

BOARD OF ZONING APPEALS
MONTHLY HEARING
March 13, 2024
3:00 p.m.
County Square – North Building
Council 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 February 14, 2024**
- b. **Adoption of Final Decisions and Orders**

5. **Hearing Procedures/Regulations**

6. **New Business**

- a. **Docket Number:** **CB-2024-017**
Applicant: Russell Hill of First Baptist Church Simpsonville for Charlyn H. Johnson as Trustee for Alford M. Ford GST
Request: Use By Special Exception
Property Location: 2803 Roper Mountain Rd., Simpsonville, SC 29681
Tax Map/PIN: 0531020104800
Property Zoned: R-S, Residential Suburban District
Council District: 21 – Harrison

- b. **Docket Number:** **CB-2024-018**
Applicant: Russell Hill of First Baptist Church Simpsonville for Charlyn H. Johnson as Trustee for Alford M. Ford GST
Request: Use By Special Exception
Property Location: 406 Batesville Rd., Simpsonville, SC 29681
Tax Map/PIN#: 0531020104900
Property Zoned: R-S, Residential Suburban District
Council District: 21 – Harrison

- c. **Docket Number:** **CB-2024-019**
Applicant: Russell Hill of First Baptist Church Simpsonville for Charlyn H. Johnson as Trustee for Alford M. Ford GST
Request: Use By Special Exception
Property Location: Batesville Rd., Simpsonville, SC 29681
Tax Map/PIN: 0531020105000
Property Zoned: R-S, Residential Suburban District
Council District: 21 – Harrison

- d. Docket Number: CB-2024-020 – Administratively Withdrawal**
 Applicant: Bill Galindo for George E. Albright and Luana Albright
 Request: Variance
 Property Location: 26 E. Fairfield Rd., Greenville, SC 29605
 Tax Map/PIN: 0379000204000
 Property Zoned: R-12, Single-Family Residential District
 Council District: 25 – Fant
- e. Docket Number: CB-2024-021**
 Applicant: Daryl and Elina Matson
 Request: Appeal from Zoning Administrator’s Decision
 Property Location: 287 Pine Dr., Greer 29651
 Tax Map/PIN: T020000105702
 Property Zoned: R-S, Residential Suburban District
 Council District: 18 – Barnes
- f. Docket Number: CB-2024-022**
 Applicant: Shannon Herford of SoHan, LLC for SoHan, LCC
 Request: Variance
 Property Location: 319 E. Warehouse Ct., Taylors, SC 29687
 Tax Map/PIN: P015040100405
 Property Zoned: S-1, Services District
 Council District: 20 – Shaw
- g. Docket Number: CB-2024-023**
 Applicant: Cheryl and Paul Buffa
 Request: Use By Special Exception
 Property Location: 195 Talley Scott Rd., Piedmont, SC 29673
 Tax Map/PIN: 0584010101309
 Property Zoned: R-S, Residential Suburban District
 Council District: 28 – Tripp
- h. Docket Number: CB-2024-024**
 Applicant: Mara E. Drew of Holistic Care of Greenville, LLC for Noble L. Boykin Jr.
 Request: Use By Special Exception
 Property Location: 28 Pitman Cir., Greenville, SC 29617
 Tax Map/PIN: B013010107600
 Property Zoned: R-12, Single-Family Residential District
 Council District: 19 – Blount
- i. Docket Number: CB-2024-025**
 Applicant: Marie Pirochta of Site Design, Inc. for Nathan Kaser of Renaissance Custom Homes, LLC
 Request: Variance
 Property Location: Edwards St. and S. Franklin Rd, Greenville, SC 29609
 Tax Map/PIN: 0156000700100
 Property Zoned: R-7.5, Single-Family Residential District
 Council District: 19 – Blount
- j. Docket Number: CB-2024-026**
 Applicant: Emma Holtel of Masstar Signs for Central Realty Holdings, LLC and WWG, LLC
 Request: Variance
 Property Location: 400 Haywood Rd., Greenville, SC 29607

Tax Map/PIN: 0259000100117
Property Zoned: C-3, Commercial District
Council District: 24 – Seman

k. Docket Number: CB-2024-027 – Administratively Withdrawal
Applicant: Matthew Harry Sekuras and Rachel Sekuras
Request: Use By Special Exception
Property Location: 5407 State Park Rd.,
Tax Map/PIN: 0500040104101
Property Zoned: AG, Agricultural Preservation District
Council District: 17 - Russo

l. Docket Number: CB-2024-028
Applicant: Daniel J. Lott
Request: Variance
Property Location: 19 Speed St., Greenville, SC 29611
Tax Map/PIN: 0143000201600
Property Zoned: R-MA, Multifamily Residential District
Council District: 23 – Mitchell

7. Announcements/Requests

8. Adjournment