

September 20, 2005

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. Jay Yates - *	
Mr. Len Tozer - X	Mr. Bob Ramey - *
Mr. Dave Gordon - *	Mr. Jim Moye - X
Mr. Tim Randall - *	Mr. Don Baker - *
Mr. James Wilson - *	Mr. Bill Lehman - *
Mr. Porter Stokes - *	Mr. Godfrey Bell - *

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

VOTING MEMBERS: Yates, Ramey, Gordon, Randall, Baker, Wilson, Lehman, Stokes and Bell.

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

OTHERS PRESENT: Ray Craft, Council Member; Dave Holec, City Attorney; Ron Svejkovsky, Transportation Planner; David Brown, City Engineer; Robert Cheshire, Senior Engineer and Ken Jackson, Operations Director.

Chairman Yates recognized Mr. Godfrey Bell as the Commission's newest member and Councilmember Ray Craft.

Chairman Yates stated that the 2005 Planning and Zoning Commission agendas and minutes are now on the City's website.

Mr. Ramey asked that the agenda be amended to include a discussion item on the zoning in Forest Hill Subdivision. Motion was made by Mr. Ramey, seconded by Mr. Gordon, to include this item.

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Bell, to accept the August 16, 2005 minutes as presented. Motion carried unanimously.

REQUEST BY PEACE PRESBYTERIAN CHURCH – APPROVED

Chairman Yates stated that the first item is a request by Peace Presbyterian Church to rezone 4.52± acres located at the northeast corner of the intersection of Memorial Drive and Fire Tower Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Ms. Chantae Gooby stated this is a request to rezone 4.5 acres from Office-Residential to General Commercial. The property is located at the corner of Fire Tower Road and Memorial Drive. Ms. Gooby presented a map indicating the proposed approved public streets in the area. To the west of the site is Pitt Community College and to the south is a gas station and restaurant. Currently, the property is occupied by Peace Presbyterian Church and located at the corner is a

vacant single family residence along with commercial development to the east. The property is not impacted by the floodplain. The proposed rezoning could generate 700 trips of which the majority would be to the north and east. The property is part of a recognized regional focus area and is located at the intersection of a gateway and connector corridors. Memorial Drive and Fire Tower Road are considered both major thoroughfares. Ms. Gooby stated that on the map it indicates the extension of Fire Tower Road to Reedy Branch Road. The Land Use Plan Map recommends commercial zoning. The request is in compliance with the Land Use Plan and Horizons Plan.

Mr. Jon Day, representing Peace Presbyterian Church, stated that eventually the church will be relocating because of the growth and development around the church. Mr. Day explained that the commercial development around the church has created a safety issue for church goers.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Wilson, to approve the request. Motion carried unanimously.

REQUEST BY R. P. G., INC. – APPROVED

Chairman Yates stated that the next item is a request by R. P. G., Inc. to rezone 0.68± acres (29,821 square feet) located at the northwest corner of the intersection of Cotanche and Second Streets from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial).

Ms. Gooby stated this request is to rezone 0.68 acres from Office-Residential to Downtown Commercial. The property is located at the intersection of Second and Cotanche Streets. The property currently contains a one story office building which houses Rivers and Associates. To the north of the property is East Carolina Farm Credit, to the east is a Pitt County government building, to the south is a city parking lot and Federal Courthouse and to the west is another office building. The property is not impacted by the floodplain. The subject property is located within the Central Business District which is recognized as a regional focus area. The Thoroughfare Plan recognizes First and Reade Streets as major thoroughfares. There will be no change in traffic from the current zoning to the proposed zoning. The Land Use Plan Map recommends commercial. The Downtown Commercial district does not have any non-residential setbacks, vegetation or parking requirements. The request is in compliance with the Land Use Plan and Horizons Plan.

Mr. Jim Walker, Rivers and Associates, stated that the rezoning would allow them to expand the current building.

