



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM July 13, 2021

Meeting Notice Posted July 9, 2021

Minutes prepared by Ross Zelenske

Members Present: Diane Eldridge, Mike Martinez, Jeff Randolph, Trey Gardner, Derek Enderlin

Members Absent: Meg Terry

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on July 9, 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 12:00 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on July 15, 2021:

OLD BUSINESS

A. FDP-21-216 – *Application requested to be deferred to August 19, 2021 meeting*

Application by Stone Property Management LLC for a **MULTI-FAMILY DEVELOPMENT** and **FINAL DEVELOPMENT PLAN** on 5.278 total acres located at **HOWE ST AND HAYNIE ST** for 179 apartment units (TM# 009101-08-01400, 009101-08-01500, 009101-08-01600, 009101-08-01601, 009101-08-01603, 009101-08-01700, 009101-08-01800, 009101-08-01900, 009101-08-02000, 009101-08-02100, 009101-08-02200, 009101-08-02300, 009101-08-02400, 009101-08-02500, 009101-08-02700, 009101-08-02701, 009101-08-02702, 009101-08-02703, 009101-08-02704, 009101-08-02705, 009101-08-02800, 009101-08-03000)

- Development Planner Ross Zelenske noted that this application has requested deferral after it was determined that the revisions submitted were deemed insufficient by staff.

NEW BUSINESS

A. AX-3-2021

Application by Flournoy Development Group for **ANNEXATION** of 0.536 acre of street right-of-way of **GLADYS DR** from Greenville County to the City of Greenville (in front of TM# 0260000100400)

- Development Planner Ross Zelenske presents an overview of the application.
- There were no questions from the Commission.

B. Z-26-2021

Application by Greenville Technical College for a **REZONE** of 13.97 acres located at **N PLEASANTBURG DRIVE, SKYVIEW DRIVE, AND WINTERBERRY COURT** from C-3, Regional commercial district, to OD, Office and institutional district (TM# 00267000100306, 0269000101104, 0269000101107, 0269000101102, 0269000103101, 0269000103601, 0269000108800, 0269000101109)

- Development Planner Ross Zelenske presents an overview of the application.
- There were no questions from the Commission.

C. MD-21-506

Application by Stanley Martin Homes for a **MULTI-FAMILY DEVELOPMENT** on approximately 3.88 acres located at **GIBBS STREET AND WESTFIELD STREET** for 104 condominium units (“Wimbledon Heights”) (TM# 0051000300100, 0051000300400, 0051000300401, 0051000300500, 0051000300600, 0051000300700, 0051000300800, 0051000300900, 0051000301000, 0051000301100, 0051000301200, 0051000301300, 0051000301400, 0051000301500, 0051000301600)

- Development Planner Austin Rutherford presents an overview of the application.
- Commissioner Trey Gardner asks staff if the applicant plans to defer given the number of issues presented by staff.
 - Staff responds that no deferral has been received at this time.

D. SD-21-511

Application by Chosen Generation Properties for a **SUBDIVISION** of 0.51 acre located at **102 POTOMAC AVENUE** from 1 lot to 3 lots (TM# 0211000802800)

- Development Planner Ross Zelenske presents an overview of the application.
- Commissioner Jeff Randolph asks about the detached garage structure on the lot and staff comments.
 - Development Planner Ross Zelenske affirms that an accessory structure cannot be a lot by itself and would also need to comply with setbacks created by the new lines, which is why it is being conditioned to be removed prior to subdivision.

E. Z-28-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-1.11 and 19-6.1 of the City’s Land Management Ordinance to define the term ‘adaptive reuse’, create eligibility criteria for adaptive reuse projects, and reduce minimum parking requirements for eligible adaptive reuse projects.

- Development Planner Matt Lonnerstater presents an overview of the application.
- There were no questions from the Commission.

F. Z-29-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.2.4 and 19-2.2.7 of the City’s Land Management Ordinance to update the neighborhood meeting standards and requirements for public hearing applications.

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Commissioner Mike Martinez asks about only having one neighborhood meeting and if that is enough to get items addressed with only a week out.
 - Kris Kurjiaka responds that only one meeting is expected, but that if there are issues the applicant is encouraged to defer and hold multiple meetings.
 - Commissioner Martinez asks if it has been a past practice with staff to strongly encourage the applicant to meet multiple times with the neighborhood if there is an obvious need.

- Kris responds that staff has and that was recently the case with an application that is going through the process now.
- Commissioner Martinez asks about the Commission requiring an additional meeting as part of its comments or conditions.
- Commissioner Trey Gardner agrees that developers should be using common sense to make sure applications aren't being brought forth that have outstanding issues.
- Commissioner Diane Eldridge asks about clarification on language in the ordinance and the Commission requiring an additional meeting.
 - Kris Kurjiaka responds that the Commission could require an additional meeting.
 - Commissioner Eldridge recalled the McDaniel Avenue subdivision case.
- Commissioner Jeff Randolph asked if the chairperson requested a neighborhood meeting during a public hearing, but the applicant refused, that the Commission would have to make a decision, but that if the applicant agreed to, it would be considered a deferral.
 - Kris Kurjiaka responds that this is correct.

EXECUTIVE SESSION

During the open workshop, Development Planner Ross Zelenske noted that the Commission would now be going into Executive Session. Assistant City Attorney Logan Wells stated the procedure for the Commission on how to go into Executive Session.

Commissioner Derek Enderlin asked for clarification and if the purpose needed to be stated. Logan Wells responded that she would provide the reasoning after a motion and vote were made to go into Session.

***Motion: Commissioner Diane Eldridge moved to go into Executive Session. Seconded by Commissioner Jeff Randolph. The motion passed by a vote of 5-0.**

Assistant City Attorney Logan Wells stated that the Planning Commission will be going into Executive Session in accordance with South Carolina Code §30-4-70(a)(1) in order to receive legal advice regarding third party communications.

The Commission entered Executive Session at 12:36 PM.

The Commission returned from Executive Session at 12:51 PM.

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 12:52 PM.