

**PLANNING COMMISSION PUBLIC HEARING AND REGULAR MEETING MINUTES
March 11, 2019**

REZONE REQUEST BY CARTER CHICKEN, INC. / JBONE HOLDINGS, LLC.

Chairman Ronnie Graddy recognized City Attorney Richard Hartley who presented a rezone request on behalf of Carter Chicken, Inc. / Jbone Holdings, LLC. Mr. Hartley presented a request to rezone their property, located at 909 Fort Dale Road, from R3 High-Density (Multi-Family) Residential to C3 Highway Commercial District.

With no public input, the public hearing adjourned at 5:08 p.m.

The Greenville Planning Commission held a public hearing and its regular monthly meeting on Monday, March 11, 2019, at 5:08 p.m. in the Council Chamber at City Hall. Chairman Graddy asked Recording Secretary Christy Bozeman to call the roll. The following members were recorded present: Chairman Ronnie Graddy, Vice-Chairman/Councilmember Tommy Ryan, Mr. Richard Branum, Reverend Leander Robinson, Mrs. Dee Blackmon, Mr. Howard Meadows, Mr. Steve Bush, and Mr. Eddie Cook. Mr. Freddie Daughtry was recorded as absent. City Attorney Richard Hartley was in attendance.

APPROVAL OF MINUTES:

Chairman Graddy advised each member had received a draft of the January 7, 2019 Regular and Organizational Meeting Minutes and asked if there were any additions, deletions, or corrections to be made to the minutes. **Mr. Branum moved to accept the minutes as presented.** Reverend Robinson **seconded** the motion. Chairman Graddy announced the **motion carried** with a unanimous vote of the Commission.

BUILDING OFFICIAL'S REPORT:

Building Official John Haire reported that Camellia City Collision Center on the Greenville Bypass has poured their slab for their new building. The Covenant Warriors Christian Center on East Fields Street is nearing completion of their new sanctuary. Greenville Mini Storage will soon pour the slab for their expansion. No residential housing permits were issued for the month of February.

NEW BUSINESS:

**GREENVILLE MINI STORAGE
DEVELOPMENT PLAN**

Chairman Graddy recognized Mr. Scott Huff who presented a development plan for his business. Mr. Huff is requesting to enlarge his mini storage facilities with a 12,500 sf. expansion of additional storage units. He explained that half of the units will be climate controlled and the others will be regular. **Mr. Bush made a motion to accept the development plan request as presented.** Vice-Chairman Ryan **seconded** the motion. **Chairman Graddy abstained.**

Vice-Chairman Ryan announced the **motion carried** with a unanimous vote of the Commission.

CARTER CHICKEN, INC. /JBONE HOLDINGS, LLC
REZONE

Chairman Graddy recognized City Attorney Richard Hartley who presented a rezone request on behalf of Carter Chicken, Inc. / Jbone Holdings, LLC. Mr. Hartley presented a request to rezone their property, located at 909 Fort Dale Road, from R3 High-Density (Multi-Family) Residential to C3 Highway Commercial District. Mr. Hartley explained that the rezone is needed in order for proposed Zaxby's Restaurant development. He further explained that the property is beside C3 zoned property and if approved this would not be considered "spot zoning". **Mr. Branum moved to accept the rezone request as presented and send to City Council with Planning Commission approval.** Mr. Cook **seconded** the motion. Chairman Graddy announced the **motion carried** with a unanimous vote of the Commission.

CARTER CHICKEN, INC. /JBONE HOLDINGS, LLC
SUBDIVISION OF PROPERTY

Chairman Graddy recognized City Attorney Richard Hartley who presented a subdivision of property request on behalf of Carter Chicken, Inc. / Jbone Holdings, LLC. Mr. Hartley presented the Commission a plat illustration of two proposed lots located at 909 Fort Dale Road. The proposed two lots incorporate the future vacation of a portion of Executive Drive and the relocation of Executive Drive to the Manningham and Fort Dale Road traffic light. **Mr. Bush moved to accept the subdivision of Property request as presented contingent upon the vacation of Executive Drive.** Vice-Chairman and Councilmember Tommy Ryan **seconded** the motion. Chairman Graddy announced the **motion carried** with a unanimous vote of the Commission. *Plat illustration appears at the end of the minutes.

OTHER BUSINESS:

ADJOURNMENT:

With no further business coming before the Planning Commission, the meeting was duly adjourned at 5:37 p.m.

Ronnie Graddy, Chairman

CARTER CHICKEN, INC./JBONE HOLDINGS, LLC SUBDIVISION OF PROPERTY

