

**REVISED**

**GREENVILLE COUNTY PLANNING COMMISSION MEETING**

**February 24, 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**

*Steve Bichel  
Chairman*

**2. INVOCATION**

**action: 3. APPROVAL OF THE MINUTES OF THE JANUARY 27, 2021  
COMMISSION MEETING**

**Attachment 1**

**ANYONE WISHING TO COMMENT ON THE FOLLOWING SUBDIVISION APPLICATIONS PLEASE SUBMIT YOUR WRITTEN COMMENTS BY EMAIL TO [rjeffers-campbell@greenvillecounty.org](mailto:rjeffers-campbell@greenvillecounty.org) and [pgucker@greenvillecounty.org](mailto:pgucker@greenvillecounty.org) NO LATER THAN NOON FEBRUARY 22, 2021. (THIS IS FOR PARTICIPATING REMOTELY OR IN PERSON). PLEASE INCLUDE YOUR NAME, ADDRESS, PHONE NUMBER AND THE NAME OF THE ITEM YOU WISH TO SPEAK TO. YOU WILL RECEIVE AN INVITATION WITH DIRECTION FOR JOINING THE MEETING, TIME LIMITS APPLY. THERE WILL BE TEN MINUTES TOTAL ALLOTTED FOR SPEAKERS IN FAVOR AND TEN MINUTES ALLOTTED FOR SPEAKERS IN OPPOSITION.**

**action: 4. PRELIMINARY SUBDIVISION APPLICATIONS**

**PP-2020-154**, Roberts Farm

**PP-2020-165**, The Narrows

**PP-2021-002**, Cottonwood Ridge

**PP-2021-013**, Cloverdale Hills

**VA-2021-022**, Cloverdale Hills (Emergency Access)

**Attachment 2**

*Rashida Jeffers-Campbell  
Subdivision Administrator*

**action: 5. VARIANCE REQUESTS**

**VA-2021-017**, South Park Variance

**action: 6. REZONING REQUESTS**

**CZ-2021-13**, Rodney E. Gray of Gray Engineering Consultants, Inc.

for Betty Jane B. Bullard and Margaret B. Pearson, located at

917 and 919 Fairview Road, requesting rezoning from R-S,

Residential Suburban to R-20, Single-Family Residential.

**CZ-2021-14**, Nick Franchina and Zach Roberts for Crown

Properties, LLC, located at 1305 Brushy Creek Road, requesting rezoning

from R-15, Single-Family Residential to R-MA, Multifamily Residential District.

**CZ-2021-15**, Philip Cox of Hotel Management Services, Inc. for

Greenville Partners IV, LLC, located at 75 Mall Connector Road,

requesting rezoning from S-1, Services to FRD, Flexible Review District.

**Attachment 3**

*Joshua Henderson*

*Zoning Administrator*

*Meagan Staton*

*Deputy Zoning Administrator*

*Principal Planner*

**CZ-2021-16**, Christopher Laney of Southern Investment & Development for DSP Holdings, LLC, located on New Easley Highway (Highway 123), requesting rezoning from S-1, Services to C-1, Commercial.

**CZ-2021-17**, Joel Wesley McCrary, located at 5201 Wade Hampton Boulevard, requesting rezoning from R-S, Residential Suburban to FRD, Flexible Review District.

**CZ-2021-18**, Joseph Bryant of Seamon Whiteside for Second Half Investments, LLC, located on Old White Horse Road, requesting rezoning from R-S, Residential Suburban to FRD, Flexible Review District.

**CZ-2021-19**, Ryan James Peiffer of Hughes Investment for Beech Tree, Inc., located on Old Grove Road, requesting rezoning from I-1, Industrial to R-12, Single-Family Residential.

**CZ-2021-20**, Dean S. Warhaft of Cone Mills Acquisition Group, LLC, for Alston Street LLC, American Fast Print Limited (U.S.), LLC, Langston Creek, LLC and Piper Properties of Greenville, LLC, located on W. Blue Ridge Drive, Brooks Avenue, Old Buncombe Road, School Road, N. Franklin Road, Lester Street Alley, Lester Avenue, Bishop Street and Alston Street.

**7. PLANNING REPORT**

*Tee Coker  
Planning Director*

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**10. ADJOURN**

The next Planning Commission Workshop tbd

The Planning and Development Committee meeting will be

March 1, 2021 - 5:00 p.m.

Conference Room D with limited seating

Remote participation by Committee members

The next Public Hearing will be

**Monday, March 15, 2021**

6:00 p.m. Council Chambers

with limited seating

Remote participation by Council members

The next Planning Commission meeting will be

**Wednesday, March 24, 2021**

4:30 p.m. Conference Room D

with limited seating

Remote participation by Commission members