



**City of Greenville  
Planning Commission  
Agenda Workshop  
12:00 PM January 19, 2021  
Virtual WebEx Meeting**

**Meeting Notice Posted January 15, 2021**

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Minutes prepared by Ross Zelenske

Members Present: Diane Eldridge, David Keller, Meg Terry, Mike Martinez, Jeff Randolph

Members Absent: Trey Gardner

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**NOTICE OF MEETING:** Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on January 15, 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 wall called to order at 12:04 PM.

Chairman Keller informed the Commission that Commissioner Shontavia Johnson had resigned effective immediately.

**AGENDA WORKSHOP:** The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on January 21, 2021:

**OLD BUSINESS**

**A. V-20-616**

Application by Robert Julian for a **STORMWATER MANAGEMENT VARIANCE** 1.14 acres located at **30 HALL Street** (TM#s 0201000102701, 0201000102702)

- Development Planner Ross Zelenske stated that the applicant had provided no new materials and did not comply with public notice requirements.
- After questioning by the Commission, Engineering Services Manager Dwayne Cooper stated he had not heard from the applicant and thought this matter was resolved.

**B. Z-13-2020**

Application by Saint Capital, LLC. for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM#s 0079000201900, 0079000202500, 0079000202600, 0079000202800, 0079000202700, 0079000202501, 0079000203500, 0079000203510, 0079000203509, 0079000203508, 0079000203507, 0079000203506, 0079000201100, 0079000201200, 0079000201300, 0079000201400)

- Senior Development Planner Kevin Howard provided a brief update on the application. He noted that two Planning Commission members had met in December 2020 with the applicants to go over changes to the application and provide additional feedback. He stated that the applicant requested delay to the February 18, 2021 Planning Commission meeting to continue addressing the feedback provided by the Commission.
- The Commission asked if another two-person meeting would be needed. Kevin Howard noted that the need to have another two-person meeting was left up to the applicant and if so, the Commission would need to formally make a motion during the regular Planning Commission meeting.

**C. SN-20-732**

Application by City of Greenville for a **STREET NAME CHANGE** is withdrawn.

- No discussion as the applicant requested to withdraw the application.

**NEW BUSINESS**

**A. SD 20-732**

Application by Renaissance Custom Homes for a **SUBDIVISION** of 0.377 total acre located at **PINCKNEY ST AND MULBERRY ST** from 1 LOT to 3 LOTS (TM# 0022000200300)

- Senior Development Planner Kris Kurjiaka provided an overview of the petition.
- Commissioner Eldridge asked about the reference and meaning to “high intensity office” in the staff report. Kris Kurjiaka explained that high intensity office would refer to uses like tall office buildings and medical offices, but that language was only in the future land use and would not be suitable or apply to this property.
- Commissioner Eldridge inquired about the reasoning for one of the lots to be approximately 30 feet in width when the average road frontage per lot in the neighborhood was about 42 to 43 feet. Commissioner Randolph noted he had once owned these properties and considered having three lots, but all would face Pinckney Street and have a shared driveway. Kris Kurjiaka noted that the lots would have to be at least 40 feet in width to comply with the city’s ordinance. He stated that the property lines had been adjusted, which wasn’t illustrated on the plat, to comply with the requirement.

**B. AX-1-2021**

Application by GrayBul Roper Mountain LP for **ANNEXATION** of 12.55 acres located at **7001 CINELLI ST** from R-MA, Multifamily Residential district, in Greenville County, to RM-2, Single family and multifamily residential district, in the City of Greenville (TM# 0543010101808)

- Senior Development Planner Kevin Howard provided an overview of the petition.
- Chairman Keller expressed concern about the practice of allowing properties that knowingly must annex to be built before being brought into the city limits. Some of these properties, which was not the case here, fail to meet the city’s design standards. Kevin Howard responded that its difficult to require annexation before construction begins because of timing of the water customer connection agreements in the development process.
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**C. Z-2-2021**

Application by Timothy Kearns for a **REZONE** of 0.0067 acre located at **15 E STONE AVE** from R-6 to C-2 (a portion of TM# 0035000400600)

- No discussion as the applicant did not comply with public notice requirements.

### **COMPREHENSIVE PLAN UPDATE**

- None

### **UPCOMING DATES**

#### **A. Upcoming Planning Commission Meeting Dates**

- 12:00 PM Tuesday, February 16 – PC Workshop
- 4:00 PM Thursday, February 18 – Regular Meeting

The members present discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

**ADJOURNMENT:** The meeting was adjourned at 12:26 PM.