

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

March 20, 2018

The Greenville Planning and Zoning Commission met on the above date at 6:00 P.M. in Council Chambers of City Hall.

Mr. Terry King –Chair *
Mr. Doug Schrade – X Ms. Chris Darden – *(arrive 6:21pm)
Mr. Les Robinson –* Mr. John Collins - X
Ms. Margaret Reid - * Mr. Hap Maxwell - *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - *

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

VOTING MEMBERS: Robinson, Maxwell, Reid, Wilson, Overton, Leech, Darden (#4 only)

PLANNING STAFF: Chantae Gooby, Planner II; Mike Dail, Lead Planner; Thomas Weitnauer, Chief Planner; Joe K. Durham, Interim Director of Community Development; and Amy Nunez, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer; Scott Godefroy, City Engineer; and Kelvin Thomas, Communication Technician

MINUTES: Motion made by Ms. Leech, seconded by Mr. Robinson, to accept the February 20, 2018 minutes as presented. Motion passed unanimously.

OLD BUSINESS

ORDINANCE REQUESTED BY MICHAEL BRYAN ROBERSON TO REZONE 4.289 ACRES LOCATED BETWEEN NORTH MEMORIAL DRIVE AND BRILEY ROAD AND 100+/- FEET WEST OF BROOKHAVEN ACRES SUBDIVISION FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO IU (UNOFFENSIVE INDUSTRIAL). – APPROVED

Ms. Chantae Goody presented the information. She stated that last month there was a public hearing on this request and was continued to this meeting. Mr. Mike Baldwin, representative of the applicant, has provided a letter stating the desire to withdrawal the request.

Motion made by Mr. Robinson, seconded by Mr. Maxwell, to approve the withdrawal of this request per the letter received from Mr. Mike Baldwin, the representative of the applicant. Motion passed unanimously.

PRELIMINARY PLAT

REQUEST BY LCD ACQUISITIONS, LLC AND PATRICIA S. BOWEN, ETAL FOR A PRELIMINARY PLAT ENTITLED "THE RETREAT", LOCATED EAST OF CHARLES BOULEVARD AND NORTH OF GRACE CHURCH AND IS FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL 09010. THE PRELIMINARY PLAT CONSISTS OF ONE 26.0 ACRE LOT. – APPROVED

Mr. Dail delineated the property. It is located in the southeastern portion of the City's jurisdiction, east of Charles Boulevard and north of Grace Church. The proposed plat consists of one 26.0 acre lot. The plat establishes a street pattern and illustrates the location of utilities extensions and stormwater and drainage features that will serve the proposed development. Retreat Drive and Birchmore Court will be public streets extended into the property to serve the proposed development. A stormwater detention pond will be constructed at the rear of the property. The proposed lot is part of a larger 86 acre tract, with the balance of the tract to the north anticipated to be developed as single family residential. Another preliminary plat will be submitted in the future to establish street patterns and lot layout for that area. The proposed lot is zoned RA residential and is along Charles Boulevard, a major thoroughfare. It is outside of the flood plain. Tucker Estates Subdivision and vacant property is to the north, Tara Court and offices are to the west, Meeting Place and Tuckahoe Subdivision are to the east and Grace Church and vacant land are to the south. The public hearing of this preliminary plat was advertised in the Daily Reflector on March 5 and March 12, 2018. Adjoining property owner notices will mailed on March 9, 2018. The City's Preliminary Plat Technical Review Committee has reviewed the proposed plat and has determined that it meets all technical requirements and City standards.

Ms. Leech asked where the property would connect to somewhere other than Charles Boulevard.

Mr. Dail stated that there will be a connection of Birchmore Court to the north once a plat is submitted for the adjacent northern property.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. He stated the property will provide connectivity to the northern parcel in the future. Although not required, all buildings will have sprinklers. The stormwater pond will be sized in accordance with the 25 year stormwater rule.

Mr. Maxwell asked about transportation for students.

Mr. Baldwin stated they will be part of the ECU transit system.

No one spoke in opposition.

