City Council Agenda

Agenda Of 3-4-2019

Documents:

AGENDA OF 3-4-2019.PDF

Item 3a

Documents:

ITEM 3A - Z-21-2018 - MODIFY PD AT NORTH PLEASANTBURG DRIVE - REVISED.PDF

12-20-2018 Planning Commission Minutes

Documents:

12-20-2018 PLANNING COMMISSION MINUTES.PDF

Questions on an agenda item? Contact Camilla Pitman, city clerk, at cpitman@greenvillesc.gov.
All media inquiries, please contact Leslie Fletcher, city public information officer, at lfletcher@greenvillesc.gov
1. CALL TO ORDER

2. ROLL CALL

3. UNFINISHED BUSINESS -- (Ordinances – Second and Final Reading)
   a. Ordinance to approve a major modification to an existing PD consisting of 8.7 acres located at North Pleasantburg Drive (Tax Map Numbers 0276000300503 and 0276000300518) (Z-21-2018) (REVISED) (Roll Call)

4. ADJOURN
REQUEST FOR COUNCIL ACTION
City of Greenville, South Carolina

TO: Honorable Mayor and Members of City Council
FROM: Nancy P. Whitworth, Interim City Manager

AGENDA DATE REQUESTED: March 4, 2019

ORDINANCE/RESOLUTION CAPTION:
TO APPROVE A MAJOR MODIFICATION TO AN EXISTING PD CONSISTING OF 8.7 ACRES LOCATED AT NORTH PLEASANTBURG DRIVE (TAX MAP NUMBERS 0276000300503 AND 0276000300518) (Z-21-2018) REVISED

SUMMARY BACKGROUND:
This Ordinance approves a major modification to an existing PD located at North Pleasantburg Drive, commonly known as Renaissance Place.

This Ordinance has been revised following first reading to incorporate the following:
(1) changes submitted by the applicant for the proposed PD modification;
(2) an updated staff report with associated comments and conditions for the revised PD modification;
(3) the February 28, 2019, date of the Planning Commission public hearing;
(4) the updated Planning Commission recommendation for approval of the PD modification with the submitted changes; and
(5) the Offer of Land by the applicant to the McCarter Community Club consisting of the pool parking area and undisturbed buffer areas around the pool upon the completion of construction, which is more accurately described in the Ordinance.

IMPACT IF DENIED:
If denied, the modification to the PD will not be approved.

FINANCIAL IMPACT
N/A

REQUIRED SIGNATURES

Department Director

OMB Director

City Attorney

City Manager

DocuSign Envelope ID: 83E9263F-9C7E-4651-B572-BBD55400C01C
AN ORDINANCE

TO APPROVE A MAJOR MODIFICATION TO AN EXISTING PD CONSISTING OF 8.7 ACRES LOCATED AT NORTH PLEASANTBURG DRIVE (TAX MAP NUMBERS 0276000300503 AND 0276000300518) (Z-21-2018)

WHEREAS, Nathan Kaser (the “Applicant”), on behalf of the owner, Bob Jones University, Inc. (the “Owner”), applied to the City Planning Commission for approval of a modification of the planned development (“PD”) known as “Renaissance Place” located at North Pleasantburg Drive (Tax Map Numbers 027600300503 and 027600300518) (“the Property”), subject to Greenville City Council approval of the PD and per the City's Land Management Ordinance, Section 19-3-2.2 (N) of the Code of Ordinances of the City of Greenville; and

WHEREAS, the original Renaissance Place PD, which was approved in conjunction with the annexation of the subject property pursuant to AX-6-2006 (Ordinance 2006-51), included 50,000 square feet of retail space along North Pleasantburg Drive and up to 180 condominium units in four buildings behind the commercial area; and

WHEREAS, the City of Greenville approved a modification of the commercial portion of Renaissance Place PD in 2016 (Ordinance Z-34-2015); and

WHEREAS, in August 2018, the Applicant submitted an initial plan to modify the residential component of the PD by replacing the condominium buildings with 48 cottage-style residences, extending McCarter Avenue to provide connectivity through the development to North Pleasantburg Drive, and constructing parking spaces for the McCarter Community Club, Inc. (the “Club”) as required by deed restrictions for the Property, but requested to defer consideration by the Planning Commission in order to revise the application after receiving numerous comments opposed to the proposal at the neighborhood meeting held on September 10, 2018; and

WHEREAS, in November 2018, the Applicant submitted a revised proposal with 30 cottage-style units oriented around a central green, a 60-unit multifamily affordable senior apartment building, a driveway connection to Regency Hills Drive, and associated site improvements; and

WHEREAS, at a second neighborhood meeting held to present the revised proposal on December 12, 2018, attendees voiced numerous concerns about the overall project proposal, impacts to the McCarter Community Club and pool, reduction in the buffers between the neighborhood, concern about the height of the multifamily building, loss of trees, low-income residents at the senior apartment building, stormwater, flooding, and the developer not working more closely with the neighborhood, among other concerns; and

WHEREAS, the Applicant presented the revised PD proposal at the Planning Commission public hearing on December 20, 2018, which was held pursuant to public notice, along with additional documents that more clearly defined the proposed landscaping, buffer yard, and setbacks between the proposed development and adjacent neighborhood; and

WHEREAS, after hearing numerous public comments opposed to the application, which are documented in the December 20, 2018, Planning Commission meeting minutes, the Planning Commission recommended denial of the proposed rezoning and modification of the PD to City Council; and

WHEREAS, after the Planning Commission public hearing on December 20, 2018, the Applicant presented revisions to the proposed PD modification including increased setbacks, reduction in density, and other changes for City Council to consider as a part of the final PD modification ordinance; and
WHEREAS, City Council voted to approve this Ordinance on the first reading at its regular meeting on January 28, 2019, with the condition that the modifications be represented to the Planning Commission for a new public hearing and new recommendation from the Planning Commission before the second and final reading by City Council; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed revisions on February 28, 2019; and

WHEREAS, at the aforementioned hearing, the Applicant, as agent of Owner, reaffirmed the Owner’s previous unilateral offer to deed the pool buffer area and the existing parking area to the North of the Club pool to the Club as more fully described in the following paragraph, if so accepted by the Club, said conveyance to occur after construction of the project comprising the modified PD is completed; and

WHEREAS, the specific land offered to the Club by the Owner consists of the following portions of the Property set forth on that certain Buffer Yard and Setback Plan Sheet C203 drafted by Site Design, Inc. dated November 11, 2018, a copy of which is made a part of Exhibit A attached hereto and incorporated herein: (a) that area designated as “McCarter Club Parking” consisting of approximately 0.277 acres and (b) a buffer area adjacent to the Club pool designated as “Proposed Undisturbed Buffer” consisting of approximately 0.5 acre (collectively, the “Offer of Land”); and

