



# Greenville County Board of Zoning Appeals

(864) 467-7425

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

## AGENDA

January 12, 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 December 8, 2021
5. Hearing Procedures/Regulations
6. New Business
  - i. **Docket Number:** CB-21-78 **Administratively Withdrawn**  
Applicant: Robert Fowler with SC Companies, LLC for SC Companies, LLC  
Request: Variance from required setbacks  
Property Location: 601 Easley Bridge Rd., Greenville, SC 29611  
Tax Map/PIN: 0114000100800  
Property Zoned: R-6, Single-Family Residential  
Council District: 23
  - ii. **Docket Number:** CB-22-01  
Applicant: George R. Farah for Burnett W. Todd  
Request: Variance from required setbacks  
Property Location: 8511 White Horse Rd., Greenville, SC 29617  
Tax Map/PIN#: B005010101100  
Property Zoned: R-S, Residential Suburban  
Council District: 19
  - iii. **Docket Number:** CB-22-03  
Applicant: Bryan H. Russell with Contineo Group, LLC for Craig Marquardt with Bradco Realty Corp./ABC Supply Co. Inc.  
Request: Variance from required setbacks.  
Property Location: 100 Bi-Lo Blvd., Greenville, SC 29607

- 
- |             |                       |   |
|-------------|-----------------------|---|
|             | Tax Map/PIN:          | M008040100207   |
|             | Property Zoned:       | S-1, Services District  |
|             | Council District:     | 24  |
| <b>iv.</b>  | <b>Docket Number:</b> | <b>CB-22-04</b>   |
|             | Applicant:            | Ronald E. Geyer with Good City Architects, LLC for Dana Emberton of Immanuel Lutheran Church                      |
|             | Request:              | Use by Special Exception to expand Church   |
|             | Property Location:    | 2820 Woodruff Rd., Simpsonville SC 29681  |
|             | Tax Map/PIN:          | 0548020103200   |
|             | Property Zoned:       | R-S, Residential Suburban & R-M16, Multifamily Residential  |
|             | Council District:     | 27  |
| <b>v.</b>   | <b>Docket Number:</b> | <b>CB-22-05</b>   |
|             | Applicant:            | Dimitry Bruehl for Terry Smith with True-cut Div. Precision Machine   |
|             | Request:              | Variance from required setbacks   |
|             | Property Location:    | 231 S. Florida Ave., Greenville, SC 29611   |
|             | Tax Map/PIN:          | 0228000600802   |
|             | Property Zoned:       | R-10, Single-Family Residential   |
|             | Council District:     | 25  |
| <b>vi.</b>  | <b>Docket Number:</b> | <b>CB-22-06 Held to Next Month</b>  |
|             | Applicant:            | Chris I. Kaiser for Apostolic Lutheran Church   |
|             | Request:              | Use by Special Exception for addition of cemetery on existing church property and variance from required setbacks |
|             | Property Location:    | 451 and 453 N. Rutherford Rd., Greer, SC 29651  |
|             | Tax Map/PIN:          | T021000104400 & T021000104800   |
|             | Property Zoned:       | R-S, Residential Suburban   |
|             | Council District:     | 18  |
| <b>vii.</b> | <b>Docket Number:</b> | <b>CB-22-07</b>   |
|             | Applicant:            | B. Russell Bryan with Southside Christian School for Southside Christian School                                   |
|             | Request:              | Use by Special Exception to expand School   |
|             | Property Location:    | 2211 Woodruff Rd., Simpsonville, SC 29681   |
|             | Tax Map/PIN:          | 0539030102402   |
|             | Property Zoned:       | R-S, Residential Suburban   |
|             | Council District:     | 21  |

## 7. Announcements/Requests

## 8. Adjournment