

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **November 6, 2023, 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 the North Building County Council Chambers at Greenville County Square 301 University Ridge, Greenville, SC 29601, 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-2023-073  
**APPLICANT:** Barry R. Burns, JR and Alyson Ghizzoni-Burns  
**CONTACT INFORMATION:** [alyson.burns@prismahealth.org](mailto:alyson.burns@prismahealth.org) or 419-957-3728  
**PROPERTY LOCATION:** 440 Terry Rd, Fountain Inn, SC 29644  
**PIN:** 0570010100105  
**EXISTING ZONING:** Unzoned  
**REQUESTED ZONING:** R-R3, Rural Residential District  
**ACREAGE:** 68.711  
**COUNTY COUNCIL:** 26 – Bradley

**DOCKET NUMBER:** CZ-2023-074  
**APPLICANT:** John M. Walker of Bell Carrington Price & Gregg, LLC for Kallie, LLC  
**CONTACT INFORMATION:** [jwalker@bellcarrington.com](mailto:jwalker@bellcarrington.com) or 864-272-0556  
**PROPERTY LOCATION:** Conestee Rd., Lakewood Dr., Mauldin Rd., & W Butler Rd., Greenville, SC 29607  
**PIN:** M013020100802  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** S-1, Services District  
**ACREAGE:** 17.3  
**COUNTY COUNCIL:** 24 – Seman

**DOCKET NUMBER:** CZ-2023-075  
**APPLICANT:** Victoria Hernandez-Cortes  
**CONTACT INFORMATION:** [vickyhoy1@yahoo.com](mailto:vickyhoy1@yahoo.com) or 503-707-4667  
**PROPERTY LOCATION:** 460 Griffin Rd. & Griffin Rd., Greenville, SC 29607  
**PIN:** 0574010102904 & 0574010102905  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-20, Single-Family Residential District  
**ACREAGE:** 2.39  
**COUNTY COUNCIL:** 28 – Tripp

**DOCKET NUMBER:** CZ-2023-076  
**APPLICANT:** Aimee V. Leary, Esq. of Fox Rothschild, LLP for Riddhi Vinayak Hotels, LLC  
**CONTACT INFORMATION:** [aleary@foxrothschild.com](mailto:aleary@foxrothschild.com) or 864-751-7624  
**PROPERTY LOCATION:** 12 Impact Dr., Greenville, SC 29605  
**PIN:** 0387000100306  
**EXISTING ZONING:** C-2, Commercial District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 1.915  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2023-077  
**APPLICANT:** Greenville County Council  
**CONTACT INFORMATION:** [astone@greenvillecounty.org](mailto:astone@greenvillecounty.org) or 864-467-7425  
**PROPERTY LOCATION:** Countywide  
**MAP AMENDMENT:** To amend Taylors Main Street Development District Boundary  
**COUNTY COUNCIL:** All

**DOCKET NUMBER:** CZ-2023-078  
**APPLICANT:** Greenville County Council  
**CONTACT INFORMATION:** [johenderson@greenvillecounty.org](mailto:johenderson@greenvillecounty.org) or 864-467-7425  
**PROPERTY LOCATION:** Countywide  
**TEXT AMENDMENT:** To amend Article 12, Table 12.1 Community Recreation Area  
**COUNTY COUNCIL:** All

**DOCKET NUMBER:** CZ-2023-079  
**APPLICANT:** Keith D. Groce of Neighborhood Focus for Monaghan Baptist Church  
**CONTACT INFORMATION:** [kgroce@neighborhoodfocus.org](mailto:kgroce@neighborhoodfocus.org) or 864-704-7848  
**PROPERTY LOCATION:** W. Parker Rd., Greenville, SC 29617  
**PIN:** Portion of B012000100300  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** O-D, Office District  
**ACREAGE:** 8.67  
**COUNTY COUNCIL:** 19 – Blount

**DOCKET NUMBER:** CZ-2023-080  
**APPLICANT:** Zachary P. Grogan of Magnolia Property Group, LLC for Adam Ehlers  
**CONTACT INFORMATION:** [ZG@magnoliapropertygroup.com](mailto:ZG@magnoliapropertygroup.com) or 864-298-9191  
**PROPERTY LOCATION:** 2 Elizabeth Dr., Greenville, SC 29615  
**PIN:** Portion of P015090107000  
**EXISTING ZONING:** R-20, Single-Family Residential District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 0.055  
**COUNTY COUNCIL:** 22 – Tzouvelekas

**DOCKET NUMBER:** CZ-2023-081  
**APPLICANT:** David Nocella of Group 1.6, LLC for Shawki Shehadeh  
**CONTACT INFORMATION:** [nocella.architect@gmail.com](mailto:nocella.architect@gmail.com) or 864-640-6014  
**PROPERTY LOCATION:** 1220 W. Parker Rd. & Clark Dr., Greenville, SC 29617  
**PIN:** 0144000100900  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** R-MA, Multifamily Residential District  
**ACREAGE:** 1.30  
**COUNTY COUNCIL:** 19 – Blount

**DOCKET NUMBER:** CZ-2023-082  
**APPLICANT:** Lucas Teague Anthony of Transcend Custom Homes for Geer Highway Holdings, LP  
**CONTACT INFORMATION:** [Lanthony1000@gmail.com](mailto:Lanthony1000@gmail.com) or 864-979-2018  
**PROPERTY LOCATION:** 1679 Geer Hwy. & Keeler Mill Rd., Travelers Rest, SC 29690

**PIN:** 0505010100100  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-M12, Multifamily Residential District  
**ACREAGE:** 2.65  
**COUNTY COUNCIL:** 17 – Russo

**DOCKET NUMBER:** **CZ-2023-083**  
**APPLICANT:** James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revoc  
**CONTACT INFORMATION:** Trust  
**PROPERTY LOCATION:** Jdm3@aldllc.net or 864-444-1896  
**PIN:** 419 Old Boiling Springs Rd. & Buena Vista Way, Greer, SC 29650  
**EXISTING ZONING:** 0533040101100  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** FRD, Flexible Review District  
**COUNTY COUNCIL:** 4.59  
21 – Harrison

**DOCKET NUMBER:** **CZ-2023-084**  
**APPLICANT:** James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revocable  
Trs  
**CONTACT INFORMATION:** Jdm3@aldllc.net or 864-444-1896  
**PROPERTY LOCATION:** 318 Old Boiling Springs Rd., Greer, SC 29650  
**PIN:** 0533040101220  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 5.36  
**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, October 20, 2023  
**BILL:** Greenville County Planning Department