

September 19, 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. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Jim Moye - X	Mr. Tim Randall - X
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Bill Lehman - *	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:

PLANNING STAFF: Merrill Flood, Director of Community Development; Harry V. Hamilton, Jr., Chief Planner; Andy Thomas, Planner; Nikki Jones, Planner and Kathy Stanley, Secretary.

OTHERS PRESENT: Thom Moton, Assistant City Manager; Council member Ray Craft; Bill Little, Assistant City Attorney; and Kyle Garner, Transportation Planner.

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Bell, to accept the August 15, 2006 minutes as presented. Motion carried unanimously.

Chairman Tozer recognized Council member Ray Craft.

REQUEST BY CHESS-GAINES GROUP – APPROVED

Chairman Tozer stated that the first item of business is a request by Chess-Gaines Group for a preliminary plat entitled Charlestowne of Bradford Creek. The property is located south of Old Pactolus Highway, east and north of Sunnyside Road. The proposed development consists of 155 lots on 78.48 acres.

Mr. Andy Thomas, Subdivision Administrator, stated this is a request for a preliminary

plat by the Chess-Gaines Group for Charlestowne of Bradford Creek. The property is located south of Pactolus Highway, east and north of Sunnyside Road. The property is currently zoned R6, Residential and R9S, Single-Family Residential. The anticipated use is single family residential on 155 lots. The Bradford Creek development started back in 1994. Initially the clubhouse and golf course were constructed under Pitt County's jurisdiction. A preliminary plat for Bradford Creek, Phase 1 (now Charlestowne at Bradford Creek) and a sketch plan for the remainder of the property was approved by the City's Planning and Zoning Commission on May 21, 1996. A preliminary plat for Bradford Creek Section 2 was presented to and approved by the Planning and Zoning Commission on August 15, 2000. The City of Greenville acquired the golf course on January, 2001. This is a revision to the existing Charlestowne at Bradford Creek as well as the addition of the Charlestowne North and Charlestowne South areas. There is not a lot of opportunity for street connections due to the golf course corridors but there is a street connection being provided to Deveron, Bradford Creek Section 2. The terminal street in Charlestowne North exceeds the maximum (1,000 foot) terminal street length. The proposed street is approximately 2,800 feet long. The Planning and Zoning Commission may grant a variance to that provision if it is determined that there are circumstances that warrant such relief. Certainly the golf course corridors coupled with the low density development could be considered as factors in consideration of the variance request. Sidewalks are provided. Stormwater detention is being provided in the development areas.

Mr. Ramey stated that his concern is the flood zone. Mr. Ramey stated that it would be nice if the construction was two feet above the flood zone in that area since there is only one outlet.

Mr. Thomas stated that he has talked with the Engineering Division and they indicated that in this area the 500 year floodplain is greater therefore construction will be built according to the 100 year floodplain elevation plus 2.5 feet. With the elevation of the ground in the area it will be raised 3 to 4 feet.

No one spoke in favor.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Lehman, to approve the plat. Motion carried unanimously.

REQUEST BY BILL CLARK HOMES - APPROVED

Chairman Tozer stated that the next item is a request by Bill Clark Homes for a preliminary plat for Grey Fox Run. The property is located west of Charles Boulevard approximately 3,500 feet south of Bells Fork Road and approximately 2,200 feet north of Herman Garris Road. The proposed development consists of 3 lots on 52.8541 acres.

Mr. Thomas stated this is a request for preliminary plat for Grey Fox Run and Bill Clark Homes is the developer. The property is located west of Charles Boulevard approximately 3,500 feet south of Bells Fork Road and approximately 2,200 feet north of Herman Garris Road. The property is currently zoned R6A and R6, Residential. The anticipated use of the property is multi-family residential on three lots. Charles Boulevard is recognized as a major thoroughfare and Hunt Hill Road is recognized as a minor thoroughfare. This property is not impacted by the floodplain. This property was the subject of a recent rezoning request. It was presented to and approved by the Planning and Zoning Commission on February 21, 2006. The Greenville City Council granted approval on March 9, 2006. The zoning lines do not match the property lines or streets. A rezoning to move the zoning lines will be necessary prior to final platting. Bluebill Drive is an extension of a street stub from the Kittrell Farms subdivision. It ties into Fox Creek Drive which ties into NC Highway 43. Old Fox Lane is stubbed to the vacant property to the east. The large wetland area to the south prohibits any direct street extension to the Worthington properties (parcels 25757 and 02131) from this site. The property located to the north (parcel 35554) is a court ordered division resulting in 4 tracts. Such properties have a shared 60 foot access connection to NC 43 for future street construction. No street from this proposed development is provided for extension to the northern property. There are some existing wetlands on the property. Some of these existing wetlands will be filled. Such filling would have to be approved by the Army Corps of Engineers. There will also be some constructed wetlands for stormwater management. There is also a riparian buffer along the northern property boundary. Sidewalks are provided.

Chairman Tozer advised the Commission that the new stormwater management ponds that are being developed are required to plant vegetation specifically for wetlands.

Mr. Linwood Stroud, representing Bill Clark Homes, stated he would answer any questions that the commission may have.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Lehman, to approve the plat. Motion carried unanimously,

There being no further business, motion was made by Mr. Bell, seconded by Mr. Stokes, to adjourn the meeting at 6:47 PM.

Respectfully submitted,

Merrill Flood
Secretary