



**City of Greenville
Planning Commission
Agenda Workshop
12:00 PM May 18, 2021
Virtual WebEx Meeting**

Meeting Notice Posted May 14, 2021

Minutes prepared by Sharon Key

Members Present: Diane Eldridge, Derek Enderlin, Meg Terry, Mike Martinez, Jeff Randolph, Trey Gardner

Members Absent: None

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on May 14, 2021, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

CALL TO ORDER: Meeting wall called to order at 12:13 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on May 20, 2021:

STORMWATER WORKSHOP: Chairperson Terry asked that the workshop be delayed as Commissioner Eldridge was not present at the beginning of the meeting due to technical difficulties.

OLD BUSINESS

A. Z-13-2020

Application by Saint Capital, LLC. for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM#s 0079000201900, 0079000202500, 0079000202600, 0079000202800, 0079000202700, 0079000202501, 0079000203500, 0079000203510, 0079000203509, 0079000203508, 0079000203507, 0079000203506, 0079000201100, 0079000201200, 0079000201300, 0079000201400)

- Planning and Development Services Director Jay Graham provides an overview of the application.
- The Commission discusses several items, including the when the Commission last saw the application, , the parking deck changes, soil borings, the Ware Street bedroom and unit layout, increased open space, the change to a singular road entry, and tree survey requirements.
- The Commission asks about the West End Small Area Plan and whether this development wait to be approved until the plan for the area is approved.

- Rob Robinson, consultant for the City of Greenville, provides an overview of the West End Small Area Plan and its findings for the area. Mr. Robinson comments on the project and its relation to the Small Area Plan.
- Discussion occurs on application timing and how long the Commission can wait to make a decision.
- Staff informs the Commission that more information on the West End Small Area Plan will be forwarded to the Commission.

B. Z-5-2021 *Application requested to be withdrawn*

Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

- No discussion as the applicant requested to withdraw their application.

C. Z-6-2021 *Application requested to be deferred to June 17, 2021 meeting*

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives

- No discussion as the applicant requested to defer their application.

NEW BUSINESS

A. FDP-21-216

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at **HOWE ST AND HAYNIE ST** for 179 apartment units (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

- Planning and Development Services Director Jay Graham provides an overview of the application.
- The Commission discusses staff's recommendation for denial.
 - Staff advises that if the application is not deferred and is denied by the Commission the application cannot be brought back until 12 months has passed.
- The Commission and staff discuss an exception to the waiting period.
- Commissioner Terry asks about the South Downtown Master Plan and how the project fits into that plan.
 - Staff will send a link to the Commission with more information on the South Downtown Master Plan

B. Z-9-2021

Application by Michael Redmon for a **REZONE** of 5.1 acres located at **330 PELHAM RD** from RM-2 to OD (TM# 027900-02-00600, 027900-02-00611, 027900-02-00612, 027900-02-00613)

- Development Planner Ross Zelenske provides an overview of the application.
- There were no comments or questions from the Commission.

C. SD-21-318

Application by Lynn Solesbee for a **SUBDIVISION** of 0.74 acre located at **ANDERSON ST AND CONWELL ST** from 2 LOTS to 12 LOTS (TM# 008500-04-00300, 008500-04-00400)

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- The Commission discusses the setback requirements for the project.
 - Staff confirms the setback should be 15 feet, not 5 feet.

D. Z-10-2021

Application by NHE Inc. for a **REZONE** of 3.87 acres located at **1200 LAURENS RD** from R-6 and C-3 to PD (TM# 019800-04-03200, 019800-04-00200, 019800-04-00300)

Austin presents

- Development Planner Austin Rutherford provides an overview of the application.
- The Commission asks about the parcel connectivity.
- The Commission also discusses turn lane improvements and the traffic study requirements.
- Commissioner Jeff Randolph asks staff how this project complies with the innovative land planning requirement for Planned Developments.

E. Z-11-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 in order to limit orientation of outdoor dining and other outdoor activities adjacent to residential uses.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- Staff explains the process of gathering public input on these text amendments and the changes made based on initial Commission feedback.
- The Commission asks when the public comment on the text amendments will be available for the Commission to review.
 - Planning Administrator Courtney Powell advises they will provide comments prior to the public hearing and that comment would close today. The comments will also be posted on the website.

F. Z-12-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7 and 19-6.5.8.9 to prohibit commercial refuse containers between building and adjacent residential use.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- There were no comments or questions from the Commission.

G. Z-13-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-1.11; 19-4.3; 19-6.4; 19-6.6; and 19-6.8.9 to provide maximum lighting levels at property lines; to require reduction of lighting levels after business hours and to provide “pre” and “menu” board illumination and noise standards.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- There were no comments or questions from the Commission.

H. Z-14-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-2.3.14 in order to provide requirement for a notarized affidavit of substantial compliance be received from the project general contractor or the person signing on his/her behalf in order to certify exterior of structures and site work comply with approved plans.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- The Commission asks about the definition of substantial compliance.
 - Staff responds that changes are planned and may be in the next round of

amendments.

I. Z-15-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3.3; 19-6.2.2; Table 19-6.2-1; 19-6.2.3; 19-6.5.7; 19-6.8.9; Figure 19-6.8.11; and Figure 19-6.5.14 in order to amend existing buffering and screening requirements for all nonresidential or multi-family developments that abut single-family uses.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- There were no comments or questions from the Commission.

J. Z-16-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-4.3; 19-5.1-1; 19-5.2; Table 19-5.1-1; Table 19-4.3-1; 19-6.8.9 in order to provide a maximum building height and introduces a step-back provision for any nonresidential or multifamily structure adjacent to a single-family use (excluding C-4).

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- The Commission asks about height versus stories.

K. Z-17-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-5.1 and Table 19-5.1- 1 in order to modify maximum impervious coverage for all non-residential zoning districts, except for C-4, for projects adjacent to single-family uses.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- Commissioner Enderlin asks for clarification regarding 75 percent.
 - Staff clarifies that all of the lot can be built on in theory, but 25 percent will need to be pervious.

L. Z-18-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Sections 19-6.5.7; 19-6.8.9; and Table 19-4.1-2 in order to provide an increased rear setback for nonresidential and multifamily projects adjacent to single-family uses.

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- There were no comments or questions from the Commission.

M. Z-19-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Tables 2.60; 2.70; 2.80; 2.90; and 5.60 of the Unity Park Neighborhood District Code to remove maximum lot width and depth requirements

- Senior Development Planner Kris Kurjiaka provides an overview of the application.
- There were no comments or questions from the Commission.

UPCOMING DATES

A. Upcoming Planning Commission Meeting Dates

- 12:00 PM Tuesday, June 15 – PC Workshop
- 4:00 PM Thursday, June 17 – Regular Meeting

The members present discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

ADJOURNMENT: The meeting was adjourned at 1:22 PM.