



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, March 30, 2023
Meeting Notice Posted February 28, 2023

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 February 28, 2023 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 Sharon Key

Commissioners Present

Chair Meg Terry, Jeff Randolph, Mike Martinez, Diane Eldridge, Derek Enderlin, Lynn Solesbee, and Pamela Adams

Commissioners Absent

None

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Kris Kurjiaka, Principal Development Planner; Edward Kinney, Principal Landscape Architect; Alyson Smith, Senior Development Planner; Ross Zelenske, Senior Development Planner; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Development Planner; Amanda Oler, Associate Development Planner

Call to Order

Chair Meg Terry called the meeting to order at 4:00 PM, provided normal beginning procedures for Commission meeting. She 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

None

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Randolph motioned to approve the agenda. Mr. Enderlin seconded the motion. The motion passed 7-0.

Conflicts of Interest – None

OLD BUSINESS

A. None

NEW BUSINESS

A. Z-1-2023A

Application by the **City of Greenville** to adopt a **new City of Greenville Development Code** to replace **Chapter 19 – Land Management Ordinance**, of the current Code of Ordinances, City of Greenville, South Carolina.

B. Z-1-2023B

Application by the **City of Greenville** to adopt a new **Official Zoning Map** and replace the current **Official Zoning Map** for the City of Greenville.

Items A & B Public Hearing Combined

Staff Report presented by Assistant City Manager Shannon Lavrin

Applicant: City of Greenville – Thanked community, Planning Commissioners, City Councilors, Planning, Building, Community Development, Economic Development, Engineering Team, Legal Team and Emergency Services Team and offered to answer questions.

- Commission requested copy of presentation and clarification of Verdae proposed zoning classifications.
- Commission asked about ADU equations on square foot maximums.
- Commission asked about owner-occupied provision for ADUs.
- Commission asked for clarification on rental of main house while owner stays in ADU.

Public comments:

- John Slipke, 43 Tindall Ave. Greenville – Commended planning staff on project and called the proposed code a forward planning code and provide essential goals for GVL 2040. His home owners association supports the code but has concerns on proposed zoning district on Tindal Ave and requested RN-A as a more appropriate classification.

- Spiro Conits, 100 Longstreet Dr. – Spoke about running a restaurant for many years and doesn't want his zoning to be changed.
- Arthur Eberly, 6 Augusta Walk Ave. – Secretary of HOA, discussed code protecting neighborhoods. Requested properties not be allowed to have residential zoning changed to MX-2 district.
- Eric Johnson, 6 Russell Ave. – Discussed ADUs and negative impact to cause flooding in the city. Provided statistics on deaths and impervious run offs. Presented photo of issue areas.
- Carla Field, 6 Russell Ave. – Discussed ADU and negative impacts on neighborhoods and sink hole issues regarding suing the City for sink hole in her yard. Discussed City allowing her neighbor to cut down historic trees to build an ADU.
- Al Horrigan, 611 N Main St. – Said staff made the changes their neighborhood wanted and commended staff.
 - Commissioner asked about current ADU regulations.
- Grant Cothran, 33 Lanneau Dr. – Discussed the code being a living document that should be reviewed and updated. Noted his support for ADUs. Asked for node specific plans for MX zones and high density development.
- John Warner, 400 E Washington St, - Discussed historical area restrictions and zoning on the Davenport. Supports code.
- Hope Tz Schmalzl, 23 Fisher Rd – owns property on Stone Ave. and stated she is in favor of the code. As a commercial broker, she represents clients that have property in the city and would like to recommend they are included in zoning processes for 7 Gurley Ave. and Mauldin Rd.
- Steve Mills, 41 W. Hillcrest Dr, - Represents North Main neighborhood, which comprises 1,200 households. Recognized Shannon Lavrin and city staff being professional and willing to meet. Discussed multifamily zoning code and wanting to say no to ADU and multifamily in their neighborhood and how it will reduce the quality of life. Will provide data from a survey that they sent to area.
- Pamala Free, 1203 Shadow Way – President of Davenport HOA. Borna and raised in Greenville, loves this building and was happy when they purchased a unit 23 years ago. Discussed the history of the Davenport building.
 - Commissioner asks if person is in support
 - Yes, very much in support of what staff has done for this building.
- Gage Weekes, 124 Verdae Blvd. – Spoke in support of planning team and wanted to discuss context on Verdae mixed use unit and desired development plans for the area nodes. Wanted to see height and density.

