



# Greenville County Board of Zoning Appeals

(864) 467-7425

[www.greenvillecounty.org](http://www.greenvillecounty.org)

## AGENDA

March 9, 2022

### 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 February 09, 2022
5. Hearing Procedures/Regulations
6. New Business
  - i. **Docket Number:** CB-22-02  
Applicant: Beauty Jackson for St. Luke Church  
Request: Use by Special Exception and Variance to combine parcels to connect both buildings and to expand and renovate the property  
  
Property Location: 200 Averill St. Greenville, SC 29601  
Tax Map/PIN: 0112001200400 and 0112001200303  
Property Zoned: R-M20, Multifamily Residential  
Council District: 23
  - ii. **Docket Number:** CB-22-10  
Applicant: Aaron David Semenach of Mountain Creek Real Estate LLC  
Request: Variance for setbacks  
Property Location: 4101 and 4103 Old Buncombe Rd., Greenville, SC 29617  
Tax Map/PIN#: 0424000301700  
Property Zoned: S-1, Services District  
Council District: 19
  - iii. **Docket Number:** CB-22-12  
Applicant: Jim Burns of Hartness Development for Sean Hartness of Hartness International Inc.  
Request: Variance for setbacks

- 
- |                             |   |
|-----------------------------|---|
| Property Location:          | 701 Poinsett Hwy, Greenville, SC 29609  |
| Tax Map/PIN:                | 0152002000100, 0152002000101, 0152002000102 & 0152002000200   |
| Property Zoned:             | I-1, Industrial District & C-2, Commercial District   |
| Council District:           | 23  |
| <br>                        |   |
| <b>iv. Docket Number:</b>   | <b>CB-22-13</b>   |
| Applicant:                  | Renewable Water Resources for South Carolina Department of Corrections  |
| Request:                    | Use by Special Exception of non-conforming above ground chemical feed tank and utility structure for a wastewater pumping station |
| Property Location:          | 430 Oaklawn Road, Pelzer, SC 29669  |
| Tax Map/PIN:                | 0586010100101 and 0586020100801   |
| Property Zoned:             | R-R1, Rural Residential   |
| Council District:           | 25  |
| <br>                        |   |
| <b>v. Docket Number:</b>    | <b>CB-22-14</b>   |
| Applicant:                  | William Raymond Smith   |
| Request:                    | Variance to setbacks  |
| Property Location:          | 217 Maryland Ave., Greenville, SC 29611   |
| Tax Map/PIN:                | 0241000129000   |
| Property Zoned:             | R-10, Single-Family Residential   |
| Council District:           | 25  |
| <br>                        |   |
| <b>vi. Docket Number:</b>   | <b>CB-22-15</b>   |
| Applicant:                  | Harry McCord Croxton of Coldwell Banker Commercial Caine for Bob Dobson   |
| Request:                    | Use by Special Exception for Veterinary Office  |
| Property Location:          | 221 Batesville Rd., Simpsonville, SC 29681  |
| Tax Map/PIN:                | 0531030103808   |
| Property Zoned:             | POD, Planned Office District  |
| Council District:           | 21  |
| <br>                        |   |
| <b>vii. Docket Number:</b>  | <b>CB-22-16</b>   |
| Applicant:                  | Larry Gene Conley for Carolyn Lois Conley   |
| Request:                    | Variance for accessory building location  |
| Property Location:          | 70 Griffin Mill Rd., Piedmont, SC 29673   |
| Tax Map/PIN:                | 0594010100602   |
| Property Zoned:             | R-S, Residential Suburban   |
| Council District:           | 28  |
| <br>                        |   |
| <b>viii. Docket Number:</b> | <b>CB-22-17</b>   |
| Applicant:                  | Lindsey Brentton of Reedy Construction Group LLC for Greenville Country Club  |
| Request:                    | Use by Special Exception for reconstructing a new building that is increasing by 350 sq. ft.                                      |
| Property Location:          | 500 Garden Trl., Greenville, SC 29605   |
| Tax Map/PIN:                | WG01040100101   |
-

---

Property Zoned: R-20, Single-Family Residential  
Council District: 24

**ix. Docket Number: CB-22-18**  
Applicant: America G. Ahumada Guerra of America’s Dream Homes LLC  
Request: Variance for setbacks  
Property Location: 221 3<sup>rd</sup> Ave., Greenville, SC 29609  
Tax Map/PIN: 0150000600500  
Property Zoned: R-7.5, Single-Family Residential  
Council District: 23

**x. Docket Number: CB-22-19**  
Applicant: America G. Ahumada Guerra of America’s Dream Homes LLC  
Request: Variance for setbacks  
Property Location: 223 3<sup>rd</sup> Ave., Greenville, SC 29609  
Tax Map/PIN: 0150000600501  
Property Zoned: R-7.5, Single-Family Residential  
Council District: 23

**xi. Docket Number: CB-22-20**  
Applicant: Welltower Inc. for Health Care Reit, Inc.  
Request: Variance for setbacks  
Property Location: 23 Southpointe Drive, Greenville, SC 29607  
Tax Map/PIN: 0539010100914  
Property Zoned: R-M20, Multifamily Residential  
Council District: 28

**7. Announcements/Requests**

**8. Adjournment**