



City of Greenville Planning Commission
Meeting Minutes
Greenville Convention Center
4:00 PM, June 16, 2022
Meeting Notice Posted June 1, 2022

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, 2021 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

Jeff Randolph, Pamela Adams, Meg Terry, Diane Eldridge, Mike Martinez

Commissioners Absent

Trey Gardner, Derek Enderlin

Staff Present

Shannon Lavrin, Assistant City Manager; Mary Douglas Hirsch, Planning Administrator; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Kristopher Kurjiaka, Principal Development Planner; Edward Kinney, Principal Landscape Architect; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Associate Development Planner; Ben Abdo, Development Planner and Sharon Key, Planning Coordinator

Call to Order

Chair Meg Terry called the meeting to order at 4:04 PM. Ms. 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

Mr. Randolph moved to approve minutes as proposed for the previous meetings. Ms. Adams seconded the motion, and the minutes were unanimously approved 5-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Randolph motioned to approve the agenda with acceptance of the requested deferral of 9D and 9A as insufficient. Ms. Eldridge seconded the motion. The motion passed 5-0.

No Conflicts of Interest

OLD BUSINESS

A. SD-22-287

Application by Drew Parker/Parker Design Group for a **SUBDIVISION** of 2.35 acres located at **N. LEACH STREET AND DOUTHIT STREET** from 9 LOTS to 40 LOTS. ("Vardrey West") (TM# 0075000300300, 0075000300206, 0075000300202, 0075000300203, 0075000301101, 0075000301100, 0075000301000, 0075000300900, 0075000300800)

Staff Report presented by Principal Development Planner Kris Kurjiaka

- Commission asked about options of storm management.

Applicant: Drew Parker 123 Wellborn St. – Presented project and discussed the GVL 2040 Plan, connectivity, and affordability. Offered to answer any questions

Commission asked about the naming of the project, and the number of community meetings that were held.

Answer – It's named after a Pastor who has been instrumental for this project and community involvement. There had been three publicly held meetings as well as a one-on-one meeting to discuss main concerns which were affordability and traffic.

Commission asked about green space.

Answer – We are working through the design of that with the final phase.

Public comments:

- None

The commission discussed the project:

Commission asked about developer be required to work with community development.

Ms. Lavrin noted that if the City is able to get to a place for affordability that the applicant work with Community Development on an MOU to ensure the affordability remains in place over a specific amount of time.

***Motion: Mr. Martinez moved to approve SD-22-287 with staff comments and conditions. Seconded by Mr. Randolph. The motion passed by a vote of 5-0 vote.**

B. Z-8-2022

Application by Joseph Bradley for a **TEXT AMENDMENT** to Section 19-4.1. *Table of Uses* to add “Body piercing/tattoo establishment” as a permitted use in the RDV zoning designation.

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asks to clarify the definition of “adjacent” for this property.
 - Answer – directly abutting property
- Would prefer this be a Special Exception than Conditional Use

Applicant: Joseph Bradley, 22 East Mountain View Ave. – Discussed that the tattoo use was previously approved specifically for this area. Presented himself to answer any questions.

Public comments:

- Carol Cox, 55 Endel St. West Greenville – Spoke in opposition of project as a tattoo parlor allowed in West Greenville.
Commissioner asked how long she has lived in this area and what kind of involvement in the area.
Answer – I am from Greenville my whole life and have lived in West Greenville for over 10 years.
- Ben Settle, 214 Chick Springs Rd. – Spoke in favor for tattoo business as this area is designation for artists.

The commission discussed the project:

Commission asked about zoning areas that allow this use.

Commission discussed Special Exception verses Permitted Use.

