

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **October 20, 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-2025-066
APPLICANT: Greenville County Council
CONTACT INFORMATION: zoning@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION: County-Wide
TEXT AMENDMENT: To amend Article 4, Definitions, Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses, and Section 6:2, Use Conditions, of the Greenville County Zoning Ordinance to establish regulations for Mobile Food Units within the zoned areas of Greenville County
COUNTY COUNCIL: All

DOCKET NUMBER: CZ-2025-067
APPLICANT: Nikhil Patel of Maruti Four LLC
CONTACT INFORMATION: nickp2244@gmail.com or 864-202-1445
PROPERTY LOCATION: 1035 S. Batesville Rd., Greenville, SC 29650
PIN: 0534010100403
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-3, Commercial District
ACREAGE: 1.0
COUNTY COUNCIL: 21 - McGahhey

DOCKET NUMBER: CZ-2025-068
APPLICANT: Austin Allen of Arbor Land Design for Jabaro, LCC
CONTACT INFORMATION: ama@aldllc.net or 864-230-6232
PROPERTY LOCATION: 3809 White Horse Rd., Greenville, SC 29611
PIN: 0242010203200
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.37
COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2025-069
APPLICANT: Ryan Dwornik of Decostar Industries Inc for Exeter 1940 Old Grove, LP and Exeter 393 Grove Reserve LP
CONTACT INFORMATION: ryan.dwornik@magna.com or 419-348-8768
PROPERTY LOCATION: 1940 Old Grove Rd., & 393 Grove Reserve Pkwy., Piedmont, SC 29673
PIN: 0409000100124 & 0409000100125
EXISTING ZONING: I-2, Industrial Park District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 55
COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2025-070
APPLICANT: William S. Clark & Susan N. Clark
CONTACT INFORMATION: wlmccottclark@gmail.com or 864-525-8923
PROPERTY LOCATION: 21 Woodside Ave., Greenville, SC, 29611
PIN: 0122000801000
EXISTING ZONING: R-10, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.4
COUNTY COUNCIL: 23 - Mitchell

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, October 3, 2025

BILL: Greenville County Planning Department