

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council at 6:00 p.m. on **October 17, 2022**, for the purpose of hearing those persons interested in the following items. This meeting will be held in person in County Council Chambers 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-2022-087
APPLICANT: Site Design for Windward Partners IV Lp
CONTACT INFORMATION: harrison@oxcapital.com or 864-915-5240
PROPERTY LOCATION: 5008 Old Spartanburg Rd., Taylors, SC 29687
PIN: 0538130100105 & 0538130100103
EXISTING ZONING: PD, Planned Development District
REQUESTED ZONING: PD-MC, Planned Development District – Major Change
ACREAGE: 0.5
COUNTY COUNCIL: 22 – Tzouvelekas

DOCKET NUMBER: CZ-2022-088
APPLICANT: Joshua Freitas & Janet Gubiotti
CONTACT INFORMATION: Josh072692@gmail.com or 864-414-9716
PROPERTY LOCATION: 116 Gilliam Rd., Pelzer, SC 29669
PIN: 0596030100600
EXISTING ZONING: R-R3, Rural Residential District
REQUESTED ZONING: R-R1, Rural Residential District
ACREAGE: 4.58
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2022-090
APPLICANT: Stylianos Katsamperis for Three Brothers of Greenville, LLC
CONTACT INFORMATION: Katsa-st@hotmail.com or 864-906-4515
PROPERTY LOCATION: White Horse Rd. & Farris Bridge Rd., Greenville, SC 29611
PIN: B005020102100 & B005020102102
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 2.38
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2022-092
APPLICANT: Scott Carlin of Greenville County School District for City of Greenville & County of Greenville c/o SCTAC
CONTACT INFORMATION: scarlin@greenville.k12.sc.us or 864-355-7787
PROPERTY LOCATION: 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd., Exchange St., & Perimeter Rd., Greenville, SC 29605
PIN: 0400020102800, 040020102300, and portion of 0400020100100
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: S-1, Service District
ACREAGE: 18.23
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2022-093
APPLICANT: Cecil Guy Gunter, Jr. and Francis Reid Hipp for 1990 Trust FBO Cecil Guy Gunter, Jr.
CONTACT INFORMATION: reid@reidhipp.com or 864-449-1779
PROPERTY LOCATION: Old Gunter Rd., Pepper Rd., Greystone Dr., Pine Dr., & Emily Ln. Piedmont, SC 29673
PIN: 0602010105800
EXISTING ZONING: BTD, Business Technology District
REQUESTED ZONING: R-10, Single-Family Residential District
ACREAGE: 379
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2022-094
APPLICANT: Joel Christopher with Pendleton Capital Partners II for Pendleton Capital Partners II
CONTACT INFORMATION: Pepe18@juno.com or 864-505-4164
PROPERTY LOCATION: 17 Hilltop Ave., Greenville, SC 29609
PIN: 0156000800300
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: .3
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2022-095
APPLICANT: Daniel Merritt with Seamon Whiteside for Vaughn Road Properties, LLC
CONTACT INFORMATION: dmerritt@seamonwhiteside.com or 864-298-0534
PROPERTY LOCATION: 42 and 44 Vaughn Rd., Greenville, SC 29615
PIN: 0539030101104 and 0539030101105
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 2.69
COUNTY COUNCIL: 21 - Harrison

DOCKET NUMBER: CZ-2022-096
APPLICANT: Jeffrey B. Randolph with The Randolph Group for Crystal Ball O'Connor, James O'Connor and Joe W Ball
CONTACT INFORMATION: jrandolph@trgcommunities.com or 864-420-2504
PROPERTY LOCATION: Garrison Rd., Reedy Fork Rd. and Mamie Black Rd., Piedmont, SC 29673
PIN: 0595010101200, 0595010101206, and 0595010101203
EXISTING ZONING: R-R1, Rural Residential District
REQUESTED ZONING: PD, Planned Development District
ACREAGE: 53.15
COUNTY COUNCIL: 26 – Ballard and 25 – Fant

DOCKET NUMBER: CZ-2022-097
APPLICANT: Ford Elliott of Contender Development for Gary Chandler of Chandler Revocable Trust, Deborah Foster of Foothills Presbytery, and Linda Gayle Porter
CONTACT INFORMATION: Ford.elliott@svn.com or 864-901-4078
PROPERTY LOCATION: W. Georgia Rd. and Rocky Creek Rd, Simpsonville, SC 29680
PIN: 0575030100403, portion of 0575030100401, 0575030100412, and 0575030100505
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 12.48
COUNTY COUNCIL: 26 – Ballard