

Greenville County Planning Commission
October 25, 2023
4:30 p.m.

The meeting will be live streamed via Zoom and open for on-site participation
in the Committee Room, 301 University Ridge, Greenville

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 27, 2023 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2023-067**
Applicant: Gala E. Gorman for Five Forks Memory Care, LLC
Property Location: 102 Five Forks Rd. & Parkside Dr., Simpsonville, SC 29681
Tax Map Number: 0542010100607
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: NC, Neighborhood Commercial District
Future Land Use: Suburban Neighborhood
Acreage: 1.019
County Council District: 28 – Tripp
 - ii. Docket Number: **CZ-2023-068**
Applicant: Matthew H. Sekuras for Matthew H. Sekuras and Rachel Sekuras
Property Location: State Park Rd. & Wild Orchard Rd., Travelers Rest, SC 29690
Tax Map Number: 0500040104101
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Suburban Edge
Acreage: 9.114
County Council District: 17 – Russo
 - iii. Docket Number: **CZ-2023-069**
Applicant: Allen Smith of Legacy Property Management, Inc for 1642 Neely Ferry Road, LLC
Property Location: 926 and 926 A Fairview Rd. and 1642 Neely Ferry Rd., Simpsonville, SC 29680
Tax Map Number: 0567010102300
Existing Zoning: S-1, Services District and R-S, Residential Suburban District
Requested Zoning: C-3, Commercial District
Future Land Use: Suburban Neighborhood
Acreage: 22.82
County Council District: 26 – Bradley
 - iv. Docket Number: **CZ-2023-070**
Applicant: Robin Coley and Matthew Lee McDonald
Property Location: 109 Tulane Ave., Greenville, SC 29617
Tax Map Number: B008010203500
Existing Zoning: R-15, Single-Family Residential District
Requested Zoning: R-S, Residential Suburban District
Future Land Use: Suburban Neighborhood
Acreage: 1.6

County Council District: 19 – Blount

v. Docket Number: **CZ-2023-072**
Applicant: Greenville County Council
Property Location: Countywide
Text Amendment: Pelham Road Commercial Corridor Overlay
Council District: All

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-2023-148 Milestone Village

PP-2023-150 Aetna Springs Phase II
VA-2023-154 Aetna Springs Phase II – Secondary Access Variance
VA-2023-155 Aetna Springs Phase II – 20-Foot Landscape Buffer Variance

PP-2023-152 Abington Manor
VAR2023-110 Abington Manor – 20-Foot Undisturbed Buffer Variance

PP-2023-160 Laurel Grove Phase 3
VAR2023-111 Laurel Grove Phase 3 – Buffer Variance Application
VAR2023-112 Laurel Grove Phase 3 – Secondary Access Variance Application

VA-2023-172 Sawblade Ridge – Setback Variance Application (LDR 8.7)

VA-2023-157 Kennington Family Winery – Front Building Setback Variance Application

6. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, November 6, 2023
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, November 6, 2023
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, November 15, 2023
4:30 p.m. Committee Room