



City of Greenville Planning Commission  
Agenda Workshop Meeting Minutes  
Virtual WebEx Meeting  
12:00 PM March 14, 2023

Meeting Notice Posted January 13, 2023

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Minutes prepared by Sharon Key

Members Present: Meg Terry, Diane Eldridge, Jeff Randolph, Mike Martinez,  
Pamela Adams, Derek Enderlin and Lynn Solesbee

Members Absent: None

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 13, 2023, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

**CALL TO ORDER:** Meeting was called to order at 12:02 PM.

**AGENDA WORKSHOP:** The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on March 16, 2023:

**OLD BUSINESS**

**A. SD-23-42**

Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) (“Park Hill Townhomes”)

*Staff Report presented by Senior Development Planner Austin Rutherford*

- Board asked about using the alley as a driveway.

**NEW BUSINESS**

**A. AX-3-2023**

Application by RDS Associates, LLC for **ANNEXATION** and **REZONE** of approximately 7.07 acres located at **825, 827 CONGAREE ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0545010101002)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**B. AX-4-2023**

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 2.31 acres located at **650 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103800)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**C. AX-5-2023**

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 0.07 acre located at **510 OLD AUGUSTA ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (portion of TM# 0222030401500)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**D. SD-23-98**

Application by Silver Hammer Ventures, LLC for a **SUBDIVISION** of 1.39 acres located at **100 BLYTHE DRIVE AND 24 OLD AUGUSTA ROAD** from 2 LOTS to 5 LOTS. (TM# 0212000400800, 0212000401100)

*Staff Report presented by Principal Development Planner Michael Frixen*

**E. MD-23-99**

Application by Paul Talbert for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.835 acres located at **450 EAST PARK AVENUE** for 32 units. ("Creekview Townes") (TM# 0039020200600)

*Staff Report presented by Senior Development Planner Austin Rutherford*

- Board asked for clarification on flood plain and the flow of water.

**F. Z-3-2023 *Application Withdrawn by Applicant***

Application by the City of Greenville for a **TEXT AMENDMENT** to modify board and commission procedures by amending Sections 19-2.2.1. *Authority to file applications.*

**ADJOURNMENT:** The meeting was adjourned at 12:33 PM.