



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, March 16, 2023
Meeting Notice Posted March 1, 2023

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 31, 2022 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 Sharon Key

Commissioners Present

Chair Meg Terry, Jeff Randolph, Mike Martinez, Diane Eldridge, Derek Enderlin and Lynn Solesbee

Commissioners Absent

Pamela Adams

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Ben Abdo, Development Planner

Call to Order

Chair Terry called the meeting to order at 4:00 PM. Ms. Terry provided normal beginning procedures for Commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Mr. Enderlin moved to approve minutes as proposed for the previous meetings. Mr. Randolph seconded the motion, and the minutes were unanimously approved 6-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Enderlin motioned to approve the agenda with edit of removal of item “**Z-3-2023**” that is withdrawn. Ms. Eldridge seconded the motion. The motion passed 6-0.

Conflicts of Interest – Meg Terry submitted conflict with AX-4-2023

OLD BUSINESS

A. SD-23-42

Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) (“Park Hill Townhomes”)

Staff Report presented by Development Planner Ben Abdo

Applicant: Matt Alexander, 123 Wellborn St. and John Darrohn, Whitsett St. and Drew Parker, 123 Wellborn St.– Provided update that E911 named the address as Park Hill not Park Mill. Discussed the alley not being used for egress and ingress after collaboration with City Staff and offered to answer questions.

- Commission asked about building an entire new road vs repairing the existing alley.
- Commission asked about consideration the flow of traffic coming in and exiting property in regards to having two curb cuts or one entrance/exit.
- Commission asks about retention pond and comments regarding affordable units in a by right zoning district.
- Discussed alley abandonment process and issues.

Public comments:

- None

Commission Discusses:

- Commission asked who owns the alley.
- Commission asked if the alley will be abandoned and return back to the surrounding property owners? Staff answered in the affirmative
- Discussed with staff regarding the stream and pond.
- Discussed changing the entrance/exit to one curb cut.
- Question for staff to approve subdivision with a condition to revise access.
 - Legal advises the result would need to be reasonably attainable and not an assumption.

Applicant requested to to defer to the April 20th Planning Commission meeting.

***Motion: Mr. Enderlin moved to deferral to April meeting of SD-23-42.
Seconded by Mr. Randolph.
The motion passed by a vote of 6-0 vote.**

NEW BUSINESS

A. AX-3-2023

Application by RDS Associates, LLC for **ANNEXATION** and **REZONE** of approximately 7.07 acres located at **825, 827 CONGAREE ROAD** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0545010101002)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Absent

Public comments:

- None

***Motion: Mr. Enderlin moved to recommend approval of AX-3-2023.
Seconded by Mr. Martinez.
The motion passed by a vote of 6-0 vote.**

Ms. Terry leaves meeting due to conflict of interest.

B. AX-4-2023

Application by Jonathan Jacobs for **ANNEXATION** and **REZONE** of approximately 2.31 acres located at **650 EXECUTIVE CENTER DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0547020103800)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Absent

Public comments:

- None

***Motion: Mr. Martinez moved to recommend approval of AX-4-2023.
Seconded by Ms. Eldridge.
The motion passed by a vote of 5-0 vote.**

Ms. Terry rejoined meeting.

C. AX-5-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 0.07 acre located at **510 OLD AUGUSTA ROAD** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (portion of TM# 0222030401500)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: The City of Greenville

Public comments:

- Antonio Berts, 34 Collins Rd. – Asked what is being done to this property.

***Motion: Mr. Enderlin moved to recommend approval of AX-5-2023.
Seconded by Ms. Eldridge.
The motion passed by a vote of 6-0 vote.**

D. SD-23-98

Application by Silver Hammer Ventures, LLC for a **SUBDIVISION** of 1.39 acres located at **100 BLYTHE DRIVE AND 24 OLD AUGUSTA ROAD** from 2 LOTS to 5 LOTS. (TM# 0212000400800, 0212000401100)

Staff Report presented by Principal Development Planner Michael Frixen

- Commission asked about construction parking and timing and if the project was 4 or 5 lots.
- Commission asked about access points for each lot.
- Commission asked about heritage tree possible damage on neighboring lot from root damage from construction
 - Ms. Slyce provided tree protection information

Applicant: Eric Appeal, 409 Winding River Ln, Simpsonville – Offered to answer questions and reaffirmed the goal to protect the trees. Provided driveway details and school traffic commute design.

