

**BOARD OF ZONING APPEALS**  
**MONTHLY HEARING**  
**September 13, 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 August 9, 2023**
- b. **Adoption of Final Decisions and Orders**

5. **Hearing Procedures/Regulations**

6. **New Business**

- a. **Docket Number:** **CB-2023-072**  
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
  
- b. **Docket Number:** **CB-2023-073 – Administratively Withdrawal**  
Applicant: Karin Krussig  
Request: Variance  
Property Location: 112 S Old White Horse Rd., Greenville, SC 29611  
Tax Map/PIN#: 0235000901401  
Property Zoned: S-1, Services District  
Council District: 23 – Mitchell
  
- c. **Docket Number:** **CB-2023-074 – Administratively Withdrawal**  
Applicant: Karin Krussig  
Request: Variance  
Property Location: 112 S Old White Horse Rd., Greenville, SC 29611  
Tax Map/PIN: 0235000901401  
Property Zoned: S-1, Services District  
Council District: 23 – Mitchell

- d. Docket Number: CB-2023-075**  
 Applicant: Ken Colon of Colon Properties for Colon Properties, LLC  
 Request: Variance  
 Property Location: 1215 Poinsett Hwy, Greenville, SC 29609  
 Tax Map/PIN: 0171000500800  
 Property Zoned: C-2, Commercial District  
 Council District: 19 – Blount
- e. Docket Number: CB-2023-076**  
 Applicant: Kevin Thivierge of IES Roofing for Kevin Thivierge  
 Request: Variance  
 Property Location: 100 Dixie Cir., Greenville, SC 29605  
 Tax Map/PIN: WG05000200800  
 Property Zoned: S-1, Services District  
 Council District: 25 – Fant
- f. Docket Number: CB-2023-077**  
 Applicant: C. Walden Jones, Jr. of McCutchen Engineering Associates, PC for Holly Grove Road, LLC  
 Request: Variance  
 Property Location: 9411 Augusta Rd., Pelzer, SC 29669  
 Tax Map/PIN: 0604020101100  
 Property Zoned: S-1, Services District  
 Council District: 26 – Bradley
- g. Docket Number: CB-2023-078 – Applicant Withdrawal**  
 Applicant: Matt Demarski of MD Developing and Contracting for 311 Ben Hamby, LLC  
 Request: Variance  
 Property Location: 311 Ben Hamby Dr., Greenville, SC 29615  
 Tax Map/PIN: 0530050103301  
 Property Zoned: I-1, Industrial District  
 Council District: 21 – Harrison
- h. Docket Number: CB-2023-079 – Applicant Withdrawal**  
 Applicant: Tim Campbell of Campbell Engineering & Associates, Inc. for HES III Enterprises, LLC  
 Request: Variance  
 Property Location: Vacant, Patton Rd., Greenville, SC 29605  
 Tax Map/PIN: 0365000602000  
 Property Zoned: R-M20, Multifamily Residential District  
 Council District: 25 – Fant
- i. Docket Number: CB-2023-080**  
 Applicant: Waverly Wilkes of Gray Engineering Consultants for Parkside Properties, LLC  
 Request: Variance  
 Property Location: 2 Hatcher Creek St., Simpsonville, SC 29680  
 Tax Map/PIN: 0585090106900  
 Property Zoned: NC, Neighborhood Commercial  
 Council District: 25 – Fant

- j. Docket Number:** **CB-2023-081**  
 Applicant: Christopher Clary of Duke Energy for Cp Mauldin Land Gp, LLC and Fork Shoals Holdings, LLC  
 Request: Use By Special Exception  
 Property Location: Vacant, Fork Shoals Road, Greenville, SC 29605  
 Tax Map/PIN: 0593030100106  
 Property Zoned: I-1, Industrial District  
 Council District: 25 – Fant
- k. Docket Number:** **CB-2023-082**  
 Applicant: Chad Gosnell  
 Request: Use By Special Exception  
 Property Location: 8 Glass St. Lot #7, Greenville, SC 29609  
 Tax Map/PIN: 0170000405200  
 Property Zoned: R-7.5, Single-Family Residential District  
 Council District: 19 – Blount
- l. Docket Number:** **CB-2023-083**  
 Applicant: Kerry Wiant of KCI Technologies for Renewable Water Resources  
 Request: Use By Special Exception  
 Property Location: 660 Mauldin Rd., Greenville, SC 29607  
 Tax Map/PIN: M015070100100  
 Property Zoned: S-1, Services District  
 Council District: 25 – Fant
- m. Docket Number:** **CB-2023-084**  
 Applicant: Evelyn M. Pettit of SCGR Kings MHP for SCGR Kings MHP, LLC  
 Request: Use By Special Exception  
 Property Location: 600 Hunts Bridge Rd., Greenville, SC 29617  
 Tax Map/PIN: B008020100900  
 Property Zoned: R-MA, Multifamily Residential District  
 Council District: 19 – Blount

**7. Announcements/Requests**

**8. Adjournment**