

**Greenville County Planning Commission**  
**July 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 June 22, 2022 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2022-063**  
Applicant: Greenville County Council  
Property Location: Countywide  
Text Amendment: To Amend Article 4, Article 6, Table 6.1, Article 6, Section 6:2 & Article 12, Table 12:1 for “Community Centers” of the Greenville County Zoning Ordinance  
County Council District: All
  
  - ii. Docket Number: **CZ-2022-064 – Administratively Withdrawn**
  
  - iii. Docket Number: **CZ-2022-065**  
Applicant: Palmer C. Hyman and Annette M. Foster  
Property Location: 19, 23, & 27 Chickadee Drive, Pelzer, SC 29669  
Tax Map Number: 0604030100113, 0604030100114, & 0604030100115  
Existing Zoning: R-R3, Rural Residential District  
Requested Zoning: R-R1, Rural Residential District  
Future Land Use: Rural  
Acreage: 2.85  
County Council District: 26 - Ballard
  
  - iv. Docket Number: **CZ-2022-066**  
Applicant: Natasha Bridges Sexton of Sexton Design and Development for McAlister Family Trust Trustee  
Property Location: Owens Rd., Greer, SC 29651  
Tax Map Number: T021000100500  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: C-3, Commercial District  
Future Land Use: Suburban Neighborhood  
Acreage: 5  
County Council District: 18 – Barnes
  
  - v. Docket Number: **CZ-2022-067**  
Applicant: Charles Bradley Greer of Seamon Whiteside for Elaine Means Haugabook and Erin Means Mellen  
Property Location: Old Bramlett Rd., Greenville, SC 29611  
Tax Map Number: B001000100200 & 0238010100200  
Existing Zoning: S-1, Services District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Edge

Acreage: 120.894  
County Council District: 19 – Meadows

- vi. Docket Number: **CZ-2022-068**  
Applicant: John Darrohn, PE of Darrohn Engineering, Inc. for Bobby L. Jones of BL Jones Enterprises, LLC  
Property Location: Stephenson St Ext, Taylors, SC 29687  
Tax Map Number: T006001200800  
Existing Zoning: R-20, Single-Family Residential District  
Requested Zoning: R-7.5, Single-Family Residential District  
Future Land Use: Suburban Neighborhood  
Acreage: 1.52  
County Council District: 18 – Barnes

5. **Final Development Plan Application**

*Joshua Henderson  
Zoning Administrator*

**Roberts Farm**, Flexible Review District (FRD)

James D. Martin, III of Arbor Land Design, LLC is requesting to develop a residential development consisting of 83 Single-Family Detached units and 64 Single-Family Attached units on 41.97 acres.

**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.**

6. **Preliminary Subdivision Applications**

*Rashida Jeffers-Campbell  
Planning Director*

PP-2022-087 Grove Creek Cottages

PP-2022-105 Langford Hills

PP-2022-110 Bethany Farms (Revision)

PP-2022-112 Brisk Haven

PP-2022-113 Willow Mist

7. **Planning Report**

*Rashida Jeffers-Campbell  
Planning Director*

8. **Old Business**

9. **New Business**

10. **Adjourn**

**Next Planning Commission Workshop**

Monday, August 18, 2022  
12:00 p.m. Suite 400

**Next Planning and Development Committee Meeting**

Monday, August 15, 2022  
5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, August 15, 2022  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, August 24, 2022  
4:30 p.m. Conference Room D