

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

February 15, 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 - * Ms. Linda Rich - *
Mr. Tony Parker - * Mr. Tim Randall - *
Mr. Bill Lehman - * Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight - * Mr. Hap Maxwell – *
Mr. Charles Garner - * Ms. Cathy Maahs – Fladung - *
Mr. Brian Smith - *

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

VOTING MEMBERS: Gordon, Parker, Lehman, Basnight, Rich, Randall, Bell, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director; Chantae Gooby, Planner; Tom Wisemiller, Planner; Valerie Paul, Secretary

OTHERS PRESENT: Marion Blackburn, Council Member; Dave Holec, City Attorney; Rik Decesare, Engineer; Jonathan Edwards, Communications Technician

MINUTES: Motion was made by Mr. Gordon, seconded by Mr. Parker, to accept the December 14, 2010 minutes as presented. Motion carried unanimously.

New Business

Rezoning

Ordinance requested by V-SLEW, LLC to rezone 31.274 acres located along the northern right-of-way of East 10th Street and adjacent to Rolling Meadows Subdivision from RA20 (Residential-Agricultural) and RR (Rural Residential [County's Jurisdiction]) to R6S (Residential-Single-family [Medium Density]).

Ms. Chantae Gooby, Planner, presented a letter from the applicant requesting to reduce the size of their request. She presented a map showing the area to be removed.

Motion made by Mr. Gordon, seconded by Mr. Bell, to approve the request. Motion passed unanimously.

Ms. Gooby stated that her presentation was based on the original request, but the amendment would not create a significant change to the information. Ms. Gooby delineated the location of the property. She stated that 80% of the traffic would be toward town and 20% of the traffic would be to the east. The property is being used as farmland and is adjacent to Rolling Meadows Subdivision, which is a single-family neighborhood. A small portion of the property is located in the city's jurisdiction and the remaining portion is the county's jurisdiction. The owners have filed an annexation request. The requested zoning is for single-family only. The Future Land

Use Plan Map recommends office/multi-family along East 10th Street transitioning to medium density residential and low density residential progressing toward the Tar River. The requested zoning is considered medium density residential. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Mr. Mike Baldwin spoke on behalf of the applicant. He stated that the request is in compliance with the Comprehensive Plan and there are no environmental concerns. Upon development, it would conform to the City's stormwater policy. He stated that there is already a turn lane into the property and it will be in harmony with what is already out there.

Mr. Joseph Czinski, resident of the Rolling Meadows Subdivision, asked if there would be direct access or would traffic have to cut through Rolling Meadows and what type of development. He said that there are already enough apartments out that way. He said that the land is still in the county so he asked if he should take his issues to his County Commissioner.

Ms. Gooby explained there is an existing curb cut on the property, and the development would connect with Rolling Meadow Subdivision at the end of Rolling Meadows Drive. She stated that a portion of the property is in the county's jurisdiction, and the owners have requested annexation. Therefore the county is not involved.

Mr. Czinski asked if there are plans to have a traffic light and if a traffic count had been done.

Mr. Rik Decesare, Traffic Engineer, stated that NCDOT's current position is that they will not allow Wal-Mart to put up a traffic signal at their proposed entrance. The NCDOT wants Wal-Mart to place their signal as far east as possible to get maximum separation from the signal at Portertown Road. If a signal does not get placed at Wal-Mart, then it would be placed at L.T. Hardee Road.

Mr. Bell asked Ms. Gooby why her staff report said that staff did not recommend approval of the requested zoning.

Ms. Gooby explained that staff's opinion is that the request is in general compliance in that the request is not specifically recommended by the Future Land Use Plan Map, but staff does not have any objections either.

Motion was made by Mr. Randall, 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.

Other

Resolution Identifying Areas under Consideration for Annexation and Areas Under Consideration for Annexation Map – 2011 Update.

Mr. Tom Wisemiller, Planner, presented the staff report to the Commission. He said that this would satisfy NC statutory requirements for annexation procedures. Once adopted it would remain in effect for two years. The City first adopted it in 2001 and last adopted it in 2009, so the City has reached the end of its last two-year period and it needs to be updated. The map shows the areas that are in the City's ETJ, but are not in the City limits. The resolution would not

annex any of the areas on the map or put any of the areas on a schedule for annexation.

Mr. Lehman asked if there had been any requests to investigate annexation in those areas.

Mr. Flood said that there had not been any requests, but we do have to keep areas within the ETJ on this timeframe.

Mr. Gordon said that it seemed that the ETJ seems almost as big as the City.

Mr. Flood answered that he is correct because we have about 33 square miles in the City limits and almost the same amount in the ETJ.

Mr. Gordon asked if there are sewers out in that area.

Mr. Flood said that the number of properties in the ETJ that have sanitary sewers are very limited if any.

Mr. Gordon asked about access to sewers.

Mr. Flood said that access is anticipated.

Mr. Lehman asked how the City came up with areas that would be under consideration.

Mr. Flood answered that it basically encompasses areas within the ETJ.

Mr. Lehman said that the ETJ ultimately extends beyond the annexed areas.

Mr. Flood said yes, outside the existing City limits.

Mr. Parker asked if once those areas are incorporated within the City, would the ETJ would go beyond that.

Mr. Flood said it would not because the County has jurisdiction so it would be frozen unless the County Commissioners authorized an ETJ extension.

Mr. Wisemiller said that it visually looks like a lot, but it simply covers the bases for all the areas that need to be covered.

Mr. Lehman said that it was initially stated that there would be no cost to the City, but when you annex a piece of property, there would be an expense. He asked how it would affect the homeowner or property owner.

Mr. Flood said under the current policy, the City would extend sewer and there would be an acreage- and-tap fee. The persons coming into the City would pay the acreage-and-tap fee.

Mr. Parker asked if the tax base that it acquired once an area has been annexed would cover the cost of police, public works, and fire-rescue services.

Mr. Flood said that is something that would be examined and put into a report when the City annexes an area.

Mr. Parker said that by discussing this, the Commission has opened up conversations about costs related to annexations for future reference.

Mr. Parker made a motion to adopt the resolution, Mr. Randall seconded and the motion passed unanimously.

With there being no further business, Mr. Bell made a motion, Mr. Lehman seconded and the motion passed unanimously to adjourn at 7:01 p.m.

Respectfully Submitted,

Merrill Flood, Secretary