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**Neighborhood Advisory Board (NAB)**

**Minutes**

Thurs. January 18, 2018, 6:00pm

City Hall Conf. Rm. 337

200 West Fifth Street

Greenville, NC 27835-7207

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BOARD MEMBERS AND ALTERNATE members PRESENT:

Attendance is denoted by an “\*” and absentees are denoted by an “x”

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| **NEIGHBORHOOD ADVISORY BOARD MEMBERS** | | | | |
| **NAME** | **DISTRICT** |  | **NAME** | **DISTRICT** |
| Carolyn Glast - \* | 1 |  | Charlotte Smith - x | 1 |
| Betty Hines - \* | 2 |  | Joyce Williams - \* | 2 |
| Ann Maxwell, Chair - \* | 3 |  | Ann Hamze - \* | 3 |
| Blythe Tennent - \* | 4 |  | Judy Bernhardt-Vice Chair \* | 4 |
| Sharon Stang - \* | 5 |  | Brenda Diggs - \* | 5 |
| **NEIGHBORHOOD ADVISORY BOARD ALTERNATE MEMBERS** | | | | |
| **NAME** | **DISTRICT** |  | **NAME** | **DISTRICT** |
| Margaret Hrushesky - x | 1 |  | Jim Brown - x | 4 |
| David Douglas - x | 2 |  | Vacant | 5 |
| Vacant | 3 |  |  |  |

City Staff Present: *Community Development Department*: Christi Williamson. *Greenville Police Department:* Justin Wooten & Sgt. Dale Mills*. Planning Department:* Chantae Gooby

**CALL TO ORDER –** Ann Maxwell

1. **ROLL CALL –** Christi Williamson
2. **Motion to Approve the Agenda**

Motion: Blythe Tennent Second: Brenda Diggs

Motion approved

1. **Motion to Approve the nOVEMBER 16, 2017 Minutes**

Motion: Ann Hamze Second: Judy Bernhardt

Motion approved

1. **PUBLIC COMMENTS – Limit 3 minutes each**

* Three (3) minutes allotted per speaker
* Fifteen (15) minutes allotted for the public comment period

Christie Mclawhorn from Colonial Heights Neighborhood requested to speak to the Board. She has a great concern about an article where City Council wants to revisit the 500 foot boundary from neighborhoods to nightclubs and the 500 foot distance between bars downtown. Christie said that she is not really familiar with the downtown issues but is familiar with a nightclub that came up across the street from her neighborhood on 10th street. Christie said that it was 350 feet from her house and there were about 18-20 homes that were affected by the noise, trash and commotion during the hours of operation. The neighborhood fought a hard battle for almost two years to get them to quiet down or get them out. She said that it was exhausting and the noise would rattle windows in homes. Planning said that this ordinance is not two separate entities, they are on the same ordinance. Christie wants to see if NAB will take a stand on this if they are thinking about changing the distance. This would affect all neighborhoods in the city. Christie said that she was told that Council asked city staff to do research on how other cities that are comparable to Greenville in handling the issue. Anne Hamze asked if some of the places on 10th like Montego Bay or Ville Verde cause issues. Christie said that they do not as they are restaurants and close earlier. A nightclub does not serve food and usually opens later and stays open until 2am. A restaurant closes earlier and has to get a permit to play music outside. Judy Bernhardt wants to know why the issue is being brought up now. Christie said that a City Council member said that they feel there are people that are being discriminated against as far as being able to open a bar in the downtown district. Christie feels that is a whole different issue than what the ordinance states as far as distance etc. Judy asked if there is some way to separate the two issues and make it two ordinances. She said the bars downtown should have nothing to do with residential areas. Chantae Gooby, Planner II said the ordinance is one document. Any time you make a change to anything in an ordinance, it is a text amendment. The text amendment must go through the Planning and Zoning Commission (P&Z). P&Z will then make a recommendation to City Council. City Council will then take up the text amendment and will either approve or deny. There are a couple of ways to initiate a text amendment. It can either be brought up by City Council or an individual can request it via processing payment. Judy inquired as to whether the NAB wants to support the neighborhood by requesting a text amendment. Blythe Tennent said that we need to start talking about this now even if it is in the first phases of talk. Ann Maxwell would like to know if it should be on the agenda for the NAB February meeting or do we want to form a committee to explore it. Judy wants to add it as an item to the February meeting. Chantae Gooby said the Council has already had a preview and briefly talked about it at a council meeting. The City Council as a whole asked staff to research what other Cities do that have the same type demographics. The City would have to report to Council and at that time Council would have to figure out if they want to pursue it. At this point there really isn’t anything to talk about because they haven’t had a report from staff. The Council won’t just vote on it without notification. Every Monday there is a city page that will give all of that information. Blythe Tennent wants to know if it will be helpful to call our Council Members. Ann Maxwell said that we need to be involved with and call our Council Members to let them know our concerns. Blythe made a motion that the individual members of NAB call their District Council Member and state the concerns about nightclubs and also read the ordinance to have a better understanding. She also motioned to have it set as an agenda item for February. Judy Bernhardt second. Discussion: Chantae gave instruction on how to find the ordinance in the agenda packet for the Dec 14th full agenda. She said that it is item # 17. The report from staff should explain everything about the ordinance and what was asked to be researched. Chantae said that she feels it will just be a discussion item in the near future. After discussion, all were in favor and the motion passed.

