

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, February 15, 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, February 12, 2021 (this if for participating remotely or in person). Your full name, address, phone number, docket number, whether you wish to speak in favor of or in opposition to the rezoning request, and whether you wish to speak in person or remotely 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-2021-13
APPLICANT: Rodney E. Gray of Gray Engineering Consultants, Inc. for Betty Jane B. Bullard and Margaret B. Pearson
CONTACT INFORMATION: bkeaton@grayengineering.com or 864-297-3027
PROPERTY LOCATION: 917 and 919 Fairview Road
PIN: 0567010102704 and 0567010102705
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-20, Single-Family Residential District
ACREAGE: 44.94
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-14
APPLICANT: Nick Franchina and Zach Roberts for Crown Properties, LLC
CONTACT INFORMATION: nickfranchina@yahoo.com or 864-630-0557
PROPERTY LOCATION: 1305 Brushy Creek Road
PIN: 0538040101400
EXISTING ZONING: R-15, Single-Family Residential District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: 2.52
COUNTY COUNCIL: 20 – Shaw

DOCKET NUMBER: CZ-2021-15
APPLICANT: Philip Cox for Greenville Partners IV, LLC
CONTACT INFORMATION: pcox@mitchcox.com or 423-202-1840
PROPERTY LOCATION: 75 Mall Connector Road
PIN: 0260000100204
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 1.916
COUNTY COUNCIL: 24 – Seman

DOCKET NUMBER: CZ-2021-16
APPLICANT: Christopher Laney of Southern Investment & Development for DSP Holdings, LLC
CONTACT INFORMATION: chris@southernid.com or 770-596-5370
PROPERTY LOCATION: New Easley Highway (Highway 123)
PIN: 0239040100500
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 34.70
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2021-17
APPLICANT: Joel Wesley McCrary
CONTACT INFORMATION: joeymccrary69@yahoo.com or 864-918-5512
PROPERTY LOCATION: 5201 Wade Hampton Boulevard
PIN: T009050105300
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 1.8
COUNTY COUNCIL: 18 – Barnes

DOCKET NUMBER: CZ-2021-18
APPLICANT: Joseph Bryant of Seamon Whiteside for Second Half Investments, LLC
CONTACT INFORMATION: jbryant@seamonwhiteside.com or 864-298-0534
PROPERTY LOCATION: Old White Horse Road
PIN: 0507020103800 (portion) and 0507020103804 (portion)
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 3.46
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-19
APPLICANT: Ryan James Peiffer of Hughes Investments for Beech Tree, Inc
CONTACT INFORMATION: ryan@hughesinvestments.com or 864-242-2100
PROPERTY LOCATION: Old Grove Road
PIN: 0406000100400 (portion)
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: R-12, Single-Family Residential District
ACREAGE: 152.174
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-20
APPLICANT: Dean S. Warhaft of Cone Mills Acquisition Group, LLC for Alston Street, LLC, American Fast Print Limited (U.S.), LLC, Langston Creek, LLC, and Piper Properties of Greenville, LLC
CONTACT INFORMATION: dwarhaft@warhaft.com or 305-219-2995
PROPERTY LOCATION: W. Blue Ridge Drive, Brooks Avenue, Old Buncombe Road, School Road, N. Franklin Road, Lester Street Alley, Lester Avenue, Bishop Street and Alston Street
PIN: 0157000200200, 0160000100100, 0160000100101, 0160000100102, 0160000100106, 0160000100109 and 0160000100201
EXISTING ZONING: I-1, Industrial District, R-10, Single-Family Residential District and R-MA, Multifamily Residential District
REQUESTED ZONING: PD, Planned Development District
ACREAGE: 238.85
COUNTY COUNCIL: 19 – Meadows

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, January 29, 2021
BILL: Greenville County Planning Department