

GREENVILLE COUNTY PLANNING COMMISSION MEETING

April 28, 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 MARCH 24, 2021
COMMISSION MEETING**

Attachment 1

ANYONE WISHING TO COMMENT ON THE FOLLOWING SUBDIVISION APPLICATIONS PLEASE SUBMIT YOUR WRITTEN COMMENTS BY EMAIL TO publiccomments@greenvillecounty.org and pgucker@greenvillecounty.org NO LATER THAN NOON APRIL 26, 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-2021-014, Colony Park

VA-2021-078, Colony Park (Emergency Access)

VA-2021-079, Colony Park (20' Landscape Buffer)

PP-2021-044, Cedar Shoals

PP-2021-045, Cottages at Chanticleer Phase 2

VA-2021-046, 20 ft Buffer

VA-2021-047, Horizontal Radius Variance

VA-2021-048, Right-of-Way Variance

PP-2021-049, Paladin Place Townhouses

PP-2021-050, Doby Oaks

PP-2021-053, Double Springs Farms

PP-2021-054, Silvers Crossing

PP-2021-056, Westpoint Gardens

PP-2021-061, Eagle Chase Townhomes (Resubmittal)

*Rashida Jeffers-Campbell
Subdivision Administrator*

- action: 5. **REZONING REQUESTS** **Attachment 3**
- CZ-2021-28**, Guadalupe Villar of Avarez Enterprises, LLC for Isaac Quintana, located on N. Charles Drive and Conestee Road, requesting rezoning from C-2, Commercial to R-MA, Multifamily Residential. *Joshua Henderson
Zoning Administrator
Meagan Staton
Deputy Zoning Administrator*
- CZ-2021-29**, Stephen T. Mack, Jr. of STM Acquisition & Development, Inc. for Immanuel Lutheran Church, Inc., located at 2820 and 2824 Woodruff Road, requesting rezoning from R-S, Residential Suburban to R-M16, Multifamily Residential. *Principal Planner*
- CZ-2021-30**, Jesse A. Carter of Anderson Ridge Development, LLC for Chandler Revocable Trust and Linda Gayle Porter and Deborah Foster for Foothills Presbytery, located on W. Georgia Road and Rocky Creek Road, requesting rezoning from R-S, Residential Suburban to R-MA, Multifamily Residential.
- CZ-2021-31**, Ryan Foster of Flournoy Development Group for Ryland Properties, LLC, located at 2400, 2500, 2702 and 2704 Pelham Road, requesting rezoning from FRD, Flexible Review District to FRD-MC, Flexible Review District, Major Change.
- CZ-2021-32**, M. Cindy Wilson of M. Cindy Wilson, B.I.C. for Janice Holliday-Chandler, located at 9185 Augusta Road, requesting rezoning from R-R3, Rural Residential to C-3, Commercial.
- CZ-2021-33**, Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Martyn Harris and Samantha Harris, located on E. Suber Road, requesting rezoning from R-S, Residential Suburban to S-1, Services.
- CZ-2021-34**, Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karen D. Garrett Long, Jeffery Neal Garret, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn, located at 219 and 231 Corn Road, requesting rezoning from R-12, Single-Family Residential to R-M12, Multifamily Residential.
- CZ-2021-35**, Paul Harrison of Bluewater Civil Engineering for Julia Louise Barker, Linda Marilyn Howard, Gail Elizabeth Tucker and Frank J. Ayers III & Carol B. Ayers, located on Michelin Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.
- CZ-2021-37**, *Administratively Withdrawn*
- CZ-2021-38**, Alexander Zuendt of Zuendt Engineering, LLC for Kimberly Knight Wright and West Georgia Holdings, LLC, located on W. Georgia Road and Sullivan Road, requesting rezoning from C-3, Commercial, R-S, Residential Suburban and S-1, Services to FRD, Flexible Review District.
6. **UPDATE ON THE FIVE FORKS AREA PLAN** **Attachment 4**
- Tyler Stone
Long Range Planning Manager*
7. **PLANNING REPORT** *Tee Coker
Planning Director*
8. **OLD BUSINESS**

9. **NEW BUSINESS**

10. **ADJOURN**

The next Planning Commission Workshop tbd

The Planning and Development Committee meeting will be
May 3, 2021 - 5:00 p.m.
Conference Room D with limited seating
Remote participation by Committee members

The next Public Hearing will be
Monday, May 17, 2021
6:00 p.m. Council Chambers
with limited seating
Remote participation by Council members

The next Planning Commission meeting will be
Wednesday, May 26, 2021
4:30 p.m. Conference Room D
with limited seating
Remote participation by Commission members