

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **October 16, 2023, at 6:00 p.m.** for the purpose of hearing those persons interested in the following items. This meeting will be held in person in the North Building County Council Chambers at Greenville County Square 301 University Ridge, Greenville, SC 29601, 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-2023-067  
**APPLICANT:** Gala E. Gorman for Five Forks Memory Care, LLC  
**CONTACT INFORMATION:** gala.gorman@gmail.com or 843-384-0730  
**PROPERTY LOCATION:** 102 Five Forks Rd. & Parkside Dr., Simpsonville, SC 29681  
**PIN:** 0542010100607  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** NC, Neighborhood Commercial District  
**ACREAGE:** 1.019  
**COUNTY COUNCIL:** 28 – Tripp

**DOCKET NUMBER:** CZ-2023-068  
**APPLICANT:** Matthew H. Sekuras for Matthew H. Sekuras and Rachel Sekuras  
**CONTACT INFORMATION:** [matthew.sekuras@gmail.com](mailto:matthew.sekuras@gmail.com) or 864-201-2275  
**PROPERTY LOCATION:** State Park Rd. & Wild Orchard Rd., Travelers Rest, SC 29690  
**PIN:** 0500040104101  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** AG, Agricultural Preservation District  
**ACREAGE:** 9.114  
**COUNTY COUNCIL:** 17 – Russo

**DOCKET NUMBER:** CZ-2023-069  
**APPLICANT:** Allen Smith of Legacy Property Management, Inc for 1642 Neely Ferry Road, LLC  
**CONTACT INFORMATION:** [asmith@legacypropertymgmt.com](mailto:asmith@legacypropertymgmt.com) or 704-942-7450  
**PROPERTY LOCATION:** 926 & 926 A Fairview Rd. & 1642 Neely Ferry Rd., Simpsonville, SC 29680  
**PIN:** 0567010102300  
**EXISTING ZONING:** S-1, Services District and R-S, Residential Suburban District  
**REQUESTED ZONING:** C-3, Commercial District  
**ACREAGE:** 22.82  
**COUNTY COUNCIL:** 26 – Bradley

**DOCKET NUMBER:** CZ-2023-070  
**APPLICANT:** Robin Coley and Matthew Lee McDonald  
**CONTACT INFORMATION:** Mcdonald05wifey@yahoo.com or 864-360-7509  
**PROPERTY LOCATION:** 109 Tulane Ave., Greenville, SC 29617  
**PIN:** B008010203500  
**EXISTING ZONING:** R-15, Single-Family Residential District  
**REQUESTED ZONING:** R-S, Residential Suburban District  
**ACREAGE:** 1.6

**COUNTY COUNCIL:** 19 – Blount

**DOCKET NUMBER:** CZ-2023-071

**APPLICANT:** Waverly Wilkes of Gray Engineering Consultants for Ginger O. Ashworth, V Go Holdings, LLC, Leonard Ken Lawson, Christopher A. & Teresa A. Pangle, & Cheryl A. & Howard Seyller

**CONTACT INFORMATION:** [wwilkes@grayengineering.com](mailto:wwilkes@grayengineering.com). or 864-297-3027

**PROPERTY LOCATION:** 175, 179, & 183 Lee Vaughn Rd., 1104 & 1106 Scuffletown Rd., Simpsonville, SC 29681

**PIN:** 0554020101706, 0554020102014, 0554020101701, 0554020102013, 0554020101710, & 0559020100906

**EXISTING ZONING:** R-S, Residential Suburban District & NC, Neighborhood Commercial District

**REQUESTED ZONING:** FRD, Flexible Review District

**ACREAGE:** 11.36

**COUNTY COUNCIL:** 27 – Kirven

  

**DOCKET NUMBER:** CZ-2023-072

**APPLICANT:** Greenville County Council

**CONTACT INFORMATION:** [astone@greenvillecounty.org](mailto:astone@greenvillecounty.org) or 864-467-7425

**PROPERTY LOCATION:** Countywide

**TEXT AMENDMENT:** Pelham Road Commercial Corridor Overlay

**COUNTY COUNCIL:** All

All persons interested in these proposed amendments to the Greenville County Zoning Ordinance and Map are invited to attend this meeting in person. 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, September 29, 2023  
**BILL:** Greenville County Planning Department