

**Greenville County Planning Commission**  
**April 27, 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 March 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-2022-043 Langford Hills Subdivision  
VAR2022-100 Langford Hills Variance (50 ft. Buffer lot 1)

PP-2022-044 Highland Preserve - **WITHDRAWN**

PP-2022-048 Aster Subdivision

PP-2022-049 Bruce Lake Subdivision

PP-2022-060 Parker's Summit

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

- i. Docket Number: **CZ-2022-031**  
Applicant: George Thomas Mantekas  
Property Location: 2492 New Easley Highway, Greenville, SC 29611  
Tax Map Number: 0240030102703  
Existing Zoning: S-1, Services District  
Requested Zoning: C-2, Commercial District  
Future Land Use: Rural Corridor and Traditional Neighborhood  
Acreage: 5  
County Council District: 23 – Norris

- ii. Docket Number: **CZ-2022-032 – Administratively Withdrawn**

- iii. Docket Number: **CZ-2022-033**  
Applicant: Earl Glenn Tollison, Jr.  
Property Location: 1743 McKelvey Rd., Fountain Inn, SC 29644  
Tax Map Number: 0577010100803  
Existing Zoning: R-R3, Rural Residential District  
Requested Zoning: R-S, Residential Suburban District  
Future Land Use: 1.5  
Acreage: Rural  
County Council District: 26 – Ballard

- iv. Docket Number: **CZ-2022-034**  
 Applicant: Matilda Cooper for Rosa Ena Martinez and Juan H. Martinez  
 Property Location: 14 Hillcrest Dr. W., Greer, SC 29651  
 Tax Map Number: T020000106600  
 Existing Zoning: R-S, Residential Suburban District  
 Requested Zoning: R-12, Single-Family Residential District  
 Future Land Use: Suburban Neighborhood  
 Acreage: 0.65  
 County Council District: 18 – Barnes
  
- v. Docket Number: **CZ-2022-035**  
 Applicant: James Durham Martin III of Arbor Land Design for Betty C. & William R. Bennett  
 Property Location: West Georgia Rd., Piedmont SC 29673  
 Tax Map Number: 0595010100100, 0595010100101, 0602020102500 & 0602020102700  
 Existing Zoning: R-R1, Rural Residential District  
 Requested Zoning: R-S, Residential Suburban District  
 Future Land Use: Rural Living  
 Acreage: 102.8  
 County Council District: 26 – Ballard
  
- vi. Docket Number: **CZ-2022-036**  
 Applicant: Rigoberto Morales  
 Property Location: 107 Westcliffe Way, Greenville, SC 29611(Motor Boat Club Rd. GVL, SC 29611)  
 Tax Map Number: B004030101415  
 Existing Zoning: R-12, Single-Family Residential District  
 Requested Zoning: R-S, Residential Suburban District  
 Future Land Use: Suburban Edge  
 Acreage: 11.4  
 County Council District: 19 – Meadows
  
- vii. Docket Number: **CZ-2022-037**  
 Applicant: Zach D. Johnson, P.E. of Gray Engineering Consultants, Inc. for Y & M Properties LLC  
 Property Location: Locust Hill Rd., Greer, SC 29651  
 Tax Map Number: T019000201401 & T019000201402  
 Existing Zoning: R-S, Residential Suburban District  
 Requested Zoning: C-1, Commercial District  
 Future Land Use: Suburban Neighborhood  
 Acreage: 7.65  
 County Council District: 18 – Barnes
  
- viii. Docket Number: **CZ-2022-038**  
 Applicant: Stephanie Gates, P.E. of Site Design, Inc. for Big Draper SC, LLC  
 Property Location: Draper Street, Greenville, SC 29611  
 Tax Map Number: 0121001300500, 0121001300400, 0121001200200, & 0121001200300  
 Existing Zoning: R-7.5, Single-Family Residential District & O-D, Office District  
 Requested Zoning: FRD, Flexible Review District  
 Future Land Use: Traditional Neighborhood  
 Acreage: 1.10  
 County Council District: 23 – Norris

- ix. Docket Number: **CZ-2022-039 - Administratively Withdrawn**
  
- x. Docket Number: **CZ-2022-040**  
 Applicant: James Durham Martin III of Arbor Land Design for Scott Weaver Spann  
 Property Location: 426 Hudson Rd., Greenville, SC 29615  
 Tax Map Number: 0540050109904  
 Existing Zoning: R-20, Single-Family Residential District  
 Requested Zoning: FRD, Flexible Review District  
 Future Land Use: Suburban Neighborhood  
 Acreage: 1.294  
 County Council District: 22 – Tzouvelekas
  
- xi. Docket Number: **CZ-2022-041**  
 Applicant: Greg Markvlower of Erdman for William Michael Ford, Anthony Gordon Ford, & Charlyn Johnson  
 Property Location: Batesville Rd. & Roper Mountain Rd., Simpsonville, SC 29681  
 Tax Map Number: 0531020105000, 0531020104900, & 0531020104800  
 Existing Zoning: R-S, Residential Suburban District  
 Requested Zoning: FRD, Flexible Review District  
 Future Land Use: Suburban Neighborhood  
 Acreage: 10.51  
 County Council District: 21 – Harrison

6. **Planning Report**

*Tee Coker  
 Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

**Next Planning Commission Workshop**

Monday, May 9, 2022  
 12:00 p.m. Suite 400

**Next Planning and Development Committee Meeting**

Monday, May 2, 2022  
 5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, May 16, 2022  
 6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, May 25, 2022  
 4:30 p.m. Conference Room D