



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

Meeting Minutes

April 16, 2025

Board Members:

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

Staff Present:

- i. Kelsey Lozko – Planner II
- 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. Roth.
3. **Roll Call:** Attendance was taken by Mr. Sherer. Mr. Stonerock arrived at 3:04. Ms. Hall was present via Zoom but unable to vote due to technical issues.
4. **New Business**
 - i. **CB-2025-025, Beth Alyson Hoffman Long and David A. Long**

The property is located 0.89 Southwest of Easley Bridge Rd. and White Horse Rd. intersection, in the R-15, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for a dog breeding home occupation. Applicant received a code compliance case for operating a business without a permit.

There are no prior applications before the BZA.

The representative present for this application was Beth Alyson Hoffman Long.

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

Staff presented and discussion ensued.

Zoning Enforcement Officer Troy Fuller stated there was a referral from the Animal Control Department for too many animals at a location and on responding to the complaint discovered the applicant had been running the business without permits.

The applicant stated they sell ten puppies a year and use the small shed on the premises to show the dogs. They stated additionally they are disabled and this is more of a hobby than a full-time job.

Mr. Hakala made a motion to approve the Use by Special Exception as requested. Ms. Godfrey seconded the motion. The motion carried with a 5 – 2 vote. Mr. Stonerock and Mr. Winters dissented.

ii. CB-2025-026, Angel R. Cruz for Eva L. Madera

The property is located 0.09 miles North of Rutherford Rd and N Pleasantburg Dr intersection, in the S-1, Services District.

The applicant is requesting a Variance to encroach 23' 9" into the left side 25' setback and 12' 9" into the rear 20' setback, on an existing structure. Non-conformance was discovered when applicant applied for a feasibility, with a change of use.

There are no prior applications before the BZA.

The representatives present for this application were Angel R. Cruz, Eva L. Madera and Jamie Richards.

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

Staff presented and discussion ensued.

The applicant stated the previous use of the property was for a car lot and then it became a mechanical shop and the proposed use is for a landscaping company but in order to lease it for any use it would require a Variance to bring the building into compliance. They additionally stated there would be no materials stored on site apart from company vehicles.

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

iii. CB-2025-027, Lynn A. Solesbee of Bluewater Civil Design, LLC for Bad Company, LLC

Mr. Winters recused himself from this docket due to a possible conflict of interest.

The property is located 0.46 miles Southeast of Anderson Rd. and S Washington Ave intersection, in the C-1, Commercial District.

The applicant is requesting 2 variances. The first variance is to reduce the 24' drive aisle requirement for a parking lot to 20' for an existing parking lot. The second request is to reduce the 24' driveway width requirement to 9' for an existing driveway.

There are no prior applications before the BZA.

The representative present for this application was Lynn A. Solesbee.

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

Staff presented and discussion ensued.

The applicant stated the previous use for the building was as a fire station but due to site and municipal constraints they sold it several years ago. The proposed use for the building is for an office for a construction company. They additionally stated they are in conversation with DOT if they will require widening of the existing access drive.

Mr. Akers made a motion to approve the setback Variances as requested. Mr. Hakala seconded the motion. The motion carried with a 6 – 0 vote. Mr. Winters recused himself from this docket due to a possible conflict of interest.

iv. CB-2025-028, Charlie Greer of Seamon Whiteside & Associates for William Southworth

The property is located 0.56 miles Southwest of I-185 and Fork Shoals Rd. interchange, in the R-15, Single-Family Residential 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.

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

The representative present for this application was Charlie Greer.

Staff presented and discussion ensued.

The applicant stated there was no gravity sewer available on site and they got permission from REWA and Metro to install a pump station to service a proposed subdivision. They additionally stated the station will meet all REWA and Metro standards and will be screened.

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

v. CB-2025-029, James D. McCutchen of JTRM Consulting for Lesley P. Corn & Vicki H. Corn

This property is located 2 miles Northwest of the I-385 and W Georgia Rd. interchange, in the R-S, Residential Suburban District

The applicant is requesting a Use by Special Exception to allow for the construction of a Temple and Cultural Center.

There are no prior applications before the BZA.

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

The representative present for this application was James D. McCutchen.

Staff presented and discussion ensued.

The applicant stated they have doubled the required buffers between the proposed site and the adjacent residential areas. They stated additionally the plan as presented would be the maximum of the planned use with limited use during the week. The proposed use is for a religious facility primarily on weekends and they do not foresee any large increase in traffic.

Ms. Brockman made a motion to approve the Use by Special Exception as requested. Mr. Winters seconded the motion. The motion carried with a 7 – 0 vote.

vi. CB-2025-030, Charles Norris of Pulte Home Company, LLC for Robert W. Smith

The property is located 0.7 miles south of Lee Vaughn Rd and Woodruff Rd. intersection, 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.

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

The representatives present for this application were Charles Norris and Charlie Greer.

Staff presented and discussion ensued.

The applicant stated they have an approved preliminary plan from SAC and from Metro and REWA for a subdivision and the pump station will meet all the requirements and will have screening on site.

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

vii. CB-2025-031, Charles A. Davis of J&A Group, LLC.

The property is located 1.38 miles south of the intersection of Fairview Rd and Hwy 418.

The applicant is requesting a Variance to remove the screening requirement and 5' buffer requirement. The need for a Variance was triggered when the applicant submitted for an electrical permit. The business does not have a C.O. and needs to be brought into compliance to obtain one.

There are no prior applications before the BZA.

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

The representatives present for this application were Charles A. Davis and Jan Davis.

Staff presented and discussion ensued.

The applicant stated their existing business is selling fiber optics and other materials to installers and they purchased the property in 2022. They stated additionally they submitted a permit for electricity to be run to a propane tank and the non-conformity was discovered. They stated they would have to remove supplies stored outside of the fence in order to meet screening and buffering requirements.

Mr. Roth made a motion to hold the Variance until the June 11th BZA Meeting. Ms. Godfrey seconded the motion. The motion carried with a 7 – 0 vote.

5. Announcements/Requests

There were no announcements or requests.

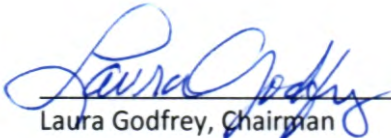
6. Adjournment

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

Laura Godfrey, Chairman
Board of Zoning Appeals

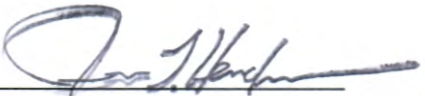
DATE

Joshua Henderson, Zoning Administrator



Laura Godfrey, Chairman
Board of Zoning Appeals

5-14-2025
DATE



Joshua Henderson, Zoning Administrator

GREENVILLE COUNTY BOARD OF ZONING APPEALS

April 16th, 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-2025-025

Applicant:	Beth Alyson Hoffman and David A Long
Project Type:	Use By Special Exception, Home Occupation
Address:	4 Cascade Ct., Greenville, SC 29611
Zoning:	R-15, Single-Family Residential District
Posting:	Confirmed 04/10/2025

CB-2025-025: Request

The property is located 0.89 miles Southwest of Easley Bridge Rd. and White Horse Rd. intersection, in the R-15, Single-Family Residential District.

The applicant is requesting a Use by Special Exception to allow for dog breeding as a Home Occupation. The applicants received a code compliance case for operating a business without a permit.

There are no prior applications before the BZA.

