

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

December 18, 2018

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

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

PLANNING STAFF: Chantae Gooby, Planner II and Camillia Smith, Secretary

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

MINUTES: Motion made by Mr. Wilson, seconded by Mr. King, to accept the November 20, 2018 minutes. Motion passed unanimously.

REZONINGS

ORDINANCE REQUESTED BY BENT CREEK, LLC TO REZONE 2.002 ACRES LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF PORT TERMINAL ROAD AND 750+/- FEET NORTH OF EAST 10TH STREET FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Gooby delineated the property. It is located adjacent to The Davis Apartment. Currently, there are two abandoned structures on the property. There are single-family dwellings to the south of the request. This request could generate a net increase in traffic of 42 trips per day. There is a community activity center at the intersection of East 10th Street and Port Terminal Road which is where commercial is anticipated. These areas serve a 3-mile area. The property is not located in a flood hazard area. Under the current zoning, the property could accommodate three (3) single-family residences. Under the proposed zoning, the property could accommodate 17,000 square of commercial space. Retail is not anticipated since the property does not front along East 10th Street. The Future Land Use and Character Map recommends commercial (C) at the northwestern corner of the intersection of East 10th Street and Port Terminal Road extending to the north and transitioning to potential conservation/open space (PCOS) toward the river. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The anticipated use of this property would most likely be a boat or auto repair shop of some sort of flex space. Retail would not be likely due to lack of visibility from 10th Street. The area is not on major thoroughfare so there wouldn't be much increase in traffic and there are abandon structures on the property right now.

Mason Dorfman, spoke in opposition, stated that he is an adjacent property owner and doesn't see the need to rezone the property to commercial. It would disrupt the peace of the neighborhood. He doesn't see the need for development on a side street that leads to a boat ramp. I would like to see the homes that are there be repaired and have families in them.

Mr. Baldwin, spoke in rebuttal in favor, he informed the Commission that there is a pending agreement with GUC to bring sewer to the property and that commercial adjacent to residential would require a strict bufferyard, which could be 30 feet wide. The width can reduced to half if there is a 6-foot tall opaque fence.

Mr. Dorfman, spoke in rebuttal in opposition, he doesn't want commercial next door to his property. He is for progress but not on a side street.

Mr. Robinson closed the public meeting.

Motion made by Mr. Joyner, seconded by Mr. Schrade, 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. Voting in favor: Wilson, Joyner, King, Schrade, Darden, and West. Voting in opposition: Collins and Maxwell. Motion passed.

ORDINANCE REQUESTED BY ACP HOLDINGS, LLC TO REZONE A TOTAL OF 14.925 ACRES LOCATED AT THE CURRENT TERMINUS OF ALLEN RIDGE DRIVE FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO R6A-RU (RESIDENTIAL [MEDIUM DENSITY]) - RESTRICTED RESIDENTIAL OVERLAY DISTRICT AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) - APPROVED

	CURRENT ZONING	PROPOSED ZONING	ACREAGE
TRACT 1	R9S	R6A-RU	14.408
TRACT 2	R9S	OR	0.321
TRACT 3	OR	R6A-RU	0.196

Ms. Gooby delineated the property. It is located at the end of Allen Ridge Subdivision. The area is a mix of duplexes and single-family. Commercial is to the north. Since the request is going from single-family to duplexes, a net increase in traffic of 110 trips per day is anticipated. There

is a neighborhood activity center at Allen Road and Woodridge Park Road, which is where commercial is anticipated. These areas serve a 1-mile area. It is not located in the Special Flood Hazards Area. The R6A-RU zoning district contains the restricted residential overlay. Since the R6A district allows single-family, duplex and multi-family, the overlay district eliminates the multi-family option. Under the current zoning, the property could accommodate 40 single-family lots. Under the proposed zoning, the property could accommodate 44 duplex lots or (88 units). The Future Land Use and Character Map recommends industrial/logistics (IL) to the north and commercial © to the south along Dickinson Avenue with residential in between. High density residential (HDR) is recommended in the area around the rezoning. The requested R6A-RU is part of the HDR character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. The requested zoning is compatible to the existing uses. There are duplexes adjacent to the rezoning to the east and single-family to the south. Multi-family is not allowed under the requested R6A-RU zoning district.

Mr. Mike Barnum, spoke in opposition. He stated that he had concerns about the environmental impacts the rezoning would have on the area and what protective measure should be taken.

Mr. Robinson closed the public meeting.

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.

ORDINANCE RECEIVED FROM BY HAPPY TRAIL FARMS, LLC TO REZONE 10.066 ACRES LOCATED BETWEEN STANTONSBURG ROAD AND THE NORFOLK SOUTHERN RAILROAD AND WEST OF THE SOUTHWEST BYPASS FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO I (INDUSTRY).

Motion made by Mr. Wilson, seconded by Ms. Darden, to continue the item to January 15, 2019. Motion passed unanimously.

Motion to adjourn by Mr. King, seconded by Mr. Maxwell. Motion passed unanimously.

Meeting adjourned at 6:45pm

Respectfully

Chantae Gooby,

Chief Planner