



City of Greenville Planning Commission  
Meeting Minutes  
City Hall, 206 S. Main Street  
4:00 PM, April 21, 2022  
Meeting Notice Posted April 15, 2022

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NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on December 31, 2021 via the Greenville City Website. In addition, the Agenda for this Meeting was posted outside the meeting place (City Council Chambers in City Hall) and was emailed to all persons, organizations, and news media requesting notice. Notice for the public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

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Minutes prepared by Sharon Key

Commissioners Present

Jeff Randolph, Derek Enderlin, Meg Terry, Diane Eldridge and Pamela Adams, Trey Gardner

Commissioners Absent

Mike Martinez

Staff Present

Shannon Lavrin, Assistant City Manager; Mary Douglas Hirsch, Planning Administrator; Michael Frixen, Principal Development Planner; Austin Rutherford, Senior Development Planner; Jordan Harris, Associate Development Planner; Logan Wells, Assistant City Attorney; Ross Zelenske, Senior Development Planner; Kristopher Kurjiaka, Principal Development Planner; Edward Kinney, Principal Landscape Architect; Barrett Armstrong, Senior Urban Designer; Ben Abdo, Development Planner and Sharon Key, Planning Coordinator

Call to Order

Chair Meg Terry called the meeting to order at 4:00 PM. Ms. Terry provided normal beginning procedures for Commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

### Approval of Previous Meeting Minutes

Mr. Randolph – change meeting location and moved to approve minutes as proposed for the previous meetings. Mr. Gardner seconded the motion, and the minutes were unanimously approved 6-0.

### Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

### Acceptance of Agenda

Ms. Eldridge motioned to approve the agenda with acceptance of the requested deferral of MD-21-1004, SN-21-1005, Z-1-2022 and SD-22-2022 respectively. Mr. Enderlin seconded the motion. The motion passed unanimously.

### No Conflicts of Interest

## **OLD BUSINESS**

### **A. MD-21-1004 *Applicant has requested deferral to May 2022***

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units (“The Riley Overbrook”) (TM# 019500-01-00201).

### **B. SN-21-1005 *Applicant has requested deferral to May 2022***

Application by DHD Riley, LLC/Drew Schaumber for a **STREET NAME CHANGE** from Woodlark Street to Oakley Drive between Lowndes Hill Road and I-385.

### **C. SD-22-128**

Application by Whitelane Acquisitions, LLC for a **SUBDIVISION** of 8.55 acres located at **200 FAIRFOREST ROAD** from portion of 1 LOT to 88 LOTS. (“Alston Park Townhomes”) (TM# portion of M011010100307)

- Staff Report presented by Principal Development Planner Kris Kurjiaka
  - Commission asked about the number of units facing Ridge Rd.
  - Commission asked about regulations on naming roads
  - Commission asked about site layout, flood plains, setbacks, and cul-de-sac/hammer head requirements with fire department’s code

Applicant: Chris Laney, 121 West Stone Ave, Unit 12 – Presented project and offered to answer questions

- Commission asked about townhome plans details and facing Ridge Rd orientation.

Public comments: None

The commission discussed the project

**\*Motion: Mr. Randolph moved to approve SD-22-128 with change to comment #2 to the correct number of units. Seconded by Mr. Gardner. The motion passed by a vote of 6-0 vote.**

**D. Z-1-2022 *City requests deferral to month yet to be determined***

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Amend and replace Section 19-6.9. *Single-family residential infill standards* in order to modify single-family use standards that pertain to the construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; and, (2) Amend Section 19-2.3.18 *Alternative Equivalent Compliance* to allow application availability to Section 19-6.9 for the purpose of requesting alternatives to 19-6.9.2(A) *Mass and Form Analysis*.

**NEW BUSINESS**

**A. AX-4-2022**

Application by Andretta J Robinson for **ANNEXATION** and **REZONE** of approximately 3.001 acres located at **2550 N. PLEASANTBURG DRIVE** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0183030100401)

- Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Unavailable to attend

Public comments: None

The commission discussed the project

**\*Motion: Mr. Gardner moved to approve AX-4-2022 both annexation and rezone to C-3. Seconded by Ms. Eldridge. The motion passed by a vote of 6-0 vote.**

**B. AX-5-2022**

Application by Parker Group Development, LLC for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **8 CALDER DRIVE** from C-2, Commercial district, in Greenville County to RDV, Redevelopment district, in the City of Greenville. (TM# 0121001001100)

- Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Matt Alexander 123 Welborn St. – Presented annexation and offers to answer questions

Public comments: None

The commission discussed the project

**\*Motion: Mr. Enderlin moved to approve AX-5-2022. Seconded by Ms. Adams. The motion passed by a vote of 6-0 vote.**

**C. AX-6-2022**

Application by Trey Cole/Artful Home Designs, LLC for **ANNEXATION** and **REZONE** of approximately 1.12 acres located at **ANDERSON ROAD** and **CONWELL STREET** from

C-1, Commercial district, and C-2, Commercial District, in Greenville County to RM-2, Single-family and multifamily residential district, in the City of Greenville. (TM# 0112000900200, 0112000900400, 0112000900800, 0112000900900)

- Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Trey Cold 417 N. Markley St. – Presented project and offered to answer questions.

Public comments: Dot Russell, 4A Odessa St. – Spoke for Sterling Neighborhood Association and provided details about Mr. Cole attending their neighborhood meeting and they were in favor of this project.

