



**City of Greenville
Planning Commission
Special Agenda Workshop
2:00 PM May 12, 2021
Virtual WebEx Meeting**

Meeting Notice Posted May 11, 2021 at 8:56 AM

Minutes prepared by Sharon Key

Members Present: Diane Eldridge (arrived late), Meg Terry, Mike Martinez, Jeff Randolph, Trey Gardner, Derek 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 May 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 2:08 PM.

AGENDA WORKSHOP: The Planning Commission received an overview from Planning Staff on the following applications, which were scheduled for the public hearing on May 20, 2021:

DISCUSSION: Planning Administrator Courtney Powell opens by stating purpose of meeting and background.

Senior Development Planner Kris Kurjiaka reviews each of the text amendments and how the intent helps protect single family residential.

Z-11-2021: Outdoor activity for commercial uses must be located away from abutting residential

- Commissioner Jeff Randolph asks if dining area cannot go in the rear of the building?
 - Staff replies that if it was residential, that is correct.
- Chairwoman Meg Terry lists a few residential facing dining options that would be affected by this. Discussion occurs with staff about how this amendment affects these locations.

Z-12-2021: Dumpsters for non-residential uses may not be located between the building and abutting residential and time frame allowing pickup

- Commissioner Randolph questions the effectiveness of landscaping as a buffer.
- Chairwoman Terry asks for clarification on setbacks/uses/zoning definitions.

Z-13-2021: Create new and amend existing outdoor lighting requirements for properties abutting residential

- Chairwoman Terry asks about parking garages.
 - Staff replies that there is no specific language regarding parking garages. The amendments address lighting in general and its effect on adjacent residential.

Z-14-2021: Create an affidavit requirement for Board approved projects abutting residential

- Commissioner Randolph comments he believes the general contractor should not be the one providing the affidavit, but maybe the owner.
- Commissioner Mike Martinez questions the procedure of this.

Z-15-2021: Amend existing landscape buffer requirements

- Chairwoman Terry questions the definition of abutting regardless of the width of the right-away.
- Commissioner Randolph asks how inground garbage would apply.

Z-16-2021: Reduction in maximum building heights adjacent to single family residential uses

- The Commission and staff discuss the provided diagram of setbacks and building height.

Z-17-2021: Create an impervious coverage maximum on development abutting single family residential use

- Chairwoman Terry asks to clarify abutting and the right-away.

Z-18-2021: Increase the rear setback for nonresidential and multifamily projects adjacent to single-family uses

- How this removes duplication of this language and is 25 feet the standard?

Z-19-2021: Removal of maximum lot width and depth requirements in the Unity Park zoning districts

- There were no comments from the Commission.

Chairwoman Terry requests that the Commission summarize their comments and send to staff.

ADJOURNMENT: Adjourned 2:59 PM.