

## Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **June 16, 2025 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DOCKET NUMBER: ~~CZ-2025-036~~ **WITHDRAWN**  
APPLICANT: ~~Sanket Modi for Modi 87, Inc.~~  
CONTACT INFORMATION: ~~[Sanketmodi1@gmail.com](mailto:Sanketmodi1@gmail.com) or 864-340-1389~~  
PROPERTY LOCATION: ~~395 Conestee Rd., 2<sup>nd</sup> Ave., & 3<sup>rd</sup> St., Greenville, SC 29605~~  
PIN: ~~Portion of 0422000100700~~  
EXISTING ZONING: ~~C-1, Commercial District~~  
REQUESTED ZONING: ~~C-2, Commercial District~~  
ACREAGE: ~~0.21~~  
COUNTY COUNCIL: ~~24 – Seman~~

DOCKET NUMBER: ~~CZ-2025-037~~ **WITHDRAWN**  
APPLICANT: ~~Andricus Glenn of Glenn Investments, LLC~~  
CONTACT INFORMATION: ~~[aglenn@glenninvestments.com](mailto:aglenn@glenninvestments.com) or 615-428-3954~~  
PROPERTY LOCATION: ~~45 Burdett Mill Rd., Piedmont, SC 29673~~  
PIN: ~~0594030100100~~  
EXISTING ZONING: ~~R-R1, Rural Residential District~~  
REQUESTED ZONING: ~~R-15, Single Family Residential District~~  
ACREAGE: ~~1.99~~  
COUNTY COUNCIL: ~~25 – Fant~~

DOCKET NUMBER: CZ-2025-038  
APPLICANT: Lewis Paul Young  
CONTACT INFORMATION: [lewisyoungtours@gmail.com](mailto:lewisyoungtours@gmail.com) or 864-346-9427  
PROPERTY LOCATION: 280 Rock Rd., Greer, SC 29651  
PIN: 0530080102500  
EXISTING ZONING: R-S, Residential Suburban District & PD, Planned Development District  
REQUESTED ZONING: AG, Agricultural Preservation District  
ACREAGE: 5.241  
COUNTY COUNCIL: 21 – McGahhey

DOCKET NUMBER: CZ-2025-040  
APPLICANT: Herbert Edward Mercer, III of H. Edward Mercer, LLC  
CONTACT INFORMATION: [Edwardmercer3@gmail.com](mailto:Edwardmercer3@gmail.com) or 864-414-4881  
PROPERTY LOCATION: 593 Old Hunts Bridge Rd., Greenville, SC 29617  
PIN: 0509020102703  
EXISTING ZONING: S-1, Services District  
REQUESTED ZONING: R-S, Residential Suburban District  
ACREAGE: 1.48  
COUNTY COUNCIL: 19 – Blount

**DOCKET NUMBER:** CZ-2025-041  
**APPLICANT:** Robert Mitchell Gunter of RiverRock Engineering, LLC for Dam Moonville, LLC  
**CONTACT INFORMATION:** [mgunter@riverrock-engineering.com](mailto:mgunter@riverrock-engineering.com) or 864-561-8802  
**PROPERTY LOCATION:** 20 Old Augusta Rd. Ext. & Augusta Rd., Piedmont, SC 29673  
**PIN:** 0593040102901  
**EXISTING ZONING:** C-1, Commercial District & C-2, Commercial District  
**REQUESTED ZONING:** S-1, Services District  
**ACREAGE:** 2.98  
**COUNTY COUNCIL:** 25 – Fant

**DOCKET NUMBER:** CZ-2025-042  
**APPLICANT:** Tricia Chassen for Forestar (USA) Real Estate Group  
**CONTACT INFORMATION:** [triciachassen@forestar.com](mailto:triciachassen@forestar.com) or 864-940-6784  
**PROPERTY LOCATION:** Old Bramlett Rd., Greenville, SC 29611  
**PIN:** 0238010100200  
**EXISTING ZONING:** FRD, Flexible Review District  
**REQUESTED ZONING:** FRD-MC, Flexible Review District – Major Change & R-MA, Multifamily Residential District  
**ACREAGE:** 121.7  
**COUNTY COUNCIL:** 19 – Blount

**DOCKET NUMBER:** CZ-2025-044  
**APPLICANT:** Greenville County Council  
**CONTACT INFORMATION:** [johenderson@greenvillecounty.org](mailto:johenderson@greenvillecounty.org) or 864-467-7425  
**PROPERTY LOCATION:** Countywide  
**TEXT AMENDMENT:** To amend Article 8, Section 8:5.1, ESD-PM, Environmentally Sensitive District – Paris Mountain; Intent, of the Greenville County Zoning Ordinance  
**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, May 30, 2025

**BILL:** Greenville County Planning Department