

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
June 20, 2017

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in Council Chambers of City Hall.

Mr. Terry King –Chair *	
Mr. Doug Schrade – *	Ms. Chris Darden – *
Mr. Les Robinson – X	Mr. John Collins - *
Ms. Margaret Reid - X	Mr. Anthony Herring – *
Ms. Betsy Leech –X	Mr. Ken Wilson - *
Mr. Michael Overton - *	Mr. William Bell - *
Mr. Hap Maxwell - *	

The members present are denoted by an \* and the members absent are denoted by an X.

**VOTING MEMBERS:** Schrade, Darden, Collins, Herring, Overton, Maxwell, Wilson, Bell

**PLANNING STAFF:** Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

**OTHERS PRESENT:** Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

Ms. Gooby stated that new member William Bell completed orientation.

**NEW BUSINESS**

**REZONING**

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC AND JACK JONES ALLEN TO REZONE 19.632 ACRES LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF REGENCY BOULEVARD AND THE WESTERN RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD FROM R6A (RESIDENTIAL [MEDIUM DENSITY MULTI-FAMILY]) AND R6S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) TO O (OFFICE) - APPROVED

Ms. Gooby delineated the property. This property is located in the southern section of the City along Regency Boulevard adjacent to the CSX Railroad and west of Shamrock Subdivision. This is a follow-up to a Future Land Use and Character Map amendment that was adopted by City Council in April 2017. This property is included on the approved preliminary plat for Westhaven South, Section 5, Lots 1 and 2. The property is vacant. There is a single-family subdivision to the north and east and commercial along Memorial Drive. This request could generate a net increase of 531 trips per day. Currently, the property is zoned multi-family and single-family. The site could yield 55-60 multi-family units and 75-80 single-family lots. The requested zoning is for

office. The site could yield 154,000 square feet of office space. The Future Land Use and Character Map recommends office/institutional (OI) along the southern right-of-way of Regency Boulevard and the western right-of-way of the CSX Railroad transitioning to residential, low-medium density (LMDR) to the west and south. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative for the applicants, spoke in favor of the request. He stated the rezoning was a follow-up to a Future Land Use and Character Map amendment that was initiated by the applicants. The reason for this rezoning was that the applicants thought it made more sense to have offices along Regency Boulevard that would connect Wal-Mart at South Memorial Drive to the offices at the opposite end of Regency Boulevard. This rezoning could generate 3% increase in traffic, which is minimal.

Mr. Maxwell was concerned about the speed limit and amount of traffic already along Regency Boulevard and then the increase of traffic from this rezoning.

Mr. Baldwin stated that traffic will enter Regency Boulevard at Blazer Drive, but that the sight distance is sufficient to have enough braking time for traffic on Regency Boulevard.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

**Motion made by Mr. Overton, seconded by Ms. Darden, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

Mr. Overton, requested to be recused from voting on agenda items 2 and 3, due to his father is one of the owners of the properties and he is the listing agent of the properties.

**Motion made by Mr. Wilson, seconded by Ms. Darden, to recuse Mr. Overton from voting on agenda items 2 and 3. Motion pass unanimously.**

**ORDINANCE REQUESTED BY POHL, LLC TO REZONE 1.209 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF EAST 10TH STREET AND PORT TERMINAL ROAD FROM CN (NEIGHBORHOOD COMMERCIAL) TO CG (GENERAL COMMERCIAL) - APPROVED**

Ms. Gooby delineated the property. The rezoning is located in the eastern section of the City specifically at the corner of East 10<sup>th</sup> Street and Port Terminal Road. It is the former location of Cliff's Seafood. There are four parcels at this intersection that are under common ownership of the

applicant. Two of the parcels are requested to be rezoned to the same zoning as the remaining two lots. There are a variety uses in this area. Since the existing and proposed zoning districts allow the same size of development and similar uses, a traffic report wasn't prepared. There is a community activity center which is intended to contain up to 250,000 square feet of commercial space and serve a 3-mile radius. This rezoning will result in those four parcels having the same zoning, general commercial. The City's Future Land Use and Character Map recommends commercial at the corner of the intersection of East 10<sup>th</sup> Street and Port Terminal Road. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Scott Anderson, representative of the applicant, spoke in favor of the request. The goal is to have all of the properties under common ownership of the applicant have the same zoning.

Mr. Michael Overton, listing agent, spoke in favor of the request. His father is one of the owners of the property. All the properties will be re-combined to make one large lot.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

**Motion made by Mr. Schrade, seconded by Mr. Herring, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

ORDINANCE REQUESTED BY POHL, LLC TO REZONE 5.083 ACRES LOCATED 300+/- FEET SOUTH OF BAYSWATER ROAD AND ADJACENT TO DUDLEY'S GRANT TOWNHOMES FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located in the southern section of the City, south of Fire Tower Road along Bayswater Road and adjacent to Dudley's Grant Townhomes. The property is included on the approved preliminary plat for Fire Tower Junction. There is a variety of uses in this area, such as a charter school, a veterinary clinic and a work-out facility. This request is from commercial to multi-family. In this location, the types of commercial would tend to be low-traffic generators. Compared to the proposed multi-family, the request could generate a net increase of 532 trips per day. There is a neighborhood activity center in this area. In 2016, this area was rezoned to its current zoning pattern. Under the current zoning, the site could accommodate 43,560 square feet of commercial space. Under the proposed zoning, the site could accommodate 60-70 multi-family units. The Future Land Use and Character Map recommends commercial south of Fire Tower Road between Fork Swamp Canal and Dudley's Grant Townhomes transitioning to office/institutional (OI). The proposed zoning allows office and multi-family uses. In staff's

opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. This request could generate a minimal 3% increase in traffic. This rezoning is for a small portion of the property.

Mr. Michael Overton, listing agent, stated that the zoning in this area has been tweaked over the past few years as it has developed. This rezoning is for a small portion of the property.

No one spoke in opposition.

Chairman King closed the public hearing and opened for board discussion.

**Motion made by Mr. Wilson, seconded by Mr. Bell, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

Mr. Overton returned to the Commission.

## **OTHER ITEMS OF BUSINESS**

### ELECTION OF OFFICERS

Attorney Holec stated there are two officers elected, the Chairman and the Vice-Chairman for a one year term. The rules allow the Chair to serve two consecutive years. The current Chair is eligible for Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Mr. Overton nominated Mr. Terry King as Chair. No other nominations made.

**Mr. Terry King was unanimously elected Chairman.**

Ms. Darden nominated Mr. Doug Schrade. No other nominations made.

**Mr. Doug Schrade was unanimously elected Vice-Chairman.**

**With no further business, Mr. Overton made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 6:55 p.m.**

Respectfully Submitted,

Ben Griffith, Secretary to the Commission  
Director of Community Development Department