

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
December 13, 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. Tim Randall - *
Mr. Godfrey Bell - * Mr. Dave Gordon - *
Mr. Tony Parker - * Ms. Linda Rich - *
Mr. Hap Maxwell - * Ms. Ann Bellis - *
Ms. Shelley Basnight - * Mr. Brian Smith - *
Mr. Doug Schrade - * Mr. Jerry Weitz - *

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

VOTING MEMBERS: Bell, Parker, Maxwell, Basnight, Gordon, Rich, Bellis, Smith

PLANNING STAFF: Merrill Flood, Community Development Director; Chris Padgett, Chief Planner; Valerie Paul, Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Tim Corley, Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Smith, to accept the November 15, 2011 minutes as presented. Motion carried unanimously.

NEW BUSINESS
Text Amendment

Zoning Ordinance Text Amendment - Application submitted by Paradigm, Inc. requesting to modify the city's standards for Family Care Homes.

Chairman Randall noted that a letter had been submitted on behalf of the applicant to table the item until the January meeting.

Mr. Bell made a motion to table the item until their January 2012 meeting, Ms. Rich seconded and the motion passes unanimously.

Text Amendments

Zoning Ordinance Text Amendment modifications to the standards for portable temporary storage units.

Mr. Christopher Padgett provided background information on this request to the Commission. City Council initiated the text amendment at their November 14, 2011, meeting following a presentation from staff on the current standards applicable to portable temporary storage units

and examples of how they are being used as permanent accessory structures on commercial lots. The current standards appear to be effective in residential areas, but the city has been getting complaints about businesses utilizing portable temporary storage units as permanent accessory structures along the city's primary thoroughfares. City Council initiated a text amendment that limits the number of portable temporary storage units that can be used as permanent accessory structures on non-residential lots and prohibits their use as permanent accessory structures in the CD (Downtown Commercial) and CDF (Downtown Commercial Fringe) districts.

Mr. Padgett presented the specific text of the proposed standards as follows:

“Any storage units to be located and used as permanent accessory structures on a nonresidential zoned lot and/or on any lot used for commercial, office, institutional and/or industrial purposes shall meet the minimum requirements applicable to an accessory building and/or structure for the district and use as well as the following:

(a) The number of units that may be located and utilized as permanent accessory structures will be determined by the size of the lot on which the unit(s) is (are) proposed to be located as follows: (i) If the lot is one acre or less in area, then no more than one unit totaling no more than 320 square feet in total floor surface storage area may be utilized as a permanent accessory structure. (ii) If the lot is greater than one acre, but less than three acres in area, then no more than two units totaling no more than 640 square feet in combined total floor surface storage area may be utilized as permanent accessory structures. (iii) If the lot is three acres or greater in area, then no more than three units totaling no more than 960 square feet in combined total floor surface storage area may be utilized as permanent accessory structures.

(b) No storage unit shall be used as a permanent accessory structure in the CD or CDF districts.”

No one spoke in favor of the request.

No one spoke in opposition of the request.

Mr. Bell asked whether existing businesses that use these units as permanent accessory structures would be permitted to keep them.

Mr. Padgett responded that if the units were legally permitted as accessory structures, then they would be legal nonconforming uses and could remain.

Mrs. Bellis asked how many nonconforming situations existed in the city.

Mr. Padgett said that he thought there were two locations that would qualify as nonconforming.

Mr. Parker stated that he wanted to be sure that the number of units is based on a per lot basis, not per business.

Mr. Padgett stated that he was correct.

Mr. Bell made a motion to approve the proposed text 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. Mr. Gordon seconded the motion. Mr. Bell, Mr. Parker, Mr. Maxwell, Ms. Basnight, Ms. Rich, Ms. Bellis, Mr. Smith and Mr. Gordon voted in favor, and the motion carried.

Other

Ms. Bellis noticed that their meeting was not listed on the City Page ad and she brought up her concern regarding proper advertisement of the Planning and Zoning meetings.

Chairman Randall asked that staff make sure that the meetings are properly advertised. He noted that they had changed their meeting date for the present month and that may have had an effect on it.

Attorney Holec acknowledged that the meeting was not listed in the publication that had went out that week, but it would not have any legal impact on the board's ability to conduct the meeting since they had met the notice requirements by posting the meeting on the City's website. He said that Ms. Bellis had requested that the entire agenda be published in the City Page ad and staff was consulting with the City Manager's Office to assess the cost.

Mr. Flood said that a report would be ready for the Commission by the following month.

Mr. Parker asked if it could be placed on the next agenda for discussion.

Attorney Holec answered that it would placed on the next agenda.

Ms. Bellis asked if it would be in the newspaper and online.

Attorney Holec answered that was correct. He said that the agenda is attached to the City's website.

Ms. Bellis said that she was concerned that the people that could be impacted by some of the items that they rule on would not be aware of it if they do not check the website.

Attorney Holec said that staff would look into it and place it on the next agenda.

Chairman Randall said that transparency is important to the entire board and he acknowledged that it can be a difficult task to give notice of the meetings to everyone because there are some people that only check online or only check the paper.

Ms. Bellis said that most people that would come to the meetings read the paper.

Mr. Flood said that staff is investigating a number of ways to get information out to the public; he said that they are looking into mass e-mails and other cost-effective solutions.

Ms. Bellis requested that staff also provide the run rate for advertisements in the newspaper.

With no further business, a motion was made, seconded, and unanimously voted on to adjourn at 6:53 p.m.

Respectfully Submitted,

Merrill Flood, Secretary