

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
July 21, 2015

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

Mr. Tony Parker – Chair *
Mr. Terry King - * Ms. Chris Darden – *
Mr. Doug Schrade - X Ms. Ann Bellis – *
Mr. P.J. Connelly- * Mr. Brian Smith - *
Mr. Dustin Mills - * Ms. Betsy Leech –X
Ms. Margaret Reid - *

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

VOTING MEMBERS: Bellis, King, Smith, Reid, Connelly, Mills, Darden

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II; Merrill Flood, Director of Community Development, and Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Smith, seconded by Mr. King to accept the June 16, 2015 minutes as presented. Motion carried unanimously.

OLD BUSINESS

ELECTION OF OFFICERS

Attorney Holec stated there are two officers elected, the Chair and the Vice-Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Mr. King nominated Tony Parker for Chair. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

Mr. Tony Parker was unanimously elected Chair.

Mr. Smith nominated Mr. Terry King for Vice-Chair. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

Mr. Terry King was unanimously elected Vice-Chair.

NEW BUSINESS
REZONINGS

ORDINANCE REQUESTED BY VENTURE PARTNER I, LLC TO REZONE 0.510 ACRES LOCATED SOUTH OF MELROSE DRIVE BETWEEN BRIGHTON PARK DRIVE AND WEST ARLINGTON BOULEVARD FROM MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO MO (MEDICAL-OFFICE)-APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. It is located in the central section of the City, north of West 5th Street and at the end of Arlington Boulevard. Treybrooke Apartments are to the east. There is multi-family to the north, vacant property to the west. At the corner of West 5th Street and Arlington Boulevard will be the future site of Eastern Area Health Education Center. The adjacent property to the south is under common ownership of the applicant. This rezoning will clean up the zoning lines so that the entire property will have the same zoning. In 1985, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned MR (Medical-Residential). The Land Use Plan recommends office/institutional/multi-family (OIMF) along the northern right-of-way of West Fifth Street and then transitions into high density multi-family to the north. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan, the Future Land Use Plan Map and the Medical District Land Use Plan Update (2007).

Chairman Parker opened the public hearing.

No one spoke in favor or in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Motion made by Mr. King, 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.

OTHER

POTENTIAL SPONSORSHIP OF A REZONING REQUEST FOR CERTAIN PROPERTIES IN THE GENERAL AREA BOUNDED BY READE CIRCLE, DICKINSON AVENUE, THE CSX RAILROAD, AND BONNERS LANE TO BE REZONED TO CD (DOWNTOWN COMMERCIAL) ZONING. - APPROVED

Ms. Chantae Gooby introduced the request. She stated this was a request for the Planning & Zoning Commission to sponsor a potential rezoning request. The area is located downtown, along Dickinson Avenue and covered in the Dickinson Avenue Corridor Study that has approved last year. The request is for Area Two from the Dickinson Avenue Corridor Study. It consists of

three tracts: tract 1 is 11.35 acres, tract 2 is 0.74 acres and tract 3 is .58 acres. These tracts have either CDF (Downtown Commercial Fringe) or IU (Unoffensive Industry) zoning. The majority of the area is already zoned CD (Downtown Commercial), which is the preferred zoning district. This has mainly been accomplished via private rezoning requests from property owners. The Dickinson Avenue Corridor Study describes Area Two as: *Arts District and Transit. North of Dickinson Avenue, near Reade Circle, this sub-area includes the new transit center (the GTAC). Several existing streets in this zone should be also realigned both to improve accessibility/visibility to ECU and the Uptown District – this will better integrate the GTAC into other adjacent areas in the study area including the Imperial Site. This realignment will create larger parcels ideally configured for larger format, mixed-use residential.*

The existing land uses are: tract 1 has a little of everything, tract 2 is vacant, and tract 3 has a couple of businesses. This will tie into the 10th Street Connector. The purpose of the rezoning request is to have the entire Area Two be zoned CD. This zoning district is preferred because it allows for more intensive and complementary uses for the Uptown District with zero-lot line setbacks, mixed use development, no vegetation requirements and less restrictive parking standards. According the FLUP (Future Land Use Plan), this is part of the Downtown Focus Area where commercial is anticipated and recommended. It is in compliance with the Future Land Use Plan, the Dickinson Avenue Corridor Study and the West Greenville Revitalization Plan.

Ms. Bellis stated the request is appropriate but asked about vegetation around the GTAC.

Ms. Gooby stated that the picture shown was conceptual. Vegetation is not required but there will be sidewalks.

Ms. Bellis compared the trees along 5th Street and Evans Street and stated it would make the area attractive.

Ms. Gooby stated those are City trees in the City easement/right-of-way and are esthetically pleasing.

Mr. Flood stated the streetscape is part of the master plan and it will incorporate some trees in the redevelopment activities.

Mr. Smith asked what type of motion is needed.

Attorney Holec stated a simple motion is all that is needed.

Motion made by Mr. Smith, seconded by Ms. Darden to recommend approval of sponsoring the request. Motion passed unanimously.

Ms. Gooby stated the sponsored rezoning request would appear on next month's agenda as a regular rezoning.

INFORMATION ON POTENTIAL FUTURE REZONINGS IN THE UPTOWN AREA

Ms. Gooby stated this was an informational item only and no motion or vote is required. There are other areas that will come up as potential rezonings. One area is along Reade Circle, Dickinson Avenue, 10th Street and Evans Street. This would be to incorporate CD (Downtown Commercial) zoning throughout this area. Another area is along 1st Street which is currently OR (Office-Residential) and to incorporate this area also into the CD (Downtown Commercial) zoning.

Chairman Parker stated that Terry King has been appointed to the Comprehensive Plan Committee.

With no further business, motion made by Mr. Smith seconded by Mr. King, to adjourn. Motion passed unanimously. Meeting adjourned at 6:51 p.m.

Respectfully Submitted,

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