

Greenville County Planning Commission
February 28, 2024
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 January 24, 2024 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-010**
Applicant: David C. Jones of Park West Associates, LLC for Park West Associates, LLC
Property Location: Park West Blvd., Greenville, SC 29611
Tax Map Number: 0252000102800, 0252000101102, 0252000101009, and 0252000103000
Existing Zoning: S-1, Services District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Suburban Neighborhood, Mixed Employment Center, & Industrial.
Acreage: 15.992
County Council District: 25 – Fant
 - ii. Docket Number: **CZ-2024-012**
Applicant: Kamal Desor of R & K Equity, LLC
Property Location: 210 Earle Dr. and Larry Ct., Greenville, SC 29611
Tax Map Number: 0237020201700
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: C-2, Commercial District
Future Land Use: Industrial & Traditional Neighborhood.
Acreage: 9.005
County Council District: 23 – Mitchell
 - iii. Docket Number: **CZ-2024-013**
Applicant: Ethan Olliff of Site Design, Inc. for Hotels Enterprise, LLC
Property Location: Grove Reserve Pkwy. and Old Grove Rd., Piedmont, SC 29673
Tax Map Number: 0409000100107
Existing Zoning: C-1, Commercial District
Requested Zoning: C-2, Commercial District
Future Land Use: Industrial
Acreage: 5.708
County Council District: 25 – Fant
 - iv. Docket Number: **CZ-2024-014**
Applicant: Willis A. Converse of Gray Engineering Consultants for Michael B. Elliot & Laurel Grove, LLC
Property Location: Meadow Reserve Pl., Simpsonville, SC 29681
Tax Map Number: 0549010102105, 0550020100332, and Portion of 0550020100302
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-20, Single-Family Residential District
Future Land Use: Suburban Neighborhood

Acreage: 9.21
County Council District: 21 – Harrison

- v. Docket Number: **CZ-2024-015**
Applicant: Paul Harrison of Bluewater Civil Design, LLC for Stratford Green, LLC
Property Location: Stratford Rd., Greenville, SC 29605
Tax Map Number: 0377001201502
Existing Zoning: C-2, Commercial District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Suburban Neighborhood
Acreage: 4.88
County Council District: 25 – Fant

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
Subdivision
Administrator*

~~PP-2023-203 Freya's Meadow~~ **WITHDRAWN**

PP-2023-208 Pine Briar
VA-2023-209 Pine Briar – 50ft Buffer Variance Application

PP-2023-210 Aetna Springs
VAR2023-115 – Aetna Springs Phase II – 20ft Landscape Buffer Variance
VAR2023-116 – Aetna Springs Phase II – Secondary Access Variance

PP-2023-186 – Lily Grove Subdivision
VA-2023-187 – Secondary Access Variance

~~VA-2024-002 – E. North Street Apartment – 15 ft Landscape Buffer Variance –~~
WITHDRAWN

VA-2024-003 – Greenville County Parks, Recreation & Tourism – Lighting Variance

6. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, March 4, 2024
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, March 18, 2024
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, March 27, 2024
4:30 p.m. Committee Room