

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
February 21, 2017

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. Doug Schrade – X Ms. Chris Darden – X
Mr. Les Robinson – * Ms. Ann Bellis – *
Ms. Margaret Reid - * Mr. John Collins - *
Ms. Betsy Leech –* Mr. Anthony Herring – *
Mr. Michael Overton - * Mr. Ken Wilson - *
Mr. Hap Maxwell - *

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

VOTING MEMBERS: Collins, Bellis, Robinson, Leech, Overton, Maxwell, Herring, Reid (items 2 & 3), Wilson (item 1 only)

PLANNING STAFF: Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Ms. Leech, seconded by Mr. Robinson, to accept the January 17, 2017 minutes as presented. Motion passed unanimously.

Chairman King stated the applicant for item number 4 on the agenda, ordinance amendment of the Future Land Use and Character Map by Happy Trail Farms, LLC and Jack Jones Allen, has requested to continue their application until the March 2017 meeting.

Motion made by Mr. Overton, seconded by Ms. Leech, to continue item 4 the FLUM ordinance amendment. Motion passed unanimously.

Ms. Gooby stated that both Mr. Hap Maxwell and Ken Wilson have completed orientation.

NEW BUSINESS
REZONING

ORDINANCE REQUESTED BY HAPPY TRAIL FARMS, LLC TO REZONE 2.903 ACRES LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF ALLEN ROAD AND 1,100+/- FEET SOUTH OF 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 along Allen Road and adjacent to the Pitt County Landfill. There is a neighborhood activity center in this area, which are intended to contain 20,000-40,000 square feet of commercial conditioned floor space and serve a one-mile area. There are scattered single-family homes in the area and large vacant tracts. The property is currently zoned for single-family. Under the current zoning, the property could accommodate 8-10 single-family lots. Under the proposed zoning, the property could accommodate 23,000+/- square feet of mini-storage space. Since a traffic analysis indicates a decrease 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). Both land use character types allow commercial uses. 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.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Ms. Leech, 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 HAPPY TRAIL FARMS, LLC TO REZONE 2.903 ACRES LOCATED ALONG THE WESTERN RIGHT-OF-WAY OF ALLEN ROAD AND 1,100+/- FEET SOUTH OF LANDFILL ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) TO MCH (MEDICAL-HEAVY COMMERCIAL) – APPROVED

Ms. Gooby delineated the property. It is located in the eastern section of the city along Charles Boulevard and adjacent to Grace Church. The property is directly across from Tara Condos. Currently, the property is farmed and there is one single-family residence. The property is currently zoned residential-agricultural. This rezoning could result in a net increase of 1,600 trips per day. Any measures to mitigate traffic will be determined when preliminary plats and site plans are submitted. This is the anticipated density under the current zoning and proposed zoning.

TRACTS	CURRENT ZONING	PROPOSED ZONING
1 – R6	90-100 single-family lots	310-325 multi-family units
2 – R6S	35-40 single-family lots	60-65 single-family lots
3 – R9S	50-55 single-family lots	58-63 single-family lots
4 – R15S	67-78 single-family lots	47-52 single-family lots
5 - O	27-32 single-family lots	60K sq. ft. office space

The Future Land Use and Character Map recommends commercial (C) at the intersection of Charles Boulevard and Fire Tower Road transitioning to office/institutional (OI) then traditional neighborhood medium-high density (TNMH). The zoning districts associated with the TNMH character are R6, R6A and R6S. Tracts 1 and 2 (R6 and R6S) are considered in compliance and Tracts 3, 4 and 5 (R9S, R15S and O) are considered in general compliance. There is similar zoning adjacent to this rezoning. The R15S and R9S districts are lower density zoning districts that what is recommended on the FLUC map. 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.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. The residents of Tucker Estates have worked with the applicants. He distributed letters of support from Tucker Estates Subdivision and Grace Church, which are in favor of this request. This request is a model of transitional zoning. Tracts 3 and 4 are lower density than the FLUC map recommendation. Tract 5 is requested for office, which is a continuation of the office development along Charles Boulevard. There are restaurants, pharmacies and other amenities in this area that are conducive to this request. The applicants have met with DOT staff and the City concerning stormwater.

Ms. Leech asked about traffic for interconnectivity.

Mr. Baldwin explained there will an outlet for traffic on Fire Tower Road west of Meeting Place Subdivision. There are future plans for a traffic light at Charles Boulevard and Hyde Drive.

Mr. Christian Porter, on behalf of Tucker Estates Subdivision, spoke in favor. There have been meetings with the owners and developers concerning the future land use of the property. There have been three neighborhood meetings. There was full support of this request of those that attended the meetings.

Mr. Ernest Bell, property owner in Tara Condos and serves on the Homeowners Association, spoke in opposition. He stated he is opposed due to traffic increase on Charles Boulevard, which is already congested. Tract 1 will greatly reduce value of the properties across the street.