- Dan Klausner, 340 Rocky Slope Rd. – CEO of Verdae development and discussed desired changes on zoning for their properties to be developed as desired retail, density and growth. Discussed planning team being gracious as the draft plans evolved. Committed to meeting GVL 2040 plans.
- Inge Flackett-Rekers, 205 Welling Cr. – Spoke on behalf Belhaven Village regarding Legacy Square and the zoning being appropriate for the neighborhood density and green and open spaces while allowing for retail. Requesting proper protection in place for neighborhood. Asked the city to create a zoning that best fits this area.
- Sherry Barrett, 507 Pettigru St. – Spoke in support on behalf of Upstate Forever. Strongly urge commission to pass this plan as it will create a more sustainable Greenville. Emailed suggested modification but wants to discuss the strengths of the code tonight.
- Catherine Dodson, 108 Lakewood Dr. – Thanked Commission and Staff. Discussed density for North Main Neighborhood. Three things to consider, current covenants must be protected; As density increases – it increases insurance rates and the city needs to be transparent; most importantly – proactive on safety for parking, sidewalks and discussed son being hit by car in neighborhood.
- James Ryan, 9 Railroad St., - Representative of Greenline Community Wishes for neighborhood to be single-family homes. We have families that have been their over 50 years.
- Bryan De Bruin, 16 Wellington Ave. – As a land use title attorney, he is concerned about density and affordable housing. The affordable housing bonus is great but the owner is asked to sacrifice part of their equity when they sell. Impact fees for open space are disproportionate to small business owners. Affordability should be on the forefront
- Bill Runge, 217 E Washington St. – Provided handout to commissioners. Spoke about concerns on drive thrus. Noted staff’s willingness to listen, open to concerns and how they are reflected in the update. Concerned for the governance of drive thrus as classified as an industry. Requested tabling the code for 90 days for the industry to sit down with city staff to detail their concerns.
- Sheila Rogers, 385 S. Frontage Rd., Fountain Inn. – Owns property in the city and is highly in favor of rezoning property.
- Katie Smith, 31 Riverside Dr. – Served on the GVL 2040 committee and supports the codification of ADU units.
- Dolly Herron, 2805 Augusta St. – Lives on Augusta Road and notes is a busy road, but it is a neighborhood. Discussed the church next door being zoned as light commercial lot and doesn’t want to see that next to her residential lot.
- Tina Belge, 100 W Atrium Drive, Greenville Housing Fund – Discussed Seniors housing, affordability, and ADUs bring solutions.

- Debbie Wallace, 340 Rocky Slope Rd. – Discussed Verdae and why the right code is needed for the growth. Tested concept for Legacy Square and desires deed restrictions.
- Erin Predmore, 200 Dellrose Dr. – Executive Director of Greenville Connects and Chair of Impact Greenville. These organizations support the code. Supports open space, strong transit, and incentives for affordable housing. Noted concern for shelters to need special exception.
- Frank Hammond, 27 Knoxbury Ter. – Listed his credentials and discussed the new zoning code needs too much work left to do and request taking 90 days to do focus groups before adopting brand new code.
- Yasha Rodriguez, 10 Manly St. – Applauded the city on handling short term rentals and affordability in home ownership.
- Mordecai Shore, 904 N. Church St.– asked for property to be displayed and asked how long this code has been worked on. Discussed losing uses can affect generations and spot zoning not being desirable. Requested modifications to 902 N Church St. and 1300 E Washington St. Suggested more than 90 days to table.

The Commission recessed at 6:00 PM.

The Commission reconvened at 6:25 PM.

- Ryan Duerk, 575 W. Washington St. – Provided history on rescue mission, locations, and services they offer. Concerned on zoning code requiring special use permits. There will come a day the Greenville needs shelter beds and services. Business parks are not accommodating for work and transit for people living in shelters.
- Markylena Tolbert Wydman, 247 N. Rutherford Rd. – Discussed property that is home for generations in her family and the need for improvements on sidewalks, water systems, and revitalizations. Hope they keep single family homes and how skyscrapers block out family individual homes.
- Linda Smith, 19 Mount Zion Ave. – Noted she was raised in Greenline community and hopes it stays single family and affordable housing.
- Martina Miller, 248 N. Rutherford Rd. – Family owns land in city and is worried about the taxes and elderly being pushed out of their homes. Worried about preservation of single-family homes. Notes the neighborhood is the heart.
- Colleen Christianson, 100 James St. – Lives in a historic home for 35 years. Is opposed to MX-3 adjacent to backyard and not in keeping with historic properties. Consider dropping that area so she does not have a drive-thru in her backyard. The impact of quality of life should be considered.

