



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, August 17, 2023
Meeting Notice Posted July 5, 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, Diane Eldridge, Derek Enderlin, Pamela Adams, Mike Martinez and Lynn Solesbee

Commissioners Absent

None

Staff Present

Shannon Lavrin, City Manager; Mary Douglas Hirsch, Planning Administrator; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Ben Abdo, Development Planner; Barrett Armstrong, Senior Urban Planner

Call to Order

Chair Meg Terry called the meeting to order at 4:11 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 Minutes

- a. June 6, 2023 Special Called Workshop
- b. June 15, 2023 Public Hearing

c. July 20, 2023 Public Hearing

Mr. Enderlin moved to approve minutes as proposed for the previous meetings. Mr. Randolph 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. Randolph motioned to approve the agenda. Mr. Enderlin seconded the motion. The motion passed 7-0.

Conflicts of Interest: Mr. Solesbee has conflicts with items SD-23-530, MD-23-544 & MD-23-545

OLD BUSINESS

A. NONE

NEW BUSINESS

A. AX-15-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.14 acres located on **W. FARIS ROAD** from PD, Planned Development district, and R-20, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville. (portion of TM# 0220000100101)

Staff Report presented by Development Planner Ben Abdo

- Commissioner asked about rezone or annexation approval.
- Commissioner asked about process submitted to City Council

Applicant: City of Greenville

Public comments:

- None

***Motion: Mr. Enderlin moved to recommend approval of AX-15-2023.**

Seconded by Mr. Randolph.

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

B. AX-16-2023

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 3.02 acres located on **454 JACQUILINE LANE** from C-2, Commercial district, in Greenville County to CV, Civic District, in the City of Greenville. (M010020100700, M010020100701)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: City of Greenville

Public comments: None

***Motion: Mr. Randolph moved to recommend approval to City Council of AX-16-2023.**

Seconded by Mr. Enderlin.

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

C. [AX-17-2023](#)

Application by the City of Greenville for **ANNEXATION** and **REZONE** of approximately 1.24 acres located at **75 MARKET POINT DRIVE** from I-1, Industrial district, in Greenville County to CV, Civic District, in the City of Greenville. (0547010101605)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: City of Greenville

Public comments: None

***Motion: Mr. Enderlin moved to recommend approval to City Council of AX-17-2023.**

Seconded by Mr. Randolph

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

D. [SD-23-473](#) *Vested under Land Management Ordinance*

Application by Charles B Stone for a **MAJOR SUBDIVISION** for 0.70 acre located at **Rutherford Road, Orange Street, and Cotton Street** from 2 LOTS to 12 LOTS. (TM# 0177000203502, 0177000203503) ("Rutherford Ridge")

Staff Report presented by Development Planner Jordan Harris

- Commissioner asked about curbs, sidewalks, and right-of-way orientation for site plan.
- Commissioner asked about open space requirement and percentage being pavement.

Applicant: Stephanie Gates, 225 Rocky Creek Rd. – Provided information on open space and clarified on where those areas are located on site plan.

- Commission discussed open space percentages and unit lot coverages.
- Commission asked about renderings.
- Commission asked about communal open space vs private open space requirements.
- Commission asked about changing lots to increase open space.
 - Staff noted setbacks must be met.

Public comments: None

Commission Discussion:

- It would be helpful to review renderings that show the site plan for buildings and open space including porches.
- Discussed the need for more information and setting precedent to vote down open space requirements.
- Commission asked applicant to see site plan sketches.
 - Applicant offers to provide sketches.
 - Legal advised on sufficiency requirements.
 - Applicant provided sketches for review to the commission.
- Commission asked about driveway and garage orientation.
 - Applicant provides clarification and all garages are attached.
 - Staff provided open space review determination guidance.
 - Applicant discussed street trees and sidewalks.
- Commission discussed deferral for the applicant to provide further information.

Applicant requests to defer to next month

***Motion: Mr. Enderlin moved to accept deferral of SD-23-473 to the September Commission meeting.
Seconded by Ms. Eldridge.
The motion passed by a vote of 7-0 vote.**

E. [AX-18-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.01 acre located on **MARGARET COURT** from I-1, Industrial district, in Greenville County to RC-2, Community-Scale 2 District, in the City of Greenville. (portion of TM# 0150001701500)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Matt Carter, 12 E Lanneau Dr. Greenville – Spoke on group in attendance for annexation, what that status of current site is, and offered to answer questions.