Mr. Ben Bankard, property owner of Tara Condos and serves as President of the Homeowners Association of Tara Condos, spoke in opposition. He opposed to the request because of the high density multi-family and the increase in traffic. There is already difficulty making left-hand turns on Charles Boulevard. He asked if there had been a traffic study.

Mr. Baldwin, spoke in rebuttal, stated Tara Condos has same density as requested R6 zoning as Tract 1.

Mr. Bankard, spoke in rebuttal, stated that Tara Condos only has 154 units but 325 units are anticipated for Tract 1. This request will result in more people and more cars.

Chairman King closed the public hearing.

Mr. Rik DiCesare, City Traffic Engineer, stated there was an exhaustive study on traffic. Mr. Baldwin worked with the City and DOT to map out inter-connectivity. The peak traffic on Charles Boulevard is 4-6 PM. It is anticipated that 60% of the trips from this project will head north and 40% head south. Charles Boulevard is a DOT-maintained thoroughfare. The request will result in an overall 4% increase in traffic.

Ms. Bellis asked about traffic during the road widening project on Fire Tower Rd.

Mr. DiCesare stated that the traffic can be managed. There are no planned traffic lights for this project.

Motion made by Mr. Overton, seconded by Mr. Robinson, 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. In favor: Herring, Reid, Bellis, Collins, Robinson, Leech, and Overton. Opposed: Maxwell. Motion carried.

ORDINANCE REQUESTED BY WGB PROPERTIES, INCORPORATED TO REZONE 7.87 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF CLIFTON STREET FROM CG (GENERAL COMMERCIAL) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – DENIED

Ms. Gooby delineated the property. It is located in the central section of the city near the intersection of Evans Street and Arlington Boulevard. There is a city greenway that bisects the property. This property is impacted by the floodway and 100 and 500-year floodplains associated with Green Mill Run. There are a variety of uses in this area. The property is adjacent to Cypress Creek Townhomes and ECU property. Since a traffic analysis indicates this rezoning could generate a decrease of traffic, a traffic report was not prepared. This property has been zoned CG since 1969. Under the current zoning, staff would anticipate 50,000 square feet of commercial space. Under the proposed zoning, staff would anticipate 100-110 multi-family units. The Future Land Use and Character Map recommends commercial (C) at the intersection of Evans Street and Arlington Boulevard transitioning to office/institutional (OI). The property is adjacent to OR-zoned property. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan, the Future Land Use and Character Plan Map.

Ms. Leech stated she is familiar with this property and knows it has two separate elevations, which floods. She asked how anyone could develop the site and access to the property.

Ms. Gooby referred the question about development to the applicant. Access to the property will be from Clifton Street.

Ms. Leech stated that any additional traffic on Clifton Street is very close to the busy Arlington Boulevard/Evans Street intersection.

Ms. Bellis asked about access from one side of the property to the other side due to the greenway.

Ms. Gooby stated the greenway bisects the property from east to west. The northern portion is lower in topography and it is possible that that portion is not developable.

Mr. Maxwell asked if the City Engineer could speak to runoff and stormwater.

Ms. Cathy Meyer, Civil Engineer with the City of Greenville, stated that Green Mill Run is under a watershed study. A memorandum, issued today by City Engineer Scott Godefroy, stated that a 25-year watershed detention is needed. That means there will be no increase in volume of water. Extra steps are being put in place because problems already exist.

Chairman King opened the public hearing.

Mr. Darsen Sowers, representative of the applicant, spoke in favor of the request. The property for the greenway was taken through eminent domain. They would like to develop the buildable section (southern) of the property and work with the City regarding the stormwater/retention area by making it some type of water feature. He has met with some of the neighbors regarding the request. WGB Properties wants to work with the neighbors. The best use would be for housing. They take good care of their properties. They would like to do a project similar to The Berkley or market rate housing.

Mr. Herring asked about the concerns of the neighborhood.

Mr. Sowers stated traffic making a left turn onto Evans Street from Clifton Street and accidents. He suggested a stop light would create safety.

Mr. Maxwell stated that a traffic light so close to a major intersections is not allowed.

Mr. Sowers stated that the new NCDOT standard is 1,500 feet, which is shorter than the older standard. It is City Council's job to eliminate those obstacles.

Mr. Steve Janowski, Engineer with Rivers and Associates, representative of the applicant, spoke in favor. The current zoning is General Commercial which can have over 3,000 vehicles per day. The request is for Office/Residential which would be an improvement with 800 vehicles or less per day. Some of the land is not developable. They would mitigate stormwater appropriately.

Mr. Maxwell asked about the difference in traffic with commercial versus residential.

Mr. Janowski stated there is a manual with calculations to formulate averages based on acreage and use to determine peak/non-peak hours. This helps to estimate traffic patterns for mitigation.

Mr. Robinson asked for examples of current zoning.

Mr. Janowski stated examples of uses for commercial zoning: municipal/state government buildings, federal buildings, liquor stores, agricultural, parks, circus, carnival, fair, professional/business offices, bank, dental/medical offices, funeral homes, barber/beauty shops, jewelry stores, retail, grocery stores and more.

Ms. Bellis asked if developing townhomes was considered.

