

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **November 14, 2022, 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**DOCKET NUMBER:** ~~CZ-2022-099~~ **WITHDRAWN**  
**APPLICANT:** ~~Christopher Johnson of Venture Home Buyers, LLC for Venture Home Buyers, LLC~~  
**CONTACT INFORMATION:** ~~[chris@venturehomebuyers.com](mailto:chris@venturehomebuyers.com) or 512-713-3939~~  
**PROPERTY LOCATION:** ~~101 South Street, Taylors, SC 29687~~  
**PIN:** ~~T007000105800~~  
**EXISTING ZONING:** ~~R-20, Single-Family Residential District~~  
**REQUESTED ZONING:** ~~R-7.5, Single-Family Residential District~~  
**ACREAGE:** ~~43~~  
**COUNTY COUNCIL:** ~~18 – Barnes~~

**DOCKET NUMBER:** **CZ-2022-100**  
**APPLICANT:** Norman Paul Poteet of Surge Development for Nickie Petratos, Susanna Petratos, Tommy Petratos, Violet Chatos, Stamatoula Allen, Pamela Thomas, Anastasia C. Pickell, Sofia Chatos, and Tommy Chatos [Paul@surgeredev.com](mailto:Paul@surgeredev.com)  
**CONTACT INFORMATION:** or 253-320-0357  
**PROPERTY LOCATION:** Poinsett Highway and Duncan Chapel Rd., Greenville, SC 29617  
**PIN:** 0435000102201, 0435000102200, 0435000102600, 0435000102700, and 0435000101100  
**EXISTING ZONING:** C-1, Commercial District & R-10, Single-Family Residential District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 6.166  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** **CZ-2022-101**  
**APPLICANT:** Clyatt Wendell James and Chesna Rhea James  
**CONTACT INFORMATION:** [cwitwstp@gmail.com](mailto:cwitwstp@gmail.com)  
**PROPERTY LOCATION:** 1221 Fairview Rd., Simpsonville, SC 29680  
**PIN:** 0567010101501, 0567010101503, and 0567010101504  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** AG, Agricultural Preservation District  
**ACREAGE:** 36.7  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** **CZ-2022-103**  
**APPLICANT:** Michael Bernard of Brandon House of Greenville, LLC for Brandon House of Greenville, LLC  
**CONTACT INFORMATION:** [mbernardholdings@gmail.com](mailto:mbernardholdings@gmail.com) or 864-404-1863  
**PROPERTY LOCATION:** 18 Old Grove Rd., Greenville, SC 29605  
**PIN:** WG01020200700  
**EXISTING ZONING:** O-D, Office District  
**REQUESTED ZONING:** R-12, Single-Family Residential District  
**ACREAGE:** 1.1  
**COUNTY COUNCIL:** 24 – Seman

**DOCKET NUMBER:** CZ-2022-104  
**APPLICANT:** Steven Raymond Daniel of SRD Constructions and Development Corp. for John W. Farr and Jeanne W. Farr of Williams Farr Family Living Trust, Janet Elaine Farr Parnell, Valerie F. Flynn, and Harry E. Farr, Jr.  
**CONTACT INFORMATION:** [steve@srdconstruction.com](mailto:steve@srdconstruction.com) or 863-559-4144  
**PROPERTY LOCATION:** 16 Hunts Bridge Rd. and Hunts Bridge Rd., Greenville, SC 29617  
**PIN:** B010000200100, B010000200106, and B010000200107  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** R-6, Single-Family Residential District  
**ACREAGE:** 30  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CZ-2022-106  
**APPLICANT:** Eric Dean Jackson of RealtyLink, LLC for SC Greenville Garlington, LLC and FIP Master Funding VII, LLC  
**CONTACT INFORMATION:** [ejackson@realtylinkdev.com](mailto:ejackson@realtylinkdev.com) or 864-263-5431  
**PROPERTY LOCATION:** 225 Entertainment Blvd., Entertainment Blvd., Garlington Rd., 315 Tanner Price Way, Tanner Price Way, 204 Clifton Ct., Clifton Ct., and Honbarrier Dr., Greenville, SC 29615  
**PIN:** 0533020105500, 0533040100726, 0533040100728, 0533040100724, 0533040100725, and portion of 0533040100700  
**EXISTING ZONING:** PD, Planned Development District  
**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change  
**ACREAGE:** 20.5  
**COUNTY COUNCIL:** 21 – Harrison

**DOCKET NUMBER:** CZ-2022-107  
**APPLICANT:** Stanislav Gendlin of SV Homes, LLC for SV Homes, LLC  
**CONTACT INFORMATION:** [stangendlin@gmail.com](mailto:stangendlin@gmail.com) or 864-663-3777  
**PROPERTY LOCATION:** Marble St. and Blackwood St., Greenville, SC 29611  
**PIN:** 0111000600600, 0111000600700, 0111000601700, 0111000601500, and 0111000601600  
**EXISTING ZONING:** NC, Neighborhood Commercial District  
**REQUESTED ZONING:** R-M20, Multifamily Residential District  
**ACREAGE:** .90  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2022-108  
**APPLICANT:** Carl R. Eckerson and Nga Thi Nguyen  
**CONTACT INFORMATION:** [Carl.eckerson@gmail.com](mailto:Carl.eckerson@gmail.com) or 864-270-6683  
**PROPERTY LOCATION:** Hwy 25 and King Rd., Pelzer, SC 29669  
**PIN:** 0603020103008  
**EXISTING ZONING:** RR-1, Rural Residential District  
**REQUESTED ZONING:** R-20, Single-Family Residential District  
**ACREAGE:** 1.02  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2022-109  
**APPLICANT:** Carl R. Eckerson and Nga Thi Nguyen  
**CONTACT INFORMATION:** [Carl.eckerson@gmail.com](mailto:Carl.eckerson@gmail.com) or 864-270-6683  
**PROPERTY LOCATION:** Hwy 25 and King Rd., Pelzer, SC 29669  
**PIN:** 0603020103008  
**EXISTING ZONING:** RR-1, Rural Residential District  
**REQUESTED ZONING:** C-3, Commercial District  
**ACREAGE:** .90  
**COUNTY COUNCIL:** 26 – Ballard