



Minutes

Greenville City Planning Commission
10th floor Council Chambers
4:00 PM, July 18, 2019
Meeting Notice Posted July 3, 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, Jonathan Pait, Shontavia Johnson

Members Absent

Trey Gardner

Staff Present

Jonathan Graham, Shannon Lavrin, Courtney Powell, Michael Frixen, Chad Hall, Calin Owens, Brennan Williams, Michael Pitts, Dwayne Cooper, Clint Link, Cameron Sabin

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 presented:

- May 16, 2019 Public Hearing – (amendment of previously approved minutes)
- June 18, 2019 Agenda Workshop
- June 20, 2019 Public Hearing
- June 20, 2019 Special-Called Workshop

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 August 15, 2019
- Z-10-2019—deferred to August 15, 2019
- AX-5-2019—deferred to August 15, 2019
- Z-12-2019—deferred to August 15, 2019

Conflicts of Interest

- Meg Terry on agenda item V 19-537

Old Business

A. Z-4-2019—*deferred until August 15, 2019 meeting*

Application by Flourney 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)

B. Z-10-2019—*deferred until August 15, 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-5-2019—*deferred until August 15, 2019 meeting*

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)

B. SD 19-010

Application by Christian Crear for a **SUBDIVISION** of 0.41 acre located at **JENKINS ST** (formerly 400 Jenkins St) from 2 LOTS to 3 LOTS (TM# 0085000103600; 0085000103601)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with staff comments and conditions**
- Michael made reference to the supplemental information provided to the commissioners before the regarding home affordability, which the applicant provided after the meeting conducted with the Sterling Neighborhood Association.

Applicant presentation by Christian Crear

- Stated that at the neighborhood meeting, there were some questions about affordability, which he stated is subjective. He stated their project is workforce housing and is in line with the Sterling neighborhood. Commissioner Johnson asked how affordability is subjective, and further asked if the homes are considered affordable now, or before there was so much development in the Sterling neighborhood. The applicant, Christian Crear, responded that the price was somewhere in the middle, and that their price point is lower than many of the homes in the area. Commissioner Johnson stated that the proposed home price (~\$275,000) is much more than what many of the current residents can afford. Mr. Crear replied, stating that he understood their concerns, but they had received a letter of support from the Sterling Neighborhood, and they feel the project will be a benefit to the neighborhood.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- Commissioner Smith questioned the requirement for sidewalks on a three-lot subdivision when there are no sidewalks on either side. Commissioner Terry said you have to start somewhere. Commissioner Johnson stated it will be a benefit to the neighborhood. Commissioner Smith added that the additional site features do increase the development costs, which may be a consideration regarding affordability.
- Questioned why a 1-to-2 lot subdivision does not have to come before the commission, but this 2-to-3 lot subdivision did.

***Motion: Commissioner Smith moved to approve with staff comments and conditions. Second by Commissioner Pait. The motion carried by a vote of 5-1, with Commissioner Johnson voting “no.”**

C. SD 19-011

Application by Coleman Shouse for a **SUBDIVISION** on 1.16 acres located at **205 ANDERSON ST** from 1 LOT to 10 LOTS (TM# 0082000201200)

Staff report presented by Calin Owens

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

Applicant presentation by Coleman Shouse

- Indicated an anticipated sales price of \$450,000 for the units.

Public comments in support of application:

- None

Public comments opposed to application:

- Jason Smith, 111 Elm St, stated the cul-de-sac and dead-end are not compatible with the neighborhood. The project is not compatible with the Green Avenue Master Plan. The units should be oriented towards the street. Does not want the existing school building removed.

