

Greenville County Planning Commission
July 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 June 26, 2024 Commission Meeting**

4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-038**
Applicant: Joshua Wesley Moye of Integrity Tree Co. for ITC Properties, LLC
Property Location: Buncombe Rd. and Old Buncombe Rd., Greenville, SC 29609
Tax Map Number: Portion of 0149000600101
Existing Zoning: R-MA, Multifamily Residential District
Requested Zoning: C-2, Commercial District
Future Land Use: Mixed-Use Corridor
Acreage: 0.466
County Council District: 23 – Mitchell

 - ii. Docket Number: **CZ-2024-040**
Applicant: Isaiah Dunlap of DesignEdge, LLC for St. Luke Baptist Church
Property Location: 200 and 204 Averill St. and Dill St., Greenville, SC 29601
Tax Map Number: 0112001200400 and 0112001200303
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Core Neighborhood
Acreage: 0.16
County Council District: 23 - Mitchell

 - iii. Docket Number: **CZ-2024-041**
Applicant: Krish Vijay Patel for Vaughn Road Properties, LLC
Property Location: 42 and 44 Vaughn Rd., Greenville, SC 29615
Tax Map Number: 0539030101104 and 0539030101105
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Suburban Neighborhood
Acreage: 2.77
County Council District: 21 – Harrison

 - iv. Docket Number: **CZ-2024-042 -WITHDRAWN**

 - v. Docket Number: **CZ-2024-043**
Applicant: Johannes Mutzke of Creative Ventures, LLC for Windward Mountain, LLC
Property Location: 1711 and 1713 Old Spartanburg Rd. and Hudson Way, Greer, SC 29650
Tax Map Number: 0538070101500
Existing Zoning: R-12, Single-Family Residential District and R-M7, Multifamily Residential District
Requested Zoning: FRD, Flexible Review District
Future Land Use: Suburban Neighborhood
Acreage: 1.057

- County Council District: 21 – Harrison
- vi. Docket Number: **CZ-2024-044**
 Applicant: Kevin P. Bentley of Lee & Associates for Stanley E. McJunkin and Benjamin E. Wigington
 Property Location: 505 John Ross Ct., Pelzer, SC 29669
 Tax Map Number: 0603020103013
 Existing Zoning: C-3, Commercial District
 Requested Zoning: S-1, Services District
 Future Land Use: Rural Corridor
 Acreage: 1.4
 County Council District: 26 – Bradley
- vii. Docket Number: **CZ-2024-045**
 Applicant: Kenneth T. Whitmire of Maynard Nexsen, PC for Vulcan Lands, Inc. A New Jersey Corp.
 Property Location: 202 Brown Rd., Sagitairus Way, and Interstate-185, Piedmont, SC 29673 and Greenville, SC 29611
 Tax Map Number: Portion of WG10030100100
 Existing Zoning: R-MA, Multifamily Residential District
 Requested Zoning: I-1, Industrial District
 Future Land Use: Mixed Employment Center
 Acreage: 2.968
 County Council District: 25 – Fant
- viii. Docket Number: **CZ-2024-046**
 Applicant: Mackenzie Lollis Wright
 Property Location: 1726 A Hwy. 418, Pelzer, SC 29669
 Tax Map Number: Portion of 0596020100201
 Existing Zoning: R-R3, Rural Residential District
 Requested Zoning: C-1, Commercial District
 Future Land Use: Rural
 Acreage: 0.212
 County Council District: 26 – Bradley

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

*Meagan Staton
 Subdivision
 Administrator*

- PP-2024-088 Rosemary Grove
- PP-2024-094 Laurens Glen
 VAR2024-102 Laurens Glen Secondary Access Variance Application
- VA-2024-086 HVAC Screening (Old Buncombe Rd) Variance Application

6. Planning Report

*Rashida Jeffers-Campbell
 Planning Director*

7. Old Business

8. New Business

9. Adjourn

Next Planning and Development Committee Meeting

Monday, August 19, 2024
 5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, August 19, 2024

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, August 28, 2024

4:30 p.m. Committee Room