

NOTES

TO: Honorable Mayor and City Council Members

FROM: Ann E. Wall, City Manager

DATE: November 28, 2018

SUBJECT: Materials for Your Information


Please find attached the following materials for your information:

1. A memo from Gary Fenton, Recreation and Parks Director, regarding possible revisions to the Town Common Alcohol Policy
2. A memo from Tom Barnett, Community Development Director, regarding requested changes to the future land use and character map amendment

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Attachments

Memo

To: Ann Wall, City Manager
From: Gary Fenton, Director of Recreation and Parks 
Date: November 28, 2018
Re: Possible Town Common Alcohol Policy Revisions

Several years ago a City policy was put into effect permitting the conditional sale, service and consumption of malt beverages and non-fortified wine within a limited number of city parks/facilities, during certain events. A permit application process was developed.

Permit conditions were established intending to foster: the consistent treatment of alcohol permit applicants; adherence to law; citizen safety; facility protection; and the enjoyment of event participants, including those choosing not to consume.

Consideration of policy revisions that would allow spirituous liquor and fortified wine — in addition to malt beverages and unfortified wine — to be served or sold under certain conditions at a properly sanctioned and permitted the Town Common event is currently underway. Any such revisions will ultimately require approval of the Greenville City Council.

The process that led to the current policy included the opportunity for public input, and the same will be true for any revisions to that policy. Staff have scheduled public meetings on Thursday, December 6th and Wednesday, December 12th, 6 PM to 7:30, in the gallery at City Hall. Each meeting will include a PowerPoint presentation followed by the opportunity for public comment.


Council members are welcome to attend.

Please let me know if there are any questions.

cc: Michael Cowin, Assistant City Manager

DEPARTMENT

TO: Ann E. Wall, City Manager

FROM: Thomas Barnett, Director of Community Development Department 

DATE: November 28, 2018

SUBJECT: Notes to Council – Requested Changes Future Land Use and Character Map Amendment – TRUNA (ECU)

On August 9, 2018, City Council held a public hearing on a rezoning request from Jeff Daniels and Timothy McCarthy (Daniels/McCarthy) to rezone 0.25 acres from R9S (Residential – Single-family) to OR (Office-Residential) located on East 6th Street adjacent to the East Carolina University (ECU) Main Campus. During the public hearing, several property owners in the vicinity spoke in opposition to the request. After the hearing, Mr. Daniels requested to withdrawal the item for consideration. Council approved the request and further asked staff to make an assessment and/or recommendation on the appropriateness of the adopted Future Land Use and Character Map FLUCM and to hold a stakeholder meeting to gather input.

After several discussions with all interested parties, in staff's opinion, there does not seem to be support from either side on working out a compromise. If it is the desire of City Council, an amendment to the FLUCM could be initiated. That amendment would be considered by the Planning and Zoning Commission for a recommendation and then considered for adoption by City Council.

Below is a timeline of events:

September 8, 2016 City Council adopted Horizons 2026: Greenville's Community Plan and the FLUCM.

April 17, 2018 – Planning Staff received a request from the Daniels/McCarthy request to rezone 0.25 acres. The subject property was a vacant lot. See Map 1.

May 9, 2018 – Tom Weitnauer, Chief Planner and Chantae Gooby, Planner, met with Ann and Hap Maxwell, at their request, who owned property near the Daniels/ McCarthy request. Ms. Maxwell served on the Comprehensive Plan Committee (CPC) for the Horizons 2026: Greenville's Community Plan and the FLUCM. As a CPC member, she did not recall the FLUCM recommending the area near the Daniels/McCarthy rezoning for University/institutional (UI). The Maxwells were concerned that the adopted FLUCM

was not in harmony with the surrounding neighborhood. Another concern was if the rezoning was approved the lot could be developed into a private parking lot. See Map

May 15, 2018 – The Planning and Zoning Commission considered the Daniels/McCarthy request. Some of the property owners who spoke in opposition were: Ann and Hap Maxwell, Inez Fridley, John Whacker, and Michael Barnum. The Commission recommended denial (unanimously).

