

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
November 17, 2015

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

Mr. Tony Parker – Chair \*  
Mr. Terry King - \*                      Ms. Chris Darden – \*  
Mr. Doug Schrade – X                Ms. Ann Bellis – \*  
Ms. Margaret Reid - \*                Mr. John Collins - \*  
Mr. Dustin Mills - \*                    Ms. Betsy Leech –\*  
Mr. Mark Gillespie – X                Mr. Anthony Herring - X

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

**VOTING MEMBERS:** King, Bellis, Darden, Reid, Collins, Leech, Mills

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Andy Thomas, Lead Planner, and Amy Nunez, Staff Support Specialist II.

**OTHERS PRESENT:** Dave Holec, City Attorney; Scott Godefroy, City Engineer, and Jewel Jones, Communications Technician.

**MINUTES:** Motion was made by Mr. King, seconded by Ms. Bellis to accept the October 20, 2015 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

**PRELIMINARY PLATS**

REQUEST BY ROBERSON LAND DEVELOPMENT FOR A PRELIMINARY PLAT ENTITLED “MILL CREEK, PHASE 2 & 3”. THE SUBJECT PROPERTY IS LOCATED EAST OF FROG LEVEL ROAD IMMEDIATELY ADJACENT TO MILL CREEK, PHASE 1 AND NORTH OF FOREST PINES. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL #03117. THE PRELIMINARY PLAT CONSISTS OF 52 LOTS ON 28.4085 ACRES. THE PROPERTY OWNER AND DEVELOPER IS ROBERSON LAND DEVELOPMENT. - APPROVED

Mr. Andy Thomas, Lead Planner, presented the preliminary plat. The subject property is located in the southwest portion of the City, located east of Frog Level Road and immediately adjacent to Mill Creek, Phase 1 and north of Forest Pines. This development is an extension of Mill Creek, which was approved by the Planning and Zoning Commission on May 17, 2005. This development plan is a redesign of the remaining property. The development pattern provides interconnectivity to the adjoining undeveloped property to the north and east. The property to the south is an existing subdivision (Forest Pines) which was developed under county regulations in the early 80's and does not provide an opportunity for interconnectivity. This property is bounded

by the Swift Creek watershed to the south and has a 35 feet drainage easement. There is a 50 riparian buffer upon the stream into which it empties. These sections have their own stormwater pond. There will be no parking along Brayden Court due to the 28 foot street width. No parking signs will be installed by the developer. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Mr. Collins stated the cul-de-sac on Brayden Court appears to be wider. He asked why no parking there.

Mr. Thomas stated it would need to be the turnaround area for safety vehicles like fire trucks.

Ms. Bellis asked if the property was in the City limits and who would maintain the streets.

Mr. Thomas stated it is in City limits and the Public Works Department would maintain them.

Ms. Bellis asked if the streets meet State DOT standards and would they ever be state owned.

Mr. Thomas stated they need to meet City Standard of Design and would never be state owned.

Chairman Parker opened the public hearing.

Mr. Ken Malpass, representative of the applicant Roberson Land Development, spoke in favor of the request. He stated the previous design was approved. This redesigned request was for larger lots and to add some curb appeal in comparison with Phase 1 of this development.

No one spoke in opposition of the request.

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

No board comments made.

**Motion made by Ms. Darden, seconded by Mr. Mills, to approve the preliminary plat.  
Motion passed unanimously.**

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE BY REVISING THE OUTSIDE TIRE STORAGE AND DISPLAY REGULATIONS. – APPROVED

Mr. Thomas Weitnauer, Chief Planner, presented the text amendment. The ordinance is to amend the Zoning Ordinance by revising the outside tire storage and display regulations. In October 2013, City Council directed Staff to prepare text amendments. In February 2014, City Council adopted the amendment. In September 2015, after three tire companies voiced objections about the tire regulations, City Council requested a Staff report of the implementation and inspections. On October 8, 2015, after the Staff report, City Council ordered revised text

amendments. As requested, the Community Development Department Staff and Fire/Rescue Department Staff provided City Council with a status report of steps Staff has taken to implement, inspect and enforce outside tire storage and outside tire display regulations City Council adopted on February 13, 2014, Ordinance No. 14-010. The 38 page staff report is available for review on the City's website under the City Council's October 8, 2015 agenda as item #8. City Council directed staff to make the following amendments which have been incorporated into this ordinance: *1. Amend the number of tires allowed in outdoor storage on the property from 100 to 300 tires; and 2. Amend the restriction on outdoor displays of tires from the current provision of being within 10 feet from the principal building to being between 10 to 20 feet from the principal building.* City Council requested the first amendment as they believed 100 tires was overly restrictive and directed the second amendment so that the location of tires stored outside was consistent with the North Carolina Fire Code, as amended. When the amendment is adopted, it will take immediate effect. The proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan, Urban Form and Land Use Element Objective UF8, which states, "To enhance the appearance of highway and gateway corridors."

Mr. Mills asked where the increased amount of tires would go.

Mr. Weitnauer stated there are location requirements. Tire display is in front of the store. Tire storage is not on display and must be screened either behind the building or with fencing or landscaping. A small lot might not be affected by this amendment change.

Ms. Bellis stated that in the past the Community Appearance Commission had concerns with rodents around tires. She asked, if they are now stored upright where water can accumulate, would that cause a mosquito breeding problem.

Mr. Weitnauer stated the requirement is to store the tires on vertical racks. It is possible to cause standing water, but the amendment was a great improvement from before when tires were allowed on the ground. There is no regulation to avoid rain.

Chairman Parker asked if tire covers were previously discussed.

Mr. Weitnauer stated yes but a cover could deteriorate and it was not included in the amendment.

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.

No board comments made.

**Motion made by Ms. Darden, seconded by Mr. Collins, 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.**

**With no further business, motion made by Ms. Leech seconded by Mr. King, to adjourn. Motion passed unanimously. Meeting adjourned at 6:51 p.m.**

Respectfully Submitted,

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