



**City of Greenville
Planning Commission
Agenda Workshop
12:00 PM April 13, 2021
Virtual WebEx Meeting**

Meeting Notice Posted April 9, 2021

Minutes prepared by Peyton Voirin

Members Present: Diane Eldridge, David Keller, 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 April 9, 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 12:02 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on April 15, 2021:

OLD BUSINESS

- A. Z-13-2020** *Application requested to be deferred to May 20, 2021 meeting*
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)
- No discussion as the applicant requested to defer the application.
- B. Z-5-2021** *Application requested to be deferred to May 20, 2021 meeting*
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 defer the application.

C. SD-21-051

Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)

- Development Planner Ross Zelenske provided an overview of the application.
- Chairwoman Meg Terry inquired about the history of this application. Ross Zelenske noted that the original site plan was recommended for denial by staff and has since been revised.
- Commissioner Jeff Randolph inquired about previous approvals for this application. Ross Zelenske noted that the plan had been approved a few years ago, but the applicant never developed based on that approved site plan.
- Commissioner Mike Martinez inquired about parking for this development. Ross Zelenske noted that there are driveways on the side of the homes.
- Commissioner Mike Martinez inquired about the double driveway between Lots 5 and 6. Senior Development Planner Kris Kurjiaka confirmed this.
- Commissioner Randolph inquired about public street status and standards; Planning and Development Services Director Jay Graham noted that you cannot subdivide off a driveway, only off a street. This is due to first response primarily.
- Chairwoman Terry inquired if the presented application was the best solution for this property. Jay Graham noted that he did not believe that this was the best solution, but it is a solution that meets requirements, and staff does not have the ability require developers to create the best solution.
- Commissioner Martinez inquired about the shape of Lot 2. Kris Kurjiaka stated that minimum lot size was the guiding factor behind the shape.
- Staff recommends approval with comments and conditions.

D. Z-6-2021 *Application requested to be deferred to May 20, 2021 meeting*

Application by City of Greenville for a **TEXT AMENDMENT** to sections 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 the application.

NEW BUSINESS

A. SD-15-406M

Application by Verdae Development Inc for a **SUBDIVISION MAJOR MODIFICATION** of 24.26 total acres located at **NORLIN DR AND MANGUM DR** from 82 LOTS to 82 LOTS (TM# 02600-01-01500, 02606-01-08300, 026200-01-02800)

- Development Planner Ross Zelenske provided an overview of the application.
- Commissioner Diane Eldridge inquired about who promoted this application, the City or Verdae Development. Planning and Development Services Director Jay Graham mentioned that the ordinance requires cross connection, and Verdae and the city have been working together.
- Commissioner Eldridge inquired about Parkins Mill's gate and connectivity standards in relation to this project. Jay Graham explained that he cannot elaborate on details, but that was not the ideal situation and should have been paved to the road and is not a good example of policy.
- Chairwoman Meg Terry inquired whether the gate or the connectivity was the driving issue. Jay Graham responded that the minimum fire code standard was the gates, and that's where they were derived from. Planning staff ended this practice in 2017, but the driving standard is a permanent connection.
- Jay Graham mentioned that the neighborhood associated with Mangum Drive may not be in favor of the connection, but the connection is a standard in the ordinance.

- Commissioner Eldridge mentioned her affinity for connectivity but noted understanding the neighborhood members that are used to living on a dead end that now do not want the through traffic that will come with this development. Further, the disconnect between not allowing a gate for the connection when it has been allowed in other areas can also be understood to be frustrating to the neighbors. Commissioner Eldridge inquired about traffic calming measures to mitigate through traffic that the neighborhood is not used to.
- Jay Graham noted that typically traffic calming measures are in response to existing conditions as opposed to expected conditions and called on engineering to further express the possibility of traffic calming measures as a condition.
- Assistant City Engineer Clint Link explained that the ordinance does allow for traffic calming to be built into subdivisions and implemented in new developments. He noted that it is often implemented when there are existing conditions, but he noted that he did not think it would be out of line to implement a requirement like this.
- City Attorney Mike Pitts expressed concern over imposing off site traffic calming measures on the developer.
- Commissioner Eldridge inquired about sidewalks on Mangum Drive.
- Clint Link explained Mangum Drive is wide enough to accommodate retrofit sidewalks.
- Clint Link also mentioned a speed bump or a landscape island on Norlin Drive as opposed to implementing traffic calming measures on an existing street.
- Mike Pitts echoed his caution on placing financial burden on the developer.
- Commissioner David Keller expressed concern over how effective a traffic bump on Norlin Drive would be.
- Commissioner Eldridge inquired about precedence being set with previous examples. Jay Graham answered that the examples mentioned are mistakes and do not constitute examples to be followed. Commissioner Eldridge echoed her concern over this issue.
- Mike Pitts once again echoed concern over placing the financial burden of sidewalks on Mangum Drive on the developer.
- Staff recommends approval with comments and conditions.

B. SD-17-447M

Application by Greenville Camperdown Hotel LLC for **SUBDIVISION MAJOR MODIFICATION** of 0.583 total acre location at **315 S MAIN ST** from 1 LOT to 4 LOTS (TM# 006100-03-04104)

- Development Planner Ross Zelenske provided an overview of the application.
- Planning and Development Services Director Jay Graham inquired about the location of the property line going through the middle of the building, and whether that applied to the floors above.
- Development Planner Ross Zelenske answered that it only applied to the ground floor based on the elevations provided.
- Staff recommends approval with comments and conditions.

C. SD-21-206

Application by AV Real Estate LLC for a **SUBDIVISION** of 3.019 total acres located at **CONESTEE ROAD AND SPANCO DRIVE** from 1 LOT to 28 LOTS (TM# 042200-01-00300)

- Development Planner Ross Zelenske provided an overview of the application.
- Staff recommends approval with comments and conditions.

D. Z-8-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.2, 19-4.3.3, and 19-4.3.4 of the City's Land Management Ordinance to amend use standards.

- Senior Development Planner Kris Kurjiaka provided an overview of the application.
- Staff recommends approval with comments and conditions.

UPCOMING DATES

A. Upcoming Planning Commission Meeting Dates

- 12:00 PM Tuesday, May 18 – PC Workshop
- 4:00 PM Thursday, May 20 – 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 12:54 PM.