



Minutes

Greenville City Planning Commission
Webex Virtual Meeting
4:00 PM, January 21, 2021
Meeting Notice Posted January 15, 2021

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, 2020 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 Ross Zelenske

Commissioners Present

Jeff Randolph, Diane Eldridge, David Keller, Trey Gardner, Mike Martinez, and Meg Terry

Commissioners Absent

None

Staff Present

Ross Zelenske, Kevin Howard, Courtney Powell, Kris Kurjiaka, Edward Kinney, Dwayne Cooper, Mike Blizzard, Matt Lonnerstater, Harold Evangelista, Austin Rutherford, Monique Mattison, Jay Graham, Michael Frixen

Call to Order

Chairman David Keller called the meeting to order at 4:02 PM. Chairman Keller 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 Previous Meeting Minutes

Minutes from the following meetings were approved with revisions.

- December 8, 2020 Workshop
- December 15, 2020 PC and City Council Joint Workshop (removed Commissioner Randolph from Commissioners absent and added Chairman Keller to Commissioners present)
- December 17, 2020 Public Hearing

Call for Affidavits from Applicants

Staff reported that the required public notice affidavits were received for two applications, SD-20-723 and AX-1-2021. Public notice affidavits were not received for applications V-20-616, Z-13-2020, and Z-2-2021. Application SN-20-732 was withdrawn by the applicant.

Acceptance of Agenda

The agenda was approved as presented with the amendment to defer applications Z-13-2020 and Z-2-2021 and withdrawal V-20-616 and SN-20-732 by Chairman Keller.

Conflicts of Interest

- None

OLD BUSINESS

A. V-20-616 *Application withdrawn under Acceptance of Agenda.*

Application by Robert Julian for a **STORMWATER MANAGEMENT VARIANCE** 1.14 acres located at **30 HALL Street** (TM#s 0201000102701, 0201000102702)

***Motion: Commissioner Randolph moved to accept the withdrawal request. Seconded by Commissioner Gardner. The motion passed by a vote of 6-0.**

B. Z-13-2020 *Application deferred under Acceptance of Agenda.*

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)

***Motion: Commissioner Terry moved to accept the deferral request. Seconded by Chairman Keller. The motion passed by a vote of 6-0.**

C. SN-20-732 *Application withdrawn under Acceptance of Agenda.*

Application by City of Greenville for a **STREET NAME CHANGE** is withdrawn.

***Motion: Commissioner Eldridge moved to accept the withdrawal request. Seconded by Commissioner Randolph. The motion passed by a vote of 6-0.**

NEW BUSINESS

A. SD-20-723

Application by Renaissance Custom Homes for a **SUBDIVISION** of 0.377 total acre located at **PINCKNEY ST and MULBERRY ST** from **1 LOT to 3 LOTS** (TM#s 0022000200300)

Staff report presented by Kris Kurjiaka

- Senior Development Planner Kris Kurjiaka stated the applicant was attempting to subdivide a 0.377-acre property into three lots. No new infrastructure was proposed. He noted that staff was recommending that Lot 1 be increased to 43 feet in lot width, which aligns with the average of residential properties in the vicinity. Staff recommended approval of this application with staff comments and conditions.

Commission Questions to Staff

- The Commission inquired about the possibility of having three lots face Pinckney Street and have a rear loaded alley from Mulberry Street. Kris Kurjiaka replied that could be permissible and he didn't see any issues from staff perspective if the minimum lot dimensions were met.

Application Presentation

- Stephanie Gates, project engineer, introduced herself to the Commission and stated she was representing the applicant. She noted that Nathan Kaser, applicant, was also present today. She noted that the intention was to have one house face Pinckney and the other two houses face Mulberry. She stated that during the neighborhood meeting this layout was preferred. She noted that there would be limitations to the house size if they were to have all three houses face Pinckney.

- The Commission inquired about the appropriate lot frontages for the neighborhood and how that would be measured. Planning and Development Director Jay Graham noted that the lot width is measured at the setback.

Public comments in support of application

- None

Public comments opposed to application

- None

Commission Discussion

- None

***Motion: Commissioner Gardner moved to approve the application with staff comments and conditions. Seconded by Commissioner Terry. The motion passed by a vote of 6-0.**

B. AX-1-2021

Application by GrayBul Roper Mountain LP for **ANNEXATION** of 12.55 acres located at **7001 CINELLI ST** from R-MA, Multifamily Residential district, in Greenville County, to RM-2, Single-family and multifamily residential district, in the City of Greenville (TM# 0543010101808)

Staff report presented by Kevin Howard

- Senior Development Planner Kevin Howard stated that the applicant had recently completed construction of a multi-family development on the 12.55-acre property and as part of the condition for public water for the development, annexation was required. The proposed zoning, RM-2, lines up with other properties zoned RM-2 in the area. He also noted that staff is recommending that the Future Land Use Map designation for this property be Mixed Use Neighborhood and be included with this recommendation for approval. Staff recommended approval of this application with staff comments and conditions.

Commission Questions to Staff

- None

Application Presentation

- Stormie Ellenburg introduced herself to the Commission and stated she was present on behalf of the applicant. She stated that she did not have anything to add but would answer any questions the Commission had.
- The Commission asked how many apartment units there were on the property. Stormie Ellenburg replied 241 units.

Public comments in support of application

- None

Public comments opposed to application

- None

Commission Discussion

- None

***Motion: Commissioner Terry moved to recommend the application with staff comments and conditions for approval to City Council. Seconded by Commissioner Eldridge. The motion passed by a vote of 6-0.**

C. Z-2-2021 Application deferred under Acceptance of Agenda.

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# 0035000400600)

***Motion: Commissioner Randolph moved to accept the deferral request. Seconded by Commissioner Terry. The motion passed by a vote of 6-0.**

Other Business

A. Monthly Comp Plan Update

- Planning Administrator Courtney Powell provided an update for GVL 2040. City Council will hold a public hearing on GVL2040 at its upcoming meeting on January 25, 2021. Planning and Development Services Director Jay Graham encouraged the Commission to attend that Council meeting as well as the meetings on February 8th and February 22nd. Courtney Powell noted that those wishing to speak will have to contact the Clerk's office to sign up.

B. Election of Officers

- Chairman Keller thanked everyone for all the hard work this year. He recalled his nine years on the Commission and all the challenges and difficult cases the Commission had dealt with. Chairman Keller asked for nominations for Chair.

***Motion: Commissioner Gardner moved to nominate Commissioner Terry as Chair. Seconded by Commissioner Eldridge. Commissioner Terry accepted the nomination. The motion passed by a vote of 6-0.**

- Chairman Keller asked for nominations for Vice Chair.

***Motion: Commissioner Randolph moved to nominate Commissioner Gardner as Vice Chair. Seconded by Commissioner Eldridge. Commissioner Gardner accepted the nomination. The motion passed by a vote of 6-0.**

C. Upcoming Dates:

- February 16 – PC Workshop
- February 18 – PC Public Hearing

Adjourned at 4:38 PM