WHEREAS, in light of the foregoing, the Offer of Land was therefore made part of the proposed PD modifications by the Applicant; and

WHEREAS, the Planning Commission recommended approval of the revised PD, including the Offer of Land, to City Council along with staff comments and conditions; and

WHEREAS, upon review of Planning Commission’s new recommendation of denial approval and the information provided, City Council nevertheless finds the Project, in light of City Staff comments and conditions as more fully set forth in the last two (2) pages of the staff report dated December 14, 2018 (the Comments and Conditions”), meets the criteria for a PD as now fully set forth in Sections 19-2.3.3 and 19-3.2 of the Code of Ordinances of the City of Greenville;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREENVILLE, SOUTH CAROLINA that the proposed modifications to the existing PD known as “Renaissance Place” located at North Pleasantburg Drive (Tax Map Numbers 027600300503 and 0276000300518), are hereby approved, said modifications consisting of the following: (a) the modified Renaissance Place PD, consisting of the document (attached hereto and incorporated herein as Exhibit A along with the Offer of Land and ); and (b) the modifications as presented by the applicant at the December 20, 2018 Planning Commission meeting (attached hereto and incorporated herein as Exhibit B); the Comments and Conditions listed in the staff report (attached hereto and incorporated herein as Exhibit C).


_____________________________________
MAYOR

_____________________________________
ATTEST:

_____________________________________
CITY CLERK
APPROVED AS TO FORM:

____________________________________
CITY ATTORNEY

REVIEWED:

____________________________________
CITY MANAGER
EXHIBIT A

RENAISSANCE PLACE
PLANNED DEVELOPMENT
MODIFICATION

APPLICATION: Z-21-2018
MODIFIED: 11-19-2018

(ORIGINAL APPLICATION: AX-6-2006)
Renaissance Place- Residential modification
Statement of Intent

Request for PD Revision
The developer requests to submit Parcels 027500300503 and 027500300516 for a partial PD revision to the existing Renaissance Place PD (AX-6-2006.) This revision is only for the residential portion of the PD. No other parts of the PD are requesting changes at this time.

The entire PD consists of 13.4 acres and is a mixed use PD compromising retail, office and residential uses. The residential portion of the property consists of 8.7 acres which includes the shared R/W from North Pleasantburg Drive and the two parcels in the rear portion of the site. The original PD proposed up to 180 condominium units in several separate buildings, to be built in phases, over a number of years.

During development of this plan, careful consideration was taken to address the applicable stiff conditions as set forth in the AX-6-2006 PD approval.

The new design of the residential development will consist of both a multifamily apartment complex and a single family subdivision. For the purposes of this document and because the projects will be done by two separate developers working in conjunction with each other, the statement of intent has been split into these two separate pieces.

Cottages at Renaissance Place-
Single Family Development

Proposed Development Schedule
The proposed revision to the PD consists of up to 30 single family homes with associated private alleys/streets, pedestrian connectivity, and other site development features as further discussed in this document. The development of the proposal is subject to market conditions. Infrastructure is anticipated to take 6 to 8 months to complete, and shortly after completion of site infrastructure and subdivision of the land, home construction would begin on the individual lots. The developer anticipates building houses in phases, of 6-10 homes each. Total completion of home build out is estimated at 2-4 years (and within accordance with market conditions.)

The developer reserves the right to construct and phase the development as market conditions, financing availability, and sales deem necessary. Further, the developer has the right to change the development schedule at anytime due to fluctuations.

Proposed Public Improvements
The developer plans to construct new private streets through the new development, pedestrian walkways, parking for homeowners and guests, appropriate stormwater features, new sanitary sewer, potable water and underground utilities.
The following is a list of site and lot specific features and intended regulations. These will be made part of the final site plan, final plat, and covenants and restrictions put forth within the development. The developer deserves the right to change or modify these regulations as he sees fit or as final plans and market conditions require.

A proposed plan and renderings are included in this package to illustrate the regulations set forth in this document. While this plan is a product of careful consideration and planning on the developers part, the plan is still in development and subject to changes as required by the City of Greenville site plan approval, grading concerns, etc. and market conditions of the development.

Site Specific features:
- A screening buffer around entire site to include natural, fenced and/or planted landscaping screening (additional buffer to be provided on the southern and western sides of existing pool)
  - Where a natural buffer is not provided, a combination of fenced and planted buffer shall be provided
  - The buffer shall provide a visual separation, where plausible, between the proposed development and the existing properties, including the existing pool deck.
- Minimum 30% of total single family residential portion of site is to be dedicated open space (central green, buffers, stormwater detention pond, community parking, walking paths, etc. are all included in the open space.)
- A "Central Green" shall have pedestrian walkways and a community amenity (gazebo, fire pit or other community element)
- 22’ wide paved private street shall be constructed to access homes within subdivision
  - 30’ R/W along street will provide vehicular and utility r/w access for individual lots
  - Street shall have valley section (slope towards center)
  - Curb shall be provided as rolled curb on the entire private street for a total road width of 22’
  - Street will be privately owned and maintained by HOA
  - Sidewalk will not be directly adjacent to this street as pedestrian activity will mainly occur on the interior central green.
- At Least 60% of homes shall have parking located on the lot (garage or open parking). The remaining homes may use community parking spaces to satisfy a total minimum of 2 spaces per unit. Additional spaces shall be provided for guest parking at 1 space per 4 units. No parking, outside of designated spaces or individual lots, shall be allowed in the private street. Parking for the multifamily complex or the McCorkill pool club shall not occur within the single family development.
- Pedestrian Connectivity:
A network of sidewalks and walking paths, connecting the central green to Pleasantburg Dr and McCarver Ave shall be built through the development and other shared amenities.

Where applicable (Near ADA accessible parking) pathway shall be ADA compliant.

Pathways shall connect to community trash areas, cluster mailboxes and other community features.

Direct access to sidewalk or pathway may not always be accessible to every single lot within community; however, attempts shall be made to provide pedestrian connectivity to as many doors within development as possible. In no case shall a single lot be more than 80’ from walking path connectivity.

It is possible that the private street could be used for pedestrian activity to access the walking path.

**Landscaping:**

- To the extent possible, existing trees will be saved. New trees will be provided in open space in accordance with City of Greenville tree credit regulations.
- Trees shall be planted within Central Green to provide shade and tree cover within the greenspace.
- Street trees along the private street shall be provided at the standard 40’ interval, where no lots are provided and, in between lots, an understory tree may be used to satisfy street tree requirements due to the space restrictions anticipated between lots.
- Individual homes shall have appropriate foundation plantings.
- Trash will be handled by underground storage containers, however, these units will be properly screened by landscape screening as appropriate and required by City of Greenville screening requirements.

