

Greenville County Planning Commission
January 26, 2022
3:00 p.m.

The meeting will be live streamed via Zoom and open for on-site participation
in Conference Room D, 301 University Ridge, Greenville
LIMITED SEATING CAPACITY

Citizens may access the meeting at the following web address:
<https://www.greenvillecounty.org/livestreamplanning.aspx>

1. **Call to Order** *Chairman Steve Bichel*
2. **Invocation**
3. **Approval of the Minutes of the November 17, 2021 Commission Meeting**

ANYONE WISHING TO COMMENT ON THE FOLLOWING SUBDIVISION APPLICATIONS PLEASE ATTEND THE MEETING IN PERSON AND SIGN UP TO SPEAK. THERE WILL BE TEN MINUTES TOTAL ALLOTTED FOR SPEAKERS IN FAVOR AND TEN MINUTES ALLOTTED FOR SPEAKERS IN OPPOSITION.

4. **Preliminary Subdivision Applications** *Rashida Jeffers-Campbell*
Subdivision Administrator

PP-2021-218 Parker's Summit

PP-2021-269 Woodcrest Hills
VAR2021-113 Woodcrest Hills Variance
VAR2021-114 Woodcrest Hills Variance

PP-2021-279 Miller's Crossing Subdivision

PP-2021-290 Villaggio Di Montebello

PP-2021-291 Millspring Village
VA-2022-012 Millspring Village (2nd Full Access)

PP-2021-292 Staunton Place (Revision)

PP-2021-295 Belmont Townes **WITHDRAWN**

PP-2021-296 Hunters Grove

PP-2021-298 Langford Hills
VA-2021-300 Langford Hills Variance

5. **Variance Applications** *Rashida Jeffers-Campbell*
Subdivision Administrator

VA-2022-004 Willimon Business Park

6. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator

- i. Docket Number: **CZ-2022-002**
Applicant: Gray Engineering Consultants, Inc. for Sally R. Haas
Property Location: St. Albans School Rd. Simpsonville, SC 29680
Tax Map Number: 0584010101605
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-15, Single-Family Residential District
Future Land Use: Rural Living
Acreage: 20.4
County Council District: 28 – Tripp
- ii. Docket Number: **CZ-2022-003**
Applicant: Alexander Zuendt of Zuendt Engineering, LLC for Kamlesh Patel of V-go Holdings LLC
Property Location: W Georgia Rd. and Sullivan Rd. Simpsonville, SC 29680
Tax Map Number: 0584010102900, 0584010102901, 0584010102903, 0584010102906, 0584010102905, 0584010102908, 0584010102904, 0584010102902, and 0584010102907
Existing Zoning: R-S, Residential Suburban District and FRD, Flexible Review District
Requested Zoning: FRD-MC, Flexible Review District – Major Change
Future Land Use: Rural Living
Acreage: 12.3
County Council District: 25 - Fant
- iii. Docket Number: **CZ-2022-004**
Applicant: Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC
Property Location: 2310 Anderson Rd. Greenville, SC 29611
Tax Map Number: 0250000101806 & 0250000101807
Existing Zoning: I-1, Industrial District
Requested Zoning: S-1, Services District
Future Land Use: Industrial
Acreage: 1.523
County Council District: 25 - Fant
- iv. Docket Number: **CZ-2022-005**
Applicant: George R. Farah of GNR Automotive for Burnett W. Todd
Property Location: 8511 White Horse Rd. Greenville, SC 29617
Tax Map Number: B005010101100 (portion)
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: C-2, Commercial District
Future Land Use: Suburban Neighborhood and Suburban Edge
Acreage: 0.599
County Council District: 19 – Meadows
- v. Docket Number: **CZ-2022-006**
Applicant: George R. Farah of GNR Automotive for Burnett W. Todd
Property Location: 8511 White Horse Rd. Greenville, SC 29617
Tax Map Number: B005010101100 (portion)
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-15, Single-Family Residential District
Future Land Use: Suburban Neighborhood and Suburban Edge
Acreage: 0.401
County Council District: 19 – Meadows

