

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, January 13, 2020** at 6:00 p.m. in County Council Chambers, County Square, for the purpose of hearing those persons interested in the following items:

**DOCKET NUMBER:** CZ-2019-82  
**APPLICANT:** Erik Jackson with RealtyLink for SC Greenville Garlington, LLC  
**CONTACT INFORMATION:** ejackson@realtylinkdev.com or 864-263-5431  
**PROPERTY LOCATION:** Garlington Road and Entertainment Boulevard  
**PIN:** 0533040100726; 0533020105500; 0533040100724; 0533040100725;  
0533040100700; 0533040100529; 05330400100707; 0533040100528;  
0533040100519; 0533040100520; & a portion of 0533040100500  
**EXISTING ZONING:** R-S, Residential Suburban & S-1, Services  
**REQUESTED ZONING:** PD – Planned Development District  
**ACREAGE:** 73.6  
**COUNTY COUNCIL:** 21 – Roberts

**DOCKET NUMBER:** CZ-2020-01  
**APPLICANT:** Frances Edwards Thorpe  
**CONTACT INFORMATION:** fethorpe143@gmail.com or 864-354-5551  
**PROPERTY LOCATION:** 361 Terry Road  
**PIN:** 0569010101203  
**EXISTING ZONING:** R-R3, Rural Residential  
**REQUESTED ZONING:** R-R1, Rural Residential  
**ACREAGE:** 3.5  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2020-02  
**APPLICANT:** Matthew G. Chasteen for William R. Coker  
**CONTACT INFORMATION:** chasteenpropertis@gmail.com or 864-346-3865  
**PROPERTY LOCATION:** Davis Road  
**PIN:** 0595020102700 and 0595020102800  
**EXISTING ZONING:** R-R1, Rural Residential  
**REQUESTED ZONING:** R-S, Residential Suburban  
**ACREAGE:** 44.5  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2020-03  
**APPLICANT:** Natasha Sexton for 1505 Buncombe Rd LLC  
**CONTACT INFORMATION:** Natasha@sextond.com or 864-634-5443  
**PROPERTY LOCATION:** 1505 Buncombe Road  
**PIN:** 0150000200101 and 0150000200300  
**EXISTING ZONING:** I-1, Industrial  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 2.55  
**COUNTY COUNCIL:** 23 – Norris

**DOCKET NUMBER:** CZ-2020-04  
**APPLICANT:** Mason Snyder and Randy Rayburn for Snyder & Rayburn Properties LLC  
**CONTACT INFORMATION:** mason@snyderrayburn.com or 510-866-3062/864-887-1812  
**PROPERTY LOCATION:** 1505 Buncombe Road  
**PIN:** T008000400903  
**EXISTING ZONING:** R-20, Single-Family Residential  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 0.77  
**COUNTY COUNCIL:** 18 – Barnes

**DOCKET NUMBER:** CZ-2020-05  
**APPLICANT:** Stephanie P. Gates for ECS Development  
**CONTACT INFORMATION:** sgates@sitedesign-inc.com or 864-271-01496  
**PROPERTY LOCATION:** 201 Reid School Road  
**PIN:** T029030105000  
**EXISTING ZONING:** R-S, Residential Suburban  
**REQUESTED ZONING:** R-M20, Residential Multifamily  
**ACREAGE:** 6.3  
**COUNTY COUNCIL:** 20 – Cates

**DOCKET NUMBER:** CZ-2020-06  
**APPLICANT:** Hope Tz Schmalza for Luane C. Whang  
**CONTACT INFORMATION:** hopetz@joynercommercial.com or 864-630-0352  
**PROPERTY LOCATION:** 8335 Augusta Road  
**PIN:** 0603020100200  
**EXISTING ZONING:** R-R1, Rural Residential  
**REQUESTED ZONING:** C-3, Commercial  
**ACREAGE:** 20  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2020-07  
**APPLICANT:** Hope Tz Schmalza for John C. Cooper  
**CONTACT INFORMATION:** hopetz@joynercommercial.com or 864-630-0352  
**PROPERTY LOCATION:** Augusta Road  
**PIN:** 0603020100201  
**EXISTING ZONING:** R-R1, Rural Residential  
**REQUESTED ZONING:** I-1, Industrial  
**ACREAGE:** 19.7  
**COUNTY COUNCIL:** 26 – Ballard

**DOCKET NUMBER:** CZ-2020-08  
**APPLICANT:** Gary Hughey for Erin Stephanie Mungo Dryer and Brian Dryer  
**CONTACT INFORMATION:** gheonine@charter.net or 864-268-3037  
**PROPERTY LOCATION:** 207 West Lee Road  
**PIN:** P015070206200  
**EXISTING ZONING:** R-20, Single-Family Residential  
**REQUESTED ZONING:** R-10, Single-Family Residential  
**ACREAGE:** .71  
**COUNTY COUNCIL:** 20 – Cates

**DOCKET NUMBER:** CZ-2020-09  
**APPLICANT:** D. A. Burdette for Blue Star Enterprises LLC  
**CONTACT INFORMATION:** daburdette22@charter.net or 864-244-6098  
**PROPERTY LOCATION:** 207 & 215 W. Main Street  
**PIN:** T005000400400 and T005000400600  
**EXISTING ZONING:** C-2, Commercial  
**REQUESTED ZONING:** C-3, Commercial  
**ACREAGE:** 1.025  
**COUNTY COUNCIL:** 20 – Cates

**DOCKET NUMBER:** CZ-2020-10  
**APPLICANT:** Ryan Foster for Ryland Properties, LLC  
**CONTACT INFORMATION:** ryan.foster@floumoydev.com or 706-243-9403  
**PROPERTY LOCATION:** 2702, 2704, 2500 and 2400 Pelham Road  
**PIN:** 0533040101900, 0533040101901 and 0533040101904  
**EXISTING ZONING:** FRD, Flexible Review District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 9.07  
**COUNTY COUNCIL:** 21 – Roberts

**DOCKET NUMBER:** CZ-2020-11  
**APPLICANT:** Greenville County Board of Zoning Appeals  
**CONTACT INFORMATION:** zoning@greenvillecounty.org or 864-467-7425  
**TEXT AMENDMENT** The proposed text amendment is to the Greenville County Zoning Ordinance, to Amend Article 7, Section 2, add new section Article 7, Section 2.7 “Land set aside as Open Space Residential Development”, is ineligible for a reduction in size by variance from any board, commission or agency of the County.

All persons interested in these proposed amendments to the Greenville County Zoning Ordinance and Map are invited to attend this meeting. 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 27, 2019**  
**BILL: Greenville County Planning Department**