

July 18, 2006

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of the Municipal Building.

Mr. Len Tozer - *

Mr. Jim Moye - *	Mr. Bob Ramey - *
Mr. Dave Gordon - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Bill Lehman - X	Mr. Porter Stokes - *
Mr. Godfrey Bell, Sr. - *	Ms. Shelley Basnight - *

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

VOTING MEMBERS: Tozer; Moye, Ramey, Gordon, Randall, Baker, Wilson, Stokes, Bell and Basnight.

PLANNING STAFF: Harry V. Hamilton, Jr., Chief Planner; Nikki Jones, Planner and Kathy Stanley, Secretary.

OTHERS PRESENT: Thom Moton, Assistant City Manager; Bill Little, Assistant City Attorney; Tom Corley, Engineer; and Kyle Garner, Transportation Planner.

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Bell, to accept the June 20, 2006 minutes as presented. Motion carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT – APPROVED

Chairman Tozer stated that the first item is a request by the Community Development Department to amend the Rules of Procedures.

Mr. Harry Hamilton stated that the Planning and Community Development Department name has been changed to the Community Development Department. The location of the Subdivision Review Committee has changed from the Community Building to the Community Development Department.

Motion was made by Mr. Stokes, seconded by Mr. Ramey, 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 carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT –
APPROVED

Chairman Tozer stated that the next item is a request by the Community Development Department.

Mr. Hamilton stated this request is by Community Development Department to amend the various sections of the City Code to change the name of the Department and various position titles. Mr. Hamilton stated there have been recent department name changes and position title changes as part of a departmental reorganization. Neighborhood Services Division was transferred from the Police Department to the Community Development Department and is referred to as the Code Enforcement Division. The changes in names reflect the responsibilities and mission of the Community Development Department more accurately. This does not change any existing standard, requirement or level of service.

Motion was made by Mr. Ramey, seconded by Mr. Moye 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 carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT –
APPROVED

Chairman Tozer stated that the next item is request by the Community Development Department to amend various sections of the sign regulations.

Mr. Hamilton stated this amendment has been discussed by City Council and they are aware this amendment is being brought forward. Mr. Hamilton explained that two definitions are being added, one for banners and one for flags. Mr. Hamilton explained that the definition for free standing and wall signs is being amended to include provisions related to flex-face type signs. The amendment will also change the temporary real estate signs allowances. Currently, real estate signs cannot

exceed 12 square feet for residential property, 50 square feet for commercial property. The amendment will include a provision that any multi-family development that has 20 or more units can have a 50 square foot sign advertising either for-sale or lease. Mr. Hamilton stated that anyone flex-face type signs will require a raised frame. Mr. Hamilton presented pictures of a flag and banner to distinguish the difference in terms of definition.

Motion was made by Mr. Ramey, seconded by Mr. Gordon 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 carried unanimously

EXTRATERRITORIAL JURISDICTION (ETJ) EXTENSION

Chairman Tozer stated that the next item is an information item concerning ETJ extension.

Mr. Hamilton stated this is not an action item for Commission. Mr. Hamilton stated that in 1999 the City of Greenville signed an agreement with Pitt County, Bethel and Greenville Utilities to provide a sewer line to Bethel. Since 2003, because the County has zoning the City is prohibited from extending the ETJ without County approval. Mr. Hamilton explained that prior to the County having zoning the City could extend the ETJ up to one mile. Since the County has zoning the City has not been able to extend the ETJ without County approval. Mr. Hamilton stated this is a proposal being sent to the County, through their processes, for consideration of extension of the City's ETJ. Mr. Hamilton presented a map indicating the existing city limits and ETJ and the proposed extension. Mr. Hamilton presented a slide of the City's Land Use Plan and the County's Land Use Plan which indicates that both plans are similar in recommending residential development within this area.

Mr. Moye asked about the Industrial Park and it's location.

Mr. Hamilton explained that the industrial area has been within the within the city's jurisdiction for some time.

Mr. Hamilton stated that the extension of the ETJ does not indicate a likelihood of any proposed annexations into the city.

Mr. Hamilton stated the request will be presented to the County Planning Commission and they will be holding a public comment session. The County has mailed out notices to everyone who owns property within this area and has placed a notice in the paper. The County Planning Commission will forward a recommendation to the County Commissioners who will take action on this in the future.

There being no further business motion was made by Mr. Ramey to adjourn the meeting at 7 PM.

Respectfully submitted,

Merrill Flood
Secretary