

**Greenville County Planning Commission**  
**May 25, 2022**  
**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  
LIMITED SEATING CAPACITY

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 27, 2022 Commission Meeting**

**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.**

4. **Preliminary Subdivision Applications** *Rashida Jeffers-Campbell*  
*Subdivision Administrator*

PP-2022-063 River Crest

PP-2022-066 Cox Grove Cottages Preliminary Plat  
VAR2022-101 Cox Grove Cottages Variance Request

PP-2022-068 Aetna Springs Subdivision

PP-2022-069 Inverrary Point Subdivision  
VAR2022-102 Inverrary Point Subdivision

PP-2022-071 Hunters Grove

PP-2022-072 River Preserve  
VA-2022-073 River Preserve Variance Application

**Variance Applications:**

VA-2022-064 158 Pine Creek Ct Ext (Private Drive)

5. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*

- i. Docket Number: **CZ-2022-042**  
Applicant: Justin Atwood of Rallis Wood LLC for Rallis Wood LLC  
Property Location: 823 and 825 Woodside Ave., Greenville, SC 29611  
Tax Map Number: 0126001000101  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: R-M20, Multifamily Residential District  
Future Land Use: Floodplain and Traditional Neighborhood  
Acreage: 2.114  
County Council District: 23 – Norris
- ii. Docket Number: **CZ-2022-043**  
Applicant: Reid Hipp of Carolina Crafted Construction, LLC for Arnold L. Hill,  
Director of Operations of Greenville County Disabilities & Special

- Needs Board  
Property Location: 123 Hawkins St. Greenville, SC 29611  
Tax Map Number: 0111001100100  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: R-6, Single-Family Residential District  
Future Land Use: Traditional Neighborhood  
Acreage: 0.85  
County Council District: 23 – Norris
- iii. Docket Number: **CZ-2022-044**  
Applicant: Krishna Vallabhaneni for Green Town Investments, LLC  
Property Location: White Horse Rd., Greenville, SC 29605  
Tax Map Number: WG05000100700  
Existing Zoning: C-1, Commercial District  
Requested Zoning: C-2, Commercial District  
Future Land Use: Industrial  
Acreage: 1.067  
County Council District: 25 – Fant
- iv. Docket Number: **CZ-2022-046**  
Applicant: Aaron Semenach of Mountain Creek Real Estate for Mountain Creek Real Estate, LLC  
Property Location: 4101 Old Buncombe Rd., Greenville, SC 29617  
Tax Map Number: 0424000301700 (portion)  
Existing Zoning: S-1, Services District  
Requested Zoning: C-1, Commercial District  
Future Land Use: Transitional Corridor  
Acreage: 0.176  
County Council District: 19 – Meadows
- v. Docket Number: **CZ-2022-047**  
Applicant: Ryan Hall of Seamon Whiteside & Associates Inc. for Blue Tobias, Mary Kathryn Vaughn & Randy Vaughn  
Property Location: Ben Hamby Dr., Greenville, SC 29615  
Tax Map Number: 0530050103000 (portion)  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: I-1, Industrial District  
Future Land Use: Mixed Employment Center and Floodplain  
Acreage: 25.1  
County Council District: 21 – Harrison
- vi. Docket Number: **CZ-2022-048**  
Applicant: Colton Miller of Zenith Real Estate, LLC for Stephen Dowd  
Property Location: 817 Garlington Rd., Greenville, SC 29615  
Tax Map Number: 0533030101000  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: R-12, Single-Family Residential District  
Future Land Use: Suburban Mixed Use  
Acreage: 4.96  
County Council District: 21 - Harrison
- vii. Docket Number: **CZ-2022-049**  
Applicant: John Collett for Willcoll Land, LLC  
Property Location: Fork Shoals Rd. & Antioch Church Rd., Greenville, SC 29605  
Tax Map Number: 0593030100102 (portion)  
Existing Zoning: I-1, Industrial District  
Requested Zoning: R-M7, Multifamily Residential District  
Future Land Use: Industrial

Acreage: 24.03  
County Council District: 25 – Fant

- viii. Docket Number: **CZ-2022-050**  
Applicant: John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority  
Property Location: Scott St., Marie St., Emory St., & Rutherford Rd., Greenville, SC 29609  
Tax Map Number: 0175000908902, 0175000909012, 0175000908901, 0175000909008, & 0175000909001  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Traditional Neighborhood  
Acreage: 1.4  
County Council District: 23 – Norris
- ix. Docket Number: **CZ-2022-051**  
Applicant: John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority  
Property Location: Clay St., Emory St., & Rutherford Rd., Greenville, SC 29609  
Tax Map Number: 0175000909002, 0175000915500, 0175000909102, 0175000909011, 0175000909101, 0175000909200, 0175000909010, 0175000909300, & 0175000909400  
Existing Zoning: R-7.5, Single-Family Residential District  
Requested Zoning: R-6, Single-Family Residential District  
Future Land Use: Traditional Neighborhood  
Acreage: 1.9  
County Council District: 23 – Norris
- x. Docket Number: **CZ-2022-052**  
Applicant: James Durham Martin III of Arbor Land Design for Classic Joint Ventures LLC & TCB Corporation  
Property Location: Old Spartanburg Rd., Hudson Rd., & Brushy Creek Rd.  
Tax Map Number: 0538040103500, 0538040102500, 0538040102800, & 0538040102600  
Existing Zoning: PD, Planned Development District, R-15, Single-Family Residential District, & POD, Planned Office District  
Requested Zoning: PD-MC, Planned Development District – Major Change  
Future Land Use: Suburban Center  
Acreage: 3.43  
County Council District: 21 – Harrison

6. **Planning Report**

*Tee Coker*  
*Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

**Next Planning Commission Workshop**

Monday, August 8, 2022  
12:00 p.m. Suite 400

**Next Planning and Development Committee Meeting**

Monday, June 6, 2022  
5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, June 20, 2022

6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, June 22, 2022

4:30 p.m. Conference Room D