

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

July 16, 2013

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

Ms Shelley Basnight –Chair-*

Mr. Tony Parker - *	Ms. Chris Darden – *
Mr. Hap Maxwell – *	Ms. Ann Bellis – *
Ms. Linda Rich - X	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz –*
Ms. Wanda Harrington-*	Mr. Torico Griffin -*
Dr. Kevin Burton- X	

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

VOTING MEMBERS: Maxwell, Parker, Bellis, Harrington, Smith, Griffin, Schrade, Weitz

PLANNING STAFF: Merrill Flood, Community Development Director, Chantae Gooby, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Smith, seconded by Ms. Bellis, to accept the June 18, 2013 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY CARL DARDEN, AGENT, TO REZONE 0.81 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF STANTONSBURG ROAD AND 500+/- FEET EAST OF THE INTERSECTION OF STANTONSBURG ROAD AND ALLEN ROAD FROM MEDICAL-RESIDENTIAL (MR) TO MEDICAL-OFFICE (MO).APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the northwest quadrant of the city specifically located along Stantonburg Road. The request involves two separate parcels under common ownership. The property currently has a single family residence and a vacant lot. The proposed rezoning classification could generate a net increase of 196 additional trips per day. Under the current zoning (MR), staff would anticipate the site to yield no more than 13 multi-family units (1, 2 and 3 bedrooms). Under the proposed zoning (MO), staff would anticipate the site to yield 7,762 square feet of medical office space. The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) at the northeast corner of the intersection of Stantonburg Road and Allen Road. In staff's opinion, the request is in

compliance with Horizons: Greenville's Community Plan, the Future Land Use Plan Map, and the Medical District Land Use Plan Update.

Chairwoman Basnight opened the public hearing.

Mr. Carl Darden, representative for applicant, spoke in favor of the petition. He stated that the request is in compliance with the Future Land Use Plan.

No one spoke in opposition.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Motion made by Mr. Parker, seconded by Mr. Smith, 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

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING REAR YARD PARKING STANDARDS SPECIFIC TO THE UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY DISTRICT.

Mr. Merrill Flood, Director of Community Development, provided the history of the University Neighborhood Revitalization Initiative (UNRI) Overlay District and its purpose. The group made a recommendation for on street parking and to create standards for rear yard parking. The on street parking was adopted by City Council on June 13, 2103. The committee recommended the following for rear yard parking: rear yard parking being permitted on an approved surface, screened properly and limited to four vehicles per lot with several exemptions to the ordinance. The screening was modified to include screening requirements only if more than one vehicle is parked in the rear. Staff had not had the opportunity to draft the language for the ordinance to encompass the recommendation of the committee since the meeting was during the same time as the Planning and Zoning meeting. Mr. Flood stated that normally the board would table the item and allow staff to develop the amendment but that it is at the discretion of the board.

Mr. Schrade asked if the staff's opinion was to table the item.

Mr. Flood stated that tabling the item would be appropriate.

Mr. Maxwell stated that the ordinance does not clearly state the amount of back yard to be used for parking and who will monitor the screening vegetation. A lot of details in the ordinance are left for interpretation.

Mr. Flood stated that the limiting factor is four vehicles on an approved surface. The zoning ordinance already requires the replacement of vegetation if it dies.

Ms Bellis asked if one car is allowed and another car is added to a residence does the owners automatically have to install a fence.

Mr. Flood stated that a six foot fence can be installed or shrubbery if the vehicles are at the property on a regular use; not just for a guest.

Ms Bellis asked how a guest is defined.

Mr. Flood stated that it would be above the normal use and it would require interpretation of the ordinance and investigation.

Ms Bellis asked if the on street parking is just for residents.

Mr. Flood stated yes and the on street parking has been approved by City Council.

Ms Bellis asked how many on street parking permits per residence.

Mr. Flood stated three parking spaces on site and parking permits are limited to three per dwelling on the street.

Ms Bellis asked if sanitation and rescue have complained about parking on both sides of the street.

Mr. Flood stated that sanitation and rescue were part of the review process and they found that they can provide service with parking on both sides of the street.

Ms Bellis asked how many in the back would be allowed for duplexes.

Mr. Flood stated that duplexes are allowed to have four parking spaces and the current ordinance does not restrict the number of vehicles in the back yard but the new ordinance will have a limit of four vehicles per lot.

Ms Bellis asked about driveways.

Mr. Flood stated that driveways will be used in the computation of available parking area.

Ms Bellis asked the maximum number allowed per lot.

Mr. Flood stated four vehicles per lot.

Mr. Parker asked is the maximum number including the driveway.

Mr. Flood stated four total.

Mr. Parker asked the maximum number of parking for a triplex.

Mr. Flood stated that staff would need to evaluate triplexes.

Mr. Maxwell stated that the approved surfaces should consider run offs to adjoining properties.

Mr. Flood stated that the proper drainage would be covered by the manual standard design and details for residential areas which is addressed by public works.

Mr. Parker asked if the parking for UNRI could set precedence for the rest of the city.

Mr. Flood stated that citizens can make a request to expand a regulation to fit a specific area but the presented recommendations only apply to the overlay district.

Mr. Maxwell asked how the recommendations would affect existing rear yard parking.

Mr. Flood stated that the existing areas will have to conform but they will be given a period of time to bring the area up to compliance.

Mr. Parker asked about enforcement of rear yard parking.

Mr. Flood stated code enforcement and zoning will enforce the ordinance.

Mr. Maxwell asked about the plans to inform the neighborhood about the recommendations.

Mr. Flood stated that a public education campaign would be scheduled after City Council approves the recommendations.

Ms Bellis asked if the rear yard parking enforcement was affiliated with the additional code enforcement officers.

