



# Greenville County Board of Zoning Appeals

(864) 467-7425

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

## REVISED

### AGENDA

October 13, 2021

Board of Zoning Appeals Monthly Hearing

**\*\*\* 3:00 p.m. County Council Chambers 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 September 8, 2021
5. Hearing Procedures/Regulations
6. New Business

- i. **Docket Number:** CB-21-54  
Applicant: Nicolas Palestina  
Request: Variance of 4' and 2'5" from required side setbacks  
Property Location: 294 Ivydale Dr, Greenville, SC 29609  
Tax Map/PIN: P008000123100  
Property Zoned: R-MA  
Council District: 20
- ii. **Docket Number:** CB-2021-57  
Applicant: State of South Carolina, under the control of the Department of Administration  
Request: Variance from setback requirement for new tower from existing structures. Use by Special Exception to replace and construct a new broadcast tower.  
Property Location: Tower Rd, Paris Mountain, Greenville, SC 29609  
Tax Map/PIN#: 0464000100701 & 0464000100400  
Property Zoned: ESD-PM  
Council District: 20

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- iii. Docket Number: CB-21-60**  
Applicant: Fuentes Yamire Volentin of Vitore Chiropractic Clinic 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
- iv. 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: 19
- v. 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  
Tax Map/PIN: 0160000100110 & 0160000100105  
Property Zoned: R-10  
Council District: 19
- vi. 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
- vii. Docket Number: CB-21-64**  
Applicant: Matthew Scott Sutherland of South Greenville Fire District for South Greenville Fire District  
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

- viii. Docket Number: CB-2021-65**  
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
  
- ix. Docket Number: CB-2021-66**  
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
  
- x. Docket Number: CB-2021-67**  
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
  
- xi. Docket Number: CB-2021-68**  
Applicant: Lucas Benjamin Abrams of Abrams Construction LLC for Michael Scott Peterman  
Request: Variance to construct a home 200 ft 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-2021-69 WITHDRAWN**
  
- xiii. Docket Number CB-2021-70**  
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: 0584020100500  
Property Zoned: R-12  
Council District: 28

