

**Greenville County Planning Commission**  
**September 28, 2022**  
**3:30 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 August 24, 2022 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2022-076**  
Applicant: William Andrew Coln of Coln Construction for SF Capital Investments, LLC  
Property Location: 101 & 105 Fedex Way, Greenville, SC 29605  
Tax Map Number: WG02030101705 & WG02030101706  
Existing Zoning: R-M20, Multifamily Residential District  
Requested Zoning: S-1, Services District  
Future Land Use: Industrial  
Acreage: 1.75  
County Council District: 25 – Fant
  
  - ii. Docket Number: **CZ-2022-077**  
Applicant: Greenville County Council  
Property location: Countywide  
Text amendment: To amend Section 3:2.11 to the Greenville County Zoning Ordinance by adding the following language: If the rezoning application is withdrawn or denied, then any enforcement action will continue. Only one stay of enforcement action shall be granted pursuant to this section and no stay of enforcement action shall be granted after a decision has been made on the rezoning application that resulted in the stay.  
County Council District: All
  
  - iii. Docket Number: **CZ-2022-078**  
Applicant: Amanda Morris Felton of Draper Creative, LLC for Robert Jones, Jr.  
Property Location: 20 Draper St., Greenville, SC 29611  
Tax Map Number: 0121002100300  
Existing Zoning: O-D, Office District  
Requested Zoning: NC, Neighborhood Commercial District  
Future Land Use: Traditional Neighborhood  
Acreage: 0.46  
County Council District: 23 – Norris
  
  - iv. Docket Number: **CZ-2022-079**  
Applicant: Matthew Ryan Smith of Profound Real Estate, LLC for Gracie B’s LLC  
Property Location: 2403 Poinsett Hwy, Greenville, SC 29617  
Tax Map Number: 0439000600300  
Existing Zoning: NC, Neighborhood Commercial District  
Requested Zoning: C-3, Commercial District

Future Land Use: Mixed Use Corridor and Traditional Neighborhood  
Acreage: 0.37  
County Council District: 19 – Meadows

v. Docket Number: **CZ-2022-080**  
Applicant: Kamal Desor of Adams Recycling for R & K Equity, LLC  
Property Location: 210 Earle Dr., Greenville, SC 29611  
Tax Map Number: 0237020201700  
Existing Zoning: R-M20, Multifamily Residential District  
Requested Zoning: S-1, Services District  
Future Land Use: Industrial  
Acreage: 9.005  
County Council District: 23 – Norris

vi. Docket Number: **CZ-2022-081 – ADMINISTRATIVELY WITHDRAWN**

vii. Docket Number: **CZ-2022-082**  
Applicant: Dustin M. Kinnunen of Jupiter Contracting LLC for S&H Enterprise LLC  
Property Location: St. Mark Rd., Taylors, SC 29687  
Tax Map Number: T008000100202  
Existing Zoning: R-20, Single-Family Residential District  
Requested Zoning: R-M10, Multifamily Residential District  
Future Land Use: Suburban Neighborhood  
Acreage: 4.1  
County Council District: 18 – Barnes

viii. Docket Number: **CZ-2022-083 – ADMINISTRATIVELY WITHDRAWN**

ix. Docket Number: **CZ-2022-084 - ADMINISTRATIVELY WITHDRAWN**

**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**

*Meagan Staton  
Subdivision Administrator*

PP-2022-139 Freeman Park Subdivision  
VA-2022-110 Freeman Park Access Variance  
  
PP-2022-140 Aetna Springs Subdivision  
VA-2022-157 Aetna Springs Internal Access Variance  
  
PP-2022-145 Quinn Farms  
VA-2022-146 Quinn Farms 50 ft Buffer Variance  
VA-2022-112 Quinn Farms Secondary Access Variance  
  
PP-2022-151 Jupiter Townes  
  
PP-2022-175 Midgar Townes  
  
PP-2022-154 Hazel Hills  
  
PP-2022-159 Roberts Farm Subdivision  
  
PP-2022-162 RiverPointe Cottages  
  
PP-2022-163 Blakely Estates

PP-2022-165 Valley Cove Farms  
PP-2022-122 Marion Square  
VA-2022-183 Marion Square Secondary Access Variance  
PP-2022-131 Champlain Park Townhomes  
VA-2022-182 Champlain Park Townhomes Secondary Access Variance

**Variance Applications**

VA-2022-144 Swimming Pool Variance  
VA-2022-160 Southside Corners, LLC

6. **Planning Report**
7. **Old Business**
8. **New Business**
9. **Adjourn**

*Rashida Jeffers-Campbell  
Planning Director*

**Next Planning Commission Workshop**

Tuesday, October 11, 2022  
12:00 p.m. Suite 400

**Next Planning and Development Committee Meeting**

Monday, October 03, 2022  
5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, October 17, 2022  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, October 26, 2022  
4:30 p.m. Conference Room D