



City of Greenville Planning Commission  
Meeting Minutes  
Greenville City Hall, 10<sup>th</sup> Floor Council Chambers  
4:00 PM, April 20, 2023  
Meeting Notice Posted April 3, 2023

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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 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.

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Minutes prepared by Sharon Key

Commissioners Present

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

Commissioners Absent

None

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; Paul Dow, City Engineer

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. Randolph moved to approve minutes as proposed for the previous meetings. Ms. Eldridge seconded the motion, and the minutes were unanimously approved 7-0.

#### Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

#### Acceptance of Agenda

Mr. Enderlin motioned to approve the agenda. Mr. Randolph seconded the motion. The motion passed 7-0.

Conflicts of Interest – Mr. Solesbee submitted conflict with AX-9-2023 and MD-23-202

### **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:** Drew Parker, 123 Wellborn St.– Provided update and offered to answer questions.

- Commission asked about not using the existing alley.
  - The City is perusing abandoning the alley.
- Commission asked what occurs if the alley is abandoned.
- Commission asked staff about being able to recommend what occurs after it becomes abandoned
- Commission asked staff about improving the alley instead of abandoning it
  - It has to be abandoned to be able to be improved.
  - Mr. Dow discussed history, timing, and purpose of alley with anticipation of the alley to be abandoned and what would occur with the property of the alley after it is abandoned.

#### **Public comments:**

- None

**\*Motion: Mr. Randolph moved to approve to SD-23-42 with staff comments and conditions with strong a recommendation strong recommendation that the alley be shifted pending approval of Alvins Alley abandonment.**

**Seconded by Mr. Martinez.**

**The motion passed by a vote of 7-0 vote.**

### **NEW BUSINESS**

#### **A. AX-6-2023**

Application by Annie Asdal for **ANNEXATION** and **REZONE** of approximately 16.92 acres located at **201 SMYTHE STREET** from PD, Planned development district, in Greenville County to PD, Planned development district, in the City of Greenville. (TM# 0141000300100)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**Applicant:** Absent

**Public comments:**

- None

**\*Motion: Mr. Enderlin moved to recommend approval of AX-6-2023.**

**Seconded by Ms. Eldridge.**

**The motion passed by a vote of 7-0 vote.**

#### **B. AX-7-2023**

Application by SCI South Carolina Funeral Services, Inc for **ANNEXATION** and **REZONE** of approximately 88.57 acres located at **1 & 25 PINE KNOLL DRIVE** from R-12, Single-family residential district, R-S, Residential suburban district, and C-2, Commercial district in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0275000200300, 0275000200301)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**Applicant:** Absent

**Public comments:**

- None

**\*Motion: Mr. Enderlin moved to recommend approval of AX-7-2023.**

**Seconded by Ms. Adams.**

**The motion passed by a vote of 7-0 vote.**

#### **C. AX-8-2023**

Application by the Brian Schick for **ANNEXATION** and **REZONE** of approximately 0.16 acre located at **10 SACO STREET** from R-7.5, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (TM# 0118001300600)

*Staff Report presented by Senior Development Planner Austin Rutherford*

- Commission asked about zoning designation decision

**Applicant:** Absent

**Public comments:**

- None

**\*Motion: Ms. Eldridge moved to recommend approval of AX-8-2023.  
Seconded by Mr. Martinez.  
The motion passed by a vote of 7-0 vote.**

Lynn Solesbee leaves due to conflict of interest

**D. AX-9-2023**

Application by Graham Hardaway for **ANNEXATION** and **REZONE** of approximately 0.82 acre located at **1530 W. WASHINGTON STREET** from S-1, Services district, in Greenville County to S-1, Service district, in the City of Greenville. (portion of TM# 0025000100101)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**Applicant:** Absent

**Public comments:**

- None

**Commission Discusses:**

**\*Motion: Mr. Enderlin moved to recommend approval of AX-9-2023.  
Seconded by Ms. Adams.  
The motion passed by a vote of 6-0 vote.**

Lynn Solesbee rejoins meeting

**E. AX-10-2023**

Application by the F.A. Johnson II for P.A.S.T.O.R.S., Inc for **ANNEXATION** and **REZONE** of approximately 0.117 acre located at **727 MAULDIN ROAD** from C-2, Commercial district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (portion of TM# M014030100506)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**Applicant:** Absent

**Public comments:**

- None

**Commission Discusses:**

**\*Motion: Mr. Randolph motioned to recommend approval for AX-10-2023.  
Seconded by Ms. Eldridge  
The motion passed by a vote of 7-0 vote.**

**F. SD-23-201**

Application by Joseph J. Hunter for a **SUBDIVISION** of 4.75 acres located at **HALTON ROAD AND MALL CONNECTOR ROAD** from 1 LOT to 3 LOTS. (TM# 0260000101300)

*Staff Report presented by Development Planner Ben Abdo*

- Commission asked about sidewalk requirements
  - Staff discussed engineering department review
  - Mr. Dow noted sidewalk regulations

**Applicant:** Joseph Hunter, 224 Compton Dr. Greenville – Discussed project, history of site, easement agreements and driveway plans and offered to answer questions.

**Public comments:**

- None

**Commission Discusses:**

**\*Motion: Mr. Enderlin motioned to recommend approval for SD-23-201. Seconded by Mr. Randolph  
The motion passed by a vote of 7-0 vote.**

Lynn Solesbee leaves due to conflict of interest

**G. MD-23-202**

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.99 acres located at **704-722 E. McBee Avenue** for 20 units. (“The McDaniel”) (TM# 0064000300200, 006400300400, 0064000300500, 0064000300600, 0064000300700, 0064000300800, 0064000300900)

*Staff Report presented by Senior Urban Designer Barrett Armstrong*

- Commission asked about setbacks and what can be allowable within setback.
- Commission asked about connectivity with pedestrian walkways with McBee and clarification on any proposed changes for sidewalks and future connectivity.
- Commission asked about homes’ setbacks and heights across the street.
- Commission asked about plantings and retaining wall design.
- Commission asked about how sanitation and trash will be handled.

