

GREENVILLE COUNTY PLANNING COMMISSION MEETING

March 24, 2021

4:30 p.m.

The meeting will be live streamed via Zoom and open for on-site Participation in Conference Room D, 301 University Ridge, Greenville
LIMITED SEATING CAPACITY

Citizens may access the meeting at the following web address:

<https://www.greenvillecounty.org/livestreamplanning.aspx>

1. **CALL TO ORDER** *Steve Bichel
Chairman*
2. **INVOCATION**
- action: 3. **APPROVAL OF THE MINUTES OF THE FEBRUARY 24, 2021 COMMISSION MEETING** **Attachment 1**

ANYONE WISHING TO COMMENT ON THE FOLLOWING SUBDIVISION APPLICATIONS PLEASE SUBMIT YOUR WRITTEN COMMENTS BY EMAIL TO rjeffers-campbell@greenvillecounty.org and pgucker@greenvillecounty.org NO LATER THAN NOON MARCH 22, 2021. (THIS IS FOR PARTICIPATING REMOTELY OR IN PERSON). PLEASE INCLUDE YOUR NAME, ADDRESS, PHONE NUMBER AND THE NAME OF THE ITEM YOU WISH TO SPEAK TO. YOU WILL RECEIVE AN INVITATION WITH DIRECTION FOR JOINING THE MEETING, TIME LIMITS APPLY. THERE WILL BE TEN MINUTES TOTAL ALLOTTED FOR SPEAKERS IN FAVOR AND TEN MINUTES ALLOTTED FOR SPEAKERS IN OPPOSITION.

- action: 4. **PRELIMINARY SUBDIVISION APPLICATIONS** **Attachment 2**
PP-2020-154, Roberts Farm *Rashida Jeffers-Campbell
Subdivision Administrator*
PP-2021-014, Colony Centre Townhomes (Held)
PP-2021-016, Green Pine Estates
VA-2021-040, Green Pine Estates, third access point
VA-2021-041, Green Pine Estates (Stub Street Connections)
- action: 5. **VARIANCE APPLICATIONS**
VA-2021, 042, Camden Richards Variance
- action: 6. **VARIANCE APPLICATIONS**
DA-2021-042, Prosperity Ave Lot 6
- action: 7. **REZONING REQUESTS** **Attachment 3**
CZ-2021-21, Gregory Charles Ashmore of SR Mulch & Grinding, Inc., *Joshua Henderson
Zoning Administrator*
for HRH Developers, LLC., located at 1730, 1750, 1908 and *Meagan Staton
Deputy Zoning Administrator*
1910 Hood Road, requesting rezoning from S-1, Services and R-S,
Residential Suburban to I-1, Industrial.
CZ-2021-22, Eric Hedrick of TCC Venture, LLC for JBP Investment *Principal Planner*
Properties, LLC, located on Fork Shoals Road, requesting rezoning
from S-1, Services to R-12, Single-Family Residential.

CZ-2021-23, Tara Jean Zaino for Tara Jean Zaino and Paul J. Zaino, III located at 146 Oaklawn Road, requesting rezoning from R-R3, Rural Residential to R-R1, Rural Residential.

CZ-2021-25, James D. McCutchen of Davis & Floyd, Inc. for Crown Properties, LLC., located at 1359 Ridge Road, requesting rezoning from R-10. Single-Family Residential and R-M20, Multifamily Residential to R-M16, Multifamily Residential.

CZ-2021-26, Adam Knapp Purser of Lat Purser and Associates, Inc. for LPA Pelham, LLC, WILL-S Limited Partnership and Cheryl C. Buehring and Kenneth G. Buehring, located on Pelham Road, Hudson Road and Country Squire Court, requesting rezoning from R-20, Single Family Residential to FRD, Flexible Review District.

CZ-2021-27, Chuck Langston of Langston-Black Real Estate, Inc. for LBRE Properties, LLC., located on Rodgers Road, requesting rezoning from R-12, Single-Family Residential to R-7.5, Single-Family Residential.

HELD DOCKET

CZ-2021-19, Ryan James Peiffer of Hughes Investments for Beech Tree, Inc., located on Old Grove Road, requesting rezoning from I-1, Industrial to R-12, Single-Family Residential.

8. PLANNING REPORT

*Tee Coker
Planning Director*

9. OLD BUSINESS

10. NEW BUSINESS

11. ADJOURN

The next Planning Commission Workshop tbd

The Planning and Development Committee meeting will be

April 5, 2021 - 5:00 p.m.

Conference Room D with limited seating

Remote participation by Committee members

The next Public Hearing will be

Monday, April 19, 2021

6:00 p.m. Council Chambers

with limited seating

Remote participation by Council members

The next Planning Commission meeting will be

Wednesday, April 28, 2021

4:30 p.m. Conference Room D

with limited seating

Remote participation by Commission members