

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, November 16, 2020 at 6:00 p.m.**, for the purpose of hearing those persons interested in the following items: This meeting will be held electronically with remote participation. 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 pgucker@greenvillecounty.org no later than noon on Friday, November 13, 2020. Your full name, address, phone number, docket number, and whether you wish to speak in favor or in opposition of the rezoning request must be included in the email. Once you are registered you will receive an invitation with the direction for joining the meeting, time limits apply. 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 minutes is up, the time to speak has ended.

DOCKET NUMBER: CZ-2020-66
APPLICANT: Karen Gibbs for Karen Gibbs and Timmy Gibbs
CONTACT INFORMATION: gibbstimmy@bellsouth.net or 864-906-1211
PROPERTY LOCATION: Rosemond Drive
PIN: WG02040200412 (Portion)
EXISTING ZONING: S-1, Service District
REQUESTED ZONING: R-S, Residential Suburban District
ACREAGE: 1
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2020-67
APPLICANT: Brent Jones for Ahop 143, LLC
CONTACT INFORMATION: bjones@servicetransport.com or 864-662-0022
PROPERTY LOCATION: South Buncombe Road
PIN: 0528030101012, 0528030101019, and 0528030101030
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 3.75
COUNTY COUNCIL: 18 – Barnes

DOCKET NUMBER: CZ-2020-68
APPLICANT: Douglas F. Dent of GRC for Greenville Revitalization Corporation and PR Designs, Inc.
CONTACT INFORMATION: ddent@greenvillerevitalization.org or 864-242-9801
PROPERTY LOCATION: E. Parker Road & Woodside Avenue
PIN: 0137000600300, 0137000602000, 0137000602001 and 0137000601900
EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 0.39
COUNTY COUNCIL: 23 – Norris

DOCKET NUMBER: CZ-2020-69
APPLICANT: Mordecai S. Shore of M.S. Shore Company, Inc. for Jeff and Dorie Fann, LLC
CONTACT INFORMATION: msshore@msshore.com or 864-235-3898
PROPERTY LOCATION: 647 Congaree Rd
PIN: 0543010102100
EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: S-1, Services District
ACREAGE: 1.72
COUNTY COUNCIL: 24 – Seman

DOCKET NUMBER: CZ-2020-70
APPLICANT: Luis Munoz of Munoz Enterprises for George M. Zimmerman
CONTACT INFORMATION: luis@munozenterprises.com or 864-444-6578
PROPERTY LOCATION: South Batesville Road
PIN: 0530050101900 (portion)
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: S-1, Services District
ACREAGE: 1.76
COUNTY COUNCIL: 21 - Roberts

DOCKET NUMBER: CZ-2020-71
APPLICANT: Jimmy Gibbs, Lucas Ward, Steve Trakas of Gibbs, International, Inc. for Delwood, LLC
CONTACT INFORMATION: LWard@gibbsinternational.com or 864-606-2615
PROPERTY LOCATION: North Woods Drive and Jim Carey Way
PIN: 0334000100408, 0334000100406 and 0331000100500
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 60.4
COUNTY COUNCIL: 27- Kirven

DOCKET NUMBER: CZ-2020-72
APPLICANT: James Durham Martin of Arbor Engineering, LLC for Connector Plus, LLC
CONTACT INFORMATION: jaymartin@arborengineering.com or 864-235-3589
PROPERTY LOCATION: SC Highway 153, Interstate 185, Brown Road, and Old Cleveland Street
PIN: WG07000100900
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 47.5
COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2020-73
APPLICANT: David Benedict Nocella of Group 1.6, LLC for Hicham M. Hatoum
CONTACT INFORMATION: dnarch@bellsouth.net or 864-640-6014
PROPERTY LOCATION: 2813 Wade Hampton Boulevard
PIN: P015040100201
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 0.57
COUNTY COUNCIL: 20 - Cates

DOCKET NUMBER: CZ-2020-74
APPLICANT: William R. Williams, IV of Saluda Construction, LLC for WRW Associates, LLC
CONTACT INFORMATION: Saludallc25@gmail.com or 864-546-9272
PROPERTY LOCATION: Rutledge Lake Road
PIN: 0509020100701
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 5
COUNTY COUNCIL: 19 - Meadows

DOCKET NUMBER: CZ-2020-75
APPLICANT: Jeff Skeris of Great Southern Homes and Paul Harrison of Bluewater Civil Design, LLC for James P. Cheatham and Tommye G. Riddle
CONTACT INFORMATION: jeffskeris@greatsouthernhomes.com or 864-275-7401
PROPERTY LOCATION: Carr Road
PIN: 0593040103700 and 0593040103702
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Residential District
ACREAGE: 13.36
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2020-77
APPLICANT: Alex Zuendt of Zuendt Engineering for V-go Holdings, LLC
CONTACT INFORMATION: azuendt@zuendtengineering.com or 864-990-2995
PROPERTY LOCATION: Feaster Road
PIN: 0547030101902
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 1
COUNTY COUNCIL: 21 – Roberts

DOCKET NUMBER: CZ-2020-78
APPLICANT: Randall Bentley of Lee and Associates for Sikes Properties, LLC
CONTACT INFORMATION: rbentley@lee-associates.com or 864-444-2842
PROPERTY LOCATION: 5151 Pelham Road
PIN: 0533020101201
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 1.19
COUNTY COUNCIL: 21 - Roberts

DOCKET NUMBER: CZ-2020-79
APPLICANT: Nicholas Myers of Seamon Whiteside & Associates, Inc., for Chris Hill of Southern Land Company, LLC
CONTACT INFORMATION: nmyers@seamonwhiteside.com or 864-298-0534
PROPERTY LOCATION: Bel Aire Drive and Easley Bridge Road
PIN: 0113000800100
EXISTING ZONING: R-7.5, Residential District
REQUESTED ZONING: FRD, Flexible Review District
ACREAGE: 2.8
COUNTY COUNCIL: 23 - Norris

DOCKET NUMBER: CZ-2020-80
APPLICANT: David Dedvukaj of Contour Development, LLC for Greenville County
Redevelopment Authority
CONTACT INFORMATION: david@contourcompanies.com or 248-761-2007
PROPERTY LOCATION: Buncombe Road, A Street, and Hammett Street
PIN: 0153000900200, 0153000900201, and 0153000900202
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: PD, Planned Development District
ACREAGE: 11
COUNTY COUNCIL: 23 - Norris

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 Web Page at "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, October 30, 2020
BILL: Greenville County Planning Department