***Motion: Ms. Eldridge moved to amend approve with staff comments and conditions with Z-8-2022 being changed from a Conditional Use to Special Exception. Seconded by Mr. Randolph. The motion passed by a vote of 5-0 vote.**

NEW BUSINESS

A. AX-8-2022/Z-6-2022 *Staff has determined this item to be insufficient*

Application by Gracely Investments, LLC/Derek Gracely for **ANNEXATION** and **REZONE** of approximately 0.117 acre portion from C-2, Commercial district, in Greenville County to S-1, Service district, in the City of Greenville and **REZONE** of 2.897 acres portion from C-2, Local commercial district, to S-1, Service district located on **MAULDIN ROAD** (TM# M014030100506)

B. AX-9-2022

Application by David Hudson for **ANNEXATION** and **REZONE** of approximately 10.1 acres located at **2836 LAURENS ROAD** from C-2, Commercial district, C-3, Commercial district, and I-1, Industrial District in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# M010020100102)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: David Hudson, 47 Haywood Rd. – Presented the item. Offered to answer any questions

Public comments:

- None

The commission discussed the project:

***Motion: Mr. Randolph moved to recommend approval of AX-9-2022 with staff comments. Seconded by Ms. Adams. The motion passed by a vote of 5-0 vote.**

C. AX-10-2022

Application by Brian Cherry for **ANNEXATION** and **REZONE** of approximately 0.829 acre located at **101 HALTON ROAD** from C-3, Commercial district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0260000100814)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Applicant was not present and staff noted property was to be annexed through the covenant.

Public comments:

- None

The commission discussed the project:

***Motion: Mr. Martinez moved to recommend approval of AX-10-2022 with staff comments. Seconded by Mr. Randolph. The motion passed by a vote of 5-0 vote.**

D. AX-11-2022/Z-10-2022 *Applicant requests deferral to the July 2022 meeting*

Application by Brian Schick/Michael Watts for **ANNEXATION** and **REZONE** of approximately 1.366 acres from R-7.5, Single-family residential district, in Greenville County to PD, Planned development district, in the City of Greenville and **REZONE** of 1.54 acres from C-1, Neighborhood commercial district, and RDV, Redevelopment district to PD, Planned development district located at **PENDLETON STREET, TRACTION STREET, SMITH STREET, AND SACO STREET** (“Woven”) (TM# 0118001300200, 0118001300300, 0118001300501,

0118001300500, 0118001302800, 0118001302700, 0118001302600,
0118001302500, 0118001302400, 0118001400200, 0118001400300,
0118001400400)

E. AX-12-2022

Application by City of Greenville for **ANNEXATION** and **REZONE** of approximately 29.14 acres located at **E. BRAMLETT ROAD, REEDY STREET, POWER STREET, PEACE STREET, W. WASHINGTON STREET, HAMPTON AVE EXT** from I-1, Industrial district, and R-7.5, single-family residential district in Greenville County to I-1, Industrial district, and R-6, Single-family residential district in the City of Greenville. (TM# 0137000400100, 0141000200400, 0137000301300, 0137000500900, 0137000301500, 0137000301600, 0137000301700, 0137000301800, 0137000900400, 0137000800500)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: City of Greenville

Public comments:

- None

The commission discussed the project:

***Motion: Mr. Randolph moved to recommend approval of AX-12-2022 with staff comments. Seconded by Mr. Martinez. The motion passed by a vote of 5-0 vote.**

F. AX-13-2022

Application by Halton Medical Plaza Owners' Association for **ANNEXATION** and **REZONE** of approximately 1.446 acres located at **361, 365, 369 HALTON ROAD** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville. (TM# 0260000101504, 0260000101511, 0260000101514, 0260000101513)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asked about 373 Halton not being included because there was not a water covenant, will the City reach out to them now that that lot is surrounded by the City.
 - Yes, staff has reached out.

Applicant: The applicant was not present.

Public comments:

- None

The commission discussed the project:

***Motion: Mr. Martinez moved to recommend approval of AX-13-2022 with staff comments. Seconded by Mr. Randolph. The motion passed by a vote of 5-0 vote.**

G. SD-22-351

Application by Nash Homes LLC for a **SUBDIVISION** of 0.378 acre located on **BAYWOOD AVENUE** from 1 LOT to 4 LOTS. (TM# 0282000402801)

Staff Report presented by Principal Development Planner Kris Kurjiaka

- Commission asks if single-family attached was considered
 - The applicant did consider that and worked through options

Applicant: Ashley James, 5 Century Dr. – Discusses dividing property for single family detached use.

