



# Greenville County Board of Zoning Appeals

(864) 467-7425

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

## AGENDA

June 08, 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 May 11, 2022
5. Hearing Procedures/Regulations
6. Election of Officers
7. New Business
  - i. **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
  - ii. **Docket Number:** CB-22-33  
**Applicant:** Ronnie Gillespie for Cross Roads Baptist Church  
**Request:** Use by special exception for expansion of church bldg. & parking lot  
**Property Location:** 705 Anderson Ridge Rd., Greer, SC 29651  
**Tax Map/PIN:** 0549010102700 & 0549010102701  
**Property Zoned:** R-S, Residential Suburban District  
**Council District:** 21 – Harrison
  - iii. **Docket Number:** CB-22-34  
**Applicant:** Alexander Zuendt of Zuendt Engineering for Rebecca P. Clement  
**Request:** Variance for setbacks to allow construction of new building  
**Property Location:** E. Shelter Drive, Greer, SC 29650

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|--------------|-----------------------|---|
|              | Tax Map/PIN#:         | 0530050101601   |
|              | Property Zoned:       | I-1, Industrial District/GSP Airport Environs – Special Land Use Area               |
|              | Council District:     | 21 – Harrison   |
| <b>iv.</b>   | <b>Docket Number:</b> | <b>CB-22-35</b>   |
|              | Applicant:            | Miguel Andris Molano for Michael James Bryan  |
|              | Request:              | Variance for setbacks to open a restaurant  |
|              | Property Location:    | 1901 Old Easley Bridge Rd., Greenville, SC 29611                                    |
|              | Tax Map/PIN:          | 0241001000200   |
|              | Property Zoned:       | C-2, Commercial District  |
|              | Council District:     | 23 – Norris   |
| <b>v.</b>    | <b>Docket Number:</b> | <b>CB-22-36</b>   |
|              | Applicant:            | Hugh C. Moore of SMIG Properties, LLC   |
|              | Request:              | Variance for setbacks to build a home   |
|              | Property Location:    | 930 Anderson Rd., Greenville, SC 29601  |
|              | Tax Map/PIN:          | 0112001001002   |
|              | Property Zoned:       | R-M20, Multifamily Residential District   |
|              | Council District:     | 23 – Norris   |
| <b>vi.</b>   | <b>Docket Number:</b> | <b>CB-22-37</b>   |
|              | Applicant:            | Michael T. Dixon of Dixon Builders, LLC for Josafac B. Guevara                      |
|              | Request:              | Variance for setbacks to build a home   |
|              | Property Location:    | 532 4 <sup>th</sup> Ave., Greenville, SC 29609                                      |
|              | Tax Map/PIN:          | 0150001001300   |
|              | Property Zoned:       | R-7.5, Single-Family Residential  |
|              | Council District:     | 23 – Norris   |
| <b>vii.</b>  | <b>Docket Number:</b> | <b>CB-22-38</b>   |
|              | Applicant:            | Rebecca L. Williams   |
|              | Request:              | Variance for setbacks to be able to build   |
|              | Property Location:    | 24 Bryant St., Greenville, SC 29611   |
|              | Tax Map/PIN:          | 0121001401300   |
|              | Property Zoned:       | R-7.5, Single-Family Residential District   |
|              | Council District:     | 23 – Norris   |
| <b>viii.</b> | <b>Docket Number:</b> | <b>CB-22-39</b>   |
|              | Applicant:            | Andrew L. Nico of Durham Greene Construction Co., Inc. for Trinity Bible Church TRS |
|              | Request:              | Use by Special Exception for construction on site                                   |
|              | Property Location:    | 205 N. Suber Rd., Greer, SC 29651   |
|              | Tax Map/PIN:          | T009040101400   |
|              | Property Zoned:       | R-20, Single-Family Residential District  |
|              | Council District:     | 18 – Barnes   |
| <b>ix.</b>   | <b>Docket Number:</b> | <b>CB-22-40</b>   |
|              | Applicant:            | Tracey Diehl of Expedite the Diehl, LLC for James K. Rye of Rye                     |

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|     | Request:              | Primo, LLC<br>Variance to allow 2 additional signs on property making it 4 signs  |
|     | Property Location:    | 930 NE Main St., Simpsonville, SC 29681   |
|     | Tax Map/PIN:          | 0297000102600   |
|     | Property Zoned:       | C-2, Commercial District  |
|     | Council District:     | 27 – Kirven   |
|     | <b>Docket Number:</b> | <b>CB-22-41 WITHDRAWN</b>   |
| x.  | Applicant:            | Timothy M. Thomason of Spatial planning Innovations, LLC for Father Christopher Smith of Roman Catholic Diocese of Charleston |
|     | Request:              | Use by Special Exception to build a storage building  |
|     | Property Location:    | 1209 Brushy Creek Rd., Taylors, SC 29687  |
|     | Tax Map/PIN:          | 0538030101700   |
|     | Property Zoned:       | R-20, Single-Family Residential District  |
|     | Council District:     | 20 – Shaw   |
|     | <b>Docket Number:</b> | <b>CB-22-42</b>   |
| xi. | Applicant:            | Clint Rigsby of W. Clint Rigsby – Landscape Architect for Caleb J. VanWingerden   |
|     | Request:              | Variance to setbacks to build and place a garage on site  |
|     | Property Location:    | 1267 Altamont Rd., Greenville, SC 29609   |
|     | Tax Map/PIN:          | 0463000100200   |
|     | Property Zoned:       | ESD-PM, Environmentally Sensitive District – Paris Mountain   |
|     | Council District:     | 20 – Shaw   |

8. Announcements/Requests

9. Adjournment