

Greenville County Planning Commission Minutes
July 28, 2021 at 4:30 p.m.
Conference Room D at County Square

Commissioners Present: S. Bichel, Chair; M. Jones, Vice Chair; M. Shockley; J. Bailey; C. Clark; F. Hammond; J. Rogers; M. Looper; and E. Forest

Commissioners Absent: None

County Councilors Present: B. Kirven

Staff Present: P. Gucker; T. Coker; T. Stone; J. Henderson; B. Denny; A. Lovelace; M. Staton; R. Jeffers-Campbell; H. Gamble; N. Miglionico; IS Staff, K. Walters

1. Call to Order

Chairman Bichel called the meeting to order at 4:30 p.m.

2. Invocation

Mr. Jones provided the invocation.

3. Approval of the Minutes of the June 23, 2021 Commission Meeting

Motion: by Mr. Looper, seconded by Mr. Jones, to approve the minutes of the June 23, 2021 Commission meeting, as presented. The motion carried by voice vote.

4. Preliminary Subdivision Applications

PP-2021-126: Antioch Springs

Withdrawn by Applicant

PP-2021-127: Antioch Creek

VA-2021-144: Antioch Creek Variance (Emergency Access)

Both withdrawn by Applicant

PP-2021-130: Lilac Woods

VA-2021-131: Lilac Woods Variance (Internal Access)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Lilac Woods, an infill conventional subdivision located east of the intersection of Lilac Street and Larkspur Drive in the Berea area. The applicant is requesting ten (10) lots on 6.94 acres in the R-12, Single-Family Residential zoning district. Access is provided off of Larkspur Road, a county-owned road. Water and sewer service will be provided by Greenville Water and Berea Sewer, respectively.

Additionally, the applicant is requesting a variance from internal access requirements per LDR Article 3.5.5.

The project area is characterized by single-family development and is located within the Traditional Neighborhood character area of the *Plan Greenville County Comprehensive Plan*. The recommended land use types for this area are characterized by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes. The recommended density is 6 to 20 dwellings per acre; this

application proposes infill single-family lots at a density of 1.4 units per acre, which is consistent with the comprehensive plan and zoning district.

Staff recommends approval of the plan with the standard specific requirements as well as the requested variance. The variance is consistent with the comprehensive plan, which encourages infill development in this area where existing infrastructure is available.

Discussion: Residents Gwen Bayne and Tabitha Bayne spoke in opposition to the proposed subdivision. When Gwen Bayne cited the condition and narrowness of Childress Circle, Mr. Looper asked staff about plans to improve the road. Ms. Jeffers-Campbell and Ms. Gambrell explained that the applicant will not be required to widen all of Childress Circle, but that staff will consider what can be done to improve the street during the development process. Tabitha Bayne cited the trees and natural features of the project site as having value worthy of preservation. She requested that the property owner halt the sale of the property and provide a year for her to fundraise to buy the land in question in order to turn it into a nature conservancy.

Resident Tamara Dwyer spoke in favor of the project, stating the best outcome for the land in question was the proposed subdivision.

Also speaking in favor of the proposed subdivision was the applicant, Mr. Chris Hill. Mr. Hill stated he has designed an open space-conscious subdivision and that it was not a mass-grading exercise. He stated he plans to protect as many trees and other natural features as possible.

Ms. Clark asked staff about stream buffers on the site. The engineer representing the applicant stated that the proposed fifteen-foot-wide buffer was approved by staff.

Ms. Clark asked staff about stormwater. Ms. Jeffers-Campbell stated that the applicant must comply with all applicable regulations.

Ms. Clark asked staff about access to the lots. Ms. Jeffers-Campbell stated that direct access will be provided on Larkspur Drive by a series of flag lots.

Chairman Bichel stated he was unhappy with buffers on private lots. Ms. Jeffers-Campbell stated that such buffers were permissible under the Land Development Regulations.