**Lot/House Specific features:**

- 6’ setback on all sides of individual property (outer setbacks of property will still apply)
- 30’ minimum lot width for detached structures and 25’ minimum lot width for attached structures
- Single family attached dwellings with zero setback line in between may be allowed, no more than 50% of homes may be attached units. And no more than 2 units shall be attached in any case.
- 36’ height restriction on all units
- Stairs, porches/patios may encroach into setback
- Garages and parking pads will be located on the lot, facing the private street. They may be located in the rear, front or adjacent to the home and will have full access to back up into street
- When a house is adjacent to the central green, the front door shall face the greenspace and the front door shall have connection to the interior pedestrian path
• Lots which surround the outer portion of the development may face inward toward the alley.

Architectural Style
Several architectural styles or a mix of styles have been considered for the development. With the potential mix of lot layouts (rear facing garages/parking, townhomes, and/or front facing garages/driveways) as well as home sizes, this mix of styles will blend nicely within the same development. Special attention will be made to ensure that the styles compliment each other and the proposed apartment building and also fit the lot layout that they are intended for. The following styles are being considered and sketches for each are attached:
• Study 1 - 'Carriage House'
• Study 2 - 'Typical Craftsman'
*study sketches provided by Croft Architecture

Parkside at Renaissance Place
Multi Family Development

Proposed Development Schedule
The development of the proposal is subject to market conditions. The multifamily project will be applying to the South Carolina State Housing Authority for financing in March 2019. The State Housing Authority will review the application until August 2019. If awarded financing, the development team will work expeditiously towards a closing, anticipated to occur in Q1 2020. Construction will begin shortly thereafter with an anticipated schedule of 11 months from beginning to end. Preleasing efforts will begin late Q3 2020. The project will be ready for occupancy by end of 2020.

The developer reserves the right to construct and phase the development as market conditions, financing availability, and sales deem necessary. Further, the developer has the right to change the development schedule at any time due to fluctuations.

Multifamily Site Specific features:
• A screening buffer around entire site to include natural, fenced and/or planted landscaping screening (additional buffer to be provided on the southern and western sides of existing pool)
  o Where a natural buffer is not provided, a combination of fenced and planted buffer shall be provided
  o The buffer shall provide a visual separation, where plausible, between the proposed development and the existing properties, including the existing pool deck.
• Pedestrian Connectivity:
  o A network of sidewalks and walking paths, connecting the multifamily amenities and to the public RAW shall be built through the development
Where applicable (Near ADA accessible parking) pathway shall be ADA compliant, and in accordance with the South Carolina State Housing Authority.

Pathways shall connect to public R/W, community trash areas, and any other community features.

- Parking: Parking shall be provided for the multifamily development at a minimum 1.25 spaces/unit and maximum 1.5 spaces/unit. This count is in accordance with the planned multifamily development.

- Landscaping:
  - To the extent possible, existing trees will be saved. New trees will be provided in accordance with City of Greenville tree credit regulations.
  - Trees shall be planted in common open space to provide shade and tree cover within the green space in accordance with City of Greenville Multifamily standards.
  - Proposed building shall have appropriate foundation plantings and screenings in accordance with the city of Greenville Multifamily standards.
  - Trash will be handled by underground storage containers, however, these units will be properly screened by landscape screening as appropriate and required by City of Greenville screening requirements.

Multifamily Building Design and Architectural Features:
This development consists of a four-story multi-family apartment building for seniors. 60 total apartments are being proposed. The proposed building height from the finished grade elevation of the front side of the building is 55'-0". The building may have a split floor plan with different finished floor elevations. Amenities may include a multi-purpose room, fitness room, library, a porte cochere, and outdoor gazebo. The architectural style being considered for the development is a Craftsman Style to blend with the proposed style of the cottage development. The exterior materials will include brick veneer, floor cement lap siding, and fiber cement board and batten siding. The roof will consist of architectural shingies.

Energy efficient design practices will be employed in the construction of this project to help reduce energy costs. These features may include items such as Energy Star windows, Energy Star Appliances, upgraded wall and attic insulation, and low flow plumbing fixtures.

Overall Development:
Working with McCarter Community Club
The owner has shared the concept plan with the McCarter Community club and plans to work with the community through a neighborhood meeting to address the club and the surrounding community concerns as much as possible. Plans have already been substantially changed from the initial submittals to work with the community concerns in a previous neighborhood meeting. Vehicular access has not been provided to McCarter Avenue and no improvements to the existing pool parking area are anticipated. Pedestrian connectivity has been provided to McCarter Avenue as was a previous condition of the current PC. After all approvals and any required site work, the developer plans to deed the current 60x200 area which is allotted to the
club for parking to the Club in the future. Further specifics on how the developer plans to work with the community club are in consideration. However, because the development has reduced the unit density from the current approved PD, and removed the vehicular access to McCarter Avenue, we believe the developer has been considerate in his attempts to not only include the club's voice in design considerations but create an overall lower density as well as building height reduction from the existing PD.

**Overall Development Goal**

The developer(s) desires to create a community that will provide a transitional development between the intensive commercial uses along Pleasantburg Drive and the Single Family Residential established neighborhood bordering the rear of the property. Although the density of the proposed development is greater than the existing single family neighborhood, because of the multifamily and cluster/coltage style of the single family development, a large amount of open space and buffering/screening is being provided along the entire project to act as a barrier. Additionally the pedestrian connectivity creates a public access, not only the future residents of the development, but for the existing residents in the neighborhood to the restaurants and commercial developments on North Pleasantburg Drive. Access to Bob Jones University can be utilized via the existing pedestrian bridge. This walkable community will become part of the larger community of the Lake Forest, Lake Forest Heights and Liberty Park Subdivisions and shall provide a safe pedestrian and bicycle connectivity for these existing communities to utilize.
EXHIBIT B

STAFF REPORT EXHIBIT F

Buffer Yard, Setback, and Stormwater Plan
Recommended Staff Condition for Approval:

Condition #6 from Staff Report:
The development shall meet or exceed the Buffer Yard, Setback, and Stormwater Plan submitted by the applicant and which is included with this staff report as Exhibit F. Otherwise, the exterior buffer shall meet the requirements of Section 19-6.2 Landscaping, buffering, and screening, and Section 19-6.8.9(L) Landscaping and screening for multifamily developments. Where there is a conflict between the proposed Buffer Yard and Setback Plan and the landscaping, buffering, and screening requirements set forth in the Land Management Ordinance, the higher standard shall apply.

