

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

November 20, 2018

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

Mr. Michael Overton – Chair *	
Mr. Doug Schrade – *	Ms. Chris Darden – X
Mr. Les Robinson – X	Mr. John Collins - *
Mr. Kevin Faison - *	Mr. Hap Maxwell - *
Mr. Ken Wilson - *	Mr. Terry King - *
Mr. Max Ray Joyner III - *	Mr. Chris West - *

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

PLANNING STAFF: Chantae Gooby, Planner II; Wayne Harrison Planner II and Camillia Smith, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney; Cathy Meyer, Civil Engineer, and Kelvin Thomas, Communication Technician.

MINUTES: Motion made by Mr. Collins, seconded by Mr. King, to accept the October 16, 2018 minutes. Motion passed unanimously.

REZONINGS

ORDINANCE REQUESTED BY KENNETH AND CHRISTINE LLOYD, SR. TO REZONE 0.3416 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF WATAUGA AVENUE AND 130+- FEET SOUTH OF FARMVILLE BOULEVARD FROM R6 (RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL). ** THIS REQUEST WAS CONSIDERED BY THE PLANNING AND ZONING COMMISSION ON SEPTEMBER 18, 2018 AND WAS RECOMMENDED FOR DENIAL UNANIMOUSLY. IT HAS BEEN AMENDED BY THE APPLICANT AND IS ON THE AGENDA TO BE RECONSIDERED.

** The original request was recommended for denial (6:2) by the Planning and Zoning Commission on July 17, 2018. Since the applicant has revised the request, the Commission needs to re-consider the request prior to City Council consideration.

Ms. Gooby delineated the property. The rezoning has been reduced from the original 1.2 acres to 0.3 acres. The property is located in the West Greenville Revitalization area but was not included in any of the action areas. It is currently vacant and there is only one single-family home on the block. There area has mainly single-family homes and churches with a few vacant lots. An increase in traffic isn't anticipated due to small size of the lot. The property is adjacent to CH-zoned

property that is under common ownership of the applicant. Staff would anticipate that the properties would be combine and developed at the same time. The Future Land Use and Character Map recommends commercial at the corner of Watauga Avenue and Farmville Boulevard then transitioning to mixed use to the east. To the south, uptown neighborhood is recommended. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Schrade asked if the house on the adjacent property is owned by the applicant.

Ms. Gooby replied no.

Mr. Schrade asked if the home currently occupied.

Ms. Gooby replied yes.

Mr. Overton opened the public hearing.

Mr. Spruill, Spruill and Associates, spoke in favor, on behalf of the applicant. The property owner reduced the request from 7 parcels to 2 parcels to bring it in compliance with the Future Land Use and Character Map. Ms. Moore and Mr. Lenon Jenkins are the remaining other property owners in this block. There have been meetings between the applicant and some of the surrounding property owners to share that Mr. Lloyd wants to build something positive for the neighborhood.

Mr. Schrade asked if the other lots were vacant.

Mr. Spruill replied that all of the lots except Ms. Moore's was vacant.

Mr. Kenneth Lloyd, Sr., spoke on behalf of this application. He stated that he has hired Mr. Dewitt to build something nice on the property and that he wouldn't put anything there that will bring down the neighborhood.

Mr. Dewitt stated that he will develop the property in a way to add to the neighborhood and uplift it.

Speaking against the request

Mr. Rufus Huggins said that he was speaking on behalf of the five (5) churches in the neighborhood. The area is an old and beautiful neighborhood with a mixer of owners, renters and churches. Crime was very high when there were commercial properties in the area and this request would be a continuation of that past. We would like home ownership in the Higgs neighborhood, we have given some much already with the bridge and the new street that the prior City council asked not to be put there because it would destroy the neighborhood. Any commercial property that is put there will destroy that neighborhood. The Higgs Neighborhood Association was the first in Greenville and was highlighted in The Daily Reflector we are interested in the integrity of the neighborhood and its safety. This request doesn't line with the health and safety guidelines. The churches that I represent wanted me to relay that we support growth in the area but not at the expense of the neighborhood.

Ms. Moore stated that she was the lone property owner living next to the proposed property and that no one has made an attempt to speak with her. Ms. Moore said that her home is the only one located on that side of the street and whatever they choose to put there will increase traffic. The home was built in 1979 and when the convenience store was there and the crime problems were happening. It took us a while but we did clean it up. I understand what the owner is saying but I do not want any commercial. With the Tenth Street Connector, I don't see the need to put anything there that will increase traffic and bring undesirables to the area.

Mr. Joyner asked how long it has been since the other house were there.

Ms. Moore replied that the house next to her has been gone about two years. The houses along Farmville Boulevard purchased for the Tenth Street Connector.

Mr. Spruill said that corner of the block is already zoned commercial and will eventually be developed and getting these other parcels will give my client flexibility. As it stands any business he will put there will have a hard time with parking because of the drainage and easement restriction the property possesses. The request will give more choices on the type of business he can put there and it be something that will benefit the neighborhood.

Mr. Overton asked about the accuracy right of way that is shown on the map.

Mr. Spruill said that the map shows the updated DOT right of way project that took some of the client's property.

Mr. Overton asked how much of the property is useable.

Mr. Spruill said about six tenths of an acre.

Mr. Huggins said that the fact that the young lady that lives there is against it that should be enough to vote no on the request. Think about factors like crime and traffic that will change the neighborhood and our efforts to put homes there this will make it worst. We have homes being built in the area now and working with Housing Authority and the partnership with the city. So we know that home can be done there but in my eyes they are looking at profit and not what is best for the neighborhood. I ask that you vote it down.

