

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

May 20, 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 - *	
Mr. Bob Ramey - *	Mr. Dave Gordon - *
Mr. Jim Moye - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Bill Lehman - x	Mr. Billy Dunn - *
Mr. Godfrey Bell, Sr. - *	Ms. Shelley Basnight - *

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

VOTING MEMBERS: Tozer, Ramey, Gordon, Moye, Randall, Baker, Wilson, Bell and Basnight

PLANNING STAFF: Seth Laughlin, Planner; Wayne Harrison, Planner; Michael Dail, II, Planner; Andy Thomas, Planner; Merrill Flood, Director of Community Development; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Tim Corley, Engineer; Daryl Vreeland, Transportation Engineer; Larry Spell, Councilmember

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

Mr. Tozer made the following announcements. Billy Dunn is the new alternate member from the county. Tony Parker will begin a 3 year term next month as a city alternate and Godfrey Bell and Shelley Basnight's memberships have been upgraded from alternate to regular members. Bill Lehman has been appointed to a second three year term. Jim Moye's term has expired and this will be his last meeting.

REQUEST BY WATERFORD COMMONS, LLC (Continued from April 15, 2008 meeting)

Rezoning ordinance requested by Waterford Commons, LLC for 6.79 acres located at the north-east corner of the intersection of B's Barbeque Road and Stantonsburg Road from MO (Medical-Office) to CG (General Commercial).

Seth Laughlin, Planner, gave the presentation. Mr. Laughlin delineated the area on the map. Mr. Laughlin stated the property was located in the western quadrant of the city. Mr. Laughlin stated the existing three tracts are zoned MO and are currently vacant. This rezoning could have a net increase of 5600 trips with approximately 65% of that traffic coming to and from the site on Stantonsburg Road and the remaining 35% coming from B's Barbecue Road. Mr. Laughlin stated B's Barbecue

road is a Connector Corridor while Stantonsburg Road is considered a Gateway Corridor and there is a Community Focus Area. The intended land use map is to concentrate commercial development in the vicinity of the intersection and to the north. The zoning map shows MR to the east, MO to the north and south, with CG to the west. Mr. Laughlin stated in staff's opinion the request was in compliance with the comprehensive plan as well as the updated medical district plan.

Mr. Wilson asked if the current zoning ADT incorporated the projected traffic.

Mr. Laughlin stated the total numbers would be in addition to those numbers. Mr. Laughlin asked Mr. Darryl Vreeland, Transportation Planner, to address the question.

Mr. Vreeland stated the ADT was current count and any volume that could generate in the future was not incorporated in that total.

Mr. Wilson asked if in the future that vacant lot were built up, how the traffic would be handled.

Mr. Vreeland stated it would go through the transportation process and MPO process and it would be prioritized if it were a problem.

Mr. Bell stated there were 3 tracts being requested and asked why the fourth piece shown on the map was not included in the request.

Mr. Laughlin stated that lot was where the Extended Stay Motel was being constructed and it did not need to be rezoned; however they did obtain a special use permit from the Board of Adjustment.

Mr. Jim Walker 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. 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. Motion carried unanimously.

REQUEST BY THE COMMUNITY DEVELOPMENT DEPARTMENT

Request by the Community Development Department to amend the MCH (medical heavy commercial) district table of uses to include the use entitled "mini-storage warehouse, household; excluding outside storage" as a permitted use.

Michael Dail, Planner, gave the presentation. Mr. Dail stated that currently, the subject use is a permitted use in the CH (heavy commercial), IU (unoffensive industry), I (industry), PIU (planned unoffensive industry) and PI (planned industry) districts and a special use in the CG (general commercial) district. A similar use "moving and storage of nonhazardous materials; excluding outside storage" is a permitted use in the MCH zoning district. This use is more intensive than the