May 21, 2018 - Tom Weitnauer and Chantae Gooby, Planner, met with Ann and Hap Maxwell and Inez Fridley to discuss the Daniels/McCarthy request relative to the adopted FLUCM. See Map 2. Ms. Maxwell and Ms. Fridley were both members of the CPC and were concerned that the adopted version of the FLUCM was a mistake. Specifically, the area near the Daniels/McCarthy request should have been designated as “residential” instead of University/Institutional.

June 14, 2018 - City Council approved Mr. Daniels’ request to continue the item to the August 8, 2018 City Council meeting. No public hearing was held. Ann Maxwell, Hap Maxwell and Inez Fridley spoke during the public comment period relative to the rezoning request.

June 29, 2018 – Planning Staff received a request from Hap Maxwell, President of TRUNA, to amend the FLUCM in the vicinity of the Daniels/McCarthy request from UI to “residential”. The request consisted of six (6) parcels. The property owners were: Jeff Daniels and Timothy McCarthy (two parcels), State of NC (3 parcels) and Hatteras Properties III, LLC (Walter R. Perkins, Jr.) (1 parcel). See Map 3.

July 16, 2018 - Emanuel McGirt, City Attorney and Ken Graves, Assistant City Manager met with Ann and Hap Maxwell to discuss the Daniels/McCarthy request and the TRUNA request.

July 17, 2018 – The Planning and Zoning Commission approved a request from Hap Maxwell, President of TRUNA, to withdraw the request to amend the FLUCM.

August 7, 2018 - Thomas Barnett, Community Development Department Director, Tom Weitnauer and Chantae Gooby met with Ann and Hap Maxwell to discuss the Daniels/McCarthy request and the adopted FLUCM.

August 9, 2018 - City Council held a public hearing on the Daniels/McCarthy request. During the public hearing, several property owners in the vicinity spoke in opposition to the request. After the hearing, Mr. Daniels requested to withdrawal the item for consideration. Council approved the request and further asked staff to make an assessment and/or recommendation on the appropriateness of the adopted FLUCM and to hold a stakeholder meeting to gather input.

September 12, 2018 - Thomas Barnett and Chantae Gooby held a stakeholder meeting with several property owners and Jeff Daniels to gather input. Along with Mr. Daniels, additional property owners that attended the meeting were: Ann and Hap Maxwell, William Hanlon, Marti Priddy, Michael Barnum, John and Lisa Weathington, and Lori and John Whacker. While several options were discussed, there was no clear consensus on a potential solution. Mr. Daniels expressed his willingness to work with

the neighborhood, but opposed amending the FLUCM.

October 4, 2018 - Tom Barnett and Chantae Gooby met with ECU representatives: James Hopf, Chief of Staff, Sara Thorndike, Vice Chancellor for Administration and Finance, and Bill Bagnell, Associate Vice Chancellor for Campus Operations. The representatives were in support of the adopted FLUCM. ECU expressed concern that the TRUNA request to amend the adopted FLUCM did not include or have the support of any property owners whose properties were included in the request. While there were no immediate plans for the university's properties, amending the FLUCM to a residential designation could negatively impact any future plans or actions by ECU. Currently, the three parcels owned by the State of NC are used as a parking lot and one (1) single-family residence for traveling faculty.

October 9, 2018 - Tom Barnett and Chantae Gooby met with Michael Barnum as a follow-up to the September 12, 2018 meeting. Mr. Barnum stated that he was representing himself and asked if staff would coordinate a meeting with ECU representatives.

November 6, 2018 - Tom Barnett and Chantae Gooby held a meeting with Mr. Barnum and Mr. Bagnell to discuss potentially amending the FLUCM. Mr. Bagnell reiterated ECU's desire to maintain the adopted FLUCM. While there were no immediate plans for the area, amending the FLUCM could negatively impact any future plans or actions by ECU. The current focus of ECU is the Reade Street and Millennial Campus areas. Mr. Barnum stated that the neighborhood does not support the adopted FLUCM and would like for the area to be recommended as residential.

November 19, 2018 - Bill Bagnell sent an email to staff that he had consulted with ECU leadership again and the university supports the adopted FLUCM.

