



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, April 15, 2021
Meeting Notice Posted March 31, 2021

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, 2020 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 Peyton Voirin

Commissioners Present

Jeff Randolph, Diane Eldridge, David Keller, Mike Martinez, and Meg Terry

Commissioners Absent

Trey Gardner

Staff Present

Development Planner Ross Zelenske, Development Planner Austin Rutherford, Planning Administrator Courtney Powell, Planning and Development Services Director Jonathan "Jay" Graham, Senior Development Planner Kris Kurjiaka, Senior Landscape Architect Edward Kinney, Assistant City Engineer Clint Link, Development Planner Harold Evangelista, City Attorney Mike Pitts, City Clerk Camilla Pitman, Engineering Services Manager Dwayne Cooper, Sustainability Coordinator and Assistant to the City Manager Michael Frixen, Community Planner Monique Mattison, GVL Convention Center (Development Planner Matt Lonnerstater), Assistant City Manager Shannon Lavrin, and Planning Coordinator Sharon Key

Public Present

A Bolsinger, Andrew C Frederick, Barry Nocks, Bill Cary, Bill Rullman, Call-in User_2, Call-in User_3, Call-in User_4, Call-in User_6, Call-in User_7, David Van De Water, Deb & Andy Frederick, Debbie Wallace, Deidre Lee, Dorothy Dowe, George Moxley, James Thomas, Jessica Koontz, Jon Schaeffer, Joseph Poterala, Justin McDaniel, Kevin Tumblin, Laura Griswold, Nicholas Myers, Nick Myers, Patricia Maloy, Russell Stall, S Limbaker, Sherry Barrett, Todd Hardaway, Vera Biedenbender, and Chris Stover

Call to Order

Chairwoman Meg Terry called the meeting to order at 4:01 PM. Chairwoman Terry 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

Commissioner Diane Eldridge moved to approve minutes as proposed for the following meetings. Commissioner Jeff Randolph seconded the motion, and the minutes were unanimously approved.

- March 16, 2021 PC Workshop
- March 18, 2021 Public Hearing

Call for Affidavits from Applicants

Staff reported that public notice affidavits were received for all presenting applications. Z-13-2020, Z-5-2021 and Z-6-2021 requested deferral.

Acceptance of Agenda

Commissioner Jeff Randolph motioned to approve the agenda as presented with the amendments to defer Z-13-2020, Z-5-2021 and Z-6-2021. Commissioner Diane Eldridge seconded the motion. The motion passed unanimously.

Conflicts of Interest

- None

OLD BUSINESS

A. Z-13-2020 *Application requested to be deferred to May 20, 2021 meeting*

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)

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

B. Z-5-2021 *Application requested to be deferred to May 20, 2021 meeting*

Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

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

C. SD-21-051

Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)

Staff report presented by Senior Development Planner Kris Kurjiaka

- Senior Development Planner Kris Kurjiaka noted that the Planning Commission previously approved a multifamily development on this property for 14 units via MD 18-005 in February 2019. The new proposal includes a new street and new sidewalks on existing streets. Staff recommends approval with comments and conditions. He highlighted that the main conditions involved tree protection requirements needing to be met, buffers, and stormwater access.

Commission Questions to Staff

- None

Application Presentation

- David Van De Water noted that Arbor Engineering has worked with the staff in order to comply with requirements.

Public comments in support of application

- None

Public comments opposed to application

- None

Commission Discussion

- None

***Motion: Commissioner David Keller moved to approve SD 21-051 with staff comments and conditions. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 5-0.**

D. Z-6-2021 *Application requested to be deferred to May 20, 2021 meeting*

Application by City of Greenville for a **TEXT AMENDMENT** to sections 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives.

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

NEW BUSINESS

A. SD-15-406M

Application by Verdae Development Inc for a **SUBDIVISION MAJOR MODIFICATION** of 24.26 total acres located at **NORLIN DR AND MANGUM DR** from 82 LOTS to 82 LOTS (TM# 02600-01-01500, 02606-01-08300, 026200-01-02800)

Staff report presented by Senior Development Planner Kris Kurjiaka

- Senior Development Planner Kris Kurjiaka gave an overview of the proposed subdivision. This subdivision has previously been approved by the Planning Commission but is seeking a modification. The applicant hopes to convert an emergency access into a full access. Staff recommends approval with comments and conditions.

Commission Questions to Staff

- Commissioner Jeff Randolph inquired about the timeline of the development proposal.

Application Presentation

- Applicant Debbie Wallace gave an overview of the proposal and explained that Verdae has worked with staff and is happy to comply to requests. She highlighted the community input as being
- Commissioner Diane Eldridge asked the applicant about the number of homes, and potential concern over traffic increase if using the connection as a cut through.
 - The applicant responded that the connection in question could serve as a cut through but is not a direct path.
- Commissioner Mike Martinez inquired about a sidewalk.
 - The applicant answered that a sidewalk is a part of the plan for the property that is owned, and it will be on both sides of the road.

