

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, October 18, 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-2021-92  
**APPLICANT:** Jonathan Cochrane of SC Greenville White Horse, LLC for Marie McLucas of Berea Bowl, LLC  
**CONTACT INFORMATION:** [jcochrane@realtlinkdev.com](mailto:jcochrane@realtlinkdev.com) or 803-528-9798  
**PROPERTY LOCATION:** White Horse Road  
**PIN:** B015000100110  
**EXISTING ZONING:** R-M20, Mutlifamily Residential District & C-2, Commercial District  
**REQUESTED ZONING:** C-3, Commercial District  
**ACREAGE:** 1.2  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CZ-2021-93  
**APPLICANT:** Larry Brotherton of Ortec, Inc for L Square Company, LLC  
**CONTACT INFORMATION:** [Lbrotherton@ortecinc.com](mailto:Lbrotherton@ortecinc.com) or 864-859-1471  
**PROPERTY LOCATION:** 499 Old Pelzer Road  
**PIN:** 0609040101200  
**EXISTING ZONING:** R-12, Single-Family Residential District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 15.50  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2021-95  
**APPLICANT:** Amanda Felton of Draper Creative, LLC for Draper Creative, LLC  
**CONTACT INFORMATION:** [afelton@st511.com](mailto:afelton@st511.com) or 864-940-6458  
**PROPERTY LOCATION:** Bryant Street and Draper Street  
**PIN:** 0121000300400, 0121000300500, 0121000300600, 0121000300700  
**EXISTING ZONING:** FRD, Flexible Review District and R-7.5, Single-Family Residential District  
**REQUESTED ZONING:** FRD–MC, Flexible Review District, Major Change  
**ACREAGE:** 1.03  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2021-96  
**APPLICANT:** Stephanie P. Gates of Site Design, Inc. for ECS Development, LLC  
**CONTACT INFORMATION:** [sgates@sitedesign-inc.com](mailto:sgates@sitedesign-inc.com) or 864-271-0496  
**PROPERTY LOCATION:** 201 and 205 Reid School Road  
**PIN:** T029030105000  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 6.457  
**COUNTY COUNCIL:** 20 – Shaw

**DOCKET NUMBER:** CZ-2021-97  
**APPLICANT:** Nick Franchina of Palmetto State Capital for Linden Hall Development, LLC and 10 Star Fitness of Greenville, Inc.  
**CONTACT INFORMATION:** [nickfranchina@yahoo.com](mailto:nickfranchina@yahoo.com) or 864-630-0557  
**PROPERTY LOCATION:** 3093 S Hwy 14  
**PIN:** 0530040100405  
**EXISTING ZONING:** C-3, Commercial District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 6.735  
**COUNTY COUNCIL:** 21 – Harrison

**DOCKET NUMBER:** CZ-2021-98  
**APPLICANT:** Nick Franchina of Palmetto State Capital for Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & Etal  
**CONTACT INFORMATION:** [nickfranchina@accessrealtysc.com](mailto:nickfranchina@accessrealtysc.com) or 864-630-0557  
**PROPERTY LOCATION:** Sullivan Road and Blue Springs Way  
**PIN:** 0585010100900  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-12, Single-Family Residential District  
**ACREAGE:** 36.5  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2021-99  
**APPLICANT:** Simon Tuohy of Urban Realty Partners for Water Dagger, LLC  
**CONTACT INFORMATION:** [stuohy@urpatl.com](mailto:stuohy@urpatl.com) or 678-602-8230  
**PROPERTY LOCATION:** Hampton Avenue Extension, Kelly Avenue, Cedar Lane Court  
**PIN:** 0139000601400, 0139000601300, 0139000601200, 0139000601100, 0139000601000, 0139000600900, 0139000600700, 0139000600500, 0139000600501, 0139000600400, 0139000600301, 0139000600300, 0139000500100, 0139000500200, 0139000601800  
**EXISTING ZONING:** R-7.5, Single-Family Residential District, R-M20, Multifamily Residential District, C-2, Commercial District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 4.6  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2021-100  
**APPLICANT:** Eric Hedrick of TCC Venture, LLC for Carol P. Hawthorne and Elizabeth S. Huff, Trustees of the Suzan C. Huff Trust  
**CONTACT INFORMATION:** [erichedrick@bellsouth.net](mailto:erichedrick@bellsouth.net) or 864-918-3419  
**PROPERTY LOCATION:** W. Georgia Road and Fork Shoals Road  
**PIN:** 0585010100200  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 0.64  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2021-101  
**APPLICANT:** Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne  
**CONTACT INFORMATION:** [erichedrick@bellsouth.net](mailto:erichedrick@bellsouth.net) or 864-918-3419  
**PROPERTY LOCATION:** West Georgia Road and Fork Shoals Road  
**PIN:** 0584020100600 (portion)  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-12, Single-Family Residential District  
**ACREAGE:** 115.87  
**COUNTY COUNCIL:** 25 – Fant & 28 – Tripp

**DOCKET NUMBER:** CZ-2021-102  
**APPLICANT:** Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne  
**CONTACT INFORMATION:** [erichedrick@bellsouth.net](mailto:erichedrick@bellsouth.net) or 864-918-3419  
**PROPERTY LOCATION:** West Georgia Road and Fork Shoals Road  
**PIN:** 0584020100600 (portion)  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** C-3, Commercial District  
**ACREAGE:** 11.89  
**COUNTY COUNCIL** 28 – Tripp

**DOCKET NUMBER:** CZ-2021-103  
**APPLICANT:** Eric Hedrick of TCC Venture, LLC for Tracey S. Coleman and Donald H. Hawthorne  
**CONTACT INFORMATION:** [erichedrick@bellsouth.net](mailto:erichedrick@bellsouth.net) or 864-918-3419  
**PROPERTY LOCATION:** West Georgia Road  
**PIN:** 0584020100601  
**EXISTING ZONING:** R-R1, Rural Residential District  
**REQUESTED ZONING:** R-15, Single-Family Residential District  
**ACREAGE:** 149.6  
**COUNTY COUNCIL** 25 – Fant and 28 – Tripp

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](http://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, October 1, 2021**  
**BILL: Greenville County Planning Department**