

Greenville County Planning Commission

January 25, 2023

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 November 16, 2022 Commission Meeting**

4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator

- i. Docket Number: **CZ-2023-001**
Applicant: Mahendra Persaud for JBP Investment Properties, LLC
Property Location: Fork Shoals Rd., Piedmont, SC 29673
Tax Map Number: 0584020100505
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: S-1, Services District
Future Land Use: Rural Living
Acreage: 0.57
County Council District: 28 – Tripp
- ii. Docket Number: **CZ-2023-002 – Administratively Withdrawn**
Applicant: Guadalupe Villar of Alvarez Enterprises, LLC for Ronald F. Waters
Property Location: 2005 Poinsett Hwy., Greenville, SC 29609
Tax Map Number: 0167000100104
Existing Zoning: C-2, Commercial District
Requested Zoning: R-7.5, Single-Family Residential District
Future Land Use: Traditional Neighborhood and Suburban Mixed Use
Acreage: 0.6
County Council District: 19 – Blount
- iii. Docket Number: **CZ-2023-004**
Applicant: Teresa Nguyen Thomsen and Brian Thomsen for 2508 Enterprises, LLC
Property Location: 5 Main St., Greenville, SC 29609
Tax Map Number: 0410000100804
Existing Zoning: S-1, Services District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Suburban Neighborhood
Acreage: 0.61
County Council District: 25 – Fant
- iv. Docket Number: **CZ-2023-005**
Applicant: Jeffrey B. Randolph of The Randolph Group for Reconcile Community Church
Property Location: Oak Dr., Fortner Ave., and S. Florida Ave., Greenville, SC 29611
Tax Map Number: 0250000200201
Existing Zoning: R-10, Single-Family Residential District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Traditional Neighborhood
Acreage: .70

County Council District: 25 – Fant

- v. Docket Number: **CZ-2023-006**
Applicant: David Andrew Earle with Innovest Development, LLC for B5 RE Investments, LLC
Property Location: 101 East Blue Ridge Dr, Greenville, SC 29617
Tax Map Number: 0167000703200
Existing Zoning: R-7.5, Single-Family Residential District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Traditional Neighborhood
Acreage: 0.31
County Council District: 19 – Blount
- vi. Docket Number: **CZ-2023-007**
Applicant: Demetrius Martin of 250 Logistics for Westdale Capital Investors 3, LP
Property Location: 334 and 336 White Horse Rd., Greenville, SC 29605
Tax Map Number: 0376000301000
Existing Zoning: C-2, Commercial District
Requested Zoning: S-1, Service District
Future Land Use: Traditional Corridor
Acreage: 2.146
County Council District: 25 – Fant
- vii Docket Number: **CZ-2023-008**
Applicant: J. Price Cameron, III with Hughes Commercial Properties, Inc. for Armstrong Farm and Dairy, LLC and The Armstrong Farms, LLC
Property Location: 202 & 206 Fairview St. Ext., Fountain Inn 29644
Tax Map Number: Portion of 0562010100100 and 0562010100200
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: I-1, Industrial District
Future Land Use: Industrial, Rural, and Open Space
Acreage: 107.334
County Council District: 26 – Bradley
- vii Docket Number: **CZ-2023-009**
Applicant: Teresa Nguyen Thomsen of 2508 Enterprises, LLC
Property Location: 21 Main St., Greenville, SC 29605
Tax Map Number: Portion of 0410000100800
Existing Zoning: S-1, Service District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Suburban Neighborhood
Acreage: 1.18
County Council District: 25 – Fant
- ix. Docket Number: **CZ-2023-010**
Applicant: Greenville County Council
Property Location: Countywide
Text Amendment: To amend Article 8, Section 8:9.2 Applicability of the Greenville County Zoning Ordinance
County Council District: All
- x. Docket Number: **CZ-2023-012**
Applicant: Brad Earl Franseen of G & A Management, LLC
Property Location: 11705 Furman Hall Rd., Greenville, SC 29609
Tax Map Number: 0172000201400
Existing Zoning: I-1, Industrial District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Mixed Employment Center

Acreage: 0.25
County Council District: 23 – Mitchell

xi. Docket Number: **CZ-2023-013**
Applicant: Shannon Caldwell of NAI Earle Furman for Kaizen Investments, LLC
Property Location: 8 Distribution Court, Greer, SC 29650
Tax Map Number: 0530040100427
Existing Zoning: I-1, Industrial District
Requested Zoning: S-1, Service District
Future Land Use: Mixed Employment Center
Acreage: 1.2
County Council District: 21 – Harrison

xii Docket Number: **CZ-2023-014**
Applicant: Greenville County Council
Property Location: Countywide
Text Amendment: To amend Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached of the Greenville County Zoning Ordinance.
County Council District: All

ANYONE WISHING TO COMMENT ON THE FOLLOWING REZONING OR 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. Rezoning Request Returned for Public Hearing

*Joshua Henderson
Zoning Administrator*

i. 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 – Bradley and 25 – Fant

6. Preliminary Subdivision Applications

*Meagan Staton
Subdivision
Administrator*

PP-2022-229 Freeman Park Subdivision (Revision)

PP-2022-231 Trinity Cove

PP-2022-234 Inverrary Point

VA-2022-235 Inverrary Point Entrance Variance Application

VA-2022-236 Inverrary Point Buffer Variance Application

PP-2022-242 Armstrong Farms Subdivision

PP-2022-207 Anna's Pointe

Variance Applications:

VA-2022-230 Private Shared Drive Variance at Existing Garage

VA-2023-009 HVAC Screening Variance

7. Appeal to Staff Decision

PP-2022-218 Willow Mist

8. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

9. **Old Business**

10. **New Business**

11. **Adjourn**

UNIFIED DEVELOPMENT ORDINANCE (UDO) WORKSHOP

Thursday, January 26, 2023

5:00 p.m. Suite 400

Next Planning and Development Committee Meeting

Monday, February 6, 2023

5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, February 20, 2023

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, February 22, 2023

4:30 p.m. Conference Room D