CB-2025-025: 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-2025-025: 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-2025-025: Use By Special Exception

Barber / Beautician
Child day care home
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)
Instruction and Tutoring, such as
Academic Tutor
Music Teacher
Dance Instructor
Internet retail sales
Locksmith
Manufacturer's representative
Notary (Public)
Photographer
Professional Consultant, such as
Accountant and bookkeeper
Attorney
Insurance agent
Information technology professional
Residence as business mailing address
Secretarial Service
Tailoring

CB-2025-025: Use by Special Exception Considerations

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

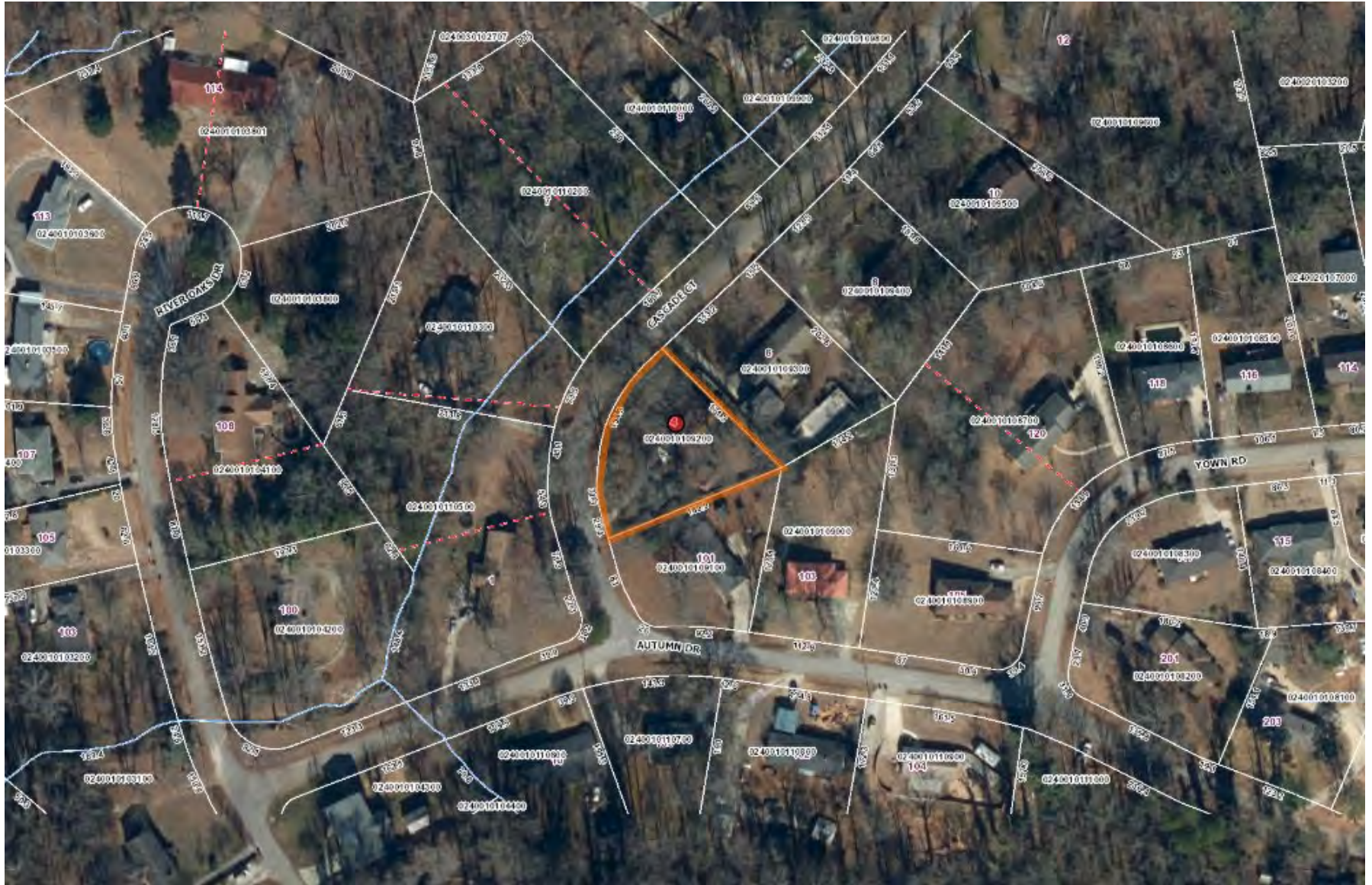
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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-2025-025: Zoning Map



CB-2025-025: Aerial Map



CB-2025-025 Photos



Subject



Subject Photo #2



Northwest of Subject



Southwest of Subject

CB-2025-026

Applicant:	Angel R. Cruz for Eva L. Madera
Project Type:	Variance
Address:	1312 Rutherford Rd., Greenville, SC 29651
Zoning:	S-1, Services District
Posting:	Confirmed 04/10/2025

CB-2025-026: Request

The property is located 0.09 miles North of Rutherford Rd and N Pleasantburg Dr intersection, in the S-1, Services District.

The applicant is requesting a Variance to encroach 23' 9" into the left side setback and 12' 9" into the rear setback, on an existing structure. The non-conformance was discovered when the applicant applied for a feasibility, with a change of use.

No prior applications before the Board of Zoning Appeals.

CB-2025-026: Variance

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

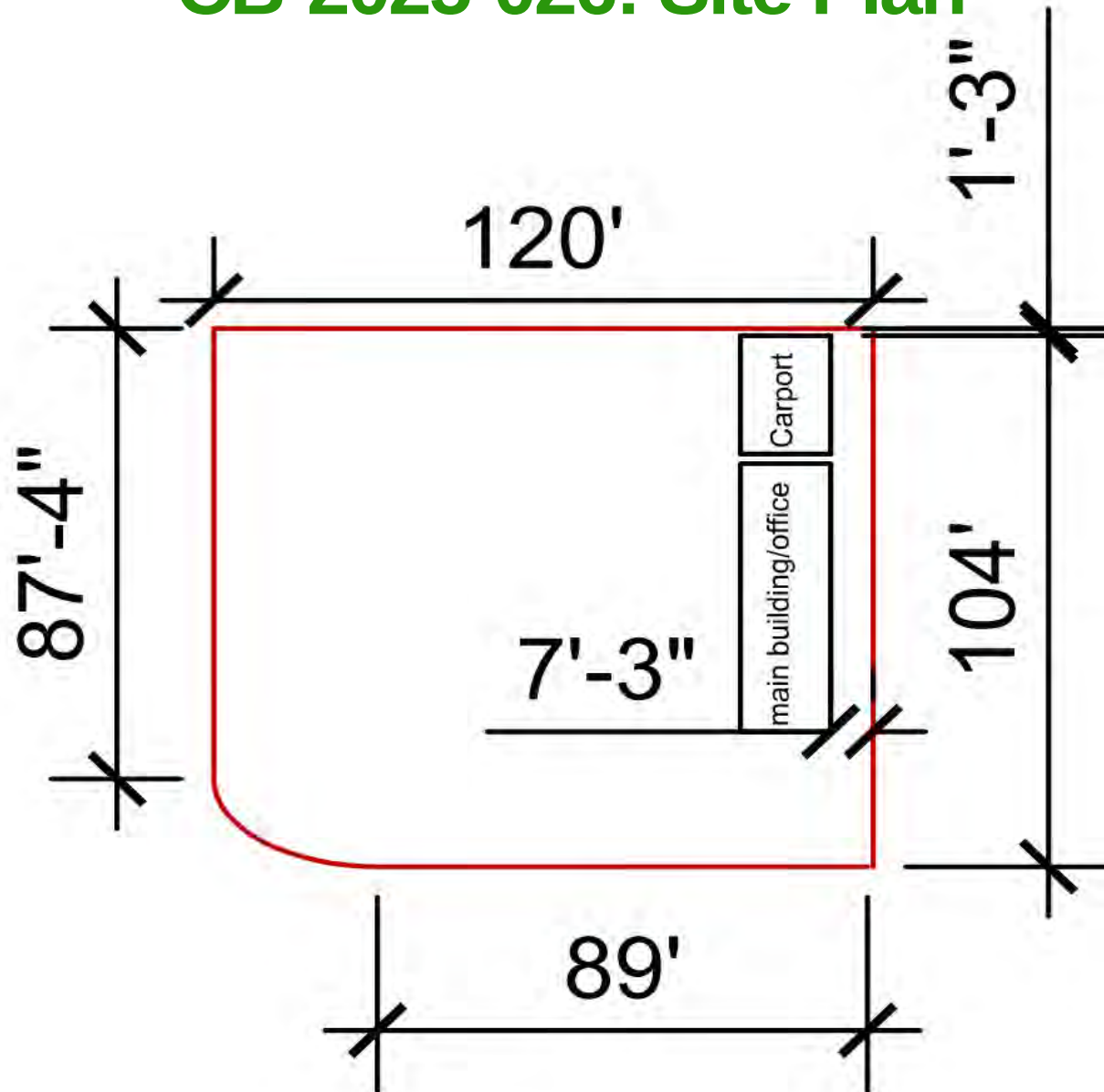
FRONT	=	45' from edge of Rutherford Rd. R.O.W.
RIGHT SIDE	=	25' from edge of Hillrose Ave R.O.W.
LEFT SIDE	=	25' from property line
REAR	=	20' from property line

CB-2025-026: 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-2025-026: Site Plan



