

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
September 20, 2016

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

Mr. Terry King –Chair *
Mr. Dustin Mills - * Ms. Chris Darden – *
Mr. Doug Schrade – * Ms. Ann Bellis – *
Ms. Margaret Reid - * Mr. John Collins - *
Ms. Betsy Leech –* Mr. Les Robinson - *
Mr. Anthony Herring – * Mr. Michael Overton - *

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

VOTING MEMBERS: Mills, Schrade, Darden, Bellis, Reid, Collins, Leech, Herring

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II; Michael Dail, Lead Planner and Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development and Scott Godefroy, City Engineer

MINUTES: Motion made by Mr. Mills, seconded by Ms. Leech, to accept the August 16, 2016 minutes as presented. Motion passed unanimously.

NEW BUSINESS

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE 16.790 ACRES LOCATED NEAR THE SOUTHWESTERN CORNER OF THE INTERSECTION OF ALLEN ROAD AND LANDFILL ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) TO MCH (MEDICAL-HEAVY COMMERCIAL) – APPROVED

Ms. Gooby delineated the property. It is located in the western section of the city at the southwestern corner of the intersection of Allen Road and Landfill Road. It is adjacent to the Pitt County Landfill. There is a neighborhood activity center, formerly called a focus area, in this area. These centers are intended to contain 20,000-40,000 square feet of conditioned floor space and serve a one-mile area. The property is not impacted by any known environmental constraints. Currently, there is a single-family home on the property. There are scattered single-family homes in the area and large vacant tracts. The property is currently zoned for single-family and was zoned as such when the property was incorporated into the City's jurisdiction in 2001. Under the current zoning, the property could accommodate 55-60 single-family lots. Under the proposed zoning, the property could accommodate 103,000-105,000 square feet of mini-storage space. Since a traffic analysis indicates a reduction in traffic, a traffic report was not prepared. The Future Land Use and Character Map recommends commercial (C) at the intersection of Allen Road and Landfill Road transitioning to industrial/logistics (IL). Also, potential conservation/open space (PCOS) is shown as a buffer to the landfill. This property is in a transition area of commercial and industrial/logistics and in this instance, both land use

character types list commercial as a primary and secondary use, respectively. The property is adjacent to similar zoning. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map

Chairman King opened the public hearing.

Mike Baldwin, representative of the applicant, spoke in favor and stated this rezoning is a follow-up to the Future Land Use Plan Map amendment made a few months ago. Mr. Woody Whichard, the property owner, has personally informed the adjoining property owners of his plan. Allen Road is now on the Transportation Improvement Plan for a widening project.

No one spoke in opposition.

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

No board comments made.

Motion made by Ms. Bellis, seconded by Mr. Collins, 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.

ORDINANCE REQUESTED BY HARDEE FAMILY HOLDINGS, LLC TO REZONE 7.406 ACRES LOCATED AT THE INTERSECTION OF ALLEN ROAD AND WOODRIDGE PARK ROAD FROM OR (OFFICE-RESIDENTIAL) AND IU (UNOFFENSIVE INDUSTRY) TO CH (HEAVY COMMERCIAL) – APPROVED

Ms. Gooby delineated the property. It is located in the western section of the city along Allen Road at the intersection of Woodridge Park Road. The request is divided into two tracts and the request is for CH (Heavy Commercial). There is a neighborhood activity center at this intersection, which is intended to contain 20,000-40,000 conditioned floor space and serve a one-mile area. The property is impacted by the 100-year floodplain and floodway associated with Green Mill Run. Since the property is already developed, storm water requirements were met at the time of development. There are a variety of uses in this area: office, commercial, industrial and residential. This request will allow the property owner more flexibility in leasing units. No increase in traffic is anticipated. The Future Land Use and Character Map recommends industrial/logistics (IL) along Allen Road between the commercial (C) at the intersection of Allen Road and Landfill Road and the residential to the south. Commercial uses are permissible in the industrial/logistics (IL) character type. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Chairman King opened the public hearing.

Mike Baldwin, representative of the applicant, spoke in favor of the request. He stated this property is impacted by the limited amount of potential tenants. There are many vacant units available. There is no intent to change the buildings and/or parking. The applicant owns most the property in this vicinity. Cobblestone Townhomes are buffered by OR zoning.

No one spoke in opposition.

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

No board comments made.

Motion made by Mr. Mills, seconded by Mr. Schrade, 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.

PRELIMINARY PLATS

REQUEST BY SPRINGSHIRE RETIREMENT, LLC FOR A PRELIMINARY PLAT ENTITLED, "SPRINGSHIRE RETIREMENT COMMUNITY", LOCATED NORTH OF THE INTERSECTION OF NC HIGHWAY 43 AND ROCK SPRINGS ROAD. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL NUMBERS 74363, 76169, AND 07280. THE PROPOSED PLAT CONSISTS OF 1 LOT TOTALING 127.06 ACRES.

