

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
October 15, 2013

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Council Chambers of City Hall.

Ms Shelley Basnight –Chair-\*

Mr. Tony Parker - X	Ms. Chris Darden – *
Mr. Terry King – *	Ms. Ann Bellis – *
Ms. Linda Rich -*	Mr. Brian Smith - *
Mr. Doug Schrade - *	Mr. Jerry Weitz –*
Ms. Wanda Harrington-*	Mr. Torico Griffin -*

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

**VOTING MEMBERS:** Schrade, Smith, Bellis, Darden, Griffin, Rich, Weitz

**PLANNING STAFF:** Merrill Flood, Community Development Director, Thomas Weitnauer, Chief Planner, Andy Thomas, Lead Planner, Chantae Gooby, Planner II, Elizabeth Blount, Planner I and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney, Rik DiCesare, Traffic Engineer and Jonathan Edwards, Communications Technician.

**MINUTES:** Motion was made by Mr. Smith, seconded by Ms Darden, to accept the September 17, 2013 minutes as presented. Motion carried unanimously.

**OLD BUSINESS**

**PRELIMINARY PLATS**

REQUEST BY LAKE KRISTI PROPERTIES, LLC FOR A PRELIMINARY PLAT ENTITLED "KITTRELL FARMS, LOTS 8 AND 9" MANNING SQUARE, LOT 1". THE PROPERTY IS LOCATED ON THE WESTERN RIGHT-OF-WAY OF NC HWY 43 (CHARLES BOULEVARD) AT ITS INTERSECTION WITH SIGNATURE DRIVE. THE PROPERTY IS BOUND BY SCATTERED RESIDENTIAL TO THE NORTH, KITTRELL FARMS TOWNHOMES TO THE SOUTH EAST WITH THE SOUTHERN AND WESTEN PROPERTIES BEING VACANT. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS PITT COUNTY TAX PARCEL NO. 19617 - APPROVED

Mr. Andy Thomas, Lead Planner, delineated the property. The property is located on NC HWY 43 (Charles Boulevard) at its intersection with Signature Drive. The property is bound by scattered residential to the north, Kittrell Farms Townhomes to the south east and vacant farm land to the south and west. The property is zoned General Commercial (CG). The Land Use Map calls for Commercial. The land is not affected by any flood plains and is on a major thoroughfare. This lot is being presented as the next phase of development of Kittrell Farms

which was originally approved July 18, 2000. The property will be served by a drive on NC HWY 43 (Charles Boulevard). The adjacent properties will be served with an ingress-egress easement. Interconnectivity will be provided to Signature Drive. There is a 10-foot non-access easement along NC HWY 43 (Charles Boulevard). There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Weitz asked if the city code requires developers to install sidewalks.

Mr. Thomas stated that sidewalks are only required with the installation of new streets.

Chairwoman Basnight opened the public hearing.

Mr. Ken Malpass, representative of Lake Kristi Properties, spoke in favor of the request. He stated that a sidewalk is on Signature Drive. Hwy 43 will be expanding and as standard practice, the Department of Transportation places sidewalks on both sides.

No one spoke against the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

**Motion made by Mr. Smith, seconded by Ms Rich, to recommend approval of the preliminary plat for Lake Kristi. Motion passed unanimously.**

## **LAND USE PLAN MAP AMENDMENT**

ORDINANCE REQUESTED BY STOW MANAGEMENT, INCORPORATED AND STEPHEN M. HARRINGTON TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN INDUSTRY (I) CATEGORY TO A COMMERCIAL (C) CATEGORY FOR THE PROPERTY LOCATED BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND STATON HOUSE ROAD AND WEST OF NORTH MEMORIAL DRIVE CONTAINING 36 ACRES. -APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. The property is located in the northern section of the city. The property is part of an approved preliminary plat for North Creek Commercial Park for 18 lots. Most of the property is currently vacant. Surrounding properties include are zoned commercial, industrial zones and residential-agricultural. The required stormwater pond is already in place. Both the industrial and commercial districts allow similar uses, but the biggest difference is commercial allows retail. Both uses would allow 345,000+/- square feet of conditioned floor space. The request could generate a net increase of 10,586 trips per day based on worst case scenario of retail and being at full-build out. There is a Sheetz convenience store already on a portion of the property. Memorial Drive and Martin Luther King,

Jr. Highway are four-lane divided median highways. The Staton House Road/North Memorial Drive intersection is signalized. A focus area is south of the property. The Future Land Use Plan Map (FLUPM) recommends industry. Staff viewed the request as the Future Land Use Plan was recommending a non-residential category. The Horizons: Greenville's Community Plan 2010 Update provided criteria to determine if a request is compatible with the comprehensive plan based on the following: (1) The proposed classification supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and the contextual considerations of the comprehensive plan; (2) the resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on traffic, the natural environment or existing land and future neighborhoods and businesses; (3) the amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan. In Staff's opinion, the request is compatible.

