



Agenda

Greenville City Council Workshop

June 5, 2023

4:00 PM

City Hall Conference Room 337, 200 West Fifth Street

I. Call Meeting To Order

II. Roll Call

III. Approval of Agenda

IV. New Business

1. Update on Text Amendments Related to Alcohol Establishments
2. Discussion on Future Text Amendment to Allow Mixed Use Development
3. Update on Greenville-Pitt County Sports Commission
4. Pitt County Arts Council at Emerge Review of Deliverables From the Fiscal Year 2022-23 Contract for Services

V. Adjournment



City of Greenville, North Carolina

Meeting Date: 06/05/2023

Title of Item: Update on Text Amendments Related to Alcohol Establishments

Explanation: In January 2023, City Council approved text amendments related to alcohol establishments, specifically the use and standards for a BAR 2022. As part of the discussion, Council asked the Planning and Zoning Commission for some additional feedback on potentially adding more locations for a "BAR 2022" along with potential changes to the separation distances dealing with residences and places of worship.

At the February 21, 2023 Planning and Zoning Commission meeting, the Commission voted to initiate a text amendment to delete the portion of the "500-foot rule" that requires a 500-foot separation from a "bar" to another "bar". In keeping with Council's decision in January 2023 to allow the "BAR 2022" use in the Uptown area without a separation requirement, the text amendment would not apply to the bars in the "BAR 2022" eligible area as to not conflict with Council's previous action. The separation requirements related to single-family residences and/or districts stays in place.

At the March 21, 2023 meeting, the Commission voted to initiate a text amendment to expand the zoning districts that would allow a microbrewery and a microdistillery to include the following zoning districts: CDF (Downtown Commercial Fringe), CG (General Commercial) and CH (Heavy Commercial). This text amendment would result in a microbrewery and a microdistillery being allowed in the same zoning districts as a bar. A microdistillery is added a permitted use in the MUI (Mixed Use-Institutional) district to mirror the same uses as a microbrewery.

At the April 18, 2023 Commission meeting, the Commission recommended approval unanimously for both text amendments.

Planning and Development Services has drafted a text amendment to be considered by the Commission at it's June 20, 2023 meet to combine the two uses of a "Wine and Craft Beer Shop" and a "Wine, Craft Beer, and Keg Shop" to establish a new use and standards for a "Wine and Beer Store". The purpose is to simplify the standards along with having City regulations in compliance with North Carolina General Statutes.

Fiscal Note: No cost to the City.

Recommendation: Hear presentation





City of Greenville, North Carolina

Meeting Date: 06/05/2023

Title of Item: Discussion on Future Text Amendment to Allow Mixed Use Development

Explanation: Planning and Development Services staff has been working on a text amendment that would allow mixed use development. Mixed use development is essentially allowing residential and non-residential uses to co-exist in a single building. For example, this would allow medical offices on the first floor and apartments on the second floor.

Planning staff has already met with stakeholders to gauge interest and feasibility of this type of development in Greenville. This has been met with positive feedback. The next steps would be further community engagement with stakeholders as well as the larger community to receive feedback on the community's desire for this type of development.

Ultimately, a text amendment to the Zoning Ordinance would be required. Text amendments are considered by the Planning and Zoning Commission for a recommendation and then forwarded to City Council for adoption.

Fiscal Note: No cost to the City.

Recommendation: Hear presentation from Planning staff



City of Greenville,
North Carolina

Meeting Date: 06/05/2023

<u>Title of Item:</u>	Update on Greenville-Pitt County Sports Commission
<u>Explanation:</u>	Staff from the Greenville-Pitt County Convention & Visitors Bureau will provide an update on the Greenville-Pitt County Sports Commission.
<u>Fiscal Note:</u>	No direct cost
<u>Recommendation:</u>	Hear the presentation from staff



City of Greenville, North Carolina

Meeting Date: 06/05/2023

Title of Item: Pitt County Arts Council at Emerge Review of Deliverables From the Fiscal Year 2022-23 Contract for Services

Explanation: One of City Council's adopted strategic goals is to Build a Thriving and Attractive Community by Creating Vibrant Neighborhoods and Expanding Artistic, Cultural and Recreational Opportunities. The City's partnership with the Pitt County Arts Council at Emerge serves as a strategic priority used to move this Council goal forward.

The FY 2022-23 Contract for Services between the City and the Arts Council was adopted by Council at the June 27, 2022 City Council meeting. The Contract for Services included the completion of various tasks (i.e. deliverables) to the City that revolved around the following work plan priorities:

- Arts Administration and Civics Arts Facilitation
- Public Art Programming
- Arts District Coordination
- SmART City Program: The Emerald Loop

Representatives from the Arts Council will be in attendance at the workshop to present an update to the Council regarding the deliverables as included in the FY 2022-23 Contract for Services.

Fiscal Note: The cost of the FY 2022-23 Contract for Services between the City and the Arts Council is \$91,000.00.

Recommendation: Receive an update from the Arts Council regarding the deliverables as included in the Council Adopted FY 2022-23 Contract for Services.
