

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
April 18, 2017

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

Mr. Terry King –Chair *
Mr. Doug Schrade – X Ms. Chris Darden – *
Mr. Les Robinson – X Ms. Ann Bellis – *
Ms. Margaret Reid - * Mr. John Collins - *
Ms. Betsy Leech –* Mr. Anthony Herring – X
Mr. Michael Overton - * Mr. Ken Wilson - *
Mr. Hap Maxwell - *

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

VOTING MEMBERS: Darden, Bellis, Collins, Leech, Overton, Maxwell, Wilson, Reid

PLANNING STAFF: Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Domini Cunningham Planner I (Acting Secretary)

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Ms. Bellis, seconded by Mr. Wilson, to accept the March 21, 2017 minutes as presented. Motion passed unanimously.

Ms. Gooby stated a letter was placed at the seats of the Commissioners indicating Baldwin Design Consultants' request to continue item #2, rezoning request for RT Development, to the May 16, 2017 meeting due to a scheduling conflict.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to continue item #2, rezoning request for RT Development, to the May 16, 2017 meeting. Motion passed unanimously.

Chairman King requested a motion regarding item #4, fuel station discussion item to table to a later date.

Motion made by Mr. Overton, seconded by Ms. Leech, to table to item #4, fuel station discussion item, to a later date. Motion passed unanimously.

NEW BUSINESS
REZONING

ORDINANCE REQUESTED BY FOSS ENTERPRISES, INCORPORATED TO REZONE 11.396 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF DICKINSON AVENUE EXTENSION AND 600+/- FEET SOUTHWEST OF FROG LEVEL ROAD FROM GC (GENERAL COMMERCIAL – PITT COUNTY ZONING) TO CH (HEAVY COMMERCIAL – CITY ZONING) – APPROVED

Ms. Gooby explained that the property is located along Dickinson Avenue Extension, which is being widened as part of the Southwest Bypass Project. The subject property has its septic tank located along the road and due to the road widening, the property will need to switch to sewer. In order to connect to sewer, the property is being annexed into the City and will require city zoning. LKQ Pick Your Part is located on the property. Most of the area is either vacant or commercial. Since the property is already developed, a traffic volume report was not prepared. This general area is a combination of City and County zoning of either commercial or residential/agricultural. The City's Future Land Use and Character Map extends beyond the City's jurisdiction because the City continually grows and expands. The map recommends commercial along Dickinson Avenue Extension, west of Frog Level Road, transitioning to industrial/logistics. Both of these characters allow commercial uses. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

No one spoke in favor or in opposition of the request.

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

Motion made by Mr. Overton, seconded by Ms. Reid, 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.

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE TO INCREASE THE MAXIMUM HEIGHT FOR DISTRIBUTED ANTENNA SYSTEMS (DAS) IN THE CD (DOWNTOWN COMMERCIAL) DISTRICT FROM 25 FEET TO 35 FEET. -APPROVED

Mr. Thomas Weitnauer presented the amendment. Last December, City Council adopted an ordinance that allowed placement preference regulations for Distributed Antenna Systems (DAS) to be located in public right-of-ways. The ordinance had a maximum height in the CD (downtown commercial) zone of 25 feet and in other selected zones a height of 35 feet. The Public Works Department administers application intake and permitting functions for proposed DAS equipment. The Public Works Staff requested this amendment after determining that most light poles in the CD district are 30 feet tall which greatly limits where DAS can be proposed in the CD district for review and approval. The proposed ordinance simply changes the maximum height in the CD

zone from 25 feet to 35 feet. The proposed ordinance is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends approval.

Ms. Leech asked if DAS would be placed on every light pole.

Mr. Weitnauer stated no. It is in approved zones within the table of uses and on a major/minor thoroughfare as designated by NCDOT. The City has regulations in place.

Chairman King opened the public hearing.

No one spoke in favor or in opposition.

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

No comments made.

Motion made by Mr. Collins, seconded by Mr. Wilson, 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.

With no further business, Ms. Leech made a motion to adjourn, seconded by Ms. Reid. Motion passed unanimously. Meeting adjourned at 6:49 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department