Mr. Wilson asked if the owner wanted to put a convenience store there he will be within his right to do so at this time.

Ms. Gooby replied that under zoning yes but she is unable to say if it is possible under the rules and regulations pertaining to setbacks and parking on this particular lot and the streets that surrounding it. Its eight tenth of an acre right but there are buffer yard, vegetation, setbacks and parking that all go into the recipe to build a building.

Mr. Schrade commented that he finds it strange that Ms. Moore was not contacted by the applicant and that she is the lone property owner.

Mr. Spruill replied that Ms. Moore wouldn't experience any more than she will be by the DOT construction as it pertains to traffic and buffers will ensure that she will be shielded by vegetation and fences. Also the driveway would be located on the other side of her house.

Mr. Wilson asked Ms. Gooby about the size reduction of the request and how it now helps the applicant conform to The City of Greenville's Future Land Use Character Map.

Ms. Gooby said that the more a request infringes on the neighborhood the more conscientious she would have to be regarding her approval.

Mr. Overton closed the public meeting.

Motion made by Mr. West, seconded by Mr. King, 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. Voting in favor: Wilson, King, West and Joyner. Voting in opposition: Collins and Maxwell. Motion passed.

VI. NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY SCOTLAND MANAGEMENT, LLC AND HAPPY TRAIL FARMS, LLC TO REZONE A TOTAL OF 7.362 ACRES LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF FROG LEVEL ROAD AND 250+/- FEET NORTH OF DAVENPORT FARM ROAD FROM O (OFFICE) TO R6A (RESIDENTIAL [MEDIUM DENSITY]) FOR 6.410 ACRES AND CN (NEIGHBORHOOD COMMERCIAL) FOR 0.952 ACRES.

Ms. Gooby delineated the property. It is located adjacent to Augusta Trail duplexes. The property is currently vacant and an increase in traffic isn't anticipated. In 1998, the intersection of Frog Level Road and Davenport Farm Road was incorporated into the City's extra-territorial jurisdiction and this corner was zoned commercial and office. Under the current zoning for Tract 1, staff would anticipate 40,000-50,000 square feet of office space. Under the proposed zoning for Tract 1, staff would anticipate 15-18 duplex buildings. Due to the size of Tract 2, staff anticipates it will be developed with the adjacent CN-zoned property. The Future Land Use Map recommends mixed use at the northeast corner of the intersection and then it transitions to traditional neighborhood, medium-high density to the north. The requested R6A zoning is part of that residential character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Ms. Dawn Poaletti, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. She said the requested zoning was compatible to the existing surrounding zoning.

No one spoke in opposition.

Mr. Overton closed the public meeting.

Motion made by Mr. Schrade, seconded by Mr. Collins, 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 EAST CAROLINA INN, INC. TO REZONE 4.793 ACRES LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF STANTONSBURG ROAD AND MOYE BOULEVARD FROM MS (MEDICAL-SUPPORT) TO MCH (MEDICAL-HEAVY COMMERCIAL).

Ms. Gooby delineated the property. It is located in the heart of the Medical District and is adjacent to ABC Moving and Storage. This request could generate an increase of 2,136 trips per day with 60% of the trips on Stantonburg Road and 40% on Moye Boulevard. In the area bounded by Stantonburg Road, South Memorial Drive and Moye Boulevard, all of the properties, except the subject property, are zoned MCH. The East Carolina Inn is located on the property and there is a portion of the property that is vacant. Under the current zoning, an additional 35,000-40,000 square feet of office space could be added. Under the proposed zoning, the property could accommodate a convenience store with a gasoline sales, and both a conventional and a fast food restaurant. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan the Future Land Use and Character Map. Staff recommends approval.

Mr. Overton opened the public hearing.

Mr. Bryan Fagundus, Ark Consulting Group, spoke in favor, representing the applicant. He stated that the proposed rezoning will be in harmony with the neighboring properties.

No one spoke in opposition.

Mr. Overton closed the public meeting.

Motion made by Mr. Joyner, seconded by Mr. Wilson, 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.

Preliminary Plats

Request by Happy Trail Farms, LLC, for a preliminary plat entitled, "West Arlington Commercial Park", located west of Arlington Boulevard and south of the Norfolk Southern Railway. The subject property is further identified as Tax Parcels 07116, 48327, 07248 and 07220. The proposed plat consists of 11 lots totaling 55.075 acres.

Mr. Harrison delineated the parcel that consist of 11 lots with 7 fronting Arlington Blvd and 4 that are internal served by Gabriel Drive which connect Arlington Blvd with Spring Forest Rd. The current zoning is MCH along Arlington Blvd, MCG on the internal lot and MR at the bottom portion located in residential along Spring Forest Rd. A small portion of the property is located in the Flood Way and the 100 Year Flood Plain and the Tar and Pamlico River Riparian Buffer. Ads

were posted in the Daily Reflector on November 5th and 12th notices were mailed to property owners on the November 8th. The Technical Review Committee has reviewed and approved the Plat.

Ms. Palenti spoke on behalf of the applicant. She informed the Commission that traffic lights will be installed at Physician East Drive and Gabriel Drive to help with traffic flow into the project. It will also provide interconnectivity down into Spring Forest.

No one spoke in opposition.

Mr. Overton closed the public meeting.

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

Motion to adjourn by Mr. King

Seconded by Mr. Maxwell