Mr. Michael Dail presented the staff report. He delineated the property on a map. It is located north of Rock Spring Road and west of the MLK 264 Bypass in the northeast quadrant of the City. The primary focus for the consideration for this plat is the layout of the proposed public streets and utilities. The applicant desires to develop a retirement community, on one tract consisting of 127 acres, that will consist of single-family independent living homes developed under the multi-family standards and a larger traditional multi-unit residential complex. This development will be similar to the Cypress Glenn Retirement Community. This request shows interconnectivity being accomplished by street stubs to the western and eastern properties. It is zoned OR (office residential) and RA20 (residential agricultural). The rear portion of the property is in the flood plain and flood way but this area will not be developed. The property is located in the watershed protection area. The purpose of this area is to protect and manage surface water supply for water sheds. Development in this area is subject to special regulations. Only 24% of the property can be built on or can be impervious surface. The applicant's proposed impervious area is only 17.64 acres or 13% that is below the maximum standard. The applicant will be required to submit a site plan that will contain the homes and building footprints prior to development. This will need to be approved by Staff before development. Notices were mailed to adjoining property owners on September 9, 2016. The request was advertised in the Daily Reflector on September 5, 2016 and September 12, 2016.

Mr. Mills asked where there be any traffic safety measures for ingress/egress where the property accesses the main road, Hwy 43.

Mr. Dail stated no and that it is directly across from Rock Spring Road.

Chairman King opened the public hearing.

Mr. Jim Walker, representative for the applicant, spoke in favor of the request. He stated the project initially started back in 2007 but was suspended due to the economy. The annexation of the property was approved and now they seek approval of the preliminary plat. The 127 acres of property fronts Hwy 43 and backs to the Tar River. The development will have 49 individual homes, 180 independent living units and a health care wing with 60 units totaling 289 units. The development at full build out will only have 13% of impervious area. A traffic impact study was done and there will be no traffic impact. There will be access on to Hwy 43 straight across, left and right for any future development. There will be 80 feet of right of way available and not developed.

Ms. Bellis asked if the front area along Hwy 43 is to be developed.

Mr. Walker stated that Springshire only owns the street right a way to the back area.

No one spoke in opposition.

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

No discussion was made.

Motion made by Mr. Schrade, seconded by Ms. Darden, to approve the preliminary plat request. Motion passed unanimously.

OTHER ITEMS OF BUSINESS

PETITION TO CLOSE COLLEGE VIEW DRIVE

Mr. Scott Godefroy, City Engineer, presented the staff report. The City received a petition from College View of Greenville, LLC requesting the closure of College View Drive from East Tenth Street to the northern terminus. The petitioner is the owner of all the property adjoining the street section requesting to be closed. College View of Greenville, LLC will redevelop the property along College View Drive. City staff and the Greenville Utilities Commission (GUC) reviewed the petition. GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way. Budgeted funds for the maintenance of this street will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street sections. The Staff recommendation is to recommend approval to City Council of the closure of College View Drive from East Tenth Street to the northern terminus.

Ms. Bellis asked if they adjacent sidewalk and parking lot will be closed.

Mr. Godefroy stated yes but it is not part of the City right-of-way.

Ms. Bellis asked what would happen with the 10th Street widening project and will the developer have that in mind.

Mr. Godefroy stated he did not know but it would be considered when the developer submits a site plan. The abandonment has nothing to do with NCDOT right-of-way of 10th Street.

Mr. Collins asked when the street would be closed.

Mr. Godefroy stated when it is approved by City Council and removed from the Powell Bill. Then it will no longer be maintained by or responsibility of the City.

Ms. Leech asked how many houses or citizens are affected.

Mr. Godefroy stated he did not know. He stated the properties are rentals.

Mr. Jim Walker, representative of the applicant, spoke in favor of the request. He stated that much of the properties were built in the fifties and now have mold, lead paint and asbestos. They considered redevelopment but it is not feasible. All the people are being moved. A few people are left. He stated that NCDOT has not finalized their 10th Street widening plans. The developer is aware of the widening and will work with NCDOT. Only one driveway entrance is anticipated unless the City requests an additional. They anticipate three buildings with competitive amenities of standard housing and one parking space per bed.

Ms. Reid asked for clarity on all the structures being removed, the street is to be closed and to rebuild the area completely.

Mr. Walker stated yes. It will be a new development, new layout and new driveway access.

Ms. Bellis asked what the expected occupancy is.

Mr. Walker stated it will be dictated by available parking spaces and should be around 300.

Ms. Bellis asked if it was a high rise.

Mr. Walker stated it will units of 2-3 beds and three stories but no confirmed plans yet.

No one spoke in opposition.

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

No discussion was made.

Motion made by Mr. Collins, seconded by Mr. Schrade, to recommend approval of the petition to City Council to close College View Drive. Motion passed unanimously.

Ms. Bellis asked staff what is the percentage of plats being continued and why.

Mr. Dail stated he could not speak to the percentage but they are frequent. The reason why is because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. They are routed to about 10 agencies for review of technical requirements. They are returned with comments and then given back to the surveyor. The surveyor then needs to make the corrections. Significant issues can cause postponement. Once the corrections are made they are brought back to the City and they are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider. The continued preliminary plat on the agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at tonight's meeting. Staff and agencies are spread thin and have other responsibilities besides just reviewing preliminary plats. Twenty days is just not enough time for review by all agencies and to work out all technical issues.

Ms. Bellis asked what he recommended for a time frame.

Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

Ms. Bellis asked Attorney Holec what would need to be done legally.

Attorney Holec stated at an amendment could be done to the subdivision ordinance. He stated that the Commission has the ability to initiate an amendment. He suggested directing Staff to first consider it as a discussion item at the next meeting.

Motion made by Ms. Bellis, seconded by Ms. Leech, to direct Staff to initiate a discussion item on extending the time frame for preliminary plat review. Motion passed unanimously.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department