

**GREENVILLE COUNTY PLANNING COMMISSION**  
**October 24, 2018**  
**CONFERENCE ROOM D – COUNTY SQUARE**  
**4:30 P.M.**

**1. CALL TO ORDER** *Jay Rogers*  
*Chairman*

**2. INVOCATION**

**action: 3. APPROVAL OF THE MINUTES OF THE SEPTEMBER 26, 2018 PLANNING COMMISSION MEETING** **Attachment 1**

**action: 4. PRELIMINARY SUBDIVISION APPLICATIONS** **Attachment 2**  
**PP-2018-148**, Howard Farms Subdivision *Rashida Jeffers-Campbell*  
**VA-2018-149**, Howard Farms Variance (20' Buffer) *Subdivision Administrator*  
**PP-2018-156**, Legacy Park Phase 1 (Cluster) Revision  
**PP-2018-157**, Martin Woods Subdivision (Cluster)  
**PP-2018-158**, Hartness Inn Subdivision  
**VA-2018-159** Hartness Inn Variance (TND Road Design Standards)

**action: 5. VARIANCE REQUEST**  
**VA-2018-174**, Stanley Widener – Unpaved Shared Drive

**action: 6. REZONING REQUESTS** **Attachment 3**  
**CZ-2018-61**, Ryan Beaton and Nelli William for SC Propco, LLC *Phoenikx Buathier*  
located on Ebenezer Road, requesting rezoning from *Zoning Administrator*  
O-D, Office District to S-1, Services *Alan Willis*  
**CZ-2018-62**, Emmie Rose Peden, John Keith Woods, *Principal Planner*  
Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods,  
Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton,  
Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Teri L. Kelly,  
Gilley Kyle c/o Upstate Greenery, Inc. H. Wright Holland, III, James R &  
Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o  
Harnesberger Revocable Trust, located on Fairview Road, Peden Road, McKitterick  
Bridge Road Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road,  
Slatton Shoals Road, McKelvey Road and Reedy Fork Road, an unzoned area be zoned  
R-R3, Rural Residential by the Southern Greenville County Citizens for the McKelvey  
Road/Reedy River Area Contiguous Add-Ons (Area 18)  
**CZ-2018-63**, Paul Nichols Gallucci for Castelforte, LLC, located at 130 Prospect Street,  
requesting rezoning from R-7.5, Single-Family Residential to R-M20, Multifamily  
Residential.  
**CZ-2018-64**, John M. Ward, located at 106 Sulphur Springs Road, requesting  
rezoning from I-1, Industrial to S-1, Services.  
**CZ-2018-65**, Dan Edward Dupont, located at 103 Lake Sunshine, requesting  
rezoning from S-1, Services to R-S, Residential Suburban.  
**CZ-2018-66**, Wendell L. Hawkins, Gray Engineering Consultants, Inc. for Shannon  
Dobbins Woodward and Kelly Dobbins Morris, etal, located on Furr Road, requesting  
rezoning from R-S, Residential Suburban to R-15, Single-Family Residential.

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| <b>7.</b>  | <b>DISCUSSION ON FINAL DEVELOPMENT PLANS</b> | <b>Attachment 4</b><br><i>Sarah Holt</i><br><i>Planning Director</i> |
| <b>8.</b>  | <b>PLANNING REPORT</b>                       | <i>Sarah Holt</i>  |
| <b>9.</b>  | <b>MONTHLY MEETINGS</b>                      | <b>Attachment 5</b>  |
| <b>10.</b> | <b>OLD BUSINESS</b>                          |  |
| <b>11.</b> | <b>NEW BUSINESS</b>                          |  |
| <b>12.</b> | <b>ADJOURN</b>                               |  |

The next Planning Commission Workshop will be determined

The Planning and Development Committee meeting will be  
November 5, 2018  
5:00 p.m. Conference Room D – County Square

The next Public Hearing will be  
Monday, November 5, 2018  
6:00 p.m. Council Chambers – County Square

The next Planning Commission meeting will be  
Wednesday, November 28, 2018  
4:30 p.m. Conference Room D – County Square