



Minutes

Greenville City Planning Commission
10th floor Council Chambers
4:00 PM, January 16, 2020
Meeting Notice Posted January 10, 2020

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 4, 2019 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

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

Members Absent

None

Staff Present

Jonathan Graham, Courtney Powell, Michael Frixen, Christa Jordan, Dwayne Cooper, Michael Pitts

Call to Order

Chairman David Keller 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 Previous Meeting Minutes

Minutes from the following meetings were approved:

- October 2, 2019 Planning Commission Workshop
- December 19, 2019 Public Hearing

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 as presented.

Conflicts of Interest

- Meg Terry on Item B (MD 19-005)

Old Business

- None

New Business

A. MD 19-004

Application by Aspens Senior Living LLC for a **MULTI-FAMILY DEVELOPMENT** of 159 units on 7.95 acres located at **VERDAE BLVD** and **SALTERS RD** (TM# 0261000101200, SE corner)

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**

Commissioner Smith asked for clarification on the Fire Marshal's comments. Staff stated that Fire's comments on the revised application were the exact same as the previous application.

Applicant presentation by Barry Metcalf (Aspens Senior Living) and Craig Winnall (Site Design)

- Gave a presentation on their proposed project (PPT slides are on file in the Planning Office)
- Stated that the detention pond sits below Salters Road and is not visible from the road
- Clarified that HVAC units will be roof-mounted.
- The applicant agreed to comply with the landscape requirements of the City of Greenville.

The commission stated that they agree the dormers should be removed. The chimneys, if they are kept, should be in scale with the overall building.

The commission also discussed the 10-foot sidewalk along Verdae Boulevard. The site engineer, Craig Winnall, stated that there are grade challenges behind the existing guardrail and that a 5-foot sidewalk would work better. A 10-foot multiuse trail, required as an Engineering condition, may require retaining walls. Staff indicated there are options to address these challenges and they can work with the applicant through the permit approval process; a variance is not necessary.

Public comments in support of application:

- Debbie Wallace, Verdae Development – stated that Verdae is impressed with the Aspens project; it must go through the Verdae design review process; it is a difficult site but the project will add to the housing variety in Verdae.

Public comments opposed to application:

- None

Commission Discussion

- The corner tower seems out of character.
- The Salters Road elevation needs more balance and rhythm, especially in the center.
- Agree with the DRB comment about requiring more brick along the South elevation.
- Confirmed that staff can work with the developer on the 10-foot sidewalk along Verdae Boulevard; the width could potentially be reduced if necessary. Jay mentioned that cost would not be a determining factor in having the developer to meet this requirement.

***Motion: Commissioner Pait moved to approve with staff comments and conditions, including the additional condition that the Salters Road elevation and corner tower shall be reviewed and approved by staff. Second by Commissioner Gardner. The motion carried by a vote of 7-0.**

Commissioner Terry exited the meeting room due a conflict of interest on MD 19-005.

B. MD 19-005

Application by Richard Lynch for a **MULTI-FAMILY DEVELOPMENT** of 8 units on 1.7 acres located at **CHESTNUT ST** and **E NORTH ST** (TM#s 0190000207900; 0190000207000; 0190000207100; 0190000207200)

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**

Commissioner Smith asked for clarification on the DRB's comments regarding the windows. Jay explained that they wanted to see variation in the window pattern in order to provide more visual interest between units.

Commissioner Pait asked if this design is consistent with the Greenline-Spartanburg Special Emphasis Neighborhood. Staff explained that there are not specific design standards for this particular neighborhood.

Applicant presentation by Joe Delaney (Keel Concepts)

- Present to answer any questions.
- They have not identified a new location for the dumpster, which staff has asked to be removed outside of the side property buffer.
- The retaining wall around the wetlands is proposed to be block.
- Clarified that the units are planned to be rental.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- Discussion of sidewalk access requirements and about the possibility of providing sidewalk connectivity to Chestnut Street.

***Motion: Commissioner Gardner moved to approve with staff comments and conditions, including the additional condition that the units feature variation in the windows. Second by Commissioner Pait. The motion carried by a vote of 6-0, with Commissioner Terry recused from this item.**

Commissioner Terry rejoined the meeting.