CB-2025-026: Zoning Map



CB-2025-026: Aerial Map



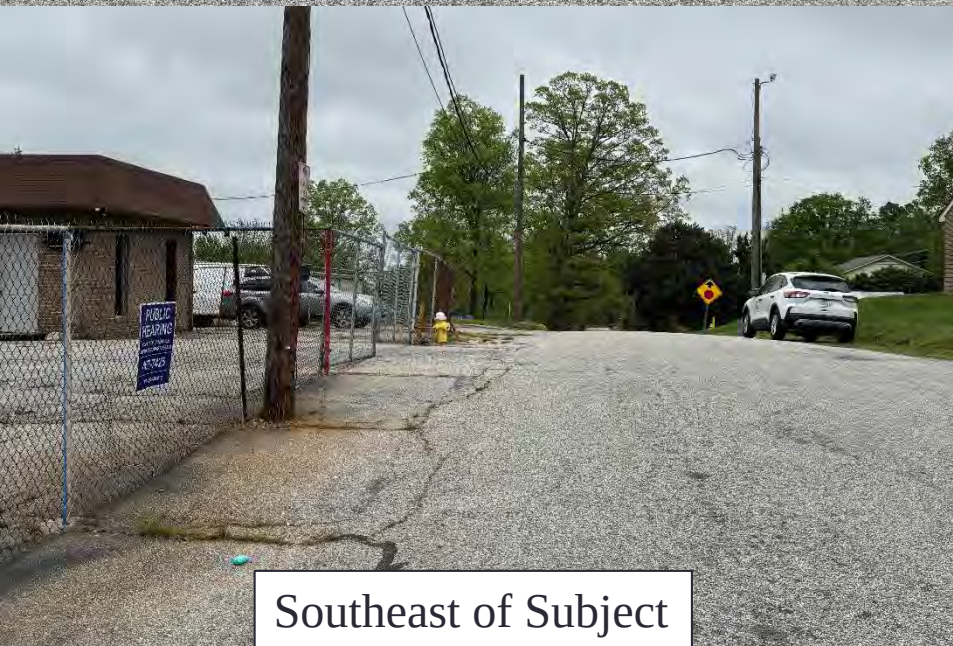
CB-2025-026 Photos



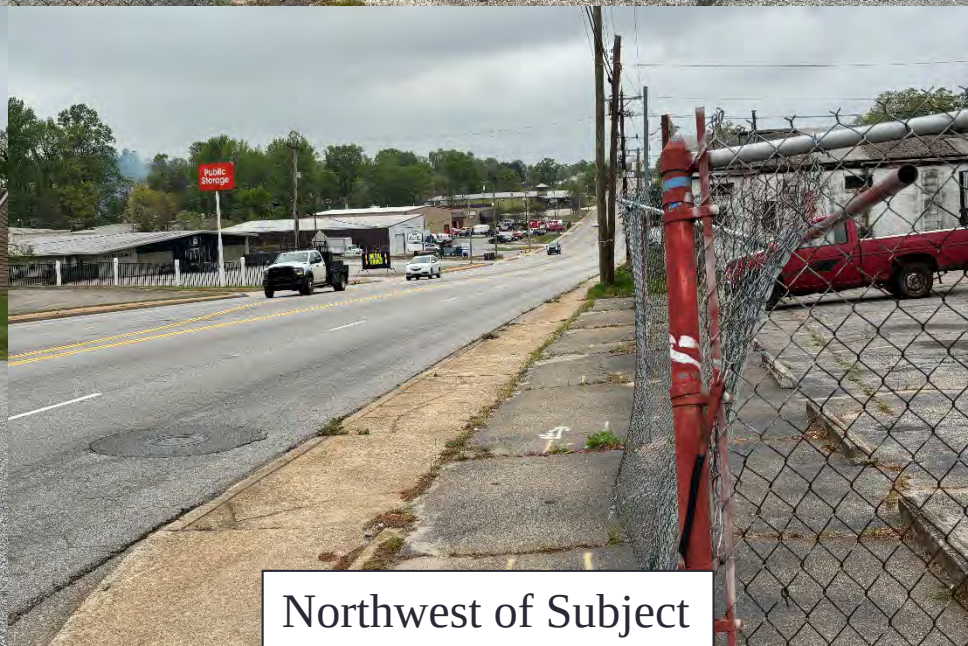
Subject



Subject Photo #2



Southeast of Subject



Northwest of Subject

CB-2025-027

Applicant:	Lynn A. Solesbee of Bluewater Civil Design, LLC for Bad Company, LLC
Project Type:	Variance
Address:	86 Allen St., Greenville, SC 29601
Zoning:	C-1, Commercial District
Posting:	Confirmed 04/10/2025

CB-2025-027: Request

The property is located 0.46 miles Southeast of Anderson Rd. and S Washington Ave intersection, in the C-1, Commercial District.

The applicant is requesting 2 variances. The first variance is to reduce the 24' drive aisle requirement for a parking lot to 20' for an existing parking lot. The second request is to reduce the 24' driveway width requirement to 9' for an existing driveway. Applicant is proposing a change of use to office.

There are no prior applications before the BZA.

CB-2025-027: Variance

Section 12:2.4 Design of Parking Area

All off-street parking except off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwellings located on a residential service street, shall be designed so that all traffic related activities are confined to the site and vehicles can turn around within the area and enter the street, road, or highway in such a manner as to completely eliminate the necessity of backing into the street, road, or highway. Off-street parking for single-family detached dwelling units, single-family attached dwelling units on adjoining individual lots, or two-family dwelling units, which requires backing into a residential service street shall be permitted provided that such movement can be made with reasonable safety and without interfering with other traffic.

Section 12:2.5 Off-Street Parking Space Design Standard

Minimum driveway widths shall be maintained to the point of intersection with the adjoining public or private right-of-way

CB-2025-027: Variance

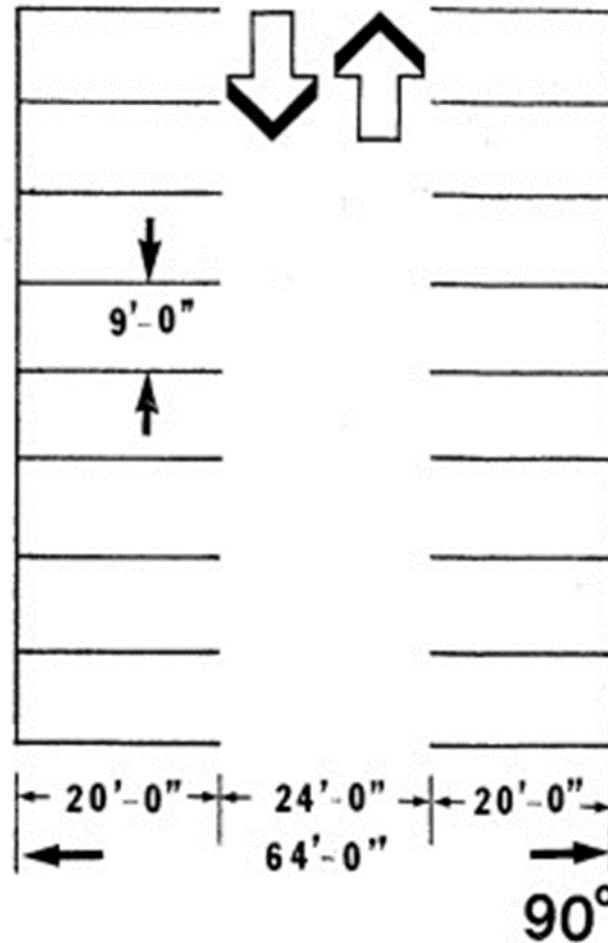
Table 12.2 – Minimum Parking Requirements (Dimensions)

Table 12.2 - Minimum Parking Requirements

Angle of Parking	Width of Stall	Depth of Stall**	Minimum Driveway Width *	Length of Curb Per Car
0	9'	23'	12'	23'-0"
30	9'	17'-4"	11'	18'-0"
45	9'	19'-10"	13'	12'-9"
60	9'	21'-0"	18'	10'-5"
90	9'	20'-0"	24'	9'-0"

