



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM September 14, 2021

Meeting Notice Posted September 13, 2021

Minutes prepared by Sharon Key and Ross Zelenske

Members Present: Jeff Randolph, Derek Enderlin, Trey Gardner, Meg Terry, Mike Martinez, Pamela Adams

Members Absent: Diane Eldridge

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on September 13, 2021, 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 wall 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 September 16, 2021:

OLD BUSINESS

A. FDP-21-216 *Application requested to be deferred to October 21, 2021 meeting*

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at **HOWE ST AND HAYNIE ST** for 179 apartment units ("ParkSouth") (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

Meg Terry recuses herself due to conflict of interest

B. MD-21-506

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.92 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units ("Mayberry Village") (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

- Austin Rutherford presented the staff report
- Jeff Randolph asks about HVAC Unit location from the ground to the roof and the pitch of

the roof from flat to gabled. Staff discussed with board.

Meg Terry returned to meeting

NEW BUSINESS

A. AX-6-2021 *Application determined to be insufficient*

Application by Ron Rallis for **ANNEXATION** and **REZONE** of approximately 17.88 acres located at **PELHAM ROAD AND HIGHBOURNE DRIVE** from R-20, Single-family residential district, in Greenville County to C-2, Local commercial district, in the City of Greenville (TM# 0543030105700, 0543030105701)

B. Z-30-2021 *Application requested to be deferred to October 21, 2021 meeting*

Application by Parker Group Development for a **REZONE** of approximately 2.36 acres located at **DOUTHIT CIRCLE AND N LEACH STREET** from RM-1, Single-family and multifamily residential district, to RM-2, Single-family and multifamily residential district (TM# 0075000301000, 0075000301100, 0075000300900, 0075000300203, 0075000300300, 0075000300202, 0075000300800, 0075000301101, and 0075000300206)

C. Z-31-2021 *Application requested to be deferred to October 21, 2021 meeting*

Application by City of Greenville for adoption of the West End Small Area Plan

ADJOURNMENT: The meeting was adjourned at 12:28 PM.