



MINUTES
GREENVILLE CITY PLANNING COMMISSION
10th floor Council Chambers
February 28, 2019
4:00 PM
Meeting Notice Posted February 13, 2019

Minutes prepared by Michael Frixen

Members Present: Jason Tankersley, Jonathan Pait, David Keller, Diane Eldridge,
Meg Terry, Trey Gardner

Members Absent: Catherine Smith

Staff Present: Jonathan Graham, Planning & Development Manager
Shannon Lavrin, Assistant Planning & Development Manager
Brennan Williams, Development Planner
Courtney Powell, Senior Planner
Michael Frixen, Development Planner
Chad Hall, Development Planner
Calin Owens, Development Planner
Michael Pitts, City Attorney
Dwayne Cooper, Engineering Services Manager
Clint Link, Civil Engineer
Tracy Ramseur, Sr. Economic Development Project Manager

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 21, 2018 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.

CALL TO ORDER: Chairman Jason Tankersley called the meeting to order at 4:00 PM. He explained the purpose of the planning commission, outlined the rules for procedure, and invited the Commissioners to introduce themselves.

APPROVAL OF MINUTES: The January 17, 2019, minutes were approved as presented. The minutes from the September 27, 2018, agenda workshop were deferred.

ACCEPTANCE OF AGENDA: Agenda approved with the following items deferred:

- Z-26-2018 to March 21, 2019
- SD 18-035 to April 18, 2019
- Z-1-2019 removed from agenda due to WITHDRAWAL of application by applicant
- SD 18-029 deferred to April 18, 2019

CONFLICTS OF INTEREST: Jonathan Pait and Meg Terry on Agenda Item Z-21-2018.

OLD BUSINESS

A. Z-26-2018

Application by Dan Bruce for a **REZONE** of 19.4 acres located at **HAYWOOD RD and PELHAM RD** from R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0278000200300, 0278000200301)

Deferred to March 21, 2019, meeting.

B. Z-28-2018

Application by NAI Earle Furman, LLC for a **REZONE** of 63.69 acres located at **28, 68, and 78 Global Dr and 700 Ridge Rd** from I-1, Industrial District and S-1, Service District to S-1, Service District (TM# M011010100307)

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 Earl Furman

- Requesting rezone to resolve split zoning of property

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board discussion

- None

***Motion: Commissioner Keller moved to recommend approval of the rezone to city council. Commissioner Terry seconded the motion. The motion carried by a vote of 6-0.**

C. Z-30-2018

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-3.2.2(O) RDV: Redevelopment district deleting part (3) buffer and parking exemptions for mixed-use developments

Staff Report presented by Michael Frixen

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

Applicant presentation by Michael Frixen

- Note: applicant is the City of Greenville, represented by Planning Staff

Public comments in support of application:

- None

Public comments opposed to application:

- Diane Legit, 112 Long View Lane – wants to see neighborhood remain single-family district; described wildlife that can be seen on the property
 - *Chairman Tankersly clarified that this is a zoning text amendment that does not affect the zoning classification of any single parcel.*

Board discussion

- None

***Motion: Commissioner Keller moved to recommend approval of the proposed text amendment to city council. Commissioner Pait seconded the motion. The motion carried by a vote of 6-0.**

D. SD 18-035

Application by Integras - Dallas Rd, LLC for a **SUBDIVISION** of 81.12 acres located at **DALLAS RD** from 1 LOT to 65 LOTS (TM# M010020101500)

Deferred to April 18, 2019, meeting.

E. MD 18-005 (MFD 18-979)

Application by Arbor Engineering for a **MULTI-FAMILY DEVELOPMENT** on 1.32 acres located at **317 WILKINS ST** (TM#s 0095000800500; 0106000200300)

Staff Report presented by Chad Hall

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

Applicant presentation by David Van De Water

- Showed pictures of trees on property and discussed tree health

Public comments in support of application:

- Dan Weidenbenner, 168 Otis St – is in favor but would like to see the project include an affordability component; agrees with staff's condition to require a more pronounced front porch that addresses the street; would like to see trees saved

Public comments opposed to application:

- None

Board discussion

- Clarified that the tree issue could be worked out at the permitting stage and the city arborist could confirm the tree health

***Motion: Commissioner Keller moved to approve the application with staff comments and conditions. Commissioner Pait seconded the motion. The motion carried by a vote of 6-0.**

