

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

January 21, 2020

The Greenville Planning and Zoning Commission met on the above date at 6:00 pm in Council Chambers of City Hall.

Mr. Les Robinson - Chair *
Mr. Kevin Faison - * Ms. Chris Darden - *
Mr. Michael Overton - * Mr. John Collins - *
Mr. Alan Brock - X Mr. Hap Maxwell - *
Mr. Billy Parker - * Mr. Brad Guth - *
Mr. Max Ray Joyner III - * Mr. Chris West – X

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

VOTING MEMBERS: Robinson, Overton, Joyner, Maxwell, Joyner, Collins, Darden, Parker, Guth and Faison

PLANNING STAFF: Chantae Gooby, Chief Planner; Thomas Barnett; Director of Planning and Development Services; Bradleigh Sceviour, Planner II and Camillia Smith, Secretary

OTHERS PRESENT: Emanuel McGirt, City Attorney and Kelvin Thomas, Communication Technician.

MINUTES: Mr. Guth proposed a correction to the minutes concerning a motion that was seconded incorrectly.

Motion made by Mr. Joyner, seconded by Mr. West, to accept the December 15, 2019 minutes. Motion passed unanimously.

OLD BUSINESS

Rezoning

2. Ordinance requested by 4JP II, LLC to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential- Agricultural) Residential Overlay District to R6A-RU[Medium-Density]).

Ms. Gooby provided the board with documentation from 4JP II LLC, representative Amanda Bambick, MorningStar Law Group, official withdrawing the rezoning request. The request to rezone 31.038 acres located at the intersection of East 14th Street and Quail Ridge Road from RA20 (Residential- Agricultural) Residential Overlay District to R6A-RU[Medium-Density]) was heard and continued on December 17th 2020.

Attorney McGirt informed the board that a motion was needed to accept the withdrawal thus removing the request from the agenda.

Motion made by Mr. Overton seconded by Mr. Joyner, to accept the rezoning withdrawal request from 4JPII, LLC. Motion passed unanimously.

Items

3. Closure of a portion of Atlantic Avenue
4. Closure of a portion of Bonners Lane
5. Closure of a portion of South Alley Street

Billy Merrill, Engineering Department, presented the three street closures requested by the city. All the street are connect by city property. Bonners Lane will used for parking lot and Atlantic and South Alley Street are part of the hotel project coming to the area.

Mr. Robinson opened the hearing

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Joyner, seconded by Ms. Darden to recommend the closure of Atlantic Avenue. Motion passed unanimously.

Motion made by Mr. Faison, seconded by Mr. Parker to recommend the closure of Bonners Lane. Motion passed unanimously.

Motion made by Mr. Parker, seconded by Mr. Collins to recommend the closure of South Alley Street. Motion passed unanimously.

6. Ordinance requested by Tipton Rentals, LLC to rezone a total of 2.514 acres located at Sara Lane off of Evans Street from R9 (Residential [Medium Density]) to R6 (Residential [High Density Multi-family]).

Mr. Sceviour delineated the property. Currently, the both tracts contains eight (8) duplex buildings or 16 units. Although not in the flood plain, the tracts are located in the Fork Swap Watershed and if stormwater rules apply, 10-year detention and nitrogen reduction. A net increase of 95 trips per day is expected. Under the requested zoning, it can accommodate 25 - 30 multi-family units. The Future Land Use and Character Map recommends high density residential then transitioning to commercial along Greenville Blvd. In staff's opinion, the request is in compliance with Horizons

2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Mr. Robinson opened the public hearing.

Mr. Bryan Fagundus, Tipton Rentals representative, spoke in favor of the request. He stated that with the existing duplexes being there 25 years it only made sense to update the zoning with all the land use changes taking place around the property.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Collins to recommend approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

7. Ordinance requested by HBL Investments, LLC to rezone 4.122 acres located at the termini of Morton Drive and Gordon Drive from R6S (Residential [Medium Density Single-family) to R6 (Residential [High Density Multi-family]).

