

GREENVILLE REDEVELOPMENT COMMISSION MINUTES

July 1, 2008
Greenville, NC

The Greenville Redevelopment Commission held a meeting on the above date at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 200 West Fifth Street.

COMMISSION MEMBERS PRESENT:

Melissa Hill
Britt Laughinghouse
Dennis Mitchell, Chair

Robert Thompson, Vice-Chair
Terri Williams

COMMISSION MEMBERS ABSENT:

Don Edwards
Evan Lewis

STAFF MEMBERS PRESENT: Sandra Anderson, Senior Planner; Wayne Bowers, City Manager; Jonathan Edwards, Audio; Sarah Radcliff, Secretary; Carl Rees, Urban Development Planner; and Tom Wisemiller, Planner

OTHERS PRESENT: Steve Kirkman and Ryan Webb

APPROVAL OF MINUTES OF JUNE 3, 2008: APPROVED

Motion was made by Mr. Robert Thompson and seconded by Ms. Terri Williams to approve the June 3, 2008 minutes. Motion carried unanimously.

PUBLIC COMMENT PERIOD

There was no public comment.

CONSIDERATION OF NOMINEES FOR THE SMALL BUSINESS INCUBATOR STEERING COMMITTEE

Mr. Rees: Mr. Don Mills resigned from the Small Business Incubator Steering Committee. The nominees for his replacement would be Juan Pablo Giometti, who is a representative of a corporation/company and John Chaffee, who is an economic developer.

Mr. Thompson: I would like to add Jenny Kolczynski, who is a small business owner/entrepreneur, to the list of a possible replacement.

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse to ask individuals in order of their nomination (Giometti, Chaffee, Kolczynski). Motion carried unanimously.

CONSIDERATION OF SPRING 2008 BUILDING BLOCK GRANT REQUESTS

Mr. Wisemiller: The Redevelopment Commission has received two applications for the Building Blocks Grants for the summer 2008 grant cycle. The first grant was submitted by Ryan Webb of Rayn Enterprises.

Mr. Ryan Webb of Rayn Enterprises is requesting \$10,000.00 to do extensive site work on the rear elevation of three adjacent historic buildings in the Dickinson Avenue Historic District at 712, 714 and 716 Dickinson Avenue. At 712 Dickinson Avenue, the Greenville Times/Seven by Design will occupy the building. At 714 and 716 Dickinson Avenue, Sojourner Café and Provisions will occupy the buildings. The site improvements will include an outdoor dining area with pergola, iron art entrance, and gates; brick pavers and concrete walks; awning; bike rack; planters and landscape buffers; and asphalt parking lot. The application is complete.

Mr. Mitchell: Isn't the property near Nathaniel Village?

Mr. Wisemiller: Yes, Nathaniel Village is just several blocks away.

Mr. Laughinghouse: Are parking requirements being met?

Mr. Wisemiller: Yes, the application specifies paved parking in accordance with code requirements.

Ms. Williams: Where will the main entrance be?

Mr. Webb: The main entrance will be at the back of the building to make it handicapped accessible.

Mr. Mitchell: The project is awesome. I like the plan.

Mr. Wisemiller: The second grant was submitted by Mr. Arthur Wallace.

Arthur Wallace is requesting \$4,000.00 to complete additional improvements to his building, which houses a local chapter of the NAACP and AMFM Health Services, at 800 West Fifth Street. The applicant would like to complete the scraping, repair and repainting of exterior wood siding to now include sections of the structure on the west and north (rear) sides of the building.

Mr. Wisemiller: The applicant dropped off the application several weeks ago. I could not find the application. Mr. Wallace is retracing the estimates he was given. The total reimbursement total should not exceed \$4,000.00.

Motion was made Mr. Robert Thompson and seconded by Ms. Terri Williams to approve the Façade Improvement Grant for Rayn Enterprises for \$10,000.00 and to approve the Façade Improvement Grant for Arthur Wallace for up to \$4,000.00. Motion carried unanimously.

CONSIDERATION OF REZONING RECOMMENDATION FOR NATHANIEL VILLAGE DEVELOPMENT TRACT

Mr. Rees: Landmark Development out of Winston-Salem is now getting into the site design and they have finished the structural design. Landmark Development is using a local engineering firm. The City thought it might be a good idea to rezone the property to keep the project going. A rezoning recommendation for the Nathaniel Village Development Tract from downtown commercial fringe (CDF) to downtown commercial (CD) is being made. The purpose of the CDF district is to provide commercial and service activities designed to enhance the downtown commercial area, stimulate redevelopment and encourage a compatible mix of commercial and high density residential development. The purpose of the CD district is to provide convenient shopping and service facilities by promoting compact development of commercial, office and service uses.

Mr. Rees: Staff is asking the Redevelopment Commission to make a recommendation to the Planning and Zoning Commission to rezone Tract 1 from CDF to CD.

Mr. Thompson: Is this consistent with the Redevelopment Plan?

Mr. Rees: Yes it is consistent with the Redevelopment Plan and the Horizons Plan.

Motion was made by Mr. Robert Thompson and seconded by Mr. Britt Laughinghouse to approve the rezoning recommendation for Nathaniel Village Development Tract from CDF to CD. Motion carried unanimously.

REPORT FROM SECRETARY

Expenditure Report

Mr. Rees distributed the expenditure reports for West Greenville and the Center City for review by the Commission.

COMMENTS FROM COMMISSION MEMBERS

There were no comments.

CLOSED SESSION

Mr. Rees: The purpose of the closed session is to prevent the disclosure of information that is privileged or confidential pursuant to the law of this State or of the United States, or not considered a public record within the meaning of Chapter 132 of the General Statutes, said law rendering the information as privileged or confidential being the Open Meetings Law; and

to establish or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease such property being Tax Parcel 07085 owned by J2 Holdings for purpose of redevelopment.

Motion was made by Mr. Britt Laughinghouse and seconded by Ms. Melissa Hill to go into closed session. Motion carried unanimously.

ADJOURNMENT

Motion was made by Mr. Britt Laughinghouse and seconded by Ms. Terri Williams to adjourn the July 1, 2008 meeting. Motion carried unanimously.

Respectfully submitted,

Carl Rees, Urban Development Planner
The City of Greenville Community Development Department