Public comments in support of application

- Barry Nocks, 125 Norlin Drive, spoke in favor of the application for connectivity and emergency access. He noted that it would provide an alternative route to no more than half of the neighborhood. He also noted that the traffic is relatively low, but speeding is an issue in Greenville, so a traffic mitigation would be a good idea. He noted that the additional access for the 60 houses is valuable.
- Andrew Fredrick, 121 Norlin Drive, spoke in favor of the application in the name of public safety. He also mentioned being in favor of traffic reduction measures and potentially additional light.
 - Commissioner Jeff Randolph inquired why Mr. Frederick and Dr. Nocks, as planners, thought the plan did not originally include connectivity.
 - Mr. Frederick answered that he is unsure why, but ultimately is not surprised.
 - Dr. Nocks responded that he believes it was an oversight and they originally anticipated an insular community, but it has grown and this is an improvement.

Public comments opposed to application

- James Raff, 6 Mangum Drive, spoke against the application referencing the original approval of the development and various other gated communities throughout the city.
- Cate Raff, 6 Mangum Drive, spoke against the application. She mentioned that six years ago the gate was to be installed as a condition of the development, and that she does not understand why if there is still development the gate is to be removed. She also inquired about the installation of sidewalks and if that would result in a loss of property for those homeowners.
- James Thomas, 8 Mangum Drive, spoke against the application due to concerns over traffic and speed since the street is downhill. He expressed concern over the discrepancy of access points to Woodruff Road from the Verdae master plan.
- Deidre Lee spoke for Vera Biedenbender, 1 Mangum Drive, noted that she was under the impression that Verdae would never break through Mangum Drive. She expressed concern over the lack of additional access elsewhere in the community and noted that firemen would have access to the gate, so she believes fire safety is not an issue addressed through this proposal. She also mentioned that Vera is opposed to a sidewalk on her property. She also expressed concern over children playing and riding bikes outside and creation of a cut through street for safety reasons.
- Jessica Koontz, 19 Charlotte Street, spoke against the application. She noted that if the main concern is public safety and fire access, a gate is a solution.
- Jenny, 702 Bennett Street, echoed the concern for public safety, but again mentioned that a through road is not the only solution. She noted that lots being sold were promising two exits and two entrances, and understands concern of residents in the neighborhood, but she hopes to find a solution that does not involve Mangum Drive.

Commission Discussion

- Chairwoman Meg Terry asked staff why the breakaway gate has become a non-option.
 - Planning and Development Services Director Jay Graham answered that the gate does not meet interconnectivity requirements for planning. He noted that gravel roads with breakaway gates are the minimum fire requirement, but do not align with the planning nor the engineering standards for the City of Greenville.
- Chairwoman Terry asked staff if the breakaway gate was apart of the original approval.
 - Planning and Development Services Director Jay Graham answered that the original approval involved a minimum fire code connection of a gated access, but it is not compatible with the zoning code requirements. It is a code compliance conversation. Mangum Drive, when created, was intended for interconnectivity.
- Chairwoman Terry asked about the repercussions of potentially denying the application.
 - Planning and Development Services Director Jay Graham noted that Verdae must create a secondary access. It is a concern of not just planning, but safety.
- Chairwoman Terry asked the applicant, Debbie Wallace, if there were alternate solutions.
 - Ms. Wallace explained that this application is the only solution, as the piece of property where an additional access could be placed is not wide enough to meet city standards for a road.
- Commissioner Diane Eldridge inquired about the sidewalk right of way.
 - Planning and Development Services Director Jay Graham explained that the developer does not have control of implementing sidewalks on Mangum Drive, and that would be a product of the City.
- Commissioner Eldridge inquired about speed on Mangum Drive and traffic calming measures.
 - Planning and Development Services Director Jay Graham mentioned that if the Mangum Drive neighborhood noticed an issue with speed, it would be a city project to install traffic calming measures and would be initiated by a request from the neighborhood.
- Commissioner Eldridge noted that she feels sympathy to the residents of Mangum Drive, but ultimately wants connectivity throughout the City of Greenville. She clarified that it would not be the developer's responsibility to install measures on this road, but instead the City of Greenville, and expressed discontent with this, as the development on Hollingsworth Park is responsible for the

problems. She recommended that the City of Greenville and Hollingsworth Park work together to mitigate traffic for the residents of Mangum Drive that have previously had a quiet road, and she hopes that to mentioned in the motion.