(9 total pages)
Renaissance Place PD Modification

Z-21-2018
(modification of AX-6-2006)

Additional information is being provided in the following document and should be considered part of the submittal. These items directly address concerns raised from the neighborhood meeting held on 12-12-2018.

The purpose of this document is to better define a minimum setback and buffer yard to be included in the final development plans. Note that a buffers and screening is typically required within all new developments and the buffers provided within this document meet or exceed the screening requirements of a typical single family or multifamily development otherwise required through City Ordinance 19-6.8.9.- L (multifamily screening standards) and 19-6.2.3 (Buffering and screening requirements)

The setbacks and buffer yard varies throughout the development. Below we have listed the different buffers as labeled on the buffer yard and setback plan.
Buffer Yards

30' Creek Buffer (Southern and partial Eastern Property Line):
Along the southern border of the multifamily property boundary and along the eastern border of
the single family open space are creeks where the centerline of the creek is the property line. A
30' creek buffer will be provided along these borders in accordance with City of Greenville
standards for linear buffers (19-7.7.4.).

10' Screening Buffer (Northern Property Line):
Along the northern property line, a 10' combination landscape buffer and fencing will be
provided. This exceeds the typical buffer required between two single family developments. The
fence shall be 6' high, opaque privacy fence. Landscaping will consist of a mix of Canopy Trees
(40' maximum spacing) and evergreens (5' maximum spacing). Evergreens shall have a 4'
minimum height at time of planting. See Exhibit 1 below.

EXHIBIT 1
20' Undisturbed plus 5' Screening Buffer (southern and western border of pool property):
Due to slopes in these areas, we anticipate walls to be constructed to accommodate grading of
the proposed site. 20' from the southern and western property line of the pool, will remain in its
current and/or natural state and additional supplemental plantings will be provided within this
buffer. In addition to the 20' buffer, a minimum 5' screening buffer shall also be provided where
site development will encroach within 30' of the property line. The additional screening buffer
will be installed with a wall/fence and a mix of evergreen shrubs at the bottom of the wall and
fence as well as trees at the top of the wall. Evergreen shrubs would be planted a minimum 5'
part in a single row. Fence at the top of the wall would be a minimum 6' in height and trees
would be placed at 20' maximum spacing. Trees planted could double as street trees or parking
lot trees needed to meet city standard requirements, if applicable. See Exhibit 2 below.
30' Undisturbed Buffer (Eastern property line, multifamily development):
A 30' undisturbed buffer of the eastern property line on the multifamily development side will remain in its current and/or natural state.

20' Screening Buffer at Pond (Eastern Property Line):
A minimum 20' planted landscape buffer will be provided along the property line where the pond is to be constructed.

Screening per multifamily standards, ordinance figure 19-6.8-11 (provided for reference only)
Exterior Building Setbacks

Outer setbacks were not made clear in the statement of intent or site plan drawings, however, outer setback requirements would be held according to zoning on the property to 15’ rear, 5’ side for single family and 25’ for multifamily (high rise apartments). The proposed design exceeds these setback requirements in all cases, and additional information below has been provided to include as part of the development. The exterior building setbacks have been labeled on the site plan sheet C203. The following setbacks have been established in accordance with the City of Greenville zoning ordinance for the type of development proposed. Along the northern property boundary where single family homes will be adjacent to single family homes, a 20’ building setback is proposed (typically 15’). Along all other borders with the adjacent existing single family properties, a 50’ building setback is proposed (typically 15’ for single family and 25’ for multifamily buildings). In an effort to address neighborhood concerns, a 65’ building setback is proposed on the southern and western pool property lines. In an effort to address neighborhood concerns, these building setbacks are consistent with the existing PD. Even though the proposed development has been scaled back from 5 story condominium buildings to single family and a 3-4 story split multifamily building, the developer has proposed to keep these building setbacks.

Stormwater

It is our intent to fence and landscape around the stormwater detention ponds as well as provide bubblers in the detention ponds. In addition to city and SCDHEC regulations, the ponds will also attenuate up to the 100 year storm. All spillways shall be directed towards the creek and have proper controls to prevent erosion.
EXHIBIT C

Planning Staff Report to
Greenville Planning Commission
December 14, 2018
for the December 20, 2018 Public Hearing

Docket Number: Z-21-2018
Applicant: Nathan Kasner
Property Owner: Bob Jones University Inc.
Property Location: North Pleasantburg Drive
Tax Map Number: 0276003006503; 0276003005518
Acreage: 8.7 acres
Zoning: PD, Planned Development District
Proposal: Request for a Major Modification PD-Planned Development Rezone of 8.7 acres for single-family and multi-family residential development at Renaissance Place

Staff Recommendation: Approve with Staff Comments and Conditions

Applicable Sections of the City of Greenville Code of Ordinances:
Sec. 2-372, Function, Powers, and Duties of the Planning Commission
Sec. 19-1.3, Purpose and Intent
Sec. 19-2.1.2, Planning Commission Powers and Duties
Sec. 19-6.5, Design Standards for Nonresidential Development
Sec. 19-6.8, Design Standards for Multifamily Residential
Sec. 19-2.3.3, Planned Development District
Sec. 19-4.2(N), PD: Planned Development District

Attachments:
Exhibit A - Conceptual site plan of original Renaissance Place PD (AX-6-2006)
Exhibit B - Preliminary site utilities master plan of original Renaissance Place PD (AX-6-2006)
Exhibit C - Notice of Action letter for AX-6-2006 with memo listing conditions of approval
Exhibit D - Conceptual site plan of approved PD commercial modification (Z-34-2016)
Exhibit E - Conceptual site plan of initial proposed residential PD modification (Z-21-2018)
Exhibit F - Buffer Yard, Setback, and Stormwater Plan – Recommended Staff Condition for Approval

Background

Original Annexation and PD Zoning

The subject property was annexed into the City of Greenville in June 2006 and included a total of 13.5 acres (AX-6-2006; Ordinance No. 2006-051). As a part of the annexation process, the City assigned the zoning classification of PD – Planned Development District. The approved plan included approximately 50,000 square feet of retail development along North Pleasantburg Drive and several condominium buildings located behind the commercial area. Neither the commercial nor residential components of the
original 2006 PD were ever developed. In 2016, a PD modification to the commercial parcels along North Pleasantsburg Drive was approved; a portion of this is currently under construction. Until the current request, the residential component has not been modified.

The original residential component—which is still valid and could be developed—includes up to 180 condominium units in four buildings not to exceed five stories in height. These would be located on the approximately 8.7-acre site between the new commercial development along North Pleasantsburg Drive and the existing residential neighborhood to the rear. Immediately to the rear (east) of the project site is the McCarter Community Club and swimming pool. The neighborhood and swim club are located outside the city limits and zoned R-20 in Greenville County.

