

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, January 11, 2021 at 6:00 p.m.**, for the purpose of hearing those persons interested in the following items. This meeting will be held both electronically with remote participation and in-person in County Council Chambers. For details, see the County website. Anyone wishing to comment on the following rezoning dockets must register to speak by email to johenderson@greenvillecounty.org and tcoker@greenvillecounty.org no later than noon on Friday January 8, 2021 (this if for participating remotely or in person). Your full name, address, phone number, docket number, and whether you wish to speak in favor of or in opposition to the rezoning request must be included in the email. Once you are registered, you will receive an invitation with directions for joining the meeting, as time limits apply. 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-2021-01
APPLICANT: Magdi K. Kelada
CONTACT INFORMATION: magdi.alfady@yahoo.com or 718-223-0012
PROPERTY LOCATION: W. Bramlett Road
PIN: 0129000203500
EXISTING ZONING: R-12, Single-Family Residential District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 3.87
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-02
APPLICANT: Mark Warner Kerhulas for Theodore Ernest Kerhulas Trust
CONTACT INFORMATION: markkerhulas@outlook.com or 828-899-0071
PROPERTY LOCATION: E. Lakeshore Drive and Butter Street
PIN: 0624010300813 and 0624010401800 (Portion)
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: R-7.5, Single-Family Residential District
ACREAGE: 0.653
COUNTY COUNCIL: 17 – Dill

DOCKET NUMBER: CZ-2021-03
APPLICANT: Adriana Reyes for JSAL.MC, LLC
CONTACT INFORMATION: Nana_reyes352@hotmail.com or 864-434-6206
PROPERTY LOCATION: 1000 Anderson Road
PIN: 0112001600401
EXISTING ZONING: R-M20, Multifamily Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.3
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-04
APPLICANT: **WITHDRAWN**
CONTACT INFORMATION:
PROPERTY LOCATION:
PIN:
EXISTING ZONING:
REQUESTED ZONING:
ACREAGE:
COUNTY COUNCIL:

DOCKET NUMBER: CZ-2021-05
APPLICANT: WITHDRAWN
CONTACT INFORMATION:
PROPERTY LOCATION:
PIN:
EXISTING ZONING:
REQUESTED ZONING:
ACREAGE:
COUNTY COUNCIL:

DOCKET NUMBER: CZ-2021-06
APPLICANT: Sook Young Yoon of Kelly Company, Inc. for Kelly Company, Inc.
CONTACT INFORMATION: Sarayoongreenville@gmail.com or 864-414-5838
PROPERTY LOCATION: 2176 E. Coleman Road
PIN: 0534010100916
EXISTING ZONING: O-D, Office District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.91
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-07
APPLICANT: Mark Thoennes of Mark Thoennes Builders for Greenville County
CONTACT INFORMATION: Disabilities/Thrive Upstate
PROPERTY LOCATION: Mark@Markthoennesbuilders.com or 864-304-9476
PIN: 123 Hawkins Street
EXISTING ZONING: 0111001100100
REQUESTED ZONING: R-20A, Single-Family Residential District
ACREAGE: R-7.5, Single-Family Residential District
COUNTY COUNCIL: 0.85
23 – Norris

DOCKET NUMBER: CZ-2021-08
APPLICANT: Jeremy Andrew Rydberg of Evergreen Asset Management for Daniel Richter
CONTACT INFORMATION: Jeremy@evergreen-assetmanagement.com or 214-502-1972
PROPERTY LOCATION: 1417 N. Parker Road
PIN: 0447000100500 (Portion)
EXISTING ZONING: R-10, Single-Family Residential District
REQUESTED ZONING: R-M20, Multifamily Residential District
ACREAGE: 0.89
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-09
APPLICANT: Tom Felton of Studio 511 for Amanda Felton and Draper Creative, LLC
CONTACT INFORMATION: Tfelton@st511.com or 864-940-6655
PROPERTY LOCATION: Bryant Street and Draper Street
PIN: 0121000300500, 0121000300600, 0121000300700
EXISTING ZONING: R-7.5, Single-Family Residential District and FRD, Flexible Review District
REQUESTED ZONING: FRD-MC, Flexible Review District–Major Change
ACREAGE: 0.87
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-10
APPLICANT: Juan Rodriguez
CONTACT INFORMATION: Jrodriguez7291@yahoo.com or 864-430-8950
PROPERTY LOCATION: Old Easley Highway and US-25 Access Ramp
PIN: 0233000100500, 0233000100400, 0233000100300, 0233000100200
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-M20, Multifamily Residential District
ACREAGE: 4.16
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-11
APPLICANT: Sarah Niemann of Niemann Consulting, Inc. for Y & M Properties, LLC
CONTACT INFORMATION: Skn33@bellsouth.net or 678-296-1800
PROPERTY LOCATION: Locust Hill Road and Lakeview Circle
PIN: T019000201401 and T019000201402
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-M12, Multifamily Residential District
ACREAGE: 7.66
COUNTY COUNCIL: 18 – Barnes

DOCKET NUMBER: CZ-2021-12
APPLICANT: Alexander Zuendt of Zuendt Engineering, LLC for V-GO Holdings, LLC
CONTACT INFORMATION: AZuendt@zuendtengineering.com or 864-990-2995
PROPERTY LOCATION: Feaster Road
PIN: 0547030101902
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.85
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 remotely and also comment electronically. 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, December 25, 2020
BILL: Greenville County Planning Department