C. SD 18-009MM

Application by Phillip Day for a **SUBDIVISION MODIFICATION** of 21.1 acres located at **3590 LAURENS RD** from 1 LOT to 88 LOTS (TM# M010040100600) (SD 18-009 approved by PC 06/21/18; SD 18-009M approved by PC 11/15/18)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- Clarified that the approval also includes their road names.
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by David Graffius (Grey Engineering)

- Explained that they are proposed to go back to a gravel road and feel this is better based on the proximity of the road to the neighborhood and the buffer.

Public comments in support of application:

- None

Public comments opposed to application:

- Randy Bagues, Pleasantdale Housing Community – concern about lights shining into their development since the site for this subdivision was cleared. Staff explained that the new project must comply with City of Greenville lighting standards, and the lighting come the other property currently is a civil matter.

Commission Discussion

- None

***Motion: Commissioner Gardner moved to approve with staff comments and conditions. Second by Commissioner Johnson. The motion carried by a vote of 7-0.**

D. SD 19-017 – *deferred until 02/20/20 meeting*

Application by Robert Julian for a **COTTAGE SUBDIVISION** on 1.04 acres located at **HALL ST** from 2 LOTS to 9 LOTS (TM#s 0201000102701, 0201000102702)

E. SD 19-019

Application by Jennings Lyon (c/o LyonJay) for a **SUBDIVISION** of 25.73 acres located at **FAIRFOREST WAY** and **UNITED WAY** from 1 LOT to 129 LOTS (TM# M011010100315)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- Clarified that the staff condition regarding the Swamp Rabbit Trail extension is for the developer to provide easements and/or physical access in order for this development to accommodate and provide access for the future Swamp Rabbit Trail extension along the creek. Details shall be handled at the site permit approval stage.
- Also explained that E-911 does not have special requirements or criteria for roads proposed with the suffix of “Boulevard.”
- **Staff Recommendation: Approve with staff comments and conditions**

Applicant presentation by Paul Harrison (Bluewater Civil Design)

- Explained the project concept and offered to answer any questions.
- They do not anticipate negative traffic impacts but agree to comply with any traffic improvement requirements upon completion of their required traffic study.

Public comments in support of application:

- Aaron Barr, 109 Butler Ave – supports the Swamp Rabbit Trail extension and connectivity

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Smith moved to approve with staff comments and conditions. Second by Commissioner Terry. The motion carried by a vote of 7-0.**

F. SD 19-020

Application by Jay Martin for a **CLUSTER SUBDIVISION** of 4.81 acres located on **FISHER DR** from 7 LOTS to 29 LOTS (TM# 0280000203400; 0280000203500; 0280000203600; 0280000203601; 0280000203700; 0280000203800; 0280000203801)

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**

Applicant presentation by Jay Martin (Arbor Engineering)

- Explained that their goal is to keep the existing requirements of the residential R-6 zone.
- Discussed stormwater issues stemming from Pleasantburg Drive. The proposed curb, gutter, drainage, and overall stormwater improvements are anticipated to improve the stormwater problems that currently exist within the neighborhood, especially where water runs from the commercial properties along Pleasantburg, down the alley, and across Fisher Drive.
- Explained their position that most of the traffic concerns in the neighborhood is from people using the thru-streets at cut-throughs to avoid traffic and lights, and do not originate from within the neighborhood.
- The developer will upgrade the sewer infrastructure to a 10" line as part of this project.

Public comments in support of application:

- Eric Keller, 11 Fisher Drive – supports project, provided that the stormwater coming down the alley is addressed. Is also concerned about parking along Fisher Drive, especially with the high volume of thru-traffic.

Public comments opposed to application:

- Joel McCauley, 19 Lander Street – concerns about traffic, water flow, skeptical about the current property owner. No traffic study has been done – concerned about 29 new houses at this location.

Commission Discussion

- Asked City Engineer Dwayne Cooper for clarification on the water runoff. Mr. Cooper explained that the stormwater pipe will need to be sized appropriately, and the improvements are anticipated to alleviate some of the current runoff issues.