No one spoke in opposition

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

REQUEST BY CARROLL AND ASSOCIATES, INC. AND PHILIP E. CARROLL – APPROVED

Chairman Yates stated that the next item is a request by Carroll and Associates, Inc. and Philip E. Carroll, to rezone 11.9689± acres located along the northern right-of-way of US Highway 264, and 2,450± feet east of the intersection of US Highway 264 and Greenville Boulevard (US Highway 264 By-pass) from GC (General Commercial – County’s Jurisdiction) to CH (Heavy Commercial).

Ms. Gooby stated this is a request to rezone 11± acres from General Commercial to Heavy Commercial. This property is located within the County’s jurisdiction. The applicant has petitioned for voluntary annexation which necessitates city zoning. The property is located along US Highway 264 and Greenville Boulevard. Ms. Gooby indicated the approved public streets on the map. To the south are mobile home dealerships. There is an approved site plan for 600 multi-family units in this vicinity. The property is impacted by the 100 year floodplain and for non-residential use the building is required to be elevated to one foot above base flood elevation. The property is located along a gateway corridor. The Thoroughfare Plan recognizes US Highway 264 and Greenville Boulevard as major thoroughfares. The Land Use Plan Map recommends commercial zoning along the northern right-of-way of US Highway 264. The request is in compliance with the Land Use Plan and Horizons Plan.

No one spoke in favor.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Baker, to approve the request. Motion carried unanimously.

REQUEST BY CRAIG F. GOESS – APPROVED

Chairman Yates stated that the next item is a request by Craig F. Goess, to rezone 0.835± acres located at the southeast corner of the intersection of Memorial Drive and Club Pines Drive from O (Office) to CH (Heavy Commercial).

Ms. Gooby stated this is a request to rezone 0.835 acres from Office to Heavy Commercial. The property is located at the intersection of Club Pines Drive and Memorial Drive and being used as employee parking for Greenville Toyota. The employee parking is allowed under the current zoning, however, none of the dealership activities can take place as the property is currently zoned. To the north is Club Pines Center, to the south is Greenville Toyota, to the west is Carolina East Mall and to the east is Belvedere, Club Pines and Westhaven Subdivisions. The property is not impacted by the floodplain. The proposed rezoning would generate 1500 trips. The property is located along a gateway corridor. Memorial Drive is recognized as a major thoroughfare. The Land Use Plan Map recommends Office which is to serve as a buffer between the commercial activities and the major thoroughfare to buffer against the residential development to the east. In 1995 there was a similar request at the southeast corner of Crestline Boulevard and Greenville Boulevard, at that time the subject property was zoned Office. The requested zoning was Heavy Commercial. The request maintained a 100 foot buffer of Office which was to serve as a buffer between the commercial and entrance to the neighborhood.

There was a private agreement with the neighborhood to put in a berm and vegetation. The Land Use Plan Map recommends Office. The subject property has been part of three different rezoning request for Heavy Commercial and they were all denied. Staff would recommend that the Office zoning remain or allow sufficient Office buffer that would protect the interest of the neighborhood. Any additional improvements above the minimum bufferyard and street tree requirements would be voluntary by the applicant and by private agreement with the neighborhood. That agreement would not be enforceable by the City.

Mr. Fred Mattox, Attorney at Law, representing the applicant, spoke on behalf of the request. Mr. Mattox stated that he had handled the previous requests that were denied. Mr. Mattox stated that Mr. Goess has meet with the neighborhood and have reached an understanding in support of the request. Mr. Mattox explained that Mr. Goess owns all the property on that side of Club Pines Drive that surrounds this property.

Mr. Randall asked about the neighborhood agreement.

Mr. Holec stated that the Commission must rely on the permitted uses in that zone and not on the existence of a neighborhood agreement with the applicant because the City cannot enforce such agreement.

