



Minutes

Greenville City Planning Commission  
Webex Virtual Special Called Meeting  
4:00 PM, January 12, 2021  
Meeting Notice Posted December 9, 2020

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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.

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Minutes prepared by Peyton Voirin and Ross Zelenske

Commissioners Present

Jeff Randolph, Diane Eldridge, David Keller, Trey Gardner, Mike Martinez, Meg Terry, Shontavia Johnson

Commissioners Absent

None

Staff Present

Courtney Powell, Edward Kinney, Harold Evangelista, Jonathan Graham, Kevin Howard, Matt Lonnerstater, Monique Mattison, Ross Zelenske, Shannon Lavrin, Mike Blizzard, Mike Frixen

Consultants Present

Charles Buki (czb), Matt Ingalls (IPD), Peter Lombardi (czb), and Thomas Eddington (czb)

Public in Attendance

Barry Nocks, Brian Habig, Catherine Lipperty, Diane Smock, Eric Graben, Gary Daniels, Geoffrey Habron, Katy Smith, Keith Brockington, Laura Godfrey, Matt Cotner, Michele Brinn, Sherry Barrett, Sylvia Palmer, Weston Dripps, Yvonne Reeder

Call to Order

Chairman David Keller called the meeting to order at 4:00 PM.

Welcome and Opening Remarks

Chairman Keller began the meeting by requesting Commissioners to introduce themselves.

Roll Call

Planning Administrator Courtney Powell gave a roll call.

Acceptance of Agenda

The agenda was approved. No amendments of agenda made.

New Business

## **A. Z-1-2021**

### GVL2040- Greenville's New Comprehensive Plan

#### Application presentation given by Courtney Powell (Planning Administrator) and Peter Lombardi (czb)

- Planning Administrator Courtney Powell began with an overview of the planning process and efforts leading to this point before turning over the presentation to Peter Lombardi, one of the consultant team members.
- Peter went through a PowerPoint presentation on the comprehensive plan. He discussed the comprehensive plan role and requirements in South Carolina. He noted that the last plan in Greenville was adopted in 2009.
- Peter discussed the Steering Committee and public input obtain for the plan.
- The three top priorities were identified through the feedback and planning process—open space, affordable housing, and transportation and mobile
- Peter discussed the target outcomes addressed in the plan for each of these priorities.
- Peter detailed the comprehensive plan's node and corridor concept and potential locations.
- He noted that the tax base created through the node growth model will help offset some of the costs for the plan's goals, but the community will also have to set aside public funds to address priority items.
- Peter also went over some of the concerns since the release of the public draft in November. Specifically, economic development, clarity and context around open space goals, and diversity and inclusivity.
- Peter concluded his presentation and asked for questions from the Commission. There were no initial comments from the Commission.

#### Staff Comments

- Staff recommends Planning Commission to recommend adoption of the GVL2040 plan to City Council.

#### Planning Commission questions to staff

- None

#### Public comments in support of application

- Yvonne Reeder (Steering Committee Member), 10 Zara Street, spoke of the need to adopt this plan as proposed.
- Diane Smock (Steering Committee Member), 103 Cleveland Street, spoke in favor of the plan. She noted that the inclusivity efforts of the plan were extremely important to the community.
- Eric Graben (Steering Committee Member), 23 West Hillcrest Drive, seconded the previous comments and spoke in favor of the plan.
- Sylvia Palmer (Steering Committee Member), 5 Roosevelt Avenue, noted that she lives in the Nicholtown neighborhood and that many in the neighborhood are facing the pressures of gentrification and that the community needs to keep the diversity in the neighborhood and this plan was supportive of that.
- Katy Smith (Steering Committee Member), 31 Riverside Drive, noted she had lived in the Greenville community since 1995 and ditto'd all of the previous comments. She noted that the other plan priorities—mobility, housing, and green space--were frequent concerns brought up by the community during the public input and planning process.
- Matt Cotner (Steering Committee Member), 7 Frontus Street, agreed with previous comments, and spoke in favor of the plan.
- Michele Brinn (Steering Committee Member), 128 Buist Avenue, agreed that this was a very good plan.

#### Public comments opposed to application

- None

#### Commission Discussion

- Commissioner Terry thanked the Steering Committee and consultant team members for their efforts.
- Commissioner Randolph inquired about allowing staff to edit and correct grammatical and scrivener's errors as the plan moves forward.

**\*Motion: Commissioner Randolph moved to approve the Planning Resolution of the GVL2040 Comprehensive Plan with the condition to allow staff to continue correcting scrivener's errors, and to forward a recommendation of approval to City Council to adopt the GVL2040 Comprehensive Plan. Second by Commissioner Eldridge. The motion passes by a vote of 7-0.**

#### Other Business

- Planning Commission workshop on Tuesday, January 19, 2021 at 12:00pm
- Planning Commission meeting on Thursday, January 21, 2021 at 4:00pm
- Assistant City Manager Shannon Lavrin, Planning and Development Director Jay Graham and Planning Administrator Courtney Powell thanked the Planning Commission, Steering Committee and consultant team for their work.

**Adjourned at 4:32 PM**