***Motion: Commissioner Gardner moved to approve with staff comments and conditions. Second by Commissioner Pait. The motion carried by a vote of 7-0.**

G. Z-26-2018M

Application by Joe Bryant for a **PD MAJOR MODIFICATION** of the **ADAMS HILL PLANNED DEVELOPMENT** on 19.4 acres located at **HAYWOOD RD and PELHAM RD** (TM#s 0278000200300, 0278000200301) (Original PD zoning approved 08/12/19)

Staff report presented by Michael Frixen

- Note: Full staff report is on file at the Planning Office
- Noted that the density has decreased, but the overall parking has increased. The multifamily parking will meet the standard ordinance requirements.
- The reduced building footprint and proposed stepped design will help preserve the unique topographical conditions of this hilltop property.
- Explained that the senior assisted living facility has been removed, although some of the new multifamily units are proposed as age-restricted 55+.
- The project does not include building elevations. However, the architectural samples are consistent with the senior living facility architecture from the current approved PD. All multifamily FDPs will be presented to the Planning Commission as a condition of PD approval.
- Explained the proposed flexibility in developing the medical/dental and restaurant uses on parcels C and D.
- **Staff Recommendation: Recommend approval to city council with comments and conditions**

Commissioner Eldridge asked if the PD will still include a restaurant. Staff answered that, yes, the restaurant component is a requirement of the PD zoning. Removing that element would require yet another modification in the future.

Commissioner Terry asked where the traffic improvements stand. Staff responded that the developer is still required to complete all traffic improvements as required under the original PD proposal and traffic impact study.

Commissioner Smith asked for information about the previous retaining wall along Haywood Road. Staff deferred to the applicant for response. However, staff is still requiring, as a condition of approval, that any retaining walls visible from the public right-of-way must have the design reviewed as part of the FDP.

Applicant presentation by Joe Bryant (Seamon Whiteside)

- Explained that by stepping the buildings up the hillside, they are reducing the amount of grading, earthwork, and retaining walls that will now be required for the project.
- Also compared the impervious coverage calculations; the modification actually reduces the total amount of impervious surface (65%) across the overall site.

Public comments in support of application:

- Dan Rigby – explained that he was part of a group that initially opposed the project, but they appreciate the work and neighborhood engagement that has gone into the modification, and they now support the project and proposed PD modification.

Public comments opposed to application:

- Sandra Maddox – concerned about traffic. Asked if a light would be installed at Villa Road. Chairman Keller explained that the traffic was one of the major issues with the original PD request, and the applicant has committed to significant mitigation measures as part of the PD project, including a new signalized intersection at Villa Road.

Commission Discussion

- None

***Motion: Commissioner Smith moved to approve with staff comments and conditions. Second by Commissioner Pait.**

Commissioner Terry asked to modify the wording shown on the plan for parcels C and D. She was concerned that the current wording could allow for medical/dental uses on both sites, or vice versa for the restaurant use. Nicole Cheves, one of the developers for Adams Hill, explained that is not the intent; there may be a mix of medical, dental, and restaurant uses across both parcels, but they are committed to including a restaurant use. This is a requirement of the PD. They are simply asking for flexibility in the arrangement of the uses across those parcels.

Commissioner Smith revised her motion to include the condition that a sit-down restaurant be provided.

Upon request to confirm clarity of the motion, City Attorney Michael Pitts explained it is clear what developer's intent is, and the minutes will reflect the discussion leading up to the Planning Commission's decision.

Commissioner Pait seconded the motion as revised. The motion carried by a vote of 7-0.

Other Business

A. Monthly Comp Plan Update

The consultants will be in town again in February 10-12. There will be a lunch meeting with the Planning Commission on the 11th. They will be presenting on the scenarios.

B. Upcoming Dates:

- 1. 12:00 PM Tuesday, February 18, 2020 - PC Agenda Workshop**
- 2. 4:00 PM Thursday, February 20, 2020 - PC Public Hearing**

Michael announced this is his last Planning Commission meeting. He is taking a new position in the City Manager's Office. He said it has been a pleasure to work with the commission the past year and a half, and he thanked the Commissioners for all they do for the City of Greenville. Courtney Powell will be taking over PC for the time being.

Adjourned at 5:52 PM