



City of Greenville Planning Commission  
Meeting Minutes  
Greenville City Hall, 10<sup>th</sup> Floor Council Chambers  
4:00 PM, October 5, 2023  
Meeting Notice Posted September 20, 2023

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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.

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Minutes prepared by Sharon Key

Commissioners Present

Chair Meg Terry, Vice Chair Jeff Randolph, Diane Eldridge, Pamela Adams, Mike Martinez, Derek Enderlin and Lynn Solesbee

Commissioners Absent

None

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; Edward Kinney, Principal Landscape Architect; Barrett Armstrong, Senior Urban Planner

Call to Order

Chair Meg 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 Minutes

1. None

### 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. Randolph seconded the motion. The motion passed 7-0.

Conflicts of Interest: Mr. Lynn Solesbee has submitted a conflict of interest statement for SD 23-530

### Public Meeting Items

A. **SD-23-530** *Vested under Land Management Ordinance, Deferred from the August PC Meeting*

Application by Austin Allen for a **MAJOR SUBDIVISION** for 2.47 acres located at **E. Faris Road and McAlister Road** from 1 LOT to 39 LOTS. (TM# 0267000301500) ("Faris Townes")

*Staff Report presented by Development Planner Ben Abdo*

- Commissioner asked about townhouse #'s 1 & 12 for frontage roadway clarification

**Applicant:** Richard Branch, Tindal Ave. Greenville; Jay Martin, 49 Greenland Dr., Greenville – Discussed the reorientation of specific units and changes to designs as well as topography of property. Provided update regarding SCDOT not requiring a traffic study. Discussed multiple meetings with neighbors and agreement to contribute to Greenville Housing Fund and asked the neighborhood to participate in naming the development. Offered to answer questions.

- Commission asked for clarification on neighboring lot not being developable.
  - Mr. Martin discussed topography of plan and neighboring lots. Noted the neighboring lot has been filled.
- Commission asked about retaining wall.
  - Mr. Martin discussed grade changes, realignment of the units for where the piping will come through, and where the retaining wall will be. Also discussed multiple renditions of site plan, the options considered, and how they landed with what is presented.
- Commission asks about fencing materials for privacy and about public access.
  - This was discussed with the neighboring properties and they do not want a fence. Landscaping buffers will be used instead.
- Commission asked if all units are laid out the same, 3 stories and the depth of the unit.
  - Yes, they are all the same and are 3 stories and provides clarification on depth.

- Commission asks about site layout considerations and depth of driveways.
  - Applicant provided clarity on site layout and addressing requirements and depth of driveways having the needed space.
- Commission asked about curb lines.
  - Discussed City Engineering providing comments that will be resolved.

**Public comments:**

- Calvin Hailstock, 202 Gandy St., Greenville – Spoke in favor with concerns of lack of affordable housing but the developer being willing to cooperate with the neighborhood in preserving the community identity. Expressed gratitude with developer being willing to engage with neighborhood.
  - Commission asked what changes that were made that provided comfort for them to support.
    - The parking issue taking cars off the road into the driveways, and changing direction of sections of the homes so they don't look into neighboring lots.
- Stanley Clark, 101 Catlin Cir. Greenville – Spoke in opposition with concerns about neighbors and citizens being pushed out. Believed the project to be commercial and cited Greenville Technical College taking similar actions years ago.

**Commission Discusses:**

- Commission discussed concerns about gentrification and affordable housing. Relayed appreciation for the redesign.
- Commissioner Eldridge asked that a resident's back yard not facing another's front yard become a standard for future developers.
- Commission discussed what changes are positive and what are difficult. The use of the old code causes some of these issues. Commend the developer and neighborhood working together.
- Commission discussed retaining wall and water flow.
  - Mr. Martin provided clarification on the water flow saying it will not change as it starts in the same point and end in the same point.

**\*Motion: Mr. Randolph moved to approve of SD-23-530 with staff comments and conditions.**

**Seconded by Mr. Enderlin.**

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

**B. [Z-9-2023](#)**

Application by the City of Greenville for a **TEXT AMENDMENT** to provide regulations for Crematory incinerators by amending Sections 19-3.3.5.

Industrial Uses, 19-3.4.5. Industrial Use Standards, and Division 19-7.3 Defined Terms.

