



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, July 20, 2023
Meeting Notice Posted July 5, 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

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

Commissioners Absent

Chair Meg Terry

Staff Present

Shannon Lavrin, City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Ben Abdo, Development Planner; Barrett Armstrong, Senior Urban Planner

Call to Order

Acting Chair Jeff Randolph called the meeting to order at 4:00 PM. Mr. Randolph provided normal beginning procedures for Commission meeting. He explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

Approval of Minutes for March 30, 2023, April 11, 2023, and May 15, 2023 Special Called Public Hearing and Continuances

Mr. Enderlin moved to approve minutes as proposed for the previous meetings. Ms. Adams seconded the motion, and the minutes were unanimously approved 6-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Enderlin motioned to approve the agenda. Ms. Eldridge seconded the motion. The motion passed 6-0.

Conflicts of Interest: None

OLD BUSINESS

A. NONE

NEW BUSINESS

A. SD-23-490

Application by Dan Driscoll for a **MAJOR SUBDIVISION MODIFICATION** to SD-22-289 for 32.04 acres located on **Conestee Road** from 1 LOT to 73 LOTS. (TM# M013020100100) ("Reedy Mill")

Staff Report presented by Development Planner Ben Abdo

- Commissioner asked about the comparison of the previous proposal that was approved at 110 lot layout to the current proposal of 73 lots.
- Commission asked about the plan's fire hydrants markings and the names of the water ways to be shown.

Applicant: Paul Talbert, 701 Easley Bridge Rd, - Engineer of record, provided details on proposal drafts and dates and offered to answer questions.

Public comments:

- Nichole Morris, 106 1st Ave. – Spoke on concerns regarding traffic. Asked about the traffic study process, notification, and input on that process.

Applicant Rebuttal:

- Applicant provided information on the need of a traffic study.

***Motion: Mr. Enderlin moved to approval of SD-23-490 with staff comments and conditions.**

Seconded by Ms. Eldridge.

The motion passed by a vote of 6-0 vote.

B. Z-4-2023

Application by the City of Greenville for a **REZONE** of 2.8 acres located at **3410 AUGUSTA ROAD** from C-2, Local commercial district of the Land

Management Ordinance, to MX-2, Mixed Use 2 District of the Greenville Development Code. (TM# 0365000202300, 0365000202400)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: City of Greenville

Public comments: None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of Z-4-2023.

Seconded by Ms. Eldridge.

The motion passed by a vote of 6-0 vote.

C. Z-5-2023

Application by the City of Greenville for a **REZONE** of 0.03 acres located on **TULIP STREET** from C-3, Regional commercial district of the Land Management Ordinance, to BH, Business Heavy District of the Greenville Development Code. (Portion of TM# 0174020702800)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: City of Greenville

Public comments: None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of Z-5-2023.

Seconded by Ms. Adams.

The motion passed by a vote of 6-0 vote.

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- Staff provided an update on the Airport District Planning Study.
 - i. Commission asked about branding and signage of site.
 - ii. Commission asked about timeline.
- EDSM updates
- Staff provided information on a Fall Training Session for all Boards and Commissions on the Development Code.

B. Future Meeting dates

- **August 15, 2023 – Planning Commission Agenda Workshop**
- **August 17, 2023 – Planning Commission Public Hearing**

Commission congratulates Shannon Lavrin on becoming City Manager.

Adjourned at 4:44 PM