



Minutes

Greenville City Planning Commission
10th floor Council Chambers
4:00 PM, August 15, 2019
Meeting Notice Posted July 31, 2019

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 21, 2018 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 Michael Frixen

Members Present

David Keller, Diane Eldridge, Meg Terry, Jonathan Pait, Shontavia Johnson, Trey Gardner

Members Absent

Catherine Smith

Staff Present

Jonathan Graham, Courtney Powell, Michael Frixen, Chad Hall, Brennan Williams, Michael Pitts, Dwayne Cooper, Clint Link, Kevin Howard, Mary Douglas Hirsch

Call to Order

Chairman David Keller called the meeting to order at 4:00 PM. He explained the purpose of the planning commission, outlined the rules for procedure, and invited the commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Minutes from the following meetings were approved as amended:

- July 18, 2019 Public Hearing

Call for Affidavits from Applicants

Staff reported that the required public notice affidavits were received from all applicants.

Acceptance of Agenda

The agenda was approved with the following items deferred:

- Z-4-2019—deferred to September 19, 2019
- Z-10-2019—deferred to September 19, 2019

Conflicts of Interest

- None

Old Business

A. AX-5-2019

Application by Melissa Lindley for an **ANNEXATION** of 0.31 acre located at **33 GUESS ST** and **REZONE** from R-M10, Multifamily Residential District, to RM-1, Single- & Multi-Family Residential District (TM# 0106000100200)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to city council with conditions**

Applicant presentation by John Underwood

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Terry moved to recommend approval to city council with staff conditions. Second by Commissioner Gardner. The motion carried by a vote of 6-0.**

B. Z-4-2019—*deferred until September 19, 2019 meeting*

Application by Flournoy Development Group for a **REZONE** of 10.675 acres located at **500 CONGAREE RD** from C-3, Regional Commercial District to PD, Planned Development District – Woods Crossing PD (TM# 0260000100400)

C. Z-10-2019—*deferred until September 19, 2019 meeting*

Application by County of Greenville for a **PD MAJOR MODIFICATION REZONE** of approximately 40 acres located at **UNIVERSITY RIDGE, THURSTON ST, HOWE ST, S CHURCH ST, PRESIDENT ST, and WAKEFIELD ST** from PD, Planned Development District to PD, Planned Development District (TM#s 0091010700100, 0091010700200, 0069000300300, 0069000300303, 0091010100100, 0091010200100, 0069000300301)

D. Z-12-2019

Application by CITY OF GREENVILLE for a **REZONE** of 1.497 acres located at **20 and 22 RIDGEWAY AV and 4, 6, and 8 RIDGE KNOLL CIR** from R-6, Single-Family Residential District and OD, Office & Institutional District to R-6, Single-Family Residential District (TM#s 0257000805603, 0257010100100, 0257010100200, 0257010100900, 0257010101000, 0257010101100)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to city council**

Applicant presentation by Michael Frixen

- (Note: Applicant was the City of Greenville)

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Pait moved to recommend approval to city council. Second by Commissioner Eldridge. The motion carried by a vote of 6-0.**

New Business

A. AX-7-2019

Application by James R. Kingman for the **ANNEXATION** of 1.362 acres at 1305 PENDLETON ST, SACO ST, WHITIN ST, KITSON ST, AND CALDER ST and **REZONE** from C-2, Commercial district, in Greenville County to RDV, Redevelopment district, in the City of Greenville (TM#s 0121000900200; 0121001000200; 0121001001000)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to city council with conditions**

Applicant presentation by Julian Young

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Terry moved to recommend approval with staff conditions. Second by Commissioner Gardner. The motion carried by a vote of 6-0.**

B. AX-8-2019

Application by Scott LeRoy for an **ANNEXATION** of 7.18 acres at approximately 720 MAULDIN RD and **REZONE** from S-1, Services district, in Greenville County to C-2, Local commercial district, in the City of Greenville (TM#s M014030101106; M014030101102)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend approval to city council**

Applicant presentation by Scott LeRoy

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Pait moved to recommend approval with staff conditions. Second by Commissioner Eldridge. The motion carried by a vote of 6-0.**

Other Business

A. Informal Review and Comment

1. Downtown Strategic Master Plan

The commissioners received a presentation of the proposed Downtown Strategic Master Plan from Rob Robinson of Urban Design Associates (UDA). A copy of the proposed plan and the presentation shown at the meeting are on file at the Planning Office. The commission members had the following questions and comments regarding the Plan:

- What are the next steps? Answer: Council is voting on the Plan on August 26. From there, the intention is to establish working groups and engage private developers. The Plan also includes an implementation page.
- How would the City go about pursuing a form-based code, as recommended in the Plan? Answer: Rob suggested creating separate zoning policies for each of the proposed districts. To be successful, there must be an open public process and significant neighborhood engagement. The city should be leading, not negotiating with developers on every project. The plan should work three-dimensionally.
- Chairman Keller said he is in favor of a form-based code. It makes the entire district like a PD.
- Commissioner Eldridge expressed concern about the request to have County Square exempt from the Land Management Ordinance. She stated a form-based code would be good for that project.

B. Monthly Comp Plan Update

Courtney showed the commissioners the timeline for the Comprehensive Plan process. We have completed phase 1 of 6. There were 3,200 responses to the public survey, 81% of them being from city residents. This equals approximately 4% of the city's population; a typical response rate is 1.0 to 1.5%. The top three issues that emerged were traffic, open space, and affordable housing. Over 100 people attended the open house. The consultants are evaluating the information they received from the most recent steering committee meeting and public open house. They will be back in September.

C. Upcoming Dates:

- 1. 4:00 PM Thursday, August 22, 2019 – Stormwater Training**
- 2. 12:00 PM Tuesday, September 17, 2019 - PC Agenda Workshop**
- 3. 4:00 PM Thursday, September 19, 2019 - PC Public Hearing**

Adjourned at 5:06 PM