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City of Greenville Planning Commission
Meeting Minutes
Greenville Convention Center, Room 102
4:00 PM, January 20, 2022
Meeting Notice Posted January 14, 2022

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, 2021 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

Mike Martinez, Jeff Randolph, Derek Enderlin, Meg Terry, Diane Eldridge, Trey Gardner and Pamela Adams

Commissioners Absent

None

Staff Present

Assistant City Manager Shannon Lavrin, Associate Development Planner Jordan Harris, Assistant City Attorney Logan Wells, Community Planner Monique Mattison (virtual), Development Planner Harold Evangelista, Development Planner Ross Zelenske, Interim City Engineer Paul Dow, Development Services Director Jonathan B. Graham, Principal Development Planner Kristopher Kurjiaka, Principal Landscape Architect Edward Kinney, Senior Development Planner Austin Rutherford, Strategic Communications Administrator MJ Simpson (virtual), Barrett Armstrong, Senior Urban Designer, Courtney Powell, Planning Administrator

Call to Order

Chair Meg Terry called the meeting to order at 4:05 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.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Randolph motioned to approve the agenda with acceptance of the requested deferral of SD-21-890, SN-21-1005 and MD-21-1004. Mr. Martinez seconded the motion. The motion passed unanimously.

OLD BUSINESS

A. Z-32-2021

Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

Staff report presented by Mr. Evangelista

Commission Questions to Staff: None

Applicant and City Consultant: Steve Wernick – Provided history and details of project

Public comments: Judith Williams, 23 Burdett Street – spoke against
Jalen Elrod, 118 E. Bellview Road – spoke against
Joseph Bradley, 22 Mountain Ave. – spoke in favor
Dan Widenvender, 168 B Odessa Street – spoke in favor
Ines Morris, 4 Queen Alley – spoke in favor but, the plan is leaving out the neighborhood
Rhonda Rawlings, 13 Susan Dr., Piedmont, SC – spoke in favor
Teresa Slack, 5 Perry Ave. – spoke against

Commission Discusses

***Motion: Mr. Gardner moved to recommend approval with addendum, conditions and staff comments. Seconded by Mr. Randolph. The motion passed by a vote of 6-1 vote.**

B. SD-21-747

Application by James D. Martin III for a **SUBDIVISION** of 1.00 acre located at **111 S. LEACH STREET** from 1 LOT to 18 LOTS. (“Leach Street Commons”) (TM# 008400-05-00100)

Staff report presented by Mr. Kurjiaka

Commission Questions to Staff: None

Applicant: Jay Martin with Arbor Land Design, 49 Greenland Drive. – presented project and offered to answer questions

Konrad Nyblom, 13 Mallard Street – developer spoke on the neighborhood meeting

Public comments: Veretta Lindsey, 27 Sheepscott Court, Simpsonville, SC – spoke against

Dot Russel, 48 Odessa Street – spoke against

Robin Givens, Alta Vista Neighborhood – spoke against

Robbie Fitzwater, 9 Griffin St. – “Jay Graham shared concerns” Not against project but has concerns with gentrification

Allan Morris, live offsite – spoke against by sending letter

Commission Discusses denial based on land use

***Motion: Mr. Enderlin moved to approve SD-21-747 with staff comments and conditions and that there is an additional neighborhood meeting within 30 days of the traffic study and the applicant agreeing to have neighborhood. Seconded by Mr. Edwards. The motion fails by a vote of 3-4 vote.**

C. SD-21-890 *Applicant has requested deferral to the February 17th meeting*

Application by Saint Capital, LLC for a SUBDIVISION of 3.18 acres located at 100, 102, 104, 106, 108 PERRY AVENUE AND 121, 125, 127 WARE STREET from 10 LOTS to 47 LOTS. (“Ware Street Townhomes”) (TM# 007900-02-01100, 007900-02-01200, 007900-02-01300, portion of 007900-02-02800, 007900-02-03500, 007900-02-03506, 007900-02-03507, 007900-02-03508, 007900-02-03509, 007900-02-03510)

NEW BUSINESS

A. AX-1-2022

Application by James H Brown for **ANNEXATION** and **REZONE** of approximately 0.8 acre located at 2901 E. North Street from R-20, Single-family residential district, in Greenville County to R-9, Single-family residential district, in the City of Greenville. (TM# 027700-02-00701)

Staff report presented by Mr. Rutherford

Commission Questions to Staff: None

Applicant Presentation: Jim Brown, 101 Reedyview Dr. – presented desire to subdivide and build residential lot.

