



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, May 21, 2020
Meeting Notice Posted May 6, 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

Jeff Randolph, Diane Eldridge, David Keller, Trey Gardner, Mike Martinez, 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, Ginny Stroud, Monique Mattison, Kevin Howard, Emelie Hegarty, Clint Link

Call to Order

Chairman David Keller called the meeting to order at 4:09 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 meeting was approved:

- March 19, 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 D. SD 19-021 (New Business) deferred by applicant to next Planning Commission Regular Meeting.

Conflicts of Interest

- None

Old Business

A. Z-18-2019

Application by City of Greenville for a **REZONE** of approximately 79.74 acres located along **ASBURY AVE, BIRNIE ST, BROAD ST, DELANO DR, GIBBS ST, HUDSON ST, HYDE ST, N MARKLEY ST, MARTIN ST, MAYBERRY ST, MAYFIELD St, RILEY ST, WASHINGTON ST, and WESTFIELD ST** to UPND, Unity Park Neighborhood District (see project documents for TM#s)

Staff report presented by Courtney Powell and Ginny Stroud

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

Commission Questions to Staff

Commissioner Eldridge asked staff reason for zoning changes. Stroud explained UPF is recommended for a privately owned property as a peaceful resolution; another property met the requirements as-is and requested the residential zoning; and other recommended areas remain as originally proposed.

Commissioner Eldridge asked staff why a property on Westfield Street is not proposed to be rezoned to UDT. Stroud explained at the time of proposed zoning, it was understood that the property was going to be publicly owned and part of the Unity Park, but the purchaser, REWA, is no longer purchasing that piece of property. At that point, there was no chance to further re-examine the proposed zoning designation on that property based on changed circumstances.

Commissioner Randolph asked staff a question regarding the choice in zoning. Stroud explained the reasoning.

Commissioner Gardner asked staff whether the property owners of Park Place are supportive of the proposed rezoning for their properties. Stroud explained that a letter was provided by the association in support of the proposed zoning change.

Commissioner Eldridge asked staff what the property owner has planned for the Hughes' property. Stroud explained a proposed multifamily project with affordable housing component. The property is in flood so the development will exceed height limitations for originally proposed zoning.

Commissioner Eldridge asked staff about restaurant use on property proposed to be zoned NCE. Stroud explained that restaurant use will require Special Exception approval.

Commissioner Terry asked staff about how to determine that a restaurant use should be Conditional Use or Special Exception. Stroud recommended for that to be reviewed at City Council.

Public comments in support of application:

- Dan Roberts – no further comment.

Public comments opposed to application:

- Jonathan Hungerford – expressed feeling that discussions occurred behind the scenes, and he was not notified about the moratorium. Expressed desire to have 101 and 103 S Hudson to be zoned a designation that allows restaurant use as Conditional Use and not Special Exception. He also indicated that a liquor store is located down the street from these properties.
- David Stone, 31 Swanson Court – explained changes in purposed plan for the property and should no longer be rezoned as part of the Unity Park park space.
- Tad Mallory – supports Hungerford's comments. Expressed concern about Hughes' property and expressed interest in his property to be zoned UPDT on S Hudson Street.
- Tammy Spears – provided written comments on behalf of her husband regarding the

proposed zoning designation on their property. Spears indicated that her husband needs to be the one to decide on proposed modifications.

- David Hanna – indicated that he has concerns over the S Hudson Street property to allow a restaurant or business serving alcohol.
- Blaine Hart, 927 S Main Street – not in favor of proposed changes to property on S Hudson Street, specifically the requirement of Special Exception uses.

Commission Discussion

- Commissioners discussed the concerns raised from the public.

