

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

July 19, 2016

The Greenville Planning and Zoning Commission met on the above date at 6:30 p.m. in the Room 337 of City Hall.

Mr. Terry King –Chair *
Mr. Dustin Mills - * Ms. Chris Darden – *
Mr. Doug Schrade – * Ms. Ann Bellis – *
Ms. Margaret Reid - * Mr. John Collins - *
Ms. Betsy Leech –X Mr. Les Robinson - *
Mr. Anthony Herring – * Mr. Michael Overton - *

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

VOTING MEMBERS: Mills, Schrade, Bellis, Darden, Reid, Collins, Herring, Robinson

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

OTHERS PRESENT: Dave Holec, City Attorney and Merrill Flood, Assistant City Manager

MINUTES: Motion was made by Mr. Schrade, seconded by Ms. Darden to accept the June 21, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

PRELIMINARY PLAT

REQUEST BY THE CONVENGTION GROUP, LTD, ETAL FOR A PRELIMINARY PLAT ENTITLED, “CONVENGTION DOWNE SUBDIVISION, BLOCK G”, LOCATED NORTHWEST OF THE INTERSECTION OF E. ARLINGTON BOULEVARD AND E. FIRE TOWER ROAD. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL NUMBER 33117. THE PROPOSED PLAT CONSISTS OF 5 LOTS TOTALING 19.95 ACRES. - APPROVED

Mr. Michael Dail, Lead Planner, delineated the property. He stated the request is located in the southeastern portion of the City, more specifically northwest of the intersection of E. Arlington Boulevard and E. Fire Tower Road. It is east of the Carmike Cinemas. The purpose of this plat is to establish a street pattern, Turnbury Drive, for the subject property, to create 5 commercial lots (4, 6, 7, 16, and 17) which are 13.76 acres and to modify 3 existing lots (5, 13, and 14). All five of the new lots are zoned CG (General Commercial). Lots 5, 13, and 14 were reviewed by the Subdivision Review Board and created by the final plat process. The modifications to lots 5, 13, and 14 will become a portion of the right-of-way for the new Turnbury Drive. The southern section of Turnbury Drive is the part of the driveway to Wal-Mart. This section was built to City

public street standards with the anticipation that it would become a public street. The plat was created to accept the public street and have Turnbury Drive connect to be one continuous street. Further subdividing of the lots may occur depending on the development pattern. The public hearing of this preliminary plat was advertised in the Daily Reflector on July 7 and July 11, 2016, as requested by the Commission.

Chairman King opened the public hearing.

Mr. Brian Fugundis, with Ark Consulting Group, spoke in favor of the request on behalf of the applicant. He stated he was prepared to answer questions.

No one spoke in opposition.

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

No discussion was made.

Motion made by Mr. Schrade, seconded by Mr. Mills, to approve the preliminary plat. Motion carried unanimously.

TEXT AMENDMENTS

ORDINANCE TO AMEND THE SUBDIVISION ORDINANCE BY ADDING ADVERTISEMENT REQUIREMENTS FOR PRELIMINARY PLAT REVIEWS BY THE PLANNING AND ZONING COMMISSION. – APPROVED

Mr. Weitnauer presented the ordinance. He stated the ordinance is to amend the Subdivision Ordinance by adding advertisement requirements for preliminary plat reviews by the Planning and Zoning Commission. The City of Greenville Planning and Zoning Commission initially raised the item during the April 19, 2016 P&Z meeting and had further discussion during the June 21, 2016 P&Z meeting. This text amendment is to require the advertisement of preliminary plats prior to the Planning and Zoning Commission's review. The following will be added to the subdivision ordinance:

b) Before final action is taken by the Planning and Zoning Commission on a preliminary plat, notice that the preliminary plat will be reviewed at a meeting shall be published. The notice shall be given once a week for two successive weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 8 days nor more than 25 days before the date of the meeting. In computing such period the day of publication is not to be included but the day of the meeting is to be included."

He stated that the language is similar to other boards. The plat will be advertised two times before the hearing. Staff found that the request is in compliance with the Horizons: Greenville's Community Plan, 2004, Section 4, Implementation Element, Administration, Objective 1 to establish effective citizen/public participation in the Greenville planning process and Strategy

1(a) to advertise all meetings of the Greenville Planning and Zoning Commission and Board of Adjustment through newspaper advertisements and public service announcements.

Mr. Schrade asked if Staff agreed or disagreed with the proposed amendment.