- City Attorney Mike Pitts noted this is fine as long as it is a suggestion and not a condition of approval.
- Commissioner Mike Martinez echoed with Commissioner Eldridge had to say. He noted continuity of experience and mentioned improvements along the road leading into the Hollingsworth Development working with the process.
- Chairwoman Terry also echoed Commissioner Eldridge but noted that the public safety issue is difficult to overlook. With the breakaway gate not being an option, it is important to mitigate the effects Mangum Drive will experience as much as possible.

***Motion: Commissioner Mike Martinez moved to approve SD 15-0406M with staff comments and conditions and the strong recommendation that the City of Greenville work with Verdae Development to mitigate traffic impacts on Mangum Drive. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 5-0.**

B. SD-17-447M

Application by Greenville Camperdown Hotel LLC for **SUBDIVISION MAJOR MODIFICATION** of 0.583 total acre location at **315 S MAIN ST** from 1 LOT to 4 LOTS (TM# 006100-03-04104)

Staff report presented by Development Planner Ross Zelenske

- Development Planner Ross Zelenske gave an overview of the application. He explained the vertical subdivision associated with the AC Hotel. He noted that staff recommends approval with comments and conditions.

Commission Questions to Staff

- None

Application Presentation

- Applicant Jackson McDaniel, representative of Camperdown, expressed that he is happy to answer any questions.

Public comments in support of application

- None

Public comments opposed to application

- None

Commission Discussion

- None

***Motion: Commissioner David Keller moved to approve SD-17-447M with staff comments and conditions. Seconded by Commissioner Mike Martinez. The motion passed by a vote of 5-0.**

C. SD-21-206

Application by AV Real Estate LLC for a **SUBDIVISION** of 3.019 total acres located at **CONESTEE ROAD AND SPANCO DRIVE** from 1 LOT to 28 LOTS (TM# 042200-01-00300)

Staff report presented by Senior Development Planner Kris Kurjaka

- Senior Development Planner Kris Kurjiaka gave an overview of the application. The request is for a major subdivision of a 28-lot single family attached development. No new roadways are being proposed. The proposal meets density requirements and dimensional standards. Staff recommends approval with comments and conditions.

Commission Questions to Staff

- Commissioner David Keller inquired about the zoning.
 - Senior Development Planner Kris Kurjiaka answered that the zoning is C-3, and there is no need to rezone the property.

Application Presentation

- Applicant Nick Meyers, 508 Rhett Street, explained that this is the first phase of an ultimately larger development, and they hope to widen Spanco Drive in the future.

Public comments in support of application

- None

Public comments opposed to application

- Joe Poterela, 304 Conestee Road, expressed concern over the proximity of the manufacturing facility to the new development. He suggested some type of buffer.
 - The applicant, Nick Meyers, explained that the lot layout is designed to provide a buffer, but they are happy to comply with any requirements. He also noted that individuals purchasing these homes will be aware of their proximity to the facility.

Commission Discussion

- Commissioner Diane Eldridge inquired about buffer standards
 - The developer is not required to provide additional buffering in this situation.
 - Commissioner Jeff Randolph inquired about making a buffer a condition.
 - City Attorney Mike Pitts expressed concern over using this as a requirement.
- Commissioner Diane Eldridge expressed discontentment over not being able to enforce a requirement beyond compliance with the land management ordinance.
 - Planning and Development Services Director Jay Graham answered that as long as a plan meets regulations, the City does not have authority over additional details. He noted that if the community believes these regulations are not sufficient, the text amendment process can be used. He also noted that the City is in the process of rewriting the land management ordinance, so this serves as an example for future changes.

***Motion: Commissioner Jeff Randolph moved to approve SD-21-206 with staff comments and conditions and a strong encouragement to suggest that the developer and landscape architect create a buffer along the joint property line with the industrial to a width suggested by staff. Seconded by Commissioner Diane Eldridge. The motion passed by a vote of 5-0.**

D. Z-8-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.2, 19-4.3.3, and 19-4.3.4 of the City's Land Management Ordinance to amend use standards.

Staff report presented by Senior Development Planner Kris Kurjiaka

- Senior Development Planner Kris Kurjiaka gave an overview of the application that will amend use specific standards and time limitations. Staff recommends approval.

Commission Questions to Staff

- None

Public comments in support of application

- None

Public comments opposed to application

- None

Commission Discussion

- None

***Motion: Commissioner David Keller moved to recommend Z-8-2021 for approval to City Council. Seconded by Commissioner Diane Eldridge. The motion passed by a vote of 5-0.**

OTHER BUSINESS

A. Upcoming Dates

- 12:00pm Tuesday, May 18- PC Workshop
- 4:00pm Thursday, May 20- Regular Meeting

Adjourned at 5:45 PM