Mr. Flood stated that the Police Department is looking at the area for increased on street parking. Existing Parking Enforcement are working on the committee to determine any additional needs for enforcement of the new requirements.

Ms Bellis asked about the enforcement for Friday and Saturday nights.

Mr. Flood stated that on-street regulations that were adopted by City Council are from 8 am to 5 pm. Issues after 5 pm will be handled through the normal traffic enforcement of the Police Department.

Mr. Parker asked if an owner is having a party every weekend would the attendees be considered guests.

Mr. Flood stated that the attendees would be considered guests just as any normal situation with a party at a home and violations would be enforced by the proper channels.

Mr. Weitz asked what code section the recommendations would be in for the City Code.

Mr. Flood stated the recommendations would be in Title 9 of the Zoning Ordinance.

Mr. Weitz asked did the public provide any comments during the public input meeting.

Mr. Flood stated that approximately thirty people attended and most of the comments centered around on street parking and parking near parks. Only a couple of comments were about parking in the rear yard.

Mr. Weitz asked if there was a written record of the public input meeting.

Mr. Flood stated that Public Works may have a summary of comments but the meeting was not a public hearing.

Mr. Weitz stated that it would be advantageous for the Planning and Zoning Commission to receive a copy.

Mr. Flood stated that there was a summary of comments in the May UNRI meeting that the Commission can receive.

Mr. Weitz asked were the Comprehensive Plans regarding the Historic District considered in the staff report of compliance to the plan.

Mr. Flood stated that staff did consider the Historic District of the Comprehensive Plan. The Historic Preservation Commission is currently doing a rewrite of the design guidelines and has had extensive discussion concerning the recommendations.

Mr. Parker asked if there were any existing rear yard parking regulations for the Historic District.

Mr. Flood stated that the rear yard parking is at the discretion of the HPC and the statement is very general and states that parking should not take away from the quality of the home. The Design Review Committee and the HPC are working closely to review it whenever issues come up.

Mr. Maxwell asked if the HPC had a guideline about the height of fences around the back yard.

Mr. Flood stated yes but in the case of where the two regulations cross then the more restrictive standard will apply; hence, the variation of the screening.

Mr. Weitz asked was the University Neighborhood Plan considered in the consistency.

Mr. Flood stated that the University Neighborhood plan did not speak specifically about parking.

Mr. Weitz stated that the plan does mention drainage impact and a study showed that 1/3 of the residents did experience draining problems. The recommendations will require additional code enforcement and possible additional drainage and run-off problems which will cause a fiscal impact.

Mr. Flood stated that the recommendations have been shared with the City's review agencies.

Chairwoman Basnight asked would Public Works review the plans when an owner wanted to fix their back yard for parking.

Mr. Flood stated yes.

Mr. Parker asked if the ordinance could state that impervious surfaces were unacceptable.

Mr. Flood stated the ordinance creates impervious covering for parking and the UNRI was focusing on not having bare earth parking.

Ms Bellis asked if a permit would be required to fix a back yard for parking.

Mr. Flood stated yes for a driveway; otherwise, a zoning compliance which is a form of a permit would be required.

Mr. Parker asked if the rear yard parking would be part of the driveway permit or part of zoning compliance.

Mr. Flood stated if the owner is not doing any work to the driveway then a zoning compliance would be issued. If they get a driveway permit, the owner would probably be issued both since the regulations are new. Currently there are no standards for rear yard parking so the recommendations give oversight and review.

Mr. Weitz asked if the committee set a front yard limit.

Mr. Flood stated yes and the committee felt that four vehicles per lot on an approved surface was the limiting factor versus stating a percentage.

Mr. Weitz asked if the zoning ordinance defines parking spaces.

Mr. Flood stated that the standards for a parking space are located in the manual standard design details. The space must be able to house the entire vehicle on an approved surface.

Mr. Weitz asked about engineering addressing drainage for the parking.

Mr. Flood stated that when the overlay district was created that other agencies had to sign off and approve that the improvements were made.

Mr. Weitz asked if the Engineering Director was the final authority on the material used for the parking surface.

Mr. Flood stated Subsection G of the recommendations was written so that required improvement materials were utilized for rear yard parking.

Mr. Weitz stated that 9.4.244 of the City's code states that the Director of Engineering could approve what he or she wants concerning parking surfaces.

Mr. Flood stated that Subsection F of the recommendations gives more reliance on the ordinance to ensure approved surfaces are used.

Mr. Weitz stated that the parking regulations and the standards would prohibit the parking surfaces from meeting standards and further studies should take place; otherwise, a lot of variances will be needed.

Mr. Flood stated that parking is a system and had to be looked at in its entirety versus lot per lot. The size of lots in the neighborhood does have limiting factors but the committee decided that regulations for on street and onsite parking were needed due to the limiting factors of the neighborhood.

Mr. Weitz asked if a property had to have four vehicle spaces on their site or get a variance.

Mr. Flood stated no. If the property had four occupants, the property would have to have three onsite parking spaces if the structure met the other standards for four occupants.

Mr. Maxwell asked if the rear yard parking is constructed for four vehicles would the property owner also get 2 on street parking spaces.

Mr. Flood stated yes.

Ms Bellis asked if only four vehicles could be parked on the entire lot.

Mr. Flood stated it can only be a total of four vehicles per lot.

Mr. Parker asked if the recommendations would be brought back to the board as an ordinance.

Mr. Flood stated yes.

Attorney Holec informed the board if they wanted to continue the agenda item that no public hearing was necessary.

Motion made by Mr. Smith, seconded by Ms Harrington, to continue the zoning ordinance text amendment until the next meeting. Motion passed unanimously.

With no further business, motion made by Mr. Smith, seconded by Ms Harrington, to adjourn. Motion passed unanimously. Meeting adjourned at 7:16 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department