



**City of Greenville
Joint Workshop of the Planning Commission and Design Review Board
Agenda Workshop
12:00 PM August 14, 2019
9th Floor Conference Room, City Hall**

Meeting Notice Posted June 14, 2019

Minutes prepared by Michael Frixen

Planning Commission Members Present:

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

Planning Commission Members Absent:

None

Design Review Board Members Present:

Danielle Fontaine, Fred Guthier, Matt Tindall, John Edwards

Design Review Board Members Absent:

Carmella Cioffi, Mitch Lehde, William Crawford, Monica Floyd, Allison
Tucker, Jermaine Johnson

Staff Present:

Jonathan Graham, Planning & Development Manager
Shannon Lavrin, Asst. Planning & Development Manager
Courtney Powell, Senior Planner
Michael Frixen, Development Planner
Chad Hall, Development Planner
Brennan Williams, Development Planner
Michael Pitts, City Attorney
Dwayne Cooper, Engineering Services Manager
Clint Link, Civil Engineer
Mary Douglas Hirsch, Economic Development

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on August 9, 2019, via the Greenville City Website. In addition, the Agenda for this Meeting was posted and emailed to all persons, organizations, and news media requesting notice.

CALL TO ORDER: Chairman Keller called the meeting to order at 12:05 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on August 15, 2019:

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)
- 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)

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)
- 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)

The Commission discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

Special Presentation: Downtown Strategic Master Plan

The Commissioners received a presentation from Rob Robinson of Urban Design Associates (UDA) on the proposed Downtown Strategic Master Plan. The members offered the following questions and comments on the proposed plan:

- Request for clarification about the Cleveland Park bridges, which are proposed for removal under the plan.
- Would the proposed “spine” of public space in the East Downtown district be owned by the city? Answer: Yes

- Did the plan consider closing Main Street near NOMA Square? Answer: This was not considered as part of the plan
- Did the consultants look at the Memorial Auditorium property? Answer: The streets around the area need to be fixed before this becomes a viable site
- Did the consultants look at the bus station property? Answer: There was discussion of options for this property while emphasizing the importance of having a public transit center downtown
- How do you develop entrepreneurship and grow the creative class? Answer: The city needs be intentional about building partnerships to spur downtown innovations. Suggested forming a steering committee to lead those efforts.
- Is Greenville overdone when it comes to automotive? Answer: No. Cities need to be test grounds for innovators and the creative class they are trying to attract.
- Did the consultants meet with major property owners? Yes. They are ready to build and were excited about the plan, but need specific guidance from the city in order to proceed or implement the plan.
- Was transit looked at during the planning process? Answer: That is being covered in greater detail under the comprehensive plan. However, it is important to prioritize and develop the road network and street improvements in order to implement the plan.

ADJOURNMENT: The meeting was adjourned at 1:45 PM.