

September 15, 2009

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

Mr. Bill Lehman - *
Mr. Bob Ramey - * Mr. Dave Gordon - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Len Tozer - X Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - * Mr. Hap Maxwell - *
Mr. Allen Thomas - * Ms. Linda Rich - *

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Parker, Randall, Thomas and Rich

PLANNING STAFF: Chantae Gooby, Planner; Tom Wisemiller, Planner; Harry Hamilton, Chief Planner; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Thom Moton, Assistant City Manager; Daryl Vreeland, Transportation Planner

MINUTES: Motion was made by Mr. Bell, seconded by Mr. Ramey, to accept the August 18, 2009 minutes as presented. Motion carried unanimously.

NEW BUSINESS - Rezoning

REQUEST BY THE LAMPE COMPANY, INCORPORATED

Ordinance requested by The Lampe Company, Incorporated to rezone 7.891 acres located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, along Arlington Boulevard beside of the railroad tracks and J.H. Rose High School. Ms. Gooby stated the area was recently part of a Land Use Plan Map amendment that came before the Planning and Zoning Commission and was later approved by City Council. Currently, there is mini-storage and an office building on the property and two vacant lots along Arlington Boulevard. The area contains a variety of uses. Ms. Gooby stated the traffic report was generated two different ways. First, the report was generated if only the vacant lots were developed. Under that scenario, the proposed rezoning could generate a net increase of 668 trips per day. Under the second scenario, the proposed rezoning could generate a net increase of 2,822 trips per day if the entire were re-developed under the commercial zoning. Under the current OR zoning, staff would anticipate the vacant portion of the property to yield 30-40 multi-family units. Under the requested rezoning of CG, staff would anticipate the vacant lots to yield 21,750 square feet of retail/restaurant/office space or 77,000 square feet of retail/restaurant/office space on the entire site, if the mini-storage and office building were removed. In staff's opinion, the request is in compliance with the Horizon's: Greenville's Community Plan and the Future Land Use Plan Map.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Thomas 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.

Other

COMPREHENSIVE PLAN REVIEW UPDATE

Tom Wisemiller, Planner, stated this five-year assessment of the Horizons plan will provide a progress report on the Implementation Strategies, Management Actions and Vision Area Policies; analyze how recent growth and development trends have influenced urban growth patterns and how these trends may impact plan implementation in the next five years; review and evaluate land use plan amendments and rezonings; and make recommendations for additional plan amendments. Mr. Wisemiller said this review is not intended to be a full update of the plan, which was developed in response to a two-year public participatory process. He said it was more an opportunity to ensure that all aspects of the plan are working together to preserve and promote the community's long-range planning vision and for the public and policy makers to recommit to the plan. He said the report should be completed by the end of October with staff reporting back to the Commission for input. Staff will then incorporate that input into the draft and hold meetings with the public beginning January 2010. After public input is incorporated into the draft a final draft will be presented to the Commission in February 2010 for final review and action. The draft report will then be submitted to City Council for approval in March or April 2010.

APPOINTMENT OF A PLANNING AND ZONING COMMISSION REPRESENTATIVE TO SERVE ON THE LOCAL HAZARD MITIGATION PLAN

Mr. Wisemiller stated the City of Greenville is in the process of updating its Local Hazard Mitigation Plan in accordance with the State of North Carolina and Federal Emergency Management Agency (FEMA) standards. The review process will be led by an Advisory Committee of professionals and volunteers who work in the areas of land use planning, housing, civil engineering, and emergency response/management. Mr. Wisemiller stated staff is asking for a volunteer from the Planning and Zoning Commission to serve on the committee. He said there would be approximately four meetings from mid to late fall into the winter with a couple of public meetings as well.

Allen Thomas stated he would volunteer.

Motion was made by Mr. Bell, seconded by Ms. Basnight to accept Mr. Thomas as volunteer. Motion carried unanimously.

AMENDMENT OF SECTION V.(D) OF THE PLANNING AND ZONING COMMISSION RULES OF PROCEDURE CONCERNING VOTING REQUIREMENTS

Mr. Harry Hamilton stated this was a follow up to last month's presentation for a request to amend the Rules of Procedure. Due to an amendment of the NC General Statutes, the voting requirement concerning special use permits considered by the Planning and Zoning Commission has been changed from a 4/5 voting requirement of the total membership to a simple majority vote of a quorum of those members present and eligible to vote. Mr. Hamilton said staff recommends adoption of the amended Rules of Procedure.

Motion was made by Mr. Ramey, seconded by Mr. Parker to adopt the amended Rules of Procedure. Motion carried unanimously.

There being no other business, the meeting adjourned at 7:05 p.m.

Respectfully submitted,

Merrill Flood
Secretary