Notice of Action letters (NOAs) are prepared after final action is taken on each planning commission item. The NOA for AX-8-2008 includes an attached memo from Shawn Colvin, Economic Development Representative for the City of Greenville, dated June 20, 2008, that outlines various conditions that apply to the Renaissance Place PD. Among these are requirements for roads and parking, building height, trees, landscaping, and a property line buffer. The memo also refers to an attached neighborhood agreement wherein the developer agrees to 50-foot property line buffers and a 65-foot buffer around the McCarter Community Club. Site drawings from the original project files show a 65-foot undisturbed buffer along the rear property line and around the pool property, but none around the other property lines, save for a sanitary sewer easement. It is staff's assessment that if the original PD were developed, the 50-foot and 65-foot buffers would apply. A modification of the PD would set forth new conditions, including new buffer requirements, by which the development would proceed.

Application Z-21.2018 – Cottages at Renaissance Place (Public Notice 09/05/18; application deferred)

Earlier in 2018, the applicant proposed a modification of the residential component of the Renaissance Place PD that would replace the condominium buildings with approximately 46 cottage-style units mostly located around a central green, with the remainder accessed by an interior road constructed throughout the property. This application proposed a connection to McCarter Avenue, which is an SCDOT road that terminates at the McCarter Community Club (pool) property. Deed restrictions for the pool property require any developer who extends McCarter Avenue to construct a parking lot with 35 spaces for club members. The site plan submitted with the application indicated this parking in the form of 50-degree spaces provided right off the McCarter Avenue extension, which raised city engineering and safety concerns. In addition, at the neighborhood meeting held September 10, 2018, residents expressed concern about stormwater runoff, increased traffic, and proximity of the new development to their property. Attendees asked about the feasibility of using Regency Hills Drive as their second required access, but at that time the developer indicated that was not feasible due to a creek buffer. The developer requested to have the application deferred so they could revise their plan and address staff and neighborhood concerns.

Revised Application Z-21.2018 – Cottages at Renaissance Place and Parkside at Renaissance Place

The applicant has submitted a revised proposal that reduces the number of proposed cottage units from 48 to 30 while adding a 60-unit multifamily residential senior apartment building. The revised submittal also abandons the connection to McCarter Avenue and provides a secondary access utilizing Regency Hills Drive. As a result, the deed restriction which would have required the construction of 35 parking spaces for the community pool no longer applies. Instead, the applicant is proposing to deed a 60 x 200-foot parcel (0.77 acres) to the community club for purposes of parking upon completion of the required site work.

Staff Analysis
Per Section 18-3.2.2.(N), the PD Planned Development District is intended to encourage innovative land planning and site design concepts that conform to community quality-of-life benchmarks and that achieve a high level of aesthetics, high-quality development, environmental sensitivity, energy efficiency, and other community goals. In return for flexibility in site design and development, planned developments (PDs) are expected to include exceptional design that pressures critical environmental resources; provides above-average open space and recreational amenities; incorporates creative design in the layout of buildings,
open space, and circulation; ensures compatibility with surrounding land uses and neighborhood character; and, provides greater efficiency in the layout and provision of roads, utilities, and other infrastructure.

The following charts illustrate the requested deviations from the standard ordinance requirements for similar residential developments in the C-3 district. The C-3 zone is commonly found along North Pleasantsburg Road and would allow all of the current and proposed uses in the Renaissance Place PD, and is therefore used as a baseline for this comparison.

### Equivalent Cottage Subdivision in C-3 vs. Proposed PD Cottages

<table>
<thead>
<tr>
<th>Requirement</th>
<th>C-3 Requirement for 39-Unit Cottage Subdivision</th>
<th>PD Proposal</th>
<th>Deviation Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Min. Lot Width (ft)</td>
<td>20 feet</td>
<td>30 feet for detached; 25 feet for attached</td>
<td>+5 to 10 feet</td>
</tr>
<tr>
<td>Setbacks</td>
<td>Front: 10 feet from open space; Side: 3 feet on one side, 15 feet on other side; Rear: 0 feet, or 20 feet when driveways are proposed.</td>
<td>6 feet on all sides for cottage lots.</td>
<td>Front: -4 feet; Side: avg. -3.5 feet; Rear: +6 feet</td>
</tr>
<tr>
<td>Height</td>
<td>1-2 stories or 24 feet</td>
<td>13 feet</td>
<td>+11 feet</td>
</tr>
<tr>
<td>Open Space</td>
<td>30% open space (11,250 sq ft central green; 30 units x 375 sq ft/unit)</td>
<td>30% open space (24,450 sq ft central green; +815 sq ft/unit)</td>
<td>Same Central green = 2.17 x std. req.</td>
</tr>
<tr>
<td>Density</td>
<td>Up to 60 units allowed (20 units/acre x 2.91 acres)</td>
<td>30 units (12.3 units/acre)</td>
<td>+28 units</td>
</tr>
<tr>
<td>Parking</td>
<td>39 spaces (30 x 1 space/unit + 1 guest space for every 4 units)</td>
<td>75 spaces (30 x 2 spaces/unit + 1 guest space for every 4 units)</td>
<td>+37 spaces</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Compliance with Sec. 19-4.3.1(A)(4); Requires Subdivision Approval.</td>
<td>Final Development Plan; Subdivision Approval.</td>
<td>Requires FDP and subdivision approvals by PC.</td>
</tr>
</tbody>
</table>

* Site plan appears to show central green accessible for use by residents of senior apartment complex.

