

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **August 19, 2024 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-2024-047  
**APPLICANT:** Brian Collins of SC Steel, LLC for Store Master Funding XXIII, LLC  
**CONTACT INFORMATION:** [bcollins@scsteel.com](mailto:bcollins@scsteel.com) or 864-322-2177  
**PROPERTY LOCATION:** 114 E. Warehouse Ct. & Artillery Rd., Taylors, SC 29687  
**PIN:** P015040100107  
**EXISTING ZONING:** O-D, Office District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 8.95  
**COUNTY COUNCIL:** 20 – Shaw

**DOCKET NUMBER:** CZ-2024-048  
**APPLICANT:** H. G. Kirven, Jr. and Diane A. Kirven  
**CONTACT INFORMATION:** [bkirv@aol.com](mailto:bkirv@aol.com) or 864-420-2521  
**PROPERTY LOCATION:** 213 League Rd., Simpsonville, SC 29681  
**PIN:** 0559010104101 & 0559010104100  
**EXISTING ZONING:** R-S, Residential Suburban District  
**REQUESTED ZONING:** AG, Agricultural Preservation District  
**ACREAGE:** 30  
**COUNTY COUNCIL:** 27 – Kirven

**DOCKET NUMBER:** CZ-2024-049  
**APPLICANT:** Dimitry Bruehl for Tanglewood Homes, LLC  
**CONTACT INFORMATION:** [dimitrybruehl@gmail.com](mailto:dimitrybruehl@gmail.com) or 864-775-2235  
**PROPERTY LOCATION:** 25 New Dunham Bridge Rd, 1008 & 1010 S Welcome Rd., Greenville, SC 29611  
**PIN:** 0242020301900, 0242020301700, & 0242020301800  
**EXISTING ZONING:** R-12, Single-Family Residential District  
**REQUESTED ZONING:** R-MA, Multifamily Residential District  
**ACREAGE:** 1.106  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2024-050  
**APPLICANT:** Melissa Halliburton of Swamp Rabbit Investments, LLC  
**CONTACT INFORMATION:** [jason@bringfido.com](mailto:jason@bringfido.com) or 864-881-8199  
**PROPERTY LOCATION:** 2 Fisher Rd., Greenville, SC 29615  
**PIN:** 0540020100806  
**EXISTING ZONING:** R-20, Single-Family Residential District  
**REQUESTED ZONING:** FRD, Flexible Review District  
**ACREAGE:** 4.49  
**COUNTY COUNCIL:** 22 – Tzouvelekas

**DOCKET NUMBER:** CZ-2024-051  
**APPLICANT:** Blake Navarro of The Furman Co. for Park West 85 Investors, LLC  
**CONTACT INFORMATION:** [cnavarro@furmanco.com](mailto:cnavarro@furmanco.com) or 864-527-6034  
**PROPERTY LOCATION:** 1430 Lakeside Grove Ln., Lakeside Rd., Stables Rd. & Interstate 185-S, Greenville, SC 29611  
**PIN:** Portion of WG10060100100 & WG10050100100  
**EXISTING ZONING:** S-1, Services District, R-S, Residential Suburban District, C-2, Commercial District, & R-MA, Multifamily Residential District  
**REQUESTED ZONING:** I-1, Industrial District  
**ACREAGE:** 196.5  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2024-052  
**APPLICANT:** William G. White of Grace Community Church for Sh1 Pelham Propco, LLC  
**CONTACT INFORMATION:** [wgwhite@grace.sc](mailto:wgwhite@grace.sc) or 864-979-6720  
**PROPERTY LOCATION:** 2004 & 2006 Pelham Rd. & Blacks Dr., Greenville, SC 29615  
**PIN:** 0540040100803  
**EXISTING ZONING:** PD, Planned Development District  
**REQUESTED ZONING:** PD – MC, Planned Development District – Major Change  
**ACREAGE:** 7.85  
**COUNTY COUNCIL:** 22 – Tzouvelekas

**DOCKET NUMBER:** CZ-2024-053  
**APPLICANT:** Pete Bauer for Loom Property, LLC  
**CONTACT INFORMATION:** [pete.bauer1@outlook.com](mailto:pete.bauer1@outlook.com) or 864-991-9634  
**PROPERTY LOCATION:** 5, 7, 9, 11, & 101 Talley St., Greenville, SC 29609  
**PIN:** Portion of 0152001400100 & 0152001400101  
**EXISTING ZONING:** R-M15, Multifamily Residential District  
**REQUESTED ZONING:** R-6, Single-Family Residential District  
**ACREAGE:** 0.733  
**COUNTY COUNCIL:** 23 – Mitchell

**DOCKET NUMBER:** CZ-2024-054  
**APPLICANT:** Pete Bauer for Loom Property, LLC  
**CONTACT INFORMATION:** [pete.bauer1@outlook.com](mailto:pete.bauer1@outlook.com) or 864-991-9634  
**PROPERTY LOCATION:** Talley St., Goldsmith St., Loom St., Hammett St. Ext., Greenville, SC 29609  
**PIN:** Portion of 0152001400100 & 0152001400403  
**EXISTING ZONING:** R-M15, Multifamily Residential District  
**REQUESTED ZONING:** R-7.5, Single-Family Residential District  
**ACREAGE:** 1.364  
**COUNTY COUNCIL:** 23 – Mitchell

**DOCKET NUMBER:** CZ-2024-057  
**APPLICANT:** Greenville County Council  
**CONTACT INFORMATION:** [RJeffers-Campbell@greenvillecounty.org](mailto:RJeffers-Campbell@greenvillecounty.org) or 864-467-7425  
**PROPERTY LOCATION:** Countywide  
**TEXT AMENDMENT:** Proposed adoption of the Greenville County Unified Development Ordinance to replace the Greenville County Zoning Ordinance and Land Development Regulations

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, August 2, 2024**

**BILL: Greenville County Planning Department**