

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES
6:30 PM
December 14, 2017**

The Commission members met in the Council Chambers in the City Hall Complex at 6:30 PM.

MEMBERS PRESENT: Reyburn, Ralph, VanderMark, Cunliffe, Corner and Frye.

MEMBERS ABSENT: None

OTHERS PRESENT: George Bosanic, City Manager
Tim Johnson, MainStreet Planning Company
Cory Smith, Daily News Reporter

The meeting was called to order by Chairperson Ralph at 6:40 P.M.

Commissioner Corner made a motion to approve the amended minutes of the October 26, 2017 meeting as presented. Commissioner Cunliffe supported. Unanimously approved.

Citizen Comments: None.

Unfinished Business: None.

Public Hearings:

Chairperson Ralph opened a public hearing to receive comment on a special use permit for 600 N. Lafayette. Steve Bailey reviewed the proposed application with the commission. Tim Johnson presented his report to the commission. There were no public comments.

Chairperson Ralph closed the public hearing after receiving no comments.

Commissioner Frye MOVED to approve the request by Steve Bailey for a Special Use Permit to operate a vehicle sales business on property located at 600 N. Lafayette Street (PP# 052-750-235-016-70) based on an accurate

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drawing dated December 8, 2017, as the Commission finds compliance with the Special Land Use General Standards as follows:

- a. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed;
- b. Be served adequately by essential public facilities and services such as, but not limited to, highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities;
- c. Not create excessive additional requirements at public cost for public facilities and services;
- d. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, lighting, noise, smoke, fumes, glare, or odors; and
- e. Be consistent with the intent and purposes of the master plan.

The Commission finds compliance with the specific Special Land Use Standards for open Air Businesses as follows:

- (1) Minimum lot area shall be one acre and minimum lot width shall be 200 feet.
- (2) The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water.
- (3) Ingress and egress shall be provided as far as practicable from two intersecting streets and shall be at least 100 feet from an intersection.
- (4) No display area shall be located within the required front yard.

The following conditions are attached to this approval:

The improvements to the property as illustrated on the site plan dated 12-08-17 will be completed by the applicant or their assigns by September 30, 2018:

- a. The existing asphalt on the property shall be replaced in accordance with the requirements of Section 46.258(d) (4) of the Greenville Zoning Ordinance and the new surface striped according to the approved site plan;
- b. A rolled, or standard, six-inch, concrete curb shall be installed around the perimeter of the parking lot as required by Section 46.258 (d) (3) of the Greenville Zoning Ordinance;
- c. These improvements are subject to the approval of the City Engineer.

1. The following improvements to the property as illustrated on the site plan dated 12-08-17 will be completed by the applicant or their assigns by May 31, 2018:

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- a. Install new signs on the building and the face of the existing pole sign;
- b. Install 6 feet long plastic parking blocks 25 feet from the Lafayette Street right of way line to prevent display vehicles from being parked on the existing asphalt;
- c. Replace the plantings within the planting containers along the front of the building;
- d. Remove the existing asphalt within the 25 feet required front setback along Lafayette Street and Charles Street and replace it with grass and plantings as shown on the site plan;
- e. Remove the four existing pole lights along the Lafayette Street frontage and replace with four pole lights that meet the current requirements of 20 feet high maximum with full cut off light fixtures;
- f. Re-construct the existing driveway on Charles Street by reducing the width to 30 feet and installing curbed radii;
- g. Install new sidewalk along Charles Street to replace a portion of the removed driveway;
- h. Relocate the existing dumpster along Clay Street to the location illustrated on the site plan and provide an enclosure in accordance with the requirements of the Greenville Zoning Ordinance;
- i. Remove the plantings within the Charles Street right of way as noted on the site plan;
- j. Install the two landscape islands for the customer parking area as shown on the site plan;
- k. Install a "No Parking" sign on the building to the west of the vehicle entrance on Charles Street as shown on the site plan.
- l. All other improvements illustrated on the site plan but not enumerated above.
 1. The site plan shall be revised to replace the four honey locust trees proposed along Lafayette Street with trees that comply with the requirements of Section 46.257 of the Greenville Zoning Ordinance.
 2. Signs shall comply with the City of Greenville regulations of Article VII, Section 46.259 as amended.
 3. The revised site plan shall be reviewed by the Zoning Administrator and if approved, three copies shall be signed by the Chairperson of the Planning Commission; one copy shall be retained by the Zoning Administrator, one by the Building Official and one provided to the applicant.

Commissioner VanderMark seconded. Unanimously approved.

New Business:

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Presentation of a preliminary site plan for special use Brann's Retail Center, 10990 W. Carson City Road. Kyle Wilson representing Brann's for the special use permit and Tim Johnson reviewed his report. The commission discussed the elements of the site plan with the applicant.

Commissioner Corner made a motion to set a public hearing for January 11, 2018 to receive comment on a request for special use for Brann's Retail Center at 10990 W. Carson City Road. Motion approved with a vote of five ayes (Reyburn, Corner, Ralph, VanderMark, and Cunliffe) and one nay (Frye).

Commissioner Corner resolved to adjourn the meeting at 8:10 p.m.
Commissioner Cunliffe supported. Unanimously approved.

Respectfully submitted,
George Bosanic