

**GREENVILLE PLANNING COMMISSION  
REGULAR MEETING MINUTES**

**6:30 PM  
April 13, 2023**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 p.m.

**MEMBERS PRESENT:** Corner, Ralph, McFadden, Frye, Rash, VanderMark, Popma, and Moss.

**MEMBERS ABSENT:** Miller.

**OTHERS PRESENT:** George Bosanic, City Manager  
Heather Feazel, Assistant City Manager  
Andy Moore, Williams & Works  
Cory Smith, The Daily News

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

**Commissioner McFadden made a motion** to approve the regular meeting minutes from the March 23, 2023, meeting as presented. Commissioner Corner seconded. Unanimously approved.

Citizen Comments: None.

ExParte Communications: None.

Public Hearings:

1. Chairperson Ralph opened the public hearing at 6:32 p.m. to receive comment on an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally on the east side of Lafayette Street, between Congress Street and North Street:

<b>Parcel Address</b>	<b>Parcel ID</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
1015 First St	052-568-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential
1009 First St	052-568-004-00	C-2 General Commercial	R-2 Single and Two-Family Residential
110 Summit St	052-568-005-50	C-2 General Commercial	R-2 Single and Two-Family Residential
112 Summit St	052-568-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
114 Pearl St	052-569-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 Pearl St	052-574-002-00	C-2 General Commercial	R-2 Single and Two-Family Residential
113 Pearl St	052-574-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential

115 Pearl St	052-574-001-50	C-2 General Commercial	R-2 Single and Two-Family Residential
114 E Coffren St	052-574-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 E Coffren St	052-235-027-30	C-2 General Commercial	R-2 Single and Two-Family Residential
111 E Coffren St	052-235-028-30	C-2 General Commercial	R-2 Single and Two-Family Residential
115 E Coffren St	052-235-028-60	C-2 General Commercial	R-2 Single and Two-Family Residential
119 E Coffren St	052-235-027-60	C-2 General Commercial	R-2 Single and Two-Family Residential
Unaddressed	052-235-026-00	C-2 General Commercial	R-2 Single and Two-Family Residential

Prior to receiving comment, Andy Moore, City Planner with Williams & Works, reviewed the report regarding the proposed rezoning to the Commissioners.

Roger Shenefield, 608 S. David Drive, asked if we could rezone a parcel outside of the proposed request for rezoning.

Chairperson Ralph closed the public hearing at 7:00 p.m.

2. Chairperson Ralph opened the public hearing at 7:00 p.m. to receive comment on an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties located generally along S Lafayette Street, between Benton Street and Union Street:

<b>Parcel Address</b>	<b>Parcel ID</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
500 S Lafayette	052-104-001-00	O-1 Office	C-1 Neighborhood Commercial
107 E Benton	052-104-004-70	O-1 Office	R-2 Single and Two-Family Residential
504 S Lafayette	052-104-002-00	O-1 Office	R-2 Single and Two-Family Residential
510 S Lafayette	052-104-008-00	O-1 Office	R-2 Single and Two-Family Residential
514 S Lafayette	052-104-104-00	O-1 Office	R-2 Single and Two-Family Residential
106 E Oak St	052-104-015-00	O-1 Office	R-2 Single and Two-Family Residential
108 E Oak St	052-104-010-00	O-1 Office	R-2 Single and Two-Family Residential
603 S Lafayette	052-626-001-00	O-1 Office	R-2 Single and Two-Family Residential
607 S Lafayette	052-626-001-30	O-1 Office	R-2 Single and Two-Family Residential
615 S Lafayette	052-626-001-60	O-1 Office	R-2 Single and Two-Family Residential
600 S Lafayette	052-105-001-00	O-1 Office	R-2 Single and Two-Family Residential
103 E Oak St	052-105-002-00	O-1 Office	R-2 Single and Two-Family Residential
105 E Oak St	052-105-003-00	O-1 Office	R-2 Single and Two-Family Residential
604 S Lafayette	052-105-007-00	O-1 Office	R-2 Single and Two-Family Residential
110 E Union	052-105-011-00	O-1 Office	R-2 Single and Two-Family Residential

Prior to receiving comment, Andy Moore, City Planner with Williams & Works, reviewed the report regarding the proposed rezoning to the Commissioners.

Dan Wisinski, 504 S. Lafayette Street, has questions about the options of renovations in R-2 versus O-1.

Nyama Newkirk-Davis, 603 S. Lafayette, mentioned the property is currently a 3 unit building.

Chairperson Ralph closed the public hearing at 7:18 p.m.

