



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, February 16, 2023
Meeting Notice Posted February 1, 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, Mike Martinez, Diane Eldridge, Derek Enderlin, Lynn Solesbee, and Pamela Adams (Entered at 4:17 PM – did inform staff ahead of meeting)

Commissioners Absent

None

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

Call to Order

Chair Terry called the meeting to order at 4:00 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. Enderlin moved to approve minutes as proposed for the previous meetings. Mr. Randolph seconded the motion, and the minutes were unanimously approved 6-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Mr. Randolph motioned to approve the agenda. Mr. Solesbee seconded the motion. The motion passed 6-0.

Conflicts of Interest – None

OLD BUSINESS

A. None

NEW BUSINESS

A. AX-1-2023

Application by David Walsh for **ANNEXATION** and **REZONE** of approximately 20.88 acres located at **1, 5 ST. FRANCIS DRIVE** and **720 ARLINGTON AVENUE** from OD, Office district, and R-7.5, Single-family residential district, in Greenville County to OD, Office and institutional district, in the City of Greenville. (TM# 0113000200500 and portion of 0113000906400)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commissioner asked clarity on roadways being included in the annexation.

Applicant: David Walsh Representing, Bon Secours – Offered to answer questions .

Public comments:

- Amelia Mays, 1260 Oakland Road – Asked about how the rezoning of property will affect her grandparent’s home.

***Motion: Mr. Randolph moved to recommend approval of AX-1-2023.**

Seconded by Mr. Enderlin.

The motion passed by a vote of 6-0 vote.

B. SD-23-42 *Applicant requests deferral to March 16, 2023*

Application by The Parker Group for a **SUBDIVISION** of 1.12 acres located at **BIRNIE STREET, GOWER STREET, MCCALL STREET, AND ALVINS ALLEY** from 2 LOTS to 10 LOTS. (TM# 0075000100500, 0075000100200) (“Park Hill Townhomes”)

C. Z-2-2023

Application by the City of Greenville for a **TEXT AMENDMENT** to modify board and commission procedures by amending Sections 19-2.2.1. *Authority*

to file applications, and 19-2.2.18.(B) General procedures and findings at public hearing.

Staff Report presented by Principal Development Planner Michael Frixen

Ms. Adams entered the meeting.

- Commissioner requested clarification on 19.2.2.1 on representatives and conflict of interest processes.
 - Legal provided clarification.
- Commission asked about majority rule requirements and super majority rule. Also inquired about deferral settings and number of City Council readings.
 - Ms. Lavrin provided clarification regarding a staff recommendation of denial requiring “super majority” vote to pass.

Applicant: City of Greenville

Public comments:

- None

Commission Discusses:

Discussed the public view of a Commissioner’s application being presented by a representor. Discussed majority rule and City Council recommendations.

City requested to modify application and remove 19-2.2.1 amendment and to vote only on 19-2.2.18.

***Motion: Mr. Enderlin moved to recommend approval application as modified for Z-2-2023 to include only Section 19-2.2.18. Section 19-2.2.1 to be brought back as new application.**

Seconded by Ms. Eldridge.

The motion passed by a vote of 6-1 vote.

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- Ms. Lavrin provides updates on the Land Management Ordinance
- Mr. Abdo provides updates on Airport District Planning Study
 - i. Public Communication
 - ii. Committee Meetings
 - iii. Public Meetings

B. Intelligent Transportation Systems Master Plan Final Report Presentation

- Valerie Homes provided update on ITS plan.

C. Upcoming Dates:

March 14, 2023 – PC Agenda Workshop

March 16, 2023 – PC Public Hearing

March 30, 2023 – PC Special Called Meeting

Adjourned at 5:04 PM