

**Greenville County Planning Commission**  
**September 27, 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 August 23, 2023 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2023-060**  
Applicant: James Kirkpatrick, Jr. for James Kirkpatrick, Jr. and Faye K. Kirkpatrick  
Property Location: 5 Lockman Dr., Greenville, SC 29611  
Tax Map Number: Portion of 0247000502900  
Existing Zoning: R-15, Single-Family Residential District  
Requested Zoning: R-6, Single-Family Residential District  
Future Land Use: Suburban Neighborhood  
Acreage: 0.14  
County Council District: 25 – Fant
  
  - ii. Docket Number: **CZ-2023-062**  
Applicant: Nick Myers of Seamon Whiteside for Pinckney Street Partners, LLC  
Property Location: 904 and 910 Pinckney St. and Pete Hollis Blvd., Greenville, SC 29609  
Tax Map Number: 0150000200102 and 0150000200103  
Existing Zoning: I-1, Industrial District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Mixed Employment Center  
Acreage: 2.56  
County Council District: 23 – Mitchell
  
  - iii. Docket Number: **CZ-2023-063**  
Applicant: Austin Allen of Arbor Land Design for BI Jones Enterprises, LLC  
Property Location: Stephenson Street Ext., Taylors, SC 29687  
Tax Map Number: T006001200800  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Neighborhood  
Acreage: 1.52  
County Council District: 18 – Barnes
  
  - iv. Docket Number: **CZ-2023-064**  
Applicant: Waverly Wilkes of Gray Engineering Consultants for Dianne Dooley  
Property Location: 2808 Fork Shoals Rd. and Talley Scott Rd., Piedmont, SC 29673  
Tax Map Number: 0584010101400  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: R-12, Single-Family Residential District  
Future Land Use: Rural Living  
Acreage: 49  
County Council District: 28 – Tripp

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. **Rezoning Public Hearing**

*Joshua Henderson  
Zoning Administrator*

- i. 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

6. **Preliminary Subdivision Applications**

*Meagan Staton  
Subdivision  
Administrator*

- VA-2023-129 Driveway Variance Application (Sleepy Hollow Drive)
- VA-2023-135 HVAC Screening Variance Application (Woodruff Road)

7. **Appeal to Staff Decision**

*Meagan Staton  
Subdivision  
Administrator*

- VA-2023-123 Huff Creek RV Park

8. **Planning Report**

*Rashida Jeffers-Campbell  
Planning Director*

9. **Old Business**

10. **New Business**

11. **Adjourn**

**Next Planning and Development Committee Meeting**

Monday, October 2, 2023  
5:00 p.m. Committee Room

**Next Zoning Public Hearing**

Monday, October 16, 2023  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, October 25, 2023  
4:30 p.m. Committee Room

**Planning Commission Workshop**

Wednesday, October 18, 2023  
12:00 p.m. TBD