proposed “mini-storage warehouse, household; excluding outside storage” use. A large moving and storage/warehouse facility is located within the Medical District along Stantonsburg Road and is classified as the more intensive use “moving and storage of nonhazardous materials; excluding outside storage”. Mr. Dail stated staff feels that the addition of “mini-storage warehouse, household; excluding outside storage” will not have an adverse effect on the Medical District since similar more intensive uses are already permitted and exist. Also there is an increasing need for this type of use in the Medical District as residential particularly multi-family residential uses increase. Residents of multi-family developments typically need additional storage thus the need for mini-storage will continue to increase as the Medical District’s population increases. It is preferred to have mini-storage in close proximity to multi-family developments in the Medical District to alleviate cross town trips to out of district existing mini-storage facilities. Mini storage facilities are typically developed as new construction and have the following site characteristics: (i) 2 acres or larger in size, (ii) consist of multiple buildings which house multiple units in various sizes for the storage of household goods and are (iii) surrounded by a security fence with an automatic gate giving tenants 24 hour access to the facility. It is staff’s opinion that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and medical district plan and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and medical district plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan and medical district plan.

No one spoke in favor or in opposition to the request.

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 passed unanimously.

REQUEST FOR A SPECIAL USE PERMIT BY V-SLEW, LLC, REUBEN P. TURNER AND CENTURY FINANCIAL SERVICES GROUP, LLC

Request for a special use permit by V-Slew, LLC, Rueben P. Turner and Century Financial Services Group, LLC to construct 72 two (2) bedroom units, 120 three (3) bedroom units and 192 four (4) bedroom units (384 total units) on property totaling 23.03 acres using the Land Use Intensity Standards. The property is zoned OR (office-residential) and is located along the northern right-of-way of NC Hwy 33 (E. 10th Street) approximately 1,085 feet east of Portertown Road (NCSR 1726) and along the eastern right-of-way of proposed River Bend Road, being identified as a portion of Tax Parcel Numbers 10412, 30723 and 17290.

Dave Holec, city attorney, gave an explanation of what took place in this type of request to the board. Mr. Holec advised anyone who wished to speak in favor or opposition to the request to come forward and be sworn in.

Wayne Harrison, Planner, gave the presentation to the board. Mr. Harrison stated the property is currently zoned OR, office residential. North of the property is zoned R6A residential and has an existing mobile home park located on it. A portion of the property is also vacant. Mr. Harrison

stated that the mobile home park would be removed at the time of development. South of the property is zoned RA20 residential-agricultural, OR office residential and CH heavy commercial. There are single family homes and a commercial center located on this property. The property east of the proposed site is zoned CN neighborhood commercial, RA20 and RR rural residential, the rural residential is in Pitt Counties jurisdiction. The property has a produce sales and the rest is vacant. West of the property is zoned RA20, O and OR. Mr. Harrison stated the city of Greenville owns all of this adjacent property. There is a Synagogue located west of the site also. The site contains 23.03 acres and will be served by a driveway located on the proposed River Bend Road which is located west of the property. The proposed construction includes 16 sixteen (16) apartment buildings, a clubhouse, an athletic building, swimming pool, and area for volley ball and associated parking areas. Mr. Harrison stated there were 1,301 parking spaces proposed with 954 spaces required. The future Land Use Plan Map recommends Office-Institutional/Multi-family along the northern right of way of NC Hwy 33, E 10th Street east of Port Terminal Road, transitioning to medium density residential in the interior areas. The proposed density of 16.67 units per net acre falls within high density residential category which is a maximum of 17 units per acre. Standard multi-family development, which does not require a special use permit, will allow 346 three bedroom units which is a total of 1,038 bedrooms. Per the Land Use Intensity 67 Standards the developer has proposed to construct 72 two bedroom units, 120 three bedroom units and 192 four bedroom units which is a total of 384 total units with 1,272 bedrooms. This is 234 more bedrooms that could be developed with the standard by-right multi-family development. Mr. Harrison stated NC Hwy 33, E 10th Street as a major thoroughfare. Notice was mailed to the adjoining property owners via certified mail on May 6, 2008. Notice of the public hearing was published in the Daily Reflector on May 5 and May 12, 2008. If approved, the project must undergo an additional administrative site plan process for approval of engineering, utility and other specific requirements. Administrative site plan approval shall be subject to special use permit approval and any conditions thereof that the commission may add. Mr. Harrison told the Planning and Zoning Commission that they may attach conditions to the plan that exceed the minimum standards when it is found that such conditions are necessary to insure that the proposed development will be compatible with adjacent areas. Such conditions may include, but not limited to setbacks, parking, screening, landscaping, bufferyards, density or other requirements. Mr. Harrison stated the plan had been reviewed by the City's Technical Review Committee and Staff is of the opinion the plan can meet all applicable requirements and conditions. Staff recommends the following conditions be included in the motion to approve:

