



**City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM February 26, 2019  
3rd Floor Conference Room, City Hall**

**Meeting Notice Posted February 22, 2019**

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Minutes prepared by Michael Frixen

Members Present: Jason Tankersley, Catherine Smith, Jonathan Pait, David Keller, Diane Eldridge, Trey Gardner

Members Absent: Meg Terry

Staff Present: Jonathan Graham, Planning & Development Manager  
Shannon Lavrin, Assistant Planning & Development Manager  
Courtney Powell, Senior Planner  
Michael Frixen, Development Planner  
Michael Pitts, City Attorney  
Dwayne Cooper, Engineering Services Manager  
Clint Link, Civil Engineer

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meetings was provided on February 22, 2019, 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.

**CALL TO ORDER:** Chairman Jason Tankersley called the meeting to order at 12:06 PM.

**AGENDA WORKSHOP:** The Planning Commission received an overview from Planning Staff on the following applications, which are scheduled for the public hearing on February 28, 2019:

**OLD BUSINESS**

**A. Z-26-2018**

Application by Dan Bruce for a **REZONE** of 19.4 acres located at **HAYWOOD RD and PELHAM RD** from R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0278000200300, 0278000200301)

*Deferred to March 21, 2019, meeting.*

**B. Z-28-2018**

Application by NAI Earle Furman, LLC for a **REZONE** of 63.69 acres located at **28, 68, and 78 Global Dr and 700 Ridge Rd** from I-1, Industrial District and S-1, Service District to S-1, Service District (TM# M011010100307)

**C. Z-30-2018**

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-3.2.2(O) RDV: Redevelopment district deleting part (3) buffer and parking exemptions for mixed-use developments

**D. SD 18-035**

Application by Integras - Dallas Rd, LLC for a **SUBDIVISION** of 81.12 acres located at **DALLAS RD** from 1 LOT to 65 LOTS (TM# M010020101500)  
*Deferred to April 18, 2019, meeting.*

**E. MD 18-005 (MFD 18-979)**

Application by Arbor Engineering for a **MULTI-FAMILY DEVELOPMENT** on 1.32 acres located at **317 WILKINS ST** (TM#s 0095000800500; 0106000200300)

**F. SN 18-992**

Application by Reid Hipp for a **STREET NAME CHANGE** to change BLISS WAY to JOSEPH MATHIS WAY and LAYMEN DR to ADAM WALKER DR in subdivision SD 18-021 located at **SUMLAR DR** (TM# 0201000101803)

**NEW BUSINESS**

**A. Z-21-2018**

Application by Nathan Kaser for a **MAJOR MODIFICATION PD REZONE** of 8.7 acres located at **N PLEASANTBURG DR** from PD, Planned Development District to PD, Planned Development District (TM#s 0276000300503; 0276000300518)

**B. Z-31-2018**

Application by Raitza Ramos for a **REZONE** of 0.35 acre located at **801 GREEN AV** from R-6, Single-Family Residential District to RM-1, Single- & Multi-Family Residential District (TM# 0107000401400)

**C. Z-1-2019**

Application by Bruce Aughtry for a **REZONE** of 0.241 acre located at **111 MISSION ST** from RM-1, Single- & Multi-Family Residential District to OD, Office & Institutional District (TM# 0219000102000)

**D. Z-2-2019**

Application by Seamon Whiteside Associates for a **MAJOR MODIFICATION PD REZONE** of the Augusta and Faris PD and **REZONE** of 0.83 acre located at **2101 AUGUSTA ST AND 18 & 20 E FARIS RD** from C-2, Local Commercial District and R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0204001101900; 0204001102300; 0204001102400)

**E. SD 18-029**

Application by Jamie McCutchen for a **SUBDIVISION** of 52.31 acres located at **2930 LAURENS RD, 40 VANTROSS LN, THURGOOD DR, and JACQUILINE LN** from 7 LOTS to 232 LOTS (TM#s M010020100900; M010020101500; M011020203602; M011020203603; M011020203607; M011020203606; M010020101502; M011020203604; M011020203605; M011020200400)  
*Deferred to April 18, 2019, meeting.*

**F. SD 19-001**

Application by Mark III Properties for a **SUBDIVISION** of 17.94 acres located at **ROCKY SLOPE RD** from 1 LOT to 68 LOTS (TM# 0262000100800)

**G. SD 19-002**

Application by Drew Parker for a **SUBDIVISION** of 0.71 acre located at **312 ECHOLS ST and WINN ST** from 2 LOTS to 15 LOTS (TM# 0021000101201; 0021000101200)

**H. MD 18-007**

Application by Chip Dillard for a **MULTI-FAMILY DEVELOPMENT** on 15.74 acres located at **HAYWOOD RD and TRANSIT DR** (TM#s 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

**I. AX-1-2019**

Application by Michael George for an **ANNEXATION** of 0.245 acre at **83 & 89 ROCKY SLOPE RD** (TM#s 0259000100201; 025900010400)

**J. AX-2-2019**

Application by Carolina Asset Management for an **ANNEXATION** of 0.45 acre at **5 RIDGE ST** (TM# 0106000201000)

The Commission discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

**EXECUTIVE SESSION:** Commissioner Smith moved to go into Executive Session at approximately 1:04 PM; second by Commissioner Eldridge. Motion approved without opposition. No action was taken on any item during the Executive Session. Commissioner Keller moved to come out of Executive session at approximately 1:12 PM; second by Commissioner Pait. Motion approved.

**ADJOURNMENT:** The meeting was adjourned at 1:14 P.M.