

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

October 17, 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 –* Mr. John Collins - *
Ms. Margaret Reid - X Mr. Hap Maxwell - *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - X Mr. William Bell - *

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

VOTING MEMBERS: Robinson, Collins, Maxwell, Leech, Wilson, Bell

PLANNING STAFF: Mike Dail, Lead Planner & Domini Cunningham, Acting Secretary

OTHERS PRESENT: Dave Holec, City Attorney; Cathy Meyer, Civil Engineer II; Scott Godefroy, City Engineer; Rik DiCesare, Traffic Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Robinson, seconded by Ms. Leech, to accept the September 19, 2017 minutes as presented. Motion passed unanimously.

Chairman King recognized City Attorney Dave Holec for his years of service and congratulated him on his retirement.

NEW BUSINESS
REZONINGS

ORDINANCE REQUESTED BY DR. LEWIS STEPHEN REDD TO REZONE A TOTAL OF 12.027 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF STANTONSBURG ROAD AND ALLEN ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY) TO MCH (MEDICAL-HEAVY COMMERCIAL) FOR 5.540 ACRES AND MCG (MEDICAL-GENERAL COMMERCIAL) FOR 6.487 ACRES – APPROVED

Mr. Dail delineated the property. It is located south of Stantonsburg Road and west of Allen Road. Tract 1 is requested for MCH (Medical-Heavy Commercial) for 5.5 acres and Tract 2 is requested for MCG (Medical-General Commercial) for 6.4 acres. The subject property contains 2 single-family residences and the balance of the property is agricultural. It is anticipated this request could generate an increase of over 8,500 total trips per day on to both streets. Under the requested zoning

for Tract 1, it could accommodate a convenience store with gasoline sales, a fast-food restaurant and a hotel. Under the requested zoning for Tract 2, it could accommodate a mix of retail, fast-food and/or conventional restaurants. Allen Road is scheduled for widening between Stantonsburg Road and Allen Road. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The Future Land Use and Character Plan Map recommends mixed use, high intensity (MUHI) at the southwestern corner of the intersection of Stantonsburg Road and Allen Road. There is a special area plan within Horizons 2026: Greenville's Community Plan for the Medical District. Within this plan, there are 3 specific intentions: maintain the primacy of the Medical District, provide additional amenities for visitors and employees and encourage the development of mixed-use centers. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request has immediate access to 2 major thoroughfares. Since the property is currently used for residential, rezoning to commercial will result in an increase in traffic. Water and sanitary sewer are available.

Mr. Robinson asked why is the request is divided into 2 separate tracts.

Mr. Baldwin stated that hotels and convenience stores with gasoline sales are allowed in MCH not in MCG.

Mr. Robinson stated that the purpose of the MCH zoning is for the motoring public.

No one spoke in opposition.

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

Motion made by Mr. Bell, 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. Motion passed unanimously.

ORDINANCE REQUESTED BY FMM PROPERTIES, LLC TO REZONE A TOTAL OF 58.875 ACRES LOCATED NORTH OF THE INTERSECTION OF NC HIGHWAY 43 AND B'S BARBEQUE ROAD FROM MRS (MEDICAL-RESIDENTIAL-SINGLE-FAMILY), RA20 (RESIDENTIAL-AGRICULTURAL) AND OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO MO (MEDICAL-OFFICE) FOR 15.570 ACRES AND TO MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR 43.305 ACRES – APPROVED

Mr. Dail delineated the property. It is located north of West 5th Street (NC Highway 43) near its intersection with B's Barbecue Road. Tract 1 is requested for MO (Medical-Office) for 15 acres and Tract 2 is requested for MR (Medical-Residential) for 43 acres. The subject property contains 2 single-family residences and the balance of the property is vacant and agricultural. It is anticipated this request could generate an increase of over 4,000 trips per day. Under the requested zoning for Tract 1, it could accommodate 120,000-134,000 square feet of medical office. Under the requested zoning for Tract 2, it could accommodate 600-680 multi-family units. A traffic impact analysis will be required prior to development and will be reviewed by the City and DOT. The subject property is impacted by the floodway and floodplain of Harris Mill Run and the Tar River. The Future Land Use and Character Plan Map recommends office/institutional (OI) along West 5th Street transitioning to traditional neighborhood, medium-high density (TNMH) to the west and high density residential (HDR) to the north. The subject property is located in a transition area on the Future Land Use and Character Plan Map. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. Road-widening improvements are in place. Water and sanitary sewer are available.

Mr. Alex Smith, Pastor of Pentecostal Temple of Holy Church of Deliverance, wants a stop light at the intersection of West 5th Street (NC Highway 43) and B's Barbecue Road.

Mr. Rik DiCesare, City Traffic Engineer, stated there will be a traffic impact analysis required prior to development and will be reviewed by the City and DOT. The need for a stop light will be part of the traffic impact analysis.

No one spoke in opposition.

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

Motion made by Mr. Collins, 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. Motion passed unanimously.

ORDINANCE REQUESTED BY GLENN ARTHUR, LLC TO ADD AN URBAN CORE OVERLAY DISTRICT (UC) TO 0.146 ACRES (6,354 SQ. FT.) LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST 14TH STREET AND 60+/- FEET EAST OF COTANCHE STREET. THE CURRENT ZONING IS CDF (DOWNTOWN COMMERCIAL FRINGE) AND THE REQUESTED ZONING IS CDF-UC (DOWNTOWN COMMERCIAL FRINGE – URBAN CORE OVERLAY) – APPROVED

Mr. Dail delineated the property. It is located near the corner of East 14th Street and Charles Boulevard. The rezoning area is the last piece of a rezoning that came before you in August and was approved by City Council in September. The first rezoning was for the same zoning as this request. Due to the small size, a traffic report was not created. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Bryan Fagundus, ARK Consulting Group, representative for 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. Wilson, 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.

OTHER

AMENDMENT TO THE RULES OF PROCEDURE – CHANGE REGULAR MEETING TIME FROM 6:30 P.M. TO 6:00 P.M.

Attorney Holec stated the matter was presented to the Commission at their last meeting. It is an amendment to the Rules of Procedures to change the time of the Planning and Zoning Commission from 6:30 P.M. to 6:00 P.M. All that is required is a motion by the Commission to approve and when it is to become effective.

Mr. Robinson made a motion, seconded by Mr. Collins, to accept the new time of 6:00 P.M. immediately. Motion passed unanimously.

Chairman King stated a few months ago he asked staff for a detailed study of what professionals do in other cities with preliminary plats. He passed out a handout from staff to the Commissioners for informational purposes.

Mr. Maxwell passed out a copy of page 115 from Horizons 2026: Greenville's Community Plan to Commissioners. The information in the handout touches on his concerns about future development. He mentioned missing middle housing, which refers to lack of appropriate housing for young professionals, families and retirees. He encouraged everyone to read it. He suggested to have a discussion on this at the next meeting.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to have a discussion item regarding the topics in the handout at the next meeting. Motion passed unanimously.

Mr. Robinson commended and thanked Attorney Dave Holec on his service to the City.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Mr. Bell. Motion passed unanimously. Meeting adjourned at 7:10 P.M.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department