CB-2025-027: Variance

Section 12:2.5 Off-Street Parking Space Design Standard

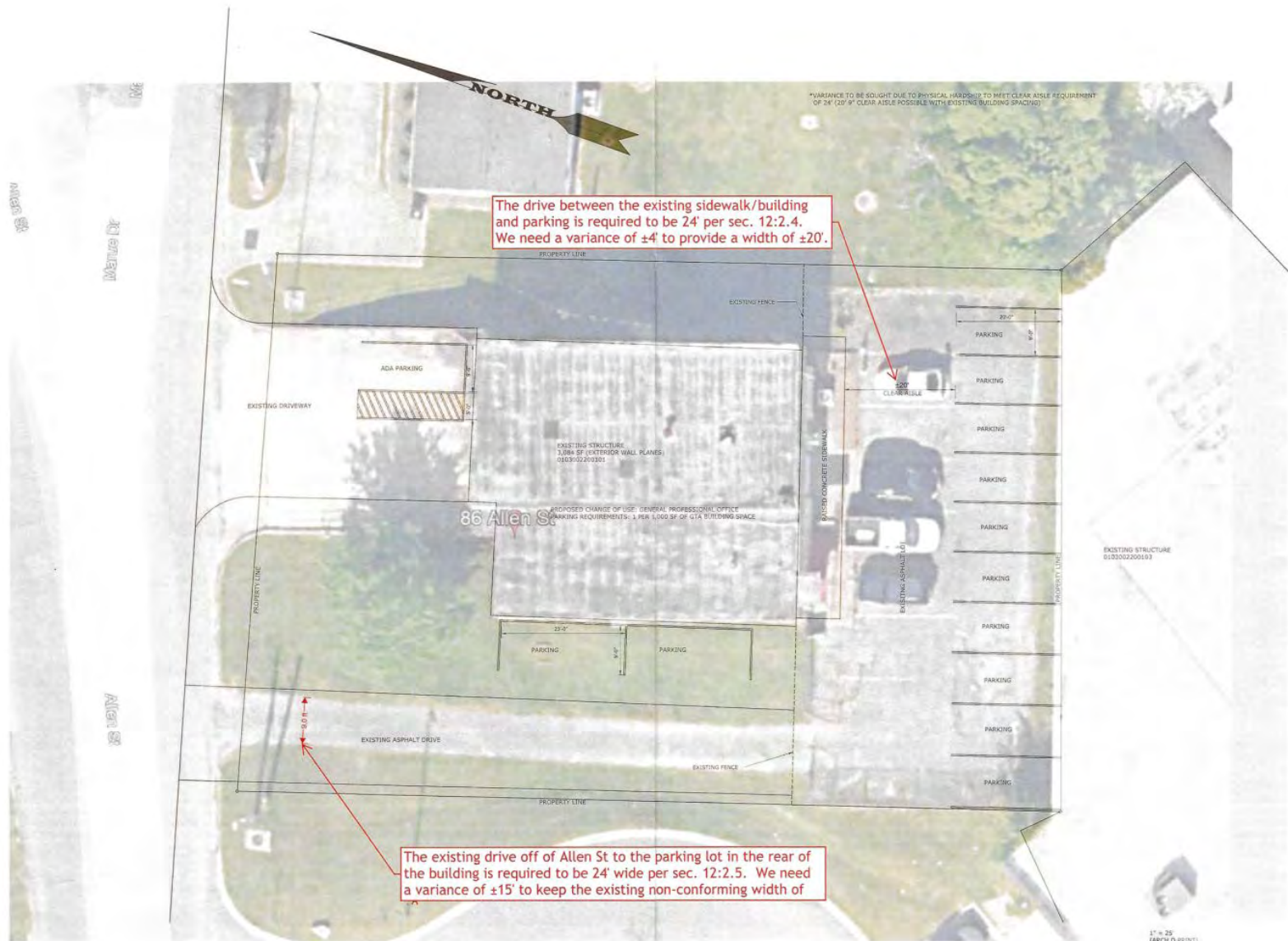


CB-2025-027: Variance Considerations

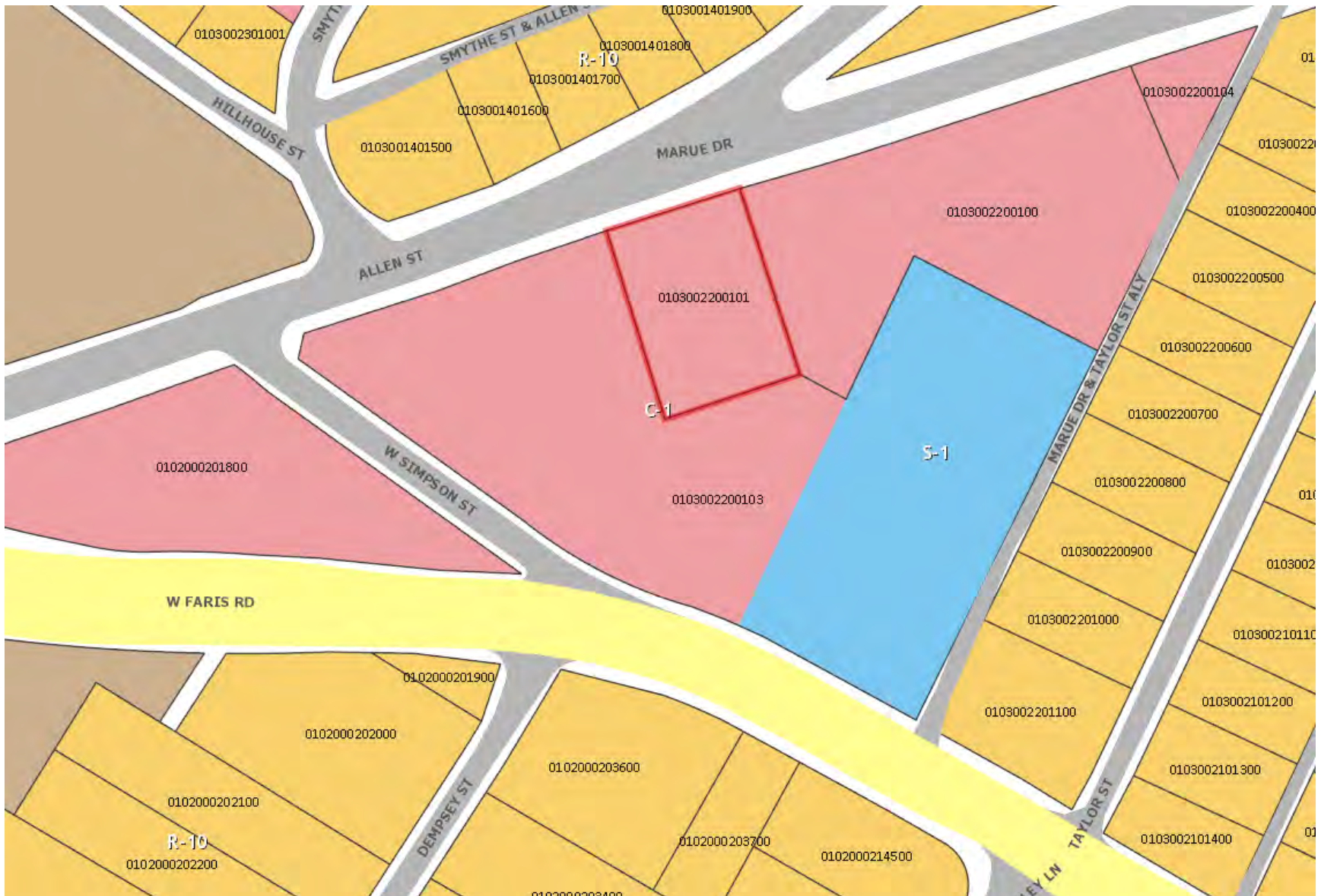
Section 3:4.1 of the Greenville County Zoning Ordinance states that a variance may be granted if the Board makes and explains the following findings:

- 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-2025-027: Site Plan



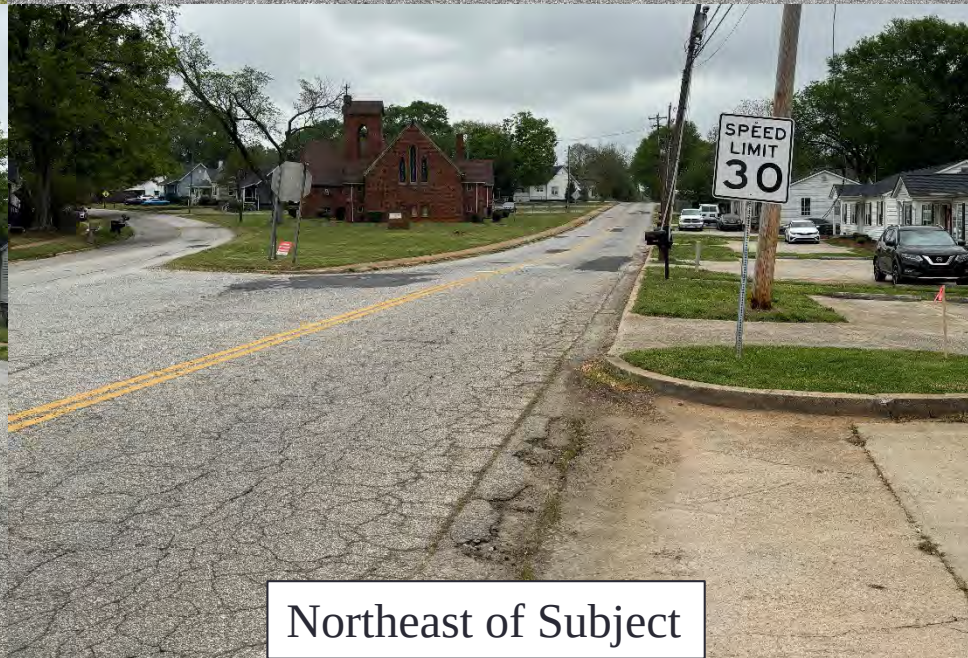
CB-2025-027: Zoning Map



CB-2025-027: Aerial Map



CB-2025-027 Photos



CB-2025-028

Applicant:	Charlie Greer of Seamon Whiteside & Associates for William Southworth
Project Type:	Use By Special Exception, Public Utility
Address:	Griffin Mill Rd., Piedmont, SC 29673
Zoning:	R-15, Single-Family Residential District
Posting:	Confirmed 04/10/2025

CB-2025-028: Request

The property is located 0.56 miles Southwest of I-185 and Fork Shoals Rd. interchange, in the R-15, Single-Family Residential 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-2025-028: 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 “Public Utility” as a Use by Special Exception in the R-15, Single-Family Residential 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-2025-028: Use by Special Exception Considerations

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

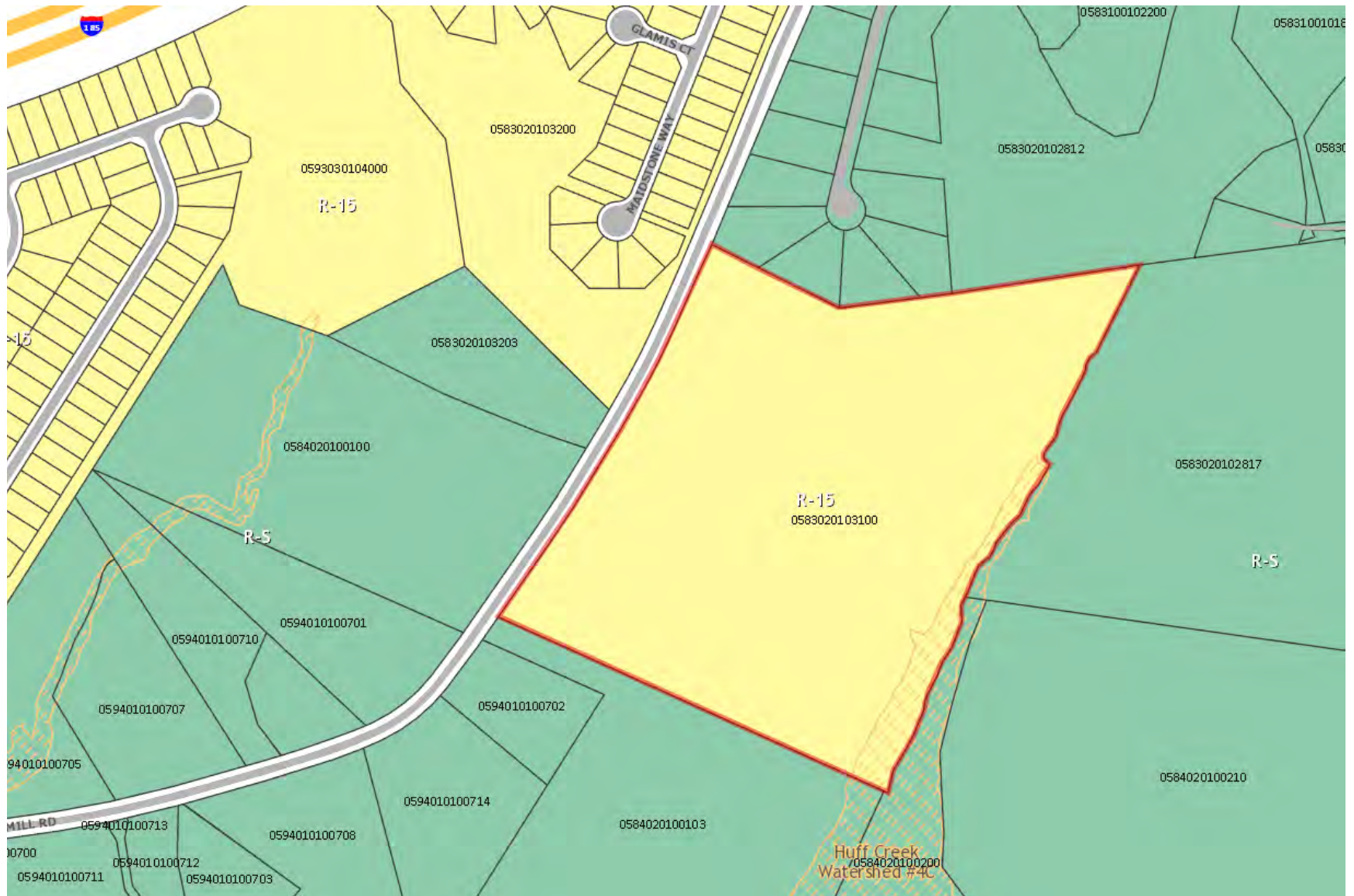
“The Board of Zoning Appeals may grant permission for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth in this section.” The Board shall consider the following factors:

- 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-2025-028: Site Plan



CB-2025-028: Zoning Map



CB-2025-028: Aerial Map



CB-2025-028 Photos



Subject



Subject Photo #2



Northeast of site



Southwest of Subject

CB-2025-029

Applicant:	James D. McCutchen of JTRM Consulting for Lesley P. Corn & Vicki H. Corn
Project Type:	Use By Special Exception, Church
Address:	635 Log Shoals Rd., Greenville, SC 29607
Zoning:	R-S, Residential Suburban District
Posting:	Confirmed 04/10/2025

CB-2025-029: Request

This property is located 2 miles Northwest of the I-385 and W Georgia Rd. interchange, in the R-S Residential Suburban District

The applicant is requesting a Use by Special Exception to allow for the construction of a Temple and Cultural Center.

There are no prior applications before the BZA.

CB-2025-029: 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 subject property consists of approximately 13.6 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. The Structures shown on plans meets this setback requirement.

CB-2025-029: Use By Special Exception

Section 11.3.3 - Off-Street Parking: parking shall be provided in accordance with Section 12.2 and Table 12.1. Parking will be assessed during plan review

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. Submitted landscape plans show a roadside buffer for the new parking area. If additional screening is required it will be assessed during plan review.