Motion for PP-2021-130: by Mr. Shockley, seconded by Mr. Forest, to approve PP-2021-130. The motion carried by voice vote with five in favor (Hammond, Rogers, Bailey, Shockley, Forest) and four in opposition (Bichel, Jones, Clark, Looper).

Motion for VA-2021-131: by Mr. Shockley, seconded by Mr. Forest, to approve VA-2021-131. The motion carried by voice vote with all in favor.

PP-2021-133: Whetstone Reserve

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Whetstone Reserve, a conservation subdivision under the Scuffletown Rural Conservation District of the Zoning Ordinance. The project site is located east of the intersection of East Georgia Road and Bethany Road near the Spartanburg County/Greenville County boundary. The applicant is requesting fifty (50) lots on 49.73 acres at a density of 1 unit per acre in the R-S, Residential Suburban zoning district. Access is provided off of Bethany Road, a state road. Water and

sewer service will be provided by Greenville Water and septic.

The project area is located within the Suburban Neighborhood character area of the *Plan Greenville County* Comprehensive Plan. The surrounding area is characterized by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, and community open space connections. The recommended density is 3-to-5 dwellings per acre.

Staff recommends approval of the plan with the standard and specific requirements.

Discussion: Four nearby residents spoke in opposition to the proposed subdivision. The first speaker Kitty Holtzclaw, opened by stating her approval of the Scuffletown Rural Conservation District. Mrs. Holtzclaw then questioned the proposed homebuilder's understanding of rural communities and expressed her concern about septic fields and the potential impact of such infrastructure on nearby water wells. The second speaker George Holtzclaw, reinforced the same concern about impacts to well water quality. The third speaker in opposition Justin Wagner, cited stormwater and traffic safety as causes for concern. The fourth speaker in opposition Jeremy Selman, referenced potential effects to nearby property owners, increased traffic, and the small lot sizes within the subdivision as problematic.

Two individuals, a nearby resident and the project engineer, spoke in favor of the proposed subdivision. The resident Lesley Cooper stated the proposed subdivision design was appropriate for a rural area. The project engineer, Mr. Paul Harrison, cited the rarity of development within the Scuffletown Rural Conservation District. Mr. Harrison stated his client was willing to preserve a significant amount of open space and mentioned that the smaller lot sizes of the subdivision afford an opportunity for a community septic system that could eventually be served by ReWa if sanitary sewer becomes available.

Mr. Jones asked Mr. Harrison about the size and location of the community septic field. Mr. Harrison responded that he was working with ReWa on these issues as well as ownership of the system. Mr. Jones asked if the location of the septic field could be shifted if need be, and Mr. Harrison indicated it could be moved if needed.

Mr. Jones asked staff to explain lot size and density within the Scuffletown Rural Conservation District. Mr. Henderson listed some of the development requirements within the overlay district. Ms. Jeffers-Campbell then explained conservation subdivision principles in layman's terms.

Ms. Clark asked staff about community septic fields and well monitoring for downstream residents. Ms. Jeffers-Campbell indicated she was not aware of any regulations or requirements, but cited ReWa as the entity best positioned to respond to this question.

Mr. Bailey asked Mr. Harrison about soil testing for the proposed septic field. Mr. Harrison stated he has started working on this. Mr. Bailey asked Mr. Harrison if the land does not allow for the size of the proposed septic field, would Mr. Harrison be required to come back before the Planning Commission? Mr. Harrison responded that if he had to relocate the septic field or decrease the number of lots, it would require a resubmittal. Mr. Bailey stated that the developer would first need to work through all environmental issues with DHEC and Greenville County.

Mr. Rogers complimented the applicant on the overall design of the proposed subdivision and specifically cited its access to open space as a good feature.

Caleb Rundorff, A representative of the Applicant, mentioned there is a four way stop at East Georgia Road and Bethany Road that should prevent motorists from travelling over the speed limit.