Attch: Maps 1-3

cc: Ken Graves, Assistant City Manager

MAP 1

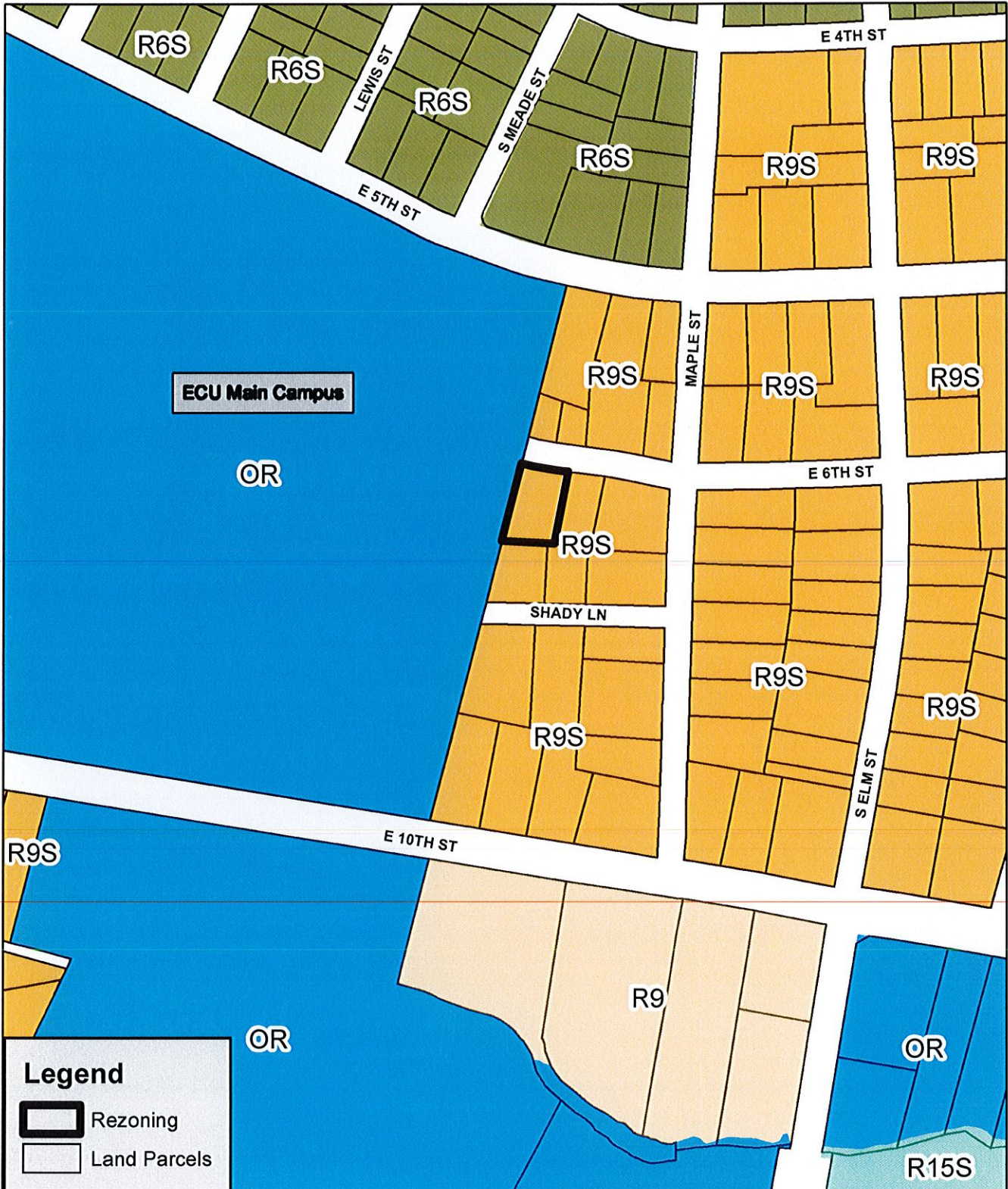
Jeffrey Daniels and Timothy McCarthy

From: R9S



To: OR

Acres: 0.246

May 1, 2018

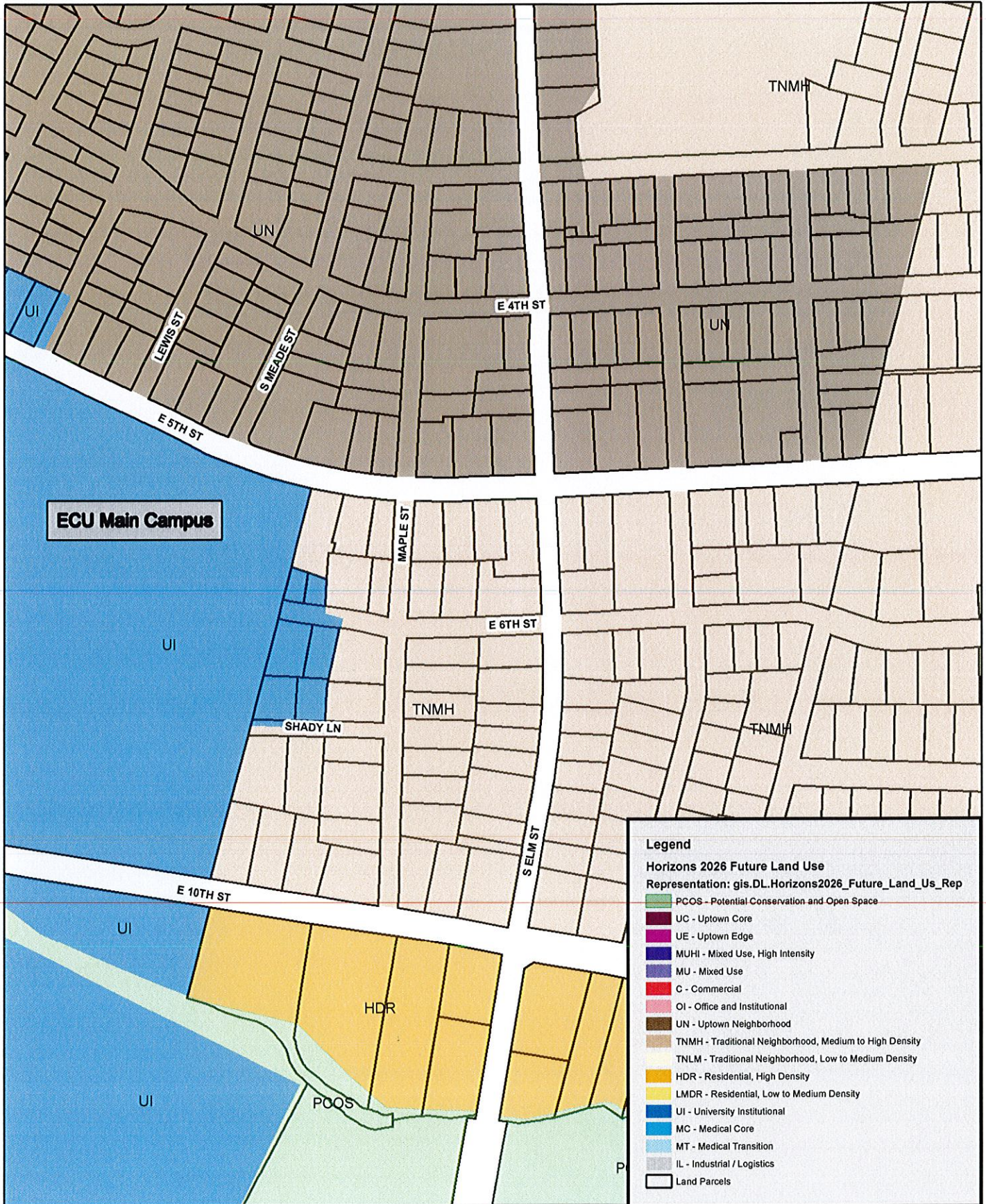


Legend

-  Rezoning
-  Land Parcels

MAP 2

Future Land Use and Character Map



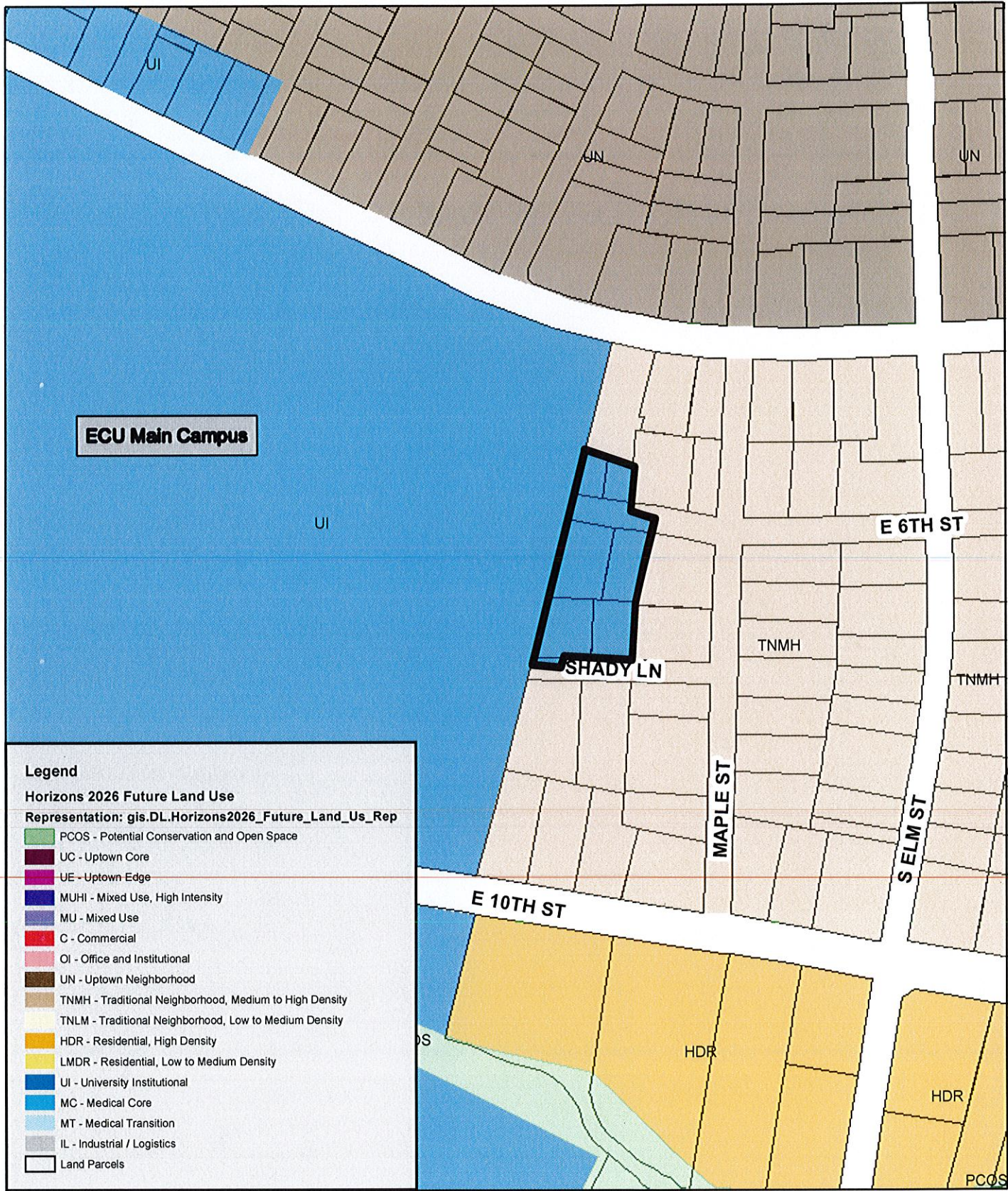
Legend

Horizons 2026 Future Land Use
 Representation: gis.DL.Horizons2026_Future_Land_Us_Rep

- PCOS - Potential Conservation and Open Space
- UC - Uptown Core
- UE - Uptown Edge
- MUHI - Mixed Use, High Intensity
- MU - Mixed Use
- C - Commercial
- OI - Office and Institutional
- UN - Uptown Neighborhood
- TNMH - Traditional Neighborhood, Medium to High Density
- TNLM - Traditional Neighborhood, Low to Medium Density
- HDR - Residential, High Density
- LMDR - Residential, Low to Medium Density
- UI - University Institutional
- MC - Medical Core
- MT - Medical Transition
- IL - Industrial / Logistics
- Land Parcels

MAP 3

Tar River/University Neighborhood Association (TRUNA)
From: UI (University/Institutional)
To: TNMH (Traditional Neighborhood, Medium - High Density)
Acres: 0.90+/-
June 28, 2018



Legend

Horizons 2026 Future Land Use

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