Mr. Weitz asked for clarity concerning the recognized industrial area

Ms Gooby stated that the city has a recognized industrial area east of Memorial Drive. It is a cohesive block of industrial zoning. However, there is other industrial-zoned property in the city.

Mr. Weitz asked if the request was inside the recognized industrial area that it may be looked at with more scrutiny.

Ms Gooby stated yes.

Chairwoman Basnight opened the public hearing.

Attorney Jim Hopf, representative of applicant, spoke in favor of the request. The basis for the request is market driven. The applicant has received several calls for commercial, retail and service oriented businesses. He stated that the request is consistent with the land uses, commercial zoning, and comments from residents for desire to increase development and retail and commercial type of service in the area. The applicant has talked to owners in the area and they support the request. The highways and roads are well equipped to handle the increase in traffic. The area north of the River suffered with Hurricane Floyd and the request will help add to the services in the area.

No one spoke in opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

**Motion made by Mr. Smith, seconded by Ms Bellis, to recommend approval of the request. Motion passed unanimously.**

## **NEW BUSINESS**

ORDINANCE AMENDING HORIZONS: GREENVILLE'S COMMUNITY PLAN TO INCORPORATE BY REFERENCE THE OAK GROVE ESTATES SUBDIVISION NEIGHBORHOOD REPORT AND PLAN - APPROVED

Ms. Chantae Gooby, Planner II, provided the history for the preparation of the neighborhood reports and plans. Staff works with various departments within the City and GUC to evaluate the needs of the neighborhood. A survey was mailed and provided on-line for property owners and renters to complete. Two neighborhood information meetings were held. The neighborhood is about 68% owner occupied. The area does not have an official neighborhood association or community watch. Staff evaluated the fire and rescue response time for the area, location of fire hydrants, and the E-911 addressing. There three bus stops located in the neighborhood which only have signs - no shelter or benches. Staff also noted the lack of direct access to the Greenfield Terrace Park. The plan includes policy and capital strategies. Staff will look at cost estimates and schedules as funds are available. Policy improvements include the neighborhood forming a city-recognized neighborhood association for which they would be eligible for funds for neighborhood improvements. Currently, Staff is working to locate a shelter or bench at least at one of the bus stops and having the GREAT bus serve the neighborhood every trip. The neighborhood was concerned about dimly lit areas in the neighborhood. The city engineer has noted there is overgrown vegetation from mature trees that may be blocking light from street lights. The vegetation will be trimmed to allow more light at the pedestrian level. There were drainage conditions noted in the plan and staff will continue to monitor the conditions. Staff will assist the neighborhood with forming a neighborhood association and a community watch program. The Greenfield Terrace Master Plan recommends an access point on Highway 33 at the Boys and Girls Club to get to the park.

Chairwoman Basnight asked if someone in the neighborhood requested the report.

Ms. Gooby stated that the report is prepared by the city.

Mr. Schrade asked how the neighborhood was selected.

Ms. Gooby stated the city has completed several of these plans for established neighborhoods in various voting districts.

Ms. Darden asked if the plan addressed the drainage issues specifically.

Ms. Gooby stated there has already been work to help alleviate the draining issues. The neighborhood is between Countryside Estates and a drainage ditch which is located on private property and property owned by the airport. The property owner, the airport and the city have been working together.

Mr. Griffin asked if staff was receiving feedback from the residents about the plan.

Ms. Gooby stated yes. The information meetings had at least two dozen people each time. The biggest issues were the airport buyout, drainage and access to parks and recreation facilities.

Ms. Darden asked if the drains were going into the ditch.

Ms. Gooby stated the drainage ditch is located the several different jurisdictions – Pitt County, Southeast drainage, and the City. The problem is not within the neighborhood itself but that the neighborhood is caught in between all the other drainage issues.

Ms. Darden asked if the Horizon's plan contains details on how to elevate the drainage problem.

Ms. Gooby stated the plan keeps the problem in the forefront.

Mr. Weitz asked if the subdivision could be adequately connected to the greenway.

Ms. Gooby stated that the greenway map shows the path of how to drive from one greenway to the next.

Ms. Bellis asked if a stop light was at the intended greenway access intersection with Memorial Drive.

Ms. Gooby stated that there isn't a stoplight at Easy Street but there is one at Staton House Road.

Ms. Bellis asked if traffic had to come down Memorial and turn onto Staton House.

Ms. Gooby stated yes.

Chairwoman Basnight opened the public hearing.

No one spoke in favor or opposition of the request.

Chairwoman Basnight closed the public hearing and opened for board discussion.

**Motion made by Mr. Schrade, seconded by Mr. Griffin, to recommend approval of the request. Motion passed unanimously.**

**With no further business, motion made by Ms Rich, seconded by Mr. Griffin, to adjourn. Motion passed unanimously. Meeting adjourned at 7:10p.m.**

Respectfully Submitted,

Merrill Flood, Secretary to the Commission  
Director of Community Development Department