Public comments:

- Tina Thomas, 18 Old Augusta Rd. – Concerned about construction timeline, blocking access to her home, can it be built during Summer when school is out, and concerns about sewer.

Staff Comment:

- Paul Dow, City Engineer, provided information on the extension of the sewer plans and storm water impact and water quality.

Commission Discusses:

Discussed construction traffic with the school traffic and construction times during the day and noise ordinance.

Commission asked staff about added condition on shared driveways and to coordinate with school on calendar schedules.

***Motion:** Mr. Randolph moved to approve SD-23-98 with all staff comments and all staff conditions with a strong recommendation, if reasonably feasible, a single or two shared driveway be implemented and to coordinate with the school's schedule.

Seconded by Mr. Martinez.

The motion passed by a vote of 6-0 vote.

E. MD-23-99

Application by Paul Talbert for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.835 acres located at **450 EAST PARK AVENUE** for 32 units. ("Creekview Townes") (TM# 0039020200600)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asked about fencing, terraces and more natural plantings and landscape

Applicant: Paul Talbert and Michael Cain of SW+, 701 Easley Bridge Road – Discussed project site, preservation plans, and offered to answer questions.

- Commission asked about the number of trees that would be saved
 - Mr. Cain responded with tree saving measures.
- Commission asked about 2-way drive

Public comments:

- None

Commission Discusses:

Discussed wall height, fencing, terraces, landscaping, architecture, and sidewalks/walkability

***Motion:** Mr. Martinez motioned to approve MD-23-99 with staff comments and staff conditions while striking all DRB comments, striking staff condition #5 to require terrace retaining wall along Henrietta; that additional design development and design considerations of the sidewalk retaining wall and safety along Henrietta be considered, consider integrating the building sidewalk visually with building base/water table along East Park, all plants in riparian area be a native species, that all best practices be incorporated, and the horizontal nature of the building be visual broken up with vertical elements.

Seconded by Mr. Randolph

The motion passed by a vote of 6-0 vote.

F. Z-3-2023 *Application Withdrawn by Applicant*

Application by the City of Greenville for a **TEXT AMENDMENT** to modify board and commission procedures by amending Sections 19-2.2.1. *Authority to file applications.*

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- Ms. Lavrin provides updated on the Land Management Ordinance
 - i. Discussed Special Called Meeting for Development Code Schedule

B. Upcoming Dates:

March 30, 2023 – PC Special Called Meeting

Adjourned at 6:18 PM

STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Meg Terry
(Commission Member's Name)

Pursuant to South Carolina Code Section 8-13-700(b), I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability Campaign Reform Act of 1991:

A. The matter requiring action or decision is as follows:

Meeting Date: 3/16/2023

Agenda Item No.: AX-4-2023

Subject: 650 Executive Center Drive

Agenda Item No.: _____ Subject: _____

Agenda Item No.: _____ Subject: _____

B. The nature of my potential conflict is as follows:

I have an economic interest which will be affected by the action.

A member of my immediate family has an economic interest which will be directly affected.

An individual with whom I am associated has an economic interest which will be affected.

A business with which I am associated has an economic interest which will be affected.

I hereby withdraw from any votes, deliberation or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.

Date: 14 March 2023 Signature: _____



STAFF LIAISON SHALL NOTE THIS ABSTENTION AND THE ABOVE GROUNDS IN THE MINUTES. THIS STATEMENT SHALL BE ATTACHED TO THE MINUTES.


Chairperson or Presiding Officer