



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM April 18, 2023

Meeting Notice Posted April 14, 2023

Minutes prepared by Sharon Key

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

Members Absent: None

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 April 20, 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 Development Planner Ben Abdo

NEW BUSINESS

A. AX-6-2023

Application by Annie Asdal for **ANNEXATION** and **REZONE** of approximately 16.92 acres located at **201 SMYTHE STREET** from PD, Planned development

district, in Greenville County to PD, Planned development district, in the City of Greenville. (TM# 0141000300100)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asked about road improvements and curb cuts.

B. AX-7-2023

Application by SCI South Carolina Funeral Services, Inc for **ANNEXATION** and **REZONE** of approximately 88.57 acres located at **1 & 25 PINE KNOLL DRIVE** from R-12, Single-family residential district, R-S, Residential suburban district, and C-2, Commercial district in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0275000200300, 0275000200301)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asked if annexation is under water covenant.
 - Staff noted it was not subject to a covenant.

C. AX-8-2023

Application by the Brian Schick for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **10 SACO STREET** from R-7.5, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (TM# 0118001300600)

Staff Report presented by Senior Development Planner Austin Rutherford

Lynn Solesbee leaved due to conflict of interest

D. AX-9-2023

Application by Graham Hardaway for **ANNEXATION** and **REZONE** of approximately 0.82 acre located at **1530 W. WASHINGTON STREET** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# 0025000100101)

Staff Report presented by Senior Development Planner Austin Rutherford

Lynn Solesbee rejoined meeting

E. AX-10-2023

Application by the F.A. Johnson II for P.A.S.T.O.R.S., Inc for **ANNEXATION** and **REZONE** of approximately 0.117 acre located at **727 MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (portion of TM# M014030100506)

Staff Report presented by Senior Development Planner Austin Rutherford

F. SD-23-201

Application by Joseph J. Hunter for a **SUBDIVISION** of 4.75 acres located at **HALTON ROAD AND MALL CONNECTOR ROAD** from 1 LOT to 3 LOTS. (TM# 0260000101300)

Staff Report presented by Development Planner Ben Abdo

Lynn Solesbee leaved due to conflict of interest

G. MD-23-202

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.99 acres located at **704-722 e. McBee Avenue** for 20 units. ("The McDaniel") (TM# 0064000300200, 006400300400, 0064000300500, 0064000300600, 0064000300700, 0064000300800, 0064000300900)

Staff Report presented by Senior Development Planner Austin Rutherford

- Board asks to review and clarify vehicular access and plans and addressing project on McDaniel.
 - Access was determined by the grade of the land.
- Board asked about any Master Plans that would affect this project and about safety, walkability and connectivity of the site.
- Board asked about SCDOT jurisdiction.

ADJOURNMENT: The meeting was adjourned at 12:45 PM.