

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

August 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.

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

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

VOTING MEMBERS: Lehman, Gordon, Parker, Randall, Baker, Wilson, Tozer, Basnight and Maxwell

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

OTHERS PRESENT: Dave Holec, City Attorney; Chris Kelly, Engineering Assistant Daryl Vreeland, Transportation Engineer

MINUTES: Motion was made by Mr. Tozer, seconded by Mr. Baker, to accept the July 15, 2008 minutes as presented. Motion carried unanimously.

REQUEST BY THE COVENGTON GROUP, LTD.

Ordinance requested by The Covengton Group, Ltd. to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street containing approximately 4.8 acres from a "High Density Residential" category to an "Office/Institutional/Multi-family" category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from High Density Residential to Office/Institutional/Multi-family in anticipation of a rezoning request. The site is located at the southwest corner of West Fifth Street and B's Barbeque Road and abuts Cedar Creek Apartments and Rowntree Woods Townhomes. The site contains 4.8 acres. West Fifth Street is considered a gateway corridor and is slated to be widened to four (4) travel lanes in Fall 2008. No improvements are planned for B's Barbeque Road. This request could generate a net decrease of 67 trips with the majority of the decrease to the east on West Fifth Street. There are scattered single-family residences with the majority of the property being vacant. Ms. Gooby stated that the property is currently zoned MR (multi-family) and MRS (single-family). The subject site is located in the Medical District. The Medical District Plan was updated in February of 2008. Under the current Land Use Plan Map, the property is shown as High Density Residential. Under the proposed change, there would be an office and limited commercial option. It is staff's opinion, that the request is not a significant deviation from the Medical District Land Use Plan

Update 2007 and is in general compliance with the comprehensive plan.

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. Tozer, seconded by Mr. Randall to recommend approval of the amendment. Motion carried unanimously.

REQUEST BY THE PITT COUNTY BOARD OF COMMISSIONERS

Request by Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled “Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector”.

Andy Thomas, Planner, delineated the area on the map. He stated the property was located in the southwestern quadrant of the city. Mr. Thomas stated part of the driving force behind the request for the new greenway amendment was the number of multi-family units in close proximity to Pitt County District Park. There are close to 1,000 units, representing 2,300 people, located on the four tracts of land surrounding the area that could be in walking distance to the park. Mr. Thomas showed the existing greenways and stated the extension would follow Charles Boulevard down to Signature Drive. Signature Drive has already been constructed with sidewalks. It is anticipated that when the Worthington property is developed, Signature Drive will be extended to County Home Road. Mr. Thomas stated there would be a connection from Signature Drive to the Pitt County District Park. The map shows the greenway as a straight line; however the Planning Department would work with the developer to find a mutually beneficial means of access from Signature Drive to the park. The elevation contour map shows there are no drainage features to follow, giving the developer ample latitude in where they put in the greenway connection. Planning staff anticipates the connection from Signature Drive to the park to be a paved path, ten to twelve feet wide, within a twenty foot easement. There are existing sidewalks from Charles Boulevard and Signature Drive that will suffice for that portion of the trail. Greenways may be located within street right-of-ways as well as over land across private property. The dedication of a greenway easement would be required at the time of final plat or site development. Mr. Thomas stated the land owner would not be required to pay for the construction cost from Signature Drive to the park; however they will be expected to provide sidewalks as part of the extension of Signature Drive. Mr. Thomas stated there was a lot of flexibility in where the path could be located so the developer could do something that is beneficial to their design. Mr. Thomas stated the Environmental Advisory Commission had reviewed the request and recommend approval.

Fred Mattox, attorney, spoke on behalf of Alva Worthington regarding the request. Mr. Mattox stated they did not object to the request; however there were concerns with the flexibility of the greenway’s path.

James Rhodes spoke in favor of the request on behalf of the applicant. Mr. Rhodes stated the county had a formally adopted resolution to make the request for the extension. He stated the park was adjacent to a rapidly developing area that would benefit from the greenway extension. He stated the county had received recommendation from the Parks and Recreation Department and the Environmental Advisory Commission.

Alice Keene spoke in favor of the request on behalf of Pitt County Community Schools and Recreation. She stated that part of the main mission of the Recreation and Parks Department was to provide a safe, appealing place to walk, bike and play. Ms. Keene said she felt connectivity to the walking trails in the district park was important to provide opportunities for increased physical activity.

No one spoke in opposition to the request.

Chairman Lehman closed the public hearing and called for board discussion.

Mr. Randall asked Mr. Holec if there was a way to ensure the flexibility that Mr. Mattox was concerned about.

Mr. Holec stated the board had to vote on the request as presented. He said there was flexibility in the ordinance through words such as “approximately” and “southerly”, rather than “directly” or “exactly”.

