

Greenville County Planning Commission
October 27, 2021
4:30 p.m.

The meeting will be live streamed via Zoom and open for on-site participation
in County Council Chambers, 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 September 22, 2021 Commission Meeting** Attachment 1

ANYONE WISHING TO COMMENT ON THE FOLLOWING SUBDIVISION APPLICATIONS PLEASE ATTEND THE MEETING IN PERSON AND SIGN UP TO SPEAK. 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-2021-195: Parkside Heights *Rashida Jeffers-Campbell*
Subdivision Administrator

PP-2021-196: Rolling Oaks
VAR2021-106: Rolling Oaks (Emergency Access)

PP-2021-202: Silvers Crossing (Resubmittal)
5. **Road Name Change Application** Attachment 3

RD-2021-193: Lilibet Trail to Pixel Trail *Rashida Jeffers-Campbell*
Subdivision Administrator
6. **Final Development Plan Application** Attachment 4

Roberts Farm, Flexible Review District (FRD) *Joshua Henderson*
James D. Martin, III of Arbor Land Design, LLC is requesting to develop a *Zoning Administrator*
residential development consisting of 83 Single-Family Detached units and 64
Single-Family Attached units on 41.97 acres.
7. **Rezoning Requests** Attachment 5

CZ-2021-92: Jonathan Cochrane of SC Greenville White Horse, LLC for Marie *Joshua Henderson*
McLucas of Berea Bowl, LLC, White Horse Road, requested rezoning from R- *Zoning Administrator*
M20, Mutlifamily Residential District & C-2, Commercial District to C-3,
Commercial District.

CZ-2021-93: Larry Brotherton of Ortec, Inc for L Square Company, LLC, 499 Old
Pelzer Road, requested rezoning from R-12, Single-Family Residential District
to I-1, Industrial District.

CZ-2021-95: Amanda Felton of Draper Creative, LLC for Draper Creative, LLC,
Bryant Street and Draper Street, requested rezoning from FRD, Flexible
Review District and R-7.5, Single-Family Residential District to FRD–MC,
Flexible Review District, Major Change.

CZ-2021-96: Stephanie P. Gates of Site Design, Inc. for ECS Development, LLC, 201 and 205 Reid School Road, requested rezoning from R-S, Residential Suburban District to FRD, Flexible Review District.

CZ-2021-97: Nick Franchina of Palmetto State Capital for Linden Hall Development, LLC and 10 Star Fitness of Greenville, Inc., 3093 S Hwy 14, requested rezoning from C-3, Commercial District to C-2, Commercial District.

CZ-2021-98: Nick Franchina of Palmetto State Capital for Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & Etal, Sullivan Road and Blue Springs Way, requested rezoning from R-S, Residential Suburban District to R-12, Single-Family Residential District.

CZ-2021-99: Simon Tuohy of Urban Realty Partners for Water Dagger, LLC, Hampton Avenue Extension, Kelly Avenue, Cedar Lane Court, requested rezoning from R-7.5, Single-Family Residential District, R-M20, Multifamily Residential District, C-2, Commercial District to FRD, Flexible Review District.

CZ-2021-101: Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne, West Georgia Road and Fork Shoals Road, requested rezoning from R-S, Residential Suburban District to R-12, Single-Family Residential District.

CZ-2021-102: Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne, West Georgia Road and Fork Shoals Road, requested rezoning from R-S, Residential Suburban District to C-3, Commercial District.

CZ-2021-103: Eric Hedrick of TCC Venture, LLC for Tracey S. Coleman and Donald H. Hawthorne, West Georgia Road, Requested rezoning from R-R1, Rural Residential District to R-15, Single-Family Residential District.

8. Planning Report

*Tee Coker
Planning Director*

9. Old Business

10. New Business

Election of Vice-Chairperson

11. Adjourn

Next Planning Commission Workshop TBD

Next Planning and Development Committee Meeting

Monday, November 1, 2021
5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, November 15, 2021
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, November 17, 2021
4:30 p.m. Conference Room D