1. Occupancy limited to one (1) bed and one (1) person per bedroom.
2. Outside recreation equipment shall be restricted to the designated recreation area.
3. There shall be twenty-four (24) hour on-site professional management "on-call" at a phone number available to any interested party. Phone calls to such number shall be answered by a live person at all hours.
4. The owner/management shall request East Carolina University student transit service and shall cooperate fully with the University in the provision of such service.

5. The internal street pattern shall be designed to accommodate buses used in public transportation.

Mr. Harrison told the board that a four-fifths (8 of 9) majority vote in favor of the request is required on each required Finding to approve this request. Mr. Harrison then read the required findings for the board.

1. Traffic. That the use is properly located and is designed so as to provide direct access without creating traffic which exceeds acceptable capacity.
2. Comprehensive Plan. That the use is in general conformity with the Comprehensive Land Use Plan.
3. Health and Safety. That the use will not adversely affect the health and safety of persons residing or working in the neighborhood of the proposed use.
4. Injury to Property or Improvements. That the use will not injure, by value or otherwise, adjoining or abutting property.
5. Location and Character. That the location and character of the use will be in harmony with the area in which it is to be located.

Mr. Harrison asked that the findings of fact be entered into the record.

Mr. Moye asked for clarification concerning a home that appeared to be located in the center of the property that is being considered. He stated he knew it was not a part of the request, but asked if anyone was living in the residence.

Mr. Harrison stated there was a residence there but was not sure if anyone was living in it at the time.

Mr. Bell asked if the conditions had been agreed on by the applicant.

Mr. Harrison stated the applicant had been given a copy of findings of fact and had not responded. Mr. Harrison stated the conditions were typically placed on LUI in the past and had they have always worked.

Mr. Holec stated he wanted to modify the first condition regarding the beds and people per bedroom. The condition stating one bed per bedroom and one person per bed needed to be amended. That condition would apply for the four bedroom units and for the other units, the occupancy would be limited to no more than one family as defined by the zoning ordinance.

Mr. Baker asked if the units would be designed for individuals or families.

Mr. Harrison stated the design was geared to student housing but it could be rented to others.

Mr. Tozer asked if the amendment was for 1 bed per bedroom, limited to the four bedroom units.

Mr. Holec stated it was and it was also to include that the other units were limited to one family, as defined by the zoning ordinance.

Mr. Randall asked if all of the findings of fact had been met.

Mr. Harrison stated staff had reviewed it and believed it met all of the requirements.

Mr. Mike Baldwin, representing the applicant, spoke in favor of the request. Mr. Baldwin addressed each of the findings of fact stating they had met each one.

Mr. Moye asked about the buffer and setbacks.

Mr. Baldwin stated their buildings were far from the road and the parking and landscaping was buffered in.

Mr. Jim Hopf, attorney, spoke in favor of the request on behalf of V-Slew, LLC.

No one spoke in opposition to the request.

Mr. Holec stated that methods for voting.

Mr. Tozer asked if someone voted in opposition if they had to have factual evidence to support that.

Mr. Holec stated that was correct.

Mr. Tozer read each of the required findings, giving board members the opportunity to speak after each finding.

Mr. Bell made a motion to adopt the findings of fact, seconded by Mr. Ramey. Motion carried unanimously.

Mr. Bell made a motion to approve the request with the stated conditions. Motion was seconded by Mr. Gordon. Motion carried unanimously.

REQUEST BY ALLEN LYLE

Rezoning ordinance requested by Allen Lyle to rezone 1.75 acres located at the north-east corner of the intersection of Dickinson Avenue and Allen Road from RA-20 (Residential-Agricultural) to CG (General Commercial).

