

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
May 19, 2015

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

Ms Shelley Basnight –Chair-X
Mr. Tony Parker - * Ms. Chris Darden – *
Mr. Terry King – * Ms. Ann Bellis – *
Mr. Torico Griffin- * Mr. Brian Smith - X
Mr. Doug Schrade - * Mr. Jerry Weitz –X
Ms. Margaret Reid -X

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

VOTING MEMBERS: Schrade, Bellis, King, Griffin, Darden

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II and Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr. King, seconded by Ms. Bellis to accept the April 21, 2015 minutes as presented. Motion carried unanimously.

Linwood Stroud, representative of Julian Rawl, requested to have the rezoning request number two on the agenda, located at W. 5th Street and B’s Barbeque Road, taken off of the agenda. He stated they would return with their request at a later date.

Motion was made by Ms. Bellis, seconded by Mr. Schrade, to accept the request and remove item number two from the agenda. Motion carried unanimously.

OLD BUSINESS

LAND USE PLAN MAP AMENDMENTS

ORDINANCE REQUESTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO AMEND THE FUTURE LAND USE PLAN MAP FROM AN OFFICE/INSTITUTIONAL/MULTI-FAMILY (OIMF) CATEGORY TO A COMMERCIAL (C) CATEGORY CONTAINING 22+/- ACRES AND TO AMEND THE HORIZONS: GREENVILLE’S COMMUNITY PLAN FOCUS AREA (OR COMMERCIAL NODE) MAP DESIGNATION FOR THE PROPERTY LOCATED AT THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD FROM A “NEIGHBORHOOD FOCUS AREA” TO A “REGIONAL FOCUS AREA” - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. She stated the request had been amended from last month's request. The property is located in the northern section of the city, north of Pitt Greenville Airport and along North Memorial Drive. This is a two-part request. The first part is to change the Future Land Use Plan Map to commercial and the second part is to change the designation of the current Neighborhood Focus Area to a Regional Focus Area. The property is currently vacant. The airport and the NC Department of Corrections are to the south. NCDOT owns property to the west of the requested area. Commercial and residential are to the north and NC DOT is to the east. The subject property is impacted by the 500-year floodplain associated with the Tar River. Memorial Drive is a gateway corridor. The intersection of West Belvoir Road and North Memorial Drive is a signalized intersection. In the late 1990's/early 2000, there was a section of West Belvoir Highway that was abandoned and was incorporated into the airport property. This resulted in the dead end at Belvoir Highway and Haw Drive. The second part of the request is to upsize the focus area from "neighborhood" designation to "regional" designation. A "regional" focus area is defined as containing 400,000+ square feet of conditioned floor space. The property is currently zoned office and multi-family. The current Land Use Plan recommendation for OIMF (office/institutional/multi-family) acts as a buffer to the interior residential zoned area from the industrial and commercial that surrounds the property. The Land Use Plan recommends commercial at the intersection of major roads. The Plan states that from time to time the location and sizes of commercial nodes can be changed and are not intended to be static. The Comprehensive Plan describes a regional focus area as being typically at the crossing of major highways, serve as a major transit destination, provide a significant concentration of jobs, and have higher intensity of land uses. It also states that any kind of residential should be buffered with either a conservation/open space (COS) or OIMF. Under the current land use plan map recommendation, there are 50+/- acres shown as commercial. Staff would anticipate this area to yield 435,000+/- square feet of conditioned floor space. Under this amendment, there would be an additional 22 acres shown as commercial. Staff would anticipate the total amended area to yield 625,000+/- square feet of conditioned floor space. A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

- there has been an impact or changed conditions in the development pattern, street pattern, or other major feature or plan;
- the location supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan;
- existing and future adjoining and area uses and the proposed change are not anticipated to cause undue negative impacts; and
- the anticipated land use will result in a desirable and sustainable land use pattern.

Staff recommends approval of the request. The request still maintains the recommended OIMF buffer to the interior residential area, it increases the size the focus area designation to make it the appropriate size for the current and the proposed commercial. North Memorial Drive and West Belvoir Road is a signalized intersection.

Chairman Parker opened the public hearing.

Mr. Dan Withers, with Rivers and Associates, spoke in favor of the request. He stated the revised request protects the adjacent residential neighborhood and is in compliance with the plan goals and objectives.

Mr. Preston Hunter, NC DOT Highway Division, spoke in favor of the request. He requests a favorable recommendation and will be happy to answer any questions.

Ms. Bellis asked if the NCDOT owned the property adjacent to the west of the request.

Mr. Hunter stated yes.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

**Motion made by Mr. King, seconded by Mr. Griffin, to approve the changes as requested.
Motion carried unanimously.**

NEW BUSINESS
REZONINGS

ORDINANCE REQUESTED BY ROBERT D. PARROTT TO REZONE 43.3084 ACRES LOCATED EAST OF COREY ROAD AND NORTH OF ROSEWOOD AND TULLS COVE SUBDIVISIONS FROM RR (RURAL RESIDENTIAL – PITT COUNTY’S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. There is a voluntary annexation in conjunction with this rezoning. The property is located in Pitt County’s Jurisdiction and has Pitt County zoning. The request is to bring the property into the City and give it city zoning. It is located in the southern section of the City between Fire Tower Road and Worthington Road and near Boyd Lee Park. The property is currently vacant. First Assembly Church of God, farmland and Farrington Subdivision to the north. Tulls Cove and Rosewood Subdivisions are to the south. Corey Ridge Subdivision is to the west and wooded/farmland area to the east. The property is not impacted by the floodplain. This request could generate a net increase of about 526 trips a day. Corey Road will stay within its current design ADT. This property is currently zoned RR (Rural Residential). Under the current zoning (RR), the site could accommodate 60-65 single-family lots. Under the proposed zoning (R9S), the site could accommodate about 100-120 single-family lots. The Future Land Use Plan recommends medium density residential on both sides of Corey Road. In staff’s opinion, the request is in compliance with Horizon’s Greenville Community Plan and the Future Land Use Plan Map.

