

**GREENVILLE COUNTY PLANNING COMMISSION MEETING**

**May 26, 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 APRIL 28, 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](mailto:publiccomments@greenvillecounty.org)  
and [pgucker@greenvillecounty.org](mailto:pgucker@greenvillecounty.org) NO LATER THAN NOON MAY 24, 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-2021-009**, Bridgeway Plantation

**PP-2021-016**, Green Pine Estates

**VA-2021-040**, Access Connection

**VA-2021-041**, Stubout

**PP-2021-052**, Evergreen Hills

**PP-2021-075**, The Stables

**PP-2021-081**, Thales Academy at Hartness (**WITHDRAWN**)

**PP-2021-083**, Bridgeport Townes

**VA-2021-086**, 20 Foot Buffer

**VA-2021-102**, Emergency Access

**PP-2021-085**, Wyndermere

*Rashida Jeffers-Campbell  
Subdivision Administrator*

action: 5. **REZONING REQUESTS**

**Attachment 3**

**CZ-2021-39**, Chris M. Hill of Scout Realty Group for Silver Hawk, LLC,  
located at 200 Mill Street, requesting rezoning from I-1, Industrial  
to R-S, Residential Suburban.

**CZ-2021-40**, Blake Gordon Dexter of Dexter Cos, LLC for SCP/Dexter Augusta, LLC.  
located at 6901 Augusta Road, requesting rezoning from S-1, Services to  
I-1, Industrial.

**CZ-2021-41**, Willis Lee Holliday for John Thomas Latham on behalf of Med Rentals, LLC,  
located on S. Welcome Road and Julian Avenue, requesting rezoning from R-12,

Single-Family Residential to R-MA, Multifamily Residential.

**CZ-2021-42**, Rachel Knight Smith of Carolina Outdoor Care for Dennis Floyd Mann, located at 86 S. Fairfield Road, requesting rezoning from R-S, Residential Suburban to I-1, Industrial.

**CZ-2021-43**, Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC, located at 202 E. Belvue Road and 220, 222, 224, 2226, 228 and 230 Sunnydale Drive, requesting rezoning from R-10, Single-Family Residential to R-6, Single-Family Residential.

**CZ-2021-44**, Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC, Located at 220, 222, 224, 226, 228 Sunnydale Drive and 202 E. Belvue Road, requesting rezoning from R-10, Single-Family Residential to I-1, Industrial.

**CZ-2021-45**, Marion Scott Lister of Lister Properties, LLC for Lister Properties, LLC, located at 208 E. Belvue Road, requesting rezoning from I-1, Industrial to R-12, Single-Family Residential.

**CZ-2021-46**, Floyd T. Hendricks of Hendricks Products for Sam Cox on behalf of JSCI County Line, LLC, located at 3326 New Easley Highway, requesting rezoning from S-1, Services to C-2, Commercial.

**CZ-2021-47**, Ben L. Fuller, located on Poinsett Highway and Skyland Avenue, requesting rezoning from R-7.5, Single-Family Residential to C-2, Commercial.

**CZ-2021-48**, Jamie McCutchen of Davis Floyd for Roman Phillip Jaskin, located on Neely Ferry Road, requesting rezoning from R-S, Residential Suburban to S-1, Services.

**CZ-2021-49**, Jeffery B. Randolph and David Spivey of the Randolph Group and Chip Foglemen of Fant, Reichert & Fogleman, Inc. for Gus Rubio on behalf of Gabriel Builders, Inc., located at 8699 White Horse Road, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.

**CZ-2021-50**, John Earle Shaw of Shaw Realty for Wyman H. McCrary, Jr., located at 4801 White Horse Road, requesting rezoning from POD, Planned Office District to C-1, Commercial.

**CP-2021-01**, Five Forks Area Plan, proposed amendment would revise the Plan Greenville County Comprehensive Plan (2020) to include the Five Forks Area Plan, which is a statement of the community's vision, and seeks to address both the immediate concerns and long-term concerns of the community.

**6. ELECTION OF OFFICERS**

**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

June 14, 2021 - 5:00 p.m.

Conference Room D with limited seating

Remote participation by Committee members

The next Public Hearing will be

**Monday, June 14, 2021**

6:00 p.m. Council Chambers

with limited seating

Remote participation by Council members

The next Planning Commission meeting will be

**Wednesday, June 23, 2021**

4:30 p.m. Conference Room D

with limited seating

Remote participation by Commission members