



Minutes

Greenville City Planning Commission
10th floor Council Chambers
4:00 PM, February 20, 2020
Meeting Notice Posted February 5, 2020

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, annual notice of this Commission's Meetings was provided on December 4, 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. Notice for the public hearings was published in the Greenville News, posted on the properties subject of public hearing(s), mailed to all surrounding property owners, and emailed to all persons, organizations, and news media requesting notice pursuant to Section 6-29-760 of the S.C. Code of Laws and Section 19-2.2.9 of the Code of the City of Greenville.

Minutes prepared by Courtney Powell

Members Present

Jonathan Pait, Diane Eldridge, David Keller, Trey Gardner, Catherine Smith

Members Absent

Meg Terry, Shontavia Johnson

Staff Present

Jonathan Graham, Courtney Powell, Christa Jordan, Dwayne Cooper, Michael Pitts, Michael Williamson, Ginny Stroud, Monique Mattison, Kevin Howard

Call to Order

Chairman David Keller called the meeting to order at 4:01 PM. He explained the purpose of the planning commission, outlined the rules for procedure, and invited the commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Minutes from the following meetings were approved:

- January 14, 2020 Planning Commission Workshop
- January 16, 2020 Public Hearing

Call for Affidavits from Applicants

Staff reported that the required public notice affidavits were received from all applicants.

Acceptance of Agenda

The agenda was approved as presented with Item G. SD 20-001 deferred by applicant to March Planning Commission Regular Meeting.

Conflicts of Interest

- None

Old Business

A. SD 19-017

Application by Robert Julian for a **COTTAGE SUBDIVISION** on 1.04 acres located at **HALL ST** from 2 LOTS to 9 LOTS (TM#s 0201000102701, 0201000102702)

Staff report presented by Kris Kurjaka

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**

No questions of staff.

Applicant presentation by Robert Julian (developer) and Daniel Merritt (project designer)

- Indicated sidewalks are to be continuous in development.
- Indicated trash is to be collected internally to site by residential garbage pick-up.
- Indicated some units are to be affordable for below 80% AMI.
- Indicated development team is to work with neighborhood community when designing buffers.

Public comments in support of application:

- None

Public comments opposed to application:

- Sylvia Palmer, 5 Roosevelt – stated concerns about project location, density, parking issues, and buffer zone.
- 46 Baxter Street – stated concern about affordable house, parking shortages, and trash collection.
- Yvonne Reeder – stated concerns of density and developer's response at neighborhood meeting.

Commission Discussion

- None

***Motion: Commissioner Gardner moved to approve with staff comments and conditions. Second by Commissioner Pait. The motion carried by a vote of 5-0.**

New Business

A. Z-22-2019

Application by City of Greenville for a **TEXT AMENDMENT** to modify Section 19-3.2.2(Q), NRO: Neighborhood Revitalization Overlay District, and add new Section 19-6.12, Design Standards for Neighborhood Revitalization Overlay District.

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council**

Commissioner Smith expressed concerns over the proposed text amendment language pertaining to roof pitch requirements; roof overhang requirements; clarification on porch width dimension; clarification on dimensions; slab requirements and accessibility.

Commissioner Pait expressed concerns over turning guidelines into requirements.

Applicant presentation by Michael Williamson (City of Greenville Community Development)

- Summarized text amendment request and intent to make design enforceable.

Public comments in support of application:

- None

Public comments opposed to application:

- Reid Hipp, 210 Townes Street – expressed concern over standards relating to garage placement and foundation requirements.
- Robert Julian – expressed concern regarding constraining home designs, creativity and exploring options to use alternative materials both site and architecture.

Commission Discussion

- Discussion of application deferral in order for Commissioner Pait and Commissioner Smith to meet with staff to discuss concerns over proposed text language and applicability section.

***Motion: Chairman Keller asked the applicant for consent to defer the application request till the March Planning Commission Regular Meeting. Applicant agreed to defer the application. Commissioner Smith moved to defer the application to the March Planning Commission Regular Meeting. Second by Commissioner Gardner. The motion carried by a vote of 5-0.**

B. Z-23-2019

Application by City of Greenville for a **REZONE** to remove certain properties from the West End Overlay District (see project documents for TM#s)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council**

Applicant presentation by Michael Williamson (City of Greenville Community Development)

- Explained neighborhood engagement and history of neighborhood districts within the area.

Public comments in support of application:

- Ian Thomas – stated as West End Neighborhood Association President, the neighborhood is in support of the request.

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Gardner moved to recommend approval to City Council. Second by Commissioner Eldridge. The motion carried by a vote of 5-0.**

C. AX-1-2020

Application by John Cothran for an **ANNEXATION** of 2.795 acres located at **WEBB RD** and **REZONE** from S-1, Services district, in Greenville County to S-1, Services district, in the City of Greenville (TM# 0545010100101)

Staff report presented by Brennan Williams

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council with a C-3 Zoning Designation**

Applicant presentation by John Cothran

- Explained annexation is needed due to water covenant and requests S-1 zoning designation for more flexibility in permitted uses.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Discussed what may occur if annexation is denied; what uses are conditional within the C-3 zoning district; existing use non-conformities such as warehouse use; comparison between County S-1 and City S-1.