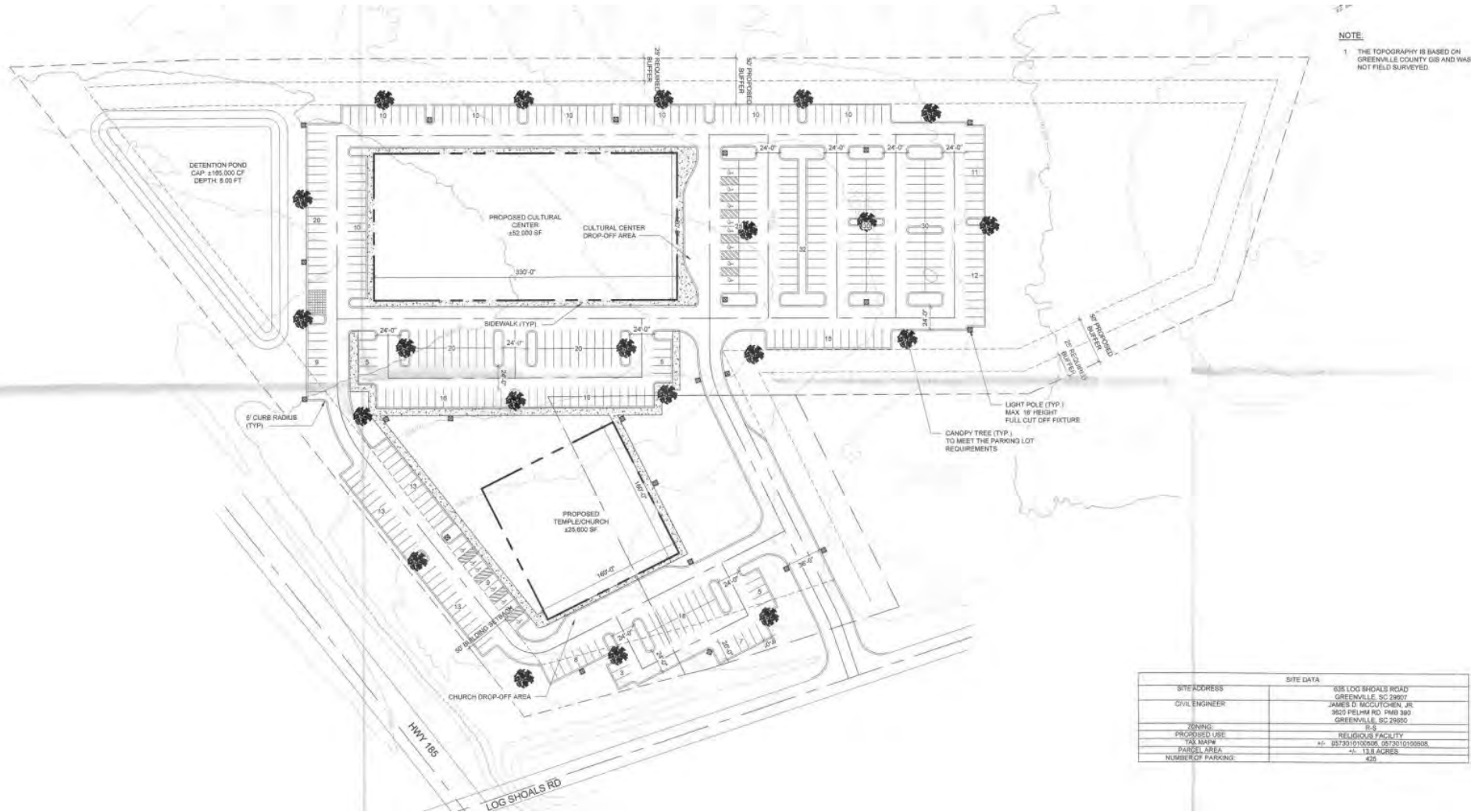
CB-2025-029: Use by Special Exception Considerations

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.

