/24

Sheet No. **CV-1**

CB-2025-018: Site Plan



TMS#0566070100800
 N/F Copeland, Robyn
 Deed Book 2416 pg 5677
 Plat Book 40-Z pg 58

TMS#0566070100700
 N/F Laird, Angela C
 Deed Book 2126 pg 176

TMS#0566040104
 N/F Puglia, Nichol
 Deed Book 2269 pg
 Plat Book 30-R

CB-2025-018: Zoning Map



CB-2025-018: Aerial Map



CB-2025-018 Photos



Subject



Subject Photo #2



South of Subject



North of Subject

End of Dockets

- Announcements/Requests by BZA Members
- Adjournment