



City of Greenville Planning Commission
Meeting Minutes
Unity Park Welcome Center
4:00 PM, January 19, 2023
Meeting Notice Posted January 4, 2023

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 31, 2022 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 Sharon Key

Commissioners Present

Chair Meg Terry, Jeff Randolph, Pamela Adams, Mike Martinez, Diane Eldridge, Derek Enderlin, and Lynn Solesbee

Commissioners Absent

None

Staff Present

Shannon Lavrin, Assistant City Manager; Mary Douglas Hirsch, Planning Administrator; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Edward Kinney, Principal Landscape Architect; Hannah Slyce, Development Planner; Barrett Armstrong, Senior Urban Designer; Jordan Harris, Associate Development Planner; Ben Abdo, Development Planner; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Alyson Smith, Senior Development Planner; Kris Kurjiaka, Principal Development Planner

Call to Order

Chair Meg Terry called the meeting to order at 4:02 PM. Meg Terry provided normal beginning procedures for Commission meeting. She explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

Approval of Previous Meeting Minutes

Mr. Randolph moved to approve minutes as proposed for the previous meetings. Ms. Eldridge seconded the motion, and the minutes were unanimously approved 7-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Martinez motioned to approve the agenda. Mr. Randolph seconded the motion. The motion passed 7-0.

Conflicts of Interest – Mr. Solesbee and Mr. Randolph reported conflict of interest for item SD-22-949

OLD BUSINESS

A. None

NEW BUSINESS

Mr. Solesbee and Mr. Randolph leave meeting due to conflict.

A. SD-22-949

Application by Neal Fogleman for a **SUBDIVISION** of 0.42 acre located at **PACK STREET** and **BOB STREET** from 1 LOT to 4 LOTS. (TM# 0123000902802)

Staff Report presented by Development Planner Ben Abdo

Applicant: Austin Allen, 49 Greenland Dr. – Presented project, requested consideration on HOA condition, consideration on sidewalk, and offered to answer questions.

- Commission asked if applicant had discussed their concerns on HOA and sidewalk with community.
 - Not at this time.

Public comments:

- None

Commission Discussion:

Commission discussed sidewalk and HOA comments with staff. The HOA comment can be removed and the sidewalk will be reviewed with each building permit.

Ms. Lavrin offers to discuss sidewalks at the next neighborhood meeting.

***Motion: Mr. Enderlin moved for approval of SD-22-949 with staff comments and conditions and removing the HOA requirement, that the sidewalks will be reviewed at each permit stage, and discussion with the community at their next neighborhood meeting. Seconded by Ms. Eldridge.**

The motion passed by a vote of 5-0 vote.

Mr. Randolph and Mr. Solesbee reentered the meeting.

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- **Shannon Lavrin provided updates on Zoning Code Release schedule**
- **Michael Frixen provides updates on the Airport Study**

B. Election of Chair and Vice-Chair

***Motion:** Ms. Eldridge nominated Meg Terry for Planning Commission Chair and Jeff Randolph for Planning Commission Vice-Chair. Seconded by Mr. Enderlin. The motion passed by a vote of 7-0 vote.

C. Upcoming Dates:

January 25, 2023, 12:00 P.M. – Special Called PC Public Hearing

January 25, 2023, 12:05 P.M. – Planning Commission, Design Review Board, and Board of Zoning Appeals Joint Workshop

February 14, 2023 – PC Agenda Workshop

February 16, 2023 – PC Public Hearing

Adjourned at 4:46 PM

STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Jeffrey B Randolph
(Commission Member=s Name)

Pursuant to South Carolina Code Section 8-13-700(b), I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability Campaign Reform Act of 1991:

A. The matter requiring action or decision is as follows:

Meeting Date: January 19 2023

Agenda Item No.: SD-22-949 Subject: Poak Street

Agenda Item No.: _____ Subject: _____

Agenda Item No.: _____ Subject: _____

B. The nature of my potential conflict is as follows:

I have an economic interest which will be affected by the action.

A member of my immediate family has an economic interest which will be directly affected.

An individual with whom I am associated has an economic interest which will be affected.

A business with which I am associated has an economic interest which will be affected.

I hereby withdraw from any votes, deliberation or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.

Date: 1-13-22 Signature: [Handwritten Signature]

STAFF LIAISON SHALL NOTE THIS ABSTENTION AND THE ABOVE GROUNDS IN THE MINUTES. THIS STATEMENT SHALL BE ATTACHED TO THE MINUTES.

[Handwritten Signature]
Chairperson or Presiding Officer

STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Lynn A. Solesbee
(Commission Member=s Name)

Pursuant to South Carolina Code Section 8-13-700(b), I make this statement concerning the matter described below, action or decision upon which will directly affect an economic interest as contemplated by the Ethics, Government Accountability Campaign Reform Act of 1991:

A. The matter requiring action or decision is as follows:

Meeting Date: January 19, 2023

Agenda Item No.: SD-22-949 (Pack/Bob St) Subject: Subdivision

Agenda Item No.: _____ Subject: _____

Agenda Item No.: _____ Subject: _____

B. The nature of my potential conflict is as follows:

I have an economic interest which will be affected by the action.

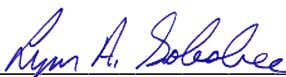
A member of my immediate family has an economic interest which will be directly affected.

An individual with whom I am associated has an economic interest which will be affected.

A business with which I am associated has an economic interest which will be affected.

I hereby withdraw from any votes, deliberation or other actions on this matter and request that my disqualification and the grounds therefore be noted in the minutes.

Date: 01/14/2023

Signature: 

STAFF LIAISON SHALL NOTE THIS ABSTENTION AND THE ABOVE GROUNDS IN THE MINUTES. THIS STATEMENT SHALL BE ATTACHED TO THE MINUTES.



Chairperson or Presiding Officer