

Greenville County Planning Commission
June 28, 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 May 24, 2023 Commission Meeting**

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

- i. Docket Number: **CZ-2023-038**
Applicant: Nikhil Patel of Ved, Inc. for Ved, Inc.
Property Location: 6520 White Horse Rd., Greenville, SC 29611
Tax Map Number: B013020100406
Existing Zoning: C-1, Commercial District
Requested Zoning: C-2, Commercial District
Future Land Use: 0.325
Acreage: Transitional Corridor and Traditional Neighborhood
County Council District: 19 – Blount

- ii. Docket Number: **CZ-2023-041**
Applicant: Lowell Chandler Cunningham of SVN Blackstream for Athens of Greenville, LLC
Property Location: 6503 White Horse Rd., Greenville, SC 29611
Tax Map Number: Portion of B014000100209
Existing Zoning: C-2, Commercial District
Requested Zoning: C-1, Commercial District
Future Land Use: Transitional Corridor and Suburban Edge
Acreage: 0.326
County Council District: 19 – Blount

- iii. Docket Number: **CZ-2023-042**
Applicant: Waverly Wilkes of Gray Engineering for Courtney Durham and Ebonie Durham, et al. and V-go Holdings, LLC
Property Location: 916 & 914 Lee Vaughn Rd. and 3700 Woodruff Rd., Simpsonville, SC 29681
Tax Map Number: 0550010102400 and 0550010102504
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Suburban Neighborhood and Floodplain
Acreage: 3.987
County Council District: 27 – Kirven

- iv. Docket Number: **CZ-2023-043**
Applicant: Waverly Wilkes of Gray Engineering, for Joseph L. McDaniel, Lisa T. McDaniel, Myra Tate Thackston, and Alvin H. Thackston
Property Location: 741, 745, 749, & 751 Adams Mill Rd. & Five Forks Rd., Simpsonville, SC 29681
Tax Map Number: 0548010101201, 0548010101200, 0548020103600, and 0548020103602

Existing Zoning: R-12, Single-Family Residential District and R-S, Residential Suburban District
 Requested Zoning: FRD, Flexible Review District
 Future Land Use: Suburban Mixed Use and Suburban Neighborhood
 Acreage: 37.35
 County Council District: 27 – Kirven

- v. Docket Number: **CZ-2023-044**
 Applicant: Greenville County Council
 Property Location: Countywide
 Text Amendment: To amend Article 6, Table 6.1 Use Permitted, Uses by Special Exception, and Conditional Uses and Article 8, Section 8:10 BTD, Business and Technology District
 Council District: All

- vi. Docket Number: **CZ-2023-045**
 Applicant: Greenville County Council
 Property Location: Countywide
 Text Amendment: To amend Article 4, Definitions, Article 6, Section 6:2 Use Conditions, Condition 18-B Swimming Pool Requirements
 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*
 VA-2023-069 Cottage Corners Buffer Variance *Subdivision Administrator*

- 6. **Other Business** *Meagan Staton*
 Review and Comply with Court Order for *Subdivision Administrator*
 Bruce Lake Subdivision 2022-CP-23-02876

- 7. **Planning Report** *Rashida Jeffers-Campbell*
Planning Director

- 8. **Old Business**

- 9. **New Business**

- 10. **Adjourn**

Next Planning and Development Committee Meeting

Monday, July 17, 2023
 5:00 p.m. TBD

Next Zoning Public Hearing

Monday, July 17, 2023
 6:00 p.m. TBD

Next Planning Commission Meeting

Wednesday, July 26, 2023
 4:30 p.m. TBD

Virtual Planning Commission Workshop

Wednesday, July 19, 2023
 1:00 p.m.