

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

6:30 PM

September 14, 2023

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

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

MEMBERS ABSENT: Miller, and VanderMark.

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 August 10, 2023, meeting as presented. Commissioner Moss seconded. Unanimously approved.

Citizen Comments: None.

ExParte Communications: None.

Public Hearings:

1. To receive comment on an amendment to Chapter 46, “Zoning” of the code of ordinances of the City of Greenville by amending 46-41 related to site plan review.

Chairperson Ralph opened the public hearing at 6:35 p.m. After receiving no comment, Chairperson Ralph closed the public hearing at 6:35 p.m.

2. To receive comment regarding a request from Green Development Ventures, LLC for tentative preliminary plat approval for phases 1 and 2 of “Edgewood Pines,” located within the existing Edgewood Village PUD.

Mike West, representing Green Development Ventures, LLC, reviewed the proposed tentative preliminary plat approval for phases 1 and 2 of Edgewood Pines.

Andy Moore, City Planner with Williams & Works, reviewed his report with the members of the Planning Commission.

Chairperson Ralph opened the public hearing at 6:53 p.m. After receiving no comment Chairperson Ralph closed the public hearing at 6:53 p.m.

Unfinished Business:

3. The Commission continued the discussion on proposed zoning ordinance amendments regarding Adult Foster Care Facilities in the City of Greenville's Zoning Ordinance.

Andy Moore, City Planner with Williams & Works, reviewed his report and recommendations with the Planning Commission.

New Business:

4. The Commission considered an amendment to Section 46-41(c) of the Zoning Ordinance that would eliminate the requirement for the Planning Commission to hold a "public information meeting" for a site plan review.

Commissioner Frye made a motion to recommend that the City Council adopt an ordinance to delete Section 46-41(c)(2)(c) of Chapter 46 "Zoning" of the Code of Ordinances of the City of Greenville. Commissioner Moss seconded. Unanimously approved.

5. The Commission considered a request from Green Development Ventures, LLC for tentative preliminary plat approval for phases 1 and 2 of "Edgewood Pines," located within the existing Edgewood Village PUD.

Commissioner McFadden made a motion to recommend that the City Council grant tentative preliminary plat approval to "Edgewood Pines Phases 1 and 2" submitted by Green Development Ventures LLC dated August 4, 2023. This recommendation is based on the representations made orally and in writing by the applicant, and the findings and recommendations of the Williams & Works staff report dated September 8, 2023, which is hereby incorporated by reference. Further, the Planning Commission finds that the tentative preliminary plat meets or will meet the applicable standards of the "Edgewood Village" Planned Unit Development, the City of Greenville Zoning Ordinance, and Chapter 38 of the City of Greenville's Code of Ordinances titled "Subdivisions and Other Divisions of Land." This approval is subject to the following conditions:

1. No construction or related work on the sites shall commence until final preliminary plat approval is granted by the Greenville City Council pursuant to Chapter 38.
2. Prior to the issuance of any City permits, the applicant shall have paid all application, permit, reimbursable escrow, and other fees related to the request.
3. The applicant shall comply with requirements from the City's Department of Public Works, Engineer, Fire Department, City Attorney, or other City officials, or other federal, state, or local agencies having jurisdiction.
4. Prior to seeking final preliminary plat approval, the applicant shall provide a landscaping plan in compliance with Section 38-63.

Commissioner Moss seconded. Unanimously approved.

Reports: None

Training: None

Commissioner McFadden made a motion to adjourn the meeting at 7:30 p.m.
Commissioner Moss seconded. Unanimously approved.

Respectfully submitted,
George Bosanic