

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

March 19, 2019

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

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

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

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Camillia Smith, Secretary

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Cathy Meyer, Engineer; Rick DiCesare, City Engineer; Scott Godefroy, City Engineer; Kelvin Thomas, Communication Technician.

**MINUTES:** Motion made by Mr. Collins, seconded by Mr. Maxwell, to accept the February 19, 2019 minutes. Motion passed unanimously.

**ELECTION:** Due to the absence of the Chairman and Vice Chair, a temporary chairman was elected. Mr. Collins nominated Mr. King, seconded by Mr. Faison. Mr. King was unanimously elected Temporary Chairman.

**NEW BUSINESS**

**Rezoning**

Ordinance requested by Blackwood, Parrott & Roberson, LLC to rezone 3.6167 acres located east of Corey Road and adjacent to Blackwood Ridge Subdivision from RR (Rural Residential – Pitt County’s Jurisdiction) to R9S (Residential-Single-family).

Ms. Gooby stated the property is located within Pitt County’s jurisdiction. Therefore, an annexation request and this rezoning be considered by City Council at the same meeting. This is because the developer wants sewer. The property is already zoned residential under Pitt County’s Jurisdiction. This request is for single-family under the city zoning. There is a blue line stream that runs along the northern property line. There may be hydric soils which would require wetland delineation. It is in the Fork Swamp Watershed and will require 25-year stormwater retention and nitrogen reduction. Because the property is zoned residential in both jurisdictions, there was no change in density. Therefore, no traffic report was generated. In staff’s opinion, the request is in compliance with the Horizons 2026: Greenville’s Community Plan and the Future Land Use Character Map. Staff recommends approval.

Mr. King opened the public hearing.

Mr. Ken Malpass, Malpass & Associates, spoke in favor, on behalf of the applicant. He stated this piece would be combined with the 2 acres to the south resulting in 7 single-family lots in Blackwood Ridge, Phase 3.

No one spoke in opposition

Mr. King closed the public hearing.

**Motion made by Mr. Schrade, seconded by Mr. Joyner, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.**

### **Text Amendment**

Ordinance requested by Community Development Department Staff to amend Title 9, Chapter 4, Article U, Table of Uses (c) (3) to allow barber and beauty shops as a home occupation with a special use permit in the R6S, R9S and R15S zoning districts.

Ms. Gooby explained that a citizen had submitted a text amendment to allow barber and beauty shops as a home occupation in the R9S district (single-family). After research, staff determined that since this type of home occupation is only allowed in single-family dwellings, it made sense that this should be an allowable use in single-family zoning districts. Therefore, staff decided to process this request as staff initiated. Home occupation is defined as an activity conducted for financial gain as an accessory use to a detached single-family dwelling unit by a member of the family residing in the dwelling unit. The standards are:

- (a) Shall only be permitted within single-family dwelling units;
- (b) Shall not be permitted within any detached accessory structure or building;
- (c) Shall constitute an accessory use to the principal use;
- (d) Shall not occupy more than 20% of the mechanically conditioned enclosed floor space of the dwelling unit;
- (e) Shall not employ more than one person other than those persons legally residing within the principal use dwelling;
- (f) Shall not be visible from any public right-of-way or adjacent property line;
- (g) Shall not involve the on-site sales of products;
- (h) Shall not involve any outside storage of related materials, parts or supplies;
- (i) Shall have signage in accordance with Article N; and
- (j) Shall not create any hazard or nuisance to the occupants residing or working within the principal use dwelling or to area residents or properties.

The intent of the standards is to keep the activity minimal and unobtrusive to neighboring properties. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and Chapter 4, Growing the Economic Hub, Goal 4.1 A Vibrant and Growing Economic Hub *Policy 4.2.5 Support Home Offices and Telecommuting Support the use of home offices as an essential workspace for small business and small firms. Many entrepreneurs begin working out of their own home before committing to designated office space. Support infrastructure necessary for telecommuting, which can provide flexibility for workers and businesses to expand.*

Mr. King opened the public hearing.

No one spoke in favor.

No one spoke in opposition.

Mr. King closed the public hearing.

**Motion made by Mr. Schrade, seconded by Mr. Collins, to recommend approval of the proposed amendment. Motion passed unanimously.**

**Land Use Plan Map Amendment**

Ordinance requested by Ocean Reef Investments, LLC to amend the Future Land Use and Character Map for 3.058 acres from the Residential, High Density (HDR) land use character to the Commercial (C) land use character for the property located on the southeastern corner of the intersection of MacGregor Downs Road and B's BBQ Road.

Ms. Gooby delineated the property. This request is in anticipation of a rezoning request. Since the request is from high density multi-family to commercial, a decrease in traffic is anticipated since the commercial would not likely be a large traffic generator, such as retail.. The property is located in the Harris Mill Run/Schoolhouse Branch Watershed and would require 10-year stormwater detention. There were many public engagements held in developing the Future Land Use and Character Map. One of the principles was: Sustainable development practices. Since the property is zoned Medical-Office and both of the characters allow office uses, it was staff's opinion that the intent of the Future Land Use and Character Map was met. There have been no unexpected changes in development pattern. Therefore, staff recommends denial.

Mr. King opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, spoke in favor, on behalf of the applicant. He stated that he views the Future Land Use and Character Map as a general map and not specific for the 74,000 taxed parcels in Pitt County. This property has not had any prospects in the 5 years it has been on the market. . It is now a bank-owned property. Commercial makes more sense for this corner.

Mr. Faison stated that there is no immediate shopping there. Commercial does lend itself to the area because there is nothing but Wal-Mart nearby.

Mr. Maxwell stated there is no way to walk there. What type of business could be there?

Ms. Gooby answered that offices such as, a doctor, dentist or optometrist.

No one spoke in opposition.

Mr. King closed the public hearing.

In staff's opinion, the current Future Land Use and Character Map recommendations for this area still fulfill the principles that guided the Comprehensive Plan Committee. There have been no unexpected changes in development patterns that would warrant an amendment to the Future Land Use and Character Map since its adoption on September 8, 2016. Also, the property is currently zoned MO (Medical-Office) which meets the intent of the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map because office is a secondary use in the Residential, High Density land use character.

**Motion made by Mr. Schrade, seconded by Mr. Faison, to recommend approval of the proposed amendment. Motion passed unanimously**

**Motion made by Mr. Collins, seconded by Mr. Joyner, to adjourn. Motion passed unanimously.**

**Meeting adjourned at 6:35 pm.**

**Submitted respectfully,**

**Chantae Gooby  
Chief Planner**