



**City of Greenville
Planning Commission
Agenda Workshop
12:00 PM June 15, 2021
Virtual WebEx Meeting**

Meeting Notice Posted June 11, 2021

Minutes prepared by Sharon Key

Members Present: Diane Eldridge, Meg Terry, Mike Martinez, Jeff Randolph, Trey Gardner, Derrick Enderlin

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 June 11, 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 was 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 June 17, 2021:

Stormwater Presentation

- Assistant City Engineer Paul Dow presents a PowerPoint presentation on stormwater alternatives. He addresses the basics of stormwater control measures and provided imagery of examples. He explains the two categories: water quality and water quantity.
- Commissioner Diane Eldridge appreciates the presentation and it answers her questions.
- Commissioner Jeff Randolph asks about the wetland depth requirements.
 - Paul Dow explains that one to two feet is necessary for it to function.
- Commissioner Randolph requests a copy of presentation and the pamphlet.
 - Staff advises that a copy can be provided after the workshop
- Commissioner Mike Martinez asks about concerns regarding mosquitos and standing water.
 - Paul Dow discusses using a fountain or the outlets/debris that needs maintenance and aeration helps.
- Commissioner Martinez also asks about underground detention and access availability and if Greenville has any examples of the more robust walk in system?
 - Paul Dow explains the differences between the two underground detention systems and states that he did not believe Greenville had yet to permit a walk-in system.

OLD BUSINESS

A. Z-6-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-2.3, 19-5.2, 19-6.1 of the

City's Land Management Ordinance to create affordable and workforce housing incentives

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Commissioner Diane Eldridge asks about the use of “substantially” and why not leave that word out and not give anyone wiggle room. Use of the word “equal” in place of “substantially”.
 - The Commission discusses guidelines and definitions with Kris and Jay and Mike Pitts
- Commissioner Jeff Randolph asks about the requirement that eligible developments must be within 0.25 miles of an existing transit stop. He noted that there are several areas that won't meet that requirement. He questioned if there had been consideration about broadening that.
 - Staff responds that this is meant to be an incentive or benefit, and not a penalty for affordable developments outside of that range.
 - The Commission notes that if the 0.25-mile requirement were removed or relaxed, the incentive to reduce parking at the development would need to be evaluated as these residents would more likely have to rely on a car if no transit is nearby.

B. FDP-21-216 – Application requested to be deferred to July 15th 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.

NEW BUSINESS

A. SD-21-051M

Application by Arbor Engineering for a **SUBDIVISION MAJOR MODIFICATION** of 1.29 total acre located at **317 WILKINS ST** from 2 LOTS to 5 LOTS (TM# 009500-08-00500, 010600-02-00300)

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- There were no questions from the Commission.

B. Z-22-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-6.10 of the City's Land Management Ordinance to amend the requirements for a traffic impact analysis

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Commissioner Diane Eldridge asks for clarification as to how this requirement is applied.
 - Chairwoman Terry and Kris Kurjiaka clarify.
- Commissioner Jeff Randolph asks what is being used as a trip multiplier.
 - Assistant City Engineer Valerie Holmes responds that will be governed by ITE (Institute of Transportation Engineers).

C. Z-23-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section 19-6.1.3 and Table 19-6.1-1 of the City's Land Management Ordinance to modify off-street parking requirements for restaurants and bars/nightclubs and to add parking standards for breweries, wineries and distilleries

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Chairwoman Meg Terry asks about building square feet and how it applies.

- Commissioner Mike Martinez asks what if a brewery is also a restaurant.
 - Kris Kurjiaka clarifies how this would be applied.

D. Z-24-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-1.11, 19-4.1.2, and Table 19-4.1-2 of the City’s Land Management Ordinance modifying the Table of Uses to promote land use compatibility between certain nonresidential uses and existing residential

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Commissioner Jeff Randolph asks about the definition for brewery and what if one produces coffee for distribution, but also has a coffee shop?
 - Staff clarifies when the hypothetical coffee business would be treated as a production establishment, restaurant, or mixed-use.
- Discussion occurred about reviewing and updating the use table from a more holistic approach at a later date.

E. Z-25-2021

Application by City of Greenville for a **TEXT AMENDMENT** to Section(s) 19-7.5 and 19.7.6.2 of the City’s Land Management Ordinance to create additional stormwater control standards for commercial and multifamily developments that abut and drain to a single-family detached use

- Principal Development Planner Kris Kurjiaka presents an overview of the application.
- Commissioner Derek Enderlin asks clarification on parcel definition. Does this refer to the commercial/multifamily development or single family?
 - Staff clarifies and discusses the percentages related to drainage.

UPCOMING DATES

A. Upcoming Planning Commission Meeting Dates

- 12:00 PM Tuesday, July 13 – PC Workshop
- 4:00 PM Thursday, July 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 1:12 PM.