Mr. Janowski stated that it is not feasible due to development cost.

Ms. Bellis asked if anyone looked into vacancy rates of apartments in Greenville.

Mr. Janowski stated no.

Mr. Sowers stated there is no control over demand but they can design to cater to a certain demographic. They have no plans to develop right now.

Ms. Barbara Dunlap, 14 Palmetto Place, spoke in opposition, on behalf of herself and three other residents (Barbara Jackson, Tyree Walker, and Robert Carroll). More development in this area means more traffic, accidents, water run-off and flooding. Retail development will increase the value of their homes and apartments would decrease the value. She wants the zoning to remain the same.

Ms. Libby Nelson, Cypress Creek Townhomes owner, spoke in opposition. She stated not to cut the trees but instead to keep people healthy and build a yogurt/juice bar.

Ms. Diane Wade, 13 Palmetto Place, spoke in opposition. She stated that WGB Properties speak to intent but there is no guarantee what will be there. Water run-off is a big problem. She suggested a continuance or to table the request so that the owner can have more discussion with the neighboring residents.

Mr. Collins asked what she thought about commercial zoning being a higher traffic generator.

Ms. Wade stated she doesn't believe it and it doesn't seem plausible on 4 acres. Multi-family would create more traffic. Clifton Street is a cut through from Arlington Boulevard to Evans Street.

Ms. Mollye Otis, 10 Palmetto Place, spoke in opposition. She stated the only benefit to the request is to the developer. The greenway is not close to anything. There would be too much traffic on Clifton Street and even worse to exit onto Arlington Boulevard or Evans Street. All surrounding properties already drain their run-off into the watershed, which is polluted. The Horizons Plan speaks to preserving the character of a neighborhood.

Ms. Ariane Peralta, assistant professor of Biology at ECU, spoke in opposition. She studies how land use impacts water quality and stormwater. Development at this property would exacerbate flooding in the area and add flooding both up/down stream. Flooding impacts nutrient levels.

Mr. Collins asked for the difference of developing as residential versus commercial.

Ms. Peralta stated the need to build a green infrastructure.

Mr. Herring asked about run-off.

Ms. Peralta stated that currently the water is filtered by the soil. If developed, there is no way to capture the water and treat it before it goes into the river.

Ms. Leech asked if the bluff was helping the area.

Ms. Peralta stated yes. It is doing a service by treating the water and having a place for it to go.

Ms. Ann Maxwell spoke in opposition. She doesn't want to see the trees cut because it will impact the area, the water, and flooding. Evans Street already floods. The 25-year pond will not be able to mitigate fully. Traffic, safety and environmental issues are already a concern in this area. The possible use of multi-family has no guarantee.

Ms. Ruth Leggett, spoke in opposition, she is opposed because of flooding and traffic.

Ms. Ann Harrington, spoke in opposition, she is opposed to cutting the trees and potential environmental damage.

Mr. Darsen Sowers, spoke in favor in rebuttal, he stated they have no plan to build a 400 bed development on this property. They want to preserve trees and take into consideration the adjoining neighborhood. They will not build in the flood plain. Any development will have green infrastructure.

Mr. Collins asked if the applicant could accomplish anything if the request was tabled.

Mr. Sowers stated that not everyone is opposed. If they sold the property, which they won't, the new owner would possibly not be as kind. There are a self-sustained business for the wealth and benefit of the City. The application needs to go to City Council. He would consider waiting on that until he can meet with the residents.

Ms. Barbara Dunlap, spoke in opposition in rebuttal, she stated that currently half of Clifton Street is office/retail space, which has minimal traffic. The proper use of the land would be to continue the same types of retail. There is only 4 acres to build on which means the building would have to go vertical and have a large number of beds in order to cover development costs. If there is no plan for the property, then there is no reason to rezone it now.

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

Mr. Collins asked about a letter the Commission received from Ken McGee regarding a heliport.

Ms. Gooby stated that Mr. McGee owns McGee CADD at the corner of Evans Street and Clifton Street and has a heliport on his property

Mr. Maxwell stated that no mitigation will reduce water run-off due to the elevation difference.

Ms. Leech stated this is a sensitive area that floods often and adding development will complicate it.

Mr. Overton stated the trees could be cut at any time by the owner. The current commercial zoning would need to be mitigated and trees could be removed. He is concerned with the traffic problems.

Mr. Collins referenced Mr. McGee's letter where it is stated that heliports are not compatible with the adjacent residential high density multi-family zoning. He asked if Staff could confirm.

Ms. Gooby stated the letter provides the FAA identifier for the helipad, which are regulated by the FAA. Staff has no further information.

Motion made by Mr. Maxwell, seconded by Mr. Collins, to recommend denial of the proposed amendment to advise that it is inconsistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. In favor: Maxwell, Collins, Leech, Bellis, and Reid. Oppose: Herring, Robinson, and Overton. Motion carried.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Robinson. Motion passed unanimously. Meeting adjourned at 8:33 p.m.

Respectfully Submitted,

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