



Greenville County Board of Zoning Appeals

(864) 467-7425

www.greenvillecounty.org

AGENDA

May 11, 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 April 13, 2022
5. Hearing Procedures/Regulations
6. New Business
 - i. **Docket Number:** CB-22-25
Applicant: Joel Perez for Jesus Perez
Request: Variance for Setbacks
Property Location: 918 Cedar Lane Rd., Greenville, SC 29617
Tax Map/PIN: 0146001401200
Property Zoned: C-2, Commercial District
Council District: 19 – Meadows
 - ii. **Docket Number:** CB-22-26
Applicant: Alyssa Nicole Whalen for Pamela Kristin Whalen
Request: Use by Special Exception for placement of temporary accessory dwelling
Property Location: 49 Gunter Rd., Piedmont, SC 29673
Tax Map/PIN#: 0585020100508
Property Zoned: R-R1, Rural Residential District
Council District: 25 – Fant
 - iii. **Docket Number:** CB-22-27
Applicant: Jeanette Rader of Masstar Signs, Inc. for Reverend Norman Terry of Old Pilgrim Missionary Baptist Church
Request: Variance to construct an electronic message center board
Property Location: 3540 Woodruff Rd., Simpsonville, SC 29681
Tax Map/PIN: 0550030100800
Property Zoned: R-S, Residential Suburban District

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- Council District: 27 – Kirven
- iv. Docket Number: CB-22-28**
 Applicant: Scott B. Dodenhoff for Evelyn H. Dodenhoff
 Request: Variance of setbacks for 3 accessory buildings
 Property Location: Maple Creek Circle, Greenville, SC 29607
 Tax Map/PIN: M012010100616 & M012010100619
 Property Zoned: S-1, Services District
 Council District: 24 – Seman
- v. Docket Number: CB-22-29**
 Applicant: Spero Eliopoulos of Open Flame Five Forks, LLC
 Request: Variance for setbacks for a car wash
 Property Location: 2836 Woodruff Rd., Simpsonville, SC 29681
 Tax Map/PIN: 0548020100712
 Property Zoned: C-3, Commercial District
 Council District: 27 – Kirven
- vi. Docket Number: CB-22-30**
 Applicant: Thomas H. Johnson, Jr., Attorney for Peaknet, LLC of Williams Mullen for Duke Energy Carolinas, LLC
 Request: Use by Special Exception for the construction of a communication tower
 Property Location: 4310 E. North St., Greenville, SC 29615
 Tax Map/PIN: 0541020100901
 Property Zoned: R-20, Single-Family Residential District
 Council District: 22 – Tzouvelekas
- vii. Docket Number: CB-22-31**
 Applicant: Patrick Lewis of Latour Homes, LLC
 Request: Variance for setbacks to build home
 Property Location: 100 Valentine St., Greenville, SC 29601
 Tax Map/PIN: 0112001401200
 Property Zoned: R-7.5, Single-Family Residential District
 Council District: 23 – Norris
- viii. Docket Number: CB-22-32**
 Applicant: Matthew S. Tellier for Adrienne W. Tellier
 Request: Appeal Zoning Administrator’s Decision for Home Occupation
 Property Location: 607 W. Parker Rd., Greenville, SC 29611
 Tax Map/PIN: 0136000901800
 Property Zoned: R-7.5, Single-Family Residential District
 Council District: 23 – Norris

7. Announcements/Requests

8. Adjournment