



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, March 19, 2020
Meeting Notice Posted March 4, 2020

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 4, 2019 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 Courtney Powell

Members Present

Jonathan Pait, Diane Eldridge, David Keller, Trey Gardner, Catherine Smith, Meg Terry, and Shontavia Johnson

Members Absent

None

Staff Present

Jonathan Graham, Courtney Powell, Brennan Williams, Kris Kurjiaka, Matt Lonnerstater, Ben Abdo, Christa Jordan, Dwayne Cooper, Michael Pitts, Michael Williamson, Ginny Stroud, Monique Mattison, Kevin Howard

Call to Order

Chairman David Keller called the meeting to order at 4:04 PM. He explained the purpose of the planning commission, outlined the rules for procedure, and invited the commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Minutes from the following meetings were approved:

- February 18, 2020 Workshop
- February 20, 2020 Public Hearing

Call for Affidavits from Applicants

Staff reported that the required public notice affidavits were received from all applicants.

Acceptance of Agenda

The agenda was approved as presented with Item B. SN 20-027 (Old Business) and D. Z-2-2020 (New Business) deferred by applicant to next Planning Commission Regular Meeting.

Conflicts of Interest

- Commissioner Smith submitted conflict of interest and recused from item AX-2-2020
- Commissioner Johnson submitted conflict of interest and recused from item Z-1-2020

Old Business

A. Z-22-2019

Application by City of Greenville for a **TEXT AMENDMENT** to modify Section 19-3.2.2(Q), NRO: Neighborhood Revitalization Overlay District, and add new Section 19-6.12, Design Standards for Neighborhood Revitalization Overlay District.

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council**

No questions of staff.

Applicant presentation by Community Development

- Indicated the modifications to the request as indicated at the February 20, 2020 Planning Commission meeting

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Commissioner Pait reported concerns during the 2-member meeting
- Commissioner Smith reported concerns during the 2-member meeting
- Commissioner Eldridge stated concerns about if someone added a second story for stands to apply

***Motion: Commissioner Smith moved to recommend approval to City Council. Second by Commissioner Pait. The motion carried by a vote of 7-0.**

B. SN 20-027 Applicant requests to defer application to April Planning Commission Meeting

Application by Drew Parker for a **STREET NAME CHANGE and NEW STREET NAME** located near **ECHOLS ST and PETE HOLLIS BLVD** for a previously approved subdivision

New Business

**** Commissioner Smith left meeting.**

A. AX-2-2020

Application by Catherine Smith for an **ANNEXATION** of 0.287 acre located at **OLD AUGUSTA RD and MONTEITH CIR** and **REZONE** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville (TM# 0365000200100)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval of Rezone to City Council with a City of Greenville Future Land Use designation of General Residential and R-6 Single-Family Residential District Designation, for the Portion of the Property annexed from Greenville County and recommend inclusion of the annexed portion within the Pleasant Valley Special Emphasis Neighborhood Boundary**

Applicant presentation by Alan Kirk (Representative for Applicant)

- Summarized project request and proposal.

Public comments in support of application:

- Doug - expressed support of the request

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Terry moved to recommend approval City Council with a City of Greenville Future Land Use designation of General Residential and R-6 Single-Family Residential District Designation, for the Portion of the Property annexed from Greenville County and recommend inclusion of the annexed portion within the Pleasant Valley Special Emphasis Neighborhood Boundary. Second by Commissioner Johnson. The motion carried by a vote of 6-0. Commissioner Smith recused from vote.**

**** Commissioner Smith returned to meeting.**

B. SD 20-001

Application by Neal Fogleman for a **SUBDIVISION** of 1.00 acre located at **205 and 207 E STONE AV** from 5 LOTS to 19 LOTS (TM#s 0035000501100; 0035000501200; 0035000501300; 0035000501501; 0035000501500)

Staff report presented by Kris Kurjaka

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with Staff Comments and Conditions**

Commission Questions to Staff

- Commissioner Smith inquired about the access to Elizabeth Street

Applicant presentation by Neal Fogleman (Applicant)

- Explained access to Elizabeth Street and overall project intent

Public comments in support of application:

- Konrad Nyblom – stated in favor of project as developer of the project
- Dan Roberts – question regarding what will happen to existing tenants

Public comments opposed to application:

- None

Commission Discussion

- Commissioner Eldrige asked to clarify public comment about 2-way street requirement

***Motion: Commissioner Smith moved to approve with staff comments and conditions. Second by Commissioner Eldridge. The motion carried by a vote of 7-0.**

**** Commissioner Johnson left meeting.**

C. Z-1-2020

Application by Matthew Klein for a **REZONE** of 2.02 acres located at **316 GOWER ST; 417 BIRNIE ST; 415 BIRNIE ST; 413 BIRNIE ST; 411 BIRNIE ST; 2 HOWARD ST; 4 HOWARD ST; 6 HOWARD ST; 8 HOWARD ST; GOWER ST; 312 GOWER ST; 314 GOWER ST** from RM-1, Single- & Multi-Family Residential District to RM-1.5, Single- & Multi-Family Residential District

(TM#s 0076020400500; 0076020400501; 0076020400502; 0076020400503; 0076020400504; 0076020400505; 0076020400506; 0076020400507; 0076020400508; 0076020400509; 0076020400510; 0076020400511)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval of RM-1.5 to City Council**

Applicant presentation by Matthew Klein (Applicant)

- Explained the reasons for the rezone request and the proposed affordable housing development project

Public comments in support of application:

- Don Oglesby – indicated great location for use

Public comments opposed to application:

- None

Commission Discussion

- None

*** Motion: Commissioner Gardner moved to recommend approval of RM-1.5 to City Council. Second by Commissioner Smith. The motion carried by a vote of 6-0. Commissioner Johnson recused from vote.**

**** Commissioner Johnson returned to meeting.**

D. Z-2-2020 Applicant requests to defer application to April Planning Commission Meeting

Application by Arbor Engineering INC for a **STORMWATER MANAGEMENT VARIANCE** on 1.32 acres located at **317 WILKINS ST** from Sec. 19-7.9(1). (TM#s 0095000800500; 0106000200300)

Other Business

A. Monthly Comp Plan Update

- Consultants meet with Steering Committee on March 10, 2020 to work on a Growth Scenario exercise. The exercise was specifically designed for the group to consider how to grow as a community.

B. Upcoming Dates:

1. **12:00 PM Tuesday, April 14, 2020 – PC Agenda Workshop**
2. **4:00 PM Thursday, April 16, 2020 - PC Public Hearing**

Adjourned at 5:02 PM