



MINUTES

REGULAR MEETING OF PLANNING COMMISSION

THURSDAY, MARCH 5, 2026 - 4:00 PM

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

Citizens may access the meeting at the following web address:

<http://greenvillesc.gov/MeetingMedia>

1. Call to Order

Jeff Randolph called the meeting to order at 4:03 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, Lynn Alan Solesbee, Chris Laney, Dr. Barry Nocks

Commissioners Absent:

Paul Greene

Staff Present:

Mary Douglas Hirsch, Planning Director; Leigh Paoletti, City Attorney; Paul Dow, City Engineer; Michael Frixen, Principal Development Planner; Austin Rutherford, Senior Development Planner; Dallas Young, Senior Development Planner; Ross Zelenske, Senior Development Planner; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Development Planner; Deanna Ensley, Planning Operations Coordinator

4. Approval of Minutes

A. Approval of Minutes for meeting on February 5, 2026

Mr. Martinez moved to approve the minutes. Dr. Nocks seconded. The motion passed 5-0.

5. Call for Public Notice Affidavit from Applicants

Staff reported receiving all applicants' affidavits.

6. Acceptance of Agenda

Staff informed the Commission of a deferral for item AX-12-2026.

Chris Laney moved to approve the agenda with the deferral of AX-12-2026. Dr. Nocks seconded. The motion passed 5-0.

7. Conflict of Interest Statement

Staff informed the Commission of a conflict of interest statement provided by Jeff Randolph for item AX-13-2026.

8. PUBLIC HEARING ITEMS (Public Hearing Required)

A. AX-11-2026

Application for **ANNEXATION** and **REZONE** of approximately 4.31 acres located at **8 GLADYS DRIVE AND 1016 WOODS CROSSING ROAD** from S-1, Services district, in Greenville County to BG, Business General District, in the City of Greenville. (TM#s 0260000104900 and 0260000102200)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

Mr. Randolph asked about the sizing of the lot.

Applicants Present Project:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Mr. Laney moved to approve item AX-11-2026. Mr. Solesbee seconded the motion. Motion passed 5-0.

Mr. Randolph left the meeting at 4:11 p.m.

B. AX-12-2026

Application for **ANNEXATION** and **REZONE** of approximately 0.63 acre 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 0543150101300, 0543150101400, and 0543150102100)

Application deferred to April 2026 Regular Meeting

C. AX-13-2026

Application for **ANNEXATION** and **REZONE** of approximately 3.20 acres located on **BUTLER SPRINGS ROAD, CARLINGFORD WAY, AND CAVAN LANE** from R-12, Single-family residential district, in Greenville County to RH-D, House D District, and PK, Park District, in the City of Greenville. (TM# 0278000106800, 0278020100300, 0278020100400, 0278020100600, and 0278020100900)

Staff report presented by Austin Rutherford. Staff recommends approval.

Questions to Staff:

None

Public Comment:

None

Board/Commission Discussion:

Dr. Nocks asked about the remaining lots of the neighborhood, which staff explained would be annexed and rezoned in subsequent phases along with the road between.

***MOTION:**

Dr. Nocks moved to recommend approval of item AX-13-2026. Mr. Laney seconded the motion. Motion passed 4-0.

Mr. Randolph returned to the meeting at 4:14 p.m.

D. Z-3-2026

Application for **REZONE** of approximately 0.26 acre of land located at **212 ASBURY AVENUE** from RH-D to MX-2, Mixed-Use 2 District (TM# 0023000101900)

Staff report presented by Michael Frixen. Staff recommends denial.

Questions to Staff:

Dr. Nocks asked if conditions of Deed restrictions could be discussed, if not explicitly approved or voted on, which staff recommended could be a part of deliberation, but the overall decision should be made purely on the zoning analysis of the property.

Commissioners asked what standards and requirements would apply if the plan for the property changed in the future.

Mr. Frixen stated the house would have to meet all City codes/standards for the zoning classification, local landmark requirements, and would need to go before the HRB, which would include other components of public review prior to being approved for future changes and confirmed they would be perpetual for the site moving forward.

Mr. Laney asked about the historic nature of the property which staff explained that the historic nature was due to the age of the property specifically, but explained the use did have a part weighing into the cultural significance for their historic register recommendation.

Applicant Presentations given by:

Scott Johnston, 11 University Ridge
Melanie Brown, 33 Marketpoint Drive
Tracey Lake, 212 Asbury Avenue

Public Comments Made by:

Melissa St. Clair, 102 Overtop Bridge
Y'vonne Reader, 10 Sera Street
Chris Ryan, 501 Hampton Avenue
Joseph Cass, 227 Asbury Avenue
Teresa Slack, 545 Perry Avenue
Kyle Campbell, 507 Hollyview Drive
Jason Smith, 111 Elm Street

All speakers spoke in favor of the application, citing the history of the use, neighborhood, and community. Speakers pointed out the cultural significance of the property to the Black community of Greenville, and the interest of the community in preserving its legacy.

