

Greenville County Planning Commission
August 24, 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 July 27, 2022 Commission Meeting**

4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2022-069**
Applicant: Rick Cauthen of Coldwell Banker Commercial for International Properties, LLC
Property Location: 251 Cesame St., Piedmont, SC 29673
Tax Map Number: 0601010100602
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: I-2, Industrial District
Future Land Use: Industrial
Acreage: 0.78
County Council District: 25 – Fant

 - ii. Docket Number: **CZ-2022-070**
Applicant: Robert Acie Clifford
Property Location: 68 Long Forest Dr., Greenville, SC 29617
Tax Map Number: 0427000100602
Existing Zoning: R-10, Single-Family Residential District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Traditional Neighborhood and Floodplain
Acreage: 6
County Council District: 19 – Meadows

 - iii. Docket Number: **CZ-2022-071**
Applicant: Akash R. Patel for Jay Ambe 1, LLC
Property Location: 8811 Augusta Rd., Pelzer, SC 29669
Tax Map Number: 0603030100600
Existing Zoning: C-3, Commercial District
Requested Zoning: C-2, Commercial District
Future Land Use: Rural Living
Acreage: 0.609
County Council District: 26 – Ballard

 - iv. Docket Number: **CZ-2022-072**
Applicant: Abel Duran
Property Location: Old Greenville Rd., Piedmont, SC 29673
Tax Map Number: 0609030101500
Existing Zoning: S-1, Services District
Requested Zoning: R-20, Single-Family Residential District
Future Land Use: Industrial
Acreage: 0.78

County Council District: 26 – Ballard

- v. Docket Number: **CZ-2022-073**
Applicant: Christopher Ray Johnson of Venture Home Buyers, LLC for Venture Home Buyers, LLC
Property Location: 305 Minus St. & 117 Middleton St., Greenville, SC 29601
Tax Map Number: 0112001400100 & 0112001400200
Existing Zoning: R-7.5, Single-Family Residential District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Core Neighborhood
Acreage: 0.43
County Council District: 23 – Norris
- vi. Docket Number: **CZ-2022-074**
Applicant: Chad Carson of Divine Group for Ann K. Bowling, as Successor Trustee of the Grace H. Kleinschmidt Irrevocable Trust
Property Location: Augusta Rd. & W. Georgia Rd., Piedmont, SC 29673
Tax Map Number: 0602020102000
Existing Zoning: R-R1, Rural Residential District
Requested Zoning: C-3, Commercial District
Future Land Use: Rural Corridor
Acreage: 10.2
County Council District: 25 – Fant
- vii. Docket Number: **CZ-2022-075**
Applicant: Brad Skelton of Piedmont Village Partners, LLC for Piedmont Village Partners, LLC
Property Location: Ridge Row St., Mill St., & Main St., Piedmont, SC 29673
Tax Map Number: 0616110100101, 0616110100102, 0616110100103, 0616110100104, 0616030114000, & 0616030115100
Existing Zoning: Unzoned
Requested Zoning: R-M8, Multifamily Residential District
Future Land Use: Rural Village
Acreage: 12.951
County Council District: 26 – Ballard

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**

PP-2022-121 – Marion Townes

*Meagan Staton
Subdivision Administrator*

PP-2022-122 – Marion Square

PP-2022-124 – Cox Grove Cottages

VA-2022-108 Secondary Access Variance

PP-2022-125 - Parker’s Summit

PP-2022-126 – Bennett Spring

Variance Applications

VA-2022-130 - 346 Feaster Road Development Variance

7. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

8. **Old Business**

9. **New Business**

10. **Adjourn**

Next Planning Commission Workshop

Tuesday, September 6, 2022

12:00 p.m. Suite 400

Next Planning and Development Committee Meeting

Monday, September 19, 2022

5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, September 19, 2022

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, September 28, 2022

4:30 p.m. Conference Room D