

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **Monday, July 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, July 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-2021-57
APPLICANT: Yuans Halaixt
CONTACT INFORMATION: yuanshalaixt@hotmail.com or 864-325-8535
PROPERTY LOCATION: McCall Rd and E. Standing Springs Rd
PIN: 0574010101401 and 0574010101409
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-20, Single-Family Residential District
ACREAGE: 1.06
COUNTY COUNCIL: 28 – Tripp

DOCKET NUMBER: CZ-2021-58
APPLICANT: Randy Scott Cannon of Piedmont Partners, LLC for Piedmont Partners, LLC
CONTACT INFORMATION: rcannon100@bellsouth.net or 864-607-3939
PROPERTY LOCATION: Old Pelzer Rd, Taylor Rd, Old Greenville Road, Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp
PIN: 0609050101700
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-12, Single-Family Residential District
ACREAGE: 70.36
COUNTY COUNCIL: 26 – Ballard

DOCKET NUMBER: CZ-2021-59
APPLICANT: Jason Harvey Tankersley of Hudson CG Partners, LLC for Club Forest Hudson Corners, LLC, Club Forest Hudson Outparcel, LLC, and Golden Arch Limited Partnership
CONTACT INFORMATION: jasont@capllc.com or 864-918-1190
PROPERTY LOCATION: Hudson Rd and Old Spartanburg Rd
PIN: 0538040104003, 0538040104004, 0538040104006 and 0538040104007
EXISTING ZONING: PD, Planned Development District
REQUESTED ZONING: PD-MC, Planned Development District - Major Change
ACREAGE: 8.60
COUNTY COUNCIL: 22 – Tzouvelekas

DOCKET NUMBER: CZ-2021-60
APPLICANT: Tim Campbell of Campbell Engineering & Associates, Inc for Oak Ridge Investments, LLC
CONTACT INFORMATION: tim.campbell@campbell-engineering-sc.com or 864-335-4090
PROPERTY LOCATION: Oak Ridge Pl, Old Boiling Springs Rd, Milestone Way, and Boiling Springs Rd
PIN: 0533040101311
EXISTING ZONING: R-M10, Multifamily Residential District
REQUESTED ZONING: R-M12, Multifamily Residential District
ACREAGE: 26.10
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-61
APPLICANT: Kenneth Bettencourt for K & L Investments, Inc.
CONTACT INFORMATION: wishuhad1@aol.com or 864-303-8358
PROPERTY LOCATION: 635 Godfrey Rd
PIN: 0531020103502 and 0531020103506
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Single-Family Residential District
ACREAGE: 1.40
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-62
APPLICANT: Robert M. Bennett and Sam Tedde of Stanley Martin Homes, LLC for Larry Godfrey, Jason Searle, and Geneva W. Jones
CONTACT INFORMATION: teddesj@stanleymartin.com or bennettrm@stanleymartin.com or 412-855-7848
PROPERTY LOCATION: White Cir and Anderson Ridge Rd
PIN: 0550020100602, 0550010100103, 0550010100200, 0550010100100, 0550010100107, 0550010100106, 0550010100101, and 0550010100109
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: R-15, Single-Family Residential District
ACREAGE: 104.35
COUNTY COUNCIL: 27 – Kirven

DOCKET NUMBER: CZ-2021-63
APPLICANT: Alyssa Nicole Whalen for Pamela Kristen Whalen
CONTACT INFORMATION: alysawhalen1993@yahoo.com or 864-417-7971
PROPERTY LOCATION: 49 Gunter Rd
PIN: 0585020100508
EXISTING ZONING: R-R1, Rural Residential District
REQUESTED ZONING: R-20, Single-Family Residential District
ACREAGE: 1.0
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2021-64
APPLICANT: Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynesworth, LLC for Willis Real Estate Holdings, LP
CONTACT INFORMATION: stanleymcleod@bmemhlaw.com or 864-271-7424
PROPERTY LOCATION: N. Highway 101 and Pine Dr
PIN: T020010100102
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 1.0
COUNTY COUNCIL: 18 – Barnes

DOCKET NUMBER: CZ-2021-65
APPLICANT: Luis Munoz of Munoz Enterprises for George M. Zimmerman
CONTACT INFORMATION: luis@munozenterprises.com or 864-444-6578
PROPERTY LOCATION: South Batesville Rd
PIN: 0530050101900 (portion)
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: S-1, Services District
ACREAGE: 1.76
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2021-66
APPLICANT: Cason Tyler Hulin of Trailer Source LLC for Brian Waldrop
CONTACT INFORMATION: cason.hulin@gmail.com or 864-915-1737
PROPERTY LOCATION: White Horse Rd
PIN: B013030100800
EXISTING ZONING: R-12, Single-Family Residential District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 1.9
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-67
APPLICANT: Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of VGO Holdings, LLC
CONTACT INFORMATION: azuendt@zuendengineering.com or 864-990-2995
PROPERTY LOCATION: 1333, 1335 and 1337 Cedar Lane Rd
PIN: B012000101900
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: PD, Planned Development District
ACREAGE: 7.64
COUNTY COUNCIL: 19 – Meadows

DOCKET NUMBER: CZ-2021-68
APPLICANT: Tonia Crowe of Delta Real Estate for Bruce W. England
CONTACT INFORMATION: tacrowe@bellsouth.net or 864-556-3470
PROPERTY LOCATION: 1218 Fork Shoals Rd
PIN: 0411000100108
EXISTING ZONING: R-M20, Multifamily Residential District
REQUESTED ZONING: S-1, Services District
ACREAGE: 2.00
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2021-69
APPLICANT: Jeffery B. Randolph of The Randolph Group for North Hills Community Church
CONTACT INFORMATION: jrandolph@trgcommunities.com or 864-239-6683
PROPERTY LOCATION: Walker Springs Rd
PIN: T031000100300 and T031000100505 (portion)
EXISTING ZONING: R-20, Single-Family Residential District
REQUESTED ZONING: R-12, Single-Family Residential District
ACREAGE: 5.11
COUNTY COUNCIL: 20 – Shaw

DOCKET NUMBER: CZ-2021-70
APPLICANT: Mark Griffin of Sperry CGA – Griffin Partners for Katherine Amy Duncan Scheiper and Robert Joseph Scheiper
CONTACT INFORMATION: mark.griffin@sperrycga.com or 864-525-8562
PROPERTY LOCATION: 704 Congaree Rd
PIN: 0545010100201
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 0.95
COUNTY COUNCIL: 24 – Seman

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, July 2, 2021
BILL: Greenville County Planning Department