

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
July 19, 2011

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

Mr. Godfrey Bell, Sr. - *	
Mr. Dave Gordon - *	Ms. Linda Rich - *
Mr. Tony Parker - X	Mr. Tim Randall - *
Mr. Hap Maxwell - *	Ms. Ann Bellis - X
Ms. Shelley Basnight - X	Mr. Brian Smith - *
Mr. Doug Schrade - *	

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

VOTING MEMBERS: Gordon, Maxwell, Rich, Randall, Smith, Schrade

PLANNING STAFF: Chris Padgett, Chief Planner; Chantae Gooby, Planner; Wayne Harrison, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Rik Decesar, Traffic Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Randall, seconded by Mr. Smith, to accept the June 21, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS

Rezoning

Ordinance requested by the Community Development Department to rezone 0.65 acres located at the southeast corner of the intersection of Dickinson Avenue and Ficklen Street from Downtown Commercial Fringe (CDF) to Downtown Commercial (CD).

Ms. Chantae Gooby, Planner, delineated the location of the property. A photograph of the property was presented. Ms. Gooby stated the area contains a variety of uses. Dickinson Avenue is a gateway corridor which is designed to contain higher intensive uses. This rezoning could generate a net decrease of 398 trips per day. The decrease in trips will be split 50% in both directions on Dickinson Avenue. The basic difference between the current and proposed zoning districts is that the proposed district (CD) has zero-lot lines, no vegetation requirements and no parking requirements for non-residential uses. The Future Land Use Plan Map recommends commercial for the area bounded by Dickinson Avenue, Reade Circle, Evans Street and West Tenth Street. In staff's opinion, this request is in general compliance with the Horizons: Greenville's Community Plan, the Future Land Use Plan Map and the Center City Revitalization Plan.

No one spoke in favor of the request.

No one spoke in opposition of the request.

Motion was made by Mr. Gordon, seconded by Mr. Randall, to approve 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.

OTHER

Report on Suggested Modifications to Article P: Vegetation Requirements of the City Zoning Ordinance

Mr. Christopher Padgett, Chief Planner, presented the report to the Commission. One of the goals that the City Council had assigned to the Community Development Department was to gather and analyze feedback from landscape professionals regarding vegetation requirements and recommend changes to the landscape requirements as appropriate. Staff contacted 12 landscape professionals and asked for their feedback; the responses received fell into two categories: bufferyard vegetation requirements and the approved vegetation list. The approved vegetation list is in the ordinance and it includes all of the trees and shrubs that can be used to meet requirements for the City's vegetation standards. There were two recommendations for bufferyard requirements: reduce the amount of vegetation required for a bufferyard when a qualifying fence, evergreen hedge or berm is provided; and when a qualifying fence, evergreen hedge, or berm is provided within a bufferyard, allow some portion of the required vegetation material to be deciduous. There was only one recommendation for the approved vegetation list and that was to update the Approved Vegetation List (as provided in Section 9-4-267 of the Zoning Ordinance) to remove tree and shrub species that, for various reasons, do not thrive in this area, and add new tree and shrub species that do thrive in this area and will add to the community's vegetative diversity. Staff recommended that the Commission move forward with a Zoning Ordinance Text Amendment addressing the issues identified by area landscape professionals as outlined in the report provided. Staff would create the text amendment and send it back to the landscape professionals for feedback; staff would then bring it back to the Commission for their review.

Mr. Randall asked how many of the 12 landscape professionals responded back to staff.

Mr. Padgett answered that six had responded.

Mr. Randall asked if there were any recommendations or requests that were not included.

Mr. Padgett answered that they had addressed all the comments that they had received.

Mr. Randall said that it appeared that they are all fairly happy with the way things are besides the couple issues that were addressed in the report.

Mr. Randall made a motion to have staff move forward with the text amendment, Ms. Rich seconded and the motion passed unanimously.

Mr. Padgett brought the election of officers to the Commission's attention. It was supposed to

have been done before the July meeting; since it was inadvertently left off, he informed the Commission that the election would take place at the August meeting.

With there being no further business, Ms. Rich made a motion, Mr. Randall seconded and the motion passed unanimously to adjourn at 6:50 p.m.

Respectfully Submitted,

Merrill Flood, Secretary