

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING AND ZONING COMMISSION

April 19, 2011

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

Mr. Allen Thomas - *	
Mr. Dave Gordon - X	Ms. Linda Rich - X
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Bill Lehman - *	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - *	Mr. Hap Maxwell - *
Mr. Charles Garner - X	Ms. Cathy Maahs - Fladung - X
Mr. Brian Smith - *	

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

**VOTING MEMBERS:** Parker, Lehman, Basnight, Smith, Randall, Bell, Maxwell

**PLANNING STAFF:** Merrill Flood, Community Development Director; Chantae Gooby, Planner; Michael Dail, Planner; Valerie Paul, Secretary

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

**MINUTES:** Motion was made by Mr. Lehman, seconded by Mr. Parker, to accept the February 15, 2011 minutes as presented. Motion carried unanimously.

**New Business**

Rezoning

Ordinance requested by Trade Wilco to rezone 1.31± acres located at the southwest corner of the intersection of NC Highway 43 and MacGregor Downs Road from RA20 (Residential-Agricultural) to CN (Neighborhood Commercial).

Ms. Chantae Gooby, Planner, delineated the location of the property. A photograph of the property was presented. The majority of the surrounding property is farmland and single-family residences. The site is located in the watershed protection area. The intersection of HWY 43 and MacGregor Downs Road is a Neighborhood Focus Area where commercial is encouraged and anticipated. This rezoning will not generate any additional trips. In 2001, this area was part of a larger ETJ expansion and was zoned RA-20. At the time, there was a permit issued by Pitt County for a convenience store with gasoline sales. Currently, it is a nonconforming use. By virtue of this rezoning, it will become a conforming use. In staff's opinion, this request is in compliance with the Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Will Hilliard, The East Group, spoke in favor of the request and offered to answer any

questions.

Mr. Bell said that it was a reasonable request and he was in favor of it.

Mr. Maxwell said that based on information given in the presentation, it would be like putting a stamp of approval on what has already happened.

Mr. Lehman asked if the City's zoning and the County's zoning coincide with each other for different classifications.

Ms. Gooby said that at the time it was not zoned because the County did not have zoning. She said that even now when a property comes out of the County and into the City it still has to go through a rezoning process.

**Motion was made by Mr. Parker, seconded by Mr. Bell, to approve the proposed amendment to advise that it is consistent with the comprehensive plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion carried unanimously.**

### **Text Amendment**

Mr. Michael Dail, Planner, presented the request to the Commission. He said that this was a request to amend the zoning ordinance that deals with how wall signs are allowed to be placed on decorative roof structures. Currently, signs are allowed on the face of them and the applicant would like to be able to place their sign on top of their canopy. Staff has developed new language if it is recommended by the Commission and passed by the City Council. Mr. Dail showed the Commission several examples of signs from area businesses.

Mr. Lehman asked Mr. Dail to go back to the picture of Best Buy. He said that the sign went above the roof line and he asked if there were special provisions made for that sign.

Mr. Dail answered that no special provisions were made. He said that signs can be placed on the face of a decorative roof structure as long as it does not extend more than five feet above the main roof line. He said that portion of the ordinance would remain the same and the new portion of the zoning ordinance, if it is approved, would say that a sign that is placed on top of a decorative roof structure would not be allowed to exceed pass the top of the main roof line.

Mr. Bell asked what precedence would be set with other businesses possibly wanting to change.

Mr. Dail answered that the proposed sign for Cheddars would be a good example of what they could expect.

Mr. Parker asked if the "casual cafe" part of the sign that is what was being discussed.

Mr. Dail answered that he was correct.

Mr. Ron Journagen with Chandler Signs spoke on behalf of Cheddars Restaurant. He said that he handles all of their signs. He said that this was the first time that they had encountered this type of ordinance. They are not allowed to have a free-standing sign at this location, so they feel that is important to have the full brand of Cheddars Casual Cafe. He offered to answer any questions that the Commission may have.

**Mr. Bell made a motion to approve the proposed text amendment and adopt the staff report, Mr. Smith seconded and the motion passed unanimously.**

With there being no further business, Mr. Maxwell made a motion, Mr. Bell seconded and the motion passed unanimously to adjourn at 6:46 p.m.

Respectfully Submitted,

Merrill Flood, Secretary