

Greenville County Planning Commission
November 17, 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 October 27, 2021 Commission Meeting**

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** *Rashida Jeffers-Campbell*
Subdivision Administrator

PP-2021-209: Lakeview
VAR2021-110: Lakeview (Emergency Access Variance)

PP-2021-218: Parker's Summit

PP-2021-219: Langford Hills

PP-2021-222: River Crest

PP-2021-224: Atlas Acres
VA-2021-225: Atlas Acres (Buffer Variance)

PP-2021-228: Hartness Phase 3 (Revision)

5. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator

CZ-2021-104: Benjamin Menez for Araceli Perales Jimenez, Palmetto Ave, requested rezoning from C-2, Commercial District to R-MA, Multifamily Residential District.

CZ-2021-105: Joe G. Teague for Wanda G. Cannady and Mary E. Hinson, 2310 Woodruff Rd, requested rezoning from R-S, Residential Suburban District to R-M8, Multifamily Residential District.

CZ-2021-106: Joe G. Teague for Foothills Presbytery and Chandler Revocable Trust, 1713 W. Georgia Rd. and 308 Rocky Creek Rd requested rezoning from R-S, Residential Suburban District to R-M8, Multifamily Residential District.

CZ-2021-107: Darlene Smith Atkins and Randall Atkins for Street Church Ministries, Inc. Greenville, 1601 W. Blue Ridge Dr. and 209 Highlawn Ave, requested rezoning from C-2, Commercial District to S-1, Services District.

CZ-2021-108: Nick Patel for JSCI County Line, LLC, 3326 New Easley Highway, requested rezoning from S-1, Services District to C-1, Commercial District.

CZ-2021-109: John Earl Shaw, White Horse Rd, Bent Bridge Rd, and Easley Bridge Rd. Exit Ramp, requested rezoning from R-10, Single-Family Residential District to S-1, Services District.

CZ-2021-110: Ron Clyde of Clyde Realty, LLC for Victor Gallego, 637 Harrison Bridge Rd, requested rezoning from R-S, Residential Suburban District to C-1, Commercial District.

CZ-2021-111: Marvin W. Willimon of Mike Willimon Towing, Inc. for James Brockman with Greenville Civic Center Real Estate, 1406 Cedar Lane Rd requested rezoning from C-2, Commercial District to S-1, Services District.

CZ-2021-112: Rex B. Galloway, 1575 Reid School Rd, requested rezoning from R-15, Single-Family Residential District to R-S, Residential Suburban District.

CZ-2021-113: Cyrus Bagheri for Stephen E. Larson and Lois A. Larson, 315 Roberts Circle, requested rezoning from R-S, Residential Suburban District to R-20, Single-Family Residential District.

CZ-2021-114: Andrew Mills Harrill of Lee & Associates for Tung Van Co of Tf1 Property, LLC, 3028 Wade Hampton Blvd, requested rezoning from R-12, Single-Family Residential District to C-2, Commercial District.

CZ-2021-115: Chris McDougal Prevost of Joyner Commercial for Patricia Ann Williams and Morris Arthur Williams, 6342 White Horse Rd, requested rezoning from R-12, Single-Family Residential District to C-3, Commercial District.

CZ-2021-116: Allen Willard Hawkins III for Southern Smiles Properties, LLC, 2814 Woodruff Rd, requested rezoning from O-D, Office District to FRD, Flexible Review District.

CZ-2021-117: Robert J. Barreto of Summit Development for Lois S. Bryson, Brenda Gail Freeman, Heather M. Kennedy and Jason Sean Burton, 1803 Roper Mountain Rd, requested rezoning from R-S, Residential Suburban District to R-15, Single-Family Residential District.

CZ-2021-119: Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of V-go Holdings, LLC, 1333, 1335, and 1337 Cedar Lane Rd, requested rezoning from S-1, Services District to C-3, Commercial 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, December 6, 2021
5:00 p.m. Conference Room D

Next Zoning Public Hearing

Monday, January 10, 2022
6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, January 26, 2022

4:30 p.m. Conference Room D