



**City of Greenville
Planning Commission
Agenda Workshop
12:00 PM March 16, 2021
Virtual WebEx Meeting**

Meeting Notice Posted March 10, 2021

Minutes prepared by Peyton Voirin

Members Present: Diane Eldridge, David Keller, Meg Terry, Mike Martinez, Jeff Randolph, Trey Gardner

Members Absent: None

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on February 12, 2021, via the Greenville City Website. In addition, the agenda for this meeting was posted and emailed to all persons, organizations, and news media requesting notice.

CALL TO ORDER: Meeting wall called to order at 12:01 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on March 18, 2021:

OLD BUSINESS

A. Z-13-2020 *Application requested to be deferred to April 15, 2021 meeting*

Application by Saint Capital, LLC. for a **REZONE** of 4.51 acres located on **ACADEMY STREET, PERRY AVENUE, CALHOUN STREET, WARE STREET** from RM-2 and RDV to PD PLANNED DEVELOPMENT (TM#s 0079000201900, 0079000202500, 0079000202600, 0079000202800, 0079000202700, 0079000202501, 0079000203500, 0079000203510, 0079000203509, 0079000203508, 0079000203507, 0079000203506, 0079000201100, 0079000201200, 0079000201300, 0079000201400)

- No discussion as the applicant requested to defer the application.

B. Z-2-2021

Application by Timothy Kearns for a **REZONE** of 0.0067 acre located at **15 E STONE AVE** from R-6 to C-2 (a portion of TM# 003500-04-00600)

- Development Planner Ross Zelenske presented an overview of the application.
- Planning and Development Services Director Jay Graham provided clarification over the application and its implications, mentioning that approving the rezone is independent of approving building plans for the site.
- Commissioner Diane Eldridge inquired about the purpose behind the rezone.

- Planning and Development Services Director Jay Graham explained that the rezone effects the placement of a building on the lot due to setback requirements.
- Staff recommends approval with comments and conditions.

C. Z-5-2021 *Application requested to be deferred to April 15, 2021 meeting*

Application by Reedy Property Group for a **REZONE** of 0.81 acre located at **9 TROTTER ST** from RM-1 to RM-2 (TM# 009500-10-01200, 009500-10-01300)

- No discussion as the applicant requested to defer the application.

D. MD-21-050

Application by Legacy Oaks II, LP for a **MULTI-FAMILY DEVELOPMENT** on 6.34 acres located behind **740 WOODRUFF RD** for 90 apartment units (TM# 026100-01-02400)

- Development Planner Ross Zelenske provided an overview of the application and its updates.
- Commissioner Jeff Randolph expressed concerns over connectivity.
- Commissioner Mike Martinez inquired about the single entrance creating problems in emergency situations. Development Planner Austin Rutherford explained that the development is under the threshold of requirement for an additional accessible connection.
- Staff recommends approval with comments and conditions.

E. SD-21-051 *Application requested to be deferred to April 15, 2021 meeting*

Application by Arbor Engineering for a **SUBDIVISION** of 1.29 acre located at **317 WILKINS ST** from 2 LOTS to 7 LOTS (TM# 009500-08-00500, 010600-02-00300)

- No discussion as the applicant requested to defer the application.

NEW BUSINESS

A. SD-21-072

Application by PHG Greenville LLC for a **SUBDIVISION** of 1.342 total acre located at **950 S MAIN ST** from 1 LOT to 3 LOTS (TM# 007200-02-01000)

- Development Planner Ross Zelenske provided an overview of the application.
- Staff recommends approval with comments and conditions.
- Commissioner Trey Gardner expressed a conflict of interest.

B. SD-18-006M

Application by CAP Camperdown LLC for a **SUBDIVISION** of 1.086 total acre located at **12 E BROAD ST** from 1 LOT to 3 LOTS (TM# 006100-03-04111)

- Development Planner Ross Zelenske provided an overview of the application.
- Staff recommends approval with comments and conditions.

C. AX-2-2021

Application by Park Terrace Development for an **ANNEXATION** of 8.03 acres located at **WEBB RD** from S-1, Service district, in Greenville County, to RM-2, Single-family and multifamily residential district, in the City of Greenville (TM# 026000-01-01216, 026000-01-01215, 026000-01-01102, 026000-01-01100)

- Development Planner Ross Zelenske provided an overview of the application.
- Staff recommends approval.
- Planning Commission would recommend to City Council to be tentatively presented at the April 12, 2021 City Council meeting for consideration and final action.
- Commissioner Diane Eldridge inquired about the consideration of affordable housing and its inability to be considered for this specific annexation approval.
- Commissioner David Keller noted that would like to see applicants be held accountable for zoning.

D. Z-6-2021 *Application requested to be deferred to April 15, 2021 meeting*

Application by City of Greenville for a **TEXT AMENDMENT** to sections 19-2.21, 19-5.12, 19-6.1.11 of the City's Land Management Ordinance to create affordable and workforce housing incentives.

- No discussion as the applicant requested to defer the application.

UPCOMING DATES

A. Upcoming Planning Commission Meeting Dates

- 12:00 PM Tuesday, April 13 – PC Workshop
- 4:00 PM Thursday, April 15 – Regular Meeting

The members present discussed and reviewed materials for the applications indicated above. No action or votes were taken on any agenda item. No public hearing was conducted, and no public comments were received.

ADJOURNMENT: The meeting was adjourned at 12:34 PM.