***Motion: Commissioner Smith moved to recommend approval of C-3 zoning designation to City Council. Second by Commissioner Eldridge. The motion failed by a vote of 2-3. Commissioners Gardner and Pait and Chairman Keller were in dissent. Motion moves to City Council with a recommendation of denial of C-3 zoning designation.**

D. AX-3-2020

Application by South Creek Development, LLC for an **ANNEXATION** of a total of 4.17 acres located at **WOODRUFF RD** and **REZONE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville (TM#s 0261000100601; 0261000100603; 0261000100602)

Staff report presented by Brennan Williams

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council with a RM-2 Zoning Designation**

Applicant presentation by Charlie H

- Explained in support of the RM-2 recommendation from staff as long as the density of 20 units per acre is till feasible with RM-2 zoning district.
- Property owner explained would prefer C-3 zoning district to offer greater use opportunities to sell the land.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Discussed property is not contiguous to other C-3 zoned parcels, but is to other multifamily zoned districts and the possibility of requesting C-3 at a later time.

***Motion: Commissioner Smith moved to approve recommend approval of RM-2 zoning designation to City Council. Second by Commissioner Gardner. The motion carried by a vote of 5-0.**

E. MD 20-001

Application by Graycliff Capital Development, LLC for a **MULTIFAMILY** development on 22.46 acres located at intersection near **SALTERS RD** and **WOODRUFF RD** for 268 apartment units (TM#s 0261000100600 and portion of 0261000100900)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by Graycliff Capital Development

- Explained the development project and the inclusion of affordable apartment rental units.

Public comments in support of application:

- Debbie Wallace, 340 Rocky Slope Road, Verdae Development – expressed project is compatible with the Verdae Master Plan and encourages a mix of housing types.
- Gage Weeks, Hollingsworth Funds – In favor of the project with the inclusion of affordable units which are needed.

Public comments opposed to application:

- Sherry Sutton, 14 Vera Forest Way – expressed concern over the need to preserve open space and sprawl.
- Ms. Smith, 83 Salters Road – expressed concern over traffic and noise.
- Patricia Wallace, 75 Salters Road – expressed concerns over destroying the existing neighborhoods; loss of wildlife; crime; and noise.

Commission Discussion

- Discussed current zoning already permits multifamily development at the same density; applicant is not requesting maximum density for the site; clarification on carriage house component; and traffic study.

***Motion: Commissioner Gardner moved to approve with staff comments and conditions. Second by Commissioner Pait. The motion carried by a vote of 5-0.**

F. SN 20-027

Application by Drew Parker for a **STREET NAME CHANGE and NEW STREET NAME** development located near **ECHOLS ST and PETE HOLLIS BLVD** for a previously approved subdivision

Staff report presented by Ben Abdo

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by Drew Parker

- Expressed in support of keeping Wynn Street road name per neighborhood requests.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Discussed street name requirements for a road and whether the name Wynn Street could remain as opposed to renaming to Hincapie Lane.

Staff Response

- Need additional time to study the request and coordinate with county E911 services.

***Motion: Commissioner Smith moved to approve Hub Street with staff comments and conditions and defer Hincapie Lane to the March Planning Commission Regular Meeting. Applicant provided consent to defer action on Hincapie Lane. Second by Commissioner Gardner. The motion carried by a vote of 5-0.**

G. SD 20-001 *Applicant Requested to Defer to March PC Meeting*

Application by Neal Fogleman for a **SUBDIVISION** on 1.00 acre located at **205 and 207 STONE AV** from 5 LOTS to 19 LOTS (TM#s 0035000501100; 0035000501200; 0035000501300; 0035000501501; 0035000501500)

H. SD 20-002

Application by Matt Tindall, Tindall Architecture Workshop for a **SUBDIVISION** on 0.67 acre located at **38 SOUTHLAND AV** from 1 LOT to 3 LOTS (TM# 0067050100600)

Staff report presented by Kris Kurjiaka

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by Matt Tindal

- Indicating the project is reducing the number of units from 10 to 3.

Public comments in support of application:

- Mr. Roy, 19 Southland Avenue – in favor of the project.

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Gardner moved to approve with staff comments and conditions. Second by Commissioner Eldridge. The motion carried by a vote of 5-0.**

Other Business

A. Monthly Comp Plan Update

- Received valuable input and engagement from the community during the various meetings held in February. Consultants are to return in March to meet with the Steering Committee and Planning Commission.

B. Upcoming Dates:

1. 12:00 PM Tuesday, March 17, 2020 - PC Agenda Workshop
2. 4:00 PM Thursday, March 19, 2020 - PC Public Hearing

C. Election of Officers:

- Chair: Nomination received for David Keller.

***Motion: Commissioner Pait moved to elect David Keller for Chair. Second by Commissioner Smith. The motion carried by a vote of 5-0.**

- Vice Chair: Nomination received for Trey Gardner.

***Motion: Commissioner Eldridge moved to elect Trey Gardner for Vice-Chair. Second by Commissioner Pait. The motion carried by a vote of 5-0.**

Adjourned at 6:12 PM