

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, April 19, 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, April 16, 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-2021-28
APPLICANT:	Guadalupe Villar of Alvarez Enterprises, LLC for Isaac Quintana
CONTACT INFORMATION:	alvarezenterprisesllc@yahoo.com or 864-404-1857
PROPERTY LOCATION:	N. Charles Drive and Conestee Road
PIN:	0421000700303
EXISTING ZONING:	C-2, Commercial District
REQUESTED ZONING:	R-MA, Multifamily Residential District
ACREAGE:	0.67
COUNTY COUNCIL:	25 – Fant
DOCKET NUMBER:	CZ-2021-29
APPLICANT:	Stephen T. Mack, Jr. of STM Acquisition & Development, Inc. for Immanuel Lutheran Church, Inc.
CONTACT INFORMATION:	stmdev@bellsouth.net or 864-233-3462
PROPERTY LOCATION:	2820 and 2824 Woodruff Road
PIN:	0548020103209 and 0548020103200 (portion)
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-M16, Multifamily Residential District
ACREAGE:	6.46
COUNTY COUNCIL:	27 – Kirven
DOCKET NUMBER:	CZ-2021-30
APPLICANT:	Jesse A. Carter of Anderson Ridge Development, LLC for Chandler Revocable Trust and Linda Gayle Porter, and Deborah Foster for Foothills Presbytery
CONTACT INFORMATION:	jesse.carter@svn.com or 864-314-3418
PROPERTY LOCATION:	W. Georgia Road and Rocky Creek Road
PIN:	0575030100403, 0575030100412, 0575030100505, and 0575030100401 (portion)
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-MA, Multifamily Residential District
ACREAGE:	12.37
COUNTY COUNCIL:	26 – Ballard
DOCKET NUMBER:	CZ-2021-31
APPLICANT:	Ryan Foster of Flournoy Development Group for Ryland Properties, LLC
CONTACT INFORMATION:	ryan.foster@flournoydev.com or 706-243-9403
PROPERTY LOCATION:	2400, 2500, 2702, and 2704 Pelham Road
PIN:	0533040101904, 0533040101901 and 0533040101900
EXISTING ZONING:	FRD, Flexible Review District
REQUESTED ZONING:	FRD-MC, Flexible Review District, Major Change
ACREAGE:	9.07
COUNTY COUNCIL:	21 – Harrison

DOCKET NUMBER: CZ-2021-32
APPLICANT: M. Cindy Wilson of M. Cindy Wilson, B.I.C. for Janice Holliday-Chandler
CONTACT INFORMATION: tishaccl@gmail.com or 864-261-3980
PROPERTY LOCATION: 9185 Augusta Road
PIN: 0596030102302
EXISTING ZONING: R-R3, Rural Residential District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 2.90
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-33
APPLICANT: Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Martyn Harris and Samantha Harris
CONTACT INFORMATION: stanleymcleod@bmemhlaw.com or 864-271-7424
PROPERTY LOCATION: E. Suber Road
PIN: 0529030100100 (portion)
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: S-1, Services District
ACREAGE: 5.00
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-34
APPLICANT: Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karren D. Garrett Long, Jeffery Neal Garrett, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn
CONTACT INFORMATION: cwatson@seamonwhiteside.com or 864-298-0534
PROPERTY LOCATION: 219 and 231 Corn Road
PIN: M004020103000, M004020103001, M004020103002, M004020103003 and M004020103004
EXISTING ZONING: R-12, Single-family Residential District
REQUESTED ZONING: R-M12, Multifamily Residential District
ACREAGE: 23.20
COUNTY COUNCIL: 28 – Tripp

DOCKET NUMBER: CZ-2021-35
APPLICANT: Paul Harrison of Bluewater Civil Engineering for Julia Louise Barker, Linda Marilyn Howard, Gail Elizabeth Tucker, and Frank J. Ayers, III & Carol B. Ayers
CONTACT INFORMATION: paul@bluewatercivil.com or 864-326-4203
PROPERTY LOCATION: Michelin Road
PIN: 0593030101104 and 0593030101105
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Single-family Residential District
ACREAGE: 40.10
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2021-37
APPLICANT: Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of VGO Holdings, LLC
CONTACT INFORMATION: azuendt@zuendtengineering.com or 864-990-2995
PROPERTY LOCATION: 1333, 1335 and 1337 Cedar Lane Road
PIN: B012000101900
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: PD, Planned Development District
ACREAGE: 7.64
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-38
APPLICANT: Alexander Zuendt for Zuendt Engineering, LLC for Kimberly Knight Wright and West Georgia Holdings, LLC
CONTACT INFORMATION: azuendt@zuendengineering.com or 864-990-2995
PROPERTY LOCATION: W. Georgia Road and Sullivan Road
PIN: 0584010102900, 0584010102901, 0584010102903 and 0584010102906
EXISTING ZONING: C-3, Commerical District, R-S, Residential Suburban District and S-1, Services District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 7.50
COUNTY COUNCIL: 25 – Fant

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, April 02, 2021
BILL: Greenville County Planning Department