- Toni Pate, 1209 Augusta St. – Her block of housing is more than 100 years old, but is not regulated as historic. Discussed a home that President Roosevelt visited on his whistle stop tour. Wishes for her children and grandchildren to have this beautiful vision of Greenville but not to forget where we've been.
- Fran Williams, 220 Cumberland Ave, - Discussed her neighborhood being zoned and the desire to rent a room in her home during retirement to help her stay in the home she built and loves. Notes she is not an outside investor and is not the only person in her position. Asked the City if they are willing to consider an exception.
- Sam Davis, 12 Virnelle St. – Discussed staff being exceptional and responsive. Talked about affordable housing and optional inclusionary zoning. Adding bonuses doesn't always meet supply and it is best to deregulate. The City should up-zone more land and provided up-zoning map for consideration.
- Yvonne McMahan, 151 Thompson Dr. – Asked why only new neighborhoods receive sidewalks. There was talk about annexations. Concerns over speeding and need of sidewalks. Discussed the need for affordable housing while million dollar homes are built.
- Kathrine Muller, 400 E Washington St., Davenport – Noted the Davenport is an important piece of Greenville history and to be zoned RC-3.
- Matrulene Johnson, 1526 Ridge Rd. – Lives in the County, but the City is all around and has issues with the traffic on Ridge Road with the apartments coming. Has not seen changes or improvement on Ridge Road. New development is great, but you have to consider the neighborhood.
- Sandra Freeman, 31 Tindal Ave. - Affordable housing is very important as well as individual rights. We lost a treasured park to a developer for large homes. The HOA of Tindal Ave. only includes the 18 new homes that were built on Tindal Park. Desires to have property zoned RNX-B.
- Dan Bara, 601 Buncombe St. – Work with commercial real estate developers and would like to discuss the Buncombe corridor. Fears the base MX-2 zoning district will not allow for the developer bonuses.

Close the public portion of meeting.

***Motion: Derek Enderline moved to reconvene at Greenville Convention Center on April 11th at 4:00pm.**

Seconded by Jeff Randolph.

The motion passed by a vote of 7-0 vote.

OTHER BUSINESS

A. Upcoming Dates:

- **April 11, 2023, 4:00 PM – Special Called Public Hearing Continuance at the Greenville Convention Center (if needed)**
- April 18, 2023 – Regularly Called PC Agenda Workshop
- April 20, 2023 – Regularly Called PC Public Hearing
- **May 2, 2023, 4:00 PM – Special Called Public Meeting at the Greenville Convention Center (if needed)**

B. Executive Session, if required

The meeting ended at 7:04PM without adjournment.



City of Greenville Planning Commission
Meeting Minutes
Greenville Convention Center, 1 Exposition Dr.
4:00 PM, April 11, 2023
Meeting Notice Posted March 27, 2023

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 March 27, 2023 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 Sharon Key

Commissioners Present

Chair Meg Terry, Jeff Randolph, Mike Martinez, Diane Eldridge, Derek Enderlin, Lynn Solesbee, and Pamela Adams

Commissioners Absent

None

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Kris Kurjiaka, Principal Development Planner; Edward Kinney, Principal Landscape Architect; Alyson Smith, Senior Development Planner; Ross Zelenske, Senior Development Planner; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Development Planner; Amanda Oler, Associate Development Planner

Call to Order

Chair Meg Terry called the meeting to order at 4:03 PM, provided normal beginning procedures for Commission meeting. She 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

None – Minutes are continued from previous meeting on March 30, 2023

Call for Affidavits from Applicants

None

Acceptance of Agenda

Previously Accepted

Conflicts of Interest – None

NEW BUSINESS

A. Z-1-2023A

Application by the **City of Greenville** to adopt a **new City of Greenville Development Code** to replace **Chapter 19 – Land Management Ordinance**, of the current Code of Ordinances, City of Greenville, South Carolina.

B. Z-1-2023B

Application by the **City of Greenville** to adopt a new **Official Zoning Map** and replace the current **Official Zoning Map** for the City of Greenville.

Items A & B Heard together

Applicant Presentation: City of Greenville – Shannon Lavrin presented changes and updates in response to the public comments and staff recommendations.

- Commission asked for clarification for all church properties in the city were specifically reviewed and the current updates are the properties proposed to be changed.
 - Correct and staff discussed the Campus District and other churches that received like-for-like zoning.
- Commission asked for clarification on proposed ADU sliding scale.

