

**Greenville County Planning Commission**  
**March 27, 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 February 28, 2024 Commission Meeting**
  
4. **Rezoning Requests** *Joshua Henderson*  
*Zoning Administrator*
  - i. Docket Number: **CZ-2024-016**  
Applicant: Bobby Miller of Millertime, LLC for Millertime, LLC  
Property Location: 21, 25, and 27 S. Charles Dr., Greenville, SC 29605  
Tax Map Number: Portion of 0420000101501  
Existing Zoning: S-1, Services District  
Requested Zoning: R-MA, Multifamily Residential District  
Future Land Use: Suburban Neighborhood  
Acreage: 0.01  
County Council District: 25 – Fant
  
  - ii. Docket Number: **CZ-2024-018**  
Applicant: Mitchel C. Jaffe of Culinary Facilities of Georgia for THF Holdco II, LLC  
Property Location: 6040 Ponders Ct., Independence Blvd., and Interstate 85-South, Greenville, SC 29615  
Tax Map Number: Portion of 0547020102008  
Existing Zoning: O-D, Office District  
Requested Zoning: S-1, Services District  
Future Land Use: Mixed Employment Center  
Acreage: 1.847  
County Council District: 22 – Tzouvelekas
  
  - iii. Docket Number: **CZ-2024-019**  
Applicant: James White of James White Enterprises, LLC for Professional Developers, LLC  
Property Location: 207 Worley Rd. and Haughty Ct., Greenville, SC 29609  
Tax Map Number: 0174020201000  
Existing Zoning: R-12, Single-Family Residential District  
Requested Zoning: S-1, Services District  
Future Land Use: Suburban Neighborhood  
Acreage: 0.6  
County Council District: 23 – Mitchell
  
  - iv. Docket Number: **CZ-2024-020**  
Applicant: Katelyn M. Kleckley of Aline Capital for 3795 E North St, LLC  
Property Location: 3795 E. North St., Greenville, SC 29615  
Tax Map Number: 0541030101100  
Existing Zoning: C-1, Commercial District  
Requested Zoning: C-2, Commercial District  
Future Land Use: Suburban Center  
Acreage: 2.6

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-2024-010 – Woodland Summit

PP-2024-014 – Harrington Phase 6

PP-2024-032 – Freya’s Meadow

VA-2024-004 – The Narrows – Private Road Width Variance Application

VA-2024-013 – 15ft Landscape Buffer Variance Application

VA-2024-018 – Settlement Manor Apartments – 100 ft Riparian Buffer

VA-2024-021 – RJW Sales LLC – 20 ft Building Setback Variance Application

*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, April 1, 2024  
5:00 p.m. Committee Room

**Next Zoning Public Hearing**

Monday, April 15, 2024  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, April 24, 2024  
4:30 p.m. Committee Room