*Staff Report presented by Principal Development Planner Michael Frixen*

- Commission asked about grandfathering and clarification on operating hours.

**Applicant:** City of Greenville

**Public comments:**

- None

**Commission Discusses:**

- Commission asks how many are located in the city?
  - Two are located in the city limits.

**\*Motion: Mr. Enderlin moved to recommend approval of Z-9-2023.**

**Seconded by Mr. Randolph.**

**The motion passed by a vote of 7-0 vote.**

**C. [Z-10-2023](#)**

Application by the City of Greenville to adopt the new **GREENVILLE ENGINEERING DESIGN AND SPECIFICATIONS MANUAL** to replace the current **CITY OF GREENVILLE DESIGN AND SPECIFICATIONS MANUAL** for the City of Greenville.

*Staff Report presented by City Engineer Paul Dow*

- Commissioner asked about neighborhood low density street requirement for on street parking and the GDC requirements for off street and enforcement ability.
  - Provided clarification regarding low density neighborhood street and emergency services insight. City police is enforcement department.
- Commissioner asked about bump outs.
  - Provided examples for bump out and not restricted in neighborhoods.
- Commission asked about planting zones in residential alleys.
  - It would be between public or private alleys and still requires meeting fire code.
- Commission asked about hammerhead turn arounds not being allowed in residential.
  - Those zoning areas are the lowest density because it's a function to discourage turn arounds.
- Commission asked about traffic study equations.
- Commission asked about traffic impact study being done during peak times like school times.
  - This update has additional language to require traffic impact studies compared to current requirements.

- Mary Douglas also provides information on the development code requirements on when traffic studies are done.
- Commission asked about traffic calming and types that are available and when the requirement for a neighborhood vote would be triggered.
  - Provided insight on how that is handled and what would occur when those parties are on opposite sides.
- Commission asked about new thoroughfares and what would happen when the road goes through City and County.
  - These new elements would be incorporated on new developments and thoroughfares. The DOT would assist in coordinating those instances.
- Commission asked about revision history and revisions moving forward.
  - This will be a living document with updates just like the development code.
- Commission asked about storm water and retention ponds.
  - Provided clarification on focuses on types of retention ponds and commonly used ones.

**Applicant:** City of Greenville

**Public comments:**

- None

**Commission Discusses:**

- Commission discussed plat requirements and legal document definition.
  - Any changes in the document would cause it to come back to the board for approval.
- Commission asked about items that need amended but not wanting to delay approval.
- Commissioner Eldridge requested that when they are asked to vote on a document, that the City provides a copy to them and wanting more time to review.
- Commission asked about timeline for next review.
  - Legal provided insight for the ability to put a timeline similar to the development code.
  - City Manager Shannon Lavrin offers to do a workshop in November and bring in back in December.

**\*Motion: Mr. Enderlin moved to defer Z-10-2023 to a date certain.**

**Seconded by Mr. Randolph.**

**The motion passed by a vote of 7-0 vote.**

**D. [Z-11-2023](#)**

Application by the City of Greenville to adopt the **AIRPORT DISTRICT PLANNING STUDY**.

*Staff Report presented by Development Planner Ben Abdo & Principal Development Planner Michael Frixen*

- Commission asked about clarification on the priority ranking list.
- Commission asked about developments in current progress in relation to these standards.

**Applicant:** City of Greenville

**Public comments:**

- Will Adams, 810 South Rd., Greenville – Spoke in favor and put emphasis on the need for the skatepark and thanked everyone to make it happen.
- Yvonne Reader, 10 Zara Street – Spoke in favor of project as a member of the steering committee and is proud of it including people of various levels
- Anita Clark, 45 Simmons Ave. – Spoke in opposition as someone who has been involved with the public process twice, believes it changes the identity of my neighborhood. Page 75 of the plan, regarding Eastland, is worrisome to her as she believed it did not match her neighborhood's character. She is also concerned with the nonconforming homes.
  - Commission directed question to staff about code requiring homes to be brought into compliance.
    - Michael Frixen provides insight stating nonconforming aspects are grandfathered into the new code. New developments would be required to meet those standards.
  - Commission asks for clarification on where in the plan she is seeing the data.
    - Mrs. Clark provided.

