



Minutes
Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, February 18, 2021
Meeting Notice Posted February 12, 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 Ross Zelenske and Peyton Voirin

Commissioners Present

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

Commissioners Absent

None

Staff Present

Development Planner Ross Zelenske, Senior Development Planner Kevin Howard, Planning Administrator Courtney Powell, Senior Development Planner Kris Kurjiaka, Senior Landscape Architect Edward Kinney, Development Planner Matt Lonnerstater, Development Planner Austin Rutherford, Assistant City Engineer Clint Link, Development Planner Harold Evangelista, Assistant City Attorney Logan Wells, Greenville Convention Center

Public Present

Call-in User_2, Call-in User_3, Call-in User_4, Call-in User_5, Call-in User_6, Chris Stover, Craig Winnall, Debbie Wallace, Frank Davis, Garri Steede, George Hassiotis, George Kiser, Kenneth Baxter, Patricia Hughes, S Limbaker, Stephanie Gates, Taylor Davis

Call to Order

Chairwoman Meg Terry called the meeting to order at 4:02 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 David Keller moved to approve minutes as proposed for the following meetings. Commissioner Diane Eldridge seconded the motion, and the minutes were unanimously approved.

- January 5, 2021 GVL2040 Workshop
- January 12, 2021 Special Called Meeting
- January 19, 2021 PC Workshop
- January 21, 2021 Public Hearing

Call for Affidavits from Applicants

Staff reported that public notice affidavits were not received for application Z-2-2021 and that Z-2-2021 had requested deferral.

Acceptance of Agenda

Commissioner Eldridge motioned to approve the agenda as presented with the amendments to defer SD-21-051, Z-13-2020, Z-5-2021 and Z-2-2021. Commissioner Jeff Randolph seconded the motion. The motion passed unanimously.

Conflicts of Interest

- None

NEW BUSINESS

A. MD-21-050

Legacy Oaks II, LP application for MULTI-FAMILY DEVELOPMENT on 6.34 acres location behind **740 WOODRUFF RD** for 90 apartment units (TM# 026100-01-02400)

Staff report presented by Austin Rutherford

- Development Planner Austin Rutherford stated the proposed development was in the Verdae area and in the S-1 zoning district, adding to the current 50-unit phase one. This development would have access off of Woodruff Road. He explained that the application conforms with density, height, and parking requirements. He also explained that since there is no direct road contact, there is no street front for this development, but the buildings face open space and appear appropriate to multifamily that surrounds it. Setbacks will need to be shown at 20 feet along the west side. He also highlighted the need to show vents, exhaust vents, and downspouts. The service area with garbage is hidden from view but does back up to single-family residential. He also highlighted the presence of a 3-foot high fence for HVAC areas that are directly in front of patios. Ten percent transparency needs to be met on the side of the buildings, but the 20% requirement is met on the front and back. He points out a gate that would be installed on the walkway, mentioning staff recommends removal. He also mentions the need for a lighting site plan. Mr. Rutherford also mentions the public concern over the trash area and the overall design and monolithic look but explains the contentment the green space and walkability. The Design Review Board proposes darker colors, relocation of mechanical units that coincide with front porch units, side transparency, sidewalk connection not be gated, improved connectivity, a lighting site plan, requirement of approval letter from Verdae, and the dumpster location moved away from the single-family residential.

Commission Questions to Staff

- Commissioner Keller asked for further clarification on staff's position on the gate.
 - Development Planner Austin Rutherford explained that the purpose of a sidewalk is walkability and that a gate negates that purpose.
- Commissioner Eldridge expressed desire for a tree inventory.
 - Senior Landscape Architect Edward Kinney explained that the tree removal and inventory was a condition of Parks and Recreation's approval.
 - Commissioner Eldridge further expressed desire for a tree inventory upfront to better understand the site design.

Application Presentation

- Garri Steede, applicant, introduced himself and elaborated on staff's presentation of the project.
- Commissioner Keller inquired about the applicant's position on the gate.
 - Stephanie Gates, project civil engineer, explained the gate already exists and was accidentally left on the site plan and will be removed.
- Commissioner Randolph asked what the plan was to address vehicular connectivity
 - Ms. Gates explained that Tribute Verdae is a private development and they could attempt to get permission to share but they can't necessarily guarantee. She expressed interest in

removal of that condition due to their inability to confidently be able to provide that connection.

- Chairwoman Terry asked staff about connection requirement.
 - Development Planner Rutherford explained it is a LMO requirement, and he would have to get with staff to review the requirement and determine a course of action.

Public comments in support of application

- Debbie Wallace, President/CEO of Verdae Development Inc., 320 Rocky Slope Road, spoke in support of the project and its 90 novel affordable units.

Public comments opposed to application

- Patricia, neighbor, supported the dumpster relocation comments and expressed desire for tree buffering.

Commission Discussion

- Commissioner Keller inquired about a clear-cutting prohibition.
 - Stephanie Gates explained that there is an area that is left untouched.
- Commissioner Randolph inquired about affordability and mentioned the lack of design standards in the clubhouse.
 - Commissioner Mike Martinez agreed and added that he would like to see another version of this building.
 - Chairwoman Terry agreed that the clubhouse needed more thoughtful design.
 - Garri Steede explained that design comments will be addressed.
- Commissioner Eldridge pointed out that there were so many comments that she did not feel comfortable voting on something with multiple potential changes to be made.
- Chairwoman Terry asked the applicant if they wanted to defer or go to a vote.
 - Applicant decided to defer.
 - Chairwoman Terry summarized a list of updates the Planning Commission would like to see: clubhouse improvements, cross connection, trash enclosure location, DRB comments, tree survey, and staff comments all be addressed.
- Commissioner Keller inquired about legal implications of not complying with the LMO in regard to the cross connectivity and if a variance would be needed.
 - Planning Administrator Courtney Powell explained that variances are only for dimensional requirements. She stated that staff would work with the applicant to determine a solution.

***Motion: Commissioner David Keller moved to defer the application. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 6-0.**

Other Business

A. GVL2040 Comprehensive Plan Update

- Planning Administrator Courtney Powell gave an update that the first reading passed unanimously through City Council. The second and final reading will be Monday February 22nd. She expressed excitement for implementation to come and thanked the planning commission for all their work.

B. Upcoming Dates

- 12:00pm Tuesday, March 16- PC Workshop
- 4:00pm Thursday, March 18- Regular Meeting

Adjourned at 5:00 PM