

Greenville County Planning Commission

September 24, 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 August 27, 2025, Commission Meeting**

4. **Rezoning Requests**

*Joshua Henderson
Deputy Planning Director
Zoning Administrator*

i. Docket Number: **CZ-2025-061**
Applicant: Matthew Christian for Leonardo Fernandez & Lefebvre Contracting Corp.
Property Location: 7 White Horse Rd. Ext., Greenville, SC 29605
Tax Map Number: 0398000201900
Existing Zoning: C-2, Commercial District
Requested Zoning: S-1, Services District
Future Land Use: Suburban Neighborhood
Acreage: 2.92
County Council District: 25 - Fant

ii. Docket Number: **CZ-2025-062**
Applicant: Edward Lollis & Sheila Lollis
Property Location: Gunter Rd., Piedmont, SC 29673
Tax Map Number: 0585020101024
Existing Zoning: R-R1, Rural Residential District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Rural Living
Acreage: 15.06
County Council District: 25 - Fant

iii. Docket Number: **CZ-2025-063**
Applicant: Sheldon Mickens for Azah Temple Number 140
Property Location: Chapel Rd., Greenville, SC 29605
Tax Map Number: 0400020100103
Existing Zoning: I-1, Industrial District
Requested Zoning: C-2, Commercial District
Future Land Use: Industrial & Suburban Neighborhood
Acreage: 1.5
County Council District: 25 - Fant

iv. Docket Number: **CZ-2025-064**
Applicant: David J. Flores Diaz & Rubi G. Hernandez Aquino
Property Location: 340 Bagwell Rd., Greenville, SC 29615
Tax Map Number: 0539020101606
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-20, Single-Family Residential District
Future Land Use: Suburban Mixed Use
Acreage: 1.1
County Council District: 21 - McGahhey

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|----|--------------------------|---|
| v. | Docket Number: | CZ-2025-065 |
| | Applicant: | Lynn Solesbee of BlueWater Civil Design, LLC., for Kenneth Suhandron of DMI Realty Inc. |
| | Property Location: | 114 Chalmers Rd., Greenville, SC 29605 |
| | Tax Map Number: | M015050100603 |
| | Existing Zoning: | C-2, Commercial District |
| | Requested Zoning: | FRD, Flexible Review District |
| | Future Land Use: | Transitional Corridor |
| | Acreage: | 3.01 |
| | 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 Subdivisions:**
PP-2025-143 Choice Park
*Meagan Staton
Subdivision
Administrator*

Variance Requests:
VA-2025-144 Hartness Village Center - 8.14.1 Sight Triangles Variance Application
VA-2025-151 Hartness Village Center – LDR Table 5.1 Reduction of Private Road Radius Variance Application
VA-2025-152 Hartness Village Center – LDR Table 5.1 Private Alley Reduction Variance Application

6. **Planning Report**
*Draper Carlile
Planning Director*

7. **Old Business**

8. **New Business**
a. Comprehensive Plan 5–Year Update
b. Open Space Plan

9. **Adjourn**

Next Planning and Development Committee Meeting

Monday, September 15, 2025
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, September 15, 2025
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, September 24, 2025
4:30 p.m. Committee Room