



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, May 18, 2023
Meeting Notice Posted May 3, 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, Diane Eldridge, Derek Enderlin, and Lynn Solesbee

Commissioners Absent

Pamela Adams and Mike Martinez

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Ben Abdo, Development Planner; Paul Dow, City Engineer

Call to Order

Chair Terry called the meeting to order at 4:10 PM. Ms. 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. Enderlin moved to approve minutes as proposed for the previous meetings. Ms. Eldridge seconded the motion, and the minutes were unanimously approved 5-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Enderlin motioned to approve the agenda. Mr. Randolph seconded the motion. The motion passed 5-0.

Conflicts of Interest – Mr. Solesbee submitted conflict with SD 23-222.

OLD BUSINESS

A. NONE

NEW BUSINESS

A. AX-11-2023

Application by Russell E Hill for **ANNEXATION** and **REZONE** of approximately 1.39 acres located on **TRANSIT DRIVE** from S-1, Services district, in Greenville County to C-3, Regional commercial district, in the City of Greenville. (TM# 0258000200400)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Absent

Public comments:

- None

***Motion: Ms. Eldridge moved to recommend approval of AX-11-2023.**

Seconded by Mr. Randolph.

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

***Amended Motion: Ms. Eldridge moved to recommend approval to City Council of AX-11-2023.**

Seconded by Mr. Randolph.

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

B. AX-12-2023

Application by Edward V Martin for **ANNEXATION** and **REZONE** of approximately 0.49 acre located at **201 PROSPERITY AVENUE** from R-10, Single-family residential district, in Greenville County to R-6, Single-family residential district, in the City of Greenville. (portion of TM# 0222030401000)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Absent

Public comments:

- None

***Motion: Mr. Randolph moved to recommend approval to City Council of AX-12-2023.**

Seconded by Mr. Enderlin.

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

Lynn Solesbee leaves due to conflict of interest

C. SD-23-222

Application by Robert Julian for a **SUBDIVISION** of 1.04 acres located at **34 HALL STREET** from 2 LOTS to 9 LOTS. (TM# 0201000102701, 0201000102702) (“Reedy Trail Cottages”)

Staff Report presented by Development Planner Ben Abdo

- Commission asked about lot lines
- Commission asked about clarity of lapse of approval standards and the time for approved plans needing review for stormwater and engineering.
 - Legal provided details from ordinance
 - Staff provides detailed on requirements from cottage subdivision

Applicant: Robert Julian, 9 Dewberry Ln, Greenville – Discussed project history and current details including green infill standards. Stated land disturbances and engineering plans are already approved from ReWa to Greenville Water, and are ready to start project tomorrow. Discussed community outreach and community concerns on buffer and how they are addressing those concerns. Discussed LID project meeting guidelines.

- Commission asked about applicant’s discussion on what they have submitted and approved.
 - Staff provides clarity on approvals.

Nick Myers, Seamon Whiteside, 701 Easley Bridge Rd - provided timeline details and stated that they met the requirements and should not be considered lapsed.

- Legal provided clarification on the language of the lapse of vested rights.
- Commission asked applicant when first and second submittal were submitted.

Public comments:

- Calvin Hailstock, 46 Baxter Street, Head of Nicholtown Association – Spoke in opposition to state they were against it in 2019 when it was originally approved due to the cottage development not in line with neighborhood aesthetic. He asked the application to be denied.
- Frank Howellman, Naturaland Trust, 301 Pine Forrest Dr. – Speaking on behalf of Naturaland Trust that shares the biggest property boarder with the project. Stated the developer originally showed a trail in their property at the original approval, which they did not grant. Wished to ensure construction debris does not end up in their land.

- Commission asks when the debris was dumped and if they were included in discussion regarding stormwater
- Yvonne Reeder, 10 Zara Street – Spoke in opposition that the growth would destroy the character and heritage of othe community. It is an established neighborhood and proposes a risk that will increase density, increase traffic, and decrease green space. Asked for the growth of area to be thoughtful. Neighborhood quality of life needs to be protected.

Applicant Rebuttal:

- Applicant is prepared to go through the approval process. Many of the conditions in the staff report are answered with approved permit plans. This project was a test case and a lot of money has been spent and wishes to start construction.
 - Commission asked if applicant provided sample of housing structures to the Nicholtown Community?
 - Yes, provided details of the community and that it is similar to what is being built all over the country. The design is covered under code requirements.

Commission Discusses:

- Mr. Frixen discussed timeline for lapse of vested right.
- Commission discussed how lapse of vested right is not within their determination. Commission did request if permit met stormwater requirements.
- Commission discussed open space access and the hammer head drive.
- Commission asked about neighborhood character and how do the cottage design standards and infill standards apply.
 - Staff provided clarification.
- Commission asked Mr. Hailstock about the neighborhood meeting if community had seen pictures of model homes.
 - He noted they had seen pictures in 2019, but did not agree with the design.

***Motion by Mr. Randolph to go into executive session regarding SD-23-222 to receive legal advice on cottage ordinance interpretation.**

Seconded by Mr. Enderlin. Motion passed 4-0.

Commission entered into executive session at 5:15 PM.

Commission reconvened from executive session at 5:32 PM.

***Motion by Mr. Enderlin to exit executive session regarding SD-23-222.**

Seconded by Mr. Randolph. Motion passed 4-0.

Commission discussed ordinance provisions including the cottage subdivision standards and neighborhood revitalization overlay district requirements.

- Staff provided clarification on which provisions apply.

Commission asked about fencing between project and neighboring property.

- Staff answered yes.

***Motion: Mr. Randolph moved to approve with staff comments and conditions of SD-23-222 with a condition to include a non-vegetative barrier and/or fence along northern joint property line.**

Seconded by Ms. Eldridge.

The motion passed by a vote of 3-1 with Ms. Eldridge, Mr. Randolph, and Ms. Terry voting in favor and Mr. Enderlin not voting in favor.

Ms. Terry noted that she was frustrated with the decision made.

Mr. Julian provided comments that he was willing to do whatever on the architecture and landscaping sides for the project. Offered to have another meeting with neighborhood and asked for community members to reach out to him.

Mr. Enderlin also requested Mr. Julian talk to the city about affordable housing.

Lynn Solesbee rejoins meeting

D. Z-10-2022 FDP *NOT A PUBLIC HEARING*

Application by Brian P. Schick, Michael H Watts and Ryan Johnston for a **FINAL DEVELOPMENT PLAN** on approximately 2.98 acres located at **PENDELTON TRACTION, SMITH, AND SACO STREETS** for Z-10-2022. (“WOVEN”) (TM# 0118001300200, 0118001300300, 0118001300501, 0118001300500, 0118001302800, 0118001302700, 0118001302600, 0118001302500, 0118001302400, 0118001400200, 0118001400300, 0118001400400)
Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Brian Schick, 1121 Tsali Circle, Greenville – Offered to answer any questions for the project.

***Motion: Mr. Enderlin moved to approve Final Development Plan for Z-10-2022 with staff comments and conditions.**

Seconded by Ms. Eldridge.

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

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- Staff provided an update on the Greenville Development Code and the Airport District Planning Study.

B. Future Meeting dates

- **May 23, 2023 – PC Special Called Public Hearing Continuance for Greenville Development Code (if needed) – Greenville Convention Center**

- June 13, 2023 – PC Agenda Workshop
- June 15, 2023 – PC Public Hearing

Adjourned at 5:58 PM

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: May 18, 2023

Agenda Item No.: SD 23-222 (Robert Julian) Subject: Major 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.

X 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: 05/15/2023

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