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

Motion made by Mr. Overton, seconded by Ms. Reid, to approve the preliminary plat entitled “The Retreat”. Motion passed unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY ALICE C. GLENNON TO REZONE 0.94+/- ACRES LOCATED ALONG HOOKER ROAD BETWEEN MAY AND IONE STREETS FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO CH (HEAVY COMMERCIAL). - APPROVED

Ms. Gooby delineated the property. Currently, there is a warehouse located on the property. The general area is mainly commercial and industrial uses with residential to the south. Since the request involves commercial districts, an increase in traffic is not anticipated. The proposed zoning district doesn't allow residential but does allow some uses in excess of the current zoning. The Future Land Use and Character Plan Map recommends mixed use, high intensity at the intersection of Dickinson Avenue and Hooker Road, transitioning to mixed use along Hooker Road between May Street and the Tucker Circle Subdivision. 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. Will Hilliard, The East 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. Reid, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan 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 A TOTAL OF 55.957 ACRES LOCATED BETWEEN WEST ARLINGTON BOULEVARD AND SPRING FOREST APARTMENTS AND CONDOMINIUMS AND ALONG THE NORFOLK SOUTHERN RAILROAD FROM MO (MEDICAL-OFFICE) AND RA20 (RESIDENTIAL-AGRICULTURAL) TO MCH (MEDICAL-HEAVY COMMERCIAL) FOR TRACT 1 - 12.243 ACRES, MCG (MEDICAL-GENERAL COMMERCIAL) FOR TRACT 2 - 22.041 ACRES AND MR (MEDICAL-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) FOR TRACT 3 - 21.673 ACRES. - APPROVED

Ms. Gooby delineated the property. It is located in the Medical District between West Arlington Boulevard and Spring Forest Road. The property is vacant with multi-family to the west and offices to the north and east. The northwest section of Tract 3 is impacted by the floodway and floodplain associated with Green Mill Run. This request is for commercial and multi-family. It is anticipated to generate an increase of 14,000 trips per day. There will be a connection from Gabriel Drive to Arlington Boulevard. This connection will align with the entrance of Physicians East. For Tracts 1 and 2, staff anticipate 270,000 square feet of a combination of retail, fast food and conventional restaurants, personal services, office, day care and/or mini-storage uses. For Tract 3, staff anticipated 260-300 multi-family units. The Future Land Use and Character Plan Map recommends mixed use for the area bounded by West Arlington Boulevard, Dickinson Avenue, Spring Forest Road and the Norfolk Southern Railroad. This character is described as an area to live, work and shop with primary uses being commercial, office and multi-family. 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.

Mr. Maxwell asked about the runoff from the Green Mill Run.

Ms. Gooby stated that stormwater mitigation will be done.

Mr. Scott Godefroy stated that any development will need to comply with the 25 year detention requirements.

Chairman King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative for the applicant, spoke in favor of the request. This request is an example of transitional zoning. There will be commercial along Arlington Boulevard and multi-family abutting the existing multi-family on Spring Forest Road. There will be a connection from Gabriel Drive to Arlington Boulevard. He stated he met with Rik DiCesare, City Traffic Engineer, to discuss the possibility of a stop light at the connection between Gabriel Drive and Arlington Boulevard. There will also be traffic mitigation such as, decal lanes.

Ms. Reid asked if there was enough space for a stop light with the existing stop light at Dickinson Avenue.

Mr. Rik DiCesare, City Traffic Engineer, stated that the traffic reports are a best guess of traffic generation that are conservative in nature. This particular site will require a lot of traffic mitigation and a traffic impact study will be required. The City and NCDOT will determine the study area for the traffic impact study. The decision for an additional stop light will be determined when a site plan is submitted.

Ms. Leech spoke about the need for comprehensive traffic studies that take into account new developments.

Mr. DiCesare stated that the models are updated with new traffic counts as plans are approved.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Mr. Overton, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Leech. Motion passed unanimously. Meeting adjourned at 6:44 P.M.

Respectfully Submitted,

Joe K. Durham, Secretary to the Commission
Interim Director of the Community Development Department