Motion: by Mr. Hammond, seconded by Mr. Bailey, to approve PP-2021-133. The motion carried by voice vote with all in favor.

PP-2021-136: Creekside Cottages

VA-2021-137: Creekside Cottages Variance (Internal Access)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision application for Creekside Cottages, a single-family subdivision located east of the intersection of Easley Bridge Road (Highway 123) and Bel Aire Drive, just east of the Judson Mill community. The applicant is requesting eleven (11) lots on 2.8 acres at a density of 3.9 units per acre in the Flexible Review (FRD) zoning district. No internal access is proposed. All proposed lots will be accessed off of Bel Aire Drive, a county road. Water and sewer will be provided by Greenville Water and Parker Sewer.

Additionally, the applicant is requesting a variance from internal access requirements, per LDR Article 3.5.5.

Creekside Cottages is located within the Core Neighborhood character area of the *Plan Greenville County* Comprehensive Plan. The area is characterized by a mix of detached and attached single-family homes, mid-sized multi-family buildings, and a mix of small-scale commercial development. These areas are walkable, with a well-connected sidewalk network, a balance of off-street and on-street parking, and parks and activity centers located near residential areas. The recommended density is 8-to-14 dwellings per acre.

Staff recommends approval of the preliminary plan with the standard and specific requirements as well as the requested variance. Due to site characteristics and urban character of the area, the variance requested will be in harmony with the general purpose and intent of the LDR and will not be injurious to the neighbor or otherwise detrimental to the public welfare.

Discussion: There were no speakers in opposition to the proposed subdivision. However, there were two speakers in favor, the developer and project engineer. The developer, Mr. Chris Hill, stated the project site is old Judson land in Sterling with considerable development challenges, including an existing sewer easement and floodplain. Mr. Hill explained the property had already been rezoned to a Flexible Review District to accommodate the proposed subdivision.

Motion for PP-2021-136: by Mr. Looper, seconded by Ms. Clark, to approve PP-2021-136. The motion carried by voice vote with all in favor.

Motion for VA-2021-137: by Mr. Looper, seconded by Ms. Clark, to approve VA-2021-137. The motion carried by voice vote with all in favor.

PP-2021-129: Pleasant Brook

VA-2021-143: Pleasant Brook Variance (Stub Street Connection)

Rashida Jeffers-Campbell addressed the Commission members with a preliminary subdivision

application for Pleasant Brook, an Open Space Residential Development under Option 2 of the Zoning Ordinance. The project site is located approximately one mile south of the intersection of US Highway 25 and Old Grove Road. The applicant is requesting one-hundred (100) lots on 27.8 acres at a density of 3.5 units per acre in the R-7.5, Single-Family Zoning District. Access is provided on Old Grove Road, a state road. Water and sewer will be provided by Greenville Water and Gantt Sewer, respectively.

Additionally, the applicant is requesting a variance from stub out connection requirements per LDR Article 8.9.1.

Pleasant Brook is located within the Suburban Neighborhood character area of the *Plan Greenville County* Comprehensive Plan. The surrounding area is characterized by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Homes include attached garages. Local streets are laid out in a curvilinear pattern with occasional cul-de-sacs. Streets may or may not include sidewalks. New single-family subdivisions should be designed with sidewalks, street trees, and other neighborhood parks and community open space connections. The recommended density is 3-to-5 dwellings per acre. This application proposes 3.5 units per acre, which is consistent with the zoning district and the Comprehensive Plan.

Staff recommends conditional approval of the preliminary plan with the standard and specific requirements as well as the following:

- Traffic improvements warranted as a result of the required SCDOT Traffic Study must be installed once 40 lots have been recorded.
- The applicant must also submit a revised plan showing the required stub street connection point and correct parking stall dimensions per GCZO 12:2.5. A revised plan shall be submitted to Subdivision Administration by August 2, 2021.

