

April 21, 2009

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

Mr. Bill Lehman - *

Mr. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Tony Parker - X	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - X
Mr. Len Tozer - X	Mr. Godfrey Bell, Sr. - *
Ms. Shelley Basnight-X	Mr. Hap Maxwell - *
Mr. Allen Thomas - *	

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

VOTING MEMBERS: Lehman, Ramey, Gordon, Randall, Baker, Bell, Maxwell, Thomas

PLANNING STAFF: Harry Hamilton, Chief Planner; Merrill Flood, Director of Community Development; Chantae Gooby, Planner; Andy Thomas, Planner; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney, Daryl Vreeland, Transportation Planner, Tim Corley, Engineer, Jonathan Edwards, Communication Technician

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Baker, to accept the March 17, 2009 minutes as presented. Motion carried unanimously.

REZONINGS

Request by H.M. Wilson Development, LLC

Ordinance requested by H.M. Wilson Development, LLC to rezone 14.787 acres located 1,300± feet west of Allen Road between Teakwood Subdivision and Woodridge Commercial/Industrial Park from R9S (Residential-Single-family [Medium Density]) to R6 (Residential [High Density Multi-family]).

Chairman Lehman said they had received a letter from Mike Baldwin, Baldwin & Janowski, requesting a continuance of this project until the next meeting date of May 19, 2009.

Motion was made by Mr. Bell, seconded by Mr. Ramey, to continue the request until the next meeting. Motion carried unanimously.

Request by University Medical Park North, LLC

Ordinance requested by University Medical Park North, LLC to rezone 17.6 acres located 600± feet north of West Fifth Street between Treybrooke and Moyewood Apartments from MR (Medical-Residential [High density Multi-family]) to MO (Medical-Office).

Ms. Chantae Gooby stated the rezoning was centrally located in the city, just north of West Fifth Street between Treybrooke and Moyewood Apartments. The property is currently vacant. This rezoning could generate a net increase of about 1,900 trips, with the majority being east on Fifth Street or south on South Moye Boulevard. West Fifth Street is a gateway corridor designed to carry large volumes of traffic. There is also a recognized focus area at West Fifth Street and Moye Boulevard. The Future Land Use Plan Map recommends commercial north of West Fifth Street at its intersection with Moye Boulevard transitioning to office along the West Fifth Street corridor and high density residential and conservation/open space in the interior areas. The conservation/open space is recommended along the Schoolhouse Branch and Tar River flood plain. Under the current zoning, the staff would anticipate the site to yield 230 multi-family units based on similar site comparison. Under the proposed zoning, staff would anticipate the site to yield 157,000 square feet of office and retail services. The MO district allows a variety of professional and medical offices, as well as, limited retail and service uses. In staff's opinion the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use plan Map.

Durk Tyson, Rivers and Associates, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Randall to recommend approval of 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.

PRELIMINARY PLAT

Request by HM Wilson Development, LLC for a preliminary plat entitled "Allen Ridge, Revision of Section 3, Phases 1-3 & Section 4". The property is located west of Allen Road. The property is bound by Allen Ridge, Section 1 and 2 to the east, Woodridge Corporate Park to the north and Teakwood to the south. The proposed development consists of 128 lots on 62.218 acres.

Mr. Andy Thomas stated the preliminary plat was originally approved on February 19, 2002. It showed the first section with the remaining property as a sketch plan. This preliminary plat was amended by adding three cul-de-sacs on the north of the property on June 13, 2003. Allen Ridge, Section 2 was approved on June 21, 2005. It followed the previously approved sketch plan. Allen Ridge, Sections 3 and 4 were approved on February 19, 2008. They are back tonight because they have increased the number of lots, which requires another approval. There are limited opportunities for interconnectivity with this property. Allen Ridge is bordered on the south by Teakwood which was approved by Pitt County then subsequently taken into the city's ETJ. The developer has tied into the available stubs from Teakwood. It also ties into the adjoining Tiburon subdivision. The

property to the north is zoned IU. The street stubs to the industrial area are in a future phase. There is a street stub to the land locked property to the west. If the final adopted zoning lines do not follow street or property lines, the zoning boundary lines shall be amended to coincide with such street and/or property lines prior to final platting of this development. The applicants were requesting a rezoning, but have postponed that at this time. The proposed lots meet the development standards for the existing and proposed zoning classifications. There will be no costs to the City of Greenville associated with this development. Mr. Thomas said the City's Subdivision Review Committee has reviewed the plat and the preliminary meets all technical requirements.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Gordon, seconded by Mr. Ramey to approve the request. Motion carried unanimously.

LAND USE PLAN MAP AMENDMENT

Ordinance requested by the Lampe Company, Incorporated to amend the Future Land Use Plan Map for the area described as being located at the northeast corner of the intersection of Arlington Boulevard and the Seaboard Coastline Railroad from an "Office/Institutional/Multi-family" category to a "Commercial" category.

Ms. Chantae Gooby informed the members of a letter of support from Pitt County Schools that was submitted by the applicant. The property is centrally located in the city, adjacent to J.H. Rose High School and across the street from University Suites. Ms. Gooby said the two lots on either side of the entrance to the Arlington Business Park and the entrance itself is included in this request. There are also some vacant lots in the area that are zoned commercial and are anticipated to be developed as such. Arlington Boulevard is a connector corridor designed to contain a variety of intensive uses. There is also a focus area at the intersection of Evans Street and Arlington Boulevard. This request could generate a net increase of about 250 trips per day. The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) along the northern right-of-way of Arlington Boulevard between the Seaboard Coastline Railroad and Green Mill Run. The intent of the OIMF classification is primarily to minimize any adverse impact to Rose High School from intensive commercial uses, such as a convenience store or other similar trip generators on Arlington Boulevard between the Evans Street and Hooker Road. Any change in the future land use plan should protect the interests of the school. Being there is support from the school system, staff has no objections to the request.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant. No one spoke in opposition.

Motion was made by Mr. Bell, seconded by Mr. Thomas, to recommend approval of the proposed amendment, to advise that, although the proposed amendment is not consistent with the comprehensive plan, in this instance it is an appropriate zoning classification, and to adopt the staff

report which addresses plan consistency. Motion carried unanimously.

OTHER

Request by the City of Greenville Public Works Department-Engineering Division to change the street name for Hooker Road Extension to Convention Center Drive

Mr. Thomas stated this change will be only for the portion of Hooker Road Extension located south of Greenville Boulevard between the Hilton Hotel and the Convention Center. The Hilton Hotel and the Convention Center are the only uses affected by the proposed change, and both properties are currently addressed off Greenville Boulevard. Representatives from the Hilton Hotel, the Convention and Visitors Bureau, and Convention Center Management are in support of the name change. The proposed change is necessary as part of the strategic plan to elevate the Convention Center profile by creating a more identifiable entryway into the Convention Center Campus. Mr. Thomas gave the criteria by which a street name change may be considered. The proposed name change will be forwarded to City Council for final approval due to the name length exceeding 14 characters. There will be some costs associated with putting additional signage for the street name change. Staff recommends the Commission conduct a public hearing on the proposed street name change and forward a recommendation to the City Council for final action.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Ramey, seconded by Mr. Baker to recommend approval of the request. Motion carried unanimously.

There being no other business, the meeting adjourned at 6:54 p.m.

Respectfully submitted,

Merrill Flood
Secretary