

Greenville County Planning Commission
September 22, 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 August 25, 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 NO LATER THAN NOON SEPTEMBER 20, 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-2021-179: Edwards Station *Rashida Jeffers-Campbell*
VA-2021-181: Edwards Station Variance Application *Subdivision Administrator*

6. **Rezoning Requests** Attachment 3

CZ-2021-78, Charles C. Mitchell of RM Capital, LLC for RM Capital, LLC, Bracken Rd, requested rezoning from R-S, Residential Suburban District R-MA to Multifamily Residential District. *Joshua Henderson*
Zoning Administrator

CZ-2021-79, Timothy George Campbell, 211, 213, 217 and 219 Viewmont Dr. requested rezoning from R-12, Single-Family Residential District to R-S, Residential Suburban District.

CZ-2021-80, Gray Engineering Consultants, Inc. for Sally R. Haas, St. Albans School Rd, requested rezoning from R-S, Residential Suburban R-12 to Single-Family Residential.

CZ-2021-81, Nick Franchina of Crown Properties, LLC for CJN, LLC, Emily Ln and Old Pelzer Rd, request rezoning from I-1, Industrial District and R-S, Residential Suburban District to R-12, Single-Family Residential District.

CZ-2021-82, Seph Wunder of Adelphos Capital Management, LLC for Billy M. Woods, Sterling Grove Rd and Augusta Rd (US Hwy 25 S), requested rezoning from R-S, Residential Suburban District to C-2, Commercial District.

CZ-2021-83, Josiah Pott of Zenith Real Estate for Robert T. Cox, Jr., 340 Blakely Ave, requested rezoning from R-S, Residential Suburban District to R-15, Single-Family Residential District.

CZ-2021-84 **Withdrawn by Applicant**

CZ-2021-85, Bill Fitzgerald of Beverage South, Inc. dba Pepsi Cola of Greenville for Beverage South, Inc., Crestwood Dr, Crestwood Forest Dr, and Central Ct,

requested rezoning from R-15, Single-Family Residential District to R-10, Single-Family Residential District.

CZ-2021-86, Joanne M. Armstrong of Affordable Dream Properties, LLC for Affordable Dream Properties, LLC. and Brian J. Yore, 1305 N Parker Rd, requested rezoning from R-10, Single-Family Residential District to R-MA, Multifamily Residential District.

CZ-2021-87, Greg Minton of Enigma Corporation, LLC for Linda G. Whiteman Revocable Trust, 2319 Pelham Rd, requested rezoning from PD, Planned Development to PD-MC, Planned Development, Major Change

CZ-2021-88 **Withdrawn by Applicant**

CZ-2021-89, Joanne M. Armstrong, 456 Crosby Cir, requested rezoning from R-10, Single-Family Residential District to R-6, Single-Family Residential District.

CZ-2021-90, Kevin W. Tollison for Erik C. Weir of Weir Living Trust, 130 Hwy 651, requested rezoning from R-S, Residential Suburban District to NC, Neighborhood Commercial District.

CZ-2021-91, Text amendment to amend Greenville County Zoning Ordinance Article 4 Definitions; Article 6 Use Regulations, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6:2 Use Conditions; Article 7: Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential and Table 7.3 Setback/Height Requirements; and Article 9: Section 9:4 Public Access to Property and to add Article 5: Section 5:16 AG, Agricultural Preservation 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

Monday, October 4, 2021
5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, October 18, 2021
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, October 27, 2021
4:30 p.m. Conference Room D