

**Greenville County Planning Commission**  
**October 26, 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 September 28, 2022 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2022-087**  
Applicant: Site Design for Windward Partners IV Lp  
Property Location: 5008 Old Spartanburg Rd., Taylors, SC 29687  
Tax Map Number: 0538130100105 & 0538130100103  
Existing Zoning: PD, Planned Development District  
Requested Zoning: PD-MC, Planned Development District – Major Change  
Future Land Use: Suburban Center  
Acreage: 0.5  
County Council District: 22 – Tzouvelekas
  
  - ii. Docket Number: **CZ-2022-088**  
Applicant: Joshua Freitas & Janet Gubiotti  
Property Location: 116 Gilliam Rd., Pelzer, SC 29669  
Tax Map Number: 0596030100600  
Existing Zoning: R-R3, Rural Residential District  
Requested Zoning: R-R1, Rural Residential District  
Future Land Use: Rural Living  
Acreage: 4.58  
County Council District: 26 – Ballard
  
  - iii. Docket Number: **CZ-2022-090**  
Applicant: Stylianos Katsamperis for Three Brothers of Greenville, LLC  
Property Location: White Horse Rd. & Farris Bridge Rd., Greenville, SC 29611  
Tax Map Number: B005020102100 & B005020102102  
Existing Zoning: C-1, Commercial District  
Requested Zoning: C-3, Commercial District  
Future Land Use: Suburban Edge  
Acreage: 2.38  
County Council District: 19 – Meadows
  
  - iv. Docket Number: **CZ-2022-092**  
Applicant: Scott Carlin of Greenville County School District for City of Greenville & County of Greenville c/o SCTAC  
Property Location: 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd., Exchange St., & Perimeter Rd., Greenville, SC 29605  
Tax Map Number: 0400020102800, 040020102300, and portion of 0400020100100  
Existing Zoning: I-1, Industrial District  
Requested Zoning: S-1, Service District  
Future Land Use: Industrial

- Acreage: 18.23  
County Council District: 25 – Fant
- v. Docket Number: **CZ-2022-093 – WITHDRAWN BY APPLICANT**
- vi. Docket Number: **CZ-2022-094**  
Applicant: Joel Christopher with Pendleton Capital Partners II for Pendleton Capital Partners II  
Property Location: 17 Hilltop Ave., Greenville, SC 29609  
Tax Map Number: 0156000800300  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: R-6, Single-Family Residential District  
Future Land Use: Traditional Neighborhood  
Acreage: .3  
County Council District: 19 – Meadows
- vii. Docket Number: **CZ-2022-095**  
Applicant: Daniel Merritt with Seamon Whiteside for Vaughn Road Properties, LLC  
Property Location: 42 and 44 Vaughn Rd., Greenville, SC 29615  
Tax Map Number: 0539030101104 and 0539030101105  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Neighborhood  
Acreage: 2.69  
County Council District: 21 – Harrison
- viii. Docket Number: **CZ-2022-096**  
Applicant: Jeffrey B. Randolph with The Randolph Group for Crystal Ball O’Connor, James O’Connor and Joe W Ball  
Property Location: Garrison Rd., Reedy Fork Rd. and Mamie Black Rd., Piedmont, SC 29673  
Tax Map Number: 0595010101200, 0595010101206, and 0595010101203  
Existing Zoning: R-R1, Rural Residential District  
Requested Zoning: PD, Planned Development District  
Future Land Use: Suburban Mixed Use and Rural Living  
Acreage: 53.15  
County Council District: 26 – Ballard and 25 – Fant
- ix. Docket Number: **CZ-2022-097**  
Applicant: Ford Elliott of Contender Development for Gary Chandler of Chandler Revocable Trust, Deborah Foster of Foothills Presbytery, and Linda Gayle Porter  
Property Location: W. Georgia Rd. and Rocky Creek Rd, Simpsonville, SC 29680  
Tax Map Number: 0575030100403, portion of 0575030100401, 0575030100412, and 0575030100505  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Neighborhood  
Acreage: 12.48  
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.**

VAR2022-114 Northbrook Village Townes Secondary Access Variance  
PP-2022-173 Abney Woods  
VA-2022-174 Abney Woods Internal Access Variance  
PP-2022-177 Emory Estates Phase 1  
VA-2022-178 Emory Estates Ph. 1 Buffer Variance  
PP-2022-179 Emory Estates Phase 2  
VA-2022-180 Emory Estates Ph. 2 Buffer Variance  
PP-2022-185 Creekhaven Subdivision  
VAR2022-111 Creekhaven Buffer Variance  
PP-2022-187 Armstrong Farms  
PP-2022-190 Radford (Revision)  
PP-2022-154 Hazel Hills

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

*Rashida Jeffers-Campbell  
Planning Director*

**Next Planning Commission Workshop**

Tuesday, November 8, 2022  
12:00 p.m. Suite 400

**Next Planning and Development Committee Meeting**

Monday, October 31, 2022  
3:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, November 14, 2022  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, November 16, 2022  
4:30 p.m. Conference Room D