

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, May 17, 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](mailto:johenderson@greenvillecounty.org) and [tcoker@greenvillecounty.org](mailto:tcoker@greenvillecounty.org) no later than noon on Friday, May 14, 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-2021-39  
**APPLICANT:** Chris M. Hill of Scout Realty Group for Silver Hawk, LLC  
**CONTACT INFORMATION:** [chris@scoutrealtygroup.com](mailto:chris@scoutrealtygroup.com) or 864-505-9556  
**PROPERTY LOCATION:** 200 Mill St.  
**PIN:** 0506060100111 (Portion)  
**EXISTING ZONING:** I-1, Industrial District  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** 15.88  
**COUNTY COUNCIL:** 17 – Dill

**DOCKET NUMBER:** CZ-2021-40  
**APPLICANT:** Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter Augusta, LLC  
**CONTACT INFORMATION:** [bdexter@dextercos.com](mailto:bdexter@dextercos.com) or 404-239-9400  
**PROPERTY LOCATION:** 6901 Augusta Rd.  
**PIN:** 0401000203704  
**EXISTING ZONING:** S-1, Services District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 24.60  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2021-41  
**APPLICANT:** Willis Lee Holliday for John Thomas Latham on behalf of Med Rentals, LLC  
**CONTACT INFORMATION:** [bimph32@yahoo.com](mailto:bimph32@yahoo.com) or 864-915-2544  
**PROPERTY LOCATION:** S. Welcome Rd. and Julian Ave.  
**PIN:** 0242020301600 and 0242020301300  
**EXISTING ZONING:** R-12, Single-Family Residential District  
**REQUESTED ZONING:** R-MA, Multifamily Residential District  
**ACREAGE:** 1.74  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2021-42  
**APPLICANT:** Rachel Knight Smith of Carolina Outdoor Care for Dennis Floyd Mann  
**CONTACT INFORMATION:** [rachel@carolinaoutdoorservice.com](mailto:rachel@carolinaoutdoorservice.com) or 864-982-3573  
**PROPERTY LOCATION:** 86 S. Fairfield Rd.  
**PIN:** 0406000100200  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 5.20  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2021-43  
**APPLICANT:** Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC  
**CONTACT INFORMATION:** [manager@listerproperties.com](mailto:manager@listerproperties.com) or 864-246-9262  
**PROPERTY LOCATION:** 202 E Belvue Rd. and 220, 222, 224, 226, 228, 230 Sunnydale Dr.  
**PIN:** P003000300105 (portion), P003000300100 (portion), P003000300110 (portion), P003000300109 (portion), P003000300108 (portion), P003000300113 (portion), and P003000300112  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** R-6, Single-Family Residential District  
**ACREAGE:** 1.12  
**COUNTY COUNCIL:** 20 – Shaw

**DOCKET NUMBER:** CZ-2021-44  
**APPLICANT:** Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC  
**CONTACT INFORMATION:** [manager@listerproeprties.com](mailto:manager@listerproeprties.com) or 864-246-9262  
**PROPERTY LOCATION:** 220,222,224,226,228 Sunnydale Dr. and 202 E. Belvue Rd.  
**PIN:** P003000300100 (portion), P003000300110 (portion), P003000300109 (portion), P003000300108 (portion), P003000300113 (portion) and, P003000300105 (portion)  
**EXISTING ZONING:** R-10, Single-Family Residential District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 1.26  
**COUNTY COUNCIL:** 20 – Shaw

**DOCKET NUMBER:** CZ-2021-45  
**APPLICANT:** Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC  
**CONTACT INFORMATION:** [manager@listerproperties.com](mailto:manager@listerproperties.com) or 864-246-9262  
**PROPERTY LOCATION:** 208 E. Belvue Rd.  
**PIN:** P003000300201 (portion)  
**EXISTING ZONING:** I-1, Industrial District  
**REQUESTED ZONING:** R-12, Single-Family Residential District  
**ACREAGE:** 0.403  
**COUNTY COUNCIL:** 20 – Shaw

**DOCKET NUMBER:** CZ-2021-46  
**APPLICANT:** Floyd T Hendricks of Hendricks Products for Sam Cox on behalf of JSCI County Line, LLC  
**CONTACT INFORMATION:** [yomandn1@yahoo.com](mailto:yomandn1@yahoo.com) or 864-991-2501  
**PROPERTY LOCATION:** 3326 New Easley Hwy  
**PIN:** 0239010100600  
**EXISTING ZONING:** S-1, Services District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 0.9  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2021-47  
**APPLICANT:** Ben L Fuller  
**CONTACT INFORMATION:** 864-246-0758  
**PROPERTY LOCATION:** Poinsett Hwy and Skyland Ave  
**PIN:** 0439000800200 and 0439000800100  
**EXISTING ZONING:** R-7.5, Single-Family Residential District  
**REQUESTED ZONING:** C-2, Commercial District  
**ACREAGE:** 0.5  
**COUNTY COUNCIL:** 19– Meadows

**DOCKET NUMBER:** CZ-2021-48  
**APPLICANT:** Jamie McCutchen of David Floyd for Roman Phillip Jaskin  
**CONTACT INFORMATION:** [jmccutchen@davisfloyd.com](mailto:jmccutchen@davisfloyd.com) or 864-527-9800  
**PROPERTY LOCATION:** Neely Ferry Rd.  
**PIN:** 0574020101003  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** S-1, Services District  
**ACREAGE:** 4.37  
**COUNTY COUNCIL:** 28 – Tripp

**DOCKET NUMBER:** CZ-2021-49  
**APPLICANT:** Jeffery B. Randolph and David Spivey of The Randolph Group and Chip Fogleman of Fant, Reichert & Fogleman, Inc. for Gus Rubio on behalf of Gabriel Builders, Inc  
**CONTACT INFORMATION:** [jrandolph@trgcommunities.com](mailto:jrandolph@trgcommunities.com) or 864-239-6683  
**PROPERTY LOCATION:** 8699 White Horse Rd.  
**PIN:** B005010100700  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** R-15, Single-Family Residential District  
**ACREAGE:** 13.816  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CZ-2021-50  
**APPLICANT:** John Earl Shaw of Shaw Realty for Wyman H. McCrary Jr.  
**CONTACT INFORMATION:** [johnshawrealty@gmail.com](mailto:johnshawrealty@gmail.com) or 864-908-7429  
**PROPERTY LOCATION:** 4801 White Horse Rd.  
**PIN:** B004030101400 (portion)  
**EXISTING ZONING:** POD, Planned Office District  
**REQUESTED ZONING:** C-1, Commercial District  
**ACREAGE:** 2.439  
**COUNTY COUNCIL:** 19 – Meadows

**DOCKET NUMBER:** CP-2021-01 **Five Forks Area Plan**  
**APPLICANT:** Greenville County Planning Department  
**CONTACT INFORMATION:** [astone@greenvillecounty.org](mailto:astone@greenvillecounty.org) or 864-467-7279  
**COMPREHENSIVE PLAN AMENDMENT:** The proposed amendment would revise the *Plan Greenville County Comprehensive Plan (2020)* to include the **Five Forks Area Plan**, which is a statement of the community’s vision, and seeks to address both the immediate concerns and long-term goals of the community. A copy of the proposed Five Forks Area Plan may be found at [www.gcplanning.org](http://www.gcplanning.org).

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](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, April 30, 2021  
**BILL:** Greenville County Planning Department