

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
April 19, 2016

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

Mr. Tony Parker –Chair-*

Mr. Terry King - *	Ms. Chris Darden – *
Mr. John Collins -*	Ms. Margaret Reid - *
Ms. Ann Bellis - *	Mr. Dustin Mills - *
Mr. Doug Schrade - *	Mr. Les Robinson-*
Ms. Betsy Leech-*	Mr. Anthony Herring -X

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

VOTING MEMBERS: King, Collins, Schrade, Bellis, Mills, Leech, Darden, Reid, Robinson (3rd item only)

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Andy Thomas, Lead Planner; Chantae Gooby, Planner II and Elizabeth Blount, Planner I.

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer and Kelvin Thomas, Communications Technician.

MINUTES: Motion was made by Ms. Leech, seconded by Ms. Bellis, to accept the March 15, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY RUBEN GLENN WILEY TO REZONE 0.716 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH GREENE STREET AND EAST GUM ROAD FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO CH (HEAVY COMMERCIAL) – APPROVED

Ms. Gooby, Planner, delineated the property. The property is located along North Greene Street and East Gum Road. The majority of the area is vacant due to damage from Hurricane Floyd and the properties were subsequently purchased by the City via the Buy-Out program. These properties must remain in the ownership of the City in perpetuity. The area is impacted by the 100-year floodplain and floodway associated with the Tar River. North Greene Street is a connector corridor which is intended to accommodate a variety of uses. Since the current and proposed zoning districts will allow the same size of development, a traffic report was not generated. The properties between North Greene Street and North Pitt Street from Farmer Street to Pactolus Highway are zoned CDF. This rezoning will allow expanded uses in addition to the uses allowed in the current zoning district. The Future Land Use Plan Map recommends

commercial between North Greene Street and North Pitt Street transitioning to conservation/open space to acknowledge the residential properties that were damaged and purchased by the City. It is also important to note that non-residential properties were not eligible for the Buy-Out program, which is why commercial and industrial uses are shown on the Future Land Use Plan Map. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. The proposed zoning would have little impact on the few remaining residential properties in the area.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Ms. Gooby stated the additional uses allowed in heavy commercial compared to downtown commercial.

Motion made by Mr. Schrade, seconded by Mr. King, 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.

PRELIMINARY PLATS

REQUEST BY V-SLEW FOR A PRELIMINARY PLAT ENTITLED "PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2". THE PRELIMINARY PLAT, PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2 IS LOCATED NORTH OF EAST TENTH STREET AT ITS INTERSECTION WITH PARKSIDE DRIVE. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL #10412. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 32.839 ACRES. THE PROPERTY OWNER AND DEVELOPER IS V-SLEW, LLC - CONTINUED

The Planning Staff asked for a continuance in order to obtain clarity on some issues that involve other governmental agencies.

Ms. Bellis asked if a notice was submitted to the local paper about the preliminary plat.

Mr. Andy Thomas stated that it is not required by general statues and that a first class letter was mailed to all the adjoining property owners.

Ms. Bellis asked if the wording for the request be submitted to the paper so that all citizens have the opportunity to know.

Attorney Holec stated that staff is complying with state statues and suggested that the item be discussed further after the last agenda item.

Motion made by Mr. Schrade, seconded by Mr. Mills, to continue the agenda item to next month's meeting. Motion passed unanimously.

OTHER

PETITION TO CLOSE A PORTION OF ELEVENTH STREET BETWEEN CHARLES BOULEVARD AND CHARLES STREET - APPROVED

Mr. Mills asked to be recused from the agenda item because he had a conflict of interest.

Motion made by Mr. King, seconded by Ms. Reid, to recuse Mr. Mills from the discussion. Motion passed unanimously.

Mr. Scott Godefroy, Chief Engineer, presented the petition. Mr. Godefroy stated the City of Greenville received this application for a street closing from Taft Ward Investments that proposes the closure of a portion of Eleventh Street located between Charles Boulevard and Charles Street. The petitioners are the owners of all of the property adjoining the street section requested to be closed. Taft-Ward Investments will redevelop properties along this section of Eleventh Street.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way.

Ms. Leech asked how the petition would impact parking.

Mr. Godefroy stated that the development has .75 parking spaces that will handle the student population.

Ms. Leech asked if the closure would impact parking even further.

Mr. Godefroy said it should not because the developer encompassed the Eleventh Street parking in his calculations. There will not be any street parking because it will be covered in the development.

Ms. Bellis asked if the closure was temporary or permanent.

Mr. Godefroy stated it will be permanent.

Ms. Bellis asked if the houses on the south side of Eleventh Street would be removed.

Mr. Godefroy stated yes.

Mr. Jim Walker, representative of Taft Ward Investments, spoke in favor of the request. They have been working with staff and GUC to redirect utilities that serve the area. He distributed a sketch of the proposed development that allows fifteen spaces at the entrance of Eleventh Street. The petition closes Eleventh Street but they are maintaining access for people to enter off Charles Blvd in order to go into the shopping center or go to Charles Street. They are also providing surface parking for the retail center. There will be a blanket easement available until all the utilities are redirected. Once everything has been approved, the easement will be abandoned.

Ms. Reid asked for clarity concerning the easement.

Mr. Walker stated that there were live utilities serving the area and that the developer had to ask for the abandonment due to standard procedures.

Mr. Mike McCartey, one of the petitioners, spoke in favor of the request. He stated he could answer questions concerning the development plans.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Chairman Parker stated that the developers have worked with the property owners to resolve any issues.

Motion made by Mr. Collins, seconded by Mr. Robinson, to approve the petition. Motion passed unanimously.

Attorney Holec suggest that the commission direct any preliminary plats on the May or June agenda to be advertised and that the policy change to advertise preliminary plats be added to the June agenda.

Chairman Parker stated that the suggestion gives the commission a good working solution for a permanent procedure.

Ms. Leech asked if the advertisement could be included with the City Council meeting announcements.

Attorney Holec stated that the City has many boards and it would become an expense to advertise all boards.

Mr. Mills asked if the advertisement for preliminary plats would officiate a public hearing.

Attorney Holec stated that preliminary plats are open up for public comment. The only change would be that a notice be placed in advance for the plat. The standard practice would still occur for a preliminary plat.

Mr. Mills stated that he is inclined not to add additional burdens on the development community if the property is zoned properly and approved by staff.

Mr. King asked if the public hearing is mandated by general statutes.

Attorney Holec stated no, the hearing is the City's practice. When the policy change is placed on the June agenda, it is not open for public comment, it is just board discussion.

Motion made by Ms. Bellis, seconded by Ms. Darden, to advertise any preliminary plats for the May or June Planning and Zoning Commission meetings in the newspaper in the City Page in advance of the meeting and that the policy change for advertising preliminary plats be added to the June agenda. Motion passed unanimously.

Chief Planner Tom Weitnauer announced that Andy Thomas, Lead Planner was retiring in April.

With no further business, a motion was made by Mr. King, seconded by Ms. Darden to adjourn. Motion passed unanimously. Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

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