Planning Commission Discussion:

- Commissioner Solesbee - Discussed code specific regulations for the following items:
 - Parking lots;
 - Elevations in relation to roads with grading;
 - Revising RC-2 to RC-3 to allow 3 story building without an elevator;
 - Retaining walls and encroachment regarding redevelopment opportunities;
 - Bonus density and the fees for taller height;
 - Curb cuts and DOT roads should be clarified that DOT governs;
 - Parking regulations including the food and beverage max should be higher to allow for more parking;
 - EV spaces requirements and the space Duke Energy would need for transformers for charging stations;
 - Concern for interior parking islands to not have curbing;

- Concern for stacking on drive throughs may be more than needed;
 - Staff asked for clarification on requirement of escape lane for stacking drive thru
- In-ground Sutara units screening;
- Limiting retaining wall heights;
 - Staff asked for clarification for retaining walls in commercial vs residential.
- Potential of a fee-in-lieu of water quality and sidewalks.
- Commissioner Adams – Discussed code specific regulations for the following items:
 - Standards for open space for housing at administrator’s discretion;
 - Asked how the affordability fee of \$2.50 was decided, how often would that price be reviewed, and how to evaluate the GVL 2040 open space goal will be monitored.
 - Staff discussed zoning as one tool and there are other items like conservation easements. Open space bonuses will need to be monitored
 - Asked what is the partial mitigation fee;
- Commissioner Randolph – Discussed code specific regulations for the following items:
 - Renovation regulated activity and what would not be considered a change including how maintenance and repair on windows would be considered under this regulation.
 - Staff noted this would only be regulated with historic properties.
 - Concern over restriction of building depth to 90 ft.
 - Need definition for what an alley and asked if subdivision off an alley is allowed.
 - Discussed parking setbacks and how to regulate it.
 - Asked for definition of front wall in relation to parking setback and that garage doors may face street.
 - Suggested a sliding scale for EV charging.
 - Side yard fence should be no more than 6 feet.
 - Discussed drainage and utility easements between fences.
 - Concern for traffic impact analyses timelines not allowed in the summer and there should be some flexibility added to administrator’s responsibility.
 - Concern that affordable housing bonus is too low and the AMI is too high.
 - Concern for multifamily being removed from Planning Commission review.
 - Primary unit and ADU should not be rented out separately;
 - Discussed shelter organizations and locations;
 - Concern for Greenline-Spartanburg neighborhood as RN-A where other neighborhoods are single-family only. Gentrification is concern and may need more restrictions.

- Commissioner Enderlin – Discussed code specific regulations for the following items:
 - Clarification on ADUs and what converts the unit into an ADU?
 - Staff noted it was 240-watt outlets for laundry and kitchen hook ups

The Commission recessed at 6:01 PM.

The Commission reconvened at 6:27 PM.

- Commissioner Eldridge – Discussed code specific regulations for the following items:
 - ADU sliding scale.
 - Staff discussed the scale and how it would be applied.
 - Discussed allowing the property owner to live in either main or accessory dwelling.
 - Concern for RN-A district to reduce side setback from five to four feet.
 - Zoning for West Greenville at 1100 Pendleton block zoning and how it will fit with the West Greenville Micro Area Plan.
 - Staff noted that area was not included in the Area Plan
 - Concern of tree plantings if applicant does not wish to plant in certain areas.
 - Staff discussed the tree fund and tree ordinance and the ability for residents to have open yards.
 - Language should reflect when planting is not feasible instead of simply not wanting to plant.
 - Concern for heritage tree protection for grading and activity within the critical root area.
- Commissioner Martinez – Discussed code specific regulations for the following items:
 - Asked how revisions to the code would be followed up on and when they should occur.
 - Review ADU chart and asked it is for heated square footage.
 - Concern for impervious surfaces and amount of stormwater.
 - Staff will provide information on a technical document that will address that through stormwater requirements.
 - Thanked staff on Campus District requirements.
 - Discussed sustainability for Greenville and how staff will accommodate updates.
 - Staff noted Ms. Slyce as our staff sustainability professional and review in 2024 will be done.
 - Concern for inconsistency of applications. Some applicants have spent a lot of time and others do not. There needs to be equal consistency in applicant's work into their projects.