***Motion: Commissioner Eldridge requested an amendment to the motion on the floor. The amendment to the motion included recommending Stone's property to be rezoned as UP-DT as opposed to UP-C. The amendment passed with a 7-0 (unanimous) vote. No other amendments to the proposed rezoning were brought forward. Final motion to recommend approval of the proposed rezoning with the approved added amendment passed with a 5-2 vote. Commissioners Keller and Terry in dissent.**

B. SN 20-027

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

Staff report presented by Courtney Powell

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

Commission Questions to Staff

- None

Applicant presentation by Drew Parker

- Summarized project request and proposal and indicated proposed name is of a young man of the community. Neighborhood provided support of the proposed name.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- None

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

New Business

A. Z-2-2020

Application by Arbor Engineering Inc. for a **STORMWATER MANAGEMENT VARIANCE** on 1.32 acres located at **317 WILKINS ST** from Sec. 19-7.7.3 and Sec. 19-7.7.4. (TM#s 0095000800500; 0106000200300)

Staff report presented by Courtney Powell and Dwayne Cooper

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

Commission Questions to Staff

Commissioner Martinez asked staff where the buffer is measured. Cooper explained the extents of the buffer measurement.

Commissioner Randolph asked staff who will handle long-term maintenance of the area. Cooper explained it will be under the HOA.

Applicant presentation by David Van de Water (Arbor Engineering) and Scott Johnston (Johnston Design Group)

- Summarized project request and proposal.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- None

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

B. AX-4-2020

Application by Jerry Blassingame for an **ANNEXATION** of total 0.896 acre located at **D ST and SHAW ST** and **REZONE** from R-M20, Multifamily residential district, S-1, Services district, and R-7.5, Single-family residential district, in Greenville County to RM-2, Single and multifamily residential district and RDV, Redevelopment district, in the City of Greenville (TM# 0150001301200; 0150000901100; 0150000901000; 0150000900900)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval of Annexation to City Council of Real Property and Right-of-Way under this Request and Recommend Approval for Rezone to City Council of Real Property with a City RM-2, Single- and Multi-family Residential District and RDV Redevelopment District and Future Land Use Designation of Urban Residential**

Commission Questions to Staff

- None

Applicant presentation by Jerry Blassingame (210 Shaw Street)

- Summarized project request and proposal.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- None

- ***Motion: Commissioner Terry moved to recommend approval of Annexation to City**

Council of real property and right-of-way under this request and recommend approval for rezone to City Council of real property with a city RM-2, Single- and Multi-family Residential District and RDV Redevelopment District and Future Land Use Designation of Urban Residential. Second by Commissioner Eldridge. The motion carried by a vote of 7-0.

C. MFD 14-257M

Application by Base 360 General Contractors for Phase 2 of a **MULTI-FAMILY DEVELOPMENT** on 2.85 acres located at **350 MOHAWK DR** to include 5 condominium units (TM# 0189010100801)

Staff report presented by Courtney Powell

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

Commission Questions to Staff

- None

Applicant presentation by Jeff Buchanan and Nick Gilley

- Summarized project request and proposal. In addition, indicated no changes to project since 2014 application approval.

Public comments in support of application:

- Traci Bogie – expressed support of the project and asked about construction traffic to the applicant.

Public comments opposed to application:

- None

Commission Discussion

- None

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

D. SD 19-021 Applicant requests to defer application to June Planning Commission Meeting

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

E. SD 20-003

Application by Davis & Floyd for Bridgeport Estates Phase 2-5 **SUBDIVISION** on 81.9 acres located at **DALLAS RD** from 1 LOT to 153 LOTS (TM# M010020101500)

Staff report presented by Kris Kurjiaka

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

Commission Questions to Staff

- None

Applicant presentation by Jamie McCutchen (Davis and Floyd)

- Summarized project request and proposal. In addition, indicated no specific plans for future lots yet.

Public comments in support of application:

- Traci Bogie – expressed support of the project and asked about construction traffic to the

applicant.

Public comments opposed to application:

- John Watkins, 17 Butler Crossing Drive – indicated he did not receive notice of the project from the applicant and reached out to the applicant with no call back. In addition, proposed access is shown through his property without consent.
- Dan Roberts – questions about access to Laurens Road.

Commission Discussion

- None

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

Other Business

A. Monthly Comp Plan Update

- Consultants met with Steering Committee on March 10, 2020 to work on a Growth Scenario exercise. The exercise were specifically designed for the group to consider how to grow as a community. The committee's input from this meeting is valuable and will help inform that draft plan. Consultants plan to meet with City Council, Planning Commission and Technical Staff in June. In addition, a virtual public open house will occur in June.

B. Upcoming Dates:

1. **4:00 PM Thursday, June 18, 2020 - PC Public Hearing**

Adjourned at 6:53 PM