



Minutes

Greenville City Planning Commission
10th floor Council Chambers
4:00 PM, September 19, 2019
Meeting Notice Posted September 4, 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, Catherine Smith, Shontavia Johnson

Members Absent

Jonathan Pait, Trey Gardner

Staff Present

Jonathan Graham, Courtney Powell, Michael Frixen, Chad Hall, Brennan Williams, Michael Pitts, Dwayne Cooper, Clint Link, Kevin Howard, Christa Jordan, Christy Long

Call to Order

Chairman David Keller called the meeting to order at 4:06 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:

- August 14, 2019 Agenda Workshop
- August 15, 2019 Public Hearing – Catherine Smith abstaining

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-10-2019—deferred to October 17, 2019

Conflicts of Interest

- None

Old Business

A. Z-4-2019

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)

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 comments and conditions**
- Michael noted one correction regarding open space in the staff report. The statement of intent actually specifies that the proposed open space is 89,250 square feet, which exceeds the standard multifamily requirement.
- Clarified that under current C-3 zoning, the development could proceed with 213 units. The applicant is asking for 293 under the PD zoning.

Applicant presentation by David Graffius and Ryan Foster

Answered questions and responded to PC concerns about the following:

- Stormwater detention will be underground; they are treating quality and quantity
- Concern about limited ratio of commercial to residential; applicant unable to provide exact percentage
- Questioned the location of proposed main access across from the mall driveway instead of the new lighted intersection at Congaree and Woods Crossing Rd; commissioners said it makes more sense to place the entrance at the new intersection.
- Discussed the traffic study.
- Comments that the configuration and site layout does not make sense. Carriage houses are not traditionally in the front.
- Comments that layout and development concept is not urban. The roads are not urban with 90-degree parking; rather, they are parking lots.
- Question if the open spaces are public? Applicant indicated that they are along the main road.
- Questioned the purpose of the pedestrian plaza at the intersection. Staff stated that the pedestrian plaza will provide connectivity as the area is redeveloped and a more expansive sidewalk network is established.
- PC asked if the applicant could change the access. Mr. Foster said they could look at it.
- Comments from PC that in PDs, both parties have to give. The PC members want to see the entrance moved.
- Comments that PDs should give the city something new, innovative, and different. This doesn't.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- The carriage house buildings are inconsistent from the rest of the project.
- Architecture of the large multifamily buildings is okay.
- The proposed layout and concept feels suburban.
- Concern about the proportion of commercial and residential space.
- Question about transit access and location of nearest bus stop. The current stop is located in the mall parking lot across Woods Crossing Road. Adding a bus stop would

require coordination with Greenlink.

After a brief recess, the applicant indicated they would like to defer the application until November.

***Motion: Commissioner Terry moved to defer the application until the November Planning Commission meeting to allow the applicant to address the expressed concerns. Second by Commissioner Smith. The motion carried by a vote of 5-0.**

B. Z-10-2019—*deferred until October 17, 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)

New Business

A. AX-9-2019

Application by John Dillard for an **ANNEXATION** of 0.347 acre at approximately to 411 E Bramlett Rd and **REZONE** from I-1, Industrial District, in Greenville County to I-1, Industrial District, in the City of Greenville (TM# 0138000100100)

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 Kevin Howard

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Smith moved to recommend approval to city council. Second by Commissioner Eldridge. The motion carried by a vote of 5-0.**

B. SN 19-656

Application by Austin Allen for a **STREET NAME** located at **607, 611, and 617 N MAIN ST** (Subdivision #SD 18-032 approved 01/17/19) (TM#s 0004000102100; 0004000101800; 0004000101900)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with conditions**

Applicant presentation by Austin Allen

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Smith moved to approve with staff conditions. Second by Commissioner Terry. The motion carried by a vote of 5-0.**

C. SD 19-012

Application by William James Taylor III for a **SUBDIVISION** of 0.375 acre located at **401 HOUSTON ST** from 1 LOT to 3 LOTS (TM# 0091020504000)

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 Stephanie Gates

- Present to answer any questions

Public comments in support of application:

- Will Owens, 116 Rose Avenue – supports project

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Smith moved to approve with staff comments and conditions. Second by Commissioner Eldridge. The motion carried by a vote of 5-0.**

D. Z-12-2018 FDP Phase 1

Application by Seamon Whiteside for a **FINAL DEVELOPMENT PLAN** of 2.926 acres located at **BUTLER AVE AND BUNCOMBE ST** in “The Holbrook” Planned Development (TM#s 0019000100100; 0019000100500; 0019000102700)

Staff report presented by Courtney Powell

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by Davis Solomon

- Present to answer any questions

The commission asked about the access along Butler Avenue. This will be the primary entrance. Signage will be provided. The design will be consistent with the architecture of the building. The design team is still working on the final details. If they can mimic the arched entry on Buncombe, that's what they'll try to do.

Public comments in support of application:

- None

Public comments opposed to application:

- Bob Lloyd, 14 Pinckney St
 - Stated that the applicant provided the wrong statement of intent with the application, and did not include the SOI approved by City Council under the PD zoning. Thus, the application included a “patent defect” and provided an incorrect basis for review by city departments, including Parks & Rec. The application should have been deemed insufficient until revised. Stated that there is a public perception that the city favors developers over residents.
 - Chairman said these sound like technicalities and asked Mr. Lloyd if there was something substantive that needs to be changed.
 - Mr. Lloyd replied that the landscaping, SOI, and 5-foot buffer should be corrected.

Board Discussion

- Commissioner Eldridge asked City Attorney Mike Pitts if there is a procedural defect. Mr. Pitts said he wasn’t sure; it looks like a technical issue. It might be better to be safe. Planning Director Jay Graham said the Statement of Intent is not a requirement of the FDP submittal.

Commissioner Smith moved to enter executive session to receive legal guidance from the City Attorney on this application. Second by Commissioner Terry. Motion carried by a vote of 5-0.

Entered executive session at 5:36 PM.

Resumed regular order at 5:41 PM. Chairman Keller stated that after advice and counsel, the commission has decided to move forward.

***Motion: Commissioner Smith moved to approve with staff comments and conditions, but excluding item #8 from the Parks and Recreation conditions. Second by Commissioner Terry. The motion carried by a vote of 5-0.**

E. Z-16-2019

Application by Doug Day for a **REZONE** of 0.149 acre located at **7 LANDWOOD AV** from R-6, Single-Family Residential District to C-3, Regional Commercial District (TM# 0265000103000)

Staff report presented by Michael Frixen

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

Commissioner Eldridge said the development conditions in the area are changing. She asked if they could require the commercial use to face Laurens Road, not Landwood Avenue. She is concerned about commercial spreading down Landwood.

Shannon Lavrin explained that Mr. Day owns all three of these parcels. There is never a guarantee when rezoning property, but he could combine all three. However, it cannot be combined with split zoning. The planning commission cannot condition building orientation on the rezoning.

Continuing, Shannon indicated this rezoning will result in a more quality product. Jay added that these shallow commercial parcels along commercial corridors result in less desirable establishments locating along the corridor. Jay explained that staff supports rezoning properties only as deep as the existing C-3 zoning. If another applicant farther down were to request rezoning, staff would likely recommend denial.

Applicant presentation by Doug Day

- Present to answer any questions

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- None

***Motion: Commissioner Eldridge moved to recommend approval to city council. Second by Commissioner Terry. The motion carried by a vote of 5-0.**

Other Business

A. Monthly Comp Plan Update

Some of the Planning Commission members had the opportunity to meet and receive an update from the comp plan consultants. Courtney said the steering committee will have a conference call for their October meeting, as scheduled.

B. Upcoming Dates:

1. 12:00 PM Wednesday, October 2, 2019 - PC Agenda Workshop
2. 12:00 PM Tuesday, October 15, 2019 - PC Agenda Workshop
3. 4:00 PM Thursday, October 17, 2019 - PC Public Hearing
4. Special called meeting to be scheduled, as directed by Chairman Keller

Adjourned at 5:56 PM