- Staff noted there will be a change in our application processes for the minimums on what is needed to be submitted
- Commissioner Enderline – Followed up with the following code issues:
 - Discussed sustainability and asked for the sources consulted for sustainability for this ordinance.
 - Asked if City could ban use of retention ponds.
 - Addressed bulk, mass and runoff concerns for ADUs.
 - Concurred that the owner should be required to live in either unit where an ADU exists.
 - Noted annexations would no longer come before Planning Commission.
 - Staff clarified that the rezoning-related aspect of annexations are required to appear before Planning Commission.
 - Noted concerns for preservation of lot size and scale for historic neighborhoods.
 - Staff discussed that if a home is destroyed by natural disaster, it can be built back exactly.
 - Asked clarification on affordable housing.
- Commissioner Eldridge – Followed up with the following code issues:
 - Asked about the curb cut issues and wishes to discuss it further at the next meeting. Noted her wish for fewer curb cuts.
 - Staff asked the Commission if the City should have different rules for SCDOT roads or rely only on SCDOT regulations.
- Commission asked for how many people staff has met with to discuss code.
 - Staff provided information on the various meetings held and over 1,200 people have been met with to date.
- Commissioner Terry – Discussed code specific regulations for the following items:
 - Missing middle housing and affordable housing.
 - Recommended zoning districts in certain areas as requested by staff.
 - Noted concerns for floor-to-ceiling height maximums.
 - Asked for clarification for screening on roofs;
 - Requested the 4,000 sf maximums on Use Table be increased to 6,000 sf.
 - Discussed outdoor dining uses in certain zoning districts;
 - Clarification on the applicability table regarding development bonuses for additions.
 - Discussed fencing heights.
- Commissioner Martinez – Recommended fencing height be 7’4 to match masonry maximums.
- Commissioner Terry – Discussed mechanical units and screening with line of sight conditions. She also suggested ability for crown signs in the 20 to

40 height range. Lastly, discussed multifamily Planning Commission ability to review.

- Staff asked about unit limits before multifamily developments would appear at Planning Commission.
- Commissioner Adams – Asked for clarification on zoning modification for Augusta Road Baptist Church. Also asked about why there was a focus on religious buildings and ADUs. Lastly asked if the churches took time away from any other issues that could have been addressed.
 - Staff provided details on the public's concerns regarding ADUs and places of worship. Noted a petition regarding churches on Augusta so staff reviewed churches for like-for-like zoning. Churches did not get priority over other issues, but were added to the our discussions. There was concern on increased curb cuts within the bicycle and pedestrian community as well.

Secondary date for meeting proposed May 15th at 4:00pm

***Motion: Diane Eldridge for a continuance and to reconvene at May 2nd at 4:00pm at the Greenville Convention center and May 15th at 4:00pm at the Greenville Convention Center.**

Seconded by Lynn Solesbee.

The motion passed by a vote of 7-0 vote.

Not Adjourned but meeting ended at 7:54 PM



City of Greenville Planning Commission
Meeting Minutes
Unity Park Welcome Center.
4:00 PM, May 15, 2023
Meeting Notice Posted April 19, 2023

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 31, 2022 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 Sharon Key

Commissioners Present

Chair Meg Terry, Jeff Randolph, Mike Martinez, Diane Eldridge, Derek Enderlin, Lynn Solesbee, and Pamela Adams

Commissioners Absent

None

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Kris Kurjiaka, Principal Development Planner; Edward Kinney, Principal Landscape Architect; Alyson Smith, Senior Development Planner; Ross Zelenske, Senior Development Planner; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Development Planner; Amanda Oler, Associate Development Planner; Clint Link, Director of Engineering Services Department

Call to Order

Chair Meg Terry called the meeting to order at 4:02 PM, provided normal beginning procedures for Commission meeting. She 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

None – Minutes are continued from previous meeting on March 30, 2023 and April 11, 2023

Call for Affidavits from Applicants

No affidavits were required for the meeting.

Acceptance of Agenda

Previously accepted

Conflicts of Interest – None

NEW BUSINESS

C. Z-1-2023A

Application by the **City of Greenville** to adopt a **new City of Greenville Development Code** to replace **Chapter 19 – Land Management Ordinance**, of the current Code of Ordinances, City of Greenville, South Carolina.

D. Z-1-2023B

Application by the **City of Greenville** to adopt a new **Official Zoning Map** and replace the current **Official Zoning Map** for the City of Greenville.

Items A & B Heard together

Applicant: City of Greenville – Shannon Lavrin presented overview of project, details on timeline of code, multiple meetings held with public, development community groups, and individual. Presented a slideshow of information on the code, discussed legality of use, and offered to answer questions.

