

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **July 15, 2024 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-2024-038
APPLICANT: Joshua Wesley Moye of Integrity Tree Co. for ITC Properties, LLC
CONTACT INFORMATION: integritytreeco@gmail.com or 864-385-4114
PROPERTY LOCATION: Buncombe Rd. & Old Buncombe Rd., Greenville, SC 29609
PIN: Portion of 0149000600101
EXISTING ZONING: R-MA, Multifamily Residential District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 0.466
COUNTY COUNCIL: 23 – Mitchell

DOCKET NUMBER: CZ-2024-040
APPLICANT: Isaiah Dunlap of DesignEdge, LLC for St. Luke Baptist Church
CONTACT INFORMATION: idunlap@idesignedge.com or 803-730-5864
PROPERTY LOCATION: 200 & 204 Averill St. & Dill St., Greenville, SC 29601
PIN: 0112001200400 & 0112001200303
EXISTING ZONING: R-M20, Multifamily Residential District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 0.16
COUNTY COUNCIL: 23 – Mitchell

DOCKET NUMBER: CZ-2024-041
APPLICANT: Krish Vijay Patel for Vaughn Road Properties, LLC
CONTACT INFORMATION: krish@kvpinc.com or 864-275-5605
PROPERTY LOCATION: 42 & 44 Vaughn Rd., Greenville, SC 29615
PIN: 0539030101104 & 0539030101105
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 2.77
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2024-042
APPLICANT: Nikolya Serdyuk of Greencity Homes for Stone Ridge Golf, LLC
CONTACT INFORMATION: Nikolya.serdyuk@ebminc.us or 559-906-7009
PROPERTY LOCATION: 105 Pebble Creek Dr. & Kindlin Way, Taylors, SC 29687
PIN: 0525060121601
EXISTING ZONING: PD, Planned Development District
REQUESTED ZONING: PD – MC, Planned Development District – Major Change
ACREAGE: 10.8
COUNTY COUNCIL: 20 – Shaw

DOCKET NUMBER: CZ-2024-043
APPLICANT: Johannes Mutzke of Creative Ventures, LLC for Windward Mountain, LLC
CONTACT INFORMATION: johannes@blueincstrategies.com or 864-417-1035
PROPERTY LOCATION: 1711 & 1713 Old Spartanburg Rd. & Hudson Way, Greer, SC 29650
PIN: 0538070101500
EXISTING ZONING: R-12, Single-Family Residential District & R-M10, Multifamily Residential District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 1.057
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2024-044
APPLICANT: Kevin P. Bentley of Lee & Associates for Stanley E. McJunkin & Benjamin E. Wigington
CONTACT INFORMATION: kbentley@lee-associates.com or 864-444-1196
PROPERTY LOCATION: 505 John Ross Ct., Pelzer, SC 29669
PIN: 0603020103013
EXISTING ZONING: C-3, Commercial District
REQUESTED ZONING: S-1, Services District
ACREAGE: 1.4
COUNTY COUNCIL: 26 – Bradley

DOCKET NUMBER: CZ-2024-045
APPLICANT: Kenneth T. Whitmire of Maynard Nexsen, PC for Vulcan Lands, Inc. A New Jersey Corp.
CONTACT INFORMATION: twhitmire@maynardnexsen.com or 864-282-1162
PROPERTY LOCATION: 202 Brown Rd., Sagitairus Way, & Interstate-185, Piedmont, SC 29673 & Greenville, SC 29611
PIN: Portion of WG10030100100
EXISTING ZONING: R-MA, Multifamily Residential District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 2.968
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2024-046
APPLICANT: Mackenzie Lollis Wright
CONTACT INFORMATION: klolli16@yahoo.com or 864-561-6336
PROPERTY LOCATION: 1726 A Hwy. 418, Pelzer, SC 29669
PIN: Portion of 0596020100201
EXISTING ZONING: R-R3, Rural Residential District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.212
COUNTY COUNCIL: 26 – Bradley

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.

ADVERTISE: Friday, June 28, 2024

BILL: Greenville County Planning Department