

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

June 19, 2018

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers of City Hall.

Mr. Terry King –Chair \*  
Mr. Doug Schrade – \*      Ms. Chris Darden – X  
Mr. Les Robinson –\*      Mr. John Collins - \*  
Ms. Margaret Reid - X      Mr. Hap Maxwell - \*  
Mr. Chris West –\*      Mr. Ken Wilson - X  
Mr. Michael Overton - \*      Mr. Max Ray Joyner III - \*

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

**VOTING MEMBERS:** Schrade, Collins, Maxwell, Robinson, Overton, West, Joyner

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; and Mike Dail, Lead Planner

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Cathy Meyer, Civil Engineer; and Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Mr. Schrade, seconded by Mr. Maxwell, to accept the May 15, 2018 minutes as presented. Motion passed unanimously.

**NEW BUSINESS**

PRELIMINARY PLAT

REQUEST BY BILL CLARK HOMES OF GREENVILLE, LLC, FOR A PRELIMINARY PLAT. TITLED “ARBOR HILLS SOUTH, SECTION 2, PHASES 7-15”. THE SUBJECT PROPERTY IS LOCATED NORTH OF LT HARDEE ROAD AND WEST OF EASTERN PINES ROAD AND IS FURTHER IDENTIFIED AS TAX PARCEL 05052. THE PRELIMINARY PLAT CONSISTS OF 188 SINGLE FAMILY RESIDENTIAL LOTS TOTALING 63.9 ACRES. - APPROVED

Mr. Dail delineated the property and presented the request. The subject property is located in the southeastern section of the City’s jurisdiction. The proposed plat is an expansion of the existing Arbor Hills South neighborhood to the north. The property is about 64 acres in size and has 188 lots. The applicant is proposing to reserve 9.79 acres of common open space. The plat shows the street network to serve the development. Two storm water detention ponds will be constructed to serve the lots, one on the eastern section and one on the western section of the development. The property is zoned RA20 (Residential Agricultural). The 100 year floodplain does not significantly impact the property. The request was advertised in the Daily Reflector on June 4, 2018 and June

11, 2018. Notices were mailed to adjoining property owners on June 8, 2018. The City's Technical Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Maxwell asked if a traffic impact study had been done.

Ms. Meyer stated the road is a NCDOT road and the City has not received anything.

Chairman King opened the public hearing.

Mr. Landon Weaver, representative of the applicant, spoke in favor of the request. He stated they have consulted with NCDOT regarding traffic and have received their recommendations for two right hand turn lanes on the stub roads that connect to LT Hardee Road. This request is an extension of what has been approved right beside it. This is a cluster subdivision with a combination of large and smaller lots. The previous area did not require storm water. The proposed will have two. The whole Arbor Hills area will have a total of 4 connections to DOT roads.

Mr. Collins asked if the proposed will connect to the last phase of Arbor Hills.

Mr. Weaver stated yes at Knoll Circle and another location near the current undeveloped area.

Mr. Ritchie Brown with Stroud Engineering spoke in favor of the request. He was available to answer questions.

Mr. Howard Tepper, of 104 Lakeview Drive-Lake Glenwood neighborhood adjacent to Arbor Hills, spoke in opposition to the request. He had questions regarding the proposed building on this location. He wanted to know if studies had been done on the educational facilities in the area and stormwater runoff effect on lower developed areas. There is a manmade pond in Lake Glenwood which takes in runoff water from Brittany Ridge which causes flooding of the lake. He wants to know what provisions are being made, other than meeting the City requirements, for the increase of runoff water. He asked when building on agricultural land will stop and if there is a plan for balanced housing.

Mr. Chris Lucas, resident of Arbor Hills South at 617 Rockland Drive, spoke in opposition. He lives in a cul-de-sac with many trees and purposely bought his home because of the trees. He wanted to know if Bill Clark would leave the trees in place.

Ms. Meyer stated they have a 10 year stormwater requirement. Sizing and placement of the ponds will be done when site plan is submitted. Neither ponds will drain into Lake Glenwood.

Mr. Maxwell asked what the stream in this area was.

Ms. Meyer stated it is Hardee Cross Creek.

Mr. Schrade asked about the buffer requirements.

Mr. Dail stated there is no screening requirements for residential property. Being a cluster subdivision, they are required to reserve a certain area of common area. The area behind Rockland Drive was a reserved common area and has to remain wooded. It should not be affected by this new development.

Mr. Maxwell asked what Hardee Cross Creek drains into.

Ms. Meyer stated she is not sure where it drains into next but it eventually goes into the Tar River.

Mr. Landon Weaver spoke in rebuttal in favor of the request. He stated this request is downstream from Lake Glenwood and therefore should not affect them. They will comply with the stormwater requirements. Both the City of Greenville and Pitt County are continually growing and they are helping it grown responsibly. He stated where they can keep the trees they will.

Mr. Howard Tepper spoke in rebuttal in opposition of the request. He stated he understood that runoff from this request will not affect the Lake Glenwood. He still is concerned with the runoff of this request to other developments and its effect on Hardee Cross Creek.

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

Mr. Maxwell stated that the 10 year stormwater requirements are not enough with the increase of development.

**Motion made by Mr. Overton, seconded by Mr. Robinson, to approve the preliminary plat as presented. In favor: Overton, Collins, Schrade, West, Robinson, and Joyner. In opposition: Maxwell. Motion carried.**

## **OTHER ITEMS OF BUSINESS**

### **ELECTION OF OFFICERS**

Attorney McGirt stated there are two officers elected, the Chairman and the Vice-Chairman for a one year term. The rules allow the Chair to serve two consecutive years. Mr. Terry King is not eligible for Chair. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Chairman King opened the floor nominations for Chair.

Mr. Schrade nominated Mr. Michael Overton as Chair.

Mr. Maxwell nominated Mr. Doug Schrade as Chair. No other nominations made.

Chairman King closed the nominations and asked for a vote in favor of Mr. Overton as Chair. Those in favor: Joyner, Robinson, Collins, Schrade, and West.

**Due to the majority vote, Mr. Michael Overton was elected Chairman.**

Chairman King opened the floor nominations for Vice Chair.

Mr. Joyner nominated Mr. Les Robinson. No other nominations made.

**Mr. Les Robinson was unanimously elected Vice-Chairman.**

Mr. Robinson thanked Mr. Terry King for his good work and service as Chairman. Commissioners agreed.

Mr. Thomas Weitnauer also thanked Mr. Terry King on behalf of staff for his service as Chairman.

**With no further business, Mr. Overton made a motion to adjourn, seconded by Mr. Schrade. Motion passed unanimously. Meeting adjourned at 6:30 P.M.**

Respectfully Submitted,

Joe K. Durham, Secretary to the Commission  
Interim Director of the Community Development Department