### Equivalent Multifamily Residential Development in C-3 vs. Proposed PD Senior Apartments

<table>
<thead>
<tr>
<th>Requirement</th>
<th>C-3 Requirement for 4-story 60-Unit Multifamily Development</th>
<th>PD Proposal</th>
<th>Deviation Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td>Front: 30 feet; Side: 30 feet; Rear: 30 feet</td>
<td>Approx. 40 feet from nearest adjacent residentially zoned property line</td>
<td>+40 feet</td>
</tr>
<tr>
<td>Height</td>
<td>40 feet</td>
<td>55 feet</td>
<td>+15 feet</td>
</tr>
<tr>
<td>Open Space</td>
<td>12,000 (200 sq ft x 60 units)</td>
<td>Little usable open space shown, but not clearly shown in the central green</td>
<td>Usable open space provided elsewhere on property</td>
</tr>
<tr>
<td>Density</td>
<td>Up to 80 units allowed (20 units/acre x 4.0 acres)</td>
<td>60 units (15 units/acre)</td>
<td>-20 units</td>
</tr>
<tr>
<td>Parking</td>
<td>90 spaces (60 x 1.5 spaces/unit)</td>
<td>75-90 spaces (1.25 to 1.5 x spaces/unit)</td>
<td>Up to -15 spaces</td>
</tr>
<tr>
<td>Design Requirements</td>
<td>Requires multifamily design approval</td>
<td>Final Development Plan; Multifamily design requirements</td>
<td>Requires FDP and multifamily design approvals by PC.</td>
</tr>
</tbody>
</table>
Architecture and Design
Conceptual architectural renderings are included in the application for the cottage units as well as the multifamily building. Staff met with the applicant prior to submitting to review the architecture for the proposed multifamily building. The submitted drawings represent an improvement from the initial design. Staff is aware that the applicant is seeking tax credits for the senior apartment building, which has certain minimum design requirements and must be at least 60% brick. According to the Statement of Intent, the applicant is pursuing a Craftsman-style architecture to blend with the design of the cottage units. Detailed architectural plans must be submitted for the Final Development Plan. The multifamily component will require subsequent informal review by the Design Review Board and approval by the Planning Commission.

Access and Circulation
New private roads will be constructed to provide access to the buildings throughout the site. Two road profiles are used to meet engineering requirements. The main entrance drive into the residential area will change to be consistent with the modified access road approved under the commercial PD modification in 2015 (Z:34-Z315). This road must meet Engineering requirements for a residential subdivision. The secondary access to Regency Hills Drive is technically considered a driveway which provides access and parking for the senior apartment complex.

A series of pedestrian pathways provide connectivity throughout the site as well as to the sidewalk currently under construction in the commercial portion of the PD. Each cottage unit fronting the open space is required to connect to the sidewalk. The four duplex cottage units on the opposite side of the road do not show a sidewalk on the current site plan; however, one will be required on the Final Development Plan. A pedestrian path is shown connecting the senior apartment building to the central green in the cottage subdivision. If possible, this pathway should be constructed to ADA standards. Finally, there appears to be a connection to the parking area near the McCarter Community Club.

Landscape and Buffer
Two stormwater ponds are shown on the conceptual site plan. Landscaping, street trees, and buffers are proposed throughout the site. The original PD (AX-0-2006) included a 65-foot undisturbed buffer along the rear property lines between the neighborhood and swimming club. The new plan does not include a buffer of this size; however, the Statement of Intent states that a screening buffer will be included around the entire site consisting of natural material, landscaping, and fencing. Staff's analysis shows an approximately 30-foot separation between the proposed road around the cottage subdivision and the nearest property line of the McCarter Community Club property, and approximately a 60-foot separation from the nearest residence. The multifamily building will be set back approximately 50 feet from the nearest exterior property line. These exterior setbacks from the adjacent residential neighborhood exceed the minimum setback requirements for nearly every type of residential development in the City of Greenville.

Neighborhood Meeting
At the neighborhood meeting conducted December 12, 2016, the neighborhood expressed the following concerns:
- Location of the proposed structure, roads, and stormwater ponds to the existing homes and pool
- Reduction in the original 65-foot property line buffer negotiated with the previous developer
- Concern about the apartments housing low-income residents and concerns about long-term management and maintenance of the apartment complex
- Loss of trees on the subject property and insufficient screening from the proposed development
- Impacts of the development affecting pool membership; mosquitoes from the ponds affecting users
- The developer not working more closely with the neighborhood and pool
- Concerns about increased flooding and stormwater runoff

After the neighborhood meeting, the developer submitted a Buffer Yard and Setback Plan to staff along with illustrations of the proposed landscaping and screening that are proposed to reduce the impacts to the surrounding properties. As a condition of approval, staff recommends that the developer meet or exceed the Buffer Yard and Setback Plan, which is included with this staff report.
After reviewing the PD application, staff concludes that the proposed rezoning request for a PD Modification meets the intent of such a district and recommends approval with staff comments and conditions.

Staff Comments and Conditions:

Planning Staff Comments and Conditions

1. Per 19-2.2.13. Conditions of approval General. As a condition of the approval, the proposed use, and the premises to be developed or used, pursuant to such approval, is required to comply with the general goals and policies of this chapter or with particular standards of this chapter to prevent or minimize adverse effects from the proposed development on surrounding lands.

2. At the time of Final Development Plan submittal, architectural details shall be reminiscent of the surrounding neighborhood; pedestrian scale lighting; street trees/planter-side areas; and any other applicable multifamily design standards (Sec. 16-6.8) shall be included and addressed.

3. The project shall comply with all applicable zoning, site development, and permitting requirements for the City of Greenville.

4. No structures, including porches, patios, stairs, or garages, shall encroach within the 6-foot setback along the interior private street.

5. Unless otherwise provided for in the approved PD, all cottage dwelling units shall comply with the applicable design standards in Section 19-4.3.1(A)(4) for cottage subdivisions and dwelling units.

6. While technically exempt from the design requirements for street-facing garage doors in Section 19-4.3.1(A)(4)(b)(7), staff recommends incorporating building features and design elements to reduce the visual impact of garage doors within the site.

7. Staff recommends providing usable outdoor space or amenities for apartment residents as site conditions allow. The pathway connecting the senior apartments to the central green should be ADA accessible, if possible.

8. The development shall meet or exceed the Buffer Yard, Setback, and Stormwater Plan submitted by the applicant and which is included with this staff report as Exhibit F. Otherwise, the exterior buffer shall meet the requirements of Section 19-6.2 Landscaping, buffering, and screening, and Section 19-6.8(b) Landscaping and screening for multifamily developments. Where there is a conflict between the proposed Buffer Yard and Setback Plan and the landscaping, buffering, and screening requirements set forth in the Land Management Ordinance, the higher standard shall apply.

9. Stormwater ponds shall include perimeter landscaping elements or other appropriate treatments to lessen their visual impact and integrate them into the site. The ponds shall be designed and maintained to prevent water stagnation and breeding of mosquitoes.

10. A sidewalk shall be provided for the duplex cottage units on the north side of the development.

City Engineer Comments
Recommend: Approve w/ Comments

Comments:
Project will require all site plan permit reviews.

Civil Engineer Comments
Recommend: Approve w/ Comments

Comments:
1) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City’s Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City’s design and specifications manual.

2) All improvements proposed within the City’s public right-of-way shall be subject to the requirements of Articles I and II of Chapter 36 – Streets, Sidewalks and Other Public Places of the City of Greenville Code of Ordinances. As required, all improvements or construction activity performed within the public right-of-way require an approved encroachment permit.
3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.

