

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, September 20, 2021 at 6:00 p.m.**, for the purpose of hearing those persons interested in the following items. This meeting will be held in-person in County Council Chambers with the ability for livestreaming which can be found at <https://www.greenvillecounty.org/GCcalendars.aspx>. For details, see the County website. For each docket, there will be a combined ten minutes total allotted for speakers in favor and a combined ten minutes total allotted for speakers in opposition. Once the ten-minute period is up, the time to speak will have ended.

DOCKET NUMBER: CZ-2021-78
APPLICANT: Charles C. Mitchell of RM Capital, LLC for RM Capital, LLC
CONTACT INFORMATION: coley@ageraregroup.com or 704-490-8181
PROPERTY LOCATION: Bracken Rd
PIN: 0408000100300
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: 0.98
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-79
APPLICANT: Timothy George Campbell
CONTACT INFORMATION: tg.campbell22@gmail.com or 864-270-6008
PROPERTY LOCATION: 211, 213, 217 and 219 Viewmont Dr
PIN: 0454000100107, 0452000101800, and 0452000101900
EXISTING ZONING: R-12, Single-Family Residential District
REQUESTED ZONING: R-S, Residential Suburban District
ACREAGE: 5.94
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-80
APPLICANT: Gray Engineering Consultants, Inc. for Sally R. Haas
CONTACT INFORMATION: wilkes@grayengineering.com or 864-297-3027
PROPERTY LOCATION: St. Albans School Rd
PIN: 0584010101605
EXISTING ZONING: R-S, Residential Suburban
REQUESTED ZONING: R-12, Single-Family Residential
ACREAGE: 20.40
COUNTY COUNCIL: 28 – Tripp

DOCKET NUMBER: CZ-2021-81
APPLICANT: Nick Franchina of Crown Properties, LLC for CJN, LLC
CONTACT INFORMATION: nickfranchina@accessrealtysc.com or 864-630-0557
PROPERTY LOCATION: Emily Ln and Old Pelzer Rd
PIN: 0610070100500 and 0610070100800
EXISTING ZONING: I-1, Industrial District and R-S, Residential Suburban District
REQUESTED ZONING: R-12, Single-Family Residential District
ACREAGE: 66.52
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-82
APPLICANT: Seph Wunder of Adelphos Capital Management, LLC for Billy M. Woods
CONTACT INFORMATION: swunder@adelphoscap.com or 864-630-8688
PROPERTY LOCATION: Sterling Grove Rd and Augusta Rd (US Hwy 25 S)
PIN: 0601010100700 and 0601010100702
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 2.38
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-83
APPLICANT: Josiah Pott of Zenith Real Estate for Robert T. Cox, Jr.
CONTACT INFORMATION: christianb@ze-nith.com or 864-915-8363
PROPERTY LOCATION: 340 Blakely Ave
PIN: 0593040103300
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Single-Family Residential District
ACREAGE: 19.60
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2021-84
APPLICANT: Luke A. Burke of Bannister, Wyatt & Stalvey, LLC for William R. Williams IV of WRW Associates, LLC
CONTACT INFORMATION: lburke@bannisterwyatt.com or 864-298-0084
PROPERTY LOCATION: Rutledge Lake Rd
PIN: 0509020100701
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 5.00
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-85
APPLICANT: Bill Fitzgerald of Beverage South, Inc. dba Pepsi Cola of Greenville for Beverage South, Inc.
CONTACT INFORMATION: bill.fitzgerald@pepsigvl.com or 864-672-2073
PROPERTY LOCATION: Crestwood Dr, Crestwood Forest Dr, and Central Ct.
PIN: 0441000100700
EXISTING ZONING: R-15, Single-Family Residential District
REQUESTED ZONING: R-10, Single-Family Residential District
ACREAGE: 12.79
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-86
APPLICANT: Joanne M. Armstrong of Affordable Dream Properties, LLC for Affordable Dream Properties, LLC. and Brian J. Yore
CONTACT INFORMATION: Godscountryre@gmail.com or 864-313-9171
PROPERTY LOCATION: 1305 N. Parker Rd
PIN: 0455000101300
EXISTING ZONING: R-10, Single-Family Residential District
REQUESTED ZONING: R-MA, Multifamily District
ACREAGE: 0.74
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-87
APPLICANT: Greg Minton of Enigma Corporation, LLC for Linda G. Whiteman Revocable Trust
CONTACT INFORMATION: gbm@spinxco.com or 864-451-6656
PROPERTY LOCATION: 2319 Pelham Rd
PIN: 0533040101501
EXISTING ZONING: PD, Planned Development District
REQUESTED ZONING: PD-MC, Planned Development District, Major Change
ACREAGE: 1.51
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-88 - **WITHDRAWN**
APPLICANT: ~~Daniel Hershberger for Hershberger Properties, LLC~~
CONTACT INFORMATION: ~~danhersh7@yahoo.com or 706-201-5745~~
PROPERTY LOCATION: ~~Hwy 418, Old SC Hwy 418, and Hopkins Rd~~
PIN: ~~0596020101705~~
EXISTING ZONING: ~~R-R3, Rural Residential District~~
REQUESTED ZONING: ~~R-R1, Rural Residential District~~
ACREAGE: ~~14.34~~
COUNTY COUNCIL ~~26 – Ballard~~

DOCKET NUMBER: CZ-2021-89
APPLICANT: Joanne M. Armstrong
CONTACT INFORMATION: Godscountryre@gmail.com or 864-313-9171
PROPERTY LOCATION: 456 Crosby Cir
PIN: M015030403800
EXISTING ZONING: R-10, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.302
COUNTY COUNCIL 25 – Fant

DOCKET NUMBER: CZ-2021-90
APPLICANT: Kevin W. Tollison for Erik C. Weir of Weir Living Trust
CONTACT INFORMATION: kevin@kwtassoc.com or 864-313-0192
PROPERTY LOCATION: 130 Hwy 651
PIN: 0562010104000
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: NC, Neighborhood Commercial District
ACREAGE: 47.87
COUNTY COUNCIL 26 – Ballard

DOCKET NUMBER: CZ-2021-91
APPLICANT: Greenville County Council
CONTACT INFORMATION: johenderson@greenvillecounty.org or 864-467-7245
PROPERTY LOCATION: County-wide
TEXT AMENDMENT: To amend Greenville County Zoning Ordinance Article 4 *Definitions*; Article 6 *Use Regulations*, Table 6.1 *Uses Permitted, Uses by Special Exception, and Conditional Uses* and Section 6:2 *Use Conditions*; Article 7: Table 7.1 *Minimum Lot Area/Permitted Densities for Single-Family Residential* and Table 7.3 *Setback/Height Requirements*; and Article 9: Section 9:4 *Public Access to Property* and to add Article 5: Section 5:16 AG, Agricultural Preservation District. This will be to create the new zoning district for the AG, Agricultural Preservation District with all applicable regulations.
COUNTY COUNCIL: All

All persons interested in these proposed amendments to the Greenville County Zoning Ordinance and Map are invited to attend this meeting in person. Information on the submission of public comments for this meeting will be made available in advance of the meeting on the County's website at: www.greenvillecounty.org. At subsequent meetings, Greenville County Council may approve or deny the proposed amendments as requested or approve a different zoning classification than requested.

ADVERTISE: Friday, September 3, 2021
BILL: Greenville County Planning Department