

February 17, 2009

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

Mr. Bill Lehman - *	
Mr. Bob Ramey - X	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - X
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Len Tozer - *	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight-*	Mr. Hap Maxwell - *

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

VOTING MEMBERS: Lehman, Gordon, Parker, Baker, Wilson, Tozer, Bell, Basnight, Maxwell

PLANNING STAFF: Harry Hamilton, Chief Planner; Merrill Flood, Director of Community Development; Chantae Gooby, Planner; Andy Thomas, Planner; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Tim Corley, Engineer

MINUTES: Motion was made by Mr. Tozer, seconded by Mr. Gordon, to accept the December 9, 2008 minutes as presented. Motion carried unanimously.

REZONING

Request by Outdoor Properties, II, LLC and DTF, LLC

Ordinance requested by Outdoor Properties, II, LLC and DTF, LLC to rezone 5.395 acres located near the northwest corner of the intersection of Allen Road and Dickinson Avenue Extension from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Ms. Chantae Gooby stated the rezoning was located in the southwest section of the city. She stated the rezoning was part of a larger subdivision that was approved last year that also included the single-family residence to the south. However, the single-family residence is not included in the rezoning. She stated that most of the property surrounding the rezoning is vacant with a few scattered single-family residences. Ms. Gooby identified a cemetery located on the property. She stated there was no multi-family or duplexes in the immediate area. The rezoning could generate a net increase of 2,655 trips per day with about 75% of those being on Allen Road and to the north. Ms. Gooby stated the property is part of a regional focus area location along Dickinson Avenue. Dickinson Avenue Extension is considered a gateway corridor and designed to carry large volumes of traffic. Allen Road is a residential corridor where commercial and office uses should be located in immediate focus areas. The Land Use Plan recommends commercial on both sides of Dickinson Avenue with office and multi-family acting as a transition from the commercial. Most of the property to the north

of Dickinson Avenue has already been rezoned to commercial. Staff would anticipate a total of 40,000+/- square feet of commercial/office space. Ms. Gooby stated in staff's opinion the request is in compliance with the Horizons Plan and the Land Use Plan Map.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Tozer, seconded by Mr. Parker 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 carried unanimously.

TEXT AMENDMENT

Request by Place Properties

Request by Place Properties to amend the sign regulations to allow multi-family development identification wall signs in the CD zoning district.

Mr. Mike Dail, planner, gave the presentation. He gave the current regulations for subdivisions and multi-family identification signs. Two freestanding identification signs are permitted at each entrance of a subdivision or multi-family development. A single side of any such sign shall not exceed 50 square feet and freestanding identification signs shall not exceed 10 feet in height. Mr. Dail stated under the proposed regulations the provisions would be the same for subdivision identification entrances signs. Additionally, wall identification signs would be allowed for multi-family developments in the CD zoning district only. Multi-family developments in the CD zoning district could have either two wall signs, one wall sign and one freestanding sign or two freestanding signs per development. The size and height requirements would remain the same for the subdivision entrance signs. Mr. Dail stated the reasons for the request. Zero lot line development is encouraged and employed in the CD zoning district. Zero lot line multi-family development does not leave sufficient room for traditional freestanding entrance identification signs. Freestanding signs must meet property line setbacks and cannot be placed in the right-of-way. Wall signs would be a viable option for multi-family development in the CD zoning district only because of the commercial nature of the downtown area and the lack of qualified space to erect freestanding signs where zero lot line development is employed.

Mr. Gordon asked if the signs would be flat against the wall as opposed to perpendicular against the wall.

Mr. Dail stated the sign could extend a maximum of 12 inches away from the wall.

Ms. Basnight asked if it could be lit from inside.

Mr. Dail said it could.

Mr. Bell asked if this request was just for Place Properties or for all of the downtown area.

Mr. Dail stated if the ordinance was approved by City Council it would be in effect for all multi-family development in the downtown commercial zoning district only.

Mr. Eric Stoddard spoke in favor of the request on behalf of the applicant. He said there was limited space in front of the building and wanted to place the sign on the building as shown in Option 2 of the packet. He showed an example of the sign to the board. He said the sign would mount flush on the building and not protrude more than 12 inches. He said the sign would be backlit.

Ms. Basnight asked if it had to be backlit.

Mr. Stoddard said any other light may shine on the building into the adjacent windows.

Motion was made by Mr. Gordon, seconded by Mr. Bell 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 carried unanimously.

OTHER

Request by City of Greenville Public Works Department – Engineering Division for a street name change – Bradbury Road to Dunhagen Road

Andy Thomas, planner, stated that Bradbury road is located in the southern part of the city and currently intersects with Evans Street near the Trellis Apartments and goes Eastward becoming Dunhagen Road. He stated the Engineering Division wanted the street name changed to maintain the same street name throughout the development. There are currently 6 development lots that front on Bradbury Road.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Tozer, seconded by Mr. Wilson to approve the request. Motion was made by Mr. Gordon, seconded by Mr. Tozer, to approve based on the finding that there are conditions which tend to confuse the traveling public or the delivery of mail, orders, messages or emergency services. Motion carried unanimously.

Request by Easternrad, LLC to close all of Allen Taylor Court

Tim Corley, engineer, stated the area contained approximately 450 feet of road right-of-way. He said there was an existing street on the right-of-way, however it was never accepted by the City of Greenville, therefore it will not affect the city's maintenance funds. All properties surrounding the road are owned by the requestor, Easternrad, LLC. Upon closing of the street the lots will become non-compliant with the City Ordinances so a final plat will have to be recorded that recombines the parcel. Mr. Corley stated the city has no objections to the request.

Mr. Mike Baldwin spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Bell, seconded by Mr. Tozer to approve the request as recommended.
Motion carried unanimously.

There being no other business, the meeting adjourned at 6:55 p.m.

Respectfully submitted,

Merrill Flood
Secretary