

Greenville County Planning Commission
March 22, 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

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 February 22, 2023 Commission Meeting**

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

- i. Docket Number: **CZ-2023-016**
Applicant: Deborah Kimmel for Frances Bronwyn Jones
Property Location: 119 Watson Rd., Fountain Inn, SC 29644
Tax Map Number: 0568020100505
Existing Zoning: R-R1, Rural Residential District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Rural
Acreage: 10.0
County Council District: 26 – Bradley

- ii. Docket Number: **CZ-2023-019**
Applicant: Dr. Stephen Jones of Arrow Properties, LLC for Arrow Properties, LLC
Property Location: 2 Hatcher Creek St., Hatcher Creek St., & Ellis Mill St., Simpsonville, SC 29680
Tax Map Number: 0585090106900
Existing Zoning: NC, Neighborhood Commercial District
Requested Zoning: NC – MC, Neighborhood Commercial District – Major Change
Future Land Use: Rural Living
Acreage: 0.36
County Council District: 25 – Fant

- iii. Docket Number: **CZ-2023-020**
Applicant: Matt Carter of Berkshire Hathaway Home Services for Elaine Means Haugabook and Erin Means Mellen
Property Location: Old Bramlett Rd., Greenville, SC 29611
Tax Map Number: B001000100200 and 0238010100200
Existing Zoning: FRD, Flexible Review District
Requested Zoning: FRD – MC, Flexible Review District – Major Change
Future Land Use: Suburban Edge
Acreage: 120.89
County Council District: 19 – Blount

- iv. Docket Number: **CZ-2023-021**
Applicant: Greenville County Council
Property Location: Countywide
Text Amendment: To amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts of the Greenville County Zoning Ordinance

Council District: All

- v. Docket Number: **CZ-2023-022**
Applicant: Greenville County Council
Property Location: Countywide
Text Amendment: To amend Article 6, Section 6.2 (31) Automobile and Personal Motorized Vehicle Sales and Rental of the Greenville County Zoning Ordinance
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. **Preliminary Subdivision Applications** *Meagan Staton*
PP-2023-016 Pelham Crossings *Subdivision*
Administrator
- Variance Applications**
VA-2023-017 Building Setback Variance
6. **Planning Report** *Rashida Jeffers-Campbell*
Planning Director
7. **Old Business**
8. **New Business**
9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, April 3, 2023
5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, April 17, 2023
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, April 26, 2023
4:30 p.m. Conference Room D