F. SN 18-992

Application by Reid Hipp for a **STREET NAME CHANGE** to change BLISS WAY to JOSEPH MATHIS WAY and LAYMEN DR to ADAM WALKER DR in subdivision SD 18-021 located at **SUMLAR DR** (TM# 0201000101803)

Staff Report presented by Michael Frixen

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

Applicant presentation by Reid Hipp

- Present to answer any questions

Public comments in support of application:

- Davita Mathis, 506 Roper Mountain Ct – Daughter of Rev. Mathis; supports application
- Yvonne Smith Reader, 10 Zara St – says Nicholtown community supports application
- Carla Elrod – 210 Nichol St – reported on history of area and Nicholtown Community; important to recognize former slaves that bought property in the area in the 1870s; in support of including Adam Walker Dr in street renaming

Public comments opposed to application:

- None

Board discussion

- None

***Motion: Commissioner Keller moved to approve the application. Commissioner Eldridge seconded the motion. The motion carried by a vote of 6-0.**

NEW BUSINESS

A. Z-21-2018

Application by Nathan Kaser for a **MAJOR MODIFICATION PD REZONE** of 8.7 acres located at **N PLEASANTBURG DR** from PD, Planned Development District to PD, Planned Development District (TM#s 0276000300503; 0276000300518)

Commissioners Pait and Terry recused themselves and left the meeting chamber due to conflicts of interest on this agenda item.

Staff Report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to City Council with staff comments and conditions**

Chairman Tankersly clarified that the commission is only looking at the modifications to the plan.

Applicant presentation by Stephanie Gates, Site Design Inc.

- Covered some of the changes in the project
- Said the applicant has offered to deed the undisturbed buffer to the Community Club

Public comments in support of application:

- Elijah Hamblin, 4 Scotland Circle – is in support of the design and type of housing proposed
- Deborah McKeddie, 105 Dawnwood Dr – CEO of Community Works; in favor of workforce and affordable housing
- Matt Johnson, 336 W Earle St – supports project on behalf of Greenville Homeless Alliance
- Dan Weidenbenner, 168 Otis St – described other affordable housing developments by developer in the Greenville area, says they do good work; says there are many unfounded fears around this development

Public comments opposed to application:

- J. Austin, 308 McCarter Ave – represents McCarter Community Club; ; provided handout with illustration of previous layout showing detached SF homes; echoed his previous concerns expressed about the project, asked commissioner to uphold their previous denial recommendation; says the project does not promote good design; says changes made by applicant were not meaningful modifications and have only been reactive and does not achieve higher standards of development outlined in the Planned Development zoning classification; wants to ensure that the developer's offer to deed the parking area and buffer area is on record as a condition if the project is approved
- Inez Khaki, 101 Indian Springs Dr – concerns about impacts to sewage infrastructure, lights from cars at night
- Megan McCarter, 303 Sweetbrier Road – supports low-income housing, but concerned about proximity of development to her house; does not think changes are sufficient to

- overcome the planning commission's concerns from December
- Phyllis Reid, 105 Indian Springs Dr – concerned about impacts to home value, unclear on buffer, development should not come up to back of her property
- Brenda Hartnett, 22 Ivy Trail – concerns about creek flooding and drainage issues; stormwater pond is supposed to be underground; original proposal was housing for visitors to Bob Jones; does not want low-income housing in backyard; talked about a shooting and drug deal on Chipwood Lane; should be aware of low-income housing; developer has D+ rating with BBB
- Ashley McConaughey, 305 Sweetbrier Rd – reiterate other comments that have been made; asked commission to protect them and give neighborhood consideration
- Melanie Snyder, 212 Sweetbrier Rd – says proposal has not changed significantly from previous proposal; wants to pause project so she can work with neighborhood to raise money and pursue an alternate plan and gain community buy-in; quoted Dabo Swinney speech to SC senate about doing better as a community
- Rebecca Snyder, 212 Sweetbrier Rd – concerned about height of apt building; described an affordable housing project in Buckhead in Atlanta, which is more active with residents riding their scooters around and being located close to grocery stores and shopping.

Board discussion

- Commissioner Keller asked if the offer to deed the buffer and parking area could be a condition of approval; the applicant was agreeable to this
- Commissioner Eldridge asked if the applicant could do whatever they want if the property is deeded to them, including building a wall; the applicant said she did not see why they could not do what they want with their own property.
- Commissioner Keller asked for some additional information about the creek.
- Commissioner Eldridge asked about the proximity of the detention pond to the pool. It appears to be at least 70 feet from the pool.