Public comments: None

Commission Discusses:

- Commission asked to clarify location.

***Motion: Mr. Randolph moved to recommend approval to City Council of AX-18-2023.
Seconded by Mr. Enderlin.**

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

F. [AX-19-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 5.23 acres located on **PETE HOLLIS BLVD, ALEXANDER STREET, MONTGOMERY AVENUE, AND BUNCOMBE ROAD** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001600100, 0150001600600, 0150001600700, 0150001600800, 0150001601000, 0150001701200, 0150001700600, 0150001700300, and 0150001700100)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Matt Carter, 12 E Lanneau Dr. Greenville

Public comments: None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of **AX-19-2023**.

Seconded by Mr. Martinez.

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

G. [AX-20-2023](#)

Application by Palmetto Alliance Property Group, LLC for **ANNEXATION** and **REZONE** of approximately 0.24 acre located on **MONTGOMERY AVENUE** from I-1, Industrial district, in Greenville County to RC-5, Community-Scale 5 District, in the City of Greenville. (TM# 0150001700200)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Matt Carter, 12 E Lanneau Dr. Greenville

Public comments: None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of **AX-20-2023**.

Seconded by Mr. Martinez.

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

H. [SD-23-517](#) *Vested under Land Management Ordinance*

Application by Steve McNair, Palmetto Alliance Property Group, LLC for a **MAJOR SUBDIVISION** for 4.00 acres located at **Rutherford Road, W. Stone Avenue, and Pete Hollis Blvd** from 9 LOTS to 62 LOTS. (TM# 0020000200300, 0030000102400, 0020000300900, 0020000300800, 0020000300600, 0030000102300, 0020000300901, 0020000200900, 0020000201000) (“West Stone Village Townhomes”)

Staff Report presented by Development Planner Ben Abdo

- Commissioner asks about aerials including traffic lights.

- Commissioner asks about site plan clarification on Unit 25-50 orientations and if there were discussions on preferences for orientation.
 - Staff provided insight on preferences for street activation.
- Commissioner asked about traffic impact, the three main streets having different design environments, and sidewalk requirements.
 - Staff provided clarification.
- Commissioner asked about open green space.
- Commissioner asked about traffic engineering comments and left/right turns into site.
 - City Engineer Paul Dow provided clarification on traffic flow on site.
- Commissioner asked about parcel connectivity to the alley.

Applicant:

- Matt Carter, 12 E Lanneau Dr., Greenville – Provided information on representatives in attendance and project plans and benefits, anticipation on traffic flow, sidewalks, lot orientation, and offered to answer questions.
- Steve McNair, 209 Annato Ct., Greenville - discussed project, neighboring properties relationships, discusses curb cuts, traffic flow plans, public safety, including a public transit station, and offered to answer questions.
- David Graffius, 132 Pilgrim Rd. Greenville – Discussed SCDOT and access to the site, noted there was community meeting, plans to improve sidewalks, and lighting.
 - Commission asked about stormwater.
 - Plans to be underground.
 - Commission asked about wider lots not being additional common areas.
 - Offered to reconfigure to increase open space.
 - Commissioner asked about sidewalk being extended to Rutherford Street.
 - Offered to consider extension.
 - Commissioner asked for clarification on unit configuration.
 - Commissioner asked about three distinct architecture characteristics for streets surrounding this site and how will the site design incorporate.
 - Taking into considerations and designs are being developed, but nothing is finalized and provided other projects previously designed as reference.
 - Commissioner asked about landscaping.

Public comments:

- Rev. Tony Pate, Pastor of Trinity Church – Pointed out her church location as a neighboring lot, historic status of church, and spoke in favor of project Does not want to lose access to the alley and traffic concerns.

Commission Discussion:

- Commission discussed the prominent location of project and the importance to get it done right.
 - Staff provided insight on process and regulations.
- Commission discussed options on the open space and storm water runoff issue from the alley.
 - Engineering confirmed storm water mitigation for as-built conditions.