Seth Laughlin, Planner, gave the presentation. Mr. Laughlin delineated the area on the map. Mr. Laughlin stated the property was located in the southwestern quadrant of the city. There is a single-family home located on the property. The property is currently zoned RA-20. The existing land use map shows primarily vacant land surrounding the property with some commercial and residential

development to the south. The thoroughfare plan shows the proposed zoning could have a net increase of 2241 trips per day, with approximately 30% on Allen Road, 25% on Greenville Boulevard and 45% on Dickinson Avenue. Mr. Laughlin stated Allen road is a residential corridor, primarily designed to collect neighborhood street traffic and move them toward the connector and gateway corridors, which is what is presented with this request. The intent of the land use plan map is to concentrate commercial development around the intersection and toward the west to have a regional focus area. Mr. Laughlin stated that in staff's opinion the request was in compliance with the comprehensive plan.

No one spoke in favor or opposition to the request.

Motion was made by Mr. Randall, seconded by Ms. Basnight, 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 passed unanimously.

REQUEST BY KMRJ DEVELOPMENT, LLC

Request by KMRJ Development, LLC for a preliminary plat entitled "Falling Creek". The property is located north of NC Highway 43, south of Oak Hill East and Oak Hill Farm, east of Summers Walk, Section 2 and west of Sandalwood Farms. The property is further identified as Pitt County Tax Parcel Nos. 23109, 02123 and 02124. The proposed development consists of 166 lots on 72.475 acres.

Andy Thomas, Planner, gave the presentation to the board. Mr. Thomas stated the property was located in the southeastern quadrant of the city, outside of the City's ETJ. The property is zoned R6 and R9S. The anticipated use is multi-family along NC 43. Mr. Thomas stated the property was impacted by the floodplain and was located on a major thoroughfare. Mr. Thomas stated that though the property was originally outside of the city's ETJ, as a result of sewer being extended to this area, the developer applied for annexation and zoning which was approved in October 2007. The proposed Hardee Creek outfall will also provide sewer service to Porter's Pointe to the north as well as this proposed development. Mr. Thomas stated storm water detention ponds were provided. Sidewalks are also being installed by the developer. This property ties into Naples Drive in the Summers Walk subdivision to the north. It provides a street stub to the south. It ties into NC 43 on the west. The property to the east has already been platted under Pitt County's jurisdiction and contains environmental concerns. Mr. Thomas stated there is a fifty foot Tar-Pamlico riparian buffer being dedicated along this boundary. There is a cemetery adjacent to stormwater detention pond #1. It appears that adequate access is being provided. Mr. Thomas stated the preliminary plat has been reviewed and approved by the City's Technical Review Committee. The preliminary plan meets all requirements and city standards.

Mr. Mike Baldwin spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Ms. Basnight, to approve the preliminary plat. Motion carried unanimously.

REQUEST BY FIRETOWER COMMERCIAL VILLAGE

Request by Craig Goess for a preliminary plat entitled "Firetower Commercial Village". The property is located at the northeastern corner of Memorial Drive and West Firetower Road. The property is further identified as Pitt County Tax Parcel No. 47134. The proposed development consists of 5 lots on 7.2641 acres.

Andy Thomas, Planner, gave the presentation to the board. Mr. Thomas stated the property was located in the southern quadrant of the city. The property is zoned CG, with the anticipated use of 5 commercial lots. Mr. Thomas stated the property was not impacted by the floodplain. The property is located on 2 major thoroughfares. This property is adjacent to the Tucker Commercial Park which was preliminary platted on May 16, 2000. It was revised and approved on February 19, 2001. It is also adjacent to the Firetower Commercial Park which was approved August 20, 2002. There was a minor alteration that was approved by the staff in 2004. The proposed development incorporates one of the lots from the Firetower Commercial Park. This proposed development includes the property where Peace Presbyterian Church was located. Mr. Thomas stated this development will be served by 2 drives onto Firetower Road and a shared driveway onto Memorial Drive. The properties will have common access easements so to limit the trips onto the thoroughfares and the reduction of traffic movements. A group stormwater detention pond is being provided for the future uses. NCDOT has put in a sidewalk on Firetower Road. The developer will be installing a sidewalk on Memorial Drive. The preliminary plat has been reviewed and approved by the City's Technical Review Committee. The preliminary plan meets all requirements and city standards.

