

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
July 18, 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 - X      Ms. Chris Darden - \*  
Mr. Les Robinson - \*      Mr. William Bell - \*  
Ms. Margaret Reid - \*      Mr. John Collins - \*  
Ms. Betsy Leech - X      Mr. Anthony Herring - X  
Mr. Michael Overton - \*      Mr. Ken Wilson - \*  
Mr. Hap Maxwell – X

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

**VOTING MEMBERS:** Wilson, Overton, Collins, Robinson, Reid, Darden, and Bell

**PLANNING STAFF:** Chantae Gooby, Planner II; Thomas Weitnauer, Interim Director of the Community Development Department and Betty Moseley, Staff Support

**OTHERS PRESENT:** Dave Holec, City Attorney; Cathy Meyer, Civil Engineer and Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Ms. Darden, seconded by Mr. Robinson, to accept the May 16, 2017 minutes as presented. Motion passed unanimously.

**NEW BUSINESS**

REZONINGS

ORDINANCE REQUESTED BY LOPRO, LLC TO REZONE 1.566 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF WEST 3RD STREET AND NEW STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) AND CDF (DOWNTOWN COMMERCIAL FRINGE) TO CD (DOWNTOWN COMMERCIAL) – APPROVED

NOTE: Mr. Overton and Ms. Darden requested to be recused from voting on this agenda item.

Mr. Overton stated that he is a member of LOPRO, LLC.

Ms. Darden stated that she is a member-manager of Century 21, who is the listing the subject property for sale.

**Motion made by Mr. Collins, seconded by Mr. Wilson, to recuse Mr. Overton and Ms. Darden from voting on the agenda item. Motion passed unanimously.**

Ms. Gooby delineated the property. It is located in the central section of the City, north of West 3<sup>rd</sup> Street between Pitt Street and the railroad. Currently, the property is being used as a staging area for the Uptown Gather project. There are a variety of uses in the area. Under the current and proposed zoning, the site could accommodate similar uses and density. Therefore, a traffic report was not prepared. The property is currently split-zoned. This rezoning will result in the entire property being zoned CD. The Future Land Use and Character Map recommends uptown core in the central uptown area transitioning to urban edge to the west. The requested zoning is considered part of the urban edge character. 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 applicant, spoke in favor of the request. He stated there was no increase in traffic. This request gives flexibility in developing the property. There are no immediate plans for development. The request is in harmony with the Future Land Use and Character Map.

Mr. Overton, LOPRO, LLC, spoke in favor of the request.

Ms. Darden, Century 21, spoke in favor of the request.

Mr. Bennie Rountree, owner of the property, spoke in favor of the request.

Mr. Godfrey Bell, broker for Century 21, representing the property owner, spoke in favor. He stated the request is compatible with the surrounding uses and is in close proximity to multi-family development.

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.**

ORDINANCE REQUESTED BY BIG EAST PROPERTIES, LLC TO REZONE 0.5322 ACRES LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF EAST 5TH STREET AND SOUTH HOLLY STREET FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

Ms. Gooby delineated the property. It is located in the central section of the City at the corner of East 5<sup>th</sup> Street and Holly Street. Currently, Sycamore Hills Apartments are on the property. This area is mainly residential and institutional uses. Both the current and proposed zoning, allow multi-

family development. Therefore, a traffic report was not prepared. The property is currently zoned R6 and the request is for OR. There is OR zoning adjacent to the subject site. There are several properties in close proximity that were recently rezoned to OR. This is a trend in this area that will likely continue for the properties along 5<sup>th</sup> Street. The Future Land Use and Character Map recommends university institutional along the frontage of East 5<sup>th</sup> Street. This character is mainly comprised of the ECU main campus and the surrounding facilities then transitions to university neighborhood to the north. The requested zoning is considered part of the university institutional character. 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. Steve Spruill, representative for the applicant, spoke in favor of the request. He stated that the property is the only property in that block that is not zoned OR. The request is in compliance with the Future Land Use and Character Plan Map.

No one spoke in opposition.

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

**Motion made by Mr. Robinson, 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.**

**With no further business, Mr. Robinson made a motion to adjourn, seconded by Mr. Overton. Motion passed unanimously. Meeting adjourned at 6:47 p.m.**

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission  
Interim Director of Community Development Department