



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
City Hall Meeting
12:00 PM August 15, 2023

Meeting Notice Posted August 14, 2023

Minutes prepared by Sharon Key

Members Present: 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 June 2, 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 12:00 PM.

OLD BUSINESS - None

NEW BUSINESS

A. AX-15-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.14 acres located on **W. FARIS ROAD** from PD, Planned Development district, and R-20, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville. (portion of TM# 0220000100101)

Staff Report presented by Senior Development Planner Austin Rutherford

B. AX-16-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 3.02 acres located on **454 JACQUILINE LANE** from C-2, Commercial district, in Greenville County to CV, Civic District, in the City of Greenville. (M010020100700, M010020100701)

Staff Report presented by Senior Development Planner Austin Rutherford

C. AX-17-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.24 acres located at **75 MARKET POINT DRIVE** from I-1, Industrial district, in Greenville County to CV, Civic District, in the City of Greenville. (0547010101605)

Staff Report presented by Senior Development Planner Austin Rutherford

D. SD-23-473 Vested under Land Management Ordinance

Application by Charles B Stone for a **MAJOR SUBDIVISION** for 0.70 acre located at **Rutherford Road, Orange Street, and Cotton Street** from 2 LOTS to 12 LOTS. (TM# 0177000203502, 0177000203503) (“Rutherford Ridge”)

Staff Report presented by Development Planner Jordan Harris

- Commission asked about street improvements.
 - Staff Paul Dow provided details on sidewalks and street improvement requirements.

E. AX-18-2023

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.01 acre located on **MARGARET COURT** from I-1, Industrial district, in Greenville County to RC-2, Community-Scale 2 District, in the City of Greenville. (portion of TM# 0150001701500)

Staff Report presented by Senior Development Planner Austin Rutherford

F. AX-19-2023

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 5.23 acres located on **PETE HOLLIS BLVD, ALEXANDER STREET, MONTGOMERY AVENUE, AND BUNCOMBE ROAD** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001600100, 0150001600600, 0150001600700, 0150001600800, 0150001601000, 0150001701200, 0150001700600, 0150001700300, and 0150001700100)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asked for clarification on defining the area being annexed
 - Staff provided details on area.

G. AX-20-2023

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.24 acre located on **MONTGOMERY AVENUE** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001700200)

Staff Report presented by Senior Development Planner Austin Rutherford

H. SD-23-517 *Vested under Land Management Ordinance*

Application by Steve McNair, Palmetto Alliance Property Group, LLC for a **MAJOR SUBDIVISION** for 4.00 acres located at **Rutherford Road, W. Stone Avenue, and Pete Hollis Blvd** from 9 LOTS to 62 LOTS. (TM# 0020000200300, 0030000102400, 0020000300900, 0020000300800, 0020000300600, 0030000102300, 0020000300901, 0020000200900, 0020000201000) (“West Stone Village Townhomes”)

Staff Report presented by Development Planner Ben Abdo

- Commission asked for surrounding site plan details.
- Commission asked about curb cut and traffic light locations.

I. SD-23-530 *Vested under Land Management Ordinance*

Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) (“Faris Townes”)

Staff Report presented by Development Planner Ben Abdo

- Commission asked about the site plan and front door facing units.
- Commission asked about screening and landscaping between neighboring properties.

J. MD-23-544 *Vested under Land Management Ordinance*

Application by Paul J Harrison for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.52 acres located at **5 Century Drive** for 28 units. (“Overbrook Station”) (TM# 0193030200905)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asked for more renderings.

K. MD-23-545 *Vested under Land Management Ordinance*

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.627 acre located at **704-710 E. McBee Avenue** for 10 units. (“The McDaniel Phase II”) (TM# 0064000300700, 0064000300800, 0064000300900)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asks about the swamp rabbit trail connecting to the back of this project.
 - There are no current plans at this time.

L. Z-6-2023 *Application deferred to September 21, 2023*

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify restrictions and standards for Body Piercing/Tattoo Establishment by amending Sections 19-3.2.2. *Use Table*, 19-3.3.4. *Commercial Uses*, and 19-3.4.4 *Commercial Use Standards*.

M. Z-7-2023

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify Bonus Development standards by amending Section 19-4.2.1. *Affordable Housing and Open Space.*

Staff Report presented by Principal Development Planner Michael Frixen

Executive Session, if required

Adjournment 12:54