Regarding the requested variance, staff recommends denial. There is no apparent unnecessary hardship due to special site conditions. A connection point is possible near the proposed emergency access at Dryden Avenue and adjoining properties may also be purchased to satisfy the requirement. Per the LDR, subdivisions with greater than 100 lots are required to provide at least two access roads. This proposal is one lot short of triggering a second full access. The variance is also not necessary to make possible the legal use of the land. Proposals with less than 60 lots are not required to provide a stub street connection.

Discussion: The project engineer, Mr. Paul Harrison, was the only person signed up to speak. Mr. Harrison first addressed the issue of the requested variance from a required stub out connection. He cited land limitations and stated that the variance makes the project workable.

Chairman Bichel asked staff where a potential stub out should go. Ms. Jeffers-Campbell cited multiple points of interconnectivity that currently exist.

Mr. Bailey asked staff about connectivity and when it should be used. Ms. Jeffers-Campbell stated that the ordinance requires connectivity and cited a lack of hardship on the part of the developer.

Mr. Bailey asked staff about an existing natural gas easement running through the proposed subdivision tract. Ms. Jeffers-Campbell stated that full access is possible over a gas easement.

Mr. Bailey and Ms. Jeffers-Campbell continued to discuss opportunities for potential street connections that would satisfy the stub out requirement. Mr. Harrison added his voice to the conversation before it became apparent that an impasse had been reached.

Chairman Bichel announced there was a request to restate the variance and it was read again.

Motion for VA-2021-143: by Mr. Forest, seconded by Mr. Shockley, to approve VA-2021-143. The motion carried by voice vote with all in favor.

Motion for PP-2021-129: by Mr. Jones, seconded by Mr. Looper, to approve PP-2021-129 with conditions, excluding the conditional stub street connection. The motion carried by voice vote with all in favor.

Chairman Bichel called for a five-minute recess at 6:10 pm. The Commission reconvened at 6:15 pm.

5. **Rezoning Requests**

CZ-2021-58

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-58.

The subject parcel, zoned R-S, Residential Suburban, is located along Taylor Road, a two-lane county-maintained residential road; Old Pelzer Road, a two-lane state-maintained collector road; Old Greenville Road, a two-lane county-maintained residential road; Piedmont Highway, a two-lane state-maintained arterial road; and Interstate 185, a four-lane state-maintained principal arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be an appropriate zoning classification for this parcel due to the immediate access to major thoroughfares. Additionally, the R-12 Zoning classification will align with the *Plan Greenville County Comprehensive Plan*, which designates this area as Suburban Neighborhood.

Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.

Discussion: Mr. Rogers asked staff about the residential density recommendation from the *Plan Greenville County Comprehensive Plan* for the site in question. Mr. Henderson responded the plan recommends 3-to-5 units per acre.

Chairman Bichel asked staff about site access. Mr. Henderson responded that access would likely be provided from Greenville Road and Taylor Road.

Chairman Bichel stated he could not support the requested rezoning, citing lack of sewer and accessibility as reasons.

Mr. Hammond stated it was inappropriate to figure out sewer for a rezoning and that sewer is a subdivision question. Mr. Hammond stated the important question for rezoning is whether it follows the comprehensive plan. The other questions are valid but not relevant now, he stated.

Ms. Clark asked staff about recommended density for the site from the *South Greenville Area Plan*. Mr. Stone responded that the recommended density for the Rural Residential area in the *South Greenville Area Plan* is 1-to-2 units per acre.

Mr. Rogers and Mr. Hammond asked staff for clarity regarding precedent when the comprehensive plan differs from an area plan. Mr. Henderson described how the county's various plans are created. Mr. Coker explained that the comprehensive plan and area plans are developed with different priorities, goals, and stakeholders in mind, and differences

between them are to be expected. He suggested it would be a good topic for a future commission workshop.

Mr. Jones requests clarification on the location of this parcel in reference to the *South Greenville Area Plan*.

