

Greenville County Planning Commission
March 23, 2022
4:30 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 Steven Bichel
2. **Invocation**
3. **Approval of the Minutes of the February 23, 2022 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-2022-022 Bethany Farms

VA-2022-045 Proximity (Sidewalk Variance)

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

- i. Docket Number: **CZ-2022-019**
Applicant: Dimitry Bruehl for True-Cut Division of Precision Machine Repair, Inc.
Property Location: 231 S. Florida Ave., Greenville, SC 29611
Tax Map Number: 0228000600802
Existing Zoning: R-10, Single-Family Residential District
Requested Zoning: S-1, Services District
Future Land Use: Traditional Neighborhood
Acreage: 0.6
County Council District: 25 - Fant
- ii. Docket Number: **CZ-2022-020**
Applicant: Juan Carlos Salinas for Juan Carlos Salinas and Lilian Yadira Aguiriano
Property Location: 1111 S Hwy 14, Greer, SC 29650
Tax Map Number: G004000200700
Existing Zoning: R-15, Single-Family Residential District
Requested Zoning: C-1, Commercial District
Future Land Use: Traditional Neighborhood
Acreage: 0.57
County Council District: 18 - Barnes
- iii. Docket Number: **CZ-2022-022**
Applicant: Adam Artigliere of Burr & Forman LLP for Philip A. Tripp, Marjorie Jeanne Tripp, Holder Family Limited Partnership, Bennie Moon Griffin Blakely & Martha Gail Griffin Richardson
Property Location: Old Augusta Rd. Ext, Moon Acres Rd., J Walter Moon Blvd, Interstate 85 Exit Ramp, Piedmont, SC 29673

Tax Map Number: 0593040102906, 0593040102920, 0593040102914 (portion),
0593040102915 (portion)
Existing Zoning: S-1, Services District
Requested Zoning: R-M20, Multifamily Residential District
Future Land Use: Mixed Employment Center
Acreage: 18.239
County Council District: 25 – Fant

iv. Docket Number: **CZ-2022-023**
Applicant: Paul Poteet of Surge Development for Riddle Family Number 9, LLC
Property Location: Log Shoals Road, Piedmont, SC 29673
Tax Map Number: 0583020101000
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: C-2, Commercial District
Future Land Use: Mixed Employment Center
Acreage: 17.09
County Council District: 28 - Tripp

v. Docket Number: **CZ-2022-024**
Applicant: Roger Clinkscales 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-12, Single-Family Residential District
Future Land Use: Suburban Neighborhood and Rural Corridor
Acreage: 24.84
County Council District: 25 - Fant

vi. Docket Number: **CZ-2022-025**
Applicant: James Frederick Pachter and Lucy Davis-Pachter
Property Location: 4909 State Park Rd., Travelers Rest, SC 29690
Tax Map Number: 0500030100200
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Suburban Edge
Acreage: 5.34
County Council District: 20 - Shaw

vii. Docket Number: **CZ-2022-026**
Applicant: Joe Delaney of KEEL Concepts, Inc. for Pelham Davis Properties, LLC
Property Location: 212 Pelham Davis Cir., Greenville, SC 29615
Tax Map Number: 0530070102100
Existing Zoning: I-1, Industrial District/GSP Airport Environs Special Land Use Area
Requested Zoning: S-1, Services District
Future Land Use: Mixed Employment Center
Acreage: 1.7
County Council District: 21 - Harrison

viii. Docket Number: **CZ-2022-028**
Applicant: Regina Gail Jones
Property Location: 109 Hallcox St., Greenville, SC 29609
Tax Map Number: P012000300402
Existing Zoning: R-20, Single-Family Residential District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Traditional Neighborhood
Acreage: 0.295
County Council District: 20 - Shaw

ix. Docket Number: **CZ-2022-030**
Applicant: Mark Ells for Linda R Miller, Iris R Hooper & Adon Olam Messianic
Congregation
Property Location: Emily Ln. & Pine Dr., Piedmont, SC 29673
Tax Map Number: 0602010100200 & 0601030101600
Existing Zoning: Unzoned
Requested Zoning: R-M20, Multifamily Residential District
Future Land Use: Mixed Employment Center
Acreage: 37.07
County Council District: 25 – Fant

6. **Planning Report**

Tee Coker
Planning Director

7. **Old Business**

8. **New Business**

9. **Adjourn**

Next Planning Commission Workshop

Tuesday, April 12, 2022
12:00 p.m. Suite 400

Next Planning and Development Committee Meeting

Monday, April 4, 2022
5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, April 18, 2022
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, April 27, 2022
4:30 p.m. Conference Room D