

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **April 18, 2022**, 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-2022-031  
**APPLICANT:** George Thomas Mantekas  
**CONTACT INFORMATION:** [geeman968x@yahoo.com](mailto:geeman968x@yahoo.com) or 864-346-6837  
**PROPERTY LOCATION:** 2492 New Easley Highway, Greenville, SC 29611  
**PIN:** 0240030102703  
**EXISTING ZONING:** S-1, Services District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 5  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2022-032  
**APPLICANT:** Moises Nicolas Miguel  
**CONTACT INFORMATION:** [ms.andres1@hotmail.com](mailto:ms.andres1@hotmail.com) or 864-626-2127  
**PROPERTY LOCATION:** 301 E. Marion Rd., Greenville, SC 29617  
**PIN:** 0144000101400  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** R-MA, Multifamily Residential District  
**ACREAGE:** 0.38  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CZ-2022-033  
**APPLICANT:** Earl Glenn Tollison, Jr.  
**CONTACT INFORMATION:** [egtollison@gmail.com](mailto:egtollison@gmail.com) or 864-414-7143  
**PROPERTY LOCATION:** 1743 McKelvey Rd., Fountain Inn, SC 29644  
**PIN:** 0577010100803  
**EXISTING ZONING:** R-R3, Rural Residential District  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** 1.5  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2022-034  
**APPLICANT:** Matilda Cooper for Rosa Ena Martinez and Juan H. Martinez  
**CONTACT INFORMATION:** [spanishcooper@gmail.com](mailto:spanishcooper@gmail.com) or 864-386-1232  
**PROPERTY LOCATION:** 14 Hillcrest Dr. W., Greer, SC 29651  
**PIN:** T020000106600  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-12, Single-Family Residential District  
**ACREAGE:** 0.65  
**COUNTY COUNCIL:** 18 – Barnes

**DOCKET NUMBER:** CZ-2022-035  
**APPLICANT:** James Durham Martin III of Arbor Land Design for Betty C. & William R. Bennett  
**CONTACT INFORMATION:** [jdm3@aldllc.net](mailto:jdm3@aldllc.net) or 864-444-1896  
**PROPERTY LOCATION:** West Georgia Rd., Piedmont SC 29673  
**PIN:** 0595010100100, 0595010100101, 0602020102500 & 0602020102700  
**EXISTING ZONING:** R-R1, Rural Residential District  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** 102.8  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2022-036  
**APPLICANT:** Rigoberto Morales  
**CONTACT INFORMATION:** [rventu1634@yahoo.com](mailto:rventu1634@yahoo.com) or 864-202-2990  
**PROPERTY LOCATION:** 107 Westcliffe Way, Greenville, SC 29611(Motor Boat Club Rd. GVL, SC 29611)  
**PIN:** B004030101415  
**EXISTING ZONING:** R-12, Single-Family Residential District  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** 11.4  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CZ-2022-037  
**APPLICANT:** Zach D. Johnson, P.E. of Gray Engineering Consultants, Inc. for Y & M Properties LLC  
**CONTACT INFORMATION:** [zach@grayengineering.com](mailto:zach@grayengineering.com) or 864-297-3027  
**PROPERTY LOCATION:** Locust Hill Rd., Greer, SC 29651  
**PIN:** T019000201401 & T019000201402  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** C-1. Commercial District  
**ACREAGE:** 7.65  
**COUNTY COUNCIL:** 18 – Barnes

**DOCKET NUMBER:** CZ-2022-038  
**APPLICANT:** Stephanie Gates, P.E. of Site Design, Inc. for Big Draper SC, LLC  
**CONTACT INFORMATION:** [sgates@sitedesign-inc.com](mailto:sgates@sitedesign-inc.com) or 864-271-0496  
**PROPERTY LOCATION:** Draper Street, Greenville, SC 29611  
**PIN:** 0121001300500, 0121001300400, 0121001200200, & 0121001200300  
**EXISTING ZONING:** R-7.5, Single-Family Residential District & O-D, Office District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 1.10  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2022-039 - **WITHDRAWN**  
**APPLICANT:** James Durham Martin III of Arbor Land Design for Classic Joint Ventures LLC  
**CONTACT INFORMATION:** [jdm3@aldllc.net](mailto:jdm3@aldllc.net) or 864-444-1896  
**PROPERTY LOCATION:** Old Spartanburg Rd., Hudson Rd., & Brushy Creek Rd.  
**PIN:** 0538040103500 & 0538040102500  
**EXISTING ZONING:** PD, Planned Development District & R-15, Single Family Residential District  
**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change  
**ACREAGE:** 3.43  
**COUNTY COUNCIL:** 22 – Tzouvelekas

---

---

**DOCKET NUMBER:** CZ-2022-040  
**APPLICANT:** James Durham Martin III of Arbor Land Design for Scott Weaver Spann  
**CONTACT INFORMATION:** [jdm3@aldllc.net](mailto:jdm3@aldllc.net) or 864-444-1896  
**PROPERTY LOCATION:** 426 Hudson Rd., Greenville, SC 29615  
**PIN:** 0540050109904  
**EXISTING ZONING:** R-20, Single-Family Residential District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 1.294  
**COUNTY COUNCIL** 22 – Tzouvelekas

**DOCKET NUMBER:** CZ-2022-041  
**APPLICANT:** Greg Markvluer of Erdman for William Michael Ford, Anthony Gordon Ford, & Charlyn Johnson  
**CONTACT INFORMATION:** [gmarkvluer@erdman.com](mailto:gmarkvluer@erdman.com) or 608-410-8009  
**PROPERTY LOCATION:** Batesville Rd. & Roper Mountain Rd., Simpsonville, SC 29681  
**PIN:** 0531020105000, 0531020104900, & 0531020104800  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 10.51  
**COUNTY COUNCIL** 21 – Harrison

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, April 01, 2022  
**BILL:** Greenville County Planning Department