



**City of Greenville
Planning Commission
Special Agenda Workshop
12:00 PM May 7, 2021
Virtual WebEx Meeting**

Meeting Notice Posted May 5, 2021

Minutes prepared by Sharon Key

Members Present: Diane Eldridge, Derek Enderlin, 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 May 5, 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 was called to order at 12:06 PM.

SPECIAL CALLED WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on May 20, 2021:

DISCUSSION:

Planning and Development Services Director Jonathan Graham opens by stating purpose of meeting and background.

Senior Development Planner Kris Kurjiaka reviews each of the text amendments and how the intent helps protect single family residential.

Z-11-2021: Outdoor activity for commercial uses must be located away from abutting residential

- There were no comments from the Commission.

Z-12-2021: Dumpsters for non-residential uses may not be located between the building and abutting residential

- There were no comments from the Commission.

Z-13-2021: Create new and amend existing outdoor lighting requirements for properties abutting residential

- There were no comments from the Commission.

Z-14-2021: Create an affidavit requirement for Board approved projects abutting residential

- There were no comments from the Commission.

Z-15-2021: Amend existing landscape buffer requirements

- There were no comments from the Commission.

Z-16-2021: Reduction in maximum building heights adjacent to single family residential uses

- The Commission requests a diagram to visualize setbacks.
 - Staff replies that they are working on diagrams.
- The Commission discusses diagram of setbacks and building height

Z-17-2021: Create an impervious coverage maximum on development abutting single family residential use

- There were no comments from the Commission.

Z-18-2021: Increase the rear setback for nonresidential and multifamily projects adjacent to single-family uses

- There were no comments from the Commission.

Z-19-2021: Removal of maximum lot width and depth requirements in the Unity Park zoning districts

- The Commission requests drawings of existing development that abut residential now verses differences.
- Discussion occurs on the role of the Commission and the timeline to get these amendments in place to protect single family residential and what to expect moving forward and the ability to pass individual items.
- The Commission requests a follow-up in six months or so to review the effect the amendments have made.

ADJOURNMENT: Adjourned 12:50 PM.