

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before the County Council on **July 20, 2026, 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-2026-031
APPLICANT: Greenville County Council
CONTACT INFORMATION: johenderson@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION: Countywide
TEXT AMENDMENT: To amend Article 8 Special Purpose and Review District Regulations, of the Greenville County Zoning Ordinance to add Section 8:13, MCC, Mountain Creek Community District
COUNTY COUNCIL: All

DOCKET NUMBER: CZ-2026-032
APPLICANT: Benjamin Wofford III of Keel Concepts, Inc., for April Allen of Ansley Daniel Properties #1, LLC
CONTACT INFORMATION: ben@keelconcepts.com or 864-900-2262
PROPERTY LOCATION: 15 Renfrew Ave., Travelers Rest, SC 29690
PIN: Portion of 0506010109007
EXISTING ZONING: C-1, Commercial District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 0.85
COUNTY COUNCIL: 17 - Russo

DOCKET NUMBER: CZ-2026-033
APPLICANT: Carmen Vlad, of Harnic Properties, LLC.
CONTACT INFORMATION: Taxpro77office@gmail.com or 864-775-0776
PROPERTY LOCATION: 907 Hwy. 14, Simpsonville, SC 29681
PIN: 0542020103105
EXISTING ZONING: R-15, Single-Family Residential District
REQUESTED ZONING: C-1, Commercial District
ACREAGE: 0.57
COUNTY COUNCIL: 28 - Tripp

DOCKET NUMBER: CZ-2026-034
APPLICANT: James Richman of Greenville Land, LLC.
CONTACT INFORMATION: jrichman@richloomfabrics.com or 864-938-9117

PROPERTY LOCATION: 100 Mill St., Raes Creek Dr., Shark Ct., & Donkle Rd., Greenville, SC 29609
PIN: P020000100113, P020000100101 & P021000100400
EXISTING ZONING: R-M2, Multifamily Residential District, & I-1, Industrial District
REQUESTED ZONING: R-M5, Multifamily Residential District
ACREAGE: 27.01
COUNTY COUNCIL: 17 - Russo

DOCKET NUMBER: CZ-2026-035
APPLICANT: James Richman of Greenville Land, LLC.
CONTACT INFORMATION: jrichman@richloomfabrics.com or 864-938-9117
PROPERTY LOCATION: Raes Creek Dr., Greenville, SC 29609
PIN: P020000100111
EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: R-M10, Multifamily Residential District
ACREAGE: 3.77
COUNTY COUNCIL: 20 - Shaw

DOCKET NUMBER: CZ-2026-036
APPLICANT: Rick Cauthen of International Properties, LLC.
CONTACT INFORMATION: rcauthen@cbccaine.com or 864-346-9879
PROPERTY LOCATION: Grove Reserve Pkwy. & Interstate 185, Piedmont, SC 29673
PIN: Portion of 0409000100104
EXISTING ZONING: C-3, Commercial District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 0.95
COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2026-037
APPLICANT: James Malm of NAI Earle Furman, for Augusta Grove Passco II, LLC.
CONTACT INFORMATION: jmalm@naiearlefurman.com or 703-232-7882
PROPERTY LOCATION: Grove Reserve Pkwy. & Interstate 185, Piedmont, SC 29673
PIN: A portion of 0409000100106
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: C-2, Commercial District
ACREAGE: 3.56
COUNTY COUNCIL: 25 - Fant

DOCKET NUMBER: CZ-2026-038
APPLICANT: Rick Cauthen of International Properties, LLC.
CONTACT INFORMATION: rcauthen@cbccaine.com or 864-346-9879
PROPERTY LOCATION: Grove Reserve Pkwy. & Interstate 185, Piedmont, SC 29673
PIN: Portion of 0409000100104

EXISTING ZONING:	C-3, Commercial District
REQUESTED ZONING:	C-2, Commercial District
ACREAGE:	0.909
COUNTY COUNCIL:	25 - Fant
DOCKET NUMBER:	CZ-2026-039
APPLICANT:	Greenville County Board of Zoning Appeals
CONTACT INFORMATION:	johenderson@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION:	Countywide
TEXT AMENDMENT:	To amend Article 4 <u>Definitions</u> , and Article 6, Section 6:2 (13) <u>Home Occupation</u> , of the Greenville County Zoning Ordinance
COUNTY COUNCIL:	All
DOCKET NUMBER:	CZ-2026-040
APPLICANT:	Greenville County Council
CONTACT INFORMATION:	johenderson@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION:	Countywide
TEXT AMENDMENT:	To amend Article 6, Section 6:2 (10) <u>Dwelling, Single-Family Attached and Dwelling, Two-Family (Duplex)</u> , Article 7, Table 7.1 <u>Minimum Lot Area/Permitted Densities for Single-Family Residential</u> , Article 7, Section 7:2 <u>Open Space Residential Development</u> , Section 7:2.5 <u>Open Space Residential Development, Option #2</u> , and Article 7, Table 7.2 <u>Open Space Residential Development Options</u> 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. At subsequent meetings, the Greenville County Council may approve or deny the proposed amendments as requested or approve a different zoning classification than requested.

ADVERTISE: Friday, June 26, 2026
 BILL: Greenville County Planning Department