Mr. John Hutchens, President of the Neighborhood Association, spoke in favor of the request. Mr. Hutchens explained that several conditions were included in the agreement and Mr. Goess has agreed to all the conditions. Mr. Hutchens stated that the rezoning of the property along with the conditions that the neighborhood and Mr. Goess have agreed to will satisfy the needs of the neighborhood.

Mr. Craig Goess stated he has agreed to the conditions that the neighborhood has requested. Mr. Goess explained that Toyota has informed him that he must expand his showroom and display case which is the reason for the rezoning.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Randall, to approve the request. Motion carried unanimously.

REQUEST BY PITT COUNTY MEMORIAL HOSPITAL, INC. – APPROVED

Chairman Yates stated that the next item is a preliminary plat request by Pitt County Memorial Hospital, Inc. entitled “Moye Boulevard Relocation”. The property is located adjacent to Pitt County Memorial Hospital between Fifth Street and Stantonsburg Road.

Mr. Andy Thomas stated this is a request by Pitt County Memorial Hospital for the Moye Boulevard relocation. The property is adjacent to Pitt County Memorial Hospital between Fifth Street and Stantonsburg Road. The property is currently zoned MI, Medical Institutional and MS, Medical Support and the anticipated use is for a street relocation. Street location and arrangement approval is among the responsibilities of the Planning and Zoning Commission. Hospital expansions and future development necessitates the relocation of Moye Boulevard. Hospital planners have been working on the proposed relocation with local and State

government officials. Mr. Thomas presented a map of the preliminary plat overlay of the tax parcels that indicate where the proposed street will be located. Mr. Thomas presented a map showing the Hospital's Master Plan. The preliminary plat has been reviewed and approved by the City's Technical Review Committee. The preliminary plan meets all requirements and city standards.

Mr. Lehman stated that as the plan is drawn now it appears there could be some additional land that could be used by the Hospital if they extended the loop a little further towards Fifth Street is there any chance the Hospital may request more land in the future.

Mr. Thomas stated that the Hospital representative or Rivers and Associates representative could answer any questions in regards to future expansion. Mr. Thomas stated that there are some existing buildings in this area but do not believe the Hospital is focusing on this area but instead the hospital campus property.

Mr. Durk Tyson, Rivers and Associates, representing Pitt County Memorial Hospital spoke on behalf of the request. Mr. Tyson stated that just north of Beverly Healthcare is an existing private street referred to as Child's Way which is Pitt County property. At the August 1st Commissioner's meeting, they unanimously voted to dedicate the portion of that 60 foot strip that was necessary for the relocation to the City of Greenville for the Moye Boulevard relocation. Mr. Tyson stated that this relocation has been reviewed by the ECU Board of Trustees Finance and Facilities Commission.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Gordon, to approve the request. Motion carried unanimously.

REQUEST BY GEORGE F. SALLE, JR. – APPROVED

Chairman Yates stated that the next item is a request by George F. Salle, Jr. to amend the zoning regulations to include the use entitled "Church or place of worship (see also section 9-4-103)" as a permitted use within the MCH (Medical – Heavy Commercial) district.

Mr. Harry Hamilton stated this is a request to amend the MCH, Medical-Heavy Commercial, district table of uses to include a church or place of worship as a permitted use. Mr. Hamilton presented a map of current zones that allow churches as a permitted use. The MCH district is confined to the NC Highway 11 corridor, In consideration of the fact that churches are a customary use within most areas of the city, staff has no objection to the request.

Mr. Jon Day, representing Mr. Salle, spoke on behalf of the request. Mr. Day stated that existing buildings along the Memorial Drive (Highway 11) that are vacant are good locations for upstart churches.

No one spoke in opposition.

Motion was made Mr. Stokes, seconded by Mr. Lehman, to approve the request. Motion carried unanimously.

REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT – APPROVED

Chairman Yates stated that the next item is a request by the Planning and Community Development Department, as initiated by the Environmental Advisory Commission, to amend the bufferyard and building setback standards and the vegetation substitution and screening requirements to include various voluntary incentives for the purpose of encouraging the preservation of existing trees at the time of land development.

