

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
August 21, 2012

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

Mr. Godfrey Bell –Chair*
Mr. Tony Parker - * Ms. Linda Rich - *
Mr. Hap Maxwell – * Ms. Ann Bellis – X
Ms. Shelley Basnight - * Mr. Brian Smith - *
Mr. Doug Schrade - X Mr. Jerry Weitz – *
Ms. Wanda Harrington-* Mr. Torico Griffin -*
Dr. Kevin Burton- *

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

VOTING MEMBERS: Bell, Parker, Basnight, Rich, Griffin, Burton, Weitz, Smith, Maxwell

PLANNING STAFF: Merrill Flood, Community Development Director, Chris Padgett, Chief Planner, Chantae Gooby, Planner II, Andy Thomas, Lead Planner, and Elizabeth Blount, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney and Jonathan Edwards, Communications Technician.

MINUTES: Motion was made by Mr Parker, seconded by Ms Basnight, to accept the July 12, 2012 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

REQUEST BY JAVIER RUIZ- WITHDRAWN

Ordinance requested by Javier Ruiz to rezone 0.16 acres (6,970 square feet) located at the southeastern corner of the intersection of Farmville Boulevard and Line Avenue from R6 (Residential [High Density Multi-family]) to CH (Heavy Commercial).

Chairman Bell informed the commission that Mr. Kenneth Lloyd, owner of the property, and Javier Ruiz submitted a request to withdraw the rezoning request.

**Motion was made by Mr. Parker, seconded by Dr Burton to accept the withdrawal.
Motion carried unanimously.**

TEXT AMENDMENTS

TEXT AMENDMENT REQUEST BY ST. PETER'S CATHOLIC SCHOOL FOR
MODIFICATION OF CITY CODE SECTION 9-4-22 WORDS AND TERMS DEFINED- THE
ADDITION OF THE DEFINITION OF "CAMPUS" - APPROVED

Mr. Andy Thomas, Planner, stated that the city code does not contain a definition for “campus”. Staff collaborated with the applicant to develop the following proposed definition:

“Campus - the grounds of a school, college, university, hospital, church, or other institution that consists of several buildings developed and operated under a unified concept on a single tract of land or on multiple tracts of land which are in close proximity.”

He stated that no fiscal impact is anticipated. In staff’s opinion, the inclusion of a definition for “campus” would be an enhancement to the ordinance and would add direction and clarity to its administration.

Mr. Parker asked if the definition would apply to businesses.

Mr. Thomas stated that the definition was not developed with businesses in mind.

Chairman Bell stated that the Convention Center, The Hilton and Hampton Inn described their property as campus and asked if they had the definition of “campus”.

Mr. Thomas stated they did not.

Dr. Burton asked if the definition would apply to private medical practices with multiple facilities.

Mr. Thomas stated that he thought they would be included.

No one spoke in favor or opposition of the petition.

No discussion from board members.

Motion made by Ms Rich, seconded by Ms. Basnight, 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.

OTHER ITEMS OF BUSINESS

UPDATE ON TREE PRESERVATION ORDINANCE RECOMMENDATIONS FROM THE TREE PRESERVATION DISCUSSION GROUP

Mr. Kevin Heifferon, Buildings and Grounds Superintendent, presented the update presentation. He stated City Council asked staff to make recommendations concerning tree policies. The discussion group consisted of members from Environmental Advisor Council, Community Appearance Commission, Pitt County's Home Builders, Engineering Community, Residential Community, ReLeaf, Sierra Club and Community Development. He presented the current tree preservation ordinance along with the recommended goals for the preservation: increase education, incentives, regulation/ordinance and other recommendations. The education component would consist of seminars about trees, media campaign, educational brochures and inserts with utility bills. Incentives would include changing the tree credits with the zoning ordinance for existing vegetation requirements and residential development along with special recognition for significant trees. The group did not recommend changing the buffer requirements but did recommend review and improvement of existing standards and enforce maintenance requirements. It was also recommended to hire in the future a certified arborist or landscape architect to review plans. Other recommendations included reforesting flood properties, create a forest manual, purchase land for forest conservation and develop programs for planting easement.

Mr. Weitz asked if the group addressed regulations for street and right away trees.

Mr. Heifferon stated that the group gave no exact recommendation. The focus was on commercial property and tree preservation.

Mr. Weitz stated that the city code requires street trees for residential streets only but should include non-residential and commercial as well.

Mr. Padgett clarified that the city code requires street trees for non-residential and residential currently does not require street trees.

Mr. Maxwell asked for the future plans concerning the trees destroyed on Fifth Street.

Mr. Heifferon stated that the plan is to plant them again.

Chairman Bell stated that he will not be attending the next meeting and asked Attorney Holec if he could send an email concerning the subject matter.

Attorney Holec said he could.

Chairman Bell stated that Co-Chair Ms Basnight will be chairing the next meeting.

Ms Basnight asked if the board could get a small biography of each member.

Mr. Flood said staff can take the information from the talent bank applications and submit with the next package.

With no further business, motion made by Ms Basnight, seconded by Mr. Parker, to adjourn. Motion passed unanimously. Meeting adjourned at 6:56 p.m.

Respectfully Submitted,

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