



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

AGENDA

October 13, 2021

Board of Zoning Appeals Monthly Hearing

*** 3:00 p.m. Conference Room D with limited seating ***

Greenville County Square

301 University Ridge, Greenville SC 29601

Citizens may access the meeting at the following web address:

<https://www.greenvillecounty.org/livestreamplanning.aspx>

1. Call to Order
2. Invocation/Pledge
3. Roll Call
4. Approval of Minutes and Adoption of Final Decisions and Orders of October/18/2021
5. Hearing Procedures/Regulations
6. New Business
 - i. **Docket Number:** CB-21-60
Applicant: Fuentes Yamire Volentin of Vitore Chiropractic Cunic LLC for Diego F. Arteaga
Request: Use By Special Exception to allow chiropractic as a home occupation.
Property Location: 1123 N. Franklin, Greenville SC 29617
Tax Map/PIN#: 0162000200308
Property Zoned: R-M20
Council District: 19
 - ii. **Docket Number:** CB-21-61
Applicant: Lana Carol Gilchrist
Request: Variance to allow a swimming pool on side of property.
Property Location: 14 Somerleaf Way, Simpsonville SC 29681
Tax Map/PIN#: 0539010108000
Property Zoned: R-12
Council District: 28
 - iii. **Docket Number:** CB-21-62
Applicant: Nicolas Baltazar Solomon for Iglesia Evangelica Church
Request: Variance of 12.7' from the front setback of the house
Use by Special Exception to include the adjacent residence into church property for the pastor.
Property Location: 3336 Old Buncombe Rd, Greenville SC 29617

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| | Tax Map/PIN#: | 0160000100110 & 0160000100105 |
| | Property Zoned: | R-10 |
| | Council District: | 19 |
| iv. | Docket Number: | CB-21-63 |
| | Applicant: | Andrew David Ellis |
| | Request: | Variance for 14.3' front setback |
| | Property Location: | 105 Guess St, Greenville SC 29605 |
| | Tax Map/PIN#: | 0106000200200 |
| | Property Zoned: | R-7.5 |
| | Council District: | 23 |
| v. | Docket Number: | CB-21-64 |
| | Applicant: | Matthew Scott Sutherland of South Greenville Fire District for South Greenville Fire District |
| vi. | Request: | Use by Special Exception to allow training facility for Fire Department |
| | Property Location: | 8305 Augusta Rd, Pelzer SC 29669 |
| | Tax Map/PIN#: | 0602020103403 |
| | Property Zoned: | R-R1 |
| | Council District: | 26 |
| vii. | Docket Number: | CB-21-65 |
| | Applicant: | Dennis Hampton of Greater Greenville Sanitation Commission |
| | Request: | Use by Special Exception for addition of Transfer Station. |
| | Property Location: | Old Easley Hwy |
| | Tax Map/PIN#: | 0238010300100 |
| | Property Zoned: | S-1/R-S |
| | Council District: | 23 |
| viii. | Docket Number: | CB-21-66 |
| | Applicant: | Kristen Elizabeth Holombo for Steven Gander |
| | Request: | Variance on placement of an accessory structure. |
| | Property Location: | 1145 E. Lakeshore Dr, Landrum SC 29356 |
| | Tax Map/PIN#: | 0624031101800 |
| | Property Zoned: | R-7.5 |
| | Council District: | 17 |
| ix. | Docket Number: | CB-21-67 |
| | Applicant: | James Malm of Southchase Wilson Bridge, LLC for Daniel Thomas |
| | Request: | Variance of 16 credits from Greenville County Tree Ordinance. |
| | Property Location: | 260 Wilson Bridge Rd, Fountain Inn SC 29644 |
| | Tax Map/PIN#: | 0335000100601 |
| | Property Zoned: | I-1 |
| | Council District: | 28 |
| x. | Docket Number: | CB-21-68 |
| | Applicant: | Matthew Eric Rupert of Scott and Corley, PA for State of South Carolina, by Department of Administration |
| | Request: | Variance to construct a new broadcast tower |
| | Property Location: | Tower Rd, Paris Mountain, Greenville SC |
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Tax Map/PIN#: 0464000100701 & 0464000100400
 Property Zoned: ESD-PM
 Council District: 20

xi. Docket Number: CB-21-69
 Applicant: Lucas Benjamin Abrams of Abrams Construction LLC for Michael Scott Peterman
 Request: Variance to construct a home 200ft behind existing barn.
 Property Location: 750 McKelvey Rd, Pelzer SC 29669
 Tax Map/PIN#: 0587040100300
 Property Zoned: R-R3
 Council District: 26

xii. Docket Number: CB-21-70
 Applicant: Brad Perkins of Greenville Presbyterian Theological Seminary for Dr. Jonathan Master
 Request: Variance of placement of shed 25' away from nearest street.
 Use by Special Exception to allow placement of shed on church property
 Property Location: 200 E Main Street, Taylors SC 29687
 Tax Map/PIN#: T007000200101
 Property Zoned: R-20
 Council District: 18

xiii. Docket Number: CB-21-71
 Applicant: Eric Hedrick of TCC Venture, LLC for TCC Venture, LLC
 Request: Special Exception to allow pump station to service Cedar Shoals Subdivision
 Property Location: Fork Shoals Rd, Greenville SC 29605
 Tax Map/PIN#: T007000200101
 Property Zoned: R-12
 Council District: 28

xiv. Docket Number: CB-21-72
 Applicant: Sheila Clement & Michael Talley (Attorney) of Ace's Restaurant and Grill for JSCI County Line LLC
 Request: Appeal from Zoning Administrator's Decision on operation of business not permitted in zoning district.
 Property Location: 3326 A New Easley Hwy, Greenville SC 29611
 Tax Map/PIN#: 0239010100600
 Property Zoned: S-1
 Council District: 23

7. Announcements/Requests

8. Adjournment