Ms. Gooby delineated the property. Both tracts are a little over 4 acres and are currently vacant. The property is in the Greens Mill Run Watershed. If stormwater rules apply, then 25-year detention and nitrogen and phosphorus reduction would be required. The property is not located in the flood plain. A net increase of 77 trip increase per day is expected. The interconnected road network has multiple points for traffic to be dispersed. The current single-family zoning will allow for eight (8) single-family lots. Under the requested zoning, it can accommodate eight (8) duplex buildings or 16 units. The Future Land Use and Character Map recommends high density residential along Spring Forest Road transitioning to low to medium density residential in the interior. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Mr. Robinson opened the public hearing.

Bryan Fagundus, HBL Investments representative, speaking in favor of the request. The extension of Morton Lane is inevitable as it bisects a portion of one of the subject properties. Gordon Drive will then connect to Morton Lane. A plat is being recorded that combines all these properties and cleans up the zoning and street rights-of-way.

Erin Spangler, resident, spoke in opposition. Traffic is an issue. Buses and parents are going down that street as if it is freeway. The speed limit is 25 m.p.h. Getting out on Allen Road is impossible during school hours. She has lived there for 10 years. We have asked for speed bumps and are supposed to be getting them. Hopefully that will help with the traffic issues.

Erica Losatta, resident, spoke in opposition. She lives in the last home on Morton Lane and has been directly impacted by the construction of the new road. She has lived there for two (2) years. Although it's not open to traffic yet, people have removed the road blocks to walk from the duplexes. She is concerned about how the city is going to help the long-time residents that are experiencing the increase in traffic. She suggested that speed bumps be installed.

Mr. Fagundus, spoke in rebuttal in favor of the request, he anticipates that any new construction will closely resemble the existing residences in the area.

Mr. Joyner asked if Morton Lane will eventually join with Ellsworth Drive.

Mr. Fagundus replied the streets will eventually join.

Mr. Faison asked if it was because of the current zoning, that the increase in traffic is expected?

Mr. Fagundus answered the traffic flow is already established.

Mr. Maxwell stated that anytime there is an increase in traffic in an establish neighborhood it is unfortunate.

Mr. Collins stated that if the requested duplexes were not built then eventually there would be houses there anyway.

Mr. Robinson agreed stating that he understands the concerns of the young lady that has enjoyed the dead end portion of the street, as well the inconveniences of construction.

Mr. Robinson closed the public hearing.

Motion made by Mr. Joyner, seconded by Mr. Parker to recommend approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously

8. Ordinance requested by Rocky Russell Development, LLC to rezone 0.1817 acres located at 4020 Laurel Ridge Drive from O (Office) to R6A (Residential [Medium Density Multi-family]).

Mr. Sceviour delineated the property. The property is currently vacant, it is surrounded by single-family development and vacant land. The property is not in the flood plain, however it is located in the Greens Mill Run Watershed and if stormwater rules were to apply then 25-year detention and nitrogen and phosphorus reduction would be required. This is a tweak of the zoning line that was established in 2003 to enable the developer to finish building out the existing subdivision. The Future Land Use and Character Map shows the property as low to medium density residential.

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval.

Mr. Robinson asked if there is easement on this tract that can't be built on.

Mr. Sceviour replied that is correct, there is drainage easement, however it doesn't restrict use of the property because it falls outside of the building envelope.

Mr. Robinson opened the public hearing.

Mr. Rocky Russell, petitioner, spoke in favor of the request, stating the firm that handled the 2003 rezoning did not line up the zoning map with the subdivision. This parcel being zoned office was an oversight.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Guth to recommend approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

9. Ordinance requested by John Marvin Taft to rezone 2.209 acres located at 3180 Charles Boulevard from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Mr. Sceviour shared that the property is in the southeastern portion of the city. A single tract that has a single-family residence on it. The proposed request could generate 190 trips per day and the under the requested zoning, it can accommodate 25-30 multi-family units. Staff stated that the property is not in the flood plain. The property is in the Fork Swamp and Meeting House Branch Watersheds. If stormwater rules apply, it would require 25-year detention and nitrogen and phosphorus reduction. The Future Land Use and Character Map recommends high density residential. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map. Staff recommends approval

Mr. Robinson opened the public hearing.