Motion was made by Mr. Tozer, seconded by Mr. Parker, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY A CURIOUS SOUP, LLC

Rezoning ordinance requested by A Curious Soup, LLC for 0.84 acres located at the southwest corner of the intersection of W. Third Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Seth Laughlin, planner, delineated the area on the map. Mr. Laughlin stated the property was located in the downtown area of the city. The site borders West Third Street as well as South Pitt Street, with the Town Commons to the north. South Pitt Street is considered a connector corridor, designed to carry high volumes of moderate speed traffic through and across the City. This site is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends Commercial for the subject site. The site is currently zoned CDF. The existing land use map shows adjacent office use and a variety of office and residential uses. This rezoning will have a minimal impact on South Pitt Street, with a net increase of thirty trips per day. Mr. Laughlin stated in staff’s opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Mr. Jason R. Crain spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Mr. Tozer, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY CITY OF GREENVILLE REDEVELOPMENT COMMISSION

Rezoning ordinance requested by the City of Greenville Redevelopment Commission for 3.07 acres located along the southern right-of-way of West Fifth Street approximately 260 feet west of its

intersection with S. Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Mr. Laughlin delineated the area on the map. He stated the property was located in the downtown area of the city along West Fifth Street. At the proposed zoning, staff would anticipate the site to yield approximately 48 multi-family units. The anticipated advantage of CD over CDF relates to site design characteristics such as building setbacks and parking requirements. The anticipated build-out time is within one to two years. West Fifth Street is considered a residential corridor beginning at its intersection with South Pitt Street and continuing west to South Memorial Boulevard, designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The proposed rezoning will have a minimal impact on West Fifth Street, with no net increase of trips anticipated. Mr. Laughlin stated the property is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends commercial for the subject site. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Carl Rees spoke in favor of the request on behalf of the applicant. Mr. Rees stated this rezoning was part of the Redevelopment Commission's plan to provide high quality, affordable housing to West Greenville.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY CARL W. BLACKWOOD

Rezoning ordinance requested by Carl W. Blackwood et al for 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office).

Mr. Laughlin delineated the area on the map. He stated the property was located in the southwestern quadrant of the city, along Frog Level Road and Wainright Lane. The property is currently zoned R6A. The property is surrounded by RA-20 to the north, south and west, and R6A to the east. At the proposed zoning, staff would anticipate the site to yield approximately 16,800 square feet of office space. The anticipated build-out time is within one year. The proposed rezoning could generate a net decrease of 34 trips per day. Frog Level Road is considered a residential corridor beginning at its intersection with Dickinson Avenue and continuing south. Residential corridors are designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the Dickinson Avenue Regional Focus Area and the residential developments to the south along Frog Level Road. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Tozer, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY NICHOLS OF GREENVILLE, LLC

Rezoning ordinance requested by Nichols of Greenville, LLC for 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial).

Mr. Laughlin delineated the area on the map. He stated the property is located at the intersection of Highway 264 and Highway 33. The property is currently zoned RA-20 with a single-family dwelling currently located on the subject property. The surrounding zonings are R6-MH and RA-20 to the north, RA-20 to the south and west, and CH to the east. At the proposed zoning, staff would anticipate the site to yield approximately 20,300 square feet of commercial space, with an anticipated build-out time of one to two years. The proposed rezoning could generate a net increase of 785 trips per day. Pactolus Highway is considered a connector corridor beginning at the intersection of N.E Greenville Boulevard and Pactolus Highway and continuing west. Connector corridors can be either residential or nonresidential in nature and are designed to carry high volumes of moderate speed traffic through and across the city. The site is located within the N.E. Greenville Boulevard/US Highway 264 Regional Focus Area and the Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the focus area and the residential developments to the north and west along Pactolus Highway. Mr. Laughlin stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

Crawford Terry spoke in opposition to the request. Mr. Terry stated he owned property adjacent to the proposed rezoning. He said there were a lot of children in the area and was concerned with the increase in traffic and noise pollution this rezoning would generate.

Motion was made by Mr. Randall, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY GREENVILLE DEVELOPERS, LLC

Request by Greenville Developers, LLC for a preliminary plat entitled "Westpointe, Section 11". The property is located east of Stantonsburg Road and south of Westpointe Drive. The subject property is further identified as Pitt County Tax Parcel No. 51947. The proposed development consists of 62 lots on 13.603 acres.

Andy Thomas, planner, stated the property was located in the western quadrant of the city, east of Stantonsburg Road. Mr. Thomas said this property went before the Planning and Zoning Commission on June 17, 2008 for rezoning to PUD. The Planning and Zoning Commission recommended approval. This request went before the Greenville City Council on August 14, 2008 and was approved. The property is not impacted by any floodplains. The property is located on a major thoroughfare. The WestPoint PUD was originally approved in the 80's. It has been amended several times since then over the years. This

latest request is in an area where multi-family was originally approved so the overall density has decreased. There is a common detention pond that serves the development. Sidewalks are provided where required. Mr. Thomas stated the plat had been reviewed by the Subdivision Review Board and meets all city requirements.

Mike Baldwin spoke in favor of the request on behalf of the applicants.

Motion made by Mr. Baker, seconded by Mr. Tozer, to approve the preliminary plat. Motion carried unanimously.

DISCUSSION AND DEMONSTRATION OF ELECTRONIC AGENDA PACKETS BY THE INFORMATION TECHNOLOGY DEPARTMENT

Chairman Lehman stated the IT Department had postponed this item until the next scheduled meeting.

There being no other business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Merrill Flood
Secretary