1. **Speakers:**
2. **Update on 2018 National Night Out (NNO), Sgt. Dale Mills:**

Sgt. Mills stated that almost everyone in the room is a stake holder for NNO. He is trying to get input on a change for NNO. He said that in the beginning, the NNO was located in one place at The Town Commons for everyone in the City. The Police Department felt that it didn’t meet the mission for NNO because it’s about getting to know your neighbor. After that, the PD changed it to having small events in your neighborhoods. What they found is that 22 events can get out of control because some events have 100 people and others only have 2. The event at Five Points Uptown has about 3500 people. It is getting difficult for the PD to manage all of the different locations. There are not enough fire engines, police cars, utilities etc. to go around. The PD has a budget of $8000 for NNO each year. We are looking at dividing the city up and have 5 locations and keep the Uptown event. The East Zone would use Peppermint Park. TRUNA would go to Uptown and we would still have the Cypress Glen ice cream event. The West Zone will use the Dream Park. The South Zone would go to Paramore Park. The Barnes Taft Building will be used for North of the River. By going to this model there will be more police officers at each event. You can have a table at the event that will have your neighborhood listed on a sign. For the parks that don’t have amenities they will rent porta johns for that 2 hour period. We will have a circus style tent for those areas that do not have shelter. They will have tables and signs for your neighborhood associations. There will be bounce houses, hot dogs and other light refreshments. It will be the same as what you have had in the past but collective. Please let Sgt. Mills know beforehand if you need a table and about how many people will come from the neighborhood. This event is the 1st Tuesday of August each year. Everyone is invited city wide. They will advertise throughout the city. We hope that the neighborhood associations will let the citizens know about the event. The Chief wants to know what NAB thinks about the idea. NAB likes the idea. They think that if it is advertised well, a lot of people will go especially neighborhoods that haven’t traditionally joined. The concern is how to get the elderly there and will there be seats. Ann Hamze asked what about JC Park instead of Peppermint Park. Maybe have a designated drop off point for elderly. JC Park has a lot of parking but not a lot of playground equipment. Dale said that we could weigh that idea with the Chief. NAB doesn’t think there is enough room for all the neighborhoods at Peppermint Park. Brenda Diggs said that there is limited parking at Paramore Park. Sgt. Mills said that they will use grass for parking at Paramore Park. Please email Sgt. Mills if you have any more ideas or call his cell. They are in the beginning stages and would love more input**.**