**Commission Discusses:**

- Commission asked staff to clarify what the vision is for that neighborhood.
  - Michael Frixen discussed Eastland neighborhood analysis, appropriate development, and rezoning clarifications.
- Commission asked about Eastland language being revised
  - Yes, we can get with Amanda and look at that language
  - Amanda refers commissioners to page 15 for intent of zoning to remain single family
- Commission asked about page 63 & 64 that focus on Eastland and the emphasis on redevelopment.
  - Michael discussed neighborhood protection contained within the development code.

- Commission discussed cottage court configuration with Consultant Amanda Felton.
- Commission asked about road standards being redesigned was taken into consideration with this plan.
- Commission discussed consistent signage like a campus approach.

**\*Motion: Mr. Enderlin moved to recommend approval of Z-11-2023 to City Council with condition to revise page 75 with reimagining and text of Eastland Neighborhood.**

**Seconded by Mr. Martinez**

**Mr. Enderlin removed his motion.**

**Mr. Randolph moved to recommend approval of Z-11-2023 with added conditions that the road sections align with DSM and amend the text on photographs on Page 75 be amended.**

**Seconded by Mr. Martinez**

**The motion passed by a vote of 7-0 vote.**

**E. AX-23-2023 Applicant has withdrawn request**

Application by Jhonatan Aguirre for **ANNEXATION** and **REZONE** of approximately 1.866 acres located at **2544 N. PLEASANTBURG DRIVE** from C-3, Commercial district, in Greenville County to BH, Business Heavy District, in the City of Greenville. (TM# 0183030100400)

**F. [Z-12-2023](#)**

Application by the City of Greenville for a **REZONE** of 0.33 acre located on **N. MAIN STREET** from PD, Planned Development District, to MXS-D, Shopfront Downtown District. (TM# 0033000101000)

*Staff Report presented by Senior Development Planner Austin Rutherford*

**Applicant:** City of Greenville

**Public comments:**

- William Welch, 400 N Main, Greenville – Spoke in concern regarding an agreement with the city about a trash easement and if the rezoning effects this agreement. Provided agreement for reference.
  - Legal provided clarity that the rezoning would not invalidate this agreement and generally under the law easements run with the land.

**Commission Discussion: None**

**\*Motion: Mr. Randolph moved to recommend approval of Z-12-2023.**

**Seconded by Mr. Enderlin.**

**The motion passed by a vote of 7-0 vote.**

**G. [Z-13-2023](#)**

Application by Cary Perkins for a **REZONE** of 2.055 acres located at **300 AIRPORT ROAD** from IG, Industrial General District, to IX, Industrial Flex District. (TM# 0258000200104)

*Staff Report presented by Senior Development Planner Austin Rutherford*

- Commissioner asked about flood prone considerations.

**Applicant:** Cary Perkins, 400 Augusta Street – Discusses the flood zone and use intent being a public vet clinic in addition to the current humane society. Plan includes a possible event space to pull pedestrians off the trail and towards the skate park. Offers to answer any questions.

**Public comments:**

- None

**Commission Discusses:**

**\*Motion:** Mr. Enderlin moved to recommend approval of Z-13-2023.

**Seconded by Mr. Martinez.**

**The motion passed by a vote of 7-0 vote.**

H. **SD-23-685** *Applicant has requested deferral, Vested under Land Management Ordinance*

Application by Richard Jackson for a **MAJOR SUBDIVISION** for 2.0 acres located on **E. Faris Road and Glenn Road** from 1 LOT to 6 LOTS. (TM# 0267000203000) (“Glenn Landing”)

**Other Business**

**A. Staff Update on Current Planning Processes**

- Michael Frixen provides updates on Haynie-Sirrine Master Plan updates.
- Austin Rutherford provides update for the 3-month update on Development Code items
  - i. Fueling Stations
  - ii. Associated Non-conforming Uses
  - iii. Standards Table 4.1.1

**Upcoming Dates:**

**November 2, 2023 – Planning Commission Public hearing**  
**November 14, 2023 – Board and Commission Training**  
**December 7, 2023 – Planning Commission Public hearing**  
**Workshop on DSM to be determined**

**Adjourned at 6:52 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: October 5, 2023

Agenda Item No.: SD 23-530 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.

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: 08/14/2023

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