

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION  
December 15, 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 – X
Mr. John Collins -*	Ms. Margaret Reid - X
Ms. Ann Bellis - *	Mr. Dustin Mills - *
Mr. Doug Schrade - *	Mr. Mark Gillespie–X
Ms. Betsy Leech-X	Mr. Anthony Herring -*

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

**VOTING MEMBERS:** King, Collins, Schrade, Bellis, Mills, Herring

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner and Elizabeth Blount, Planner I.

**OTHERS PRESENT:** Dave Holec, City Attorney and Kelvin Thomas, Communications Technician.

**MINUTES:** Motion was made by Ms. Bellis, seconded by Mr. King, to accept the November 17, 2015 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

**TEXT AMENDMENTS**

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING A DOMESTIC VIOLENCE CENTER AS A PERMITTED LAND USE WITHIN THE MS (MEDICAL SUPPORT) ZONING DISTRICT, SUBJECT TO SPECIFIC CRITERIA.- APPROVED

Mr. Thomas Weitnauer, Chief Planner, delineated the property. Mr. Weitnauer stated that the applicant is Jeff Sarvey with WPJS Properties, LLC. Mr. Connally Branch was present to represent the application. Mr. Weitnauer read the existing definition of the Medical Support District. The MS Medical Support District is primarily designed to create areas in which hospitals, rehabilitation centers, medical offices and clinics may be compatibly mixed, in order that these related uses can be near each other for doctor and patient convenience. The district shall also allow a wider variety of medical support services. In addition, through its permitted uses, the district shall encourage a healthful environment in abutting residential areas, as well as within the health care delivery community. He stated the text amendment application proposes to amend Title 9, Chapter 4, Article B, Section 9-4-22, by adding the following definition for “Domestic Violence Center” as follows. A home for women and children seeking relief and refuge from family violence and abuse. The text amendment proposes to amend Title 9, Chapter 4,

Article F, Section 9-4-78 (Appendix A, Table of Uses), by adding the following new land use, Domestic Violence Center, by right, in the Medical Support (MS) zoning district and by assigning a LUC 3 to the land use. The Following land use will be added to the Table of uses along with a cross reference to read, (2)(m)1. “Domestic Violence Center (see also section 9-4-103(DD)). Mr. Weitnauer presented maps to show locations of the Medical Support Zoning District in relation to other surrounding zoning districts.

The text amendment proposes to amend Title 9, Chapter 4, Article D, Section 9-4-103 (DD), by adding the list of review criteria that is applicable to homeless and abuse shelters to be applicable for domestic violence centers:

- (DD). Domestic Violence Center (see also section 9-4-22).
- (1) The minimum lot size shall be 15,000 square feet.
  - (2) Maximum occupancy shall be in accordance with the North Carolina State Building Code or not more than one person per each 500 square feet of lot area, whichever is less.
  - (3) On-site supervision shall be maintained during all hours of operation.
  - (4) Single-building development shall be in accordance with single-family standards.
  - (5) Multiple-building development shall be in accordance with multi-family development standards.
  - (6) Parking shall be required at a ratio of one space per every two supervisors and one space per each 500 square feet of habitable floor area.

He stated the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville’s Community Plan 2004 Plan Elements, Housing Objective H2 - To provide transitional housing.

Chairman Parker opened the public hearing.

Mr. Connally Branch, representing the applicant, spoke in favor of the request. He distributed maps of the proposed location for the center. The applicant plans to lease the property to the Family Support Network Community Home. Parking is not an issue. The sides and rear of the property will be fenced. The lot is ideal for the use and the hospital is nearby which 20% of the inhabitants come directly from the hospital.

Ms. Ann Bellis asked if there were any other occupants in the building.

Mr. Branch stated no and that the building was a vacant medical office.

Ms. Bellis asked if the text amendment addresses security.

Mr. Branch stated that security will be on the premises at times; however, the building will be equipped with security cameras and alarms. The location is well lit with lights. Staff will be on the premises 24/7.

Ms. Bellis asked if the existing location had any safety issues.

Mr. Branch stated no.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing.

Ms. Bellis asked if the amendment's goal was to "attract new businesses" as stated in the ordinance.

Attorney Holec stated at the "attract new businesses" should be stricken from the ordinance.

Mr. Dustin Mills asked how the use was determined by right versus special use.

Mr. Weitnauer stated that the applicant asked specifically to be a permitted use. A special use permit would require notifications to property owners and they did not want to bring awareness to the location. The applicant wanted to intentionally be in the medical campus versus a residential neighborhood for security reasons.

Mr. Mills asked if most of the designated areas around the MS zoning are commercial in nature.

Mr. Weitnauer stated yes.

Mr. Mills asked if it would be fair to say that the city does not have a lot of MS zoning areas.

Mr. Weitnauer stated that that was correct.

**Motion made by Mr. Schrade, seconded by Mr. Mills, 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, a motion was made by Mr. Mills, seconded by Mr. King to adjourn. Motion passed unanimously. Meeting adjourned at 6:49 p.m.**

Respectfully Submitted,

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