



**Greenwood City/County
Joint Planning Commission Minutes
Greenwood County Library
600 S Main Street
Greenwood, South Carolina 29646
December 17, 2025**

Agenda Item 1: Called to Order --

The Planning Commission met on November 25, 2025 at 5:30 pm, in the Veteran's Auditorium of the Greenwood County Library, Greenwood, South Carolina. A quorum was established. Chairman John Lake called the meeting to order.

Members Present:

Lynn Brooks
Troy Fields
Chip Tinsley
Jim Medford
Tiffany Stevens
Loretta Rohlinger
John Lake

Member(s) Absent: Christine Martin, Sloan Griffin, James Jones, Deresa Burton, Toya Davis, Marvin Hughes,

Planning Department Staff Present:

Carol Coleman, Planning Director
Wayne Evans, Office Manager
Tracey Goldman-Busbee, Planner

Agenda Item 2: Approval of Minutes --

October 21, 2025 minutes were passed unanimously.

Agenda Item 3 (A): Old Business –

- 1. Request R 25-06-007 by City Staff. This request is to amend the City of Greenwood's Zoning Ordinance by adding Chapter 7 Tree Preservation and Landscaping Standards.**

Spoke in Favor of: **None**

Spoke in opposition of the request: **None**

Chairman Lake called for recommendations.

Staff: Briefed on updates, will bring request back at later date.

Action Taken:

1. **Request R 25-06-007 by City Staff.** This request is to amend the City of Greenwood's Zoning Ordinance by adding Chapter 7. Tree Preservation and Landscaping Standards.

2. **Request R 25-10-001 by Staff.** This request is to initiate a comprehensive review of the City of Greenwood's Zoning Maps by analyzing parcels zone LIW (Light Industrial Warehousing) in the City of Greenwood.

Spoke in Favor of: **None**

Spoke in opposition of the request: **None**

Chairman Lake called for recommendations.

Staff: Briefed request, will bring back on later date.

Action Taken:

2. **Request R 25-10-001 by Staff.** This request is to initiate a comprehensive review of the City of Greenwood's Zoning Maps by analyzing parcels zone LIW (Light Industrial Warehousing) in the City of Greenwood.

3. **Request R 25-11-004 (District 6 Templeton) by Heaner Design Group, agent.** This request is to rezone + 21.96 acres of land located at 425 Cobb Road (GPIN 6846-340-932) from R-1 (Single Family Residential) to R-3 (Single Family Residential) in Greenwood County.

Spoke in Favor of: **None**

Spoke in opposition of the request: **None**

Chairman Lake called for recommendations.

Staff: Recommends to approve.

Action Taken:

3. **Request R 25-11-004 (District 6 Templeton) by Heaner Design Group, agent. This request is to rezone + 21.96 acres of land located at 425 Cobb Road (GPIN 6846-340-932) from R-1 (Single Family Residential) to R-3 (Single Family Residential) in Greenwood County.**

Request R 25-11-004 Motion to Approve Request 6-0			
PC Member	In Favor	Opposed	Abstain
Lynn Brooks	✓		
Troy Fields	✓		
Chip Tinsley	✓		
Jim Medford	✓		
Tiffany Stevens	✓		
Loretta Rohlinger	✓		
John Lake - Chair			

4. **Request R 25-10-006 (Ward 1 Hutto) by Heaner Design Group, agents. This request is to rezone + 15.56 acres of land located at 1423 Byp 25 SE (GPIN 6855-998-218) from GC (General Commercial) to MPR (Master Planned Residential) in the City of Greenwood.**

Spoke in Favor of: **None**

Spoke in opposition of the request: **None**

Chairman Lake called for recommendations.

Staff: Recommends to approve.

Action Taken:

4. **Request R 25-10-006 (Ward 1 Hutto) by Heaner Design Group, agents. This request is to rezone + 15.56 acres of land located at 1423 Byp 25 SE (GPIN 6855-998-218) from GC (General Commercial) to MPR (Master Planned Residential) in the City of Greenwood.**

Loretta Rohlinger made a motion to approve. The motion was seconded by Jim Medford and was **approved by 6 to 0 vote** to approve the request.

