



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, June 18, 2020
Meeting Notice Posted June 3, 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 Courtney Powell

Members Present

Jeff Randolph, Diane Eldridge, David Keller, Trey Gardner, Mike Martinez, and Meg Terry

Members Absent

Shontavia Johnson

Staff Present

Courtney Powell, Matt Lonnerstater, Ben Abdo, Kris Kurjiaka, Jay Graham, Brennan Williams, Emilie Haggerty, Mike Pitts, Mike Blizzard, Clint Link, Shannon Lavrin, and Jordan Harris

Call to Order

Chairman David Keller called the meeting to order at 4:07 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 meeting was approved:

- May 21, 2020 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 with Item A. SD 19-021 (Old Business) deferred by applicant to next Planning Commission Regular Meeting.

Conflicts of Interest

- None

Old Business

A. SD 19-021 *Applicant requests to postpone application to July PC Regular Meeting.*

Application by Robert Julian for a **SUBDIVISION** on 0.65 acre located at **KEITH DRIVE** from 1 LOT to 2 LOTS (TM#s 0193030101004)

New Business

A. SN 20-260

Application by Chapel Green Ventures LLC for a **STREET NAMING CHANGE** from **Church Pew Way; White Steeple Lane; Center Assembly Lane; and Stained Glass Lane** to **Bromes Way; Galley Lane; Sparrow Lane; and Lettner Drive** for the existing Chapel Green subdivision.

Staff report presented by Ben Abdo

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with Conditions**

Commission Questions to Staff

- None

Applicant presentation by Phillip Day

- Summarized request for proposed street name change.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Eldridge moved to approve with staff comments and conditions. Second by Commissioner Gardner. The motion carried by a vote of 6-0.**

B. SD 20-005

Application by Blue Wall REI II, LLC for a **SUBDIVISION** of 0.43 acre located **14 BRADSHAW ST** from 2 LOTS to 6 LOTS (TM#s 0091010300300 and 0091010300200)

Staff report presented by Kris Kurjiaka

- Note: Full staff report is on file at the Planning Office
- **Staff Recommendation: Approve with Conditions**

Commission Questions to Staff

- Commissioner Randolph inquired about parking for certain units, depth of guests parking outside the garages for other units, and the width of the travel lanes for the drive accessing the units. Staff indicated that these requirements are to be addressed at permit review.

Applicant presentation by Bogue Wallin

- Summarized project request and indicated available to answer questions.

Commission Questions to Applicant

- Commissioner Terry inquired about screening along the northern property line. Wallin clarified that this property line would feature a retaining wall and landscape screening.

Public comments in support of application:

- None

Public comments opposed to application:

- None

Commission Discussion

- None

***Motion: Commissioner Terry moved to approve with staff comments and conditions. Second by Commissioner Gardner. The motion carried by a vote of 6-0.**

Other Business

A. Monthly Comp Plan Update

- Powell gave a brief update on Phase 4 of the comprehensive plan process.

B. Upcoming Dates:

1. 4:00 PM Thursday, June 18, 2020 - PC Public Hearing

- Graham discussed the South Downtown Master Plan Workshop meeting on 6/29/2020

Adjourned at 4:36 PM