

Greenville County Planning Commission
January 24, 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 November 15, 2023 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-001**
Applicant: D. Kevin Tumblin of Freeland & Associates, Inc. for Amity Road, LLC
Property Location: Old Augusta Rd. Ext. and Moon Acres Rd., Piedmont, SC 29673
Tax Map Number: Portion of 0593040102915
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: S-1, Services District
Future Land Use: Mixed Employment Center
Acreage: 0.98
County Council District: 25 – Fant
 - ii. Docket Number: **CZ-2024-002**
Applicant: Karin E. Krussig
Property Location: 112 S. Old White Horse Rd. and Page Dr., Greenville, SC 29611
Tax Map Number: 0235000901401
Existing Zoning: S-1, Services District
Requested Zoning: R-7.5, Single-Family Residential District
Future Land Use: Transitional Corridor
Acreage: 0.24
County Council District: 23 – Mitchell
 - iii. Docket Number: **CZ-2024-004**
Applicant: Amin Taha
Property Location: Greenbriar Dr. and Log Shoals Rd., Simpsonville, SC 29680
Tax Map Number: 0573020100101
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-10, Single-Family Residential District
Future Land Use: Suburban Neighborhood
Acreage: 1.0
County Council District: 28 – Tripp
 - iv. Docket Number: **CZ-2024-005**
Applicant: Nathaniel A. Merriwether
Property Location: 4729 State Park Rd., Travelers Rest, SC 29690
Tax Map Number: 0498010100127
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-12, Single-Family Residential District
Future Land Use: Suburban Edge
Acreage: 1.002
County Council District: 20 – Shaw

- v. Docket Number: **CZ-2024-007**
Applicant: Kelly McGuinn of Levi-Grantham Land Group for J. David Monaco, as Successor Trustee of the D.P. Kropp Family Trust
Property Location: Griffin Mill Rd., Piedmont, SC 29673
Tax Map Number: 0583020103100
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-15, Single-Family Residential District
Future Land Use: Mixed Employment Center
Acreage: 28.82
County Council District: 28 – Tripp

- vi. Docket Number: **CZ-2024-008**
Applicant: Brent Jones of Diversified Properties, Inc. & Jtraks Dropyard LLC
Property Location: 115, 125, and 203 Farmers Cir., Greer, SC 29651
Tax Map Number: 0528030101500, portion of 0528030101202, and portion of 0528030101210
Existing Zoning: FRD, Flexible Review District
Requested Zoning: S-1, Services District
Future Land Use: Mixed Employment Center
Acreage: 1.56
County Council District: 18 – Barnes

- vii. Docket Number: **CZ-2024-009**
Applicant: Greenville County Council
Property Location: Countywide
Map Amendment: To amend Article 7, Section 7:3.4 Side Setbacks in Single-family Residential Districts of the Greenville County Zoning Ordinance
Council District: All

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-2023-186 Lily Grove Subdivision
- VA-2023-187 Lily Grove – Secondary Entrance Variance Application
- PP-2023-189 Sharondale Estates **WITHDRAWN**
- VAR2023-113 Sharondale Estates – Buffer Variance Application
- VAR2023-114 Sharondale Estates – Secondary Access Variance Application
- PP-2023-200 Cades Mill
- PP-2023-201 Traynham Place (Previously Approved PP-2023-101)

*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, February 5, 2024
5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, February 19, 2024
6:00 p.m. Council Chambers

Next Planning Commission Meeting
Wednesday, February 28, 2024
4:30 p.m. Committee Room