

Greenville County Zoning and Planning Public Hearing

There will be a public hearing before County Council on **January 23, 2023, 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 Conference Room D 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-2023-001
APPLICANT: Mahendra Persaud for JBP Investment Properties, LLC
CONTACT INFORMATION: persaudroger@yahoo.com or 864-386-3909
PROPERTY LOCATION: Fork Shoals Rd., Piedmont, SC 29673
PIN: 0584020100505
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: S-1, Services District
ACREAGE: 0.57
COUNTY COUNCIL: 28 – Tripp

DOCKET NUMBER: CZ-2023-002 - **WITHDRAWN**
APPLICANT: ~~Guadalupe Villar of Alvarez Enterprises, LLC for Ronald F. Waters~~
CONTACT INFORMATION: ~~alvarezenterprisesllc@yahoo.com or 828-508-2924~~
PROPERTY LOCATION: ~~2005 Poinsett Hwy., Greenville, SC 29609~~
PIN: ~~0167000100104~~
EXISTING ZONING: ~~C-2, Commercial District~~
REQUESTED ZONING: ~~R-7.5, Single Family Residential District~~
ACREAGE: ~~0.6~~
COUNTY COUNCIL: ~~19 – Blount~~

DOCKET NUMBER: CZ-2023-003 - **WITHDRAWN**
APPLICANT: ~~Brandi Jones of CB Caine for Joel Keith Cunningham of Solid Orange, LLC~~
CONTACT INFORMATION: ~~bjones@cbcaine.com or 864-616-2500~~
PROPERTY LOCATION: ~~2220 E. Lee Rd., Taylors, SC 29687~~
PIN: ~~T033000200801~~
EXISTING ZONING: ~~R-20, Single Family Residential District~~
REQUESTED ZONING: ~~O-D, Office District~~
ACREAGE: ~~.57~~
COUNTY COUNCIL: ~~20 – Shaw~~

DOCKET NUMBER: CZ-2023-004
APPLICANT: Teresa Nguyen Thomsen and Brian Thomsen for 2508 Enterprises, LLC
CONTACT INFORMATION: 72thomsen@gmail.com or 864-419-7068
PROPERTY LOCATION: 5 Main St., Greenville, SC 29609
PIN: 0410000100804
EXISTING ZONING: S-1, Services District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: 0.61
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2023-005
APPLICANT: Jeffrey B. Randolph of The Randolph Group for Reconcile Community Church
CONTACT INFORMATION: jrandolph@trgcommunities.com or 864-239-6683
PROPERTY LOCATION: Oak Dr., Fortner Ave., and S. Florida Ave., Greenville, SC 29611
PIN: 0250000200201
EXISTING ZONING: R-10, Single-Family Residential District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: .70
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2023-006
APPLICANT: David Andrew Earle with Innovest Development, LLC for B5 RE Investments, LLC
CONTACT INFORMATION: andrew@innovestdg.com or 864-558-9327
PROPERTY LOCATION: 101 East Blue Ridge Dr, Greenville, SC 29617
PIN: 0167000703200
EXISTING ZONING: R-7.5, Single-Family Residential District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.31
COUNTY COUNCIL: 19 – Blount

DOCKET NUMBER: CZ-2023-007
APPLICANT: Demetrius Martin of 250 Logistics for Westdale Capital Investors 3, LP
CONTACT INFORMATION: dmartin@250logistics.com or 864-747-2831
PROPERTY LOCATION: 334 and 336 White Horse Rd., Greenville, SC 29605
PIN: 0376000301000
EXISTING ZONING: C-2, Commercial District
REQUESTED ZONING: S-1, Service District
ACREAGE: 2.146
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2023-008
APPLICANT: J. Price Cameron, III with Hughes Commercial Properties, Inc. for Armstrong Farm and Dairy, LLC and The Armstrong Farms, LLC
CONTACT INFORMATION: Price@Hughescommercial.com or 864-233-0079
PROPERTY LOCATION: 202 & 206 Fairview St. Ext., Simpsonville, SC 29681
PIN: Portion of 0562010100100 and 0562010100200
EXISTING ZONING: R-S, Residential Suburban District
REQUESTED ZONING: I-1, Industrial District
ACREAGE: 107.334
COUNTY COUNCIL: 26 – Bradley

DOCKET NUMBER: CZ-2023-009
APPLICANT: Teresa NguyenThomsen of 2508 Enterprises, LLC
CONTACT INFORMATION: 72thomsen@gmail.com or 864-419-7068
PROPERTY LOCATION: 21 Main St., Greenville, SC 29605
PIN: Portion of 0410000100800
EXISTING ZONING: S-1, Service District
REQUESTED ZONING: R-MA, Multifamily Residential District
ACREAGE: 1.18
COUNTY COUNCIL: 25 – Fant

DOCKET NUMBER: CZ-2023-010
APPLICANT: Greenville County Council
CONTACT INFORMATION: johenderson@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION: Countywide
TEXT AMENDMENT: To amend Article 8, Section 8:9.2 Applicability of the Greenville County Zoning Ordinance
COUNTY COUNCIL: All

DOCKET NUMBER: CZ-2023-012
APPLICANT: Brad Earl Franseen of G & A Management, LLC
CONTACT INFORMATION: BradF0812@gmail.com or 864-346-3922
PROPERTY LOCATION: 11705 Furman Hall Rd., Greenville, SC 29609
PIN: 0172000201400
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: R-6, Single-Family Residential District
ACREAGE: 0.25
COUNTY COUNCIL: 23 – Mitchell

DOCKET NUMBER: CZ-2023-013
APPLICANT: Shannon Caldwell of NAI Earle Furman for Kaizen Investments, LLC
CONTACT INFORMATION: scaldwell@naief.com or 864-884-2280
PROPERTY LOCATION: 8 Distribution Court, Greer, SC 29650
PIN: 0530040100427
EXISTING ZONING: I-1, Industrial District
REQUESTED ZONING: S-1, Service District
ACREAGE: 1.2
COUNTY COUNCIL: 21 – Harrison

DOCKET NUMBER: CZ-2023-014
APPLICANT: Greenville County Council
CONTACT INFORMATION: johenderson@greenvillecounty.org or 864-467-7425
PROPERTY LOCATION: Countywide
TEXT AMENDMENT: To amend Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached of the Greenville County Zoning Ordinance.
COUNTY COUNCIL: All