Unfinished Business: None

New Business:

3. The Commission considered recommending to City Council approval of a proposed amendment to the Greenville Zoning Ordinance. The amendment would rezone specific properties, located generally on the east side of Lafayette Street, between Congress Street and North Street.

**Commissioner Moss made a motion** to recommend to City Council approval of an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally on the east side of Lafayette Street, between Congress Street and North Street:

<b>Parcel Address</b>	<b>Parcel ID</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
1015 First St	052-568-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential
1009 First St	052-568-004-00	C-2 General Commercial	R-2 Single and Two-Family Residential
110 Summit St	052-568-005-50	C-2 General Commercial	R-2 Single and Two-Family Residential
112 Summit St	052-568-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
114 Pearl St	052-569-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 Pearl St	052-574-002-00	C-2 General Commercial	R-2 Single and Two-Family Residential
113 Pearl St	052-574-001-00	C-2 General Commercial	R-2 Single and Two-Family Residential
115 Pearl St	052-574-001-50	C-2 General Commercial	R-2 Single and Two-Family Residential
114 E Coffren St	052-574-005-00	C-2 General Commercial	R-2 Single and Two-Family Residential
109 E Coffren St	052-235-027-30	C-2 General Commercial	R-2 Single and Two-Family Residential
111 E Coffren St	052-235-028-30	C-2 General Commercial	R-2 Single and Two-Family Residential
115 E Coffren St	052-235-028-60	C-2 General Commercial	R-2 Single and Two-Family Residential
119 E Coffren St	052-235-027-60	C-2 General Commercial	R-2 Single and Two-Family Residential
Unaddressed	052-235-026-00	C-2 General Commercial	R-2 Single and Two-Family Residential

Commissioner Corner seconded. Unanimously approved.

4. The Commission considered recommending to City Council approval of a proposed amendment to the Greenville Zoning Ordinance. The amendment would rezone specific properties, located generally along S Lafayette Street, between Benton Street and Union Street.

**Commissioner Frye made a motion** to recommend to City Council approval of an amendment to the Greenville Zoning Ordinance. The amendment would rezone the following properties, located generally along S Lafayette Street, between Benton Street and Union Street:

<b>Parcel Address</b>	<b>Parcel ID</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
500 S Lafayette	052-104-001-00	O-1 Office	C-1 Neighborhood Commercial

107 E Benton	052-104-004-70	O-1 Office	R-2 Single and Two-Family Residential
504 S Lafayette	052-104-002-00	O-1 Office	R-2 Single and Two-Family Residential
510 S Lafayette	052-104-008-00	O-1 Office	R-2 Single and Two-Family Residential
514 S Lafayette	052-104-104-00	O-1 Office	R-2 Single and Two-Family Residential
106 E Oak St	052-104-015-00	O-1 Office	R-2 Single and Two-Family Residential
108 E Oak St	052-104-010-00	O-1 Office	R-2 Single and Two-Family Residential
603 S Lafayette	052-626-001-00	O-1 Office	R-2 Single and Two-Family Residential
607 S Lafayette	052-626-001-30	O-1 Office	R-2 Single and Two-Family Residential
615 S Lafayette	052-626-001-60	O-1 Office	R-2 Single and Two-Family Residential
600 S Lafayette	052-105-001-00	O-1 Office	R-2 Single and Two-Family Residential
103 E Oak St	052-105-002-00	O-1 Office	R-2 Single and Two-Family Residential
105 E Oak St	052-105-003-00	O-1 Office	R-2 Single and Two-Family Residential
604 S Lafayette	052-105-007-00	O-1 Office	R-2 Single and Two-Family Residential
110 E Union	052-105-011-00	O-1 Office	R-2 Single and Two-Family Residential

Commissioner Rash seconded. Unanimously approved.

5. The Commission considered setting set a public hearing for April 27, 2023, for the purpose of receiving comment regarding a request from Green Development Ventures, LLC for a major amendment to the Forest View Planned Unit Development (PUD) approved in 2004 and final site plan for Forest View Drive.

**Commissioner Moss made a motion** to approve setting a public hearing for April 27, 2023, for the purpose of receiving comment regarding a request from Green Development Ventures, LLC for a major amendment to the Forest View Planned Unit Development (PUD) approved in 2004 and final site plan for Forest View Drive. Commissioner VanderMark seconded. Unanimously approved.

Reports: None

Training: None

**Commissioner Corner made a motion** to adjourn the meeting at 7:40 p.m. Commissioner VanderMark seconded. Unanimously approved.

Respectfully submitted,  
George Bosanic