

**GREENVILLE PLANNING COMMISSION
REGULAR MEETING MINUTES**

**6:30 PM
March 23, 2023**

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

MEMBERS PRESENT: McFadden, Corner, Popma, Frye, Ralph, and Rash.

MEMBERS ABSENT: Miller, Moss, and VanderMark

OTHERS PRESENT: George Bosanic, City Manager
Heather Feazel, Assistant City Manager
Andy Moore, Williams & Works
Cory Smith, The Daily News
Paul Weisberger, Green Buddha IV, LLC

The meeting was called to order by Chairperson Ralph at 6:30 P.M.

Commissioner Corner made a motion to approve the regular meeting minutes from the March 9, 2023, meeting as presented. Commissioner McFadden seconded. Unanimously approved.

Citizen Comments:

Jill Magnon, 1472 Trail View, asked questions about whether or not the Planning Commission can answer their questions.

ExParte Communications: None

Public Hearings:

1. Chairperson Ralph opened the public hearing at 7:01 p.m. to receive comment on an amendment to the Greenville Zoning Ordinance. The proposed amendment would rezone 115 E. Van Deirse Avenue from the C-2, General Commercial District, to the NLZD, North Lafayette Zoning District.

Paul Weisberger on behalf of the applicant, Green Buddha IV, LLC, presented the proposed application to the Planning Commission.

Andy Moore, City Planner with Williams & Works, presented his report.

Larry Moss, 920 W. Orange Street, opposes although the zone could be changed, but not at this time.

George Bosanic, acting secretary, read into the record comments provided by the following:

- a. Jennifer Williams
- b. Jamie McNinch

Chairperson Ralph closed the public hearing at 7:07 p.m.

Unfinished Business: None

New Business:

2. The Commission discussed recommending to City Council approval of a proposed amendment to the Greenville Zoning, an ordinance to amend the official zoning map of Chapter 46, "Zoning" of the code of ordinances of the City of Greenville to rezone 115 E. Van Deirse Avenue from the C-2, General Commercial District to the NLZD, North Lafayette Zoning District.

Commissioner McFadden made a motion to recommend denial of the application by Green Buddha IV, LLC, to rezone 115 Van Deirse Street from C-2 General Commercial to NLZD North Lafayette Zoning District. The Planning Commission's decision is based on the findings and recommendations of the Williams & Works staff report dated March 17, 2023 which is hereby incorporated by reference. This recommendation of denial is for the following reasons:

(1) The current zoning is consistent with the City's Master Plan and the applicant can reasonably use the property as it is currently zoned.

(2) The Planning Commission was deliberate and intentional about the boundary of the North Lafayette Zoning District, and the applicant has not provided sufficient justification for altering that boundary.

(3) The proposed land divisions as shown on Exhibit C of the application appear to violate Section 46-80 of the Zoning Ordinance.

Commissioner Frye seconded. Unanimously approved.

Reports: None

Training: None

Commissioner Corner made a motion to adjourn the meeting at 7:21 p.m.
Commissioner McFadden seconded. Unanimously approved.

Respectfully submitted,
George Bosanic