**Applicant:** Matthew Jones, 1 Augusta St., Greenville, and Jay Martin 49 Greenland Dr., Greenville - Discussed project to be condos and not as rent units, history of working on project, challenges of the site’s topography, vehicular access to site, working with neighboring property owners regarding alleyway, how the project fits site and connectivity with the city and McBee traffic issues that will be resolved, sanitation and storm water plans, and offered to answer questions.

- Commission asked about DRB comments in regard to the adjacent warehouse scale to project.
  - Applicant discussed grade of property and screening for barrier.
- Commission asked about landscape plan.
  - Applicant discussed evergreens, retaining walls and visual separation
- Commission asked about opposing comments on color scheme.
  - Applicant discussed material, color and façade, and provided sample of stone.
- Commission discussed entrance off McDaniel and possibility of creating one on east side of project
  - Applicant discussed entrance requirements and options they've reviewed as fire and maintenance access and grade issues.
- Commission asked about Phase II and how many further units would be added and how it impacts traffic.
- Commission asked about exterior lighting ideas along McBee.
  - Applicant noted street lighting is not in their control but they will have entrance lighting to each unit.
- Commission asked about traffic impact study being required would it include Phase II.
  - Mr. Dow responds, yes, staff could include Phase II into a study.
- Commission asked about having a turning lane out of the site.
  - It would move the traffic closer to bridge.
- Commission asked about parking along the road and options of doing a road diet.
- Commission asked why the name was chosen as "The McDaniel."
- Commission asked why design doesn't create a cul-de-sac at the end of road C building 5.
- Commission asked for clarification regarding Phase II and concerns of the end of building 1 and mailbox area exposure.

**Public comments:**

- Eric Amstutz, 17 Ridgeland Dr., Greenville – Spoke in opposition with traffic concerns, asked for a traffic study, lighting that would effect the City park near the Zoo and Ridgeland, and discussed landscaping and height of project.
- Tony Kent, 11 Ridgeland Dr., Greenville – Spoke in opposition with traffic concerns with the church overflow, concerns with grade, and emergency vehicles being able to accommodate building collapse/traffic accidents and emergency situations.

**Applicant Rebuttal:**

Offered to work with the City to help with traffic and appreciate the lighting and landscape concerns.

**Commission Discussion:**

Discussed grade of site, traffic, and fire access issues that prevent access from another owner. Commission asked what proposed zoning will be with new development code and current restrictions.

- Ms. Lavrin noted feasibility of working with fire marshal to create emergency only access.

Commission discussed DRB warehouse comments.

Commission asked for clarity on DRB color scheme comments.

**\*Motion: Mr. Randolph motioned to recommend approval for MD-23-202 with staff comments and conditions with 1) A strong recommendation for applicant work with City to narrow McBee to increase lawn verge and remove unstriped parking; 2) Strong recommendation to add emergency access to adjacent property owners; 3) Strong recommendation to provide lighting enhancements, either less or more, where appropriate, and DRB comments, 1, 3 through 8.**

**Seconded by Mr. Enderlin**

**The motion passed by a vote of 5-1 vote.** Ms. Eldridge provided reasoning for her vote of denial over issues seen for exit on McDaniel Ave.

Lynn Solesbee rejoins meeting

## **OTHER BUSINESS**

### A. Staff Update on Current Planning Processes

- Ms. Lavrin provided an update on the Greenville Development Code
  - i. Commissioner Adams asked how petitions are reviewed when they are submitted and how are they validated?
    - Ms. Lavrin reviews and passes along to the Commission.
- Michael Frixen provided update on the Airport Charrette

### B. Consideration of Motion to Change Location of Continued Public Hearing to be held on May 15, 2023 from the Greenville Convention Center to the Prisma Health Welcome Center at Unity Park for consideration of the Greenville Development Code and Official Zoning Map (Z-1-2023A & B)

**\*Amended Motion: Mr. Enderlin motioned to approve the change of the May 15<sup>th</sup> PC Special Called Meeting location from the Greenville Convention Center to Unity Park.**

**Seconded by Ms. Adams**

**The motion passed by a vote of 7-0 vote.**

### C. Potential Consideration for further meeting dates for the consideration of the Greenville Development Code and Official Zoning Map (Z-1-2023A & B)

- Date proposed – May 23, 2023

### D. Upcoming Dates:

- May 2, 2023 – PC Special Called Meeting - and/or – Meeting has been canceled

- May 15, 2023 – PC Special Called Meeting for Greenville Development Code (if needed)
- May 16, 2023 – PC Agenda Workshop
- May 18, 2023 – PC Public Hearing

Commission requests to cancel May Workshop.

**Adjourned at 5:58 PM**



## STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Lynn A. Solesbee

(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: April 20, 2023

Agenda Item No.: AX-9-2023 (West Subject: Annexation/Zoning  
Greenville Investors)

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.


X 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: 04/17/2023

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

## STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Lynn A. Solesbee

(Commission Member=s Name)

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

Meeting Date: April 20, 2023

Agenda Item No.: MD-23-202 (McBee Subject: Multi-Family  
Townhomes/East McBee

Agenda Item No.: Properties 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.

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\_\_\_\_\_  
Chairperson or Presiding Officer