



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, June 15, 2023
Meeting Notice Posted May 31, 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, Pamela Adams, Mike Martinez and Lynn Solesbee

Commissioners Absent

None

Staff Present

Shannon Lavrin, Assistant City Manager; Austin Rutherford, Senior Development Planner; Leigh Paoletti, City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Barrett Armstrong, Senior Urban Planner; Paul Dow, City Engineer

Call to Order

Chair Terry called the meeting to order at 4:00 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. Mr. Randolph 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. Enderlin motioned to approve the agenda. Mr. Randolph seconded the motion. The motion passed 7-0.

Conflicts of Interest – Mr. Solesbee submitted conflict with AX-14-2023 and MD-23-367. Mr. Martinez submitted conflict with MD-23-367.

OLD BUSINESS

A. NONE

NEW BUSINESS

A. **AX-13-2023 *Application withdrawn by applicant***

Application by SJJ Property Development LLC for **ANNEXATION** and **REZONE** of approximately 0.18 acre located on **FORK SHOALS ROAD** from R-MA, Multifamily residential district, and S-1, Services district, in Greenville County to RM-2, Single-family and multifamily residential district, and S-1, Service district, or RC-2, Community-Scale 2, District and IX, Industrial Flex, District in the City of Greenville. (portion of TM# 0420000101200)

Mr. Solesbee leaves due to conflict on AX-14-2023

B. **AX-14-2023**

Application by Willie Howard for **ANNEXATION** and **REZONE** of approximately 1.69 acres located on **CONWELL STREET** from R-M20, Multifamily residential district, in Greenville County to RM-2, Single-family and multifamily residential district, or RN-A, Neighborhood-Scale A, District in the City of Greenville. (TM# 0112000900100, 0112000900600, 0112000900700, portion of 0112000902000)

Staff Report presented by Senior Development Planner Austin Rutherford

- Commission asks for clarity on code versions being applied

Applicant: Absent

Public comments:

- None

***Motion:** Mr. Enderlin moved to recommend approval to City Council of **AX-14-2023**.

Seconded by Ms. Adams.

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

Mr. Martinez leaves due to conflict on MD-23-367 and Mr. Solesbee maintains his absence due to conflict of MD-23-367

C. MD-23-367

Application by Bluewater Civil Design, LLC for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.91 acre located at **OSCAR, MEADOW, AND NASSAU STREETS** for 56 units. (“Parkside Lofts”) (TM# 0052000500600, 0052000500700, 0052000500800, 0052000500900, 0052000501000, 0052000501001, 0052000501100, 0052000501200, 0052000501300)

Staff Report presented by Senior Urban Planner Barrett Armstrong

- Commission asked about staff condition #2 regarding bike parking.
- Commission asked about fencing between project and neighboring property.
- Commission asked about shared parking.
- Commission asked about street traffic and sidewalk streetscape.
 - Mr. Dow provided details on traffic load and traffic impact study analysis.

Applicant: Chris Price, 718 Lowndes Hill Rd; Tanya De Leon, NC – Discussed project details and improving roads to City standards. Provided information on retaining wall/fencing between neighboring property owners. Discussed parking easement options. Provided details on working with the City on stormwater. Displayed mechanical equipment placement graphics. Presented material board and offers to answer questions.

- Commission asked about bike parking and rain guard options.
- Commission asked about elevation and trash collection and what area does the traffic study cover.

Public comments:

- Thomas Gorman, 100 S. Hudson St, ParkPlace on Hudson – Spoke in favor of project as representative of South Hudson Meadow and spoke to neighborhood traffic challenges and the addition of businesses and residents in the area adding to the traffic issues.

Commission Discusses:

- Commission asked City Engineer to speak on traffic and parking concerns and the need for more bike parking.
 - Ms. Lavrin discusses parking in the City.
- Commission discussed number of cars per living unit and asked if standards were reviewed.
 - Shannon Lavrin discussed the New Development Code standards vs the Land Management Ordinance that this project’s parking requirements fall under.
- Commission discussed trolley route options.

- Commission asked how the project will prevent others from “stealing” parking during the day.
- Commission asked about the number of multifamily units around Unity Park and if they will each have a traffic study.
 - It will depend on the trigger.
- Commission discussed the project design, massing, and articulation of project

***Motion: Mr. Randolph moved to approve with staff comments and conditions of MD-23-367 with a condition to go to DRB-Urban Panel two-member review on color palate and vertical articulation, side porch roof massing, and study of column proportion, with the DRB comments and with a report on final resolution.**

Seconded by Mr. Enderlin.

The motion passed by a vote of 4-1

Lynn Solesbee and Mike Martinez both rejoin the meeting.

OTHER BUSINESS

A. Staff Update on Current Planning Processes

- Staff provided an update on the Greenville Development Code being passed and thanked the Commission for all their work. Staff also provided an update on the Airport District Planning Study.
- Chair Terry recognized Councilor Dow to speak.
 - i. Councilor Dow spoke to the passing of the new code and thanked Commission on their hard work in the process.

B. Future Meeting dates

- **July 20, 2023 – PC Public Hearing (No longer canceled)**

Adjourned at 5:20 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: June 15, 2023

Agenda Item No.: AX-14-2023 (Conwell Street) Subject: Annexation/Rezone

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.

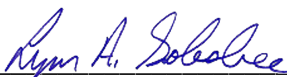
___ A member of my immediate family has an economic interest which will be directly affected.

___ 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: 06/14/2023

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

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: June 15, 2023

Agenda Item No.: MD-23-367 (Parkside Lofts) Subject: Multi-Family Development

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: 06/14/2023

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

STATEMENT OF POTENTIAL CONFLICT OF INTEREST

TO: Chairperson or Presiding Officer of the Planning Commission

FROM: Michael J Martinez
(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: 2023 06 15

Agenda Item No.: MD-23-367 Subject: Parkside (originally Oscar Meadow)

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: 2023 June 01

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