

Greenville County Planning Commission
November 20, 2024
4:30 p.m.

The meeting will be live streamed via Zoom and open for on-site participation
in the Committee Room, 301 University Ridge, Greenville

Citizens may access the meeting at the following web address:
<https://www.greenvillecounty.org/livestreamplanning.aspx>

1. **Call to Order** Chairman Steven Bichel
2. **Invocation**
3. **Approval of the Minutes of the October 23, 2024 Commission Meeting**
4. **Rezoning Requests** *Joshua Henderson*
Zoning Administrator
 - i. Docket Number: **CZ-2024-071**
Applicant: George A. Parker
Property Location: N. Rutherford Rd. and Pine Dr., Greer, SC 29651
Tax Map Number: T021000101003
Existing Zoning: R-S, Residential Suburban District
Requested Zoning: AG, Agricultural Preservation District
Future Land Use: Suburban Neighborhood
Acreage: 18.104
County Council District: 18 – Barnes
 - ii. Docket Number: **CZ-2024-072**
Applicant: Kamal Desor of Adams Recycling for R & K Equity, LLC
Property Location: 210 Earle Dr. and Larry Ct., Greenville, SC 29611
Tax Map Number: 0237020201700
Existing Zoning: R-M20, Multifamily Residential District
Requested Zoning: C-3, Commercial District
Future Land Use: Industrial with a small portion as Traditional Neighborhood
Acreage: 9.005
County Council District: 23 – Mitchell
 - iii. Docket Number: **CZ-2024-073**
Applicant: James Malm of NAI Earle Furman for James T. Thompson
Property Location: 6615 Bethuel Church Rd. and Augusta Rd., Greenville, SC 29605
Tax Map Number: 0402000100600
Existing Zoning: R-MA, Multifamily Residential District
Requested Zoning: S-1, Services District
Future Land Use: Suburban Neighborhood
Acreage: 6.1
County Council District: 25 – Fant

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.

5. **Preliminary Subdivision Applications** *Meagan Staton*
Subdivision
Administrator

PP-2024-175 Gresham Place

PP-2024-181 Fork Shoals Commercial (Group Development)

PP-2024-183 Derby Farm

6. **Request for Reconsideration by Planning Commission**

PP-2024-164 Bellewyn **see written request below*

*Meagan Staton
Subdivision
Administrator*

7. **Planning Report**

*Rashida Jeffers-Campbell
Planning Director*

8. **Old Business**

9. **New Business**

10. **Adjourn**

Next Planning and Development Committee Meeting

Monday, December 2, 2024

5:00 p.m. Committee Room

Next Zoning Public Hearing

Monday, January 13, 2025

6:00 p.m. Council Chambers

Next Planning Commission Meeting

Wednesday, January 22, 2025

4:30 p.m. Committee Room



November 5, 2024

Thomas Tee Coker
Assistant County Administrator
Greenville County
301 University Ridge
Suite S-3300
Greenville SC 29601
Sent via email: tcoker@greenvillecounty.org

RE: Planning Commission Meeting of October 23, 2024, Docket PP-2024-164

Mr. Coker;

On behalf of our client, W&W Properties, Hartness Development would ask you to reconsider the Preliminary Subdivision Application of Bellewyn, PP-2024-164 and for us to be able to be placed on the November 20, 2024 Planning Commission docket.

I would bring to your attention numerous matters by which we seek this reconsideration that occurred on the 23rd of October. These include mistakes of fact in the original review, several corrections that were required to be made by staff and other matters not the fault of the applicant that affected the result of our subdivision approval review.

1. Commissioners, led by a citizen against the application, erroneously believed that inadequate parking was provided by the plan.
2. Commissioners voiced disapproval based on inaccurate facts – including, but not limited to developable area, accessibility of greenspace and use of the provisions of a Cluster development. Often times, commissioners stated their opinions of Cluster developments in general which is not germane to our application.
3. There were numerous voting irregularities on our application and the Chairman misinterpreted Robert's Rules of Order.
4. No findings of fact contrary to County Code were produced to deny the Subdivision application.

Based on these and other pertinent matters, we believe a reconsideration is merited for docket PP-2024-164 at the earliest possible date which would be the November 20, 2024 meeting.

I am available to answer any questions pertaining to this matter that you might have and look forward to your affirmative response so that we may prepare for the meeting this month.

Sincerely;

Jim Burns
Chief Operating Officer
Hartness Development