



MINUTES

REGULAR MEETING OF PLANNING COMMISSION

TUESDAY, JANUARY 6, 2026 - 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, Dr. Barry Nocks, and Paul Greene

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; Jordan Harris, Development Planner; Deanna Ensley, Planning Assistant

4. Approval of Minutes

A. Approval of Minutes for meeting on December 4, 2025

Mike Martinez moved to approve the minutes. Pam Adams-Singleton seconded. The motion passed 7-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Dr. Barry Nocks moved to approve the agenda. Paul Greene seconded. The motion passed 7-0.

7. Conflict of Interest Statement

None

8. PUBLIC HEARING ITEMS (Public Hearing Required)

A. AX-1-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.22 acre located on **W PINE LAKE CIRCLE** from R-MA, Multifamily residential district, in Greenville County to PK, Park District, in the City of Greenville. (TM# 0421000107200)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Mike Martinez moved to recommend approval of item AX-1-2026. Lynn Solesbee seconded the motion. Motion passed 7-0.

B. AX-2-2026

Application for **ANNEXATION** and **REZONE** of approximately 1.42 acres located on **CHURCHILL CIRCLE** from R-12, Single-family residential district, in Greenville County to PK, Park District, in the City of Greenville. (TM#s 0392000101501 and portion of 0393000200900)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Pam Adams-Singleton moved to recommend approval of item AX-2-2026. Dr. Barry Nocks seconded the motion. Motion passed 7-0.

C. AX-3-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.97 acre located on **CONESTEE LAKE ROAD** from R-MA, Multifamily residential district, in Greenville County to PK, Park District, in the City of Greenville. (portion of TM# 0423000101000)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Lynn Solesbee moved to recommend approval of item AX-3-2026. Paul Greene seconded the motion. Motion passed 7-0.

D. AX-4-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.15 acre located at **1008 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# 0112000100100)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Mr. Randolph asked if the annexation is the the last remaining to have the whole section of Jenkins be in the City, which staff confirmed for the North side of the street to be correct.

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Chris Laney moved to recommend approval of item AX-4-2026. Pam Adams-Singleton seconded the motion. Motion passed 7-0.

E. AX-5-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.21 acre located at 805 and **805A GREEN STREET** from FRD, Flexible review district, in Greenville County to RH-D, House D District, in the City of Greenville. (TM#s 0107000401300 and 0107000401200)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Dr. Barry Nocks moved to recommend approval of item AX-5-2026. Paul Greene seconded the motion. Motion passed 7-0.

9. PUBLIC MEETING ITEMS (No Public Hearing)

None

10. OTHER BUSINESS

Staff gave Commissioners on the following upcoming meetings

- January 26, 2026 Code Update Workshop
- February 5, 2026 Regular Meeting
- February 26, 2026 Joint Planning Commission/Design Review Board Workshop
- March 5, 2026 Regular Meeting

11. Executive Session, if required

None

12. Adjournment

Meeting adjourned at 4:17 PM.