

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

October 15, 2019

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

Mr. Les Robinson - Chair *

Mr. Kevin Faison - *	Ms. Chris Darden - *
Mr. Michael Overton - X	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - X
Mr. Max Ray Joyner III - *	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; Les Everett, Assistant Director; Thomas Barnett, Planning and Development Services Director; Bradleigh Sceviour, Planner II; Camillia Smith, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Joyner, seconded by Mr. Collins, to approve the September 17, 2019 minutes. Motion passed unanimously.

NEW BUSINESS

Rezoning

1. Ordinance requested by Salvatore Passalacqua to rezone 0.227 acres (9,888+/- square) located along the northern right-of-way of Dickerson Avenue between Columbia Avenue and Pennsylvania Avenue from CDF (Commercial Downtown Fringe) to CD (Downtown Commercial).

Ms. Gooby delineated the property. The property is currently vacant. It's located in the Harris Mill Run/Schoolhouse Branch Watershed. The property is located in Area 8 of the Dickinson Avenue Corridor Study, which recommends mixed use or athletic facilities for this area. Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate a net increase of 350 trips per day. Under the current zoning, the property could accommodate one (1) single-family home. Under the requested zoning, the property could be used for commercial, retail and/or residential. The Future Land Use and Character Map recommends Urban Edge (UE) which is described as mixed use with walkable street patterns. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map and the Dickinson Avenue Corridor Study. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor on behalf of the applicant. The applicant purchased the property on the corner of Dickinson Avenue and Columbia Avenue over a year ago and now is purchasing this lot to combine the two. This request will allow more flexibility in the development of the property with no setbacks and parking requirements. This request bring the property in harmony with the others in the area.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Mr. Faison, seconded by Mr. Parker to recommend to approval for 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.

Adjournment

With no further business, motion to adjourn made by Mr. Parker and seconded by Mr. Faison. Motion passed unanimously.

Meeting adjourned at 6:15.

Respectfully submitted,

Chantae Gooby

Chantae Gooby
Chief Planner