Request R 25-10-006 Motion to Approve Request 6-0			
PC Member	In Favor	Opposed	Abstain
Lynn Brooks	✓		
Troy Fields	✓		
Chip Tinsley	✓		
Jim Medford	✓		
Tiffany Stevens	✓		
Loretta Rohlinger	✓		
John Lake - Chair			

Agenda Item 4 (A): New Business – PUBLIC HEARINGS

1. **Request R 25-11-001 (Ward 5) by Donna & Bobby Wells. This request is to rezone + 0.99 acre of land located at 118 Main Street West (GPIN 6895-008-379) from CC (Core Commercial) to R4 (Residential Medium Density) in the Town of Ninety Six.**

Spoke in Favor of: **None**

Spoke in opposition of the request: **None**

Chairman Lake called for recommendations.

Staff: Recommends to approve.

Action Taken:

1. **Request R 25-11-001 (Ward 5) by Donna & Bobby Wells. This request is to rezone + 0.99 acre of land located at 118 Main Street West (GPIN 6895-008-379) from CC (Core Commercial) to R4 (Residential Medium Density) in the Town of Ninety Six.**

Request R 25-11-001 Motion to Approve Request 6-0			
PC Member	In Favor	Opposed	Abstain
Lynn Brooks	✓		
Troy Fields	✓		
Chip Tinsley	✓		
Jim Medford	✓		
Tiffany Stevens	✓		
Loretta Rohlinger	✓		
John Lake - Chair			

2. **Request R 25-11-002 (Ward 3 Edwards) by David Z. Brown. This request is to rezone + 0.77 acre of land located at 1201 Cambridge Avenue East (GPIN 6856-602-190) from R4 (Residential Medium Density) to GC (General Commercial) in the City of Greenwood.**

Spoke in Favor of: **None**

Spoke in opposition of the request: **James Thompson, 1310 Bunche Ave. Greenwood:**
Wanted clarification on what property would become, says he isn't saying he is against it.

Chairman Lake called for recommendations.

Staff: Recommends to approve.

Action Taken:

2. **Request R 25-11-002 (Ward 3 Edwards) by David Z. Brown. This request is to rezone + 0.77 acre of land located at 1201 Cambridge Avenue East (GPIN 6856-602-190) from R4 (Residential Medium Density) to GC (General Commercial) in the City of Greenwood.**

Request R 25-11-002 Motion to Approve Request 6-0			
PC Member	In Favor	Opposed	Abstain
Lynn Brooks	✓		
Troy Fields	✓		
Chip Tinsley	✓		
Jim Medford	✓		
Tiffany Stevens	✓		
Loretta Rohlinger	✓		
John Lake - Chair			

3. **Request TA 25-11-003 by Staff. This request is a text amendment to the City of Greenwood's Zoning Ordinance to amend Table 3.1 – Zoning District Use Chart, § 3.3.4.1. Additional Permitted Uses in GC and § 3.3.4.2. Additional Conditional Uses Allowed in GC regarding ABC Package Stores.**

Spoke in Favor of: **None**

Spoke in opposition of the request: **James Thompson, 1310 Bunche Ave. Greenwood:**
Wanted clarification on what property would become, says he isn't saying he is against it.

Chairman Lake called for recommendations.

Staff: Recommends to approve.

Action Taken:

3. **Request TA 25-11-003 by Staff. This request is a text amendment to the City of Greenwood's Zoning Ordinance to amend Table 3.1 – Zoning District Use Chart, § 3.3.4.1. Additional Permitted Uses in GC and § 3.3.4.2. Additional Conditional Uses Allowed in GC regarding ABC Package Stores.**

Request R 25-11-003 Motion to Approve Request 6-0			
PC Member	In Favor	Opposed	Abstain
Lynn Brooks	✓		
Troy Fields	✓		
Chip Tinsley	✓		
Jim Medford	✓		
Tiffany Stevens	✓		
Loretta Rohlinger	✓		
John Lake - Chair			

Agenda Item 5: Land Development –

Agenda Item 6: Commercial Development --

- **NONE**

Agenda Item 7: Council Actions –

- A. Greenwood County Council
- B. Greenwood City Council
- C. Towns of Ninety Six & Ware Shoals

Agenda Item 8: Committee Reports –

- **None**

Agenda Item 9: Adjournment –

Chairman Lake announced that the next meeting will be held on December 17, 2025.

Chairman Lake adjourned the meeting at 7:30 PM.

Submitted by Wayne Evans.