***Motion: Commissioner Keller moved to recommend approval of the proposed revisions with staff comments and conditions and with the requirement that the pool parking and buffer area offer to be deeded to the McCarter Community Club. Commissioner Eldridge seconded the motion. The motion carried by a vote of 4-0.**

Planning Director Graham announced that the second reading of this ordinance would occur at a tentatively scheduled city council meeting on Monday, March 4, at 5:30 PM.

Commissioners Pait and Terry rejoined the meeting. Commissioner Gardner was excused from the remainder of the meeting due to illness.

B. Z-31-2018

Application by Raitza Ramos for a **REZONE** of 0.35 acre located at **801 GREEN AV** from R-6, Single-Family Residential District to RM-1, Single- & Multi-Family Residential District (TM# 0107000401400)

Staff Report presented by Michael Frixen

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

Commissioner Eldridge asked why the neighborhood meeting was so close to the public hearing. Michael explained the neighborhood meeting requirements.

Applicant presentation

- Applicant's representative was present but did not make a presentation

Public comments in support of application:

- Dan Weidenbenner, 168 Otis St – supports rezoning, but wants to make sure the community is notified of the neighborhood meetings

Public comments opposed to application:

- None

Board discussion

- Concern about neighborhood meeting
- Applicant's sister, Debbie Nunez, said that they are unfamiliar with the process.

***Motion: Commissioner Keller moved to recommend approval of the rezone to city council. Commissioner Terry seconded the motion. The motion carried by a vote of 5-0.**

C. Z-1-2019

Application by Bruce Aughtry for a **REZONE** of 0.241 acre located at **111 MISSION ST** from RM-1, Single- & Multi-Family Residential District to OD, Office & Institutional District (TM# 0219000102000)

Application WITHDRAWN.

D. Z-2-2019

Application by Seamon Whiteside Associates for a **MAJOR MODIFICATION PD REZONE** of the Augusta and Faris PD and **REZONE** of 0.83 acre located at **2101 AUGUSTA ST AND 18 & 20 E FARIS RD** from C-2, Local Commercial District and R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0204001101900; 0204001102300; 0204001102400)

Staff Report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to City Council with staff comments and conditions**

Applicant presentation by Chris Watson, Seamon Whiteside

- Gave overview of project
- Added that the tree shown in the access easement leading behind Sherwin Williams was inadvertent and is requesting it be removed as a condition of approval

Public comments in support of application:

- None

Public comments opposed to application:

- Peggy Cross, 22 E Faris Rd – not necessarily in opposition; asked for clarification on property ownership; asked about acreage requirements for a PD; asked whether a traffic study has been done; asked about storm drainage; asked about height and dimensions of building; asked about 5G communication systems at fire stations
 - Fire chief provided clarification about traffic, the importance of remaining at this intersection, ingress and egress, and other information about the new proposed fire station
 - Jason explained that stormwater will be handled at the permitting phase.
 - Director Graham and City Attorney Mike Pitts clarified that the city owns the property where the new fire station is going; the interim city manager, Nancy Whitworth, signed the application on behalf of the city; it is a joint application.
- David Price, 318 W Stone Ave – attorney representing owner of Sherwin Williams at 2105 Augusta St; objecting to anything that would block access to parcel; tree is shown on site plan in the middle of their driveway; however, after hearing the presentation, it appears that this was inadvertent; they would request that as a condition of approval, the existing 10-foot driveway be retained and not interfered with; concern about 2 trees

shown at driveway entrance interfering with delivery trucks

Board discussion

- Clarification about changing PD and what must be approved by council

***Motion: Commissioner Terry moved to recommend approval of the rezone and PD modification to city council, with the driveway to remain in place for access to the PD as well as the Sherwin Williams parcel, and with staff comments and conditions. Commissioner Jonathan Pait seconded the motion. The motion carried by a vote of 5-0.**

E. SD 18-029

Application by Jamie McCutchen for a **SUBDIVISION** of 52.31 acres located at **2930 LAURENS RD, 40 VANTROSS LN, THURGOOD DR, and JACQUILINE LN** from 7 LOTS to 232 LOTS (TM#s M010020100900; M010020101500; M011020203602; M011020203603; M011020203607; M011020203606; M010020101502; M011020203604; M011020203605; M011020200400)
Deferred to April 18, 2019, meeting.

