

Greenville County Planning Commission

April 24, 2024

4:30 p.m.

The meeting will be live streamed via Zoom and open for on-site participation
in **Council Chambers**, 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 March 27, 2024 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-021**
Applicant: Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou
Property Location: 2222 & 2224 E. Lee Rd., Taylors, SC 29687
Tax Map Number: T033000200501 & T033000200800
Existing Zoning: R-20, Single-Family Residential District
Requested Zoning: R-10, Single-Family Residential District
Future Land Use: Suburban Neighborhood
Acreage: 1.9
County Council District: 20 – Shaw
 - ii. Docket Number: **CZ-2024-022**
Applicant: Jessica Reeves Chapman of Site Design, Inc. for Soltz Inc.
Property Location: 107 Page Dr. & White Horse Rd., Greenville, SC 29611
Tax Map Number: 0232000100500 & 0232000100203
Existing Zoning: S-1, Services District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Transitional Corridor
Acreage: 1.989
County Council District: 23 – Mitchell
 - iii. Docket Number: **CZ-2024-023**
Applicant: Suzanne Ridgway Childs of Childs Architecture, LLC for Saad Dunbar Exchange, LLC
Property Location: 1203, 1207, & 1209 Grove Rd., Greenville, SC 29605
Tax Map Number: Portion of WG01010401600
Existing Zoning: O-D, Office District
Requested Zoning: C-2, Commercial District
Future Land Use: Transitional Corridor
Acreage: 0.083
County Council District: 24 – Seman
 - iv. Docket Number: **CZ-2024-024**
Applicant: Mark Farris of Strategic Consulting Solutions, LLC for Swampytown LLC
Property Location: 1420 Hampton Ave. Ext., Greenville, SC 29601
Tax Map Number: 0149001001600
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: S-1, Services District
Future Land Use: Mixed-Use Corridor
Acreage: 0.422
County Council District: 23 – Mitchell

- v. Docket Number: **CZ-2024-026**
 Applicant: Tim Wayne Satterfield for HJT Enterprises, LLC
 Property Location: 303 Jenkins Bridge Rd., HWY 418, & Nash Mill Rd., Fountain Inn, SC 29644
 Tax Map Number: 0567010103317
 Existing Zoning: R-S, Residential Suburban District
 Requested Zoning: C-2, Commercial District
 Future Land Use: Suburban Neighborhood
 Acreage: 10.53
 County Council District: 26 – Bradley

- vi. Docket Number: **CZ-2024-027**
 Applicant: Suzanne R. Childs of Childs Architecture, LLC for Jaliabapa & Radha, LLC
 Property Location: Old Easley Hwy., Gethsemane Dr., & Old Bramlett Rd., Greenville, SC 29611
 Tax Map Number: 0238010400100
 Existing Zoning: R-15, Single-Family Residential District
 Requested Zoning: C-3, Commercial District
 Future Land Use: Suburban Edge
 Acreage: 5.53
 County Council District: 19 – Blount

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-2024-030 Hunt’s Bridge Trails
 - VA-2024-031 Hunt’s Bridge Trails - Secondary Access Variance

 - PP-2024-033 The Enclave at Cambric Village

 - PP-2024-034 The Townes at Cambric Village

 - PP-2024-058 Monarch Meadows
 - VAR2024-101 Monarch Meadows – Internal Access Variance Application

 - PP-2024-038 Homestead at Griffin Mill

 - VA-2024-027 67 Sawblade Ridge – Front Setback 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, May 6, 2024
 5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, May 20, 2024
 6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, May 22, 2024

4:30 p.m. Committee Room