



City of Greenville Planning Commission
Meeting Minutes
Greenville City Hall, 10th Floor Council Chambers
4:00 PM, September 21, 2023
Meeting Notice Posted September 6, 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

Vice Chair Jeff Randolph, Diane Eldridge, Pamela Adams and Mike Martinez

Commissioners Absent

Chair Meg Terry, Derek Enderlin and Lynn Solesbee

Staff Present

Shannon Lavrin, City Manager; Mary Douglas Hirsch, Planning Administrator; Austin Rutherford, Senior Development Planner; Logan Wells, Assistant City Attorney; Sharon Key, Planning Coordinator; Michael Frixen, Principal Development Planner; Ben Abdo, Development Planner; Barrett Armstrong, Senior Urban Planner

Call to Order

Vice Chair Jeff Randolph called the meeting to order at 4:00 PM. Mr. Randolph provided normal beginning procedures for Commission meeting. He explained the agenda of the Planning Commission, outlined the rules for procedure, and invited the other commissioners to introduce themselves.

Approval of Minutes

- a. August 15, 2023 Agenda Workshop
- b. August 17, 2023 Public Hearing

Mr. Martinez moved to approve minutes as proposed for the previous meetings. Ms. Eldridge seconded the motion, and the minutes were unanimously approved 4-0.

Call for Affidavits from Applicants

Staff reported that all public notice affidavits were received.

Acceptance of Agenda

Ms. Eldridge motioned to approve the agenda. Mr. Martinez seconded the motion. The motion passed 4-0.

Conflicts of Interest: None

OLD BUSINESS

A. SD-23-473 *Vested under Land Management Ordinance*

Application by Charles B Stone for a **MAJOR SUBDIVISION** for 0.70 acre located at **Rutherford Road, Orange Street, and Cotton Street** from 2 LOTS to 12 LOTS. (TM# 0177000203502, 0177000203503) (“Rutherford Ridge”)

Staff Report presented by Development Planner Joran Harris

- Commissioner asked about townhouse number 1 & 12 frontage and roadway clarification.
- Commissioner asked about sidewalk and curb and gutter along Orange & Cotton Streets.
- Commissioner asked about the calculations for open spaces and balconies being included in that calculation.
 - Principal Development Planner Michael Frixen provided LMO explanation for open space standards.
- Commissioner asked about topography and adjacent properties.

Applicant: Stephane Gates, 225 Rocky Rd. Greenville – Discussed newly provided open space plat, common space, right-of-way, and an expectation of exceeding requirements of open space and offered to answer questions.

- Commissioner asked about open space requirement per unit and waiver of communal open space.
- Commissioner asks how much private open space calculation total is from porches or balconies.
 - None of the second level balconies are counted and expect to have 250 sf of grass without counting private open spaces.
- Commissioner asked how much of the space is calculated in the porches.
 - We don't have those numbers yet because building concept is still in design stage.
 - Staff discussed calculations.
- Commissioner asked about new curb long and sidewalk being in the new right-of-way.
 - Cotton Street will be widened as per Engineering Requirements.

Public comments:

- James Fortner, 204 E. Mountainview Ave, Greenville – Spoke in opposition. discussed how the garages would be full and concerns over street parking.

Applicant Rebuttal:

- Each unit will have 2 car garage.

Commission Discusses:

- Commission asked about guest parking.
 - Assuming they park their cars in the garage, there is guest parking of 2 per unit.
- Commission discussed open space calculations.
 - Applicant discusses minimum and full calculations.
 - Staff provided calculation on total open space figures including and excluding porches.
- Commission asked about street width.
 - Paul Dow discussed the requirements to accommodate 20ft width of Orange and Cotton and right-of-way. Presently, they are 14 ft wide.
- Commission discussed the code, intent of open space, and sidewalks.
- Staff provides insight on open space and the new Development Code vs LMO.
- Commission discussed spaces between units.
 - Applicant discussed areas that would likely house AC units and lot lines and screening.

***Motion: Ms. Eldridge moved to approve SD-23-473 without the waiver for common open space with staff comments and conditions.**

Seconded by Ms. Adams.

The motion passed by a vote of 4-0 vote.

B. [Z-6-2023](#)

Application by the City of Greenville for a **TEXT AMENDMENT** to clarify restrictions and standards for Body Piercing/Tattoo Establishment by amending Sections 19-3.2.2. *Use Table*, 19-3.3.4. *Commercial Uses*, and 19-3.4.4 *Commercial Use Standards*.

Staff Report presented by Principal Development Planner Michael Frixen

- Commissioner asked about previous discussions for this under the LMO.
- Commissioner asked about 300 ft adjacent distance to swamp rabbit trail and parks.

Applicant: City of Greenville

Public comments:

- None

***Motion: Mr. Martinez moved to recommend approval of Z-6-2023.**

Seconded by Ms. Eldridge.

The motion passed by a vote of 4-0 vote.

NEW BUSINESS

A. AX-21-2023

Application by Diane Kilgore Condon for **ANNEXATION** and **REZONE** of approximately 0.372 acre located on **PENDLETON STREET AND CALDER STREET** from C-2, Commercial district, in Greenville County to RNX-C, Neighborhood Flex C District, in the City of Greenville. (TM# 0121000700200, 0121000700300, 0121000700400)

Staff Report presented by Senior Development Planner Austin Rutherford

Applicant: Absent

Public comments:

- None

***Motion: Mr. Martinez moved to recommend approval of AX-21-2023.**

Seconded by Ms. Adams.

The motion passed by a vote of 4-0 vote.

B. Z-8-2023

Application by the City of Greenville for a **COMPREHENSIVE PLAN** Future Land Use Map (FLUM) Amendment to Remove a Portion of Augusta Street from the "Corridor Mixed-Use" Classification.

Staff Report presented by Senior Development Planner Austin Rutherford

- Commissioner noted the area as more residential than commercial and how the corridors define those areas.
- Commissioner asked if any other section of Augusta was considered.
 - The other portions were not considered and clarified presented map details.
- Commissioner asked about sections of other corridors being residential.
 - Staff noted this will be reviewed during the 5 year update to GVL2040.

Applicant: City of Greenville

Public comments: None

Commission Discusses:

- Commission discussed East Augusta Place and Riverside Dr.

***Motion: Mr. Martinez moved to recommend approval to City Council of Z-8-2023.**

Seconded by Ms. Eldridge.

The motion passed by a vote of 4-0 vote.

Other Business

A. Staff Update on Current Planning Processes

- Staff discussed the Airport District Study Plan
- Staff discussed the EDSM

B. Update for Prior Approved Multifamily Projects:

- **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)

- Applicant – Tonya, 61 Buckner Branch Rd, North Carolina – Provided updates, colored renderings and material board.
 - Commissioner asked about porch being below road grade.

Upcoming Dates:

October 5, 2023 – Planning Commission Public Hearing
November 2, 2023 – Planning Commission Public hearing
November 14, 2023 – Board and Commission Training

Adjourned at 5:24 PM