Public comments:

- Sherry Barrett, 5 Calhoun Hill Way – Spoke in favor thanking staff for work and efforts on the code, detailing the many meet and greets that were attended in community. How the code works with GVL2040 and the need to adopt the code as soon as possible to help grow the community as wanted with affordable housing.
- Patrea St. John, 207 High Valley Blvd. – Spoke in favor expressing belief of the plan being award winning and how change can be difficult but is important for quality of life.
- Summer Meares, 101 Reedy View Dr. – Spoke in favor due to affordable housing and preservation of green space. Detailed the need for pedestrian friendly spaces. Provided previous changes that were opposed but were positive impactful changes. Talked about her great-grandfather being 106 years old and he says change can be positive.
- Dolly Herron, 2805 Augusta St. - Spoke in opposition. Discussed condos being allowed to be built in the middle of her neighborhood and then discussed church zoning needing changed. Discussed the code not being disseminated into neighborhoods and how she has 1,600 people who

have signed a petition that they did not know or who do not support the code due to oversights. Asked how many other oversights are in the code.

- Pastor Stacey Mills, 111 Cagle St. - Pastor of Mountain View Baptist Church asked his congregation to stand behind him and spoke in favor of the code that is representative of people who previously didn't have a voice and were forgotten. Discussed affordable housing and gentrification and the new code protects all neighborhoods. Please vote in favor.
- James Jordan, 508 E North Ave, - Spoke in favor of code with 4 points: 1) it provides a streamline to the process; 2) reduces uncertainty to developers; 3) It ensures the neighborhood context will be preserved, and; 4) Promotes affordable housing and open space opportunities that are inclusive,
- Paula Fulghum, 822 Crescent Ave. – Spoke in opposition as representing 750 residents who have signed a petition. She believes the plan represents a Smart Growth Plan that are marketing slogans to obtain buy ins with Portland and Detroit as models. The affordable housing incentives won't work and this concept has not worked in other cities yet we are selling this concept today. We are not nodes, we are neighborhoods.
- Nan Johnston, 36 Tindal Ave. – Spoke in opposition and had her neighborhood stand to show solidarity, discussed neighborhood being single family homes and how zoning allowed 2 lots to build up to 8 units per property. How the neighborhood is concerned with how that will change the historical feel of their neighborhood. Requested the zoning be changed on two properties.
- Greg Minton, 1414 E Washington St. – speaking on behalf Spinx company and family in opposition. Requested more time be taken to review this code and how these changes will affect property rights for business and how it will not sustain and support these business. The motor mile was provided with Business Heavy, but Spinx requested it and were not given BH. There is more work to be done. Asked Commission to vote no.
- Paige Wisdom, 13 E. Tallulah Dr. – Presented personal qualifications to be able to speak to the flaws of the Code. Quoted percentages to show little knowledge and how the City's code discusses water, fire, utilities and discussed huge infrastructure needed and how neighborhoods will be pushed out and not wanting to become the next Charlotte
 - Commission asked for clarification on email sent to mayor and commission being unique as it speaks directly to commission and how a commissioner should be recused due to conflict of interest, bias, and addressed the article she references he wrote, saying that he did not write it nor was he quoted in it. Asked how he personally benefit financially from this code.
 - Stated that a developer will benefit for multifamily.
 - Commissioner noted the website does not say multifamily.
- Toni Pate, 1209 Augusta St.– Spoke about changes that will affect her business and appreciates people who pointed the code out. Hhow the attitude used to be we can't fight city hall but can we see the 70 proposed

changes and her property is the last one. It is important before we criticize what is in print we take the time to speak up and follow through and ask specifically.

