



City of Greenville Planning Commission
Agenda Workshop Meeting Minutes
Virtual WebEx Meeting
12:00 PM October 19, 2021

Meeting Notice Posted October 15, 2021

Minutes prepared by Sharon Key

Members Present: Jeff Randolph, Derek Enderlin, Pamela Adams, Diane Eldridge, Mike Martinez

Members Absent: Meg Terry, Trey Gardner

NOTICE OF MEETING: Pursuant to Section 30-4-80 of the S.C. Code of Laws, notice of this meeting was provided on October 15, 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 12:02 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning staff on the following applications, which were scheduled for the public hearing on October 21, 2021:

OLD BUSINESS

A. Z-30-2021

Application by Parker Group Development for a **REZONE** of approximately 2.36 acres located at **DOUTHIT CIRCLE AND N LEACH STREET** from RM-1, Single-family and multifamily residential district, to RM-2, Single-family and multifamily residential district (TM# 0075000301000, 0075000301100, 0075000300900, 0075000300203, 0075000300300, 0075000300202, 0075000300800, 0075000301101, and 0075000300206)

Senior Development Planner Austin Rutherford presented the staff report.

Mr. Enderlin asks if there were public comments on this outside of the public meeting notes – staff responds in the negative.

B. Z-31-2021

Application by City of Greenville for adoption of the West End Small Area Plan

Mr. Rutherford presented the staff report.

Rob Robinson, Urban Design Associated (UDA) shares details of project. Ms. Eldridge and Mr. Randolph discuss scale and character comparisons with Rob.

NEW BUSINESS

A. MD-21-658

Application by MHK Architecture for a **MULTI-FAMILY DEVELOPMENT** on approximately 0.97 acre located at **MAYBERRY STREET AND DELANO DRIVE** for 70 apartment units ("The Delano") (TM# 0055000200115).

Mr. Rutherford presents staff report

Ms. Eldridge asked to have a quick review on how affordable units are assigned and applicants are selected.

Mr. Enderlin asked about impervious coverage percentages and how much the commission can require. Ms. Adams asked about storm water plans and about the neighborhood comments on this development. Mr. Enderlin asks about applicant being able to defer if they have too many questions needing answered.

B. Z-32-2021 *Applicant has requested deferral to the November 18, 2021 meeting*

Application by City of Greenville for adoption of the Village of West Greenville Small Area Plan.

C. SD-21-701

Application by Colton Miller/Zenith Real Estate for a **SUBDIVISION** of 2.114 acres located at **E. FARIS ROAD** from 2 LOTS to 7 LOTS ("Annette Meadows") (TM# 026700-02-03000 and 026700-02-03001).

Principal Development Planner Kris Kurjiaka presented the staff report

Ms. Eldridge asked about fire trucks being able to turn around. Staff responds that fire has signed off on it. Ms. Adams asked about geological reports and references past use for city landfill or history of concerns about development.

D. MD-21-740

Application by Christian Crear/Arbor Land Design for a **MULTI-FAMILY DEVELOPMENT** on approximately 2.11 acres located at **GROVE ROAD AND HAWTHORNE LANE** for 23 townhome units ("Hawthorne Summit") (TM# 0105000301200, 0105000301100, and 0105000300700).

Development Planner Ross Zelenske presented the staff report

Ms. Adams asked about mapping and identifying zoning. Mr. Randolph asks about the retention pond location and visibility.

ADJOURNMENT: The meeting was adjourned at 1:22 PM.