The commission discussed the project

**\*Motion: Mr. Randolph moved to approve AX-6-2022. Seconded by Mr. Gardner. The motion passed by a vote of 6-0 vote.**

**D. AX-7-2022**

Application by Lead Academy for **ANNEXATION** and **REZONE** of approximately 16.704 acres located at **804 MAULDIN ROAD** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville. (TM# M014010100802)

- Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Sonny Surkin, 176 Tupelo Dr., Greer, SC – Presented annexation and offers to answer questions

Public comments: None

The commission discussed the project

**\*Motion: Mr. Gardner moved to approve AX-7-2022. Seconded by Ms. Eldridge. The motion passed by a vote of 6-0 vote.**

**E. SD-22-2022 *Applicant has requested deferral to May 2022***

Application by Rich Hincapie for a **SUBDIVISION** of 0.697 acre located at **25 WINN STREET AND ALLISON STREET** from 2 LOTS to 4 LOTS. (“Fondo Development”) (TM# 0021000102012 and 0021000101900)

**F. Z-4-2022**

Application by Renaissance Custom Homes for a **PLANNED DEVELOPMENT** modification of 2.95 acres at **N. PLEASANTBURG DRIVE AND RENAISSANCE ROW DRIVE** for the addition of 36 single-family attached lots. (“Renaissance Place”) (TM# 0276000300501, 0276000301505)

- Staff Report presented by Development Planner Ben Abdo

Applicant: Stephanie Gates, 225 Rocky Creek Rd – Presented project modification and offers to answer questions.

- Commission asked about any improvements to the right-away and sidewalk areas.
- Commission asked about buffering for noise and traffic for the townhomes and the purpose for the commercial space

Public comments: None

The commission discussed the project

**\*Motion: Mr. Enderlin moved to approve Z-4-2022 with staff conditions and comments. Seconded by Mr. Gardner. The motion passed by a vote of 6-0 vote.**

#### **G. MD-21-658M**

Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** modification on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 97 apartment units. (“The Delano”) (TM# 0055000200115)

- Staff Report presented by Senior Urban Designer Barrett Armstrong
  - Commission asked about the shared parking contract timeline.
  - Commission asked about the number of affordable housing units
  - Commission asked about incentive requirements for affordable unit threshold.

Applicant: Krish Patel, 606 Crescent Ave. – Presents project and offers to answer questions

Public comments: None

The commission discussed the project

**\*Motion: Mr. Enderlin moved to approve MD-21-658M. Seconded by Mr. Gardner. The motion passed by a vote of 6-0 vote.**

#### **H. Z-5-2022**

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.13 *Land development* to create procedures for naming of developments reviewed by the Planning Commission.

- Staff Report presented by Associate Planner Jordan Harris
  - Commission asked if all developments are required to have a name and what motivated this amendment?
    - Response from addressing procedures and E911 location processes.

Applicant: City of Greenville

Public comments: None

The commission discussed the project:

Commissioner Randolph had concerns for this amendment as when developer chooses poor naming choices and this may provide the public a forum to complain due to unrelated issue.

**\*Motion: Mr. Enderlin moved to approve Z-5-2022. Seconded by Ms. Eldridge. The motion passed by a vote of 4-2 vote.**

**I. WAV-22-248 *NOT A PUBLIC HEARING***

Application by The Gateway Companies/Josh Mandell for a **WAIVER** to the one-year wait period for resubmittal of a **STORMWATER MANAGEMENT VARIANCE** on 8.3 acres located on WEBB ROAD. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

- Staff Report presented by Senior Development Planner Austin Rutherford
  - Commission asks about timeline to resubmit in March 2023

Applicant: Josh Mandell, (virtual) 22 Birmingham, AL, and Craig Winnall – Presented variance reasonings for project and offers to answer questions

- Commission asked about what an option was previously and what is the new information.
  - The applicant noted there was a stay on nationwide Army Corps permits which are now available again, we were unaware it had opened back up at the last meeting.
- The Commission asked what the restoration plan after the disturbances of the wetlands is.

**\*Motion: Mr. Enderlin moved to approve WAV-22-248. Seconded by Mr. Randolph. The motion passed by a vote of 6-0 vote.**

**OTHER BUSINESS**

**A. Staff Update**

- Mr. Kurjiaka provided an update on the LMO.

**\*Motion: Ms. Eldridge moves to go into executive session to seek legal advice on wetlands at 5:21 PM. Ms. Adams seconds. The motion passed by a vote of 6-0 vote.**

**\*Motion: Ms. Eldridge moves to exit executive session at 5:37 PM. Mr. Gardner seconds. The motion passed by a vote of 6-0 vote.**

**Adjourned at 5:40 PM**

## Austin Rutherford

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**From:** West End Neighborhood Association - Ian & Suzanne <greenvillewena@gmail.com>  
**Sent:** Thursday, April 7, 2022 9:28 AM  
**To:** Austin Rutherford  
**Cc:** Dorothy Dowe; Lillian Flemming; Russell Stall  
**Subject:** City of Greenville: April 21st Planning Commission: Agenda item: H. Z-5-2022 - support

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

Dear Planning Commission Members,

**In reference to: April 21st planning commission agenda item: H. Z-5-2022:** Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.13 *Land development* to create procedures for naming of developments reviewed by the Planning Commission.

The West End Neighborhood Association is in support of the text amendment. Ensuring that the naming of a development resonates with the values, feelings, and outlooks of the community is one simple way to improve relations and sentiment between developers and the neighborhoods/surrounding areas.

Thank you,

Sincerely,

**Ian Thomas & Suzanne Woolf**

West End Neighborhood Association

'22 President & Vice President

[greenvilleWENA@gmail.com](mailto:greenvilleWENA@gmail.com)