



**City of Greenville
Planning Commission
Agenda Workshop
12:00 PM December 8, 2020
Virtual Webex Meeting**

Meeting Notice Posted December 4, 2020

Minutes prepared by Jordan Harris

Members Present: Diane Eldridge, Trey Gardner, David Keller, Meg Terry, Mike Martinez, Shontavia Johnson, Jeff Randolph

Members Absent: None

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on December 4, 2020, 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: Meeting wall called to order at 12:01 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on December 17, 2020:

OLD BUSINESS

A. V-20-616

Application by Robert Julian for a **STORMWATER MANAGEMENT VARIANCE** 1.14 acres located at **30 HALL Street** (TM#s 0201000102701, 0201000102702)

- No discussion as applicant requested delay to January 21, 2021 meeting.

B. Z-13-2020

Application by Saint Capital, LLC. for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM#s 0079000201900, 0079000202500, 0079000202600, 0079000202800, 0079000202700, 0079000202501, 0079000203500, 0079000203510, 0079000203509, 0079000203508, 0079000203507, 0079000203506, 0079000201100, 0079000201200, 0079000201300, 0079000201400)

- No discussion as applicant requested delay to January 21, 2021 meeting.

NEW BUSINESS

A. SD 20-707

Application by Josiah Pott for a **SUBDIVISION** of 2.074 acres located at **410 BIRNIE ST** from

1 LOT to 6 LOTS (TM#s 0055000301500)

- Commission discusses the residual tract location and if any future plans are known.

B. SN 20-732

Application by the City of Greenville for a **STREET NAME CHANGE** from **BRADSHAW ST** to **THEO W. MITCHELL ST**

- No discussion as applicant requested delay to January 21, 2021 meeting.

C. Z-14-2020

Application by the City of Greenville for a **TEXT AMENDMENT** to **Section(s) 19-6.2 & 19-6.3** of the City's Land Management Ordinance to revise Landscape, Buffering, and Screening, and Tree Protection regulations.

- Edward Kinney of Planning reviewed the changes within the text amendment for the commission to review and analyze.
- Ordinance for tree protection and replacement is designed to stop and reverse the decline of Greenville's tree canopy. New commercial and residential development will have to carry responsibility in replacement/establishment.
- The commission and planning staff discussed details of proposed text amendment. Specifically regarding exemptions for FAA standards, clarification of what constitutes change of home ownership, and which sections of the ordinance are applicable to these homes. Staff indicated they will clarify these issues in the conditions of the staff report.

D. Z-15-2020

Application by the City of Greenville for an adoption of the Swamp Rabbit Trail Extension Master Plan and Design Review Guidelines.

- Craig Lewis presented the Swamp Rabbit Trail Extension presentation for the commission.

E. Z-16-2020

Application by the City of Greenville for a **TEXT AMENDMENT** to **Section 19-6.9** of the City's Land Management Ordinance to Single-Family Residential Infill Standards.

- Commission discusses the subsection detailing "Infill Lot Size and Configuration".
- Staff discussed that this is a stopgap measure with the existing Infill Standards until the new standards are completed in Spring of 2021.

COMPREHENSIVE PLAN UPDATE

- None

UPCOMING DATES

A. Upcoming Planning Commission Meeting Dates

- 4:00 PM Tuesday, December 15 – 2040 Workshop
- 12:00 PM Tuesday, January 5 – PC GVL 2040 Workshop
- 4:00 PM Thursday, January 12 – Special Called Meeting for GVL 2040
- 12:00 PM Tuesday, January 19 – PC Workshop
- 4:00 PM Thursday, January 21 – Regular Meeting

The members present 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.

ADJOURNMENT: The meeting was adjourned at 1:32 PM.