



MINUTES

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, FEBRUARY 5, 2026 - 4:00 PM

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

1. Call to Order

Jeff Randolph called the meeting to order at 4:01 p.m.

2. Welcome and Opening Remarks from the Chair

Mr. 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, Dr. Barry Nocks, and Paul Greene

Commissioners Absent:

Chris Laney

Staff Present:

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

4. Approval of Minutes

A. Approval of Minutes for meeting on January 6, 2026

Ms. Adams-Singleton moved to approve the minutes. Mr. Greene seconded. The motion passed 6-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Dr. Nocks moved to approve the agenda. Ms. Adams-Singleton seconded. The motion passed 6-0.

7. Conflict of Interest Statement

Mr. Solesbee stated a conflict of interest with item AX-7-2026.

Mr. Randolph stated a conflict of interest with item AX-8-2026.

8. PUBLIC HEARING ITEMS (Public Hearing Required)

A. AX-6-2026

Application for **ANNEXATION** and **REZONE** of approximately 1.01 acres located at **208, 211, AND 305 MINUS STREET AND 113, 117, AND 121 MIDDLETON STREET** from R-6, Single-family residential district, and R-7.5, Single-family residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0113000905300, 0112001302000, 0112001400101, 0112001400300, 0112001400200, and 0112001400100)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Mr. Randolph asked about potential required infrastructure improvements.

Mr. Rutherford explained that if future development were to occur, improvements may be required and mentioned Greenville County had completed improvements on Minus street a few years ago.

Applicants Present Project:

NA

Public Comment:

NA

Board/Commission Discussion:

NA

***MOTION:**

Pamela Adams-Singleton moved to recommend approval of item AX-6-2026. Dr. Barry Nocks seconded the motion. Motion passed 6-0.

Mr. Solesbee left the meeting at 4:10 PM.

B. AX-7-2026

Application for **ANNEXATION** and **REZONE** of approximately 1.15 acres located on **REDLAND WAY** from R-20, Single-family residential district, in Greenville County to RH-C, House C District, in the City of Greenville. (TM#s 0543150100100, 0543150100600, 0543150100800, 0543150101200, and 0543150102300)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

NA

Applicants Present Project:

NA

Public Comment:

NA

Board/Commission Discussion:

Ms. Adams-Singleton asked if there were other lots left to be annexed in the development

and staff confirmed there were 3 remaining lots that would be coming to the next meeting to request annexation.

***MOTION:**

Mike Martinez moved to recommend approval of item AX-7-2026. Paul Greene seconded the motion. Motion passed 6-0.

Mr. Solesbee returned to the meeting at 4:12 PM.

Mr. Randolph left the meeting at 4:12 PM.

C. AX-8-2026

Application for a 75% Method **ANNEXATION**, submitted under the provisions of S.C. Code §5-3-150(1), and **REZONE** of approximately 41.71 acres located on **ANDREWS STREET, BEL AIRE DRIVE, EASLEY BRIDGE ROAD, 4TH STREET, A STREET, 3RD STREET, LYNCREST STREET, B STREET, C STREET, 2ND AVENUE, 3RD AVENUE, 6TH STREET, NEUBERT STREET, 5TH STREET, AND AN UNNAMED ALLEY** from R-7.5, Single-family residential district, FRD, Flexible review district, and PD, Planned development district, in Greenville County to RN-A, Neighborhood A District, and IX, Industrial Flex District, in the City of Greenville. (TM# 0113000701800, 0113000702100, 0113000800100, 0113000800105, 0113000800104, 0113000800103, 0113000800102, 0113000800101, 0114000501000, 0114000400900, 0114000401200, 0114000901200, 0114001000100, 0115000400300, 0115000400100, 0114001000102, 0114001000103, 0114001000104, 0114001000105, 0114001100500, 0111000200100, 0114000900600)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Mr. Greene asked if the proposed zoning was consistent with the current use which was confirmed.

Mr. Martinez asked staff to clarify which properties were located on the historic register which staff stated were those proposed to be zoned IX.

Applicants Present Project:

NA

Public Comment:

Mike Hague- 925 2nd av

Mr. Hague stated he lived in the area and wanted to inform the City that one of the homes in the area that was demolished had been covered in asbestos and no remediation had been done and there had been people exposed.

Mr. Rutherford stated since the property mentioned was not part of the annexation, they would have to direct the concern to code enforcement through the County.