- vi. Docket Number: **CZ-2022-007 Administratively Withdrawn**
Applicant: Roger Clinkscapes of SVN Blackstream for Wayne Blake
Property Location: 104 Huff Drive Greenville, SC 29611
Tax Map Number: 0248000202201
Existing Zoning: R-15, Single-Family Residential District
Requested Zoning: R-7.5, Single-Family Residential District
Future Land Use: Suburban Neighborhood and Rural Corridor
Acreage: 24.84
County Council District: 25 - Fant
- vii. Docket Number: **CZ-2022-008**
Applicant: Tim P. Kearns for Chowfair Co., Inc.
Property Location: B Street, 3rd Avenue, and 4th Avenue Greenville, SC 29609
Tax Map Number: 0153000600201
Existing Zoning: R-7.5, Single-Family Residential District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Traditional Neighborhood
Acreage: 0.91
County Council District: 23 - Norris
- viii. Docket Number: **CZ-2022-009**
Applicant: Kamal Surinder Desor
Property Location: Earle Drive and Larry Ct. Greenville, SC 29611
Tax Map Number: 0237020201700
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: I-1, Industrial District
Future Land Use: Industrial
Acreage: 9.01
County Council District: 23 - Norris
- ix. Docket Number: **CZ-2022-010**
Applicant: Greenville County Council
Property Location: County Wide
Text Amendment: To amend Section 3:2.3 Subsection B, "Initiation of Zoning by Petition" of the Greenville County Zoning Ordinance.
County Council District: All
- x. Docket Number: **CZ-2022-011**
Applicant: William McKinney of Haynsworth Sinkler Boyd P.A. for Jeronimo Hirschfeld of OREI Greenville Land Property Owner, LLC
Property Location: Stallings Rd. Taylors, SC 29687
Tax Map Number: 0525030100500 & 0525030100400
Existing Zoning: R-12, Single-Family Residential District
Requested Zoning: R-M20, Multifamily Residential District
Future Land Use: Suburban Edge
Acreage: 6.56
County Council District: 20 – Shaw

- xi. Docket Number: **CZ-2022-012 Withdrawn by Applicant**
 Applicant: Vaughn P. Wicker of Fox Run Country Club for Fountain Inn Simpsonville Country Club Inc. dba Fox Run Country Club
 Property Location: 215 Club Drive Simpsonville, SC 29681
 Tax Map Number: 0555020101000 (portion)
 Existing Zoning: R-12, Single-Family Residential District
 Requested Zoning: S-1, Services District
 Future Land Use: Suburban Neighborhood
 Acreage: 6.85
 County Council District: 27 – Kirven
- xii. Docket Number: **CZ-2022-013**
 Applicant: Erin Means Mellen for Elaine Means Haugabook & Erin Means Mellen
 Property Location: Old Bramlett Rd and Frady Rd. Greenville, SC 29611
 Tax Map Number: B001000100200 & 0238010100200
 Existing Zoning: S-1, Services District
 Requested Zoning: R-15, Single-Family Residential District
 Future Land Use: Suburban Edge and Floodplain
 Acreage: 177.9
 County Council District: 19 - Meadows
- xiii. Docket Number: **CZ-2022-014**
 Applicant: Alvin Thomas Johnson of Levi Grantham Land Group LLC for Dyrone Derek Moss
 Property Location: Griffin Mill Rd. Piedmont, SC 29673
 Tax Map Number: 0584020100100
 Existing Zoning: R-S, Residential Suburban District
 Requested Zoning: R-15, Single-Family Residential District
 Future Land Use: Mixed Employment Center, Floodplain, and Suburban Mixed Use
 Acreage: 15
 County Council District: 28 – Tripp
- xiv. Docket Number: **CZ-2022-015**
 Applicant: Paul Harrison of Blue Water Civil Design, LLC for Brooks A. Henderson Jr., Susan C. Henderson, Ronald C. Cox, Shirley C. Long, Christopher Henderson & Cynthia Henderson
 Property Location: Woodruff Rd. Simpsonville, SC 29681
 Tax Map Number: 0548020100802, 0548020100803, & 0548020100800 (portion)
 Existing Zoning: R-S, Residential Suburban District
 Requested Zoning: R-12, Single-Family Residential District
 Future Land Use: Suburban Mixed Use
 Acreage: 22
 County Council District: 27 – Kirven

7. **Planning Report**

Tee Coker
Planning Director

8. **Old Business**

9. **New Business**

10. **Adjourn**

Next Planning Commission Workshop

Monday, February 7, 2022

12:00 p.m. Suite 400

Next Planning and Development Committee Meeting

Monday, January 31, 2022

5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, February 14, 2022

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, February 23, 2022

4:30 p.m. Conference Room D