



MINUTES

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, OCTOBER 2, 2025 - 4:00 PM

Greenville City Hall, Council Chambers, 206 S. Main Street

1. Call to Order

Chair Jeff Randolph called the meeting to order at 4:00 PM.

2. Welcome and Opening Remarks from the Chair

Chair Jeff Randolph invited the other members to introduce themselves, provided normal beginning procedures for the meeting, explained the agenda, and outlined the rules for procedure.

3. Roll Call

Dallas Young moved on to roll call of board members in attendance.

Commissioners Present:

Chair Jeff Randolph, Vice Chair Mike Martinez, Pamela Adams-Singleton, Lynn Alan Solesbee, Chris Laney, and Paul Greene

Commissioners Absent:

Dr. Barry Nocks

Staff Present:

Mary Douglas Hirsch, Planning Director; Logan Wells, Deputy City Attorney; Michael Frixen, Principal Development Planner; Austin Rutherford, Senior Development Planner; Dallas Young, Senior Development Planner; Deanna Ensley, Planning Assistant; Paul Dow, City Engineer; Jordan Harris, Development Planner

4. Approval of Minutes

Lynn Solesbee moved to approve the minutes. Pamela Adams-Singleton seconded. The motion passed 6-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Paul Greene moved to approve the agenda. Chris Laney seconded. The motion passed 6-0.

7. Conflict of Interest Statement

None

8. PUBLIC HEARING ITEMS (Public Hearing Required)

A. **AX-32-2025**

Application by Zainab Allmond for **ANNEXATION** and **REZONE** of approximately 0.2 acre located at **1000 JENKINS STREET** from R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM# 0112000200400)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Questions to Applicant:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Lynn Solesbee moved to recommend approval AX-32-2025. Pamela Adams-Singleton seconded the motion. Motion passed 6-0.

B. **AX-33-2025**

Application by Vault Greenville, LLC for **ANNEXATION** and **REZONE** of approximately 2.13 acres located on **GLADYS DRIVE** from S-1, Service district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0260000106100)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Mr. Greene asked about the tree cover in the southern corner of the property.

Mr. Rutherford explained mitigation requirements would be incorporated into the overall approval process of any development on the site.

Applicants Present Project:

None

Questions to Applicant:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Chris Laney moved to recommend approval AX-33-2025. Lynn Solesbee seconded the motion. Motion passed 6-0.

C. **Z-14-2025 (Applicant has deferred this application until the November 6, 2025 Planning Commission Meeting)**

Application by Kevin Holland for a REZONE of approximately 0.38 acre located at 706 HAMPTON AVENUE from RH-D House D District, to RN-A, Neighborhood A District (TM# 0027000102800)

9. PUBLIC MEETING ITEMS (No Public Hearing)

10. OTHER BUSINESS

A. Staff Update on Planning Projects and Initiatives

Michael Frixen presented staff updates regarding GVL2040 and the recent and upcoming public input surveys.

Austin Rutherford gave an update on the rezoning request for the Haynie-Sirrine neighborhood and explained the Commission would be reviewing that at their next regularly scheduled meeting.

Ms. Adams-Singleton asked about any required training for Commissioners for the remainder of the year.

Mr. Rutherford explained staff was gathering options for the Commissioners and that it would mostly consist of virtual training, but that with a move to the new design center next year, the next years' training would be more interactive.

Mr. Rutherford gave an update on the passing of the new Planning Commission bylaws.

B. Upcoming Dates:

A. November 6, 2025 Planning Commission Public Hearing

B. December 4, 2025 Planning Commission Public Hearing

Dallas Young updated Commissioners and the regular meeting schedule for the rest of the year.

11. Executive Session, if required

None

12. Adjournment

Meeting adjourned at 4:14 PM.