Chairman Parker opened the public hearing.

Mr. Ken Malpass, representing the applicant, spoke in favor of the request. He stated the preliminary plat and the annexation have already been submitted. It will be a 64-lot subdivision.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Motion made by Mr. Schrade, seconded by Mr. Griffin, 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.

OTHER

RESOLUTION TO ADOPT THE NEUSE RIVER BASIN REGIONAL HAZARD MITIGATION PLAN. - APPROVED

Mr. Thomas Weitnauer, Chief Planner, introduced the resolution of the Neuse River Basin Regional Hazard Mitigation Plan (Regional HMP). Staff requests the Planning and Zoning Commission make a recommendation to the City Council to adopt the Regional HMP. The City Council is scheduled to hold a public hearing and consider adoption of the Regional HMP during their June 11, 2015 meeting. In November, 2014, staff transmitted a memo encouraging Commissioners to review the draft Regional HMP prior to this adoption stage in order to provide ample review time of the large document. Subsequently, the Federal Management Agency (FEMA) has given preliminary approval to the Regional HMP stating that all jurisdictions should proceed with adoption. Pitt County served as the lead agency for the planning effort and secured grant funds for the plan development. Holland Consultant Planners prepared the plan and facilitated meetings over the course of a year. Staff members of the City of Greenville Community Development and Public Works Engineering Departments participated in the planning process of the Regional HMP. The Regional HMP will replace the City of Greenville – Hazard Mitigation Plan from April 1, 2011. The Federal Disaster Mitigation Act of 2000, Section 322 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five-year cycle. The adoption of this plan will allow funds during disasters.

Mr. James Rhodes, Pitt County Planning and Development Director, presented a summary of the Regional HMP. He stated it was a long process and he thanked Mr. Weitnauer and his staff for their assistance. The majority of the City is in the Tar River Basin. The State grouped various counties and the bulk of the region is in the Neuse River Basin. The main reason for the plan is to be eligible for disaster assistance from the Federal Government. It is necessary to review the plan in 5 years to make sure it is up to date. About 25% of the land area in Pitt County is in the 100-year floodplain. He reviewed the timeline. In 2012, Pitt County applied for grant funding. In 2013, Pitt County received Pre-Disaster Mitigation (PDM) Program Grant (\$77,500) through NCEM to develop the Regional HMP. The participating counties include Pitt, Greene, Jones, Lenoir and Wayne along with 26 municipalities. April 3, 2015, the Plan was approved by

FEMA. May 4, 2015, the Plan was adopted by Pitt County BCC. June 11, 2015, the Greenville City Council will hold a public hearing and adopt the plan. July 15, 2015, Pitt County and its municipalities must adopt the Plan. The main goals of the plan are: minimize public and private loss, regulate development in high hazard areas, pursue funds to reduce risk and educate the public. The inventory and analysis identification was of: hurricanes, flooding, severe winter storms, thunderstorms/windstorms and tornados. Maps were prepared to indicate where hazards and critical facilities are located. The Regional Strategies are: education and outreach, emergency response, improve county emergency management, increase CRS ratings, ensure sheltering needs are adequate, identify local drainage concerns, resource allocation, improve future regional planning efforts and maintain the Neuse River Regional MAC. The Pitt County Strategies are: review the Land Use Plan, ensure the Flood Damage Prevention Ordinance is current, maintain and update the Flood Insurance Rate Maps, maintain the County's Emergency Planning Committee, review and update the County Emergency Operations Plan, and educate about building in the floodplain. The City of Greenville Strategies are: review and update the Emergency Operations Plan, revise development standards in the Flood Damage Prevention Ordinance to increase freeboard to 2 feet for all single-family development, avoid subdivision development in flood prone areas, strengthen stormwater control ordinances, and establish a Flood Recovery Center for post disaster issues. Staff recommends approval and adoption of the Neuse River Basin Regional HMP.

Ms. Bellis asked about how much of Pitt County is in the Neuse River Basin.

Mr. Rhodes stated it is about 40% and in the southern part of the County.

Chairman Parker opened the public hearing.

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

Chairman Parker closed the public hearing and opened for board discussion.

Mr. King stated they deserve a lot of credit for the hard work in putting the plan together.

Motion made by Mr. Schrade, seconded by Mr. King to recommend approval to adopt the Regional HMP. Motion passed unanimously.

With no further business, motion made by Ms. Bellis, seconded by Mr. Schrade, to adjourn. Motion passed unanimously. Meeting adjourned at 7:07 p.m.

Respectfully Submitted,

Merrill Flood, Secretary to the Commission
Director of Community Development Department