

July 17, 2007

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

Mr. Len Tozer - X	
Mr. Bob Ramey - *	Mr. Dave Gordon - X
Mr. Jim Moye - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Bill Lehman - X	Mr. Porter Stokes - *
Mr. Godfrey Bell, Sr. – X	Ms. Shelley Basnight - *

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

VOTING MEMBERS: Ramey, Moye, Baker, Randall, Wilson, Stokes, Basnight

PLANNING STAFF: Merrill Flood, Director of Community Development; Chantae Gooby, Planner; Andy Thomas, Planner; and Rebecca Raisig, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney and Wayne Nottingham, Engineer.

MINUTES: Motion was made by Mr. Ramey, seconded by Mr. Baker, to accept the June 19, 2007 minutes.

REZONINGS

REQUEST BY EDWARD DENTON – APPROVED

Vice Chairman Moye stated that the first item is a request by Edgar Denton, to rezone 1.263 acres located at the southwest corner of the intersection of Dickinson Avenue and Williams Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Chantae Gooby advised that this is a request to rezone a little over an acre from residential-agricultural to office-high density, multi-family. The property is located in voting district two. It is at the intersection of Dickinson Avenue and Williams Road. Tyson Farms and Star Hill Farms subdivisions are located to the east. The red lines show proposed streets. The rezoning area consists of three separate parcels. The property currently contains 3 single-family residences. Directly to the south is

the Red Oak Assisted Living Center. There is both residential and vacant property in the area. The closest multi-family development is the Brook Hollow duplex subdivision. Dickinson Avenue is considered to be a residential corridor and there are some office and retail activities that are permitted along residential corridors. There is an intermediate focus area at the other end of Williams Road and there is a regional focus area along Dickinson Avenue just beyond Greenville Boulevard and Allen Road. In 2004, at the last comprehensive plan update, these were the only two areas that were designated as focus areas, however as areas develop, additional focus areas would typically be a neighborhood focus area which is usually delineated by the red circle. These are the smallest neighborhood focus areas. Given that this area is experiencing considerable development with the single family to the east and the duplexes to the north, and its location at an intersection of two thoroughfares, this area would meet the spacing requirements for a neighborhood focus area. This rezoning could generate a net increase of 60 trips, the majority of those would be on Dickinson Avenue, back toward town. The land use plan recommends high-density residential. The proposed OR zoning is considered high-density residential. Under the proposed zoning, the staff would anticipate that the property would yield 14 multi-family units and also allows office uses. Staff's opinion is that in lieu of commercial development, the OR district would be the preferred zoning. Therefore, it would be in compliance.

Mike Baldwin, representing Waylan Denton, Steve Denton and Jarvis Tetterton, stated that the property is in compliance with the comprehensive plan and located on a major thorough-fare. It will see a 1% increase in traffic, which is negligible. Current ADT of about 7,300 trips per day and the design ADT of 33,000 should not be applicable. It is in harmony with the surrounding uses around it.

Motion was made by Mr. Ramey, seconded by Mr. Baker 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 carried unanimously.

REQUEST BY SPRINGSHIRE RETIREMENT, LLC – APPROVED

Vice Chairman Moye stated that the second item is a request by Springshire Retirement, LLC and David W. Ammons, to rezone 94.25 acres located north of the intersection of NC Highway 43 and Rock Springs Road from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]).

Ms. Chantae Gooby advised that the property is located in voting district one. It is located along Highway 43, south of Tar River, and east of Ironwood Golf Course. It is a fairly long and somewhat narrow piece of land. The property goes to the Tar River, but a portion has been left out of the rezoning since it is impacted by the floodway. The subject property and surrounding property is vacant. There are scattered duplexes just to the east. The northern half of the property is impacted by the 100 year floodplain. The top blue portion on the map, has been left out because of floodway. No development can take place in the floodway. Highway 43 is considered a gateway corridor up to its intersection with Rock Springs Rd. (currently under construction) and it transitions into a residential corridor. The proposed rezoning could generate a net increase of 930 trips, about 90% would be back toward town. The land use plan recommends office, institutional, multi-family adjacent to the focus area and recommends some conservation open space. The proposed zoning OR is considered high-density multi-family. The subject and surrounding property is zoned residential-agricultural. Under the current zoning, the site would yield approximately 135 single family cluster lots and under the proposed zoning about 70 multi-family units. It is staff opinion that the request is in compliance with the comprehensive plan.

Mr. Durk Tyson, Rivers & Associates, representing the applicant, spoke on behalf of the David Ammons of Springshire Retirement. Mr. Tyson offered to answer any questions. No questions asked.

Motion was made by Mr. Baker, seconded by Mr. Stokes 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 carried unanimously.

PRELIMINARY PLATS

REQUEST BY GREENVILLE PROPERTIES– APPROVED

Vice Chair Moye stated that the third item of business is a request by Greenville Developers for a preliminary plat entitled “Bedford West Phases 1 & 2”. The property is located East of Evans Street and located on Bradbury Road and Dunhagen Road, adjacent to Bedford Place and Bedford, Sections III and IV. The proposed development consists of 64 lots on 36.62 acres.

Mr. Andy Thomas stated that the property is located in the south-central part of the city. It is east of Evans Street and adjacent to Bedford and Bedford Place. The property has a streak of RDS with R6 in the interior. It is impacted by the flood plain because the Fork Swamp Canal borders the south of the property. Evans Street is considered to be a major thorough-fare. A preliminary plat was originally approved by in October of 1986 and has undergone many changes, but the basic street system has remained the same, providing a connection between Evans Street and Bedford. The plat was last revised back in November 1999 to create 44 smaller lots adjacent to Bedford and two large interior development tracts. These tracts could have been developed as single family duplexes, multi-family apartments, townhomes or condominiums under the R6 zoning. Back in October of 2006, the preliminary plat was further revised, returning it closer to the 1986 layout. There are 24 lots adjacent to Bedford and Bedford Place that can only be used as single family development. Today's submission would render development as single family lots. R6 portion could be developed as duplexes, or recombined in multi-family development, but does not seem to be developer's intent. Interconnectivity is being provided to Bedford section 4 via the extension of Dunhagