

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **May 16, 2022 @ 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-2022-042
APPLICANT: Justin Atwood of Rallis Wood LLC for Rallis Wood LLC
CONTACT INFORMATION: justin@landingpeace.com or 843-301-1983
PROPERTY LOCATION: 823 and 825 Woodside Ave., Greenville, SC 29611
PIN: 0126001000101
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: R-M20, Multifamily Residential District
ACREAGE: 2.114
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2022-043
APPLICANT: Reid Hipp of Carolina Crafted Construction, LLC for Arnold L. Hill, Director of Operations of Greenville County Disabilities & Special Needs Board
CONTACT INFORMATION: reid@reidhipp.com or 864-449-1779
PROPERTY LOCATION: 123 Hawkins St. Greenville, SC 29611
PIN: 0111001100100
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.85
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2022-044
APPLICANT: Krishna Vallabhaneni for Green Town Investments, LLC
CONTACT INFORMATION: kvallabha@yahoo.com or 864-275-9009
PROPERTY LOCATION: White Horse Rd., Greenville, SC 29605
PIN: WG05000100700
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 1.067
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2022-046
APPLICANT: Aaron Semenach of Mountain Creek Real Estate for Mountain Creek Real Estate, LLC
CONTACT INFORMATION: greenvillepmg@gmail.com or 864-979-5190
PROPERTY LOCATION: 4101 Old Buncombe Rd., Greenville, SC 29617
PIN: 0424000301700 (portion)
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.176
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2022-047
APPLICANT: Ryan Hall of Seamon Whiteside & Associates Inc. for Blue Tobias, Mary Kathryn Vaughn & Randy Vaughn
CONTACT INFORMATION: rhall@seamonwhiteside.com or 843-333-5962
PROPERTY LOCATION: Ben Hamby Dr., Greenville, SC 29615
PIN: 0530050103000 (portion)
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 25.1
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2022-048
APPLICANT: Colton Miller of Zenith Real Estate, LLC for Stephen Dowd
CONTACT INFORMATION: coltonm@ze-nith.com or 864-561-1533
PROPERTY LOCATION: 817 Garlington Rd., Greenville, SC 29615
PIN: 0533030101000
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-12, Single-Family Residential District
ACREAGE: 4.96
COUNTY COUNCIL: 21 - Harrison

DOCKET NUMBER: CZ-2022-049
APPLICANT: John Collett for Willcoll Land, LLC
CONTACT INFORMATION: jcollett@collettre.com or 704-206-8300
PROPERTY LOCATION: Fork Shoals Rd. & Antioch Church Rd., Greenville, SC 29605
PIN: 0593030100102 (portion)
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: R-M7, Multifamily Residential District
ACREAGE: 24.03
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2022-050
APPLICANT: John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority
CONTACT INFORMATION: inwobodu@gcra-sc.org or 864-242-9801
PROPERTY LOCATION: Scott St., Marie St., Emory St., & Rutherford Rd., Greenville, SC 29609
PIN: 0175000908902, 0175000909012, 0175000908901, 0175000909008, & 0175000909001
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 1.4
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2022-051
APPLICANT: John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority
CONTACT INFORMATION: inwobodu@gcra-sc.org or 864-242-9801
PROPERTY LOCATION: Clay St., Emory St., & Rutherford Rd., Greenville, SC 29609
PIN: 0175000909002, 0175000915500, 0175000909102, 0175000909011, 0175000909101, 0175000909200, 0175000909010, 0175000909300, & 0175000909400
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 1.9
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2022-052
APPLICANT: James Durham Martin III of Arbor Land Design for Classic Joint Ventures LLC & TCB Corporation
CONTACT INFORMATION: jdm3@aldllc.net or 864-444-1896
PROPERTY LOCATION: Old Spartanburg Rd., Hudson Rd., & Brushy Creek Rd.
PIN: 0538040103500, 0538040102500, 0538040102800, & 0538040102600
EXISTING ZONING: PD, Planned Development District, R-15, Single-Family Residential District, & POD, Planned Office District
REQUESTED ZONING: PD-MC, Planned Development District – Major Change
ACREAGE: 3.43
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. At subsequent meetings, Greenville County Council may approve or deny the proposed amendments as requested or approve a different zoning classification than requested.