

July 15, 2008

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 - X
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Don Baker - X Mr. James Wilson - X
Mr. Len Tozer - * Mr. Billy Dunn - *
Mr. Godfrey Bell, Sr. - * Ms. Shelley Basnight – X
Mr. Hap Maxwell - *

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

VOTING MEMBERS: Lehman, Parker, Randall, Tozer, Dunn, Bell and Maxwell

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

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

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Tozer, to accept the June 17, 2008 minutes as presented. Motion carried unanimously.

REQUEST BY THE COVENGTON GROUP, LTD.

Ordinance requested by The Covengton Group , Ltd. to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street containing approximately 4.8 acres from a "High Density Residential" category to "Commercial" (Tract 1) and "Office/Institutional/Multi-family" (Tract 2) categories.

Chairman Lehman stated the board had received a letter from Baldwin & Janowski requesting to continue this item until the August meeting. Motion was made by Mr. Tozer, seconded by Mr. Parker, to continue the request. Motion carried unanimously.

REQUEST BY H. E. WHICHARD

Rezoning ordinance requested by H. E. Whichard, Jr. for 1.7012 acres located along the southern right-of-way of Charles Boulevard (Highway 43 south of Branch's Mobile Home Park, and 1,550± feet northwest of Herman Garris Road from RA20 (Residential-Agricultural) to OR (Office-High Density Multi-family)).

Chantae Gooby, Planner, delineated the area on the map. She stated that the property was located in the southeast quadrant of the city, along Highway 43. Ms. Gooby stated that there is currently a mobile home and a single-family residence on the property. Most of the surrounding area is vacant; however Grey Fox Run is currently under development. The rezoning could generate a net increase of 150 trips, with 90% of those trips being towards town. Ms. Gooby stated that Highway 43 was considered a gateway corridor and designed to carry large volumes of traffic. The land use plan recommends office or multi-family along both sides of Highway 43, and the request is for office or multi-family. At the proposed zoning, staff would anticipate the site to yield 20-25 multi-family units. Staff would anticipate the subject property to be developed with the adjacent properties under common ownership. In staff's opinion, the request is in general compliance with the comprehensive plan and the land use plan map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

Motion was made by Mr. Tozer, 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.

DISCUSSION OF ELECTRONIC AGENDA PACKAGES

Merrill Flood, Director of the Community Development Department, announced that over the next few months the Planning office would be moving towards electronic agenda packages. He stated the packets would be accessible over the internet rather than through the mail as a paper packet. Mr. Flood stated there would be a representative from the IT department at the August meeting to guide the members through the process of accessing and viewing the packets. He anticipated the process to be complete by November of this year.

There being no other business, the meeting adjourned at 6:41p.m.

Respectfully submitted,

Merrill Flood
Secretary