



MINUTES
GREENVILLE CITY PLANNING COMMISSION
10th floor Council Chambers
March 21, 2019
4:00 PM

Meeting Notice Posted March 6, 2019

Minutes prepared by Michael Frixen

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

Members Absent: None

Staff Present: Jonathan Graham, 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

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: Minutes from the following meetings were approved as presented:

- September 27, 2018 Planning Commission Workshop
- February 26, 2019 Planning Commission Workshop
- February 28, 2019 Planning Commission Meeting

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

- SD 18-029 to April 18, 2019
- SD 19-004 to April 18, 2019
- SD 19-005 to April 18, 2019
- SN 19-119 to April 18, 2019

CONFLICTS OF INTEREST: None.

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)

Staff Report presented by Jay Graham

- Note: Full staff report is on file at the Planning Office
- Dwayne Cooper, City Engineer, explained staff's response to the traffic study, noting that the traffic engineer recommendation was for denial. However, Mr. Cooper stated that Engineering cannot use traffic as the sole basis to deny development at a major intersection in the City of Greenville.
- **Staff Recommendation: Recommend approval to City Council with comments and conditions**

Applicant presentation by Andy Sherard of Site Design, Graham Black of LIV Development, Greg Minton of Spinx

- Gave an overview of the application
- Said they've revised the application from the original submittal to address staff comments
- Presented photographs of other recently approved gas stations in Greenville to illustrate why moving the fuel canopy away from the road was not practical
- Showed locations of proposed retaining walls
- Showed proposed layout of the site with topography and elevations
- Discussed the traffic study methodology
- Discussed the surface stormwater pond and proposed underground detention
- Discussed opportunity for public transit connections

Public comments in support of application:

- None

Public comments opposed to application:

- Many concerns about traffic impacts and safety
- Vehicles cutting across lanes near Villa Road intersection are dangerous for pedestrians; a signal will not prevent accidents or make safer for pedestrians
- Flooding and stormwater concerns; the retention pond shown is not big enough
- Prefer the property remain R-6 single-family residential
- Do not think a gas station is appropriate for this major intersection
- This property should be a gateway into Greenville
- The proposed PD plan does not have enough open space
- Approval would result in traffic gridlock at Haywood and Pelham Road intersection
- The overall scale and density of the proposed development is overwhelming
- PDs are for properties that need incentives, but this particular application does not promote good urban design, does not preserve quality open space
- They are chopping the hilltop off the highest point in the city
- Already too much water and runoff coming into Ingleside – this will exacerbate problems
- Gas station promotes pollution – against environmental quality intent of PD

Board discussion

- Discussed PD criteria in the land management ordinance
- Discussed providing more direct access to public transit stop on Pelham Road
- Discussed the amount of open space proposed vs. what would be required for a

- conventional multifamily development
- Concern that roads and parking lots are poorly laid out; however, the topography of the site would result in these being arranged as a series of terraces and parking pods
- Concern about orientation of the convenience store and fuel canopy, with the fuel pumps being so prominently visible from the intersection
- Concern about the smell and visibility of the dumpster and service area from the central open space of the senior living facility
- Preferred to see site sections and topography submitted with application
- The height of the hill will be cut and graded by about 15 feet, with the soil distributed as fill material throughout the site
- Concern about the mass, location, and visual impact of the retaining walls
- Want to see the stormwater pond developed as an amenity
- Desire to see more contiguous open space throughout the site
- Because the project is a single PD and development, the architecture should have consistent elements throughout. The senior living facility architecture was complimented; this should set the bar for all architecture throughout the site. The multifamily development and gas station architecture should be revised to complement the senior living facility.
- Received clarification on sewer service
- Mr. Keller stated he did not believe the traffic study, as these studies do not play out with conditions on the ground; cited the Shops at Greenridge traffic study for comparison.

