

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

January 17, 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 – \*

Ms. Ann Bellis – X

Ms. Margaret Reid - \*

Mr. John Collins - \*

Ms. Betsy Leech –\*

Mr. Anthony Herring – X

Mr. Michael Overton - \*

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

**VOTING MEMBERS:** Schrade, Darden, Collins, Leech, Robinson, Reid, Overton

**PLANNING STAFF:** Michael Dail, Lead Planner; 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; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Mr. Overton seconded by Mr. Robinson, to accept the December 20, 2016 minutes as presented. Motion passed unanimously.

**OLD BUSINESS**

**PRELIMINARY PLATS**

REQUEST BY HAPPY TRAIL FARMS, LLC FOR A PRELIMINARY PLAT ENTITLED, “WESTHAVEN SOUTH, SECTION 5”. THE SUBJECT PROPERTY IS LOCATED SOUTH OF REGENCY BOULEVARD AND IS FURTHER IDENTIFIED AS TAX PARCEL NUMBERS 74010 AND 74011. THE PRELIMINARY PLAT CONSISTS OF 3 LOTS ON 28.49 ACRES. - APPROVED

Mr. Mike Dail presented the staff report. It is located in the southwestern portion of the City’s jurisdiction, south of Regency Boulevard and in between S. Memorial Drive and Evans Street. All of the lots are zoned R6A (residential). Lots 1 & 2 may be further divided in the future. Lot 3 is anticipated to be developed as multi-family. The proposed development pattern provides interconnectivity to the undeveloped property to the south which was accomplished by the proposed Blazer Drive. The proposed preliminary plat is a revision to a plat approved by the Planning and Zoning Commission on April 15, 2008. The original plat contained 185 single family residential lots on 41.61 acres. The proposed plat no longer contains 13 acres of the original property (eastern portion) which is now in different ownership. The surrounding land uses are: North – Westhaven Subdivision which is single family residential, West – vacant and Southpointe Subdivision which are duplexes, East – vacant, and South - vacant and Southpointe Subdivision

duplexes. The property is not impacted by the flood plain. The property is located along a minor thoroughfare of Regency Boulevard. The plat was advertised in the Daily Reflector on January 9, 2017 and January 16, 2017. Notices were mailed to adjoining property owners on January 5, 2017. The City's Preliminary Plat Technical Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Overton asked what the zoning was for all the property.

Mr. Dail stated the entire tract is R6A (residential).

Chairman King opened the public hearing.

Scott Anderson, representative of the applicant, spoke in favor of the request. The purpose is to have larger tracts that are more appropriate for multi-family development. They have worked with GUC and the City to make sure the plat meets the requirements.

No one spoke in opposition.

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

**Motion made by Mr. Schrade, seconded by Mr. Collins to approve the preliminary plat request at "Westhaven South, Section 5". Motion passed unanimously.**

## **NEW BUSINESS**

### **REZONING**

ORDINANCE REQUESTED BY RBS RENTALS, LLC TO REZONE 1.144 ACRES LOCATED 350+/- FEET NORTH OF WEST 5TH STREET AND 180+/- FEET WEST OF BRIGHTON PARK DRIVE AND ADJACENT TO BRIGHTON PARK APARTMENTS FROM MO (MEDICAL-OFFICE) TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – APPROVED

Ms. Gooby delineated the property. It is located in the central section of the City, north of West 5<sup>th</sup> Street near Arlington Boulevard. This rezoning is for a vacant portion of property that is under common ownership of the applicant. If the property is rezoned, it will be subdivided prior to development. In 1986, this area was part of a large-scale ETJ expansion and was zoned to its current zoning. This area is in a transition area between MO and MR zoning districts. The Future Land Use and Character Map recommends office/institutional (OI) north of West 5<sup>th</sup> Street transitioning to residential, high density (HDR) to the north. In staff's opinion, this 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.

Scott Anderson, representative of the applicant, spoke in favor of the request.

No one spoke in opposition.

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

**Motion made by Ms. Reid, seconded by Mr. Robinson, 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.**

#### TEXT AMENDMENT

#### SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS. - APPROVED

Mr. Mike Dail presented the staff report. This request is to amend the subdivision ordinance Sec. 9-5-44 of the City Code for review times of preliminary plats to be changed from 20 working days to 40 working days. It was a discussion item at the December 20, 2016 P&Z Meeting where the Commission unanimously approved to initiate the text amendment.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

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

**Motion made by Mr. Schrade, seconded by Ms. Darden, to recommend approval of the proposed amendment. Motion passed unanimously.**

#### OTHER

#### Election of Vice Chairman

Attorney Holec stated the election of Vice Chairman is due to the vacancy of Dustin Mills who resigned due to moving out of the City jurisdiction. Chairman and Vice Chairman serve a one year term with normal elections in June. This election will be to finish out five months of the current term. The duties are to take on the role of Chairman when the Chairman is absent. The floor will be opened for nominations that do not require a second. After all nominations are heard, nominations will be closed and voting will begin in order of nominations.

Attorney Holec opened the floor for nominations.

Mr. Schrade nominated Michael Overton.

Mr. Overton declined the nomination.

Ms. Darden nominated Doug Schrade.

Ms. Leech asked to close the nominations and vote by acclamation in favor of Doug Schrade.

**Mr. Doug Schrade was elected Vice Chairman. In favor: Darden, Leech, Collins, Robinson, Collins and Reid. Opposed: Schrade.**

**With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 6:46 p.m.**

Respectfully Submitted,

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