

**GREENVILLE COUNTY PLANNING COMMISSION**  
**August 23, 2017**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**4:30 P.M.**

1. **CALL TO ORDER** *Milton Shockley*  
*Chairman*
  
2. **INVOCATION**
  
- action: 3. **APPROVAL OF THE MINUTES OF THE JUNE 28, 2017 PLANNING COMMISSION MEETING** **Attachment 1**
  
- action: 4. **PRELIMINARY SUBDIVISION APPLICATIONS** **Attachment 2**  
**17-074, Bluestone Ridge WITHDRAWN** *Judy Wortkoetter*  
*County Engineer*
  
- action: 5. **FINAL DEVELOPMENT PLAN** **Attachment 3**  
**Godfrey Road Dental**, Planned Office Development (POD) *Alan Willis*  
*Principal Planner*  
Chip Buchanan of CCAD, LLC. requesting to build a 4,098 square foot Dental Office on 1.4 acres at 2311 Woodruff Road.  
  
**Rolling Green Village**, Planned Development (PD)  
Zachary Johnson of Gray Engineering is requesting to build 23 Cottages on 5.5 acres at Trail Oaks Drive and Hoke Smith Blvd.  
  
**Spinx 962 Car Wash**, Flexible Review District (FRD)  
Joe Bryant of Seamon Whiteside is requesting to build a 4,606 square foot Car Wwash on 2.06 acres at 2401 Pelham Road.  
  
**Taylors Village**, Planned Development (PD)  
David J. Van De Water, Jr. of Arbor Engineering is requesting to revitalize 51,750 square feet of the Old Taylors Mill for mixed uses on 12.92 acres at 226 Mill Street.  
  
**Shoppes at Trinity Park**, Planned Development (PD)  
Lynn Solesbee of Blue Water Civil Design, LLC, is requesting to build 44,296 square feet of mixed Commercial Development on 5.85 acres along Woodruff Road and Hwy 14.  
  
**Five Forks Bojangles**, Planned Development (PD)  
Lynn Solesbee of Blue Water Civil Design, LLC, is requesting to build a 3,937 square foot restaurant on 1.13 acres at 2533 Woodruff Road.

**action: 6.**

**REZONING REQUESTS**

**Attachment 4**

**CZ-2017-43**, Gregory Lee Ayers, located at 201 Old Boiling Spring Road, requesting rezoning from O-D, Office District to C-1, Commercial.

*Phoenikx Buathier  
Principal Planner  
Alan Willis*

**CZ-2017-44**, Vicky A. and Randall A. Robertson for John Michael Harris and Michael Elliott Harris, located at 2004 Perimeter Road, requesting rezoning from I-1, Industrial to S-1, Services.

*Principal Planner*

**CZ-2017-45**, Dwight Wesley King, located at 233-D Saint Mark Road, requesting rezoning from R-20, Single-Family Residential to R-M10, Multifamily Residential.

**CZ-2017-46**, Thomas L. Mills, Jr., located at 29 E. Main Street, requesting rezoning from POD, Planned Office Development to R-20, Single-Family Residential.

**CZ-2017-47**, David Sarkela, DSR Builders, Inc. for Alex and Patricia S. Dukes, located at 40 Vaughn Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.

**CZ-2017-48**, Joseph W. Bryant, Seamon Whiteside for Judy Mullinax, Helen Rumler, Joyce Marchbanks and heirs, located on Old Buncombe Road, requesting rezoning from C-2, Commercial to FRD, Flexible Review District.

**CZ-2017-49**, Charles McDonald Timmons, III for Central Realty Holdings, LLC, located on Claremont Drive, requesting rezoning from R-20, Single-Family Residential to R-M8, Multifamily Residential.

**CZ-2017-50**, Dave Jones for Davdon Group, LLC, located on Woodland Drive, requesting rezoning from R-10, Single-Family Residential to R-M20, Multifamily Residential.

**CZ-2017-51**, Susanne Lueck for Cora C. Cuthbertson, located on Roper Mountain Road Extension, requesting rezoning from R-20, Single-Family Residential to O-D, Office District.

**CZ-2017-52**, Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC and Mark III Properties, Inc. located on Phillips McCall Road and Anderson Ridge Road, requesting rezoning from R-S, Residential Suburban to R-12, Single-Family Residential.

**CZ-2017-53**, Zachary Dan Johnson for Rolling Green Village, located at 1 Hoke Smith Boulevard, requesting rezoning from PD, Planned Development and R-S, Residential Suburban to PD-MC, Planned Development, Major Change.

**CZ-2017-54**, Greenville County Council, proposed text amendment is to the Greenville County Zoning Ordinance, Table 6.1, Article 4 and Article 5 to establish a Business Technology District and associated uses, definitions and development standards.

**CP-2017-01**, Comprehensive Plan Amendment would revise the Imagine Greenville County Comprehensive Plan to include the South Greenville Area Plan which is a statement of the community's vision and seeks to address both the immediate concerns and long-term goals of the community.

**7. PLANNING MONTHLY REPORT**

**8. MONTHLY MEETINGS**

**Attachment 5**

**9. OLD BUSINESS**

**10. NEW BUSINESS**

**11. ADJOURN**

The next Planning Commission Workshop will be determined

The Planning and Development Committee will meet  
August 28, 2017  
4:30 p.m. Conference Room D – County Square

The next Public Hearing will be  
September 18, 2017  
Monday, 6:00 p.m. Council Chambers – County Square

The next Planning Commission meeting will be  
September 27, 2017