

**Greenville County Planning Commission**

**August 25, 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 July 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) NO LATER THAN NOON AUGUST 23, 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-2021-082: Atlas Acres *Rashida Jeffers-Campbell*  
*Subdivision Administrator*  
  
PP-2021-147: Ansel Farms  
  
PP-2021-150: Heritage Bend  
  
PP-2021-151: Ambaura Reserve  
  
PP-2021-156: Magnolia Trail Townhomes  
  
PP-2021-158: Hartness Phase 3  
VA-2021-159: Hartness Phase 3 Variance  
  
PP-2021-175: Antioch Springs  
  
PP-2021-176: Antioch Creek  
PP-2021-127: Emergency Access Variance
5. **Variance Applications**  
  
VA-2021-167: Setback Variance
6. **Rezoning Requests** Attachment 3  
  
CZ-2021-71, Michael S. Bishop of Maybi Baby, LLC for Maybi Baby, LLC *Joshua Henderson*  
95 Beeco Rd, requesting rezoning from S-1, Services District to I-1, Industrial *Zoning Administrator*  
District.  
  
CZ-2021-72, Mina M. Kelada 4923 Old Augusta Rd requesting rezoning from R-  
M20, Multifamily Residential District to C-3, Commercial District

CZ-2021-73, William T. Eubanks of SGA, Narmour Wright Design for J & C Holding Company, LLC Gordon St, N. Georgia Ave, 20th St, and 8th Ave, requesting rezoning from I-1, Industrial District & S-1, Services District to PD, Planned Development District

CZ-2021-74, Text amendment to amend the Greenville County Zoning Ordinance to allow for recreation-type uses in the I-1 industrial zone and to create a new use category for Private Fitness Center.

CZ-2021-75, Josiah T. Pott of Zenith Real Estate for Virginia B. Mann, David B. Mann, and James R. Mann of Poinsett Home Builders, Inc. Old Bent Bridge Rd. and Gethsemane Dr, requesting rezoning from R-S, Residential Suburban District to R-15, Single-Family Residential District

CZ-2021-77, James D. Martin of Arbor Engineering for Ronald White of White Real Estate Holdings, LLC W. Parker Rd, requesting rezoning from R-10, Single-Family Residential District to FRD, Flexible Review District

6. **Planning Report**
7. **Old Business**
8. **New Business**
9. **Adjourn**

*Tee Coker*  
*Planning Director*

**Next Planning Commission Workshop TBD**

**Next Planning and Development Committee Meeting**

September 20, 2021  
5:00 p.m. Conference Room D

**Next Zoning Public Hearing**

Monday, September 20, 2021  
6:00 p.m. Council Chambers

**Next Planning Commission Meeting**

Wednesday, September 22, 2021  
4:30 p.m. Conference Room D