

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

February 19, 2019

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers of City Hall.

Mr. Michael Overton – Chair \*

|                            |                      |
|----------------------------|----------------------|
| Mr. Doug Schrade – *       | Ms. Chris Darden – * |
| Mr. Les Robinson – X       | Mr. John Collins - * |
| Mr. Kevin Faison - X       | Mr. Hap Maxwell - *  |
| Mr. Ken Wilson - *         | Mr. Terry King - *   |
| Mr. Max Ray Joyner III - X | Mr. Chris West - X   |

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

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Camillia Smith, Secretary

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Cathy Meyer, Civil Engineer; Rick DiCesare, City Engineer; Kelvin Thomas, Communication Technician.

**MINUTES:** Motion made by Mr. Schrade, seconded by Mr. King, to accept the January 15, 2019 minutes. Motion passed unanimously.

**NEW BUSINESS**

Ordinance requested by Ocean Reef Investments, LLC to rezone 4.061 acres located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road from MO (Medical-Office) to CG (General Commercial).

**Motion made by Ms. Darden, seconded by Mr. Wilson, to continue the item to a later date.  
Motion passed unanimously**

Ordinance requested by Happy Trail Farms, LLC to rezone 17.193 acres located near the northeastern corner of the intersection of East 10th Street and Port Terminal Road from RA20 (Residential-Agricultural) to R6A-RU (Residential [Medium Density]) - Restricted Residential Overlay District.

Ms. Gooby delineated the property. The area east of Port Terminal Road is mainly vacant. The request could generate a net increase of 73 trips per day. There is a small area located along the northern boundary that is impacted by the 100-year floodplain but the balance of property would not be subject to the Flood Damage Prevention Ordinance. The property is located in the Hardee Creek Watershed and stormwater rules apply. Under the current zoning the property could accommodate 50-55 single-family homes and under the proposed zoning it could accommodate 40-45 duplexes. The RU zoning is called Restricted Residential and is only associated with R6A district, which allows single family, multi-family and duplexes. When the RU overlay is added, the only development option is single-family and duplexes. The Future Land Use and Character Map recommends commercial (C) at the northeastern corner of the intersection of East 10th Street and Port Terminal Road transitioning to traditional neighborhood, medium-high density (TNMH) to the east along East 10th Street. To the north, traditional neighborhood, low-medium density (TNLM) is recommended further transitioning to potential conservation/open space (PCOS). Typically, the low-medium density (TNLM) character is associated with R9, R9S and R15S zoning districts, however, when property is developed under R6A-RU the density is

similar to the R9 zoning district. In staff's opinion, the request is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. Maxwell asked the difference in the traditional neighborhood, low-medium character and the requested zoning.

Ms. Gooby replied that the main difference is the minimum lot size. In R9, the minimum lot size is 12,000 square feet per lot. In R6A, the minimum lot size is 9,000 square feet.

Mr. Overton opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The northern line of the property is at the top of the drop off of the property which is adjacent to properties owned by the city. There is an agreement with Green Utilities Commission to provide sanitary sewer.

No one spoke in opposition.

Mr. Overton closed the public hearing.

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

**Motion made by Mr. Schrade, seconded by Mr. Collins, to adjourn. Motion passed unanimously.**

**Meeting adjourned at 6:17 pm.**

**Submitted respectfully,**

**Chantae Gooby  
Chief Planner**