

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
December 17, 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 - *
Mr. Doug Schrade - * Mr. Jerry Weitz –*
Ms. Wanda Harrington-X Mr. Torico Griffin -*

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

VOTING MEMBERS: Parker, Rich, Schrade, Darden, Bellis, Smith, Weitz, Griffin

PLANNING STAFF: Merrill Flood, Community Development Director, Thomas Weitnauer, Chief Planner, Chantae Gooby, Planner II and Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney, Carl Rees, Economic Development Officer, Tim Corley, Civil Engineer II, and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. Smith, seconded by Ms. Rich, to accept the November 19, 2013 minutes as presented. Motion carried unanimously.

NEW BUSINESS

ORDINANCE REQUESTED BY STOW MANAGEMENT, INCORPORATED AND STEPHEN M. HARRINGTON TO REZONE 25.876 ACRES LOCATED BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND STATON HOUSE ROAD AND 380 +/- FEET WEST OF NORTH MEMORIAL DRIVE FROM IU (UNOFFENSIVE INDUSTRY) TO CH (HEAVY COMMERCIAL).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. This rezoning is a follow up to a Future Land Use Map Amendment a few months ago. The property is located in the northern section of the city between Martin Luther King Jr. Highway, Staton House Road and Memorial Drive. This property has already been platted and storm water is already in place. The property is currently vacant. There are commercial properties to the east and south and residential uses to the west. This request could generate about 8,000 additional trips per day. There is a stop light at the intersection of Staton House Road and Memorial Drive. Memorial Drive and Martin Luther King Jr. Highway are 4-lane highways. The property is currently UI (Unoffensive Industrial). Staff would anticipate this site to yield roughly 245,000 square feet of conditioned floor space

under both zoning districts. Under the current zoning, staff would anticipate mini-storage, warehouse and/or restaurants uses. Under the proposed zoning, staff would anticipate retail, mini-storage and/or restaurant uses. The Future Land Use Map recommends commercial. In staff's opinion, the request is in compliance with Horizon's Greenville Community Plan and the Future Land Use Plan Map.

Ms. Bellis asked if this was the same property the board considered October (2013).

Ms. Gooby said yes.

Ms. Bellis stated that in October the property was 36 acres and now it was 25.876 acres. She asked why the difference.

Ms. Gooby stated there was already commercial zoning and this rezoning is for the remaining portion not zoned commercial.

Chairwoman Basnight opened the public hearing.

Mr. Jim Hopf, representative for Stow Management, spoke in favor of the request. He stated that he was here 2 months ago for the Land Use Change. He stated that this rezoning is consistent with other uses in the area. He stated he is not aware of any objections or concerns to the requested change. This request is market driven due to calls the applicant has received over the years for this property to be commercial, retail, or service-oriented businesses as opposed to industrial. He stated that the change will benefit this area of the City.

No one spoke against the request.

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

Motion made by Mr. Parker, seconded by Ms. Darden, 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 passed unanimously.

OTHER

PETITION TO CLOSE A PORTION OF AN ALLEY

Mr. Tim Corley, Civil Engineer II, explained the petition. He stated the alley is located at the old Attic Space downtown. He stated there is a project going on in conjunction with this closing. It is

located at 205 and 207 East Fifth Street and Cotanche Street. He stated that the petition with intent to close the alley was sent to City Council and was approved. If approved, it will go to City Council for final vote to close. He stated all utilities will have to be relocated. He stated they checked with the Fire Department and they have no concerns with the closing of this alley.

Chairwoman Basnight opened the public hearing.

Mr. Carl Rees, Economic Development Officer, stated that this project is supported by the Redevelopment Commission and recommends this project. He introduced the developer of the project.

Mr. Holton Wilkerson, managing partner of developer Community Smith, spoke on behalf of Norcor LLC in favor of the request. He stated the Historic Tax Credit Redevelopment project at Fifth/Cotanche will be comprised of approximately 20,000 square feet of office and retail uses anchored by administrative offices for East Carolina University. It consists of constructing an elevator and connecting, where possible, to the second stories of adjacent buildings.

Mr. Richard King, architect of Dunn and Dalton, spoke in favor of the request. He stated that the reason for the partial closing of the alley is for the project of an addition to the rear of both 207 East Fifth Street and 417 Cotanche Street for a shared elevator and rear exit stairs. It will give handicap accessible access to the first and second floors of adjacent buildings. He stated that because of this project, they are requesting approximately seven feet of space from the alley.

Mr. Steve Spruill, surveyor, spoke in favor of the request. He stated that this request is for the partial closure of the alley.

Mr. Weitz stated that the alley is fifteen feet wide and the request for partial closure is for seven feet. He asked staff if it was advisable to keep about seven feet of alley open or just close it completely.

Mr. Rees stated that the current fifteen feet of alley is not accessible to fire equipment. He stated that staff current thinking is the alley would be closed to vehicular traffic except for service vehicles with bollards at either end of the alley. He stated that the Redevelopment Commission is in the early planning stages for improvements of the alley to make it a safe pedestrian walkway.

Mr. Weitz asked if *close* means the City will abandon the parcel and the title would go to the adjacent property owners.

Mr. Rees stated that the land will latch on to the adjoining properties.

Mr. Weitz asked if there was an option to close the alley and not abandon or give it away.

Mr. Rees stated that after staff review, this was the cleanest option.

No one spoke against the request.

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

Mr. Parker stated that this project is critical to the Uptown Greenville to increase business in the area. He stated that whatever can be done to help this project come to fruition should be done. He is in support of the partial closing of the alley.

Mr. Smith stated that it would be nice to see the alley get a face lift.

Motion made by Mr. Smith, seconded by Mr. Schrade, to recommend approval of the request. Motion passed unanimously.

With no further business, motion made by Mr. Parker, seconded by Mr. Griffin, to adjourn. Motion passed unanimously. Meeting adjourned at 6:54 p.m.

Respectfully Submitted,

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