***Motion: Commissioner Smith moved to recommend approval of the rezone to city council with the following conditions:**

1. **All staff comments and conditions outlined in the staff report**
2. **An adjustment of the building layout on the site, and specifically, a reorientation of the gas station so that the canopy runs in a north-south direction and the store fronts one, or both, Haywood Road and Pelham Road**
3. **Special consideration for a clear and direct route providing access from the public transit stop to the interior of the site**
4. **The fire access portion the service road shall be a permeable pavement or grass pave, and not emphasized as a means of other vehicular access**
5. **Architecture should be consistent with the senior living facility, with the senior living facility being the standard that all of the architecture on the site should achieve**
6. **The water retention facilities should be treated as an amenity, rather than something that would detract from the development, and must be maintained**
7. **All building designs, including those for the future outparcel, must be presented as FDPs to the planning commission for review and approval**
8. **Special design consideration should be given to all retaining walls, particularly the one at Haywood Road so that it is an amenity rather than a large concrete wall**
9. **Screen service and garbage areas and control odors near open space, or relocate them away from the open space entirely**
10. **Consideration should be given to light pollution, and photometrics must be presented as part of the permitting and review process.**

In response to a request for clarification from the applicant, the commission stated that their comments and conditions regarding modifying the building layout was limited to the orientation of the gas station and fuel canopy.

Commissioner Gardner seconded the motion. The motion carried by a vote of 5-2, with Commissioners Keller and Eldridge voting “no.”

B. 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.

1. NEW BUSINESS

A. SD 19-003

Application by Bradley Smith for a **SUBDIVISION** of 3.68 acres located at **Legacy Park Road** from 2 LOTS to 24 LOTS (TM#s 0262000101417; 0262000101418)

Staff Report presented by Courtney Powell

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

Applicant presentation by Bradley Smith

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board discussion

- None

***Motion: Commissioner Terry moved to approve the application with staff comments and conditions. Commissioner Smith seconded the motion. The motion carried by a vote of 7-0.**

B. SD 19-004

Application by Coleman Shouse for a **SUBDIVISION** of 16.10 acres located at **Green Heron Rd, PNG Connector Rd, and Woodruff Industrial Ln** from 1 LOT to 95 LOTS (TM# 0547010100101)

Deferred to April 18, 2019, meeting.

C. SD 19-005

Application by CAP Camperdown LLC for a **SUBDIVISION** of 0.653 acre located at **401 S MAIN ST** from 3 LOTS to 46 LOTS (TM# 0061000304101)

Deferred to April 18, 2019, meeting.

D. SN 19-119

Application by City of Greenville to assign a **STREET NAME** for Connection Parkway (TM#s 0547010100100; 0545010102508)

Deferred to April 18, 2019, meeting.

E. Z-3-2019

Application by John M. Story for a **REZONE** of 1.709 acres located at **1909 LAURENS RD** from C-3, Regional Commercial District and R-6, Single-Family Residential District to C-3, Regional Commercial District and R-6, Single-Family Residential District (TM# 0257000700300)

Staff Report presented by Courtney Powell

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

Applicant presentation by John Story

- Explained the proposed expansion of the auto parts store
- In response to concerns raised at the neighborhood meeting, Mr. Story explained that the lighting would be motion activated with an automatic timer after dark; deliveries have been rescheduled to the times permitted by ordinance for the City of Greenville; and no vehicles would be exiting onto Sycamore Drive

Public comments in support of application:

- None

Public comments opposed to application:

- Concern about encroachment of commercial into residential neighborhood
- Concern about loss of green space and bird habitat
- Disagrees with analysis of staff report about other C-3 properties extending the same distance back into the residential zone
- Concern about impact to property values

Board discussion

- Discussion about parking lot expansion, dumpster location, and lighting, all of which will be reviewed at the time of permitting

***Motion: Commissioner Keller moved to recommend approval with staff comments and conditions, and with the understanding that lighting and screening will be handled at the time of permitting. Commissioner Eldridge seconded the motion. The motion carried by a vote of 4-3, with Commissioners Gardner, Smith, and Eldridge voting “no.”**

OTHER BUSINESS:

A. Monthly Comp Plan Update

Courtney gave a brief comp plan update. The City issued the RFP and was currently reviewing proposals.

ADJOURNMENT: The meeting was adjourned at 6:38 P.M.