



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
3:45 PM, July 16, 2020
Meeting Notice Posted July 10, 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 Jordan Harris

Commissioners Present

Jeff Randolph, Diane Eldridge, David Keller, Trey Gardner, Mike Martinez, Shontavia Johnson and Meg Terry

City Council Present

Dorothy Dowe

Staff Present

Courtney Powell, Matt Lonnerstater, Ben Abdo, Mike Pitts, Kevin Howard, Clint Link, Michael Frixen, Kris Kurjiaka, Jay Graham, Brennan Williams, Ginny Stroud, Dwayne Cooper, Leslie Fletcher, Mike Blizzard, Shannon Lavrin, and Jordan Harris.

Call to Order

Chairman David Keller called the meeting to order at 3:50 PM. He 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

Minutes from the following meeting was approved:

- May 21, 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 by Chairman Keller. No amendments of agenda made.

Conflicts of Interest

- None

Old Business

A. SD 19-021

Application by Robert Julian for a **SUBDIVISION** on 0.65 acre located at **KEITH DRIVE** from 1 LOT to 2 LOTS (TM#s 0193030101004)

Staff report presented by Kris Kurjiaka

- Full staff report and item detailed at Planning Office
- **Staff Recommendation: Approve with staff comments and conditions.**

Commission Questions to Staff

- Commissioner Martinez inquired about restrictions and required buffers around creek within area that may restrict development. Dwayne Cooper confirms special development restrictions and buffer depending on size of drainage.
- Chairman Keller asks about existing easement and whether property owner has access in usage of easement.
- Commissioner Terry asks about the critical importance of ingress & egress; whether two properties use the straight frontage on Keith Drive for access.
- Commissioner Terry asks whether the access easement is critical for the planned subdivision. Dwayne Cooper responds that applicant could build a driveway over sewer easement.
- Commissioner Eldridge inquired about required sight distance for driveways, with Jay Graham ensuring that request is just for confirmation of subdivision.
- Courtney Powell confirms submittal is for preliminary plat approval; applicant still needs to file for final plat approval.

Application Presentation

- Robert Julian explains arrangements made with attorney and how his party is lose with understanding that they would have access because of a nonexclusive easement. My Julian was available to answer any questions.

Public comments in support of application

- None

Public comments opposed to application

- Mr. Adam Newberry spoke in opposition to application. He is the owner of the property driveway that is shown in the plot. Has not granted access or approval to driveway ingress/egress to those lots. States that he doesn't understand the intentions of reasoning behind change from proposal and discussion. Stands in opposition.

Commission Discussion

- Commissioner Martinez inquires whether approval of application is permanent. Courtney Powell states that it is only preliminary.
- Jay Graham also states that staff provides assistance for technical compliance and requirements.

***Motion: Commissioner Randolph moved to approve with staff comments and conditions. Second by Commissioner Eldridge. The motion fails by a vote of 2-5.**

New Business

A. Z-4-2019

Application by Flournoy Development Group for a **FINAL DEVELOPMENT PLAN** on 10.675 acres located at **WOODS CROSSING RD and 500 CONGAREE RD** – Woods Crossing Planned Development (TM#0260000100400)

Staff report presented by Courtney Powell

- Item is on file at Planning Office; some slight modifications from original PD approval
- **Staff Recommendation: Approve with conditions and staff comments**

Commission Questions to Staff

- None

Applicant presentation by Aimee Jeter

- Reiterates information and intentions explained by Courtney Powell.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Commissioner Eldridge states clear opposition towards developments resembling this application in the near future.

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

B. Z-3-2020

Application by City of Greenville for a **TEXT AMENDMENT** to **Section(s) 19-3.2.2(F) and 19-5.1 Table of Dimensional Standards related to the maximum density requirements for the RM-3 zoning designation (see attached TM# list in Planning file)**

Staff report presented by Courtney Powell

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

Commission Questions to Staff

- None

Public comments in support of application:

- None

Public comments opposed to application:

- Inquiry from Ian Thomas if intent is to rezone existing RM-1/RM-2 parcels to RM-3. Powell assures that amendment is based on typographic error and only changes will occur with occupied parcels with applicable zoning designation.

Commission Discussion

- Commissioner Eldridge inquired about number of existing, developed RM-3 parcels.

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

C. Z-3-2020

Application by City of Greenville for a **TEXT AMENDMENT** to **Section(s) 19-3.2.2(F) and 19-5.1 Table of Dimensional Standards related to the maximum density requirements for the RM-3 zoning designation (see attached TM# list in Planning file)**

Staff report presented by Courtney Powell

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

Commission Questions to Staff

- None

Public comments in support of application:

- None

Public comments opposed to application:

- Inquiry from Ian Thomas if intent is to rezone existing RM-1 & RM-2 parcels to RM-3. Powell assures that amendment is based on typographic error and only changes will occur with occupied parcels with applicable zoning designation.

Commission Discussion

- Commissioner Eldridge inquired about number of existing, developed RM-3 parcels.

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

D. **SD 20-006**

Application by Matt McPheely for a **COTTAGE SUBDIVISION** of 0.96 acres located at **911, 913, 917 and 919 Rutherford Rd** from 4 LOTS to 7 LOTS (TM#018302-01-000901; 018302-01-00903, 018302-01-00904; 018302-01-00905)

Staff report presented by Kris Kurjiaka

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approval with staff comments and conditions**

Commission Questions to Staff

- Commissioner Terry inquired about details including width of parking driveway on Lot 1. Applicant and accompanying engineer answered specifics to commissioner's question.

Public comments in support of application:

- None

Public comments opposed to application:

- None

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

Other Business

A. Monthly Comp Plan Update

- Powell gave a brief update on the comprehensive plan process for GVL 2040.

B. Discussion over SD-19-021

- City Attorney Michael Pitts stated that there needs to be documented findings for denial on first application. Commissioner Eldridge stated there were unresolved site distance issues. Pitts questioned reasoning for denial. Commissioner Terry cited the staff report regarding minimum lot width requirement. Jay Graham added that the applicant provided a lack of evidence for access easement; the topographic situation doesn't allow the flag portion to be utilized for driveway access. Mike Pitts states lack of access easement as basis for denial.

C. Agenda completed.

Adjourned at 5:27 PM