



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM June 14, 2022

Meeting Notice Posted June 10, 2022

Minutes prepared by Sharon Key

Members Present: Mike Martinez, Diane Eldridge, Trey Gardner, Pamela Adams, Jeff Randolph

Members Absent: Derek Enderlin, Meg Terry

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 14, 2022, 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 12:05 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on June 16, 2022:

OLD BUSINESS

A. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

Staff Report presented by Principal Development Planner Kris Kurjiaka

- Commission asked about front door location

B. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1.

Table of Uses to add "Body piercing/tattoo establishment" as a permitted use in the RDV zoning designation.

Staff Report presented by Senior Development Planner Austin Rutherford

NEW BUSINESS

A. AX-8-2022/Z-6-2022 *Staff has determined this item to be insufficient*

Application by Gracely Investments, LLC/Derek Gracely for **ANNEXATION** and **REZONE** of approximately 0.117 acre portion from C-2, Commercial district, in Greenville County to S-1, Service district, in the City of Greenville and **REZONE** of 2.897 acres portion from C-2, Local commercial district, to S-1, Service district located on **MAULDIN ROAD** (TM# M014030100506)

B. AX-9-2022

Application by David Hudson for **ANNEXATION** and **REZONE** of approximately 10.1 acres located at **2836 LAURENS ROAD** from C-2, Commercial district, C-3, Commercial district, and I-1, Industrial District in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M010020100102)
Staff Report presented by Senior Development Planner Austin Rutherford

C. AX-10-2022

Application by Brian Cherry for **ANNEXATION** and **REZONE** of approximately 0.829 acre located at **101 HALTON ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000100814)
Staff Report presented by Senior Development Planner Austin Rutherford

D. AX-11-2022/Z-10-2022 *Applicant requests deferral to the July 2022 meeting*

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** ("Woven") (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)

E. AX-12-2022

Application by City of Greenville for **ANNEXATION** and **REZONE** of approximately 29.14 acres located at **E. BRAMLETT ROAD, REEDY STREET, POWER STREET, PEACE STREET, W. WASHINGTON STREET, HAMPTON AVE EXT** from I-1, Industrial district, and R-7.5, single-family residential district in Greenville County to I-1, Industrial district, and R-6, Single-family residential

district in the City of Greenville. (TM# 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500)
Staff Report presented by Senior Development Planner Austin Rutherford

F. AX-13-2022

Application by Halton Medical Plaza Owners' Association for **ANNEXATION** and **REZONE** of approximately 1.446 acres located at **361, 365, 369 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0260000101504, 0260000101511, 0260000101514, 0260000101513)
Staff Report presented by Senior Development Planner Austin Rutherford

G. SD-22-351

Application by Nash Homes LLC for a **SUBDIVISION** of 0.378 acre located on **BAYWOOD AVENUE** from 1 LOT to 4 LOTS. (TM# 0282000402801)
Staff Report presented by Principal Development Planner Kris Kurjaka

H. Z-11-2022

Application by Lynn A. Solesbee for a **REZONE** of 1.57 acres located at **710, 718 LOWNDES HILL ROAD** from RM-3 to OD (TM# 0282000402805, 0282000401800)
Staff Report presented by Development Planner Ben Abdo

I. V-22-365

Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)
Staff Report presented by City Engineer Paul Dow

J. MD-22-366

Application by Porter Christensen for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located on **AUGUSTA ROAD** for 42 units. ("Isabel's Place") (TM# M015010200600)
Staff Report presented by Senior Urban Designer Barrett Armstrong

K. MD-22-368

Application by Benjamin Settle for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.47 acre located at **507, 509 JENKINS STREET** for 7 units. ("Baxter Norris Villa") (TM# 0085000300201, 0085000300200)
Staff Report presented by Senior Urban Designer Barrett Armstrong

ADJOURNMENT: The meeting was adjourned at 1:08 PM.