

**GREENVILLE COUNTY PLANNING COMMISSION**  
**January 22, 2020**  
**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 OCTOBER 23, 2019  
 PLANNING COMMISSION MEETING AND  
 THE NOVEMBER 20, 2019 PLANNING COMMISSION MEETING**

**Attachment 1**

action: 4. **PRELIMINARY SUBDIVISION APPLICATIONS**  
**PP-2019-148, Crestfield Farm ~~WITHDRAWN BY APPLICANT~~**  
**PP-2019-175, Garrison Grove**  
**PP-2019-179, Thomas Place**

**Attachment 2**  
*Rashida Jeffers - Campbell*  
*Subdivision Administrator*

action: 5. **REZONING REQUESTS**  
**CZ-2019-82, ~~WITHDRAWN BY APPLICANT~~**  
**CZ-2020-01, Frances Edwards Thorpe, located at 361 Terry Road,**  
 requesting rezoning from R-R3, Rural Residential to R-R1,  
 Rural Residential.  
**CZ-2020-02, Matthew G. Chasteen for William R. Coker, located**  
 on Davis Road, requesting rezoning from R-R1, Rural Residential to  
 R-S, Residential Suburban.  
**CZ-2020-03, Natasha Sexton for CHPL Real Estate, LLC, located**  
 at 1505 Buncombe Road, requesting rezoning from I-1, Industrial to  
 FRD, Flexible Review District.  
**CZ-2020-04, Mason Snyder and Randy Rayburn for Snyder & Rayburn**  
 Properties, LLC, located at 475 Aiken Chapel Road, requesting rezoning from  
 R-20, Single-Family Residential to FRD, Flexible Review District.  
**CZ-2020-05, Stephanie P. Gates for ECS Development, LLC, located at**  
 201 Reid School Road, requesting rezoning from R-S, Residential Suburban to  
 R-M20, Multifamily Residential.  
**CZ-2020-06, Hope Tz Schmalzl for Luanne C. Whang, John Cooper, Rose Parker,**  
 Diane Cooper, Tara Cason Lehman, and Betsy Hurleleaus, requesting rezoning  
 from R-R1, Rural Residential to C-3, Commercial.  
**CZ-2020-07, Hope Tz Schmalzl for John C. Cooper, located on Augusta Road,**  
 requesting rezoning from R-R1, Rural Residential to I-1, Industrial.  
**CZ-2020-08, Gary Hughey for Stephanie Erin Mungo Dyer and**  
 Bryan Dyer, located at 207 West Lee Road, requesting rezoning from R-20,  
 Single-Family Residential to R-10, Single-Family Residential.  
**CZ-2020-09, D. A. Burdette for Blue Star Enterprises, LLC, located at 207 and**  
 215 W. Main Street, requesting rezoning from C-2, Commercial to C-3, Commercial.  
**CZ-2020-10, Ryan Foster for Ryland Properties, LLC, located at 2400, 2500,**  
 2702 and 2704 Pelham Road, requesting rezoning from FRD, Flexible Review  
 District to FRD-MC, Flexible Review District, Major Change.

**Attachment 3**  
*Joshua Henderson*  
*Principal Planner*  
*Meagan Staton*  
*Planner*

**CZ-2020-11**, Greenville County Board of Zoning Appeals, proposed text amendment to Article 7, Section 2, add new section Article 7, Section 2.7 “land set aside as Open Space Residential Development” is ineligible for a reduction in size by variance from any board, commission or agency of the county.

**6. PLANNING REPORT**

*Sarah Holt  
Planning Director*

**7. MONTHLY MEETINGS**

**Attachment 4**

**8. OLD BUSINESS**

**9. NEW BUSINESS**

**10. ADJOURN**

The next Planning Commission Workshop tbd

The Planning and Development Committee meeting will be  
Monday, February 3, 2020  
5:00 p.m. Conference Room D – County Square

The next Public Hearing will be  
Monday, February 17, 2020  
6:00 p.m. Council Chambers – County Square

The next Planning Commission meeting will be  
Wednesday, February 26, 2020  
4:30 p.m. Conference Room D – County Square