Board/Commission Discussion:

NA

***MOTION:**

Dr. Barry Nocks moved to recommend approval of item AX-8-2026. Paul Greene seconded the motion. Motion passed 5-0.

Mr. Randolph returned to the meeting at 4:23 PM.

D. AX-9-2026

Application for **ANNEXATION** and **REZONE** of approximately 5.87 acres located on **WORLEY ROAD** from R-12, Single-family residential district, and C-3, Commercialbdistrict, in Greenville County to RC-3, Community 3 District, in the City of Greenville. (TM# 0174020600500)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Ms. Adams-Singleton and Mr. Martinez asked about the property's condition and how the City handled annexations with potentially abandoned buildings.

Mr. Rutherford clarified for the property in question staff had found it had a home on it 20 years ago that had been demolished and the site had been vacant since, and clarified that properties with abandoned buildings that are proposed for annexation are usually being slated for development that staff works in conjunction with property owners to address.

Applicants Present Project:

Joe Smith-

Mr. Smith stated he was excited to partner with the City to create affordable housing on the site and stated they intended to have 72 units total with home ownership opportunities once the site was developed.

Questions to Applicant:

Ms. Adams-Singleton asked about handling the stream on the site.

Mr. Smith stated it would be addressed as part of development process as they get further into their site engineering.

Public Comment:

NA

Board/Commission Discussion:

NA

***MOTION:**

Pamela Adams-Singleton moved to recommend approval of item AX-9-2026. Lynn Solesbee seconded the motion. Motion passed 6-0.

E. AX-10-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.18 acre located at **113 DAVID STREET AND 115 CREST LANE** from R-M10, Multifamily residential district, in Greenville County to RN-A, Neighborhood A District, in the City of Greenville. (TM#s 0150001500200 and 0150001500300)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

NA

Applicants Present Project:

NA

Public Comment:

NA

Board/Commission Discussion:

NA

***MOTION:**

Dr. Barry Nocks moved to recommend approval of item AX-10-2026. Mike Martinez seconded the motion. Motion passed 6-0.

9. PUBLIC MEETING ITEMS (No Public Hearing)

10. OTHER BUSINESS

A. Election of Chair and Vice Chair

Lynn Solesbee nominated Jeff Randolph for Chair. Pamela Adams-Singleton seconded. Jeff Randolph accepted the nomination. Vote passed 5-0.

Pamela Adams-Singleton nominated Mike Martinez for Vice Chair. Dr. Barry Nocks seconded. Mike Martinez accepted the nomination. Vote passed 5-0.

B. Development Code 30-Month Update Discussion

Staff provided an update on the 30-month update to the Greenville Development Code and asked for Commission commentary on potential changes.

Ms. Adams-Singleton asked about the outdoor amenities changes and asked for clarification on if the changes were the same for those reviewed in the last update. Staff clarified the outdoor amenity space requirement was for commercial developments specifically and it would be for either public use or for just the site's users and clarified the proposed changes would be city-wide instead of limited to an overlay district. Board members asked staff to clarify changes to the conditional use process. Staff confirmed if a conditional use permit process instead of a special exception process were used it would move responsibility to staff instead of the Board of Zoning Appeals. Staff further clarified it would be for any uses after midnight and any indoor or outdoor entertainment uses, would not get rid of all special exceptions, and that any appeals for conditional use permits would still go to the Board of Zoning Appeals for review. Staff explained it would not impact temporary uses, that exact wording would be provided in a more formal write up later on, and that the details would be made public prior to being passed. Staff further confirmed that there would be grandfathered statuses for existing permits.

Mr. Randolph directed staff to keep in mind projects already proposed coming down the line in considering limiting banks and how staff determine the boundaries.

Mr. Solesbee asked for clarification on the purpose of the bank spacing proposal.

Staff clarified there is currently a situation of clustering of banks that creates traffic issues

when they all close at the same time and don't activate a corridor once closed. It was pointed out a similar method had been used for smoke and vape shops and pay-day lenders and had been a tool used by the City in the past.

Mr. Randolph asked if passed at \$100 per inch, if the City would just be behind again in 2 years which staff stated they intended to do more regular reviews of fees in the future, but welcomed feedback from the Commission.

C. Upcoming Meeting Dates

Staff informed the Commission of the upcoming meeting dates:

- February 26, 2026- Joint Workshop with DRB at 2:00 p.m. at City Hall
- March 5, 2026- Regular Planning Commission Meeting

11. Executive Session, if required

None

12. Adjournment

Meeting adjourned at 5:12 p.m.