

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
August 20, 2013

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

Ms Shelley Basnight –Chair-*

Mr. Tony Parker - *	Ms. Chris Darden – *
Mr. Terry King – *	Ms. Ann Bellis – *
Ms. Linda Rich -*	Mr. Brian Smith - X
Mr. Doug Schrade - X	Mr. Jerry Weitz –*
Ms. Wanda Harrington-X	Mr. Torico Griffin -*
Dr. Kevin Burton- X	

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

VOTING MEMBERS: King, Parker, Bellis, Darden, Griffin, Rich, Weitz

PLANNING STAFF: Merrill Flood, Community Development Director, Chantae Gooby, Planner II, Michael Dail, Planner II and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Ms. Bellis, seconded by Mr. Parker, to accept the July 16, 2013 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY COLLICE C. MOORE AND POHL PARTNERSHIP TO REZONE 25.2285 ACRES LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OLD CREEK ROAD AND NORTH CREEK DRIVE FROM RA20 (RESIDENTIAL-AGRICULTURAL), RR (RURAL RESIDENTIAL – PITT COUNTY’S JURISDICTION) AND I (INDUSTRY) TO IU (UNOFFENSIVE INDUSTRY) AND IU-CA (CONSERVATION AREA OVERLAY).

Chairwoman Basnight stated that the applicant requested that Items #1 and #3, the rezoning and the extension of the City’s ETJ, be continued until September’s Planning and Zoning meeting.

Motion made by Mr. Parker, seconded by Ms Rich to table the items until September’s Planning and Zoning meeting. Motion passed unanimously.

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING REAR YARD PARKING STANDARDS SPECIFIC TO THE UNIVERSITY NEIGHBORHOOD REVITALIZATION INITIATIVE (UNRI) OVERLAY DISTRICT.

Mr. Merrill Flood, Director of Community Development, provided the history of the University Neighborhood Revitalization Initiative (UNRI) Overlay District and its purpose. The group made a recommendation for on street parking and to create standards for rear yard parking. The on street parking was adopted by City Council on June 13, 2103. The committee recommended the following for rear yard parking: rear yard parking being permitted on an approved surface, screened properly and limited to four vehicles per lot. The screening requirement was modified by the UNRI committee on July 16 to include screening requirements only if more than one vehicle is parked in the rear. Staff needed the opportunity to evaluate the committee's recommendation in order to draft the language for the ordinance since the meeting was on the same day as the Planning and Zoning meeting. Mr. Flood stated that staff submitted a revised ordinance which included the purpose of the amendment and the modified standard.

Ms Bellis stated that the Board received the revision just before the meeting and wanted a brief description of the differences between the previous meeting package and the revision.

Mr. Flood stated that the differences included the purpose of the amendment and the screening required only when more than one vehicle in the rear is visible from adjoining properties.

Ms Bellis asked if the UNRI committed had a chance to review the revision.

Mr. Flood stated that they did.

Mr. Weitz asked if any amendments, besides the UNRI committee suggestions, were made concerning the discussion from the last P&Z meeting.

Mr. Flood stated that the stormwater was further discussed with the City Engineer. The stormwater requirements will only come into affect if any land disturbance activity exceeds one acre in area. Most of the lots in the UNRI district are approximately 6,000 square feet so no stormwater issues would be required. No changes were made to the document based on the discussion from last month's P&Z meeting.

Mr. Weitz asked if the lot is less than one acre would Public Works not review the plans.

Mr. Flood stated that is correct in accordance to section 2(c) of the stormwater ordinance. The zoning compliance will be the city's mechanism for any types of improvements.

Mr. Dail presented the eight provisions of the text amendment.

1. Single family dwellings and two family attached dwelling units shall be limited to the parking and/or storage of four vehicles, boats, trailers, campers and the like total per

dwelling unit on the subject lot. This requirement is not intended to limit the occasional parking of guests. If it is a duplex, it will be limited to four on each duplex lot.

Mr. Parker asked about the parking for triplexes.

Mr. Dail stated that the text amendment would not affect multi-family parking.

Mr. Parker asked what the multi-family parking for a triplex is.

Mr. Flood stated two spaces per unit for a total of six parking spaces.

