

BOARD OF ZONING APPEALS
MONTHLY HEARING
August 9, 2023
3:00 p.m.

County Square – North Building Committee Meeting Room
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**

- a. **Minutes of July 12, 2023**
- b. **Adoption of Final Decisions and Orders**

5. **Hearing Procedures/Regulations**

6. **New Business**

- a. **Docket Number:** **CB-23-39**
Applicant: Mark Walter Perfect for M&N Property Holding, LLC
Request: Variance
Property Location: 1902 N. Pleasantburg Dr, Greenville, SC 29609
Tax Map/PIN: 0275000101500
Property Zoned: C-2, Commercial District
Council District: 20 – Shaw

- b. **Docket Number:** **CB-23-45**
Applicant: Vincent Anthony Tebano
Request: Variance
Property Location: 101 Martin Rd., Fountain Inn, SC 29644
Tax Map/PIN#: 0563020100100
Property Zoned: R-R1, Rural Residential District
Council District: 26 – Bradley

- c. **Docket Number:** **CB-23-46 – Administratively Withdrawn**
Applicant: Austin William Minkowski and Valeska Sue Minkowski
Request: Variance
Property Location: 37 Alexander Manor Way, Simpsonville, SC 29680
Tax Map/PIN: 0574320100500
Property Zoned: R-S, Residential Suburban District
Council District: 28 – Tripp

- d. Docket Number:** **CB-23-52 – Administratively Withdrawn**
 Applicant: Santiago Echeverria for Rodger Dale Gentry
 Request: Variance
 Property Location: 706 Edgemont Ave., Greenville, SC 29617
 Tax Map/PIN: B011000200600
 Property Zoned: R-MA, Multifamily Residential District
 Council District: 19 – Blount
- e. Docket Number:** **CB-2023-58**
 Applicant: Bob August for Doane M. August
 Request: Variance
 Property Location: 212 Ridge Way, Simpsonville, SC 29680
 Tax Map/PIN: 0576020100324
 Property Zoned: R-S, Residential Suburban District
 Council District: 26 – Bradley
- f. Docket Number:** **CB-2023-059**
 Applicant: Austin Fowler of Canebrake Engineering for 28 Cherrydale Drive, LLC
 Request: Variance
 Property Location: 28 Cherrydale Dr, Greenville, SC 29609
 Tax Map/PIN: 0172000200101
 Property Zoned: I-1, Industrial District
 Council District: 23 – Mitchell
- g. Docket Number:** **CB-2023-060 – Administratively Withdrawn**
 Applicant: Nikhil Patel for Three Brothers Rental Properties, LLC
 Request: Variance
 Property Location: 7240 White Horse Rd., Greenville, SC 29617
 Tax Map/PIN: B013010102007
 Property Zoned: C-2, Commercial District
 Council District: 19 – Blount
- h. Docket Number:** **CB-2023-061 – Administratively Withdrawn**
 Applicant: Waverly Wilkes of Gray Engineering for Griffin Park Neighborhood Assoc.
 Request: Variance
 Property Location: 2 Hatcher Creek St., Simpsonville, SC 29680
 Tax Map/PIN: 0585090106900
 Property Zoned: NC, Neighborhood Commercial District
 Council District: 25 – Fant
- i. Docket Number:** **CB-2023-062**
 Applicant: Patrick Cox of Cox Photography for Michael James Bryan
 Request: Variance
 Property Location: 1901 Old Easley Bridge Rd., Greenville, SC 29611
 Tax Map/PIN: 0241001000200
 Property Zoned: C-2, Commercial District
 Council District: 23 – Mitchell

- j. Docket Number: CB-2023-063**
 Applicant: Ryan Hall of Seamon Whiteside for Stag Industrial Holdings, LLC
 Request: Variance
 Property Location: 513 Old Griffin Rd., Piedmont, SC 29673
 Tax Map/PIN: 0593040101333
 Property Zoned: I-1, Industrial District
 Council District: 25 – Fant
- k. Docket Number: CB-2023-064**
 Applicant: Ryan Hall of Seamon Whiteside for Arme Greenville, LLC
 Request: Variance
 Property Location: Old Griffin Rd., Piedmont, SC 29673
 Tax Map/PIN: 0593040101303
 Property Zoned: I-1, Industrial District
 Council District: 25 – Fant
- l. Docket Number: CB-2023-065 – Administratively Withdrawn**
 Applicant: Tim Campbell of Campbell Engineering & Associates, Inc. for HES III Enterprises, LLC
 Request: Variance
 Property Location: Patton Rd., Greenville, SC 29605
 Tax Map/PIN: 0365000602000
 Property Zoned: R-M20, Multifamily Residential District
 Council District: 25 – Fant
- m. Docket Number: CB-2023-066 – Administratively Withdrawn**
 Applicant: Robert Jamal Fowler of SC Companies, LLC for SC Companies, LLC
 Request: Variance
 Property Location: 601 Easley Bridge Rd., Greenville, SC 29611
 Tax Map/PIN: 0114000100800
 Property Zoned: R-6, Single-Family Residential District
 Council District: 23 – Mitchell
- n. Docket Number: CB-2023-067 – Administratively Withdrawn**
 Applicant: Rachel Bragg of Colon Law Firm for Colon Law Firm
 Request: Variance
 Property Location: 1215 Poinsett Hwy., Greenville, SC 29609
 Tax Map/PIN: 0171000500800
 Property Zoned: C-2, Commercial District
 Council District: 19 – Blount
- o. Docket Number: CB-2023-068 – Administratively Withdrawn**
 Applicant: Chris Cox of T Cox Builders, LLC for Thomas Strauss
 Request: Variance
 Property Location: 1128 Bennett St., Simpsonville, SC 29611
 Tax Map/PIN: 0117000803000
 Property Zoned: R-7.5, Single-Family Residential District
 Council District: 23 – Mitchell

- p. Docket Number: CB-2023-069**
 Applicant: Zachary D. Johnson of Gray Engineering Consultants for Barbara Aiken, et al
 Request: Use by Special Exception
 Property Location: 1823 W. Gerogia Rd., Simpsonville, SC 29680
 Tax Map/PIN: 0575030100601
 Property Zoned: R-S, Residential Suburban District
 Council District: 26 – Bradley
- q. Docket Number: CB-2023-070 – Administratively Withdrawn**
 Applicant: Rebecca Lee Maddox of Phoenix Center for Greenville County Commission on Alcohol and Drug Abuse
 Request: Use by Special Exception
 Property Location: 975 Foot Hills Rd., Travelers Rest, SC 29690
 Tax Map/PIN: 0479000101300
 Property Zoned: S-1, Services District
 Council District: 19 – Blount
- r. Docket Number: CB-2023-071**
 Applicant: F. Allen Smith of AJC-101 Holdings, LLC for AJC-101 Holdings, LLC
 Request: Use by Special Exception and Variance
 Property Location: 105 Cypress St., Greenville, SC 29609
 Tax Map/PIN: 0183030101100
 Property Zoned: R-12, Single-Family Residential District
 Council District: 23 – Mitchell

7. Announcements/Requests

8. Adjournment