

**Greenville County Planning Commission**  
**November 16, 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 October 26, 2022 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2022-100**  
Applicant: Norman Paul Poteet of Surge Development for Nickie Petratos, Susanna Petratos, Tommy Petratos, Violet Chatos, Stamatoula Allen, Pamela Thomas, Anastasia C. Pickell, Sofia Chatos, and Tommy Chatos  
Property Location: Poinsett Highway and Duncan Chapel Rd., Greenville, SC 29617  
Tax Map Number: 0435000102201, 0435000102200, 0435000102600, 0435000102700, and 0435000101100  
Existing Zoning: C-1, Commercial District & R-10, Single-Family Residential District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Mixed Use Corridor and Traditional Neighborhood  
Acreage: 6.166  
County Council District: 19 – Meadows
  
  - ii. Docket Number: **CZ-2022-101**  
Applicant: Clyatt Wendell James and Chesna Rhea James  
Property Location: 1221 Fairview Rd., Simpsonville, SC 29680  
Tax Map Number: 0567010101501, 0567010101503, and 0567010101504  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: AG, Agricultural Preservation District  
Future Land Use: Suburban Neighborhood  
Acreage: 36.7  
County Council District: 26 – Ballard
  
  - iii. Docket Number: **CZ-2022-103**  
Applicant: Michael Bernard of Brandon House of Greenville, LLC for Brandon House of Greenville, LLC  
Property Location: 18 Old Grove Rd., Greenville, SC 29605  
Tax Map Number: WG01020200700  
Existing Zoning: O-D, Office District  
Requested Zoning: R-12, Single-Family Residential District  
Future Land Use: Transitional Corridor and Floodplain  
Acreage: 1.1  
County Council District: 24 – Seman
  
  - iv. Docket Number: **CZ-2022-104**  
Applicant: Steven Raymond Daniel of SRD Constructions and Development Corp. for John W. Farr and Jeanne W. Farr of Williams Farr Family

- Living Trust, Janet Elaine Farr Parnell, Valerie F. Flynn, and Harry E. Farr, Jr.
- Property Location: 16 Hunts Bridge Rd. and Hunts Bridge Rd., Greenville, SC 29617  
 Tax Map Number: B010000200100, B010000200106, and B010000200107  
 Existing Zoning: R-10, Single-Family Residential District  
 Requested Zoning: R-6, Single-Family Residential District  
 Future Land Use: Suburban Neighborhood and Transitional Corridor  
 Acreage: 30  
 County Council District: 19 – Meadows
- v. Docket Number: **CZ-2022-106**  
 Applicant: Eric Dean Jackson of RealtyLink, LLC for SC Greenville Garlington, LLC and FIP Master Funding VII, LLC  
 Property Location: 225 Entertainment Blvd., Entertainment Blvd., Garlington Rd., 315 Tanner Price Way, Tanner Price Way, 204 Clifton Ct., Clifton Ct., and Honbarrier Dr., Greenville, SC 29615  
 Tax Map Number: 0533020105500, 0533040100726, 0533040100728, 0533040100724, 0533040100725, and portion of 0533040100700  
 Existing Zoning: PD, Planned Development District  
 Requested Zoning: PD-MC, Planned Development District – Major Change  
 Future Land Use: Mixed Employment Center, Suburban Mixed Use, and Floodplain  
 Acreage: 20.5  
 County Council District: 21 – Harrison
- vi. Docket Number: **CZ-2022-107**  
 Applicant: Stanislav Gendlin of SV Homes, LLC for SV Homes, LLC  
 Property Location: Marble St. and Blackwood St., Greenville, SC 29611  
 Tax Map Number: 0111000600600, 0111000600700, 0111000601700, 0111000601500, and 0111000601600  
 Existing Zoning: NC, Neighborhood Commercial District  
 Requested Zoning: R-M20, Multifamily Residential District  
 Future Land Use: Mixed Use Corridor, Traditional Neighborhood, and Floodplain  
 Acreage: .90  
 County Council District: 23 – Norris
- vii. Docket Number: **CZ-2022-108**  
 Applicant: Carl R. Eckerson and Nga Thi Nguyen  
 Property Location: Hwy 25 and King Rd., Pelzer, SC 29669  
 Tax Map Number: 0603020103008  
 Existing Zoning: RR-1, Rural Residential District  
 Requested Zoning: R-20, Single-Family Residential District  
 Future Land Use: Rural Corridor  
 Acreage: 1.02  
 County Council District: 26 – Ballard
- viii. Docket Number: **CZ-2022-109**  
 Applicant: Carl R. Eckerson and Nga Thi Nguyen  
 Property Location: Hwy 25 and King Rd., Pelzer, SC 29669  
 Tax Map Number: 0603020103008  
 Existing Zoning: RR-1, Rural Residential District  
 Requested Zoning: C-3, Commercial District  
 Future Land Use: Rural Corridor  
 Acreage: .90  
 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.

5. **Preliminary Subdivision Applications**

PP-2022-200 Langford Hills

PP-2022-207 Anna's Pointe

PP-2022-208 Baxter Village

VAR2022-115 Baxter Village Secondary Access Variance

*Meagan Staton  
Subdivision Administrator*

6. **Planning Report**

*Rashida Jeffers-Campbell  
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

**Next Planning Commission Workshop**

TBD

**Next Planning and Development Committee Meeting**

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

**Next Zoning Public Hearing**

Monday, January 23, 2022  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, January 25, 2022  
4:30 p.m. Conference Room D