

Greenville County Planning Commission
June 22, 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 May 25, 2022 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator

- i. Docket Number: **CZ-2022-054**
Applicant: Craig F. Galloway
Property Location: 1201 N. Franklin Rd., Greenville, SC 29617
Tax Map Number: 0162000205400
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: C-3, Commercial District
Future Land Use: Transitional Corridor
Acreage: 0.37
County Council District: 19 – Meadows
- ii. Docket Number: **CZ-2022-055**
Applicant: Luke A. Burke of Bannister, Wyatt, & Stalvey, LLC for William R. Williams III of WRW Associates, LLC
Property Location: Rutledge Lake Rd., Greenville, SC 29617
Tax Map Number: 0509020100701
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: I-1, Industrial District
Future Land Use: Suburban Edge
Acreage: 5
County Council District: 19 – Meadows
- iii. Docket Number: **CZ-2022-056**
Applicant: Debbie A. Kimmel
Property Location: 113 Watson Rd., Fountain Inn, SC 29644
Tax Map Number: 0568020100508
Existing Zoning: R-R1, Rural Residential District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Rural
Acreage: 5
County Council District: 26 – Ballard
- iv. Docket Number: **CZ-2022-057**
Applicant: Jesus A. Tamayo for Ramiro Rodriguez Cruz
Property Location: 311 Donaldson Rd., Greenville, SC 29605
Tax Map Number: 0398000800200
Existing Zoning: R-10, Single-Family Residential District
Requested Zoning: S-1, Services District
Future Land Use: Suburban Neighborhood

- Acreage: 1.07
County Council District: 25 – Fant
- v. Docket Number: **CZ-2022-058**
Applicant: Jeffrey L. Clemens for Charles D. Thompson Jr. & CEJ Properties, LLC
Property Location: Augusta Rd., Greenville, SC 29605
Tax Map Number: 0402000100700 & 0402000100800
Existing Zoning: S-1, Services District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Industrial and Suburban Neighborhood
Acreage: 12
County Council District: 25 – Fant
- vi. Docket Number: **CZ-2022-059**
Applicant: Thomas B. Gully of Real Broker, LLC for Joey M. Bishop
Property Location: 619 Fowler Rd., Simpsonville, SC 29681
Tax Map Number: 0560030103206
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: C-1, Commercial District
Future Land Use: Suburban Neighborhood
Acreage: 0.907
County Council District: 27 – Kirven
- vii. Docket Number: **CZ-2022-060**
Applicant: Paul Poteet of Surge Development for Riddle Family Number 9, LLC
Property Location: Log Shoals Rd., Piedmont, SC 29673
Tax Map Number: 0583020101000
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: PD, Planned Development District
Future Land Use: Mixed Employment Center
Acreage: 17.093
County Council District: 28 – Tripp
- viii. Docket Number: **CZ-2022-061**
Applicant: Michael C. Freeland of Freeland & Associates for Steve Carter Jr. of Carter Jr. Properties, LLC
Property Location: Sentell Rd., Greenville, SC 29611
Tax Map Number: 0239040100816
Existing Zoning: S-1, Services District
Requested Zoning: I-1, Industrial District
Future Land Use: Suburban Edge
Acreage: 14.06
County Council District: 23 – Norris
- ix. Docket Number: **CZ-2022-062**
Applicant: Alvin T. Johnson of Levi Grantham Land Group, LLC for Dyrone D. Moss & J. David Monaco, as Successor Trustee of the D.P. Kropp Family Trust
Property Location: Griffin Mill Rd., Piedmont, SC 29673
Tax Map Number: 0584020100100 & 0583020103100
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Mixed Employment Center and Suburban Mixed Use
Acreage: 43.88
County Council District: 28 – Tripp

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.

5. **Preliminary Subdivision Applications**

*Rashida Jeffers-Campbell
Planning Director*

PP-2022-063 River Crest

PP-2022-075 Willimon Business Park (Revision)
VA-2022-117 Willimon Business Park (25' of Right-of-Way Variance)

PP-2022-085 Sapphire Springs

PP-2022-086 Wyndermere
VAR2022-103 Wyndermere (20' buffer)

PP-2022-088 Pelham Crossings

PP-2022-089 Acadia Phase 3C

PP-2022-090 Radford

PP-2022-091 Woodcrest Hills (Revision)
VAR2022-104 Woodcrest Hills (Secondary Access Variance)
VAR2022-105 Woodcrest Hills (100' Curve Radius Variance)

PP-2022-093 Hudson Pointe

PP-2022-094 Hartness Estates

6. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

Next Planning Commission Workshop

Thursday, July 21, 2022
12:00 p.m. Suite 400

Planning and Development Committee Workshop

Thursday, July 7, 2022
5:00 p.m. Conference Room D

Next Planning and Development Committee Meeting

Monday, July 18, 2022
5:00 p.m. Conference Room D

Next Zoning Public Hearing

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

Next Planning Commission Meeting

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