

February 19, 2008

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

Mr. Len Tozer - X	
Mr. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Jim Moye - X	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Bill Lehman - *	Mr. Porter Stokes - *
Mr. Godfrey Bell, Sr. - *	Ms. Shelley Basnight - *

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

VOTING MEMBERS: Ramey, Gordon, Baker, Lehman, Stokes, Bell, Randall, Basnight and Wilson

PLANNING STAFF: Harry V. Hamilton, Jr., Chief Planner; Chantae Gooby, Planner; Andy Thomas, Planner; and Gwen Turnage, Administrative Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Wayne Nottingham, Engineer; Daryl Vreeland, Transportation Engineer.

MINUTES: Motion was made by Mr. Gordon, seconded by Mr. Stokes, to accept the January 15, 2008 minutes as presented. Motion carried unanimously.

REQUEST BY ADAMS BUILDERS, INC. - APPROVED

Rezoning requested by Adams Builders, Incorporated for 1.40 acres located along the northern right-of-way of Old Fire Tower Road, 400± feet east of County Home Road and south of Fire Tower Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Gooby stated that the subject property is located in the southeastern section of the city along Old Fire Tower Road. Ms. Gooby stated there was a single-family dwelling currently on the property, commercial to the north and scattered single-family and mobile homes in the immediate area. Arlington Park and Rosemont Apartments are in the general area. Ms. Gooby stated that the request could generate a net increase of 149 trips and approximately 90% of the trips would be north on County Home Road. County Home Road is considered a connector corridor, which is anticipated to contain higher intensive uses. There is a regional focus area at the intersection of Fire Tower Road and Arlington Boulevard. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends commercial in this general area and office/institutional/multi-family to act as transitioning zoning to the residential to the south. Ms. Gooby stated it would be anticipated for the property to yield no more than 20 multi-family units or to be used for office. Ms. Gooby stated that in staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Durk Tyson, of Rivers and Associates, representing the applicant, spoke on behalf of the request.

Motion was made by Mr. Gordon, seconded by Mr. Baker, 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. The motion passed unanimously.

REBECCA WINSTEAD GAY, PAUL MARTIN JONES AND BOBBY JONES - APPROVED

Rezoning requested by Rebecca Winstead Gay, Paul Martin Jones and Bobby Jones for 58.2236 acres located along the eastern right-of-way of Davenport Farm Road, north of West Acres Lane, south of US Highway 13 and west of Frog Level Road from RR (Rural Residential-Pitt County's Jurisdiction) to R6S (Residential-Single-family [Medium Density]).

Ms. Gooby stated that the subject property is located in the southwestern section of the city along Davenport Farm Road, and south of Highway 13. The property is currently located in Pitt County's Jurisdiction. The rezoning is in conjunction with an annexation request. Barrington Fields and Taberna Subdivisions are to the east. The property is currently vacant with some scattered single-family residences around the property. Ms. Gooby stated that the request could generate a net increase of 149 trips and approximately 90% of the trips would be north on County Home Road. County Home Road is considered a connector corridor, which is anticipated to contain higher intensive uses. There is a regional focus area at the intersection of Fire Tower Road and Arlington Boulevard. In these focus areas, commercial and high intensive uses would be anticipated. The Land Use Plan recommends commercial in this general area and office/institutional/multi-family to act as transitioning zoning to the residential to the south. Ms. Gooby stated it would be anticipated for the property to yield no more than 20 multi-family units or to be used for office. Ms. Gooby stated that in staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Ken Malpass, of Malpass and Associates, representing the applicant, spoke on behalf of the request.

Mr. Glenn Buck, adjoining property owner, spoke in opposition. Mr. Buck stated he has experienced flooding on his property and is concerned that additional development in the area will compound the issue. He stated that he would prefer R9S to reduce the number of lots that could be developed on the property.

Sharon Quinn, spoke in opposition.

Mr. Glenn Buck, spoke in rebuttal. Motion was made by Mr. Baker, seconded by Mr. Bell, 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. The motion passed unanimously.

REQUEST BY J.T.HARRIS ENTERPRISES, LLC AND MICHAEL J. DEFREES – APPROVED

Rezoning requested by J. T. Harris Enterprises, LLC and Michael J. DeFrees for 4.3725 acres located 250± feet south of Mumford Road and adjacent to the former Quail Village Mobile Home Park from RA20 (Residential-Agricultural) to IU (Unoffensive Industrial).

Ms. Gooby stated that the subject property is located in the northeastern section of the city north of the Tar River between River Park North and the former Pinecrest Mobile Home Park. The subject property is a portion of property that is already zoned IU that contains a warehouse. The subject property is vacant with some commercial and industrial uses and church in the immediate area. The property is located in the 100-year floodplain of the Tar River and was impacted by Hurricane Floyd in 1999. The rezoning could generate a net increase of 222 trips with a 50/50 split on Mumford Road. The rezoning is located at a focus area where intensive uses would be anticipated. The primary intent of the Land Use Plan Map is to encourage a variety of uses excluding residential uses. There is no residential component in the IU district. Ms. Gooby stated that in staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Land Use Plan Map.