Public comments: None

Commission Discusses

***Motion: Mr. Enderlin moved to approve with staff comments and conditions. Seconded by Mr. Gardner. The motion passed by a vote of 7-0.**

B. AX-2-2022

Application by Alvin Johnson for **ANNEXATION** and **REZONE** of approximately 31.9 acres located at Conestee Road and Conestee Lake Road from R-S, Residential suburban district, in Greenville County to RM-1, Single-family and multi-family residential district, in the City of Greenville. (TM# M01302-01-00100)

Staff report presented by Mr. Rutherford

Commission Questions to Staff: None

Applicant Presentation: Alvin Johnson presented desire to annexation and offers to answer questions.

Public comments: None

Commission Discusses

***Motion: Mr. Randolph moved to approve with staff comments and conditions. Seconded by Ms. Adams. The motion passed by a vote of 7-0.**

C. FDP-10-2021

Application by NHE, Inc/Taylor Davis for a **FINAL DEVELOPMENT PLAN** on approximately 3.87 acres located at **1200 LAURENS ROAD** for Z-10-2021. (“The Alliance”) (TM# 0198000403200, 0198000400200, 0198000400300)

Staff report presented by Mr. Rutherford

Commission Questions to Staff: None

Applicant Presentation: Joseph Kass - presented project and was available for questions.

Public comments: Sylvia Palmer, 5 Roosevelt Ave, Nicholtown neighbor speaks in favor of project.

Yvonne Reeder, 10 Zara Street, spoke in favor.

Commission Discussion:

***Motion: Mr. Enderlin moved to approve with staff comments and conditions. Seconded by Ms. Adams. The motion passed by a vote of 7-0.**

D. MD-21-1004 Applicant has requested deferral to the February 17th meeting

Application by DHD Riley, LLC/Drew Schaumber for a **MULTI-FAMILY DEVELOPMENT** on approximately 5.75 acres located at **LOWNDES HILL ROAD AND I-385** for 88 units (“The Riley Overbrook”) (TM# 019500-01-00201).

E. SN-21-1005 Applicant has requested deferral to the February 17th meeting

Application by DHD Riley, LLC/Drew Schaumber for a **STREET NAME CHANGE** from Woodlark Street to Oakley Drive between Lowndes Hill Road and I-385.

F. Z-1-2022

Application by City of Greenville for a **TEXT AMENDMENT** to (1) Section 19-6.9. *Single-family residential infill standards* in order to modify standards herein regarding construction of new homes, additions, garages, carports, and driveways within established single-family residential areas; (2) Amend the Design Specifications Manual for *Guidelines for Green Infrastructure & Low Impact Development*; and, (3) Provide Planning & Development Services Staff to administratively create and amend a *Single-Family Infill Instructions and Pattern Book*.

Staff report presented by Mr. Kurjiaka

Commission Questions to Staff: None

Public comments: None

Commission Discussion:

The Commission discussion included the need to reiterate the tree ordinance, townhomes to be removed, to allow for smaller homes in areas with larger homes, and to provide an Alternative Equivalent Compliance method for modifications to Planning Commission.

***Motion: Mr. Randolph moved to approve with staff comments and conditions and the following modifications: 1) Removal of Section 19-6.9.4 Tree Canopy to defer to existing tree ordinance; 2) Within Section 19-6.9.2(A), single-family attached and townhomes would be removed and excluded from calculations; 3) To allow an Alternative Equivalent Compliance for requests to make homes larger or smaller than 20% for form and massing calculations; and, 4) Direct staff to update AEC section to reflect #3. Seconded by Mr. Martinez. The motion passed by a vote of 7-0.**

OTHER BUSINESS

A. Staff Update

- Mr. Evangelista provided an update on Village of West Greenville
- Mr. Kurjiaka provides updated a Land Management Ordinance Update

B. Election of 2022 Chair and Vice-Chair

Ms. Terry and Mr. Gardner were renominated and reelected as Chair and Vice-Chair by notes of 7-0, respectively.

C. Upcoming Dates:

- **February 15, 2022 – PC Workshop**
- **February 17, 2022 – PC Public Hearing**

The Commission recognized and thanked Jay Graham and Courtney Powell for their years of service to the City and to the Commission

Adjourned at 8:19 PM