- Bret Hewett, 317 Sutherland Place Northeast, Atlanta, GA – Spoke in favor of most of the code, but the development bonus should be further studied. Provided example properties his firm has interests in and how MX-2 would make attractive development unattainable. Discussed parking issues with this proposed setup.
- John Slipke, 43 Tindal Ave. – Spoke in favor, but requested a change as a Tindal Ave. resident and the zoning that is assigned should be changed. Larger issues are the number of housing units in the City Limits and the number of jobs. Noted how the GVL2040 comprehensive plan and the new zoning code correlate and how it will move the City to higher density and it is a forward looking document to provide tools for the City to manage its growth. Recommended approval.
- Ron Cowen, 305 W Park Ave. – Spoke in favor of the code.
- Monroe Free, 602 Rosebud Ln – President for Habitat for Humanity and is in favor for the code and thankful for the work Shannon and staff have put into it. Habitat for Humanity supports people who support the community. Would like to see the 10 percent increased in special emphasis neighborhoods. We advocate and support the plan to grow and mature.
- Ed Zeigler, 38 Lanneau Dr. – Spoke in favor and discussed the long-term journey of the plan and provided examples of the previously opposed plans that now thrive in the community. This plan provides sustainability in the long term. Please adopt the plan.
- Eric Mitchell, 112 E. Tallulah Dr. – Discussed how he was a naye sayer on previous projects like the ball field and park but just spent the weekend enjoying both. Noted he dug into this new code deeply to make sure His business would not be removed from the City with the use the code. He is appreciative of the Commission and the work the city has done and supports the code.
- Matt Carter, 12 E Lanneau Dr. – Noted the previous 4 points the last speaker presented. Amazes him how people take ownership of property they don't own. The existing code has problems and the City staff has done a great job on the new code. Asked the Commission to not consider the opposition because they are the same ones who have opposed every development.
- Tina Belge, 2 Cottage Knoll Cr. – Provided organizations she is speaking on behalf as they provide affordable housing. Discussed ADUs and the need for them, how the plan is creative and innovative. Discussed changes that were made to the code and how positive the changes are. Hopes the County adopts the same regulations.
- Yvonne Reeder, 10 Zara St., on behalf of Nicholtown Neighborhood – Spoke in favor of the code and grateful to have the opportunity to speak on the development code. How the community bonds from over the years and historic landmarks are what we think of when thinking of Greenville.

This code is about adapting to our growing needs and how to preserve its longevity. It creates zones that co-exist and provide more affordable housing. Crucial aspect of the code will be more inclusivity.

- Marty Shore, 904 N Church St. – Discussed modifications that have been proposed and in support of them and requested a few changes for specific properties on the 1300 E Washington St. block to be MX-2.
- Barry Nocks, 125 Norlin Dr. – Noted his professional planning experience and education and on staff at Clemson University. Provided positive insight of the development code and how it will integrate with the Comprehensive Plan. Land planning is a completely local activity and every state is different. Discussed a few examples. Supports the code and it does a lot of what we want.
- Hope Tz Schmalzl, 23 Fisher Rd. – In favor of the development code and represents client who owns property in the City. Requested all 3 properties be changed to same zoning classification.

The Commission recessed at 5:41 PM.

The Commission reconvened at 5:52 PM.

- Anita Clark, 45 Simmons Ave. – Spoke in opposition due to nonconformities with the limitations it sets and provided specific examples of nonconformities affecting homeowners. The code won't protect single family neighborhoods but could cause more gentrification. Change nonconforming to compliant. Allow single family homes to be rebuilt when destroyed by natural disasters
- Tori Miller, 20 Morningside Dr. – Noted gentrification seen in Greenville. Those native to Greenville find it hard to pay for housing and living while out of state people move here and buy up the land. Please remember all the natives of Greenville.
- Inge Flackett, 205 Welling Cr. – Speaking on behalf of Verdae Communities and Legacy Square. They are in favor of the proposed zoning for Legacy Square. Discussed in multiple meetings and what the community would like to see in writing. Thanked Shannon, staff, and czb.
- Princella Lee-Bridges, 116 Deoyley Ave. – Discussed previous education and experiences. Discussed how she was able to provide comments while this code was being developed and is happy with what is being done. Believes the code can make a difference and quality affordable housing. Please continue to provide us a place at the table and be good neighbors.
- Paul Aiesi, 355 S Main St, - Discussed business experience and impact of zoning ordinances and how it relates to support work force housing. This will devastate work force and affordable housing. It is not economically viable in Greenville. Our team estimates the gap will grow to 30 percent. Discussed how that gap will be filled and what zoning should focus on.