F. SD 19-001

Application by Mark III Properties for a **SUBDIVISION** of 17.94 acres located at **ROCKY SLOPE RD** from 1 LOT to 68 LOTS (TM# 0262000100800)

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 Kevin Tomlin

- Gave brief summary of project; present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board discussion

- Received clarification about wetlands

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

G. SD 19-002

Application by Drew Parker for a **SUBDIVISION** of 0.71 acre located at **312 ECHOLS ST and WINN ST** from 2 LOTS to 15 LOTS (TM# 0021000101201; 0021000101200)

Staff Report presented by Calin Owens

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**
- Staff clarified that they are adding new parking in the ROW; guest spaces are not required per code
- Staff also clarified that the wall in the back is a recommendation from staff as a condition of approval

Applicant presentation by Drew Parker

- Gave brief summary of project; present to answer any questions
- Clarified that they will not require aerial fire access

Public comments in support of application:

- Michael Hayes, 9 Winn St – not in favor or opposed; asked question about walls; concerns about short and long-term planning; concerns about Winn St and Allison St; concerns about additional traffic on these streets
 - Staff stated that Winn St will serve as a future shared access and proposed commercial development on the corner
 - City Engineer provided additional information about Allison St; there has never been a formal dedication to the city so it is considered a private drive; the fence on Winn St is not coming down as a part of this development

Public comments opposed to application:

- Mary Duckett, 201 Pinckney St – issues with cut-through traffic from Pete Hollis Blvd; concerns about location of neighborhood meeting; says she was not notified of the proposed development or other projects in neighborhood.
 - Michael gave information about the neighborhood meeting, which was held at Downtown Presbyterian Church. He said staff is revising the instructions for neighborhood meetings for projects in special emphasis neighborhoods.

Board discussion

- Discussion of neighborhood meeting requirements
- Discussion about status of Allison and Winn Streets

***Motion: Commissioner Keller moved to approve the application with staff comments and conditions. Commissioner Pait seconded the motion. The motion carried by a vote of 4-1, with Commissioner Terry voting “no.”**

H. MD 18-007

Application by Chip Dillard for a **MULTI-FAMILY DEVELOPMENT** on 15.74 acres located at **HAYWOOD RD and TRANSIT DR** (TM#s 0259000100600, 0259000100602, 0259000100603, 0259000100604, 0259000100605)

Staff Report presented by Chad Hall

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

Applicant presentation by Parke Lammerts, Chip Dillard, David Stonieki

- Gave brief summary of project; present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board discussion

- Discussion about stormwater; possible future connection to Swamp Rabbit Trail; change color of louvres to neutral color; change club house to flat roof

***Motion: Commissioner Eldridge moved to approve the application with staff comments and conditions and with the following additional conditions:**

1. **Change the club house roof to a flat roof**
2. **Work with Parks and Rec on a possible connection to the Swamp Rabbit Trail**
3. **Change the color of the louvres away from yellow to a more neutral color**

Commissioner Terry seconded the motion. The motion carried by a vote of 5-0.

I. AX-1-2019

Application by Michael George for an **ANNEXATION** of 0.245 acre at **83 & 89 ROCKY SLOPE RD** (TM#s 0259000100201; 025900010400)

Staff Report presented by Michael Frixen

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

Applicant presentation by Ben McKay

- Mentioned they are planning to construct townhomes on site

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board discussion

- None

***Motion: Commissioner Keller moved to recommend approval of the application to city council. Commissioner Terry seconded the motion. The motion carried by a vote of 5-0.**

J. AX-2-2019

Application by Carolina Asset Management for an **ANNEXATION** of 0.45 acre at **5 RIDGE ST** (TM# 0106000201000)

Staff Report presented by Michael Frixen

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

Applicant presentation by Shawn Thomas

- Present to answer any questions

Public comments in support of application:

- Dan Weidenbenner, 168 Otis St – supports annexation and rezoning; reiterated concerns about neighborhood meeting date, notice, and location

Public comments opposed to application:

- None

Board discussion

- None

***Motion: Commissioner Terry moved to recommend approval of the application to city council. Commissioner Keller seconded the motion. The motion carried by a vote of 5-0.**

OTHER BUSINESS:

A. Monthly Comp Plan Update

Courtney gave a brief comp plan update. The next steering committee meeting will be March 12. The commissioners asked to be added to the distribution list.

Michael Frixen stated that they would likely schedule another workshop before the next public hearing.

ADJOURNMENT: The meeting was adjourned at 6:09 P.M.