***Motion: Mr. Randolph moved for approval of SD-23-517 with staff comments and conditions with additional condition that the excess land between units 4 & 5, 10 & 11, and the island behind townhome building E added to the designated open space, a strong recommendation for a sidewalk connecting Rutherford Street to Bourey Alley where bus stop will be installed, a strong recommendation for the architecture and aesthetics to address the character of each adjoining streets, and a strong recommendation that the existing stormwater condition along the alley adjoining the church property be taken into consideration during the approval process.**

Seconded by Ms. Eldridge.

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

Commission recessed at 5:55pm.

Commission reconvened at 6:20pm.

Commissioner Lynn Selsebee recuses himself due to conflict of interest.

I. [SD-23-530](#) *Vested under Land Management Ordinance*

Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) (“Faris Townes”)

Staff Report presented by Development Planner Ben Abdo

Applicant: Jay Martin 49 Greenland Dr, Greenville – Discussed the focus of the project which is missing middle class housing. Provided details on needed uses for this area for workforce and student housing. Discussed traffic controls and affordable housing payment. Discussed taxes, which were brought up as an issue in the neighborhood meeting.

- Commissioner asked about the number of stories and if garages were included.
 - Two stories with garages.
- Commission asks about orientation of houses 1-12 and options to change orientation of 31-35 for more green space.
 - Yes, it will be reviewed.
- Commission asked which sidewalks are being requested to be eliminated in lieu of payment.
- Commission asked about application proceeding under LMO or new Code.
 - Staff provided clarification.

- Commission asked about adjacent properties and units neighboring wooded backyard.
 - Applicant discussed examples where this design has been previously approved like Laurel Creek Reserve.
- Commissioner asked about stormwater pipe that comes through the property.
 - It would be relocated.
- Commission asked about the site plan layout and configuration of the middle area of the site plan.
 - Applicant discussed site constraints and requirements that drove the orientation, street layout, and fire access.
- Commissioner asked about neighboring property connectivity.

Public comments:

- Calvin Hailstock, 202 Gandy St, Greenville – Spoke in opposition, as a Representative of Nicholtown Association and asked everyone to stand who are in attendance for this group. Asked about traffic study and if one will be done. Discussed the development’s green space and will it be places for children and provision for affordable housing. Provided concerns on the effects for taxes of nearby residents.
- Yvonne Reader, 10 Zara Street – Spoke in opposition. Discussed traffic issues, and concerns on increased property values and gentrification due to rising costs. Noted changes should benefit existing communities creating a win-win environment. We want to engage with developers and it should be done with care that our community deserves.
 - Commissioner asks about what engagement has there been with the development team.
 - There was one meeting and stated the answers were not to her satisfaction.
- Talena Bolding, 107 Brookline Rd., Owner of 105 Glenn Rd - Spoke in opposition, wishes for a traffic study due to school and senior housing nearby. Wants an accommodation for affordable housing. Wishes for clarification for the payment in lieu of sidewalks.
- Laura Shoun, 13 Arden St. – Spoke in opposition – Spoke to advocate for the project to use the new county tax break to provide for affordable housing.
- Samuel Neely, 117 Catlin Cir. – Spoke in opposition due to concerns of the stream that flows behind his house that is piped on the subject property.
 - Commissioner asked specific address.
- Stanley Clark, 101 Catlin Cir., Greenville – Spoke in opposition due to concerns with taxes increasing. Believed project will force him out.
- Rita Chandler, 530 Glenn Rd, Greenville – Spoke in opposition. Believes a further phase would abut her property.

Commission Discussion:

- Commission asked for clarification for sidewalk fee in lieu payment.

- Staff provided clarification.
- Commission discussed affordable housing and the Commission's purview over the issue.
- Commission asked about retention pond and if it is considered open space.
 - It is not considered part of the open space.
- Commission asked about what drives a traffic study.
 - Engineer Paul Dow provides insight on traffic study triggers, SCDOT ownership of certain roads, and requirement for improvements.
- Commission discussed resident concerns over project and legacy of this community.
- Commissioner asks developer about the blue line stream pipe being moved and emptying in same place it.
 - Yes, it will connect and empty in the same way it currently does.
- Commission discussed concerns of general organization of site layout, fundamental issues, and impact on community. Believed there to be a disconnect in process of project and a breakdown in what was communicated to community.

Applicant requested to defer to the October Planning Commission.

