

PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES
August 1, 2022

REZONE REQUEST BY CHARLES YOUNG

Chairman Richard Branum called the Public Hearing to order on Monday, August 1, 2022, at 4:30 p.m. and asked for the public's input regarding the proposed rezoning of a parcel of land located on Highway 10 West (Pineapple Highway), to be rezoned from RA (Residential Agriculture) to C3 (Highway Commercial.)

With no input from the public, for or against, the Public Hearing was adjourned.

PLANNING COMMISSION MEETING

The Greenville Planning Commission held a public hearing and its regular monthly meeting on Monday, August 1, 2022, at 4:31 p.m. in the Council Chamber at City Hall. Chairman Branum asked Recording Secretary Christy Bozeman to call the roll. The following members were recorded present: Chairman Richard Branum, Vice-Chairman Joseph West, Mr. Freddie Daughtry, Mr. Howard Meadows, Mr. Steve Bush, and Mr. Eddie Cook. City Attorney Brandon Simmons was in attendance. Reverend Leander Robinson, Mrs. Dee Blackmon, and Ms. Judy Gettys were recorded as absent.

APPROVAL OF MINUTES:

Chairman Branum advised each member had received a draft of the Monday, June 6, 2022, Regular Meeting minutes and asked if there were any additions, deletions, or corrections to be made to the minutes. **Mr. Cook moved to accept the minutes as presented.** Vice-Chairman West **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

BUILDING OFFICIAL'S REPORT:

Building Official John Haire reported that construction at Greenville Storage on the Bypass is at 98% completion and they are currently working on wiring and installation of air conditioning units. The development for Hwashin on Industrial Parkway is underway. One residential housing permit was issued for the month of June.

NEW BUSINESS:

CHARLES YOUNG
REZONE

Real Estate Agent Kent McNaughton presented the rezone request of his client, Mr. Charles Young. Mr. McNaughton shared an illustration of the property, which is 20 acres in size, is presently zoned RA (Residential Agriculture) and is adjacent to a C3 (Highway Commercial) zoned property. Mr. Young wishes to rezone his property from RA to C3. Mr. McNaughton informed the Commission that Mr. Young has no present-day development plans for this property. **Vice-Chairman West made a motion to accept the rezone request as**

presented and to send it to Council with Planning Commission approval. Mr. Bush **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

DEWBERRY'S STEAKHOUSE
DEVELOPMENT PLAN

Mr. Mike Pouncey, the owner of the Dewberry's Steakhouse Restaurant, located at 116 Bolling Street, presented his development plans to the Commission. The plans include the construction of a covered front patio and a covered side patio. The front patio will extend his building out 8 ft. and the side patio will extend his building out an additional 20 ft. The patios will be used for patrons waiting to be seated. In addition, he is constructing an upstairs balcony, which will provide additional seating. The balcony will not have a constructed covering. Mr. Pouncey added the construction of the coverings will also solve some water issues that need to be addressed. **Mr. Cook made a motion to accept the development plan as presented.** Mr. Freddy Daughtry abstained from voting. Mr. Bush **seconded** the motion. Chairman Branum announced the **motion carried** with a unanimous vote of the Commission.

OTHER BUSINESS:

None.

ADJOURNMENT:

With no further business coming before the Planning Commission, the meeting was duly adjourned at 4:41 p.m.

Richard Branum, Chairman