

Greenville County Planning Commission
August 23, 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 July 26, 2023 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2023-052**
Applicant: Paul Harrison of Bluewater Civil Design, LLC for Patricia Norwood, Trustee of the PBJN 20 Exempt Trust
Property Location: 1529 Roper Mtn. Rd., Greenville, SC 29615
Tax Map Number: 0533030100400
Existing Zoning: I-1, Industrial District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Industrial and Suburban Mixed Use
Acreage: 23.46
County Council District: 21 – Harrison
 - ii. Docket Number: **CZ-2023-054**
Applicant: Jessica Chapman of Site Design, Inc. for Greenville County Redevelopment Authority
Property Location: 212 Gridley St., 214 Morris St., and Bailey St. Greenville, SC 29609
Tax Map Number: 0155000900700 and 0155000800100
Existing Zoning: R-7.5, Single-Family Residential District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Traditional Neighborhood
Acreage: 1.49
County Council District: 19 – Blount and 23 – Mitchell
 - iii. Docket Number: **CZ-2023-055**
Applicant: David Jenkins Patrick of Jenks Inc. Realty for Cauldrick Land and Timber, LLC
Property Location: 153 Brown Rd., SC HWY 153, and Interstate 185, Piedmont, SC 29673
Tax Map Number: WG07000100700 and WG07000100701
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: S-1, Services District
Future Land Use: Mixed Employment Center
Acreage: 23.98
County Council District: 25 – Fant
 - iv. Docket Number: **CZ-2023-056**
Applicant: Carson Barcklow of St. Clair Signs for J & A Management Group, LLC
Property Location: 3900 D S Hwy 14 and Vaughn Rd., Greenville, SC 29615
Tax Map Number: 0539030101317
Existing Zoning: PD, Planned Development District
Requested Zoning: PD-MC, Planned Development District – Major Change

Future Land Use: Suburban Center
Acreage: 0.184
County Council District: 21 – Harrison

v. Docket Number: **CZ-2023-057**
Applicant: Michel Freeland of Freeland & Associates for SHCJR, LLC
Property Location: 51 Sentell Rd., Greenville, SC 29611
Tax Map Number: 0239040100803
Existing Zoning: S-1, Services District
Requested Zoning: I-1, Industrial District
Future Land Use: Suburban Edge, Open Space, & Floodplain
Acreage: 27.04
County Council District: 23 – Mitchell

vi. Docket Number: **CZ-2023-058**
Applicant: Ricardo Becerra for Fenix Construction & Services, LLC and General Service Elite, LLC
Property Location: 528 Old Hundred Rd., Pelzer, SC 29669
Tax Map Number: 0596020102802
Existing Zoning: R-R3, Rural Residential District
Requested Zoning: R-R1, Rural Residential District
Future Land Use: Rural
Acreage: 3.0
County Council District: 26 – Bradley

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**

PP-2023-101 Traynham Place
PP-2023-102 Amberly
PP-2023-114 Village Grove
VA-2023-106 HVAC Screening Variance Application (Scuffletown Rd)
VA-2023-111 HVAC Screening Variance Application (White Horse Rd)
VA-2023-121 Buffer Variance
VA-2023-124 Willie Rowe Setback Variance Application

*Meagan Staton
Subdivision
Administrator*

6. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, September 18, 2023
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, September 18, 2023

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, September 27, 2023

4:30 p.m. Committee Room

UDO Workshop

Tuesday, August 29, 2023

5:00 p.m. Council Chambers