***Motion: Ms. Eldridge moved to accept deferral of SD-23-530 to October Commission meeting.**

Seconded by Mr. Martinez.

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

J. [MD-23-544](#) *Vested under Land Management Ordinance*

Application by Paul J Harrison for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.52 acres located at **5 Century Drive** for 28 units. ("Overbrook Station") (TM# 0193030200905)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asked about preserving tree cover.
 - Staff provided clarification.

Applicant: Paul Harrison, 5 Century Dr., Greenville – Addressed tree cover and preserving the buffer and mature trees including repositioning of pond to assist. He offered to answer questions.

Public comments:

- Brian Stechschulte, 222 Keith Dr., Greenville – Asked for clarification of setbacks to stream buffer.
 - Applicant provided details on stream buffer and back of building.

Commission Discussion:

- Discussed façade and transparency.
- Commission asked applicant if intent is to be an all-white building?
 - Applicant Tee PLAYER responded "yes".

***Motion: Mr. Martinez moved to approve MD-23-544 with staff comments and conditions including DRB comments except the color palette and leaving columns as white.**

Seconded by Mr. Enderlin.

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

K. [MD-23-545](#) *Vested under Land Management Ordinance*

Application by Matthew Jones for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.627 acre located at **704-710 E. McBee Avenue** for 10 units. ("The McDaniel Phase II") (TM# 0064000300700, 0064000300800, 0064000300900)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asked about the Washington Street and the Swamp Rabbit Trail plans.
 - There are plans for connectivity and bike infrastructure for bike lanes. Details to follow in coming months.

Applicant: Matthew Jones, 1 Augusta Street – Discussed project and Phase II and including DRB comments.

Public comments: None

***Motion: Mr. Enderlin moved to approve MD-23-545 with staff comments and conditions.**

Seconded by Ms. Adams.

The motion passed by a vote of 5-1 vote. Ms. Eldridge voted no.

Mr. Solesbee reentered the meeting.

L. [Z-6-2023](#) *Application deferred to September 21, 2023*

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify restrictions and standards for Body Piercing/Tattoo Establishment by amending Sections 19-3.2.2. *Use Table*, 19-3.3.4. *Commercial Uses*, and 19-3.4.4 *Commercial Use Standards*.

Staff Report presented by Principal Development Planner Michael Frixen

- Commission asks for a report at the end of one year to see where things stand

M. [Z-7-2023](#)

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify Bonus Development standards by amending Section 19-4.2.1. *Affordable Housing and Open Space*.

Staff Report presented by Principal Development Planner Michael Frixen

- Commission asked for a report in 12 months to see how bonus incentive is working.

Applicant: City of Greenville

Public comments: None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of Z-7-2023.

Seconded by Ms. Eldridge

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

OTHER BUSINESS

A. Staff Update on Current Planning Processes

B. Update for Prior Approved Multifamily Projects:

- **MD-22-55**

Application by McMillan Pazdan Smith/Rob Couch for a **MULTI-FAMILY DEVELOPMENT** on approximately 1.0 acre located at **846, 850 WEST WASHINGTON STREET** for 54 units (“Washington Senior Apartments”) (TM# 0023000202900, 0023000203000, 0023000203100, 0023000203200).

- Applicant Rob Couch provided update

- **MD-23-367** *Item removed with agenda approval.*

Application by Bluewater Civil Design, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.91 acre located at **OSCAR, MEADOW, AND NASSAU STREETS** for 56 units. (“Parkside Lofts”) (TM# 0052000500600, 0052000500700, 0052000500800, 0052000500900, 0052000501000, 0052000501001, 0052000501100, 0052000501200, 0052000501300)

C. Approval of Modified 2023 Calendar

***Motion:** Mr. Enderlin moved to accept 2023 Calendar modification.

Seconded by Ms. Adams

Motion passes 7-0.

D. Upcoming Dates:

- **September 21, 2023 – Planning Commission Public Hearing**

Adjourned at 8:24 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: August 14, 2023

Agenda Item No.: MD 23-544 Subject: Multi-Family

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: 08/14/2023

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)

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: August 14, 2023

Agenda Item No.: MD 23-545 Subject: Multi-Family

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: 08/14/2023

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)

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: August 14, 2023

Agenda Item No.: SD 23-530 Subject: Major Subdivision

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: 08/14/2023

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