Mr. Ken Malpass 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 approve the preliminary plat. Motion carried unanimously.

REQUEST BY SYNERGY PROPERTIES, LLC.

Request by Synergy Properties, LLC for a preliminary plat entitled "Bent Creek (revised)". The property is located north of Gordon Drive and Morton Lane, south of Spring Forest Road, east of Medford Pointe and west of Lake Ellsworth. The subject property is further identified as Pitt County Tax Parcel No. 06544. The proposed development consists of 73 lots on 44.08 acres.

Andy Thomas, Planner, gave the presentation. Mr. Thomas stated the property was located in the western part of the city. The zoning for this property is Residential Single-Family with some Residential Multi-Family as well. The property is not impacted by the floodplain. Mr. Thomas stated the property is adjacent to some major thoroughfares. Mr. Thomas stated the preliminary plat for Bent Creek was originally approved on March 16, 1993. It was revised on December 1, 1993. It was

further revised on July 20, 2004. There was also a minor alteration that was a staff review in 2007. The revised street layout maintains connectivity to adjoining lands and subdivisions. Sidewalks are provided. There are still some large tracts where the development pattern has not been established but there is sufficient access that these properties can be incorporated within the overall subdivision. There is an existing multi-family development to the north on the Breckenridge Court, LLC property. The preliminary plat has been reviewed and approved by the City's Technical Review Committee. The preliminary plan meets all requirements and city standards.

Mr. Brian Fagundus spoke in favor of the request on behalf of the applicant.

Mr. Dennis Gibson spoke in opposition to the request. Mr. Gibson asked if the lots would be single-family housing, if the existing cul-de-sacs would remain or if they would become a throughway to the developing neighborhood, and if they do become throughways, what would be the projected traffic increase. He stated his major opposition was not to open the cul-de-sacs, especially Morton Lane.

Mr. Thomas stated Morton Lane was being extended and would tie into the extension of Ellsworth Drive. Mr. Thomas said that the intent was always there for it to be extended into further development.

Mr. Randall asked if they were all single family lots.

Mr. Thomas asked stated they were.

Mr. Gibson asked for the projected traffic increase.

Mr. Thomas stated this should improve the traffic in the area.

Motion was made by Mr. Ramey, seconded by Mr. Gordon, to approve the preliminary plat. Motion passed unanimously.

REQUEST BY ROCKY RUSSELL

Request by Rocky Russell for a preliminary plat entitled "Grove Pointe (revised)". The property is located east of Allen Road approximately 490 feet south of Briarcliff Road. The subject property is further identified as Pitt County Tax Parcel No. 00332. The proposed development consists of 1 lot on 21.952 acres.

Mr. Thomas stated the property was in the located in the western quadrant of the city. The zoning is R6 with the anticipated use of Multi-Family Residential. Mr. Thomas stated the property is impacted by the floodplain. The property is located on a minor thoroughfare. This plat was submitted and approved in November of 2007. Mr. Thomas stated that the previous plat showed an interconnected street system. A public street was extended to the vacant property to the south. There is proposed development to the north and east. The Green Mill Run is to the south. Mr. Thomas stated the developer originally added the public street to provide two points of access so that the buildings

would not need sprinkler systems. The fire code has changed and now requires all the buildings to be sprinkled; therefore the developer is resubmitting the project with the public street extension. Mr. Thomas stated that although public safety was an important aspect of providing interconnectivity, it is not the only reason. Both the Subdivision Regulations and the Horizons plan call for orderly development of a coordinated street system. Mr. Thomas told the board that the Planning and Zoning Commission amended the Subdivision Regulations by limiting the circumstances under which cul-de-sacs could be used. This request does not seem to meet the criteria set forth in the ordinance. Mr. Thomas stated there were no environmental, geographical or topographical barriers which would prohibit a street extension. There are also no approved plans which would prohibit a street extension. Mr. Thomas referenced Section 9-5-81 (20) of the Ordinance that sets out the criteria for cul-de-sacs. Mr. Thomas stated that the developer and engineer have suggested that there may be the possibility of connecting some parking lots from the adjoining development; however such action would not meet the access desired by the Subdivision Ordinance. Mr. Thomas stated that during the 2007 meeting some members questioned why there wasn't more interconnectivity. He advised that the Planning and Zoning Commission has authority over streets and they can require extensions as necessary to satisfy itself that the requirements of the Subdivision Ordinance and the goals of the Horizons Plan are being fulfilled by the applicant. Sidewalks are provided. There is a 75 foot greenway easement from the top of bank of the Green Mill Run. Mr. Thomas stated that the Planning Department recommends that absent the applicant being able to demonstrate being unable to meet the requirements of the Subdivision Ordinance, the request for the amended Preliminary Plat be denied.