Speakers also pointed out the ability of neighbors in the area to use the property for their family to continue sharing and honoring its history. Speakers also pointed out the lack of viability for preserving the home in another way due to financial feasibility and that there would be many restrictions in place that would prevent any current or future owners from demolishing the structure to use for something more intensive. Lastly, speakers pointed out, if the project was approved for rezoning due to its historic use, it would not set a precedent for others as it was a very unique circumstance.

Board/Commission Discussion:

Applicants confirmed the proposed ADU would be a new structure, but would be detached to adhere to national park landmark status. They explained there would be a total of 4 rooms in the front structure to rent, and the ADU would be for the property owner to reside on-site, with up to 6 parking spaces on-site to accommodate. When asked about lights-out procedures and impacts on adjacent properties, applicants explained there were no amenity spaces outside of a small kitchen/living space in the rental unit for shared use, but that they intended to follow City recommendations.

Commissioners discussed limitations of site size that would preclude increasing density on the property.

Mr. Laney stated though he felt it was a noble effort, he struggled with the ADU being detached and the spot zoning concern.

Mr. Randolph stated he was sympathetic to the spot zoning concerns, but the logic of preserving a cultural resource and uniqueness of the property gave reason to outweigh those concerns for him. He also asked after if the ADU would comply with the historic preservation codes, which the applicant explained it was designed to apply the codes as the property currently sits.

***MOTION:**

Dr. Nocks moved to recommend approval of item Z-3-2026 with the recognition that it is not a precedent for more intensive or spot zoning, but due to the historic nature of the property and the understanding that it is a restoration of an original use. Mr. Martinez seconded the motion. Motion passed 6-0.

E. Z-4-2026

Application for **REZONE** of approximately 5.06 acres of land located at **FORK SHOALS ROAD** from RH-B to IG, Industrial General (TM# 0395000100610)

Staff report presented by Dallas Young. Staff recommends approval.

Applicant Presentation given by John Darrohn, 2 Whitsett Street

Questions to Applicant:

None

Public Comment:

None

Board/Commission Discussion:

None

***MOTION:**

Mr. Solesbee moved to recommend approval of item Z-4-2026. Mr. Martinez

seconded the motion. Motion passed 6-0.

F. Z-1-2026

Application by the City of Greenville for a **TEXT AMENDMENT** to Chapter 19 - Greenville Development Code of the Code of Ordinances, City of Greenville, South Carolina for the means of the 30-month update.

Staff report presented by Ross Zelenske. Staff recommends approval.

Questions to Staff:

Mr. Solesbee asked to clarify if an applicant for a conditional use permit wanted to appeal staff's decision, if the appeal would go to the Board of Zoning Appeals, which was confirmed.

Commissioners asked for additional details regarding the space requirements for banks and financial institutions.

Mr. Randolph asked about options for implementation of denoting which streets and thoroughfares had certain volume levels and how that would be communicated with the public.

Mr. Frixen explained staff could develop a resource to assist with that.

Mr. Laney expressed concern with the restricted distance between banks and financial institutions being measured by property line and how it may have a larger negative impact for larger parcels along major city corridors and asked if a modification would be allowed in a motion, which was confirmed.

Public Comment:

None

Board/Commission Discussion:

Mr. Solesbee stated his agreement with Mr. Laney's concerns about clarity in restrictions for banks and how it would be put into practice.

Mr. Randolph agreed and stated they could add a comment for parcels greater than 300' to allow the measurement to be from door to door or another type of measurement.

Mr. Martinez stated he felt that measurement could even be increased to 350' measurement along with measuring door to door due to those building sizes being limited.

Mr. Laney stated he was amenable to options, he just wanted to give larger parcels some relief.

***MOTION:**

Mr. Laney moved to recommend approval of item Z-1-2026, with a modification for any parcels larger than 300' wide, that the restriction of space between banks and/or financial institutions to be measured door to door instead of property line to property line. Mr. Solesbee seconded the motion. Motion passed 6-0.

G. Z-2-2026

Application by the City of Greenville to amend the **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** for a required review.

Staff report presented by Paul Dow. Staff recommends approval.

Questions to Staff:

None

Public Comment:

None

Board/Commission Discussion:

Mr. Solesbee stated he appreciated staff reviewing the FILO standards.

***MOTION:**

Mr. Solesbee moved to recommend approval of item Z-2-2026. Dr. Nocks seconded the motion. Motion passed 6-0.

9. PUBLIC MEETING ITEMS (No Public Hearing)

10. OTHER BUSINESS

Staff thanked the commission for attending the joint PC/DRB workshop

Mr. Randolph asked that the Commission be included again if further discussion occurred.

Mr. Frixen stated staff wanted to recognize Pamela Adams-Singleton for her years of service on the Commission.

Staff gave the Commission updates on the next Planning Commission meeting on April 2, 2026.

11. Executive Session, if required

12. Adjournment

Meeting adjourned at 5:47 p.m.