

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION  
OCTOBER 20, 2020

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

Chairman Robinson reminded the commission and public that recent actions by the North Carolina General Assembly has changed the way the commission will vote. Members will hear the item along with the public hearing, the public hearing will be closed, and the item will then be voted on to recess until a special meeting of the Planning and Zoning Commission on October 22, 2020 at 6PM. This will allow the public 24 hours after the hearing is closed to send in written comments via email which will then be presented to the commission. There will not be any public hearings or input during the October 22, 2020 meeting. The commission will discuss the item and then vote on the item in question.

Mr. Les Robinson - Chair \*

Mr. Kevin Faison - X	Mr. Allen Thomas - * (late, arrived for item 4)
Mr. Michael Overton - *	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - X	Mr. Chris West - X

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

**VOTING MEMBERS:** Overton, Parker, Maxwell, Collins, West, Guth, Thomas

**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

**MINUTES:** Motion made by Mr. Collins, seconded by Mr. Maxwell, to accept the minutes from the September 15, 2020 and September 17, 2020 meetings. Motion passed unanimously.

### **NEW BUSINESS**

#### **Rezoning:**

REQUEST BY 3810 CHARLES, LLC TO REZONE 1.2354 ACRES LOCATED ALONG THE WESTERN SIDE OF CHARLES BOULEVARD/NC HWY 43 SOUTH OF THE INTERSECTION OF THE SAME AND FIRE TOWER ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO CH (HEAVY COMMERCIAL).

Brad Sceviour delineated the property. The property is located in the southwest quadrant of the city. The land is currently vacant. The property is not in the flood plain, however it is in Fork Swamp Watershed. If storm water rules apply, then 25-year detention as well as nitrogen and phosphorus reduction would be required for any project. There is an anticipated net increase of 689 vehicle trips per day. Currently the property is zoned O (Office) which would allow for approximately 5,000 square feet of office building. The requested zoning could

yield about 1,500 square feet of restaurant or retail space. The Future Land Use and Character Map projects the property be commercial. In Staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Ken Malpass spoke in favor on behalf of the applicant.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**3. REQUEST BY LANGSTON FARMS, LLC TO REZONE 1.881 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF SOUTH MEMORIAL DRIVE AND REGENCY BOULEVARD FROM O (OFFICE) TO CG (GENERAL COMMERCIAL).**

Brad Sceviour delineated the property. The property is located in the southwest quadrant of the city. The land is currently vacant. The property is not in the flood plain, however it is in Fork Swamp Watershed. If storm water rules apply, then 25-year detention as well as nitrogen and phosphorus reduction would be required for any project. There is an anticipated net increase of 689 vehicle trips per day. Currently the property is zoned O (Office) which would allow for approximately 5,000 square feet of office building. The requested zoning could yield about 1,500 square feet of restaurant or retail space. The Future Land Use and Character Map projects the property be commercial. In Staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Mike Baldwin spoke in favor on behalf of the applicant.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Preliminary Plat:**

**4. REQUEST BY EAST CAROLINA UNIVERSITY. THE PROPOSED PRELIMINARY SUBDIVISION PLAT, ENTITLED "MILLENNIAL WAREHOUSE PROPERTY", IS LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF 10<sup>TH</sup> STREET AND THE INTERSECTION OF THE SAME AND PITT STREET AND IS FURTHER IDENTIFIED AS BEING TAX PARCEL NUMBERS 07373 AND 01872. THE PROPOSAL PLAT CONSISTS OF 4 LOTS TOTALING 4.121 ACRES.**

Mr. Robinson said the commission received an email from East Carolina University to continue this request.

**Motion made by Mr. Maxwell, seconded by Collins, to continue this item to the November 17, 2020 meeting. Motion passed unanimously.**

**Text Amendment:**

5. ORDINANCE REQUESTED BY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY ADDING "MICRODISTILLERY" AS A SPECIAL USE IN THE CD (DOWNTOWN COMMERCIAL) DISTRICT. THE AMENDMENT INCLUDES A DEFINITION AND ADDITIONAL STANDARDS

Chantae Gooby explained that staff developed this text amendment for microdistilleries. Several years ago, staff developed a text amendment for microbreweries and felt these two uses were very similar and should have the same standards. In keeping with the original intent to direct microbreweries toward the downtown area rather than throughout the city, microdistilleries are only allowed with a special use permit in the CD district. This approach was developed to encourage investment in vacant buildings and vacant lots in the downtown area. Existing restaurants within the CD zoning district may also add microdistillery operations. In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the following adopted policies in Horizons 2026: Greenville's Community Plan:

Chapter 1, Building Great Places, Goal 1.4 A Vibrant Uptown

Policy 1.4.4 Support and Control Uptown Nightlife

Promote Uptown as Greenville's vibrant and walkable nightlife district that supports a variety of high quality and responsible drinking and restaurants establishments. A thriving nightlife can attract and retain the young professional workers that in turn attract high quality employers. This does not mean nightlife activities need to be allowed to run out of control. Appropriate standards for these businesses should be enforced so that Uptown can be enjoyed safely and responsibly.

Chapter 1, Building Great Places, Goal 1.4 A Valued History

Policy 1.5.1 Preserve Historic Buildings, Landmarks and Areas

Cultural and historic buildings should be restored and reused in order to foster a sense of place, promote green building practices, and emphasize Greenville's unique heritage. New buildings in historic areas should be compatible with the surrounding neighborhood...

Policy 1.5.3 Encourage Adaptive Reuse of Historic Structures

Encourage developers to preserve historic structures and adapt them to fit modern day needs while preserving their unique character. Use this strategy for residential, commercial, industrial, and warehouse buildings...

Chapter 3, Maintaining Fiscal Responsibility, Goal 3.1 Benefit from Past Investments

Policy 3.1.3 Promote Rehabilitation and Reuse of Commercial and Industrial Buildings

Promote the rehabilitation and reuse of commercial and industrial buildings as another means of achieving the benefits of infill development.

Therefore, staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Trey Herring spoke in favor. He is interested in starting a microdistillery in Greenville.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Overton, seconded by Mr. Parker, to recess consideration of the agenda items until October 22, 2020, at 6PM. Motion passed unanimously.**

Respectfully submitted,

Chantae Gooby  
Chief Planner