Mr. Steve Janowski, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant. Mr. Janowski stated that this is the plan that was originally submitted prior to any review by the technical review committee in hopes to get their comments and input. He said that in the latter part of 2007 the enforcement of the new rules requiring multi-family developments to be sprinkled unless they could have two ingress and egress forced them to revise their plan and resubmit. He said that they had already spent roughly a half-million dollars on buildings that would have been lost. Mr. Baldwin stated that when the site plans were submitted the rules changed again requiring all apartments to be sprinkled. Mr. Baldwin stated that though Mr. Thomas didn't believe they met the ordinance because of the cul-de-sac, he felt they did meet the criteria under letter (b). Mr. Janowski stated that the board had previously approved many properties with the same layout as what they are proposing. He showed several examples to the board of properties with similar layouts. Mr. Baldwin stated they wanted it to be a private community.

Mr. Ramey asked if it would be a controlled entrance.

Mr. Janowski stated they it would not be at this time due to the City Of Greenville not allowing a gated community on a private or public street. Mr. Janowski stated that any driveway along the street could be controlled and would be allowed to have a gate.

Mr. Gordon asked the view of the Fire Department and Public Works.

Mr. Thomas stated they had approved the plat.

Mr. Randall asked about the interconnectivity of the property.

Mr. Janowski stated it was no different than many of the other multi-family developments that had been approved.

Mr. Randall asked how many units they would lose if they tied into Medford Pointe.

Mr. Janowski stated they would lose 2 units in Medford Pointe.

Mr. Baker asked if they were trying to avoid loss of the units or just trying to create a certain atmosphere for the development.

Mr. Janowski stated it would be a tremendous loss for them to lose 16 units and that they had only presented the plat that way initially because of the change in rules regarding the sprinklers.

Mr. Rocky Russell spoke in favor of the request. Mr. Russell stated his goals were to build a gated community and the city street was put in so he would not have to put in a sprinkler system. When he later found out that it all had to be sprinkled, he decided to change the plan back to what he had originally come up with.

No one spoke in opposition to the request.

Mr. Ramey stated the Fire Department and Public Works approved the request.

Mr. Randall stated that they had enforced interconnectivity in the past and they needed to look at this particular situation and what was best for the city.

Mr. Bell stated connectivity was important to him.

Mr. Tozer stated interconnectivity was important in a single-family development but felt this was a different situation with it being a multi-family development. He felt the examples given by Mr. Janowski were evidence of that and they it deserved some consideration.

Mr. Baker stated Allen Road would be expanded in the future and that the traffic would take care of itself.

Mr. Ramey stated he understood that Allen Road would be four-laned.

Mr. Bell asked if they could amend their request.

Mr. Tozer stated they had to vote it up or down tonight unless the applicant were to withdraw. He asked Mr. Holec for assistance.

Mr. Holec stated the applicant could withdraw or request an amendment; however the applicant wanted to have it voted on as presented.

Motion was made by Mr. Ramey, seconded by Mr. Baker to approve the preliminary plat.

Ramey, Baker, Gordon and Basnight voted for the request. Bell, Wilson, Randall and Moye voted in opposition to the request. Chairman Tozer cast the tiebreaker vote in approval of the request. Motion carried.

Mr. Ramey made a motion to thank Mr. Moye for his service to his commission and the City of Greenville for the past 6 years.

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

Respectfully submitted,

Merrill Flood
Secretary