Mike Baldwin, representative for John Marvin Taft, spoke in favor of the request, stating that the map speaks for itself. The traffic impact on Charles Blvd is minimal.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Overton, seconded by Ms. Darden to recommend approval for the proposed amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Preliminary Plats

10. Request by Ark Consulting Group, PLLC for a preliminary plat entitled "Farrington Trace". The property is located on the western side of East Firetower Road north of the intersection with Charles Boulevard. The proposed plat consists of three lots totaling 12.943 acres.

Mr. Sceviour delineated the property. The property was previously brought to the Commission for rezoning a year prior. Staff stated that the property consists of three lots and has a stormwater feature on the northern portion of the property. The property is not in the flood plain, however there is a blue line stream running along one of the property lines. The current zoning is Office-Residential and if developed staff expects the site could accommodate 144-155 units. The Subdivision Review Board reviewed the plat and staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Bryan Fagundus, Ark Consulting Group representative, spoke in favor stating that the 3 lots will be serviced by Greenville Utilities and require a public street extension. The driveway component, interconnection component has been discussed extensively with City staff, GUC staff and DOT.

Mr. Maxwell asked have there been discussion about a stop light with the NCDOT.

Mr. Fagundus replied yes there has been discussion, no stop light is proposed and no left turns will be allowed. The access point will be a right in, right out turning movement. There will be delineators and that will assist with Greenville Fire and Rescue.

Mr. Maxwell asked about the detention pond, I think it leads to Meetinghouse Branch Watershed

Mr. Fagundas replied yes, it does. Any development on these three lots will have to meet all city stormwater regulations.

Mr. Maxwell asked about the overflow of the stream and the history of the watershed.

Mr. Fagundas answered that is a DOT and it depends on the 14 street widening project question. Hopefully, what they do will affect Meetinghouse Branch for the better.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Collins, seconded by Mr. Joyner to recommend approval of the proposed preliminary plat. Motion passed unanimously.

Text Amendment

11. Ordinance requested by the Planning and Development Services Department to amend the City Code by altering regulations related to flag size and permitted locations.

Mr. Sceviour stated that the proposed text amendment is needed to modernize the city code. New regulations on flag size and locations are being proposed to increase the total allowable size and total number of flags. Banner flags, which are flags that project from the side of buildings, are currently not permitted. This amendment will them. The amendment would also create a new Highway Sign Overlay District which would provide a more generous flag size allowance for properties along highways.

Mr. Faison asked is there a limitation of the content on the flags or is it just size.

Mr. Sceviour replied yes, this pertains to size and location and wouldn't moderate content.

Mr. Robinson stated I think the language that is mentioned regarding the condition of the flag should be applied to both types of flags. No flag should be torn or frayed no matter wither on a pole or attached to a building.

Mr. Sceviour replied that staff would accept that as a friendly amendment to the proposed ordinance.

Mr. Joyner asked did you increase residential flag size or cap it.

Mr. Sceviour replied that we capped it because we had no current regulations. It would now be 4'X6' with 24 square foot maximum size.

Mr. Robinson opened the public hearing.

No one spoke in opposition

Mr. Robinson closed the public hearing.

Motion made by Mr. Parker, seconded by Mr. Faison to recommend approval for the proposed text amendment to advise that it is consistent with the Comprehensive Plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

Adjournment

With no further business, motion to adjourn made by Mr. Overton and seconded by Mr. West. Motion passed unanimously.

Meeting adjourned at 7:00

Respectfully submitted,
Chantae Gooby
Chief Planner