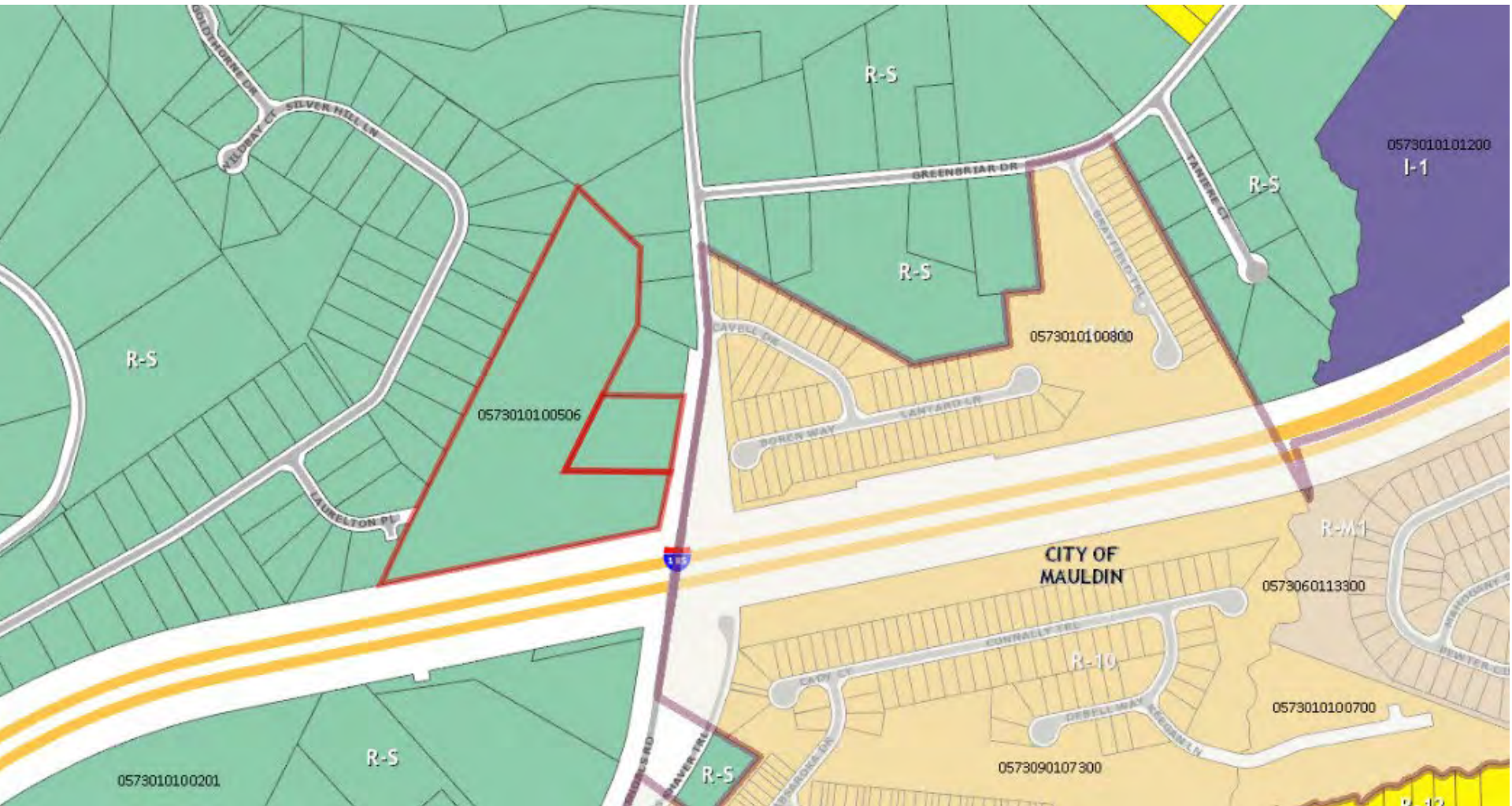
CB-2025-029: Site Plan



CB-2025-029: Site Plan



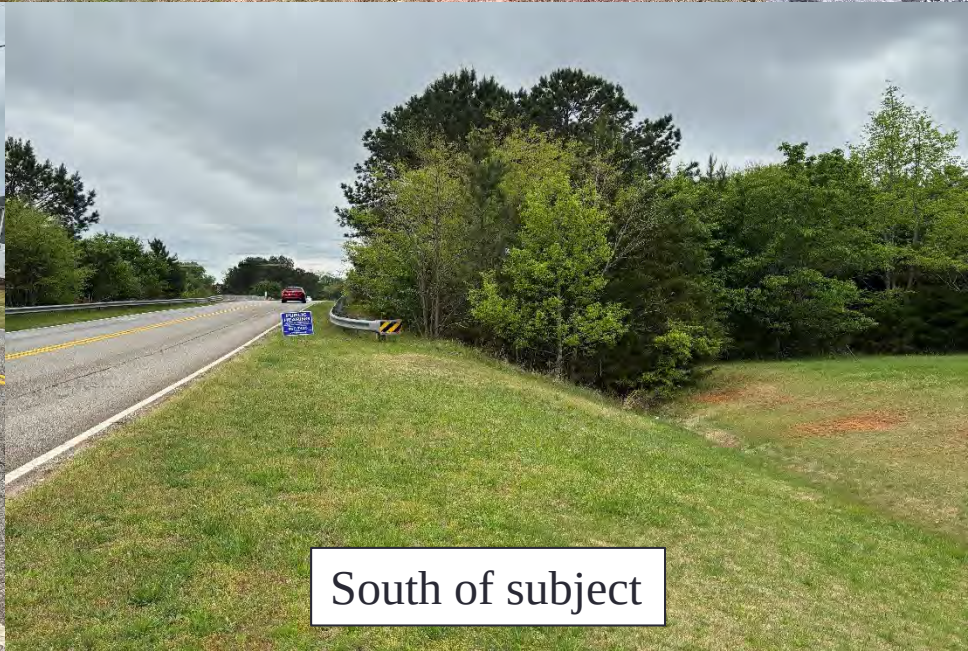
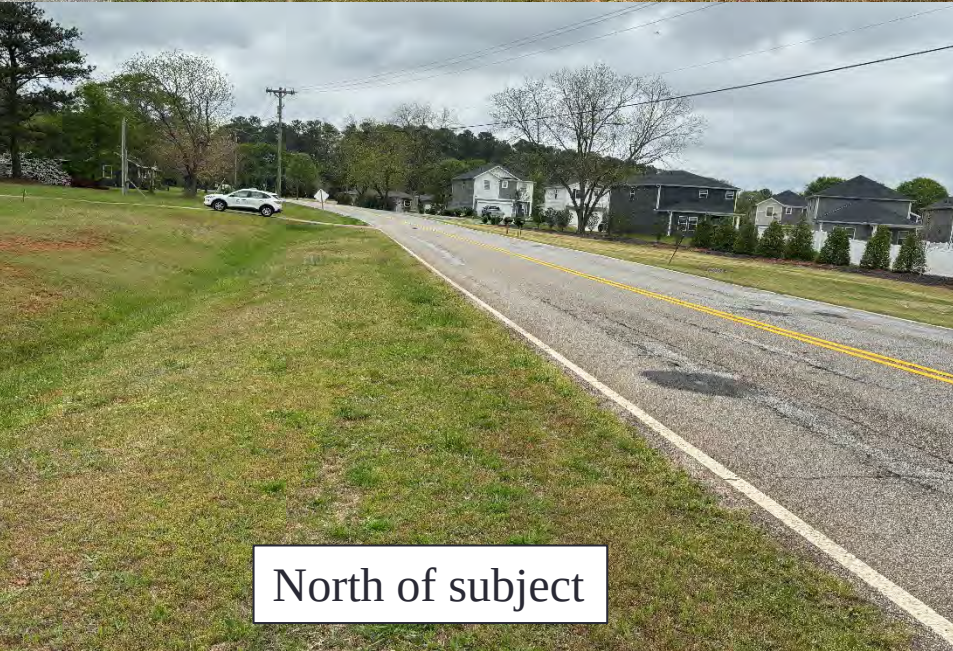
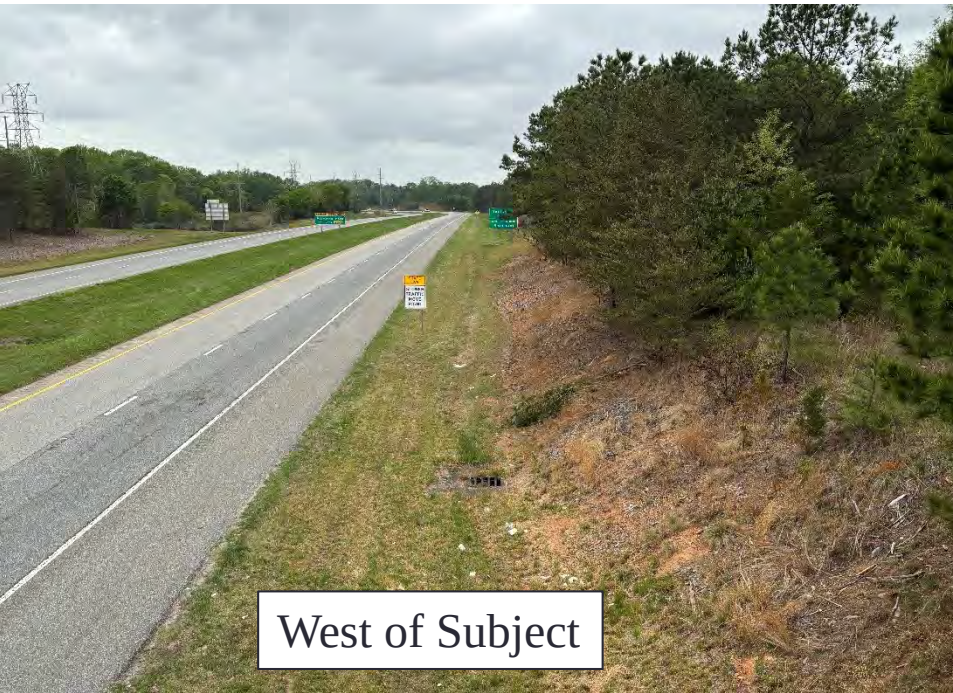
CB-2025-029: Zoning Map



CB-2025-029: Aerial Map



CB-2025-029 Photos



CB-2025-030

Applicant:	Charles Norris of Pulte Home Company LLC for Robert W. Smith
Project Type:	Use By Special Exception, Public Utility
Address:	708 Lee Vaughn Rd., Simpsonville, SC 29681
Zoning:	R-S, Residential-Suburban District
Posting:	Confirmed 04/10/2025

CB-2025-030: Request

The property is located 0.7 miles south of the Lee Vaughn Rd and Woodruff Rd. intersection, 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-2025-030: 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 “Public Utility” as a Use by Special Exception in the R-S, Residential-Suburban 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-2025-030: Use by Special Exception Considerations

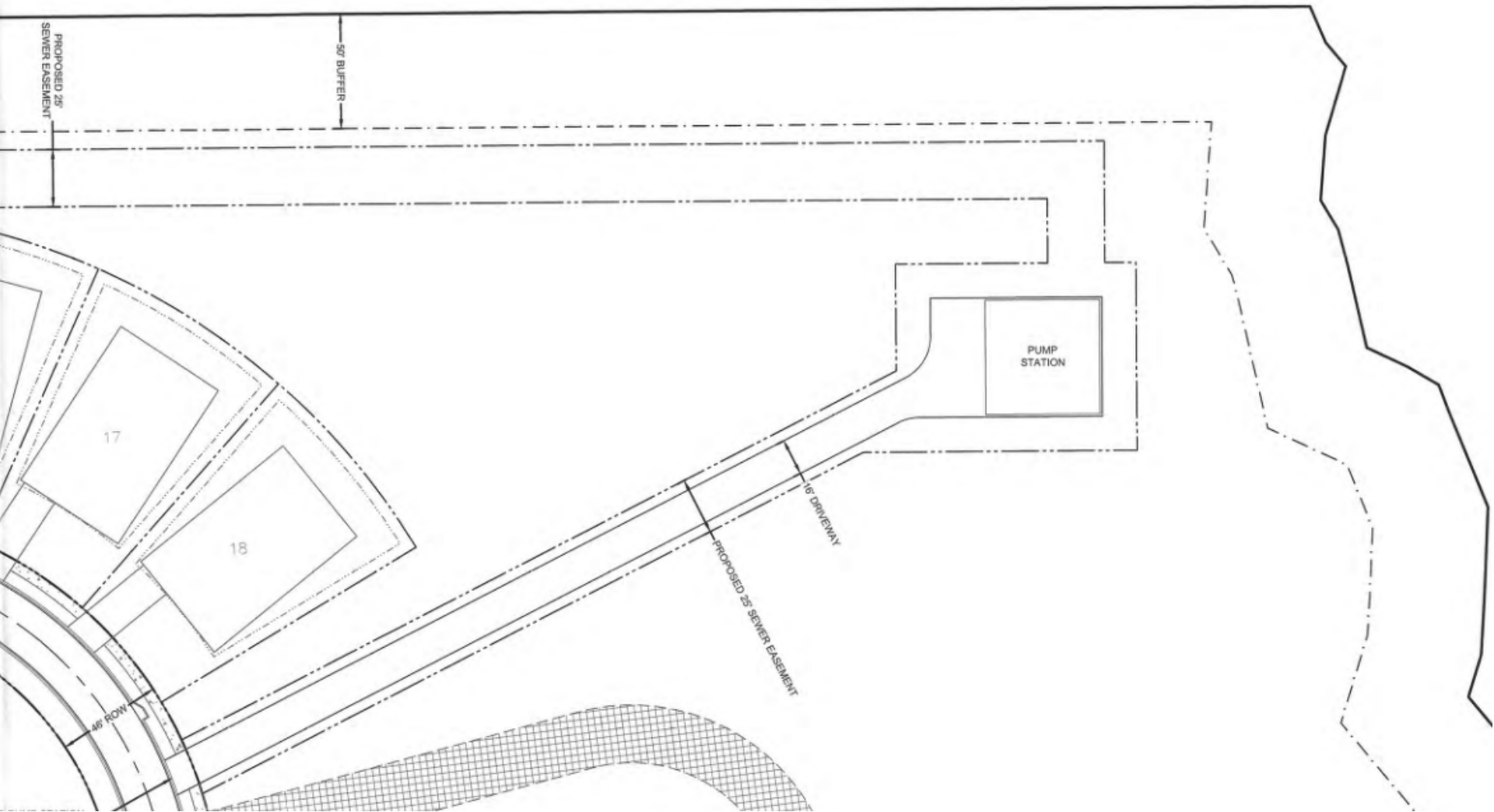
Section 11:1 - General Provisions for Uses Permitted by Special Exception states:

