

Greenville County Planning Commission
January 22, 2025
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 20, 2024 Commission Meeting**

4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2025-001**
Applicant: Irving Emmanuel Bueno Solan for Bernardino Bueno Heras
Property Location: Murrell Rd., Greenville, SC 29605
Tax Map Number: WG01010203500
Existing Zoning: R-MHP, Residential Manufactured Home Park District
Requested Zoning: S-1, Services District
Future Land Use: Transitional Corridor
Acreage: 2.10
County Council District: 24 – Seman

 - ii. Docket Number: **CZ-2025-002**
Applicant: Rivers Stilwell of Maynard Nexsen PC for 168 Hours, LLC
Property Location: 2185 and 2185 A Keeler Mill Rd., Greenville, SC 29617
Tax Map Number: 0510020102300
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Suburban Edge & Floodplain
Acreage: 22.36
County Council District: 19 – Blount

 - iii. Docket Number: **CZ-2025-003**
Applicant: Jason Lee Thomas for August Third Properties LLC
Property Location: 617 Sulphur Springs Rd., Greenville, SC 29617
Tax Map Number: B010000201105
Existing Zoning: R-MA, Multifamily Residential District
Requested Zoning: C-3, Commercial District
Future Land Use: Suburban Neighborhood & Transitional Corridor
Acreage: 1.02
County Council District: 19 – Blount

 - iv. Docket Number: **CZ-2025-004**
Applicant: Lonnie Mack Reid for Lonnie M Reid Revocable Trust
Property Location: 20 Reid Wesley Ct., Pelzer, SC 29669
Tax Map Number: 0596020102501
Existing Zoning: R-R3, Rural Residential District
Requested Zoning: R-R1, Rural Residential District
Future Land Use: Rural
Acreage: 4.38
County Council District: 26 – Bradley

 - v. Docket Number: **CZ-2025-005**

Applicant: Paul J. Harrison of Bluewater Civil Design for Michael Benton Gibson
Property Location: Gibson Dr. and Martin Dr., Greenville, SC 29617
Tax Map Number: 0508010100900
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: R-M8, Multifamily Residential District
Future Land Use: Suburban Edge
Acreage: 15.8
County Council District: 19 – Blount

vi. Docket Number: **CZ-2025-006**
Applicant: Paul J. Harrison of Bluewater Civil Design for Palmetto Business Partners, LLC
Property Location: New Easley Hwy. and Bent Bridge Rd., Greenville, SC 29611
Tax Map Number: 0240030102704
Existing Zoning: S-1, Services District
Requested Zoning: R-M10, Multifamily Residential District
Future Land Use: Rural Corridor with a portion as Traditional Neighborhood
Acreage: 8.3
County Council District: 23 – Mitchell

vii. Docket Number: **CZ-2025-007**
Applicant: Nathan Kirkman of DNK Development for UCP Heddle Greenville, LLC
Property Location: 1801 Rutherford Rd., Delmar Ave., Sunnysdale Dr., and E Belvue Rd., Greenville, SC 29609
Tax Map Number: P004000100100 and P004000100200
Existing Zoning: I-1, Industrial District and S-1, Services District
Requested Zoning: PD, Planned Development District
Future Land Use: Industrial with a portion as Suburban Neighborhood
Acreage: 49.292
County Council District: 20 – Shaw

viii. Docket Number: **CZ-2025-008**
Applicant: Kenneth M. Reiter of Belmont Sayre, LLC for Judson Mill Ventures, LLC
Property Location: 701 Easley Bridge Rd., A St., B St., Lyncrest St., 2nd Ave, 3rd Ave., 5th St., 6th St., and Neubert St. Greenville, SC 29611
Tax Map Number: 0114001000100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0115000400100, and 0115000400300
Existing Zoning: PD, Planned Development District and Unzoned
Requested Zoning: PD – MC, Planned Development District – Major Change
Future Land Use: Mixed-Use Corridor with a portion as Traditional Neighborhood
Acreage: 36.75
County Council District: 23 – Mitchell

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-2024-208 Laurel Grove Phase III
VAR2024-113 Laurel Grove Phase III Emergency Access 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, February 3, 2025

5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, February 17, 2025

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, February 26, 2025

4:30 p.m. Committee Room