

ADOPTED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

June 18, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm.as a continuation of the recessed meeting from June 16, 2020. Due to COVID 19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson said that recent actions by the North Carolina General Assembly has changed the way the commission will vote. The Planning and Zoning Commission met on June 16, 2020 at 6PM via ZOOM and in keeping with the laws related to electronic meeting the items from that meeting were recesses until today. The public hearings were already held. This meeting is to discuss the items and then vote on the items in question.

Mr. Les Robinson - Chair *

Mr. Kevin Faison - *

Mr. Allen Thomas - *

Mr. Michael Overton -*

Mr. John Collins - *

Mr. Alan Brock - *

Mr. Hap Maxwell - *

Mr. Billy Parker - *

Mr. Brad Guth - X

Mr. Max Ray Joyner III - *

Mr. Chris West – *

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

VOTING MEMBERS: Robinson, Overton, Parker, Joyner, Maxwell, Collins, Brock, Faison, West

Ms. Gooby stated that Allen Thomas would not be voting due to not going through orientation. He will be ready to serve next month.

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

Mr. Robinson asked if all those who were present on June 16, 2020, were present for tonight's meeting.

The Clerk confirmed that the same members were present for both meetings.

Rezoning

7. ORDINANCE REQUESTED BY CR DEVELOPMENT, LLC, TO REZONE A TOTAL OF 71.691 ACRES LOCATED NORTH OF THE INTERSECTION OF WILLIAMS ROAD AND

DICKINSON AVENUE FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY]) – 64.771 ACRES AND R6-CA (CONSERVATION OVERLAY) – 6.980 ACRES.

Chairman Robinson told the commission that there were two comments received with regards to this item. The first email was from Alex Kordis, DDS opposing the request. The second email was from Craig and Barbara Perdue, who also opposed the rezoning.

Michael Overton asked to be recused from item number 7 due to advice from his attorney.

Motion made by Alan Brock, seconded by Hap Maxwell, to recuse Michael Overton from item number 7. Motion passed unanimously.

John Collins asked if staff could address the concerns that were submitted by Dr. Kordis.

Chantae Gooby explained that the conservation overlay has to stay in its natural vegetation state, but can be counted as acreage for density matters. Traffic has been addressed in the traffic report, and the other comments will be addressed in the site plan approval process. The price of the housing and whether they are owner-occupied or rental properties are not germane to the rezoning request.

Hap Maxwell who is responsible for the maintenance of 25-year detention pond once the developer has finished the project.

Lisa Kirby, Director of Engineering, stated the homeowners are responsible.

Mr. Maxwell asked what procedures the city has in place to monitor these detention ponds.

Ms. Kirby stated there are two mechanisms. The property owners are required to do monthly inspections, and then they are required to have an inspection done annually by a professional engineer. The engineer will examine the functionality of the pond, and the homeowners will provide the engineer with their monthly maintenance log. Once the annual review is done, the engineer will then provide the city with a report of findings on the pond. The city will then do an inspection to verify the work found in the engineer's report.

Chairman Robinson asked if the city had to prompt the parties responsible for the ponds for these reports.

Ms. Kirby said no. The reports are required to be done as a set of agreements signed prior to the development of the property. If the city does not receive the report, then there is an enforcement procedure that will be used.

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

8. ORDINANCE REQUESTED BY COLLICE AND ANN MOORE, ET AL, TO REZONE A TOTAL OF 2.3885 ACRES LOCATED AT THE SOUTHWEST CORNER OF MOYE BOULEVARD AND STANTONSBURG ROAD FROM MS (MEDICAL-SUPPORT) AND MCG (MEDICAL-GENERAL COMMERCIAL) TO MCH (MEDICAL-HEAVY COMMERCIAL).

Motion made by Mr. West, seconded by Mr. Faison 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.

9. CLOSURE OF A PORTION OF JOSH COURT

Motion made by Mr. Collins, seconded by Mr. West, to close a portion of Josh Court. Motion passed unanimously.

10. CLOSURE OF A PORTION OF RIDGEWAY STREET.

Motion made by Mr. Brock, seconded by Mr. Maxwell, to close a portion of Josh Court. Motion passed unanimously.

Motion made by Chris West, seconded by Kevin Faison, to adjourn the June 18, 2020 meeting of the Planning and Zoning Commission. Motion passed unanimously.