1. **Chantae Gooby, Planner II, Q&A:**

Ann Maxwell said that one of the issue is Horizons 2026 Greenville’s Community Plan and the fact that there really aren’t any ordinances to implement the Plan. We want to learn the most effective way to give input to get the information in the Plan written as ordinances. What can we do to make something happen? Chantae wants to know what the NAB wants to make happen. Sharon Stang said they keep changing what is in the Plan. When they are zoning something we want them to follow the word of the plan. Then they change things that are zoned office or institutional to commercial. It bugs neighborhoods when they rezone something commercial and there is a neighborhood that has been there more than 40 years right behind it. Sharon said that it is frustrating. Chantae asked who makes those decisions. P&Z makes a recommendation that goes to City Council. The elected officials make the decisions and they are voted in by the people. The Horizons 2026 Plan is a general document full of policies and ideas. It is a legally binding document. General statute said when City Council wants to make decisions they have to do it based on their documented plans. That doesn’t mean that the plan is concrete. There is a lot in the document that is interpreted. If you wanted to change something in an ordinance you would then use a text amendment. Text amendment goes through P&Z first, then to council. There must be a very valid reason for the change. The most important thing you need to understand is the people that make all the decisions are the City Council. The City Council may have all new people every 2 years. At the beginning of each year they sit down as a group and come up with goals for the year that they want to accomplish as a group. This gives the citizens an idea of what they are going to be working on for the year. As the NAB, you need to know your audience. Bringing something before them that they are not even interested in or that is the opposite of what they want will probably not get accomplished. Brenda Diggs said that the NAB wants the proper ordinances to implement the Horizon 2026 Plan. The Horizons Plan is not ordinance. Ann Maxwell stated that an example would be if we want to push the no building in the 100 year flood plain? How would we do that? Chantae said that you cannot take away someone’s property rights. It would be a taking of someone’s property or valuing it at zero. Chantae said that you have to use mitigations to try and deter people from building. Ann said that the mitigations have been used and it ends up with the police standing guard and costing the city more. Ann wants to know if there is any way to keep people from building in the flood zone. Chantae said no, that is a taking away by the government. They can regulate use but cannot regulate the benefit of property to the property owner. The government cannot render someone’s property no value. So that is what happens when the government comes in and buys out the property from people that flood. Ann asked if an environmental impact statement can be brought up. Chantae said, let’s use the example of a piece of unused property and the owner wants to put in an apartment. That person will have to pay someone who is a surveyor. They will calculate how much water is shed before the development and how much after. The engineers will give direction on how and what type of storm water system is needed. That is why you see retention ponds. There are storm water rules. If there is a property that is suddenly shedding water onto your property, that is a private property issue. It is a civil matter. You can check the permit to see if they did what they were supposed to at the time it was built. Brenda said that she was surprised when Chantae said that the Horizon plan is a binding document. Chantae said under general statue, when they make a change in zoning, it says you have to follow your adopted plans. That doesn’t mean that you have to follow every single thing in there. Council has a right to make a change through vote. It is an idea book. The Council must stay in general compliance. Judy Bernhardt said that there is no way we are going to come up with an ordinance that keeps people from using their property like they want as long as they follow the guidelines and rules of the City. Chantae said that the US Army Corps of Engineers is the group that updates the flood maps. Chantae said as a consumer you have to be educated. You need to educate yourself. When you pick a house you need to check everything. Check the flood plain and what is behind it. What might be built in the years to come? Brenda Diggs said that the average person doesn’t know to look at this. The realtors only have to disclose if they know or it is mapped. Ann Maxwell said that other states disclose much more that we do. Is that a state issue? Chantae said that that is a NC Real Estate law. Ann said that we are trying to educate ourselves on process. Chantae said some things cannot be easily remedied retroactively. You can prevent what is allowed by law and within reason and what your Council members will vote for. Chantae said if a realtor is selling a home and they know, they have to tell or disclose. Christie Mclawhorn said you live in a city and pay city taxes and you want the city to help protect your property. Chantae said that the City Council just approved millions for the upgrade of the storm water system. Ann Maxwell said are we doing a holistic look at planning when it comes to the creeks flooding behind houses. Chantae said that isn’t planning, it is an engineering issue. Daryl Norris should have covered all of those issues in his presentation last month. The biggest investment you have is your home. You need to research everything. You need to knock on the neighbor’s door. Ask questions, go at different times. Ann Maxwell said that applies to new homeowners, but what about those of us that have been here 20-40 years. What happens when their homes are damaged due to new development? Chantae said that there are remedies but you need to call the city if there is a problem. If the city doesn’t know they cannot fix it. Ann feels like we need to talk to our representative (council members) in order to let them know our concerns. Ann asked how hard it would be to create a better tree ordinance. Chantae asked what kind of tree ordinance. The arborist at ECU said many cities have great tree ordinances that protect these old trees so that developers cannot come in a cut them down. How do we initiate something like that? Do we get research on what other cities do? Chantae said that the City does have an ordinance even though it is not strong. So there is something that can be done. You can craft a text amendment. But you have to be very specific. There is a land disturbing permit in effect in the City. Ann said that we need to look at specific ordinances from other cities. What are the steps? If you want to individually initiate a text amendment there is a $550 fee. What you can do to avoid the fee is to get a Council member to address the issue and introduce it to City Council. It has to have buy in and then a vote to introduce a text amendment. Judy Bernhardt said it all comes back to education. Maybe we need to take on smaller projects. Ann said that we were hoping to come up with something city wide. Judy thinks that we need to talk individually to our District council members. Chantae said that there will always be opposition. Ann thanked Chantae for coming and answering questions. Ann said if we want to make a difference we need to fill up the council meeting with our board members and neighbors. The rest of the agenda is tabled for the next meeting. Christi Williamson acknowledged Officer Wooten for attending the meeting and asked if there are any questions that he can take back to his Lieutenant.

1. **OLD BUSINESS**
2. **Report on Christmas Parade:** scheduled for the next meeting
3. **NEW BUSINESS:**
4. **2018 presentation to Council:** scheduled for the next meeting
5. **Information about the City Council discussion on Adopt a Street:** scheduled for the next meeting
6. **ANNOUNCEMENTS:** ECU is having a Sustainability Film and Discussion Series. There are 3 events coming up. Ann will send this out to the board for dissemination.
7. **ADJOURN**

**Motion to Adjourn**

Motion: Sharon Stang Second: Carolyn Glast

Motion Passed

Having no further business, the meeting adjourned at 8:03pm.

Respectfully submitted,

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Christi Williamson, Neighborhood Liaison

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