

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **August 18, 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-2025-054

APPLICANT: Guadalupe Villar for Justin M. Morris of Morris & Lane Solutions, LLC

CONTACT INFORMATION: g.villar012@gmail.com or 864-478-7804

PROPERTY LOCATION: 259 Beacon St. & 101 Orr St., Greenville, SC 29605

PIN: 0106001800100

EXISTING ZONING: NC, Neighborhood Commercial District

REQUESTED ZONING: NC-MC, Neighborhood Commercial District – Major Change

ACREAGE: 0.16

COUNTY COUNCIL: 23 - Mitchell

DOCKET NUMBER: CZ-2025-055

APPLICANT: Jessica R. Chapman of Site Design, Inc. for Greenville County Redevelopment Authority

CONTACT INFORMATION: jchapman@sitedesign-inc.com or 864-271-0496

PROPERTY LOCATION: 212 Gridley St., 214 Morris St., & Bailey St., Greenville, SC 29609

PIN: 0155000900700 & 0155000800100

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD – MC, Flexible Review District – Major Change & R-7.5, Single-Family Residential District

ACREAGE: 1.49

COUNTY COUNCIL: 19 - Blount & 23 - Mitchell

DOCKET NUMBER: CZ-2025-056

APPLICANT: Clayton H. Pakkala & Tiara J. Pakkala of Pakkala Revocable Trust

CONTACT INFORMATION: claytonpakkala@gmail.com or 864-420-7393

PROPERTY LOCATION: 913 & 915 Lakeview Cir., Greer, SC 29651

PIN: T019000207600

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

ACREAGE: 1.23

COUNTY COUNCIL: 18 - Long

DOCKET NUMBER: CZ-2025-057

APPLICANT: Joseph M. Turner & Ericka L. Turner

CONTACT INFORMATION: Joeturner330@yahoo.com or 678-382-5218

PROPERTY LOCATION: 10696 Old White Horse Rd. & McElhaney Rd., Travelers Rest, SC 29690

PIN: 0481000100801

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-S, Residential Suburban District

ACREAGE: 1.85

COUNTY COUNCIL: 19 - Blount

DOCKET NUMBER: CZ-2025-058

APPLICANT: Justin M. Beasley for Roberts SC Land Greenville LLC

CONTACT INFORMATION: jbeasley@robertsoxygen.com or 839-228-1524

PROPERTY LOCATION: 1451 Donaldson Rd. & Augusta Rd., Greenville, SC 29605

PIN: 0400010101600

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S -1, Services District

ACREAGE: 3.32

COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2025-059

APPLICANT: Nicholas Graham for Infinity Exchange Group, LLC.

CONTACT INFORMATION: infinityexchange@gmail.com or 678-592-8799

PROPERTY LOCATION: 931 Anderson Rd., Greenville, SC 29601

PIN: 0107001202200

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-7.5, Single-Family Residential District

ACREAGE: 0.13

COUNTY COUNCIL: 23 - Mitchell

DOCKET NUMBER: CZ-2025-060

APPLICANT: Chip Coker for Cew Greenville, LLC.

CONTACT INFORMATION: ccoker@cokersc.com or 864-320-9268

PROPERTY LOCATION: W Blue Ridge Dr., Aladdin St., & Evergreen St., Greenville, SC 29609

PIN: Portion of 0160000100108

EXISTING ZONING: C-1, Commercial District & R-7.5, Single-Family Residential District

REQUESTED ZONING: R-M10, Multifamily Residential District

ACREAGE: 3.79

COUNTY COUNCIL: 19 - Blount

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. 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 1, 2025

BILL: Greenville County Planning Department