

Planning and Development Committee

May 6, 2019

5:00 P. M.

Conference Room D

County Square

- 1. Call to Order
- 2. Invocation
- 3. [Approval of the minutes of the April 1, 2019 Committee meeting.](#)
- 4. [Zoning Dockets](#)

Phoenikx Buathier, Zoning Administrator
 Alan Willis, Principal Planner

- 1. The following items received a Public Hearing on April 15, 2019 and were presented to the Planning Commission on April 27, 2019.

- a. Docket Number: [CZ-2019-12](#)
 Applicant: Joe Bryant, Seaman Whiteside & Associates for Judson Mill Ventures, LLC
 Property Location: Easley Bridge Road, 2nd Avenue and 6th Street (Judson Mill)
 County Block Book: 0115000400100, 0115000400300, 0114001000100, 0114001000104, 0114001000102, 0114001000105, 0114001000103 and 0114001000106
 Existing Zoning: PD, Planned Development
 Requested Zoning: PD, Planned Development (Major Change)
 Future Land Use: Judson Community Plan
 Acreage: 36
 County Council District: 23 – Norris
 Staff Recommendation: Approval with conditions
 Planning Commission: Approval with conditions as amended

- b. Docket Number: [CZ-2019-27](#)
 Applicant: Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC
 Property Location: Metts Street
 County Block Book: 0174040100407
 Existing Zoning: R-MHP, Residential Manufactured Home Park District
 Requested Zoning: S-1, Services
 Future Land Use: Cherrydale Area Plan, Service/Industrial
 Acreage: 8.59
 County Council District: 23 – Norris
 Staff Recommendation: Approval
 Planning Commission: Approval

- c. Docket Number: [CZ-2019-29](#)
 Applicant: John Montgomery, Colliers International for
 The Old House, LLC, Rural Renaissance LLC, Hayne W. Hipp and
 Mason A. Goldsmith, etal
 Property Location: Augusta Road, Pine Drive, Pepper Road, Old Gunter Road,
 Greystone Drive and Emily Lane
 County Block Book: 0602010101700, 0602010102500 and 0602010105800
 Existing Zoning: Unzoned
 Requested Zoning: BTB, Business Technology District
 Future Land Use: South Greenville Area Plan, Business and
 Light Manufacturing Park
 Acreage: 485.01
 County Council District: 25 – Fant and 26 – Ballard
 Staff Recommendation: Approval with condition
 Planning Commission: Approval with condition as amended
- d. Docket Number: [CZ-2019-30](#)
 Applicant: Greenville County Council
 The proposed text amendment is to the Greenville County
 Zoning Ordinance, to Amend Article 7 Section 2, “Open Space
 Residential Development”, to provide a procedure for an
 administrative reduction of not more than 0.5 acres and not
 more than one and a half (1.5) percent of previously
 approved open space in certain developments approved
 under Option #2 of Section 7:2.5 of the Zoning Ordinance.
 Staff Recommendation: None
 Planning Commission: Denial
- e. Docket Number: [CP-2019-03](#)
 Applicant: Greenville County Planning Department
 Proposed amendment to the Imagine Greenville County
 Comprehensive Plan to include the Riverdale-Tanglewood
 Community Plan, which is a statement of the community’s
 vision, and seeks to address both the immediate concerns and long-
 term goals of the community.
 County Council District: 23 – Norris, 19 – Meadows, 25 – Fant
 Staff Recommendation: Approval
 Planning Commission: Approval and Council

2.

[Held Docket](#)

The following had a Public Hearing on September 17, 2018 and was presented to the Planning Commission on September 26, 2018. The item was presented to the Planning and Development Committee on October 1, 2018. The item was presented to County Council on October 16, 2018 and approved. The item was held on the Council floor on 11/6/18 and 1/22/19. On February 5, 2019 County Council returned the item to the Planning and Development Committee. At the March 4, 2019 Committee meeting the item was held at the applicant’s request.

Docket Number: [CZ-2018-58](#)
Applicant: James D. Martin III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman
Property Location: East Main Street (Taylors)
County Block Book: T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800
Existing Zoning: R-20, Single-Family Residential and C-3, Commercial
Requested Zoning: PD, Planned Development
Future Land Use: Taylors Community Plan/Mixed Commercial, Pedestrian Oriented and Residential
Acreage: 10.7
County Council District: 18 – Barnes
Staff Recommendation: Approval
Planning Commission: Approval 9/26/18
P and D Committee: Approval 10/1/18
County Council: Approval 10/16/18
Held 11/6/18 and 1/22/19
Returned to P and D 2/5/19
P and D Committee: Held 3/4/19

5. [Request for Historic Property Designation – Cedarhurst, the Joseph McCullough Family Home](#)
 - [Memo](#)
 - [Application](#)
6. Adjourn

Board of Zoning Appeals – May 8, 2019
3:00 p.m. Conference Room D – County Square

Planning and Development Committee – TBD

Zoning Public Hearing –May 20, 2019
6:00 p.m. Conference Room D – County Square

Planning Commission Meeting – May 22, 2019
4:30 p.m. Conference Room D – County Square