

# ADOPTED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

June 16, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm. Due to COVID-19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson said that recent actions by the North Carolina General Assembly has changed the way the commission will vote. Members will hear the item along with the public hearing, the public hearing will be closed, and the item will then be voted on to recess until a special meeting of the Planning and Zoning Commission on June 18, 2020 at 6PM. This will allow the public 24 hours after the hearing is closed to send in written comments via email which will then be presented to the commission. There will not be any public hearings or input during the June 18, 2020 meeting. The commission will discuss the item and then vote on the item in question.

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

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

**VOTING MEMBERS:** Robinson, Overton, Parker, Joyner, Maxwell, Collins, Brock, Faison, West.

Ms. Gooby stated that Allen Thomas would not be voting due to not going through orientation. He will be ready to serve next month.

**PLANNING STAFF:** Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

**OTHERS PRESENT:** Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

**MINUTES:** Motion made by Mr. Overton, seconded by Mr. Parker, to accept the minutes from the May 19, 2020 and May 21, 2020 meetings. Motion passed unanimously.

**Changes to the Agenda:** Chair Robinson stated there were requests for Items 3, 4, and 5, to have those items continued to the July 21, 2020 P&Z meeting.

Motion made by Mr. West, seconded by Mr. Faison, to continue Item number 3 to the July 21, 2020 meeting. Motion passed unanimously.

Motion made by Mr. West, seconded by Mr. Brock, to continue Item number 4 to the July 21, 2020 meeting. Motion passed unanimously.

Motion made by Mr. Maxwell, seconded by Mr. Joyner, to continue Item number 5 to the July 21, 2020 meeting. Motion passed unanimously.

Chair Robinson stated that there has been a request by staff to continue Item number 6 to the July 21, 2020 meeting. Robinson then asked staff to present.

Ms. Chantae Gooby stated staff was requesting a continuance to allow staff to further reach out to the neighborhoods impacted by the ordinance. A neighborhood meeting has been scheduled for June 30<sup>th</sup>, 2020 in Council Chambers at City Hall, at 5:30PM.

Motion made by Mr. West, seconded by Mr. Collins, to continue Item number 6 to the July 21, 2020 meeting. Motion passed unanimously.

**Rezoning:**

7. ORDINANCE REQUESTED BY CR DEVELOPMENT, LLC TO REZONE A TOTAL OF 71.691 ACRES LOCATED NORTH OF THE INTERSECTION OF WILLIAMS ROAD AND DICKINSON AVENUE FROM RA20 (RESIDENTIAL-AGRICULTURAL) TO R6 (RESIDENTIAL [HIGH DENSITY]) – 64.771 ACRES AND R6-CA (CONSERVATION OVERLAY) – 6.980 ACRES.

Mr. Overton spoke about the possible need for recusing himself from this item. One of his employees is the broker for this property.

Mr. Robinson opened up the floor for discussion of or a motion for recusing Mr. Overton. Hearing none Robinson moved ahead with the meeting.

Mr. Brad Sceviour delineated the property. It is located in the southwest quadrant of the city. The property is currently vacant but is surrounded by nearby neighborhoods. The land is located near the Greens Mill Run Watershed. If storm water rules apply, a 25-year detention and nitrogen and phosphorus reduction would be required. There currently are riparian buffers on the property. The new zoning would see an increase of 608 trips per day on Dickinson Avenue. The property will be able to accommodate 370 units. In staff's opinion the request in compliance with Horizons 2026 Community Plan and the Future Land Use Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Bryan Fagundus, spoke in favor of the rezoning, discussed the conservation overlay and the traffic increases. This rezoning is compatible with the Future Land Use Plan.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

8. ORDINANCE REQUESTED BY COLLICE AND ANN MOORE, ET AL, TO REZONE A TOTAL OF 2.3885 ACRES LOCATED AT THE SOUTHWEST CORNER OF MOYE BOULEVARD AND STANTONSBURG ROAD FROM MS (MEDICAL-SUPPORT) AND MCG (MEDICAL-GENERAL COMMERCIAL) TO MCH (MEDICAL-HEAVY COMMERCIAL).

Mr. Brad Sceviour delineated the property. The property is in the western portion of town and is on the corner of Moye Boulevard and Stantonsburg Road and includes a smaller parcel to the south for a total of 2.3885 acres. The northern tract is zoned commercial, and the southern portion is vacant. The property is not in the floodplain, but it is in the Schoolhouse Branch Watershed District. If storm water rules apply, then 10-year detention and nitrogen and phosphorus reduction would be required. There is no anticipated increase of traffic. Under the current zoning, there is approximately 11,000 square feet of retail space. Under the new zoning, there could be an increase of an additional 8,000 square feet of retail space. The change in zoning would impact allowable uses. Horizons 2026 Community Plan and the Future Land Use Plan and shows mixed use and medical transition for this area. In staff's opinion the request is in compliance with Horizons 2026 Community Plan and the Future Land Use Plan. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Ken Malpass represented the property owners and spoke in favor of the ordinance. This is a cleanup rezoning after the property was zoned MCH (Medical-Heavy Commercial).

No one spoke in opposition.

Mr. Robinson closed the public hearing.

#### 9. CLOSURE OF A PORTION OF JOSH COURT

Ms. Lisa Kirby, Director of Engineering, explained this item is to consider the closure of a portion of Josh Court. A portion of the cul-de-sac is being removed and the street will be extended into the adjoining property by the petitioner. The street closure has been reviewed by City staff and Greenville Utilities Commission (GUC). Budgeted funds for annual maintenance of this street section will not be affected by this street closure. Staff recommends approval.

Mr. Robinson opened the public hearing.

Ken Malpass spoke in behalf of the petitioner and in favor of the ordinance.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

#### 10. CLOSURE OF A PORTION OF RIDGEWAY STREET.

Ms. Lisa Kirby, Director of Engineering, explained this item is to consider the closure of a portion of Ridgeway Street from Broad Street to the southern terminus of Ridgeway St. The petitioner is the owner of all the property along the street section to be closed. The street closure map has been reviewed by City staff and Greenville Utilities Commission (GUC). Budgeted funds for annual maintenance of this street section will no longer be required upon closure. Staff recommends approval.

Mr. Robinson opened the public hearing.

No one spoke in favor or against.

Mr. Robinson closed the public hearing.

Mr. Robinson restated that the public had until 7PM, June 17, to email comments to staff. The commission would reconvene on June 18, 2020, at 6PM to discuss and vote on agenda items 7, 8, 9, and 10.

**Motion made by John Collins, seconded by Chris West, to recess the June 16, 2020 Planning and Zoning meeting until June 18, 2020 at 6PM. Motion passed unanimously.**