- Bob Llyod, 14 Pinckney St – Former President of Hampton Pickney area. Requests rezone of 601 Buncombe St. and detailed history of previous rezoning done on this property. Asked that the zoning be changed from PD. The adjacent property owners are all that is left from original request.
- Inez Morris, 4 Queen Alley – Spoke to say thank you to those who came to our neighborhood meeting to share on the code. Believes this code will help slow gentrification and asked the code to be approved.
- Sandra Freeman, 31 Tindal Ave. – Agree with previous statement that the proposed zoning is not new zoning and requested the property be zoned RNX-C. Rezoning should help, not hurt. The bicycle lanes on Church St., you'd have to be a fool to use them.
- Jeff Bernat, 111 Country Club Dr. – Spoke on affordable housing and inclusionary zoning. Provided details from studies that how affordable housing and inclusionary zoning can impact. Provided Chapel Hill, NC as an example of how it failed.
- Mary McGowan, 12 Berkley Ave. – Spoke for biking community and thanked commissioners to please vote yes.
- Dan Klausner, 340 Rocky Slope Rd. – Had a whole speech prepared and discussed as being a large land owner in the City, the zoning changes can be
- Benny Muirs, 101 Reedy River Dr. – Provided support of the code, walkability, and safety. Safe mobility should not be just downtown.
- Justin Teague 212 E Broad St. – Stated timing of meeting hurt availability of young professionals to take part. Agrees with development code standards, but does not go far enough. Stated wish RNX base categories to allow alcohol sales. Noted the RH districts were in higher income areas.
- May Hong, 2112 E North St. – Stated she wishes to keep short term rental use at her property. She was not expecting loss of use. Has not had time to review entire document. Stated her neighbors did not know.
- Atera Seveska Sharp, 34 Raleigh St – Stated her historic neighborhood was ruined through a new plan. Promises were not kept. Believes the plans were already approved. Noted the Delphi meeting with Agenda 21.
 - Commission interrupts saying the plan has not been approved.
- Constantine Hassiotis, 907 Pendleton St – Discussed non-conforming use for the property. Believed the restrictions for drive-thrus caused the property to have loss of value.
 - Commission asked the property address.
 - 907 Pendleton St.
- David Freeman, 10 Neal St. – Asked for a continuance to provide time for others to review and understand the code.

CLOSED PUBLIC PORTION

The Commission recessed at 6:38 PM.

The Commission reconvened at 6:55 PM.

Applicant Rebuttal: City of Greenville – Ms. Lavrin responded to the Public Comments and thanked the public for participating in the public process for this project. Discussed the details of the public process that has happened for both Greenville 2040 and the Development Code. Discussed how there was a study of specific areas in the City in preparation with the consultant team to develop a code for our community. Presented statistics for the public outreach. Noted the code protects neighborhoods and presented statistics, facts, and clarity for how the neighborhoods will be protected. Discussed the transitions between neighborhoods and commercial zoning areas. Noted new Subdivision standards, will provide better protection for neighborhoods than the Land Management Ordinance. Provided examples that compare current code with proposed zoning code. Noted the code preserves rhythm of the street. Provided clarity on nonconforming single-family homes. Noted. development will be focused downtown, in transportation corridors, with the intent to reduce development stress in neighborhoods. Provided slides on recommendations for changes. Provided closing points on what the code achieves.

- Commission discussed property tax as an answer to affordable housing as suggested by the public, but it is not allowed by law.
- Commission asked about recommendations during the motion vs the six month review.
- Commission asked about 31 & 33 Tindal Ave. and the discussion between the city and owner.
 - Yes, we have and feel this offered zoning change better fits with the surrounding neighborhood.
- Commission asked clarification on the review period.
- Commission asked about timeline for implementation and how will that be communicated to the public.
- Commission asked about Buncombe St. PD zoned property.
- Commission asked for clarity on the fueling station conversation.

Planning Commission Discussion:

- Commission discussed applicability table and requested the table be a part of the six-month review.
- Commission discussed renovation/maintenance requirement triggers for complete conformity.
 - Consultant provided clarification on nonconforming parking lots.
- Commission discussed traffic requirements and DOT rules and potential conflicts.
 - Mr. Link discussed working with DOT and design specification standards.
- Commission discussed height issues with specific project types.
 - Ms. Lavrin provided details that it will be a part of our six month review and have discussed with consultants

- Commission asked for environmental sustainability ideas sooner than six months and sidewalk conversations will be this Summer.
- Commission thanked community and residents for speaking up for the process and what is being done. Managing time to make sure their voices are heard.

***Motion: Jeff Randolph moved to recommend to City Council approval of Z-1-2023A, an application by the City of Greenville to adopt a new City of Greenville Development Code to replace Chapter 19 Land Management Ordinance of the current code, along with 1. Proposed April 28th staff modifications, 2. A mandatory review period at 6 month, 12 months and every 12 months thereafter, and 3. A 3-month review of items related to fueling stations, associated non-conforming uses, and Standards Table 4.1.1.**

Seconded by Mike Martinez.

The motion passed by a vote of 7-0 vote.

***Motion: Jeff Randolph moved to recommend to City Council approval of Z-1-2023B, application by the City of Greenville to adopt Official Zoning Map and to replace the current Official Zoning Map for the City of Greenville along with 1). The proposed April 28th staff modifications and 2) A mandatory review period at 6 month, 12 months and every 12 months thereafter.**

Seconded by Derek Enderlin.

The motion passed by a vote of 7-0 vote.

Ms. Lavrin thanked everyone who took part in the process and asked for an ovation for city staff.

Adjourn: 8:07pm