“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:

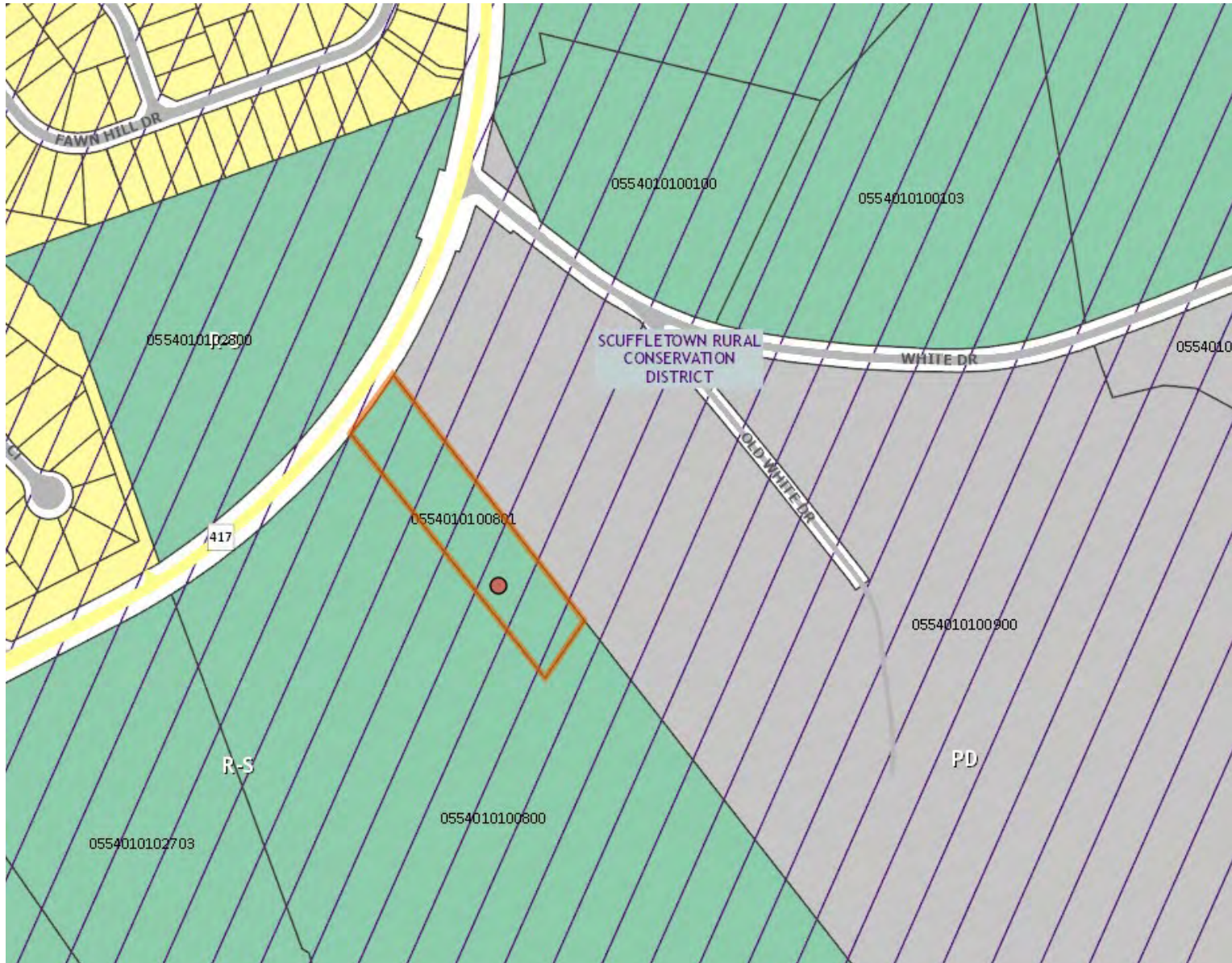
- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal and similar services.
- D. The use will not violate neighborhood character nor adversely affect surrounding land uses.

[illegible]

CB-2025-030: Site Plan



CB-2025-030: Zoning Map



CB-2025-030: Aerial Map



CB-2025-030 Photos



Northwest of site



Southwest of Subject

CB-2025-031

Applicant:	Charles A. Davis of J&A Group, LLC
Project Type:	Variance
Address:	1834 Fairview Rd., Fountain Inn, SC 29644
Zoning:	R-R1, Rural Residential District
Posting:	Confirmed 04/10/2025

CB-2025-031: Request

The property is located 1.38 miles south of the intersection of Fairview Rd and Hwy 418, in the R-R1, Rural Residential District

The applicant is requesting a Variance to remove the screening requirement and 5' buffer requirement. The need for a Variance was triggered when the applicant submitted for an electrical permit. The business does not have a C.O. and needs to be brought into compliance to obtain one.

There are no prior applications before the BZA.

CB-2025-031: Variance

Section 12:9 Screening and Buffering Requirements

Screening must be provided along, side and rear exterior lot lines where any non-residential use is adjacent to a residential use and/or district for the purpose of screening non-residential activities from view. Unless otherwise required, the following landscaping and screening provisions will apply.

A 6 foot wall, fence, berm, evergreen screening plant material, or a combination of wall, fence, berm or evergreen screening plant material with a combined minimum height of 6 feet above grade shall be used for the purposes of screening. If evergreen plant material is used, it must be at least 4 feet in height at the time of planting and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart. Berms shall have a side slope no greater than a ratio of 3:1.

CB-2025-031: 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-2025-031: 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.

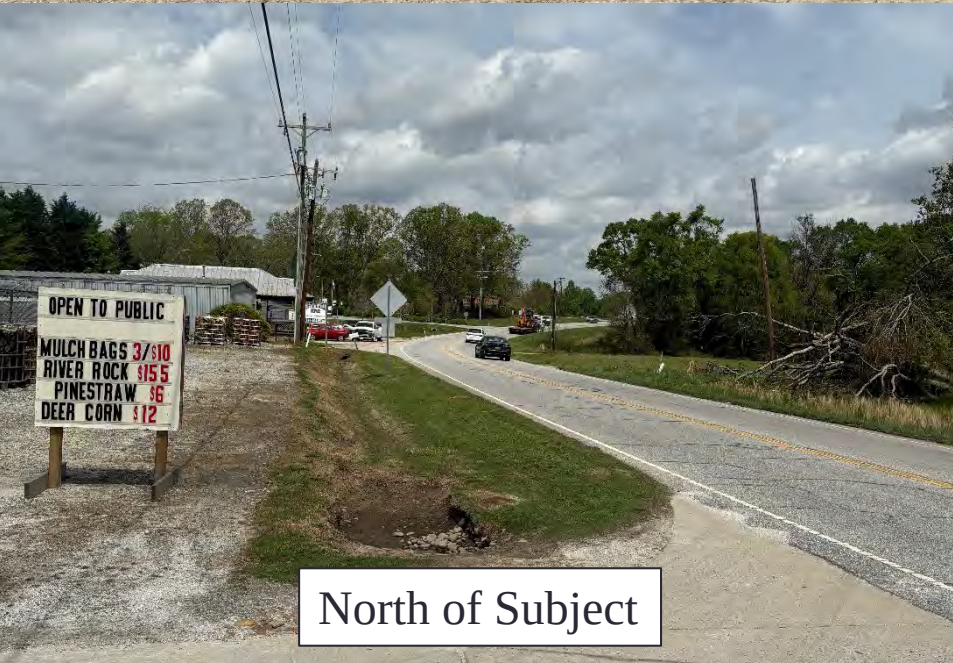
CB-2025-031: Zoning Map



CB-2025-031: Aerial Map



CB-2025-031 Photos



End of Dockets

- Announcements/Requests by BZA Members
- Adjournment