4) A traffic impact analysis will be required as a condition of permit approval if the administrator determines that a proposed development will generate 125 or more traffic trips during the peak hour or if the administrator determines that a proposed development involving substantial improvement or change of use will generate 125 or more traffic trips during the peak hour. Improvements to the existing transportation infrastructure by a developer will be required as a condition of permit issuance if the projected level of service for the build-out year of the development descends below level "C" for any intersection within the study area as a result of the proposed development.

5) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger boarding zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.

Environmental Engineer Comments
Reviewed By: Denise Retberg
Comments:
Approved with no comments.

Traffic Engineer Comments
Recommend: Approve
Comments:
No comments.

Fire Comments
Recommend: Approve w/ Comments
Comments:
You are required to provide fire hydrants to within 500' of every structure on this site. The roads in the area of the fire hydrants must be a minimum of 26' wide. When a site plan is submitted for review it will need to show fire hydrant locations, road width of 26' in the area of fire hydrants and basic elevations.
MINUTES
GREENVILLE CITY PLANNING COMMISSION
10th floor Council Chambers
December 20, 2018
4:00 PM
Meeting Notice Posted December 5, 2018

Minutes prepared by Michael Frixen

Members Present: Jason Tankersley, Catherine Smith, Jonathan Pait, David Keller, Diane Eldridge, Meg Terry, Trey Gardner

Members Absent: None

Staff Present: Jonathan Graham, Planning & Development Manager
Shannon Lavrin, Assistant Planning & Development Manager
Brennan Williams, Development Planner
Michael Frixen, Development Planner
Chad Hall, Development Planner
Michael Pitts, City Attorney
Dwayne Cooper, Engineering Services Manager
Clint Link, Civil Engineer
Kevin Howard, Economic Development Project Manager
Ginny Stroud, Community Development
Michael Williamson, Community Development

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 April 4, 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.

CALL TO ORDER: Chairman Jason Tankersley called the meeting to order at 4:02 PM. He explained the purpose of the planning commission, outlined the rules for procedure, and invited the Commissioners to introduce themselves.

APPROVAL OF MINUTES: The November 15, 2018, minutes were approved as presented.

ACCEPTANCE OF AGENDA: Skipped at beginning, but approved during Old Business

CONFLICTS OF INTEREST: Meg Terry and Jonathan Pait on agenda item B under Old Business.
OLD BUSINESS:

A. Z-20-2018
Application by City of Greenville for a REZONE of approximately 103 acres located along a portion of PENDLETON ST, N MEMMINGER ST, S CALHOUN ST, and S ACADMUY ST to RDV, Redevelopment District; OD, Office & Institutional District; RM-2, Single- & Multi-Family Residential District; RM-1, Single- & Multi-Family Residential District and C-4, Central Business District (see project documents)

Graham presented the staff report for this item. (Note: Full staff report is on file at the Planning Office.) Staff Recommendation: Recommend approval of rezone to city council

Public comments in favor of application:
- Developers support rezoning project
- Citizen and homeowner petitions in support of rezoning project
- Help protect neighborhoods from major commercial development and incompatible land uses

Public comments against application:
- Concerns that rezoning does not protect adequately protect low-income residents; provided suggestions for policy changes
- Suggest tabling application to allow for further consideration and working with property owners
- Believe properties were cherry-picked for various zoning designations
- Concerns about gentrification
- Concerns about split-zoning for properties that may be combined in the future
- Concerns about decreasing current property values
- Concerns about current uses becoming nonconforming or requiring Conditional Use permits and Special Exceptions in the future

Ginny Stroud provided information about the city's efforts to provide affordable housing in the neighborhood. Planning staff provided additional explanation as to why certain properties were assigned the recommended zoning classifications.

*Motion: Commissioner Smith moved to recommend the rezone to city council.
Commissioner Keller seconded the motion. The motion was approved by a vote of 5-2, with Commissioners Tankersly and Gardner voting "no."

B. Z-21-2018
Application by Nathan Kaser for a MAJOR MODIFICATION PD REZONE of 8.7 acres located at N PLEASANTBURG DR from PD, Planned Development District to PD, Planned Development District (TM#s 0276000300503; 02760000300518).

Commissioners Palt and Terry left the chambers due to a conflict of interest on this item.

Frixen presented the staff report for this item. (Note: Full staff report is on file at the Planning Office.) Staff Recommendation: Recommend approval of rezone to city council with staff comments and conditions

The applicant provided additional information about the proposed PD modification and provided clarification on the proposed buffers between their project and the adjacent pool property and residential neighborhood. They also stated they will provide stormwater facilities that could handle a 100-year storm event.
Public comments in favor of application:
- Benefit of increased senior affordable housing in the City of Greenville, but concerns about increased traffic on Regency Hills Drive

Public comments against application:
- Do not believe development meets PD requirements
- Applicant is not honoring the development agreement with the neighborhood that was a condition of annexation in 2006
- Believe the proposal violates a deed restriction for pool parking if McCarter Avenue is extended
- Developer has not clearly defined the benefits and protections they are offering the adjacent neighborhood
- Developer has not worked closely with the neighborhood to develop their proposal
- Development will destroy the pristine natural setting around the McCarter community pool
- Concerns about removal of trees and dissatisfaction with proposed buffers and screening
- Greenville will lose the tangible and intangible community benefits provided by the McCarter pool
- New four-story building will affect pool members trying to sunbathe
- Development will worsen flooding problems in the McCarter community

Andy Sherard of Site Design rebutted some of the public comments.

Board discussion:
After closing the public hearing, the commissioners expressed their frustration with the number of speakers who repeated the same information. Commissioner Keller stated that after the first few speakers, the commission was well aware of the neighborhood’s disapproval of the project and they did not accomplish anything by having so many people repeat the same thing. There are many more agenda items and applicants the commission needs to hear tonight.

Commissioner Eldridge stated that the neighbors cannot expect to dictate how another property owner uses their own land.

Commissioner Smith stated that she does not think the proposed PD modification has an orderly development pattern. Several other commissioners agreed.

‘Motion: Commissioner Smith moved to recommend denial of the proposed rezone. Commissioner Eldridge seconded the motion. The motion was approved by a vote of 4-1, with Commissioner Tankersly voting “no.” Commissioners Terry and Pait recused themselves due to conflicts of interest on the item.

The meeting was recessed for approximately 5 minutes.