- Commission asks if they considered attached option
 - Answer – Yes, that was our original but this seemed a better use for the property.

Public comments:

- None

The commission discussed the project:

Commission asked about a highway sound mitigation plan.

Applicant – We plan to do trees and sound baring windows in back.

Commission asked what the view from 385 will be.

Applicant – the back of the house.

***Motion: Mr. Randolph moved to approve SD-22-351 with staff comments and conditions. Seconded by Mr. Martinez. The motion passed by a vote of 4-1 vote.**

H. Z-11-2022

Application by Lynn A. Solesbee for a **REZONE** of 1.57 acres located at **710, 718 LOWNDES HILL ROAD** from RM-3 to OD (TM# 0282000402805, 0282000401800)

Staff Report presented by Development Planner Ben Abdo

- Commission asks about easement for neighboring building, buffering for neighboring properties, and the width of property.
 - Tree ordinance will be applied and the width is approximately 83 feet.

Applicant: Chris Price, 718 Lowndes Hill Rd. – Discussed history of property, Special Exceptions, and buildings. Offered to answer questions.

Public comments:

- None

The commission discussed the project:

***Motion: Mr. Martinez moved to recommend approval of Z-11-2022 with staff comments. Seconded by Ms. Adams. The motion passed by a vote of 4-1 vote.**

I. V-22-365

Application by The Gateway Companies/Josh Mandell for a **STORMWATER MANAGEMENT VARIANCE** for 8.3 acres located on **WEBB ROAD**. (TM#s 0260000101216, 0260000101215, 0260000101100, 0260000101102)

Staff Report presented by City Engineer Paul Dow

- Commission asks for explanation conservation easement that would be in place.
 - Staff discussed ordinance and how it follows along the property in perpetuity.

Applicant: Site Design, 225 Rocky Creek Rd. – Discussed project moving forward and access to backside of property.

Commission asked about gaining access from South, neighboring property?

Answer – it is a gated community and you have to access all portions of property off the public right-of-way.

Public comments:

- Keith Simmons Jr., 49 Webb Rd. – Spoke in opposition
- Keith Simmons Sr., 49 Webb Rd. – Spoke in opposition due to traffic and water runoff.
- Valerie Simmons, 49 Webb Rd. – Spoke in opposition due to traffic.

The commission discussed the project:

Commission discussed how to ensure what areas to be maintained as buffer on site plan will remain and what would cause the item to come back to the Commission if modifications are required.

***Motion: Mr. Randolph moved to approve V-22-365 with staff comments and additional condition that the variance of encroachment of buffer will remain as depicted in the application without further encroachment except for minor alterations and the opportunity to decrease the encroachment. Seconded by Ms. Eldridge. The motion passed by a vote of 4-1 vote.**

J. MD-22-366

Application by Porter Christensen for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.1 acres located on **AUGUSTA ROAD** for 42 units. (“Isabel’s Place”) (TM# M015010200600)

Staff Report presented by Senior Urban Designer Barrett Armstrong

- Commission asked about single access points and how to apply the DRB

comments.

Applicant: Tanner Hyatt, 79 West 900 North, Springville, Utah – Discussed history of property, detailed project plans, and offered to answer questions

- Commission asked where the name “Isabel’s Place” came from?
 - Developer’s daughter and the meaning is “Beautiful Place.”
- Commission asked about neighborhood meeting.
 - Provides details from meeting.

Public comments:

- Shane Child, 79 West 900 North, Springville, Utah – spoke in favor on the development of project and fencing.