Mr. Ken Malpass, Malpass and Associates, representing the applicant, spoke on behalf of the request.

No one spoke in opposition.

Motion was made by Mr. Randall, seconded by Mr. Lehman, 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. The motion passed unanimously.

REQUEST BY DONALD R. HATCHER - APPROVED

Request by Donald R. Hatcher for a preliminary plat entitled "Dana Brooke". The property is located south of Davenport Farm Road, approximately 1000 feet west of the Frog Level Road. The property is bound by Taberna to the north and Brighton Place, Section 3 to the south. The subject property is further identified as Pitt County Tax Parcel No. 47446. The proposed development consists of 32 lots on 13.78 acres.

Mr. Thomas stated that the property was the subject of a recent rezoning request. It went before the Planning and Zoning Commission on 11/20/07 where it was recommended for approval. The City Council approved the request on 12/13/07. This plat does have an interconnected street system that ties Brighton Place Section 3 to Davenport Farm Road. A sidewalk is provided. There is a fifty-foot riparian buffer along the drainage feature. This property is not affected by the 100 year flood plain. The drainage feature is part of the Pitt County Drainage District. This is a 100 foot drainage easement. Seventy –five feet of the easement is on this property. Some common area is being dedicated to the Homeowner's Association. This will serve to protect this environmentally sensitive area. The Homeowner's Association will be formed prior to the recordation of the final plat. This development will serve as a transitional area between the smaller lots in Brighton Place, Section 3 and the larger lots in Brighton Place, Section 2 and

Taberna to the north.

The City's Subdivision Review Committee has reviewed the plat and the preliminary meets all technical requirements.

Mr. Randall questioned if the wet pond could be enlarged in the drainage easement. Mr. Thomas stated that the pond could be enlarged in that area if necessary.

Mr. Linwood Stroud, Stroud Engineering, representing the applicant, spoke in support of the request.

No one spoke in opposition.

Motion made by Tim Randall, seconded by Porter Stokes, to approve the preliminary plat. Motion passes unanimously.

REQUEST BY HODGE & MORRIS, LLC – APPROVED

Request by Hodge & Morris, LLC for a preliminary plat entitled "Allen Ridge, Sections 3-6". 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 subject property is further identified as Pitt County Tax Parcel No. 20522. The proposed development consists of 80 lots on 89.15 acres.

Mr. Thomas stated that Allen Ridge 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 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. There are limited opportunities for interconnectivity with this property. It is bordered on the south by Teakwood which was approved by Pitt County then taken into the 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 (Industrial). 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 zoning lines do not follow street or property lines, the property will have to be rezoned prior to final platting.

The City's Subdivision Review Committee has reviewed the plat. It is requested that if considered favorably that the plat be approved subject to the comments made by the City of Greenville Engineering Department.

Mr. Sean Owens, Baldwin and Janowski, representing the applicant, spoke in support of the request.

No one spoke in opposition.

Motion made by Godfrey Bell, seconded by Tim Randall, to approve the plat subject to the comments made by the City of Greenville Engineering Division. Motion passed unanimously.

REQUEST BY JEREMY SPENGE MAN – CONTINUED TO THE MARCH 18, 2008 MEETING

Request by Jeremy Spengeman to amend the definition of “conventional restaurant” to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from fifty (50) percent of total gross receipts to thirty (30) percent of total gross receipts, for purposes of qualifying as a principal use restaurant under the zoning regulations.

REQUEST BY CARLTON TAYLOR – APPROVED

Request by Carlton Taylor to amend the CG (general commercial) district table of uses to include the use entitled “Business or trade school” as a permitted use.

Mr. Hamilton advised the Commission of the zoning districts which currently allow various types of school uses. Mr. Hamilton stated that a business or trade school may be developed as new construction or as adaptive reuse of vacant structures. Open floor plan type buildings with flexible interior space options are particularly adaptable for business or trade schools. Vacant grocery stores and vacant department stores, both of which include large parking lots, routinely meet this requirement and are popular choices of such schools in lieu of new construction. Mr. Hamilton displayed a map illustrating the zones where the subject use will be allowed if the ordinance is adopted. Mr. Hamilton stated that the request is in compliance with the comprehensive plan.

Sean Owens of Baldwin and Janowski, PA, representing the applicant, spoke in favor of the request.

Mr. Carlton Taylor, applicant, spoke in favor of the request.

No person spoke in opposition.

Motion was made by Mr. Stokes, seconded by Mr. Bell, 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. The motion passed unanimously.

There being no other business motion made by and seconded by to adjourn the meeting.

Respectfully submitted,

Merrill Flood
Secretary