Mr. Hamilton stated this is a request that was initiated by the Environmental Advisory Commission. This is a request to amend several different sections of the zoning regulations, bufferyard standards, building setback standards and the vegetation standards. The proposed amendment includes voluntary incentives for the purpose of encouraging the preservation of existing large trees at the time of land development. To summarize, a 24 inch large caliper tree will substitute for 3 large trees, 5 small trees or 10 shrubs and that supplements the current bonuses in the code for 6 and 10 inch trees. It allows for reduction up to 30 percent of the number of required non-residential parking spaces for the preservation of existing 6 inch or larger caliper trees that are retained in parking areas. For each tree saved, 6 inches or larger, you can do away with 3 parking spaces. Existing 10 inch caliper tree located within 20 feet of the interior screening bufferyard would qualify as part of the screen requirement provided that the visual barrier is maintained. It also provides a multi-family and non-residential structure non-screening buffer setback reduction allowance of up to 10 percent where necessary to retain a 10 inch or larger caliper tree. Mr. Hamilton stated that the Environmental Advisory Commission and the Community Appearance Commission recommend approval of the amendment.

No one spoke in favor.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Wilson, to approve the request. Motion carried unanimously.

REQUEST BY THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT – APPROVED

Chairman Yates stated that the next item is a request by the Planning and Community Development Department, as initiated by the Environmental Advisory Commission, to amend the Greenway Master Plan, adopted March 11, 2004, for the purpose of changing the corridor priority level of the “Fork Swamp Greenway - ID#32”, from a priority level designation of “Future” to a priority level “C” designation.

Mr. Hamilton stated that this request as initiated by the Environmental Advisory Commission is an amendment to the Greenway Master Plan with respect to the Fork Swamp Greenway. Mr. Hamilton presented a map of the 2004 Greenway Master Plan corridors. Fork Swamp Greenway is located in the southern portion of the city between Evans Street and the southern portion of the city’s jurisdiction and runs

through a residential area. The Greenway priority is being moved up from a priority “F” which is a future greenway, a 16+ year priority, to a priority “C” which is a 5–10 year priority range.

Mr. Bell asked if this area flooded in 1999.

Mr. David Brown, City Engineer, stated that there is some floodway and floodplain in this area.

No one spoke in favor.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Gordon, to approve the request. Motion carried unanimously.

DISCUSSION

Mr. Ramey asked Mr. Hamilton to explain the zoning of OR in the Forest Hill Subdivision.

Mr. Hamilton presented a map showing the project schedule in respect to rezoning areas that are predominately developed for single family that are currently zoned in a manner that would allow duplex and multi-family uses. Mr. Hamilton explained that the next priority for consideration is the Red Oak/Oakdale Subdivision. In November, the Greenfield Terrace/North River Estates and then College Court area thereafter. These are the large subdivision areas that were considered to be most at risk for conversion for duplex and multi-family. Mr. Hamilton indicated on the map a portion of the Forest Hill neighborhood. The lots that Mr. Ramey is referring to are currently zoned OR. OR zoning allows duplex and multi-family. It is possible to combine some of the lots in that area and build multi-family or a duplex on an individual lot. Mr. Hamilton explained those lots have been identified as one of the locations subject to the rezoning process that staff is pursuing. Mr. Hamilton stated these scattered sites will be included in the larger neighborhood rezonings being brought before the Commission in the next couple of months.

Mr. Ramey asked if the Commission could motion to have this site rezoned.

Mr. Hamilton advised that the request would have to follow the formal rezoning process like the other areas have and bring it back to the Commission in October for recommendation.

There being no further business, motion was made by Mr. Ramey, seconded by Mr. Baker, to adjourn at 7:30 PM.

Respectfully submitted,

Merrill Flood
Secretary

APPROVED

Jay Yates, Chair

