

Greenville County Planning Commission
July 26, 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 June 28, 2023 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2023-046**
Applicant: Joseph W. Bryant of Seamon Whiteside for William A. Silva of Was Investment Properties, LLC
Property Location: 1443 S. Batesville Rd., Greer, SC 29650
Tax Map Number: 0530050102002
Existing Zoning: I-1, Industrial District
Requested Zoning: C-3, Commercial District
Future Land Use: Mixed Employment Center
Acreage: 5.1
County Council District: 21 – Harrison
 - ii. Docket Number: **CZ-2023-047**
Applicant: Daniel Merritt of Seamon Whiteside for Vaughn Road Properties, LLC
Property Location: 42 and 44 Vaughn Rd., Greenville, SC 29615
Tax Map Number: 0539030101104 and 0539030101105
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Suburban Neighborhood
Acreage: 2.69
County Council District: 21 – Harrison
 - iii. Docket Number: **CZ-2023-048**
Applicant: Rita Elaine Holt for Rita Elaine Holt & William Preston Holt
Property Location: 209 Orders St., Greenville, SC 29609
Tax Map Number: 0151000700700
Existing Zoning: O-D, Office District
Requested Zoning: R-7.5, Single-Family Residential District
Future Land Use: Traditional Neighborhood
Acreage: 0.3
County Council District: 23 – Mitchell
 - iv. Docket Number: **CZ-2023-049**
Applicant: Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for John H. Bragg
Property Location: 2826 Woodruff Rd., Simpsonville, SC 29681
Tax Map Number: 0548020100600
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: C-2, Commercial District
Future Land Use: Suburban Mixed Use

Acreage: 1.88
County Council District: 27 – Kirven

- v. Docket Number: **CZ-2023-050**
Applicant: Randel B. Jones of Log Cabin Enterprises, Inc. for Log Cabin Enterprises, Inc.
Property Location: 104 West Rd., Greer, SC 29650
Tax Map Number: G004000101100
Existing Zoning: R-12, Single-Family Residential District
Requested Zoning: C-3, Commercial District
Future Land Use: Suburban Neighborhood
Acreage: 0.68
County Council District: 18 – Barnes

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*
PP-2023-083 Laurel Grove Phase 3 *Subdivision*
VAR-2023-107 Laurel Grove Phase 3 Article 8.21 Variance Application *Administrator*

VA-2023-094 Screening/Buffering 10.3.5 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, August 14, 2023
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, August 14, 2023
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, August 23, 2023
4:30 p.m. Committee Room