

June 19, 2007

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. Jim Moye - *

Mr. Don Baker - *

Mr. Bill Lehman - *

Mr. Godfrey Bell, Sr. - *

Mr. Dave Gordon - *

Mr. Tim Randall - *

Mr. James Wilson - *

Mr. Porter Stokes - X

Ms. Shelley Basnight - *

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

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

PLANNING STAFF: Merrill Flood, Director of Community Development; Harry V. Hamilton, Jr., Chief Planner; Andy Thomas, Planner; and Kathy Stanley, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney and Tim Corley, Engineer.

MINUTES: Motion was made by Mr. Moye, seconded by Mr. Ramey, to accept the May 15, 2007 minutes as amended to reflect Mr. Moye voting in opposition to the Lewis Land Development rezoning request approval. Motion carried unanimously.

REQUEST BY UNIVERSITY MEDICAL PARK NORTH, LLC – APPROVED

Chairman Tozer stated that the first item of business is a request by University Medical Park North, LLC for a preliminary plat entitled “University Medical Park North”. The property is located north of NC Highway 43, south of Tar River, east of Treybrooke Condominiums and west of the Housing Authority Property. The proposed development consists of 9 lots on 6.086 acres.

Mr. Andy Thomas stated this is a preliminary plat for University Medical Park North. The property is located north of NC Highway 43, south of the Tar River, east of Treybrooke Condominiums and west of the Housing Authority property. The property is zoned Medical-Office and Medical Residential. The anticipated uses are medical offices and related uses and a hotel and restaurant on Lot 1. There are 12 building

sites. The rear portion of the property is located within the 100 year floodplain. This property is located at the intersection of the major and minor thoroughfare. West Fifth is considered a major thoroughfare and Moye Boulevard considered a minor thoroughfare. Mr. Thomas stated that prior to 2004 the Thoroughfare Plan indicated an extension of Arlington Boulevard to connect with West First Street crossing the subject tract in the vicinity of the property stormwater management pond. The Thoroughfare Plan was amended in 2004 to eliminate the First Street connector. When the Housing Authority property was approved for development, Cox Street and Third Street was not extended to the property boundaries. There is approximately fifty (50) feet of property between the street right-of-way of Cox and Third Streets and the proposed subdivision property line. The intervening fifty foot strip was included within the Housing Authority development as open space. The Housing Authority has advised staff that they do not have any desire or intention of extending the subject streets to their property boundary. Therefore, there is no opportunity for street connection due to the existing developments on either side of the property. The terminal street, Moye Boulevard, exceeds the maximum (1,000-foot) terminal street length. The proposed street is approximately 1,600 feet long. The Planning and Zoning Commission may grant a variance to that provision if the Commission determines that there are circumstances that warrant such relief. In staff's opinion the lack of possible street connection opportunities with existing abutting developments, the physical shape of the tract which is deep and narrow, and the anticipated use (medical/limited service) would be factors in support of the variance request. Mr. Thomas stated that at the time the packets were sent out staff had requested that there be a 10 foot non-access easement along NC Highway 43 or Lots 1 and 12 which was based on reviews by Engineering and the Department of Transportation. Mr. Thomas stated that since that time the engineer has put a non-access easement along Lot 1 and on Lot 12 there is a driveway which is a right-in/right-out only. NCDOT has indicated this is acceptable and the Engineering staff and Planning staff have agreed. There will be a non-access easement along the remainder of the property. The developer's engineer has indicated that the owner intends to rezone the MR (Medical Residential) portion of the property back to MO, Medical Office. The Planning Staff would request that, as a condition of final platting, the property be rezoned such that the zoning lines follow property lines or the street. Stormwater retention and sidewalks are provided. Greenway Trails are being dedicated.

Mr. Ramey stated that the driveway on Highway 43 looks to be in close proximity to the intersection of Moye Boulevard and NC Highway 43 and may create a traffic

problem.

Mr. Thomas explained that the engineer has worked with staff, the Engineering Department and DOT and they have agreed upon the right-in and right-out driveway. Mr. Thomas stated that this property will have access from Moye Boulevard in order to utilize the signalization at the intersection to turn left onto Highway 43.

Mr. Ramey made reference to the staff's opinion as noted in the Commission's document in regards to the driveway on Lot 12 creating additional traffic movement that should be avoided. Mr. Ramey asked if staff has accepted the driveway.

Mr. Thomas reiterated that they have proposed right-in and right-out only. Mr. Thomas stated that certainly no driveway would be better however the right-in and right-out is acceptable.

Mr. Wilson asked the distances from the right-in/right-out to the intersection and are there any requirements.

Mr. Thomas stated approximately 250 to 300 feet. Mr. Thomas stated that DOT's requirement is 250 feet.

Mr. Durk Tyson, Rivers & Associates, representing the applicant, spoke on behalf of the request. Mr. Tyson stated that the right-in/right-out is located a little over 250 feet to the intersection of Moye Boulevard and NC Highway 43. Mr. Tyson explained that an additional lane will be added to NC Highway 43 to accommodate right turns into their property. Mr. Tyson explained that all the lots will have access onto Moye Boulevard. Mr. Tyson explained that the traffic would exit from the site, Lot 12, onto Moye Boulevard and the entrance to the site, with the additional lane right lane turn, would be on NC Highway 43.

Mr. Ramey stated his concerns with a driveway on NC Highway 43 and the traffic that currently is on that road. Mr. Ramey stated he would prefer a main entrance on Moye Boulevard versus NC Highway 43.

Mr. Tyson explained that the additional lane that will be developed on Moye Boulevard will have a left and right turn lane.

Motion was made by Mr. Ramey, to deny the request. Motion failed.

Motion was made by Mr. Bell, seconded by Mr. Moye, to approve the preliminary plat with the following condition: to grant a variance to the street length variation as circumstances that warrant such relief such as the lack of possible street connection opportunities with existing abutting developments, the physical shape of the tract which is deep and narrow, and the anticipated use (medical/limited service). Those voting in favor: Bell, Moye, Baker, Gordon, Lehman, Randall. Those voting in opposition: Ramey and Wilson. Motion carried.

ELECTION OF OFFICERS

Motion was made by Mr. Ramey, seconded by Mr. Baker to re-elect Len Tozer as Chair. Motion carried unanimously.

Motion was made by Mr. Ramey, seconded by Mr. Lehman to re-elect Jim Moye as Vice-Chair. Motion carried unanimously.

There being no further business, motion was made by Mr. Ramey to adjourn at 7 PM.

Respectfully submitted,

Merrill Flood
Secretary