Mr. Dail stated that there is no maximum parking for multi-family and currently there is no maximum parking for single family dwelling or duplexes.

Mr. Weitz asked if a definition giving the square footage of a parking space would be included in the text amendment.

Mr. Dail stated currently there is no limit to impervious area in the rear yard. There is a standard in the text amendment that speaks on delineating the parking area so the whole back yard cannot be covered.

2. Screening of the rear yard shall be required when more than one vehicle, boat, trailer, camper and the like total are parked and/or stored in the rear yard and are visible from adjoining properties on the side and rear of the subject lot.
3. Screening requirements can be satisfied by either a fence at least six (6) feet in height that creates a complete visual barrier from adjoining properties or with evergreen vegetative materials that are three (3) feet in height at the time of planting and will reach a height of six (6) feet and create a complete visual barrier from adjoining properties within two (2) years of planting. Vegetation materials listed in section 9-4-267(C)(3),(5) and (7) shall be utilized to satisfy screening requirements of this section. The property owner shall be responsible for maintaining all vegetation required by this section in a healthy condition. Any dead, unhealthy or missing vegetation shall be replaced. Replacement shall occur at the earliest suitable planting season.

Ms Bellis asked who would check on the vegetation.

Mr. Dail stated that it will be noticed by staff or a call will be received from a concerned citizen. Staff will investigate the call and inform the property owner if it needs to be re-established.

4. Rear yard parking and/or storage areas shall be constructed of an all-weather material such as asphalt, concrete, brick, CABC(gravel) or other materials approved by the City engineer and rear yard parking and/or storage areas shall be connected to the front and/or side yard parking and/or storage areas by a driveway constructed of an all-weather

material such as asphalt, concrete, brick, CABC or other materials approved by the City engineer.

5. Rear yard parking and/or storage areas shall be contained and delineated by a barrier at least six (6) inches in height.
6. Notwithstanding the provisions related to nonconforming situations contained in Article C of this chapter, the requirements contained herein shall be applicable to all existing and future required or proposed parking areas. Nothing can be grandfathered.
7. The exemption provided in Section 9-4-243 (B) shall not apply to the University Neighborhood Revitalization Initiative Overlay District.
8. The exemption provided in Section 9-4-248 (B) shall not apply to rear yard parking areas in the University Neighborhood Revitalization Initiative Overlay District.

Ms Bellis asked if property owners still have to pay for a percentage of the lot that is an impervious surface.

Mr. Dail stated that he believed that was still the case.

Ms Bellis asked if the property owner paves the rear yard, will their bill increase and will someone monitor the increase.

Mr. Flood stated that the property owner's stormwater assessment could increase as a result and would be billed with their current utility bill.

Mr. Parker stated that the size of the parking spaces should be addressed.

Mr. Flood stated that the amendment is modeled after the existing unimproved surface ordinance which does not have the area requirements; however, the board can make a suggestion. The UNRI wanted to see some standard as opposed to no standard.

Mr. Weitz asked if the Design Manual stated whether drainage had to be addressed if there were two or more parking spaces.

Mr. Flood stated that the City Engineer directed him to the stormwater manual and did not give any specifics concerning drainage affiliated with parking spaces. The City Engineer has the ultimate authority.

Ms Bellis asked was the Historic District taken into consideration in drafting the amendment.

Mr. Dail stated that the Historic Preservation Commission reviewed the amendment on June 23 and their major comment was "it is not appropriate to create large off-street parking areas encompassing so much of the rear yard that the residential character of the site is lost".

Ms Bellis asked was the statement incorporated into the text amendment.

Mr. Flood stated that the more restrictive standards will apply and the HPC can place conditions on Certificates of Appropriateness.

Chairwoman Basnight opened the public hearing.

No one spoke.

Chairwoman Basnight closed the public hearing and opened for board discussion.

Mr. Parker stated that the text amendment may need additional discussion but it is better than what we currently have which is nothing.

Motion made by Mr. Parker, seconded by Ms Rich, to recommend approval of the proposed text 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.

With no further business, motion made by Ms Rich, seconded by Mr. Griffin, to adjourn. Motion passed unanimously. Meeting adjourned at 7:01p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department