

**Greenville County Planning Commission**

**July 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** *Chairman Steve Bichel*
2. **Invocation**
3. **Approval of the Minutes of the June 23, 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) NO LATER THAN NOON JULY 26, 2021. PLEASE INCLUDE YOUR NAME, ADDRESS, PHONE NUMBER AND THE NAME OF THE ITEM YOU WISH TO SPEAK TO. THERE WILL BE TEN MINUTES TOTAL ALLOTTED FOR SPEAKERS IN FAVOR AND TEN MINUTES ALLOTTED FOR SPEAKERS IN OPPOSITION.

4. **Preliminary Subdivision Applications** Attachment 2  
PP-2021-126: Antioch Springs *Rashida Jeffers-Campbell*  
*Subdivision Administrator*  
  
PP-2021-127: Antioch Creek  
VA-2021-144: Antioch Creek Variance (Emergency Access)  
  
PP-2021-130: Lilac Woods  
VA-2021-131: Lilac Woods Variance (Internal Access)  
  
PP-2021-133: Whetstone Reserve  
  
PP-2021-136: Creekside Cottages  
VA-2021-137: Creekside Cottages Variance (Internal Access)  
  
PP-2021-129: Pleasant Brook  
VA-2021-143: Pleasant Brook Variance (Stub Street Connection)

5. **Rezoning Requests** Attachment 3  
*Joshua Henderson*  
*Zoning Administrator*  
  
CZ-2021-58, Randy Scott Cannon of Piedmont Partners, LLC for Piedmont Partners LLC, located on Old Pelzer Rd., Old Greenville Rd., Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp, requesting rezoning from R-S, Residential Suburban to R-12, Single Family Residential.  
  
CZ-2021-59, Jason Harvey Tankersley of Hudson CG Partners, LLC for Club Forest Hudson Corners, LLC, Club Forest Hudson Outparcel, LLC, and Golden Arch Limited Partnership, located on Hudson Rd. and Old Spartanburg Rd., requesting rezoning from PD, Planned Development to PD-MC, Planned Development, Major Change.  
  
CZ-2021-60, Tim Campbell of Tim Campbell Engineering & Associates, Inc. for Oak Ridge Investments, LLC, located on Oak Ridge Pl., Old Boiling Springs Rd., Milestone Way, and Boiling Springs Rd., requesting rezoning from R-M10, Multifamily Residential to R-M12, Multifamily Residential.  
  
CZ-2021-61, Kenneth Bettencourt for K&L Investments, Inc., located at 635 Godfrey Rd., requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.

CZ-2021-62, Robert M. Bennett and Sam Tedde of Stanley Martin Homes, LLC for Larry Godfrey, Jason Searle, and Geneva W. Jones, located on White Cir. and Anderson Ridge Rd, requesting rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.

CZ-2021-63, Alyssa Nicole Whalen for Pamela Kristen Whalen, located at 49 Gunter Rd., requesting rezoning from R-R1, Rural Residential to R-20, Single Family Residential.

CZ-2021-64, Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynesworth, LLC for Willis Real Estate Holdings, LP located at N. Highway 101 and Pine Drive requesting rezoning from C-1, Commercial to C-2, Commercial.

CZ-2021-65, Luis Munoz of Munoz Enterprises for George M. Zimmerman, located on South Batesville Rd., requesting rezoning from I-1, Industrial to S-1 Services.

CZ-2021-66, Cason Tyler Hulin of Trailer Source, LLC for Brian Waldrop located on White Horse Rd., requesting rezoning from R-12, Single-Family Residential to C-3, Commercial.

CZ-2021-68, Tonia Crowe of Delta Real Estate for Bruce W. England located at 1218 Fork Shoals Rd., requesting rezoning from R-M20, Multi-Family to Residential to S-1, Services.

CZ-2021-69, Jeffery B. Randolph of The Randolph Group for North Hills Community Church located on Walker Springs Rd., requesting rezoning from R-20, Single-Family Residential to R-12, Single-Family Residential.

CZ-2021-70, Mark Griffin of Sperry CGA – Griffin Partners for Katherine Amy Duncan Scheiper and Robert Joseph Scheiper located at 704 Congaree Rd., requesting rezoning from S-1, Services to C-2, Commercial.

**6. Planning Report**

*Tee Coker  
Planning Director*

**7. Old Business**

**8. New Business**

**9. Adjourn**

**Next Planning Commission Workshop TBD**

**Next Planning and Development Committee Meeting**

August 16, 2021

5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, August 16, 2021

6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, August 25, 2021

4:30 p.m. Conference Room D