Mr. Henderson confirms the parcel is located in the *South Greenville Area Plan* that designates a density of 1-2 units per acre.

Motion: by Mr. Forest, seconded by Mr. Hammond, to approve CZ-2021-58. The motion failed, with four in favor (Hammond, Forest, Bailey, Shockley) and five opposed (Jones, Looper, Rogers, Clark, Bichel).

CZ-2021-59

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-59.

The subject parcel, zoned PD, Planned Development, is located along Old Spartanburg Road, a three-lane state-maintained collector road; and Hudson Road, a two-lane state-maintained collector road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development Major Change would not adversely impact the current uses and densities within the approved PD, nor will it adversely affect the surrounding area. The development will have to meet the following condition: submit a site plan for review and approval prior to the issuance of any land development or building permits.

Staff recommends approval of the requested rezoning to PD-MC, Planned Development – Major Change.

Discussion: None

Motion: by Mr. Hammond, seconded by Mr. Jones, to approve CZ-2021-59. The motion carried by voice vote with all in favor.

CZ-2021-60

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-60.

The subject parcel, zoned R-M10, Multifamily Residential, is located along Old Boling Springs Road, a two-lane state-maintained collector road; Boling Springs Road, a two-lane state-maintained collector road; and Milestone Way, a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential will not significantly impact the surrounding area, due to the subject property already being utilized as multifamily residential.

Staff recommends approval of the requested rezoning to R-M12, Multifamily Residential.

Discussion: Chairman Bichel asked staff about height of new apartment building and encroachment onto surrounding properties. Mr. Henderson explained that any new building must comply with district requirements.

Motion: by Mr. Jones, seconded by Mr. Looper, to approve CZ-2021-60. The motion carried by voice vote with eight in favor (Hammond, Rogers, Bailey, Shockley, Forest, Jones, Clark,

Looper) and one in opposition (Bichel).

CZ-2021-61

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-61.

The subject parcel, zoned R-S, Residential Suburban, is along Godfrey Road, a two-lane County-maintained collector road. Staff is of the opinion that the number of lots that a successful rezoning would allow would not have an adverse effect on the area, especially considering the recent change to Godfrey Road in which it terminates before reaching Batesville Road.

Staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

Discussion: Mr. Bailey and Chairman Bichel briefly discussed sewer availability for the site.

Motion: by Mr. Rogers, seconded by Mr. Bailey, to approve CZ-2021-61. The motion carried by voice vote with all in favor.

CZ-2021-62

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-62.

The subject property, zoned R-S, Residential Suburban, is located along Anderson Ridge Road, a two-lane County-maintained collector road; and White Circle, a two-lane County-maintained residential road. Staff is of the opinion that a rezoning to R-15, Single Family Residential would not be appropriate due to the tract's location along Anderson Ridge Road, the potential for increased traffic congestion, and due to the lack of appropriate infrastructure for the requested density.

Staff recommends denial of the requested rezoning to R-15, Single-Family Residential.

Discussion: Chairman Bichel inquired regarding if the appropriate infrastructure would be an issue at this stage.

Mr. Henderson explained there would be issues with traffic congestion and the lack of infrastructure contributed to the staff's recommendation to deny.

Mr. Rogers had concerns regarding the timing of approval of a rezoning precluding the denial of a preliminary subdivision. He suggests addressing the infrastructure issue as early as possible.

Motion: by Mr. Rogers, seconded by Mr. Looper, to deny CZ-2021-62. The motion carried by voice vote with all in favor.

CZ-2021-63

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-63.

The subject property, zoned R-R1, Rural Residential District, is located along Gunter Road, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential is not appropriate for this area due to the rural future land use designations within the *Plan Greenville County Comprehensive Plan* and the *South Greenville Area Plan*, as well as the

surrounding zoning.

Staff recommends denial of the requested rezoning to R-20, Single-Family Residential.

