

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

DECEMBER 15, 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 December 17, 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 December 17, 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 - X	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
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: Faison, Parker, Joyner, Thomas, Maxwell, Collins, West, 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; Rik DiCesare, Traffic Engineer

MINUTES: Motion made by Mr. West, seconded by Mr. Parker, to accept the minutes from the November 17, 2020 and November 19, 2020 meetings. Motion passed unanimously.

OLD BUSINESS

Text Amendment:

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

Mr. Robinson said staff has requested to continue this item to a later date to allow more time to make changes.

Motion made by Mr. Thomas, seconded by Mr. West, to continue this item to a later date. Motion passed unanimously.

NEW BUSINESS

Rezoning:

3. REQUEST BY P. B. BUILDERS, LLC TO REZONE 15.072 ACRES LOCATED AT THE EASTERN SIDE OF DICKINSON AVENUE SOUTH OF THE INTERSECTION OF THE SAME AND SPRING FOREST ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY])

Mr. Robinson opened the public hearing.

Brad Sceviour delineated the property. The land currently has a single-family residence and the back portion of the property is currently vacant. The property is located in the Greens Mill Run watershed. If stormwater rules apply, it would require 25- year detention, nitrogen and phosphorus reduction. A portion of the property is located in the Special Flood Hazard Area and the Floodway. A Floodplain Development Permit and Erosion Control Plan will be required for impacts in the floodplain. Jurisdictional wetlands may exist on the property. A jurisdictional stream and riparian buffer exist on the far east of the property. There is an anticipated net increase of 910 additional vehicle trips per day. The current zoning of RA20 would allow for 30 single-family lots. The proposed change of R6 could accommodate to 180 multi-family units. The Future Land Use and Character Map shows commercial (C) at the intersection of Dickinson Avenue and Spring Creek Road, transitioning to high density residential (HDR). 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.

Mike Baldwin spoke in favor on behalf of the applicant.

Mr. Robinson closed the public hearing.

Text Amendment:

REQUEST BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND TITLE 9, CHAPTER 4 OF THE CITY CODE TO MAKE MISCELLANEOUS MINOR CHANGES TO THE ZONING ORDINANCE.

Brad Sceviour stated that the changes were minor. The first is the addition of the definition for a grocery store. Mr. Sceviour said that the third party publisher of the city code inadvertently dropped the grocery store definition. Next staff would like to simplify accessory structure separation requirements to match Fire Code. Staff would like to clarify setbacks for swimming pools, associated decks and concrete aprons. Staff would like to add use code 12(e) which would allow building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage as a permitted use in zones IU, I, PIU and PI. Building supply with outdoor storage is already allowed in these districts. Staff would also like to add in the same requested use as a special use in the CH district. Staff would also like to reduce the regulatory burden on outdoor illuminated signs, modifying the permitted cycle of change from once every 60 minutes to once every 60 seconds.

Mr. Robinson opened the public hearing.

Mr. Robinson asked if the sign proposal was for billboards.

Mr. Sceviour explained that the city currently does not have electronic billboards. This amendment will impact traditional illuminated signs.

Mr. Parker asked what the 60 second change for signs was based on.

Mr. Sceviour said the 60 second change is what staff felt the driving public would be best served by for safety reasons and would allow businesses and other organizations the opportunity to change their message more frequently.

Mr. Thomas asked if there was a check and comparison of other city regulations for signage in our region of the state.

Mr. Parker suggested shortening the duration more.

Mr. Sceviour said that staff would have an internal discussion and bring the subject back to the Commission at a later date.

Motion made by Mr. West, seconded by Mr. Joyner, to recess consideration of the agenda items until December 17, 2020, at 6PM. Motion passed unanimously.

Respectfully submitted,

Chantae Gooby
Chief Planner

DRAFT MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

DECEMBER 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 December 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 December 15, 2020 at 6PM via ZOOM and in keeping with the laws related to electronic meeting the items from that meeting were recessed until today. The public hearings were already held. This meeting is to discuss and vote on the items in question.

Mr. Les Robinson - Chair *

Mr. Kevin Faison - *	Mr. Allen Thomas - X
Mr. Michael Overton -X	Mr. John Collins - *
Mr. Alan Brock - X	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - *	Mr. Chris West - *

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

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

VOTING MEMBERS: Faison, Parker, Maxwell, Joyner, Collins, West, Guth,

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

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician; Rik DiCesare, Traffic Engineer

NEW BUSINESS

Rezoning:

3. REQUEST BY P. B. BUILDERS, LLC TO REZONE 15.072 ACRES LOCATED AT THE EASTERN SIDE OF DICKINSON AVENUE SOUTH OF THE INTERSECTION OF THE SAME AND SPRING FOREST ROAD FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY])

Mr. Maxwell stated the frontage along Dickinson Avenue was very narrow and asked if there was a plan for a second exit.

Ms. Gooby stated that the single access and any other access points would be addressed when the property is developed.

Mr. DiCesare added that when a site plan is submitted cross-access to adjoining parcels is examined and often times secondary access is created by the cross-access.

Motion made by Mr. Collins, seconded by Mr. West, to recommend to approval for 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:

REQUEST BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMMEND TITLE 9, CHAPTER 4 OF THE CITY CODE TO MAKE MISCELLANEOUS MINOR CHANGES TO THE ZONING ORDINANCE.

Motion made by Mr. Collins, seconded by Mr. Faison, to recommend to approval for 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.

Respectfully submitted,

Chantae Gooby

Chief Planner