

**Greenville County Planning Commission**  
**November 15, 2023**  
**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 October 25, 2023 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2023-073**  
Applicant: Barry R. Burns, JR and Alyson Ghizzoni-Burns  
Property Location: 440 Terry Rd, Fountain Inn, SC 29644  
Tax Map Number: 0570010100105  
Existing Zoning: Unzoned  
Requested Zoning: R-R3, Rural Residential District  
Future Land Use: Rural  
Acreage: 68.711  
County Council District: 26 – Bradley
  
  - ii. Docket Number: **CZ-2023-074**  
Applicant: John M. Walker of Bell Carrington Price & Gregg, LLC for Kallie, LLC  
Property Location: Conestee Rd., Lakewood Dr., Mauldin Rd., and W Butler Rd., Greenville, SC 29607  
Tax Map Number: M013020100802  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: S-1, Services District  
Future Land Use: Mixed Employment Center & Suburban Neighborhood  
Acreage: 17.3  
County Council District: 24 – Seman
  
  - iii. Docket Number: **CZ-2023-075**  
Applicant: Victoria Hernandez-Cortes  
Property Location: 460 Griffin Rd. and Griffin Rd., Greenville, SC 29607  
Tax Map Number: 0574010102904 and 0574010102905  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: R-20, Single-Family Residential District  
Future Land Use: Suburban Mixed Use  
Acreage: 2.39  
County Council District: 28 – Tripp
  
  - iv. Docket Number: **CZ-2023-076**  
Applicant: Aimee V. Leary, Esq. of Fox Rothschild, LLP for Riddhi Vinayak Hotels, LLC  
Property Location: 12 Impact Dr., Greenville, SC 29605  
Tax Map Number: 0387000100306  
Existing Zoning: C-2, Commercial District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Transitional Corridor  
Acreage: 1.915

- County Council District: 25 – Fant
- v. Docket Number: **CZ-2023-077**  
 Applicant: Greenville County Council  
 Property Location: Countywide  
 Map Amendment: To amend Taylors Main Street Development District Boundary  
 Council District: All
- vi. Docket Number: **CZ-2023-078**  
 Applicant: Greenville County Council  
 Property Location: Countywide  
 Map Amendment: To amend Article 12, Table 12.1 Community Recreation Area  
 Council District: All
- vii. Docket Number: **CZ-2023-079**  
 Applicant: Keith D. Groce of Neighborhood Focus for Monaghan Baptist Church  
 Property Location: W. Parker Rd., Greenville, SC 29617  
 Tax Map Number: Portion of B012000100300  
 Existing Zoning: R-10, Single-Family Residential District  
 Requested Zoning: O-D, Office District  
 Future Land Use: Mixed-Use Corridor  
 Acreage: 8.67  
 County Council District: 19 – Blount
- viii. Docket Number: **CZ-2023-080**  
 Applicant: Zachary P. Grogan of Magnolia Property Group, LLC for Adam Ehlers  
 Property Location: 2 Elizabeth Dr., Greenville, SC 29615  
 Tax Map Number: Portion of P015090107000  
 Existing Zoning: R-20, Single-Family Residential District  
 Requested Zoning: C-2, Commercial District  
 Future Land Use: Suburban Neighborhood  
 Acreage: 0.055  
 County Council District: 22 – Tzouvelekas
- ix. Docket Number: **CZ-2023-081**  
 Applicant: David Nocella of Group 1.6, LLC for Shawki Shehadeh  
 Property Location: 1220 W. Parker Rd. & Clark Dr., Greenville, SC 29617  
 Tax Map Number: 0144000100900  
 Existing Zoning: R-10, Single-Family Residential District  
 Requested Zoning: R-MA, Multifamily Residential District  
 Future Land Use: Traditional Neighborhood  
 Acreage: 1.30  
 County Council District: 19 – Blount
- x. Docket Number: **CZ-2023-082**  
 Applicant: Lucas Teague Anthony of Transcend Custom Homes for Geer Highway Holdings, LP  
 Property Location: 1679 Geer Hwy. & Keeler Mill Rd., Travelers Rest, SC 29690  
 Tax Map Number: 0505010100100  
 Existing Zoning: R-S, Residential Suburban District  
 Requested Zoning: R-M12, Multifamily Residential District  
 Future Land Use: Suburban Edge  
 Acreage: 2.65  
 County Council District: 17 – Russo
- xi. Docket Number: **CZ-2023-083**  
 Applicant: James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revoc Trust

Property Location: 419 Old Boiling Springs Rd. & Buena Vista Way, Greer, SC 29650  
Tax Map Number: 0533040101100  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Mixed Use  
Acreage: 4.59  
County Council District: 21 – Harrison

- xii. Docket Number: **CZ-2023-084**  
Applicant: James Durham Martin III of Arbor Land Design for Robert C. Jenkins Revoc Trust  
Property Location: 318 Old Boiling Springs Rd., Greer, SC 29650  
Tax Map Number: 0533040101220  
Existing Zoning: R-S, Residential Suburban District  
Requested Zoning: FRD, Flexible Review District  
Future Land Use: Suburban Neighborhood  
Acreage: 5.36  
County Council District: 21 – Harrison

**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-2023-156 McKittrick Estates  
PP-2023-164 Woodland Summit  
PP-2023-167 Rocky Creek Villas  
PP-2023-169 Valley Cove Farms

*Meagan Staton  
Subdivision  
Administrator*

6. **Planning Report**

*Rashida Jeffers-Campbell  
Planning Director*

7. **Old Business**

8. **New Business**

9. **Adjourn**

**Next Planning and Development Committee Meeting**

Monday, December 4, 2023  
5:00 p.m. Committee Room

**Next Zoning Public Hearing**

Monday, January 8, 2023  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, January 24, 2023  
4:30 p.m. Committee Room