

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

May 17, 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. Doug Schrade – \*                Ms. Ann Bellis – X  
Ms. Margaret Reid - X                Mr. John Collins - \*  
Mr. Dustin Mills - \*                    Ms. Betsy Leech –\*  
Mr. Les Robinson - \*                  Mr. Anthony Herring - X

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

**VOTING MEMBERS:** King, Schrade, Darden, Collins, Mills, Leech, Robinson

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II, Mike Dail, Lead Planner and Amy Nunez, Staff Support Specialist II.

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

**MINUTES:** Motion was made by Ms. Leech, seconded by Mr. Robinson to accept the April 19, 2016 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

REZONINGS

ORDINANCE REQUESTED BY PORTERS CROSSING RESIDENTIAL, LLC TO REZONE 2.155 ACRES LOCATED AT THE INTERSECTION OF DICKINSON AVENUE AND SPRING CREEK ROAD FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Gooby, Planner, delineated the property. She stated the request was for two lots at the intersection of Dickinson Avenue and Spring Creek Road. Spring Forest Road is on the opposite side of Dickinson Avenue. There is multi-family to the east which has not been fully developed. Green Mill Run is to the south. There is a neighborhood focus area at the intersection of Dickinson Avenue and Spring Forest Road, which is the smallest focus area designation. These areas are designed to contain 40,000+/- square feet of conditioned floor space. There is a 5 acre tract of commercially-zoned property that is vacant at this intersection. This rezoning could generate a net increase of 1,385 trips. Under the current zoning, Tract 1 could accommodate 5 multi-family units. Under the proposed zoning, the site could accommodate 2,000 square feet of commercial space, such as dry cleaners or salon. Under the current zoning, Tract 2 could

accommodate 15 multi-family units. Under the proposed zoning, the site could accommodate 3,000 square feet of commercial space such as a fast food restaurant or convenience store. The Future Land Use Plan Map recommends office/institutional/multi-family at the intersection of Arlington Boulevard and Dickinson Avenue transitioning to medium density residential at Green Mill Run. The commercial zoning in this area has been there since the 1960's. The focus area is the result of pre-existing commercial zoning. The comprehensive plan states to ensure proper sizing of focus areas and concentrate in well-defined areas to prevent commercial sprawl. Since commercial is only recommended on the west side of Dickinson Avenue, commercial was not intended to be located on the east side of Dickinson Avenue. In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. Commercial zoning does not promote the desired urban form.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, spoke in favor of the request. He stated that Mr. Woody Whichard is the owner of Porters Creek Residential, LLC and has reached out to the adjoining property owners. There is an existing deceleration lane with two travel lanes. Across the street is a motel, mini-storage and other commercial uses. The average daily number trips on Dickinson Avenue is 8,600 and is designed for 15,000 trips. He listed examples of multi-family developments with commercial zoning at the entrance such as, Oakmont Apartments, Treetops Condominiums, Kittrell Farms Townhomes and North Campus Crossing. The request is reasonable because there are similar situations in the city.

Mr. Kittrell, spoke in opposition. He stated that his mother and aunt are adjoining property owners and both object to the rezoning. Traffic can be problematic.

Mr. Baldwin, spoke in rebuttal. He stated the property across the street is zoned heavy commercial and this request is only for general commercial. Many uses in general commercial require a special use permit.

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

Mr. Collins asked if the Commission's charge is to uphold the Plan or personal judgment.

Chairman Parker stated their duty is to decide if a request works within the Horizon's Plan. If the commission disagrees with the Plan, it is their duty to speak up to change it and have it presented to City Council. The Horizon's Plan is a living, breathing, working document that gets changed quite often. The charge is to decide what is best for the City of Greenville as a whole. Decisions made can affect other properties in Greenville.

Ms. Leech asked if there are alternate entrances into the development.

Mr. Baldwin stated there is a street stub to the north when that property is developed.

Mr. Mills asked for clarification of why OR use is at the corner of Arlington and Memorial immediately adjacent to CH. He asked if there was precedence.

Ms. Gooby stated the difference is commercial is already on the Future Land Use Map. The request is not listed as commercial on the Plan.

Chairman Parker stated that the request is on a residential corridor. People want neighborhood commercial but just not in their back yard. If he was a voting member, he would vote in favor.

Ms. Leech asked for examples of uses that could support or help the neighborhood.

Ms. Gooby referred Commissioners to the list of uses in their packets. She stated that OR and CG are different.

Mr. Mills asked if office is a permitted use under CG.

Ms. Gooby stated yes.

Mr. Mills stated that the proposed zoning could be beneficial to the area.

Ms. Leech stated traffic control needs to be considered to avoid future problems.

**Motion made by Mr. King, seconded by Mr. Mills, to recommend approval of the proposed amendment to advise that although the proposed amendment is not consistent with the Comprehensive Plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. In favor: King, Schrade, Darden, and Mills. Opposed: Collins, Robinson, and Leech. Motion carried.**

#### PRELIMINARY PLATS

REQUEST BY V-SLEW, LLC FOR A PRELIMINARY PLAT ENTITLED, "PARKSIDE BLUFF, SECTION 2, PHASES 1 AND 2." THE PRELIMINARY PLAT, PARKSIDE BLUFF, SECTION 2 PHASES 1 AND 2 IS ON THE NORTH SIDE 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.  
- APPROVED

Mr. Mike Dail, Lead Planner delineated the request. He stated is the request was continued at last month's meeting at the request of the applicant to work out some differences with the City. The request is in the eastern section of the City, north of East 10<sup>th</sup> Street at Parkside Drive. It consists of 4 lots on 32.839 acres. Lots 1, 2 and 3 are zoned CG (general commercial). Lot 4, which will probably be divided out in the future, is zoned office (O), commercial (CG), office residential (OR) and residential (R-6A). Parkside Drive will be extended and it is anticipated to be the primary access for future development. Surrounding uses: North is vacant, West is City

owned for a potential future park, East is an existing mobile home park and vacant land, and to the South is the Hardee Crossing Shopping Center and Wal-Mart. The property is not impacted by the flood plain. It runs along major thoroughfare, E. 10<sup>th</sup> Street (NC Hwy 33). The issues that needed resolution were: the right out driveway located along on the western portion of the property onto E. 10<sup>th</sup> Street and the width of Parkside Drive. The recommendation in the Commissioners' packets has been revised. After the packets were sent, City Engineering Staff met with the applicant regarding the issues. The applicant has agreed to remove the driveway on the western side of the property and increase the width of Parkside Drive from 36 feet back to back to 42 feet back to back the entire length. The preliminary plat does not reflect that and will need to be modified to show the agreed changes, if approved, before the Chairman signs it. With the two conditions mentioned, Staff recommends approval.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. He stated that a compromised was reached with City Staff. He stated the wide out will be revisited at another date based on a site plan submittal.

Mr. King stated that last month Ms. Bellis asked for plats to be advertised in the newspaper. He stated that it was.

No one spoke in opposition.

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

No board discussion made.

**Motion made by Mr. Schrade, seconded by Ms. Darden, to approve the request with the conditions of the western driveway being removed and the width of Parkside Drive at 42 feet back to back for the entire length. Motion carried unanimously.**

Chairman Parker stated tonight was his last meeting since his term was to expire. He appreciated Staffs' assistance over his eight years. He encouraged others to get involved.

**With no further business, a motion was made by Ms. Leech, seconded by Mr. Mills, to adjourn. Motion passed unanimously. Meeting adjourned at 7:12 p.m.**

Respectfully Submitted,

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