The commission discussed the project

***Motion: Mr. Martinez moved to approve MD-22-366 with staff comments and conditions including the following DRB comments to consider some other material than fiber cement, more brick detailing, and potential buffer of porches and sidewalk. Seconded by Mr. Randolph. The motion passed by a vote of 5-0 vote.**

K. MD-22-368

Application by Benjamin Settle for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.47 acre located at **507, 509 JENKINS STREET** for 7 units. (“Baxter Norris Villa”) (TM# 0085000300201, 0085000300200)
Staff Report presented by Senior Urban Designer Barrett Armstrong

Applicant: Ben Settle, 214 Chick Springs Rd., Greenville – Discussed setbacks and offers to answer questions.
Anthony Fox, 405 Hudson Farm Rd. – Discussed name of the project came from two community leader names.

Public comments:

- None

The commission discussed the project.

***Motion: Ms. Adams moved to approve MD-22-368 with staff comments and conditions including the DRB comments. Seconded by Mr. Martinez. The motion passed by a vote of 5-0 vote.**

OTHER BUSINESS

A. Staff Update

- Mr. Kurjaka provided an update on the LMO.

Adjourned at 6:34 PM

Austin Rutherford

From: Planning
Sent: Tuesday, June 14, 2022 4:45 PM
To: Austin Rutherford
Subject: FW: SD-22-287 Vardrey West

From Planning Inbox

Sharon Key
Planning Coordinator | Planning & Development skey@greenvillesc.gov | www.greenvillesc.gov
Phone: 864-467-4476

-----Original Message-----

From: Lois Ordway <loisordway@gmail.com>
Sent: Tuesday, June 14, 2022 5:47 AM
To: Planning <planning@greenvillesc.gov>
Cc: Genna Contino <gcontino@shj.com>
Subject: SD-22-287 Vardrey West

CAUTION: This email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or opening attachments.

We all want affordable housing in Greenville, but here, even in such a depressed neighborhood, it comes at too high a price.

This development is another urban hotspot, guaranteed to be harmful to the health and wellness not only of it's residents, but also to the health and wellness of the surrounding neighborhood. It will see increases in crime, pollution, and domestic abuse (to name just a few of the negatives) with the 10 degree rise in temperatures it will cause. Isn't it already hot enough for you?. A handful of trees is no match for such a large area of impervious surfaces. 40 Parking pads instead of front yards as a design choice seems more about cars than people (not to mention exceptionally ugly too). And people will pay the price.

When is Greenville going to wake up to this reality and make decisions that don't destroy our environment? Other cities seem to working toward, and even finding a balance. Here, the greener goals set out in the Comprehensive Plan 2040 always lose out to development.

Please reject SD-22-287 because of the harm it will do to Greenville and it's residents.

Thank you,
Lois Ordway

Sent from my iPad

June 10, 2022

City of Greenville
Planning & Development Office

Via email at planning@greenvillesc.gov

RE: Gateway Companies Request V-22-365

I represent Invenio Partners Inc (Map# 0545.01-01-005.05) and WPE Realty LLC (Map# 0545.01-01-005.00). The properties owned by these two entities are affiliates of World Indoor Sports, Inc. - operator of Sportsclub Fitness and Wellness, 712 Congaree Road. The properties are next to the proposed Gateway Companies project on Webb Road.

We appreciate the Public Notice of the upcoming meeting on June 16; however, I will be traveling next week and want to provide input.

On March 15, 2022, we provided input to the initial variance request by the Gateway Companies. We understand Gateway's initial variance request (V-22-125) was denied; however, additional information was subsequently supplied by them that has initiated the current request. In any case, our position has not changed and we feel the current request should be denied as well.

We have many concerns with the location of the proposed to include:

- Poor condition of Webb Road - narrow and in need of significant repair
- Limited capacity of sewer system. Several years ago, we proposed to tap into the sewer line from a proposed structure and told the sewer line was at capacity.
- Lack of sidewalks
- Parts of the property are already designated as wetlands
- Distance from elementary and high school
- Increased traffic flow
- The lack of a "through passage" in the proposed layout to facilitate emergency vehicles, etc.

I am certain there may be other issues voiced by us and other nearby property owners.

Given these issues, we see no reason a Storm water Management Variance should be granted.

Please contact me with any questions at 864-331-2523 or jwhitten@sportsclubsc.com.