

ADOPTED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

September 17, 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 September 15, 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 September 15, 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 item and then vote on the item in question.

Mr. Les Robinson - Chair *

Mr. Kevin Faison - *	Mr. Allen Thomas - *
Mr. Michael Overton -X	Mr. John Collins - *
Mr. Alan Brock - *	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
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.

Mr. Robinson asked if all those who were present on August 18, 2020, were present for tonight’s meeting.

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

Chairman Robinson asked the commission if they all received the public comments pertaining to agenda item 3 (see below).

VOTING MEMBERS: Robinson, Parker, Joyner, Maxwell, Collins, Brock, Faison, Thomas, and Guth

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I;

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

NEW BUSINESS

Preliminary Plats:

2. REQUEST BY CR DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY PLAT ENTITLED, “BROOK HOLLOW, SECTION 5, IS LOCATED ON THE NORTH SIDE OF DICKINSON AVENUE NEAR THE INTERSECTION OF THE SAME AND WILLIAMS ROAD, AND IS FURTHER IDENTIFIED AS PARCEL NUMBERS 03077, 22777, AND 07914. THE PROPOSED PLAT CONSISTS (132) LOTS AND 71.69 ACRES.

Motion made by Mr. Collins, seconded by Mr. Joyner to recommend approval of the proposed preliminary plat. Motion passed unanimously

Text Amendment:

2. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY AMENDING ARTICLE J. TO CREATE STANDARDS FOR AGRICULTURAL MASTER PLAN COMMUNITIES

Mr. Maxwell expressed concern about pesticides and soil contaminants with agricultural uses and residential uses in such close proximity.

Mr. Robinson asked if this could be controlled during the Special Use Permit process.

Mr. Sceviour replied that conditions could be applied at that time, and that any concerns of that nature could be addressed at that time.

Mr. Maxwell enquired about standards in other communities for these types of projects.

Mr. Sceviour replied that these communities typically go into communities that are unincorporated and have no or little zoning and so there is not a large body of existing regulation to draw from.

Motion made by Mr. Thomas, seconded by Mr. Parker, 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.

Comments received for the September 17, 2020 Meetings via the Public Input Email

1. John Tipton, Vice President
Tipton Builders, Inc.
234 Greenville Blvd SE
Greenville, NC 27858

I am writing this letter in support of and for the consideration of the planning and zoning board to vote favorably this Thursday on an amendment that will allow Agricultural Master Plan Communities (Agrihoods) to be developed in Greenville. This is the kind of forward thinking and unique project that will continue to ensure our place as leaders in the Southeast. An Agrihood would allow us to preserve the best parts of this regions agricultural background while fusing it with a more modern take.

2. Charles Harris
1852R Quail Ridge Rd.
Greenville, NC 27858

I am sending this email to the members of the Planning and Zoning Board as a supporter of the proposed unique subdivision Croftfields. This an excellent idea that will lead to growth for the City of Greenville. I believe that this type of community will draw a lot of interest because of the concept. Because of the environment worldwide related to the COVID situation, individuals are looking for a safer environment to live and function in. This type of setting will allow residents to refrain from extended travel to shop for farm raised products as

well as other needs that would be provided in the localized community. Please consider this as an alternative that will contribute to the safety of our community as our culture has changed.

Respectfully submitted,

Chantae Gooby

Chief Planner