

Greenville County Planning Commission
May 22, 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 April 24, 2024 Commission Meeting**

4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-029**
Applicant: Guadalupe Villar for 106 Camden Dr, LLC
Property Location: 106 Camden Drive, Piedmont, SC 29673
Tax Map Number: Portion of WG06020100400
Existing Zoning: R-7.5, Single-Family Residential District
Requested Zoning: S-1, Services District
Future Land Use: Mixed Employment Center
Acreage: 0.171
County Council District: 26 – Bradley

 - ii. Docket Number: **CZ-2024-030**
Applicant: Daryl Renshaw
Property Location: 103 Alco St., & Hallcox St., Greenville, SC 29609
Tax Map Number: P012000203602
Existing Zoning: R-12, Single-Family Residential District
Requested Zoning: R-6, Single-Family Residential District
Future Land Use: Traditional Neighborhood
Acreage: 0.28
County Council District: 20 - Shaw

 - iii. Docket Number: **CZ-2024-032**
Applicant: Jacob Pyhala of JP Alliance LLC
Property Location: 253 Roberts Rd., Taylors, SC 29687
Tax Map Number: 0525010104400
Existing Zoning: R-12, Single-Family Residential District
Requested Zoning: R-M2, Multifamily Residential District
Future Land Use: Suburban Edge
Acreage: 1.26
County Council District: 20 – Shaw

 - iv. Docket Number: **CZ-2024-033**
Applicant: Jesse Carter of Streams Development for HK Berea, LLC
Property Location: 580 and 588 W. Marion Rd., Greenville, SC 29617
Tax Map Number: Portion of B013030100509
Existing Zoning: C-1, Commercial District and C-2, Commercial District
Requested Zoning: C-3, Commercial District
Future Land Use: Transitional Corridor
Acreage: 3.73
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**

PP-2024-046 Gridley Place

PP-2024-057 Hartness Phase 5

PP-2024-035 Savannah Oaks Estates

VAR2024-100 Savannah Oaks Estates – Secondary Access Variance Application

VA-2024-050 Radiant Church Variance Application

*Meagan Staton
Subdivision
Administrator*

6. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

7. **Old Business**

8. **New Business**

Chairman and Vice Chairman Election

9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, June 3, 2024

5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, June 17, 2024

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, June 26, 2024

4:30 p.m. Committee Room