

Greenville County Planning Commission
March 26, 2025
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 February 26, 2025 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2025-014**
Applicant: Darya Dimintiyanova of Civil SD for Las Cruces Investments, LLC
Property Location: Agnew Rd. and Richards Ave., Greenville SC 29617
Tax Map Number: 0132000100300
Existing Zoning: R-MHP, Residential Manufactured Home Park District
Requested Zoning: R-M8, Multifamily Residential District
Future Land Use: Traditional Neighborhood
Acreage: 12.45
County Council District: 19 – Blount
 - ii. Docket Number: **CZ-2025-015**
Applicant: Arlie J. Cecil
Property Location: 279 Hillside Church Rd., Fountain Inn, SC 29644
Tax Map Number: 0569010100604
Existing Zoning: R-R3, Rural Residential District
Requested Zoning: R-R1, Rural Residential District
Future Land Use: Rural
Acreage: 3.463
County Council District: 26 – Bradley
 - iii. Docket Number: **CZ-2025-016**
Applicant: Daniel Owen Casillas of Table Rock Partners, LLC for Rocky Creek, LLC
Property Location: 847 Fairview Rd. and Wilson Bridge Rd., Simpsonville, SC 29680
Tax Map Number: 0566010102600
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-10, Single-Family Residential District
Future Land Use: Suburban Neighborhood
Acreage: 1.562
County Council District: 26 – Bradley
 - iv. Docket Number: **CZ-2025-017**
Applicant: Jenny Reyes for Vanrock Holdings, LLC
Property Location: 4607 and 4615 Old Spartanburg Rd., Taylors, SC 29687
Tax Map Number: 0538010103000 and 0538010103100
Existing Zoning: POD, Planned Office District
Requested Zoning: R-MA, Multifamily Residential District
Future Land Use: Traditional Neighborhood
Acreage: 3.29
County Council District: 20 – Shaw
 - v. Docket Number: **CZ-2025-018**

Applicant: Nick Franchina for CJN, LLC
Property Location: Old Pelzer Rd., Piedmont, SC 29673
Tax Map Number: 0610070100500
Existing Zoning: I-1, Industrial District
Requested Zoning: R-S, Residential Suburban District
Future Land Use: Suburban Mixed Use, Floodplain, Industrial
Acreage: 52.2
County Council District: 26 – Bradley

vi. Docket Number: **CZ-2025-019**
Applicant: Brian Dillard
Property Location: Stallings Rd., Greenville, SC 29611
Tax Map Number: 0246000100200
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-12, Single-Family Residential District
Future Land Use: Suburban Neighborhood
Acreage: 3.67
County Council District: 25 – Fant

vii. Docket Number: **CZ-2025-020**
Applicant: Detrula Delesline for Keith Delesline
Property Location: 358 S. Harrison Bridge Rd. and New Harrison Bridge Rd., Simpsonville, SC 29680
Tax Map Number: 0576020100601
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Rural Living
Acreage: 13.888
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 Subdivisions:**
PP-2024-227 Brandon Townes
PP-2025-015 Bellewyn Subdivision

*Meagan Staton
Subdivision
Administrator*

Revisions to Existing Final Platted Subdivision:

PP-2025-014 Glenlea Subdivision (Reduction to approved open space)

Variance Applications:

VAR2025-100 Anderson Village Setback Variance Application

6. **Planning Report**
7. **Old Business**
8. **New Business**
9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, March 31, 2025
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, April 14, 2025
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, April 23, 2025

4:30 p.m. Committee Room