Mr. Weitnauer stated the cost to the City to advertise each preliminary plat two times before each Planning and Zoning Commission meeting will be an additional \$110. The Commission has been reviewing an average of approximately 5 plats a year over the last few years. The estimated additional cost to the City is approximately \$550 a year. There is basis for the request. He stated Ms. Bellis mentioned that there are large subdivisions that with the lack of notification, people would not be aware. Staff is in agreement.

Chairman King opened a public hearing.

No one spoke in favor or in opposition.

Chairman King closed the public hearing and opened for board discussion

No discussion was made.

Motion made by Ms. Bellis, seconded by Ms. Darden, to approve the request. Motion carried unanimously.

OTHER ITEMS OF BUSINESS

DISCUSSION ITEM – STAFF BRIEFING ON THE BACKGROUND AND PROGRESS OF THE DRAFT LONG-RANGE PLANNING DOCUMENT ENTITLED, HORIZONS 2026: GREENVILLE’S COMMUNITY PLAN.

Mr. Weitnauer stated the item was to give the Commission the background and progress of the Plan. He stated it currently is in the draft/adoption stage. The Horizons 2026 Public Review Draft and the Plan's Appendices have been posted on the project website under the "Work Products" button at the following address: Horizons.GreenvilleNC.gov. A summary report from the Open House, June 20, 2016 at the Greenville Convention Center, is also posted on the project website under the "Public Participation" button. He stated that during his tenure as a planner, this is one of the best plans he has seen. It has been tailored to the community by the consultants, Clarion and Associates based in Chapel Hill, NC. Next month, Clarion and Associates will conduct the public hearing of the Horizons 2026 Plan for the Commission to consider recommendation of adoption to the City Council. He presented a power point presentation highlighting the background and progress of the Plan. A few highlights:

How the Plan is used: 1. Articulates the community vision. 2. Policy guidance for decision making in: growth management, rezoning and development cases, capital improvements, and

facilities and services. 3. Sets out implementation strategies for: work plans for City departments, support for partnership efforts, and public investments.

Participation: 1. City stakeholders and jurisdictional partners. 2. Comprehensive Plan Committee of 24 members. 3. Planning and Zoning Commission. 4. City Council. 5. City Staff and the Consultants.

The Horizon 2026 Study area extended three miles outside of the City limits and included 4 special areas: Airport, Medical, Arlington/Memorial and Southwest Bypass.

Phase I-Initiate: Public engagement strategy developed, Horizon 2026 website launched, and Data gathered and analyzed.

Phase II- Analyze: Existing trends and conditions assessed, 2010 Horizons Plan implementation audited, Analysis and area plan priorities identified, and Community vision framework.

During Phase II, leadership meetings were held: Comprehensive Plan Committee meetings, Stakeholder interviews, and a Leadership breakfast. Public Engagement areas: Workshop for Our Future, How Will We Grow Workshop, Area Plan Stakeholder meetings, Our City Our Plan Open House, online survey, website: Horizon.Greenville.gov, and correspondence from Staff. The outcomes from this Phase produced the following two documents available online: Horizons 2026: Community Profile and Horizons 2026: Workshop for Our Future.

Phase III- Draft: Included workshops, future growth framework map, small area plans, policy framework, public workshops #3 and public review draft of Horizons 2026. This Phase also included the Future Land Use and Character Map.

The Horizons 2026 Plan has the following chapters: Building Great Places, Enhancing Mobility, Maintaining Fiscal Responsibility, Growing the Economic Hub, Creating Complete Neighborhoods, Fostering a Resilient City, Growing a Healthy City, Growing Together, Action Plan, and Appendices.

Phase IV-Adoption: Adoption Schedule:

Early August: P&Z Commission Work Session of Horizons 2026 and Q&A

August 16th: P&Z Commission Public Hearing to consider recommending adoption of the Plan to City Council

September 8th: City Council Public Hearing (tentative date)

Mr. Weitnauer encouraged Commissioners to familiarize themselves with the structure and contents of the draft Horizons 2026 Plan.

Mr. Merrill Flood thanked everyone involved with the Plan. He stated the Plan talks about how we grow and shapes the community. He stated to place close attention to the character types that have been matched up with the existing zoning. Greenville is not stagnant and the next ten years will prove to be the same. This is the most important document that the P&Z Commission uses. He encouraged everyone to view it online.

With no further business, a motion was made by Mr. Mills seconded by Ms. Darden, to adjourn. Motion passed unanimously. Meeting adjourned at 7:15 p.m.

Respectfully Submitted,

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