

May 19, 2009

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

Mr. Bill Lehman - *

Mr. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Len Tozer - *	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - *	Mr. Hap Maxwell - X
Mr. Allen Thomas - *	

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Randall, Baker, Wilson, Tozer, Bell, Basnight

PLANNING STAFF: Harry Hamilton, Chief Planner; Chantae Gooby, Planner; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Jonathan Edwards, Communication Technician

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Tozer, to accept the April 21, 2009 minutes as presented. Motion carried unanimously.

REZONINGS

REQUEST BY BROWN FAMILY INVESTMENTS, LLC

Ordinance requested by Brown Family Investments, LLC to rezone 1.59 acres located at the southeast corner of the intersection of Greenville Boulevard and Crestline Boulevard from R9S (Residential-Single-Family [Medium Density]) and O (Office) to CH (Heavy Commercial), R9S (Residential-Single-family [Medium Density]) and O (Office).

Chairman Lehman said they had received a letter from Mike Baldwin, Baldwin & Janowski, requesting a continuance of this project until the next meeting date of June 16, 2009.

Motion was made by Mr. Bell, seconded by Mr. Tozer, to continue the request until the next meeting. Motion carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Ordinance requested by the Community Development Department to rezone 2.577± acres located between 8th and 9th Streets and between Evans and Cotanche Streets from OR (Office-Residential

[High Density Multi-family]) and CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, bound by Evans and Cotanche Streets, in between 8th and 9th Streets. Ms. Gooby stated this rezoning is considered to be part of the central business district where commercial and high intensive uses are desired and encouraged. Evans Street is a connector corridor designed to carry high volumes of traffic. This rezoning could generate a net increase of 790 trips divided equally between Evans and Cotanche Streets. She stated the subject tracts are part of the future location of the Intermodal Transportation Center. The Future Land Use Plan Map recommends commercial in the general area. This rezoning would result in all the property bounded by Evans, 8th, Cotanche, and 9th Streets being zoned CD (Downtown Commercial). In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Redevelopment Plan.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Gordon 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 carried unanimously.

There being no other business, the meeting adjourned at 6:36 p.m.

Respectfully submitted,

Merrill Flood
Secretary