Discussion: None

Motion: by Mr. Looper, seconded by Ms. Clark, to deny CZ-2021-63. The motion carried by voice vote with all in favor.

CZ-2021-64

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-64.

The subject property, zoned C-1, Commercial, is located along North Highway 101, a two-lane State-maintained collector road; and Pine Drive, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site's location along North Highway 101.

Staff recommends approval of the requested rezoning to C-2, Commercial.

Discussion: None

Motion: by Mr. Hammond, seconded by Mr. Jones, to approve CZ-2021-64. The motion carried by voice vote with all in favor.

CZ-2021-65

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-65.

The subject property, zoned I-1, Industrial, fronts South Batesville Road, a two-lane State-maintained collector road. While the property itself is immediately surrounded by properties zoned I-1, Industrial and R-S, Residential Suburban, this area of South Batesville Road is lined with multiple service-type businesses. Staff is of the opinion that the requested rezoning to S-1, Services is appropriate for this area.

Staff recommends approval of the requested rezoning to S-1, Services.

Discussion: None

Motion: by Mr. Looper, seconded by Mr. Jones, to approve CZ-2021-65. The motion carried by voice vote with all in favor.

CZ-2021-66

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-66.

The subject parcel, zoned R-12, Single-family Residential, is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this corridor and would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to C-3, Commercial.

Discussion: Mr. Looper asked staff if a successful rezoning would allow for another C-3 car lot on White Horse Road. Mr. Henderson recalled his conversation with the applicant (who intends to expand his trailer sales business onto adjacent property) and explained the acreage requirements for car lots would not allow the location of the applicant's existing business to become a car lot in the future.

Motion: by Mr. Bailey, seconded by Mr. Jones, to approve CZ-2021-66. The motion carried by voice vote with all in favor.

CZ-2021-68

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-68.

The subject parcel, zoned R-M20, Multifamily Residential, is located along Fork Shoals Road, a two-lane State-maintained collector road; and Perimeter Road, a two-lane County-maintained collector road. While staff recognizes that there is no S-1, Services zoning in the immediate area, staff is of the opinion that a successful rezoning to S-1, Services would allow for uses consistent with the existing land uses.

Staff recommends approval of the requested rezoning to S-1, Services District.

Discussion: None

Motion: by Mr. Jones, seconded by Mr. Looper, to approve CZ-2021-68. The motion carried by voice vote with all in favor.

CZ-2021-69

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-69.

The subject parcel, zoned R-20, Single-Family Residential, is located along Walker Springs Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would be consistent with surrounding land uses and would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.

Discussion: None

Motion: by Mr. Looper, seconded by Mr. Rogers, to approve CZ-2021-69. The motion carried by voice vote with all in favor.

CZ-2021-70

Joshua Henderson introduced the staff report and presentation into the record as background information for Rezoning Docket CZ-2021-70.

The subject parcel, zoned S-1, Services, is located along Congaree Road, a two-lane State-maintained collector road; and Webb Road, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would be consistent with surrounding land uses and

would not have an adverse impact on this area.

Staff recommends approval of the requested rezoning to C-2, Commercial.

Discussion: Mr. Rogers stated his concern about allowable C-2, Commercial uses. Mr. Henderson explained that the desired use, "Bar/Tavern," is only permissible in the C-2 zone.

Motion: by Mr. Jones, seconded by Mr. Bailey, to approve CZ-2021-70. The motion carried by voice vote with all in favor.

6. Planning Report

Mr. Tee Coker presented the July Planning Report to the Commission. He suggested a good topic for an upcoming Planning Commission workshop would be to discuss conformance between the county comprehensive plan and our various area plans.

7. Old Business

There was no old business.

8. New Business

There was no new business.

9. Adjourn

Without objection, Chairman Bichel adjourned the meeting at 7:08 p.m.

Respectfully submitted

Tee Coker
Planning Director