ACCEPTANCE OF AGENDA: The agenda was unanimously approved as amended, with the following items deferred until the January 17, 2019, regular meeting: SD 18-027, MD 18-004

C. SD 18-022
Application by Salters Road Venture, LLC for a SUBDIVISION of 4.53 acres located at 100 QUESTOVER DR from 3 LOTS to 47 LOTS (TM# 0261000103700; 0261000103800; 0261000103900)

Fri Xen presented the staff report for this item. (Note: Full staff report is on file at the Planning Office.) Staff Recommendation: Approve with staff comments and conditions, with the two lots and stormwater pond deleted from the preliminary plat as illustrated and agreed to by the applicant.
Dwayne Cooper, City Engineer, provided information on the Salters Road realignment project, the
need to delete the twc subdivision lots from the preliminary plat, and the relocation of the
stormwater pond from the proposed location to the adjacent property. He explained that the
applicant has been cooperative working with the city and Verdae Development, and the proposed
development will be finalized once property agreements with the city and Verdae are in place.

Public comments in favor of application:
  • Debbie Wallace of Verdae Development expressed her support for the project

Public comments against application:
  • None

Board discussion:
The board asked for clarification on some of the land swap issues from staff.

*Motion: Commissioner Pait moved to approve with staff comments and conditions, and with
the deletion of the two lots and stormwater pond as illustrated during the meeting and agreed
to by the applicant. Commissioner Smith seconded the motion. The motion was approved by
a vote of 7-0.

D. SD 18-027
Application by Jay Martin for a SUBDIVISION of 1.86 acres located at 808 MCDANIEL AV from 1
LOT to 7 LOTS (TM# 0217000500700)
Deferred to January 17, 2019, meeting as requested by applicant.

E. SD 18-031
Application by Neal Fogleman for a SUBDIVISION of 5.95 acres located at DUVALL DR +
ISBELL LN from 1 LOT to 21 LOTS (TM# M011010100100).

The commission voted to go into executive session at the request of the city attorney. No
action was taken. The board voted to come out of executive session.

Frixen presented the staff report for this item, noting that the item was deferred at the November
meeting for the city attorney to research potential legal issues that might prevent the
development. Frixen stated that other than a copy of the plat and deed restrictions being added,
there were no changes to the staff report. (Note: Full staff report is on file at the Planning Office.)
Staff Recommendation: Recommend approval with staff comments and conditions

Public comments in favor of application:
  • None

Public comments against application:
  • Believe restrictive covenants prevent the property from being subdivided as proposed
  • Concern about fire hydrants
  • Concern about increased traffic
  • Concern about loss of trees on the property and increased noise from the interstate

The applicant provided a rebuttal, stating that the site consists primarily of Kudzu and thin pine
trees. He also believes his development will reduce the noise impacts from the interstate on the
adjacent neighborhood.

Board discussion:
  • Commissioner Terry believed the size of the lots is incompatible with the adjacent
    neighborhood and does not meet the infill design standards.
  • Discussion about the width of the streets.
• Discussion about current vegetation on the site.
• Concern about stormwater detention facility

*Motion: Commissioner Keller made a motion to approve with staff comments and conditions. Commissioner Pate seconded the motion. The motion was approved by a vote of 5-2, with Commissioners Terry and Smith voting “no.”

NEW BUSINESS:

A. MD 18-004 (MFD 18-978)
Application by W. Norman Hamilton for a MULTI-FAMILY DEVELOPMENT on 3.7 acres located at 254 S PLEASANTBURG DR (TM#s 0266000130100, 0266000130101)
Deferred to January 17, 2019, meeting as requested by applicant.

B. Z-26-2018
Application by Dan Bruce for a REZONE of 19.4 acres located at HAYWOOD RD and PELHAM RD from R-6, Single-Family Residential District to PD, Planned Development District (TM#s 0278000200300, 0278000200301)

Lavrin presented the staff report for this item. (Note: Full staff report is on file at the Planning Office.) Staff Recommendation: Recommend denial of rezone to city council

Lavrin explained that the applicant is aware of the recommendation for denial, but wanted to use the planning commission meeting as an opportunity to receive comments on the proposed PD.

Andy Sherard of Site Design asked staff to show a Powerpoint presentation of the revised application they submitted earlier in the afternoon for the January planning commission meeting.

Staff stated that the applicant cannot show information that was not publicly noticed. City attorney Mike Pitts, citing the Land Management Ordinance, stated that minor modifications to an application may be approved at the planning commission, but major deviations would require deferral and a revised application.

There was also procedural discussion about voting to defer or table the application prior to the commission providing comments. Mr. Pitts stated that once the item is tabled or deferred, discussion on the item at that meeting stops.

The applicant proceeded to go through the originally public noticed application.

Public comments in favor of application:

Public comments against application:

Board discussion:
• Concerns about increased traffic congestion
• Discussion of orientation and mass of proposed buildings
• Discussion of topographic challenges
• Recommend reorienting Spinx gas station
• Break up mass of building
• Provide a more defined boulevard and traffic pattern through the site
• Concern about little open space
• Provided feedback about architecture

*Motion: Commissioner Smith made a motion to defer this application to January 17, 2019,
with the consent of the applicant. Commissioner Terry seconded the motion. The motion was approved by a vote of 7-0.

C. Z-27-2018
Application by City of Greenville for a TEXT AMENDMENT to Section(s) 19-4.3.2(G) Wireless communications facility to address recent changes in federal law and to modify building height requirements for roof-mounted wireless facilities in the C-4 Central Business District

Frixen presented the staff report for this item. (Note: Full staff report is on file at the Planning Office.) Staff Recommendation: Recommend approval of text amendment to city council

City attorney Mike Pitts explained that he had received feedback from one of the wireless companies that the language and the requirement regarding the size of the pole-mounted antennas may need to be increased from 3 cubic feet to 3.5 cubic feet or slightly more. He stated that the approval would be subject to finalizing that language before it is presented to council, but the modification does not substantially change the amendment and it can move forward.

Public comments in favor of application:
• None

Public comments against application:
• None

Board discussion:
• None

*Motion: Commissioner Terry made a motion to approve, with a minor increase in the size requirements for pole-mounted antennas to be finalized prior to presentation to council. Commissioner Keller seconded the motion. The motion was approved by a vote of 7-0.

OTHER BUSINESS:

A. Approval of 2019 Planning Commission Meeting Calendar

By a vote of acclamation, the commission approved its 2019 meeting calendar as follows:

<table>
<thead>
<tr>
<th>Date of Public Hearing - Planning Commission*</th>
</tr>
</thead>
<tbody>
<tr>
<td>January 17, 2019</td>
</tr>
<tr>
<td>February 21</td>
</tr>
<tr>
<td>March 21</td>
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<tr>
<td>April 18</td>
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<td>May 16</td>
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<td>October 17</td>
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<tr>
<td>November 21</td>
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<tr>
<td>December 19</td>
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<tr>
<td>January 16, 2020</td>
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ADJOURNMENT: The meeting was adjourned at 8:20 P.M.