

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION

February 18, 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 - X     Mr. Chris West – \*

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; Bradleigh Sceviour, Planner II and Camillia Smith, Secretary

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

**MINUTES:** Motion made by Collins, seconded by Mr. West, to accept the January 21, 2020 minutes. Motion passed unanimously.

**OLD BUSINESS**

**Text Amendment**

2. 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 shared with the board that there were two changes from the previously recommended text that were being brought back. One change was to move the step back requirement from applying to all flags to only applying within the proposed highway sign overlay, and then only for flags above 70 feet. Staff also incorporated the suggestion of the Planning and Zoning Commission chairman to include language requiring banner flags to be maintained in good repair.

Mr. Robinson asked city council if the public hearing should be reopened for this previously heard request.

Mr. McGirt stated that the public hearing should be reopened.

Mr. Robinson opened the hearing

No one spoke in opposition

Mr. Robinson closed the public hearing.

**Motion made by Mr. Faison, seconded by Mr. Parker 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.**

## **New Business**

### **Rezoning**

3. Ordinance requested by Bobby W. Joyner to rezone 7.426 acres located on the south side of East Fire Tower Road east of Kittrell Road from RA20 (Residential- Agricultural) to OR (Office-Residential [High Density Multi-Family]).

Mr. Sceviour delineated the property. Under the current zoning the 7.42-acre property can accommodate 14 Single-family residences and under the requested zoning that would change to somewhere between 83 and 89 Multi-family units. Located within the Meeting House Branch Watershed, if stormwater rules apply, they would require 25-year detention and nitrogen and phosphorus reduction. If approved the request could generate an increase 453 trips per day. The property is located near an area designated as a community activity center in the Horizons Plan. The Future Land Use and Character map show the area as designated for Traditional Neighborhood Medium Density, which the rezoning proposal conforms with. 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 hearing.

Mr. Scott Anderson, representative of Bobby Joyner, spoke in favor of the request, stated the rezoning of the adjacent property submitted by Bobby Joyner a year ago has generated interest in this property. The requested OR zoning works within the transitional zoning framework for the city's development pattern. Traffic is a concern but the North Carolina Department of Transportation has slated a 30 million dollar improvement to Firetower that would more than double the current road capacity. Currently that road sees about **23,800** trips per day so an increase of 453 is roughly 1%. There is a landscape buffer required for this development and of course the 25-year detention.

Mr. Parker asked if the Department of Transportation project would help with the traffic issues.

Mr. Anderson replied yes, the property will border the project and become a hard corner.

Mr. Maxwell asked what the current road capacity is.

Mr. Anderson answered 12,000, when the widening takes place, access to the property off Firetower will be limited to right in and right out with a median down the center.

The following citizens spoke in opposition:

Mr. Alan Waters, residing near the subject property, stated the presentation was given so eloquently, but I live there and you can't have a buffer tall enough for a high-rise. We have safety concerns and the cost that this would have on the city's police and fire services. There will also have negative impact on our property values. I've lived here for over 30 years and will like to live here a little longer in peace.

Mr. Robinson asked where Mr. Waters lives in reference to the property.

Mr. Waters replied that the subject property abuts my property.

Ms. Danny Andrews, residing adjacent to Southridge Drive, shared the concerns of a Melissa Norris that the community had a petition with over 500 signatures against the adjacent Bobby Joyner rezoning request a year ago. He claimed that nobody was being considerate of the residents and the project is putting commuters at risk. Property values will be hurt. He claimed to have surveyed a 2.5 miles radius from the subject property and found 13 apartment complexes that aren't at full capacity. We don't need any more apartments.

Mary Waters, resident of Southridge Drive, asked if the property that was approved last year on the opposite side of Firetower Road will be combined with the numbers for tonight's subject property when taking traffic into consideration. Even with the Department Of Transportation project, will these rezonings increase traffic? Where are the people coming from to fill these apartments?

Ms. Gooby answered these number tonight pertain to this request only. The road widening project will run on a quad with a signalized intersection.

Mr. Alton Waters, resident at 2305 Bells Fork Road, stated that when there is heavy rain that it forms ponds in of our home. Every time a new apartment complex is built, a new driveway must be built and traffic increases. The Department of Transportation will do what they want. There is no need to rush with this request tonight. The Department of Transportation project won't be completed for another three to four years. What about the water runoff and the cost of police and fire services. There is no reason to rush; the land is not going anywhere.

#### On Rebuttal

Mr. Anderson, speaking in favor, cost of fire and police services are covered by city taxes. The zoning sets the height of 25 feet. As far as timing, there is work being done that is unseen, there is a large lead time involved with development projects that can mean one or more years might

pass between when a rezoning application is approved and when a project is completed. The adjacent property was rezoned a year ago and has not yet been built upon. Mr. Joyner is an elderly man and would appreciate you making a decision tonight. As a planner, the best thing you can do is make the distances shorter for people to get to where they need to go. That helps with traffic. The OR (Office-Residential) zoning is not just for residential but also for office.

Mr. Faison asked, you spoke of the unseen work that is done before a property is ready to development, what is the estimated time before a building goes up.

Mr. Anderson replied two to three years.

On opposing rebuttal

Mr. Waters replied that Mr. Anderson does not have to live there; he has not assured who will be living there. Will it be luxury or section 8? 35 feet is 35 feet that does not ensure privacy.

Mr. Robinson closed the public hearing.

**Motion made by Mr. Overton, seconded by Mr. West 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 5:3. With Darden, West, Overton, Parker and Faison voting to approve.**

### **Preliminary Plats**

4. Request by Rocky Russell Development, LLC for a preliminary plat entitled, "Fieldstone Section 2" located at the current terminus of Sweet Bay Drive in the Fieldstone Subdivision, west of Allen Road. The property is further identified as parcel numbers 86011 and 86012. The proposed plat consists of thirty seven (37) lots totaling 13.8097 acres.

Mr. Sceviour delineated the property. He stated that 37 lot duplex lot is located on property zoned R6A. The plat went before the Subdivision Review Board and meet all requirements. Staff recommends approval of the preliminary plat.

Mr. Robinson opened the hearing

Mr. Richie Brown, Stroud Engineering, spoke in favor of the request.

No one spoke in opposition

Mr. Robinson closed the public hearing.

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

## **Adjournment**

5. January 21 2020

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

Meeting adjourned at 6:42

Respectfully submitted,  
Chantae Gooby  
Chief Planner