

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
September 19, 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 –* Mr. John Collins - *
Ms. Margaret Reid - X Mr. Anthony Herring – *
Ms. Betsy Leech –* Mr. Ken Wilson - *
Mr. Michael Overton - * Mr. William Bell - *
Mr. Hap Maxwell - *

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

VOTING MEMBERS: Darden, Robinson, Collins, Herring, Overton, Leech, Maxwell, Bell

PLANNING STAFF: Mike Dail, Lead Planner; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Cathy Meyer, & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Robinson, seconded by Mr. Maxwell, to accept the August 15, 2017 minutes as presented. Motion passed unanimously.

NEW BUSINESS

PRELIMINARY PLATS

REQUEST BY AMA HOLDINGS, LLC FOR A PRELIMINARY PLAT ENTITLED “LANGSTON WEST, PHASE II”, LOCATED NORTH OF RIDGEWOOD ELEMENTARY SCHOOL. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS A PORTION OF TAX PARCEL 23627. THE PROPOSED PLAT CONSISTS OF 49 LOTS TOTALING 19.54 ACRES.
- APPROVED

Mr. Dail delineated the property. It is located in the southwestern section of the City’s jurisdiction, north of Thomas Langston Road and Ridgewood Elementary School. The proposed plat consists of 49 lots totaling 19.54 acres. The purpose of this preliminary plat is to expand the existing Langston West Subdivision by creating 49 additional single family residential building lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development. Interconnectivity is being provided to the vacant property to the west via an extension of Moxie Lane. The property is zoned RA20 (Residential Agricultural) and R9S (Residential Single Family). The surrounding properties are vacant to both the north and west, Langston West Subdivision to the east and Ridgewood Elementary to the south.

The property is outside of the flood plain. The public hearing for this preliminary plat request was advertised in The Daily Reflector on September 4, 2017 and September 11, 2017. Notification letters were mailed to adjoining property owners on September 8, 2017. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements. Staff recommends approval of the request.

Chairman King opened the public hearing.

Mr. Ritchie Brown, with Stroud Engineering, representative of the applicant, spoke in favor of the request. He was prepared to answer design questions.

Mr. Landon Weaver, representative of Bill Clark Homes spoke in favor of the request. He was prepared to answer questions.

Mr. Collins stated he could not find Moxie Lane on a map.

Mr. Weaver stated the street was recently recorded and it would provide interconnectivity.

No one spoke in opposition.

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

Mr. Collins made a motion, seconded by Ms. Darden, to accept the preliminary plat as presented. Motion passed unanimously.

OTHER

PETITION TO CLOSE A 10 FOOT WIDE ALLEYWAY LOCATED NORTH OF DICKINSON AVENUE – APPROVED

Ms. Meyer presented the request. She stated it is located in the Uptown area. The City received a petition from NC Brewing Ventures and others requesting the closure of a 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street. The petitioners are the owners of the properties adjoining both sides of alleyway. 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. Budgeted funds for the maintenance of this alley will no longer be required upon the effective date of the Resolution to Close by City Council. Staff recommends to City Council the closure of the 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street. She delineated the area on a map.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

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

Motion made by Mr. Robinson, seconded by Mr. Herring, to recommend approval of the request. Motion passed unanimously.

PETITION TO CLOSE A PORTION OF FORBES STREET – APPROVED

Ms. Meyer presented the request. She stated it is located in the Uptown area. The City received a petition from East Carolina University requesting the closure of a portion of Forbes Street from Tenth Street to Ninth Street. The petitioner is the owner of the property adjoining both sides of the street section requested to be closed. The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). The City and GUC have requested an easement over and upon the storm drain and utilities that will remain in the closed street right-of-way. Budgeted funds for the maintenance of this street section and street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street section. Staff recommends to City Council the closure of Forbes Street from Tenth Street to Ninth Street. She delineated the area on a map.

Ms. Leech stated her concern that it will be hard to manage traffic and provide detours when closing a cross street to the major thoroughfare of Evans Street.

Ms. Meyer stated that Forbes Street is not wide enough for traffic. Parking is allowed on both sides of the street. It would be safer to direct traffic to signalized intersections.

Chairman King opened the public hearing.

Ms. Michelle Clemmons, with the East Group, representative of the applicant, spoke in favor of the request. She stated they helped ECU with the current rezoning request in this area recently approved by City Council. The closure will help with redirecting traffic to Evans and Cotanche streets when the new parking deck is built.

Mr. Bill Bagnell, Associate Vice-Chancellor of Campus Operations at ECU, spoke in favor of the request. As part of a bond program referendum, they will be building a parking deck and a building in this area. There will a net gain of about 250 parking spaces.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Mr. Overton, to recommend approval. Motion passed unanimously.

OTHER ITEMS OF BUSINESS

DISCUSSION ITEM: TIME CHANGE OF THE PLANNING AND ZONING COMMISSION MEETINGS

Mr. Weitnauer stated the proposed time change of 6:30 pm to 6:00 pm. The City has 21 active boards and commissions of which 19 meet at or before 6:00 pm. Many boards made changes to follow the City Council example in 2015 when they changed their meetings to 6:00 pm. The Youth Council and the Police Community Relation Commission still meet at 6:30 pm but they are not televised. An earlier start to the meeting could reduce costs for the City in regards to utilities and staff. If the Commission is interested, a vote on an amendment to the rules of procedure would be on next month's agenda.

Chairman King asked if City Council has to approve the time change.

Mr. Weitnauer stated no.

Ms. Robinson stated he likes the earlier time. It would be nice to be consistent with other boards.

Ms. Darden agreed with Mr. Robinson.

Mr. Bell stated it is always good to save the City money.

Attorney Holec stated the proposal was the handout in front of them. It stated the current schedule under the rules and procedures and the proposed amendment to the rules and procedures.

Current Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:30 p.m. in the Council Chambers of City Hall.

Proposed Amendment to Section V.A.

V. Meetings

A. Regular Meetings. Regular meetings of the Commission shall be held on the third Tuesday of each month at 6:00 p.m. in the Council Chambers of City Hall.

Attorney Holec stated next month will be the official vote and decide when it becomes effective.

Mr. Weitnauer asked for a show of hands of those in favor of the change to 6:00 pm. All members were in favor. He will prepare the amendment for next month's meeting.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 7:00 p.m.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department