



City of Greenville Planning Commission  
Agenda Workshop Meeting Minutes  
Virtual WebEx Meeting  
12:00 PM August 17, 2021

Meeting Notice Posted August 13, 2021

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Minutes prepared by Sharon Key and Ross Zelenske

Members Present: Diane Eldridge, Jeff Randolph, Derek Enderlin, Trey Gardner, Meg Terry

Members Absent: Mike Martinez,

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on August 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 August 19, 2021:

**OLD BUSINESS**

**A. FDP-21-216** *Application requested to be deferred to September 16, 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 (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)

- Development Planner Ross Zelenske noted that this application has requested deferral.

**B. MD-21-506** *Application requested to be deferred to September 16, 2021 meeting*

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)

- Development Planner Ross Zelenske noted that this application has requested deferral.

**NEW BUSINESS**

**A. AX-4-2021**

Application by Reid Hipp for **ANNEXATION** and **REZONE** of 0.28 acre located at **PROSPERITY AVENUE AND PLANTATION ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0367000111800, 0367000111900)

Staff report presented by Development Planner Ross Zelenske.

The Commission had no questions.

**B. AX-5-2021**

Application by SeamonWhiteside for **ANNEXATION** and **REZONE** of 0.03 acre located at **1007 HAMPTON AVENUE** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville (TM# 0026000300900)

Staff report presented by Development Planner Ross Zelenske.

The Commission had no questions.

**C. SD-19-011M**

Application by Shouse Development Corp LLC for a **SUBDIVISION MAJOR MODIFICATION** of 1.16 acre located at **207 ANDERSON STREET** from 1 lot to 9 lots ("West End Townes") (TM# 0082000201200)

Staff report presented by Principal Development Planner Kris Kurjiaka.

Commissioner Meg Terry commented on staff's condition of a cul-de-sac.

Commissioner Jeff Randolph discussed the T-Turn around and the cul-de-sac in the ordinance specifications, as well as the negative effect on trees, stormwater, and cost. Kris Kurjiaka responded that there were no design standards for the T-Turn around. Interim Engineering Manager Clint Link explained the city's design standards and why a cul-de-sac was being conditioned.

**D. SD-21-577**

Application by Niyonu McDowell Wharton for a **SUBDIVISION** of 0.238 acre located at **801 PENDLETON STREET** from 1 lot to 4 lots (TM# 0078000402300)

Staff report presented by Principal Development Planner Kris Kurjiaka.

Commissioner Jeff Randolph asked about asphalt and where it is located. Kris Kurjiaka explained where the driveways for the townhouses will be.

**ADJOURNMENT:** The meeting was adjourned at 12:19 PM.