Board Discussion

- Discussion included questions to the developer and planning staff about other design options and road configuration, including a possible connection to Arlington Avenue. The applicant indicated they had considered multiple options and met with staff three times, and this was the most feasible layout.
- Commissioner Terry asked about the Green Avenue Master Plan. Staff referred to the analysis in the staff report regarding lot and building orientation.
- Commissioner Smith said she did not believe the proposal is compatible with the current neighborhood development pattern.
- Commissioner Pait discussed facing the units along Anderson Street, but acknowledged the challenges of this being a deep lot. He also commented that the proposed units appears to be comparable in size with the other homes in the neighborhood.
- Commissioner Eldridge stated she likes to see a variety of housing types in neighborhoods.

***Motion: Commissioner Pait moved to approve with staff comments and conditions. Second by Commissioner Eldridge. The motion carried by a vote of 4-2, with Commissioners Smith and Johnson voting “no.”**

Commissioner Terry left the meeting chamber due to a conflict of interest on Agenda Item #V 19-537.

D. V 19-537

Application by PETE HOLLIS 45 LLC for a **VARIANCE** on 0.835 acre located at **47 PETE HOLLIS BLVD** from Section 19-7, Stormwater Management (TM#s 0021000101001, 0021000101000)

Staff report presented by Michael Frixen and Dwayne Cooper

- Note: Full staff report is on file at the Planning Office
- The proposed project will incorporate Low-Impact Development techniques in order to reduce and treat stormwater.
- **Staff Recommendation: Approve with staff comments and conditions**

Commissioner Smith asked if other properties in the area are similarly situated and will require stormwater variances. Staff explained that it is possible; however, other properties have more located closer to existing stormwater facilities.

Staff also explained that the recently approved single-family attached subdivision adjacent to this site had more property on which to provide onsite stormwater treatment.

Applicant presentation by Chris Price, Bluewater Civil Engineering

- Explained the curb and flume system to allow for water to enter proposed bioswales, where water will drain.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Board Discussion

- No additional discussion.

***Motion: Commissioner Smith moved to approve with staff comments and conditions, finding that the variance meets the criteria in Sections 19-7.9.1(C) and (H) of the Land Management Ordinance, as more fully documented in the staff report. Second by Commissioner Eldridge. The motion carried by a vote of 5-0, with Commissioner Terry recusing herself from this agenda item.**

Commissioner Terry rejoined the meeting.

E. Z-12-2019—*deferred until August 15, 2019 meeting*

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)

F. Z-13-2019

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-4.3.1(A)(4) Use-Specific Standards for Cottage Subdivisions

Staff report presented by Jay Graham

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Recommend Approval to City Council**

The Commissioners reviewed the current figure of a potential cottage subdivision in the Land

Management Ordinance. Director Graham stated that the proposed changes would allow for cottage subdivisions to be developed that more closely match the illustration, but not fully. He explained that the text overrules the image.

Commissioner Pait asked if there were projects that could have been feasible if this amendment were in place. Director Graham stated he would need to look at the specifics of those previous proposals. Chairman Keller discussed another cottage subdivision that was approved, but then deemed unfeasible due to changes in federal water runoff standards.

Public comments in support of application:

- Robert Julian, Contractor & Developer – expressed support for project. Says change will make for more cost-effective development in infill projects.

Public comments opposed to application:

- None

Board Discussion

- No additional discussion.

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

Other Business

Commissioner Keller stated that a revised County Square application has not been submitted. If one is not received by Monday, this will likely get deferred to the September meeting. If it is scheduled, he asked for a lunch workshop to review the revised application before the public hearing.

A. Monthly Comp Plan Update

Courtney gave an update on the Comp Plan and informed the Commission about a public input survey and upcoming meetings with the comp plan consultants. Staff explained they would send information about the survey in an email to commission members.

Staff stated that there is also a survey for the Downtown Transportation Master Plan. He would send a link for that as well.

B. Upcoming Dates:

1. **PC Agenda Workshop 12:00 PM Tuesday, August 13, 2019**
2. **PC Public Hearing 4:00 PM Thursday, August 15, 2019**
3. **Stormwater training at 4:00 PM, August 22, 2019**

Adjourned at 5:10 PM