

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION
NOVEMBER 17, 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 November 19, 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 November 19, 2020 meeting. The commission will discuss the item and then vote on the item 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 - *
Mr. Max Ray Joyner III - X Mr. Chris West - *

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

VOTING MEMBERS: Overton, Faison, Brock, Parker, Maxwell, Collins, West, Guth,

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. Maxwell, seconded by Mr. Collins, to accept the minutes from the October 20, 2020 and October 22, 2020 meetings. Motion passed unanimously.

OLD BUSINESS

Preliminary Plat:

2. REQUEST BY EAST CAROLINA UNIVERSITY. THE PROPOSED PRELIMINARY SUBDIVISION PLAT, ENTITLED "MILLENNIAL WAREHOUSE PROPERTY", IS LOCATED ALONG THE SOUTHERN RIGHT-OF-WAY OF 10TH 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. West, seconded by Brock, to continue this item to the November 17, 2020 meeting.
Motion passed unanimously.**

NEW BUSINESS

Preliminary Plat:

3. REQUEST BY GERALD BARFIELD FOR A PRELIMINARY PLAT ENTITLED, "L. T. HARDEE EAST" AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF NC HIGHWAY 33 EAST AND L. T. HARDEE ROAD. FURTHER IDENTIFIED AS BEING TAX PARCEL NUMBERS 50113 AND 85718. THE PROPOSED PLAT CONSISTS OF FOUR LOTS TOTALING 8.2957 ACRES.

Mr. Brad Sceviour delineated the property. The property is in the eastern part of the city right on the borderline with Simpson. He said the survey measures the property at 8.28957 acres for a total of 4 lots. Mr. Sceviour said the property is not in the flood plain. The preliminary plat was reviewed by staff and meets all technical requirements. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass spoke in favor of the rezoning.

Mr. Robinson closed the public hearing and reminded the commission there will be no vote this evening.

Text Amendment:

4. REQUEST BY THE PLANNING AND DEVELOPMENT SERVICES TO AMEND TITLE 9, CHAPTER 4 OF THE CITY CODE TO CREATE A DEFINITION AND STANDARDS FOR RESIDENTIAL FENCES.

Brad Sceviour explained that staff developed this text amendment for fences. He said that Greenville currently does not have any standards. The goal of this text amendment is to create new standards for fences, protect aesthetics and property values, and to provide staff with tools to deal with nuisance cases. Mr. Sceviour defined a fence as an artificially constructed barrier of wood, masonry, stone, wire, metal, or other manufactured material or combination of materials erected to enclose, screen, or separate areas. He then listed the standards in the text amendment:

SEC. 9-4-268 STANDARDS.

(M) Fences

- (1) All fences must be constructed in a workman-like manner of customary or normal fencing material.
- (2) Fences shall be no greater than 6 feet in height before the front building line and no greater than eight feet in height in the side or rear yard.
- (3) In residential zoning districts all fences and walls must be of brick, stone, stucco, wrought iron, wood, or other materials similar in appearance and durability, except that chain link or woven wire may be used in the side and rear yard behind the front building line. Barbed wire may be permitted within bona-fide agricultural operations.
- (4) Silt fences and other similar construction type barriers may be allowed in conjunction with an active building permit, but shall be removed after site stabilization is completed.

(5) No fence shall be erected upon any lot or attached to any building or structure, nor shall any existing fence be enlarged, removed, relocated or materially repaired unless a zoning compliance letter, and if applicable building permit, for the same has been issued by the city. The letter shall be on forms supplied by the city and shall contain such information as necessary to ensure that the requirements and conditions of this article can be met.

SEC. 12-3-3 NUISANCES PROHIBITED; ENUMERATION.

The following enumerated and described conditions are hereby found, deemed and declared to constitute a detriment, danger and hazard to the public health and the public safety of the inhabitants of the city and are found, deemed and declared to be public nuisances wherever the same may exist, and the creation, maintenance or failure to abate any nuisances is hereby declared unlawful:

...

(M) Any fence or wall, as determined by the Director of Planning and Development Services, which through neglect, lack of repair, type or manner of construction, method of placement or otherwise, becomes undesirable or constitutes a hazard or endangers any person, animal or property.

Mr. Sceviour said that with these standards code enforcement will have the tools to address substandard fences.

Mr. Collins said the definition of fence could be applied to a wall, and that there should be an addition to the definition of a fence to separate it from a wall.

Mr. Thomas asked if this text amendment would apply to all zoning districts.

Mr. Sceviour affirmed.

Mr. Thomas said there are businesses who need chain link and barbed wire, and how will this be factored in?

Mr. Sceviour said that staff can workshop this text amendment to address the issues and bring it back to the commission at their December 15, 2020 meeting.

Motion made by Mr. Overton, seconded by Mr. Parker, to table this item until the December 15, 2020 meeting. Motion passed unanimously.

Motion made by Mr. Brock, seconded by Mr. West, to recess consideration of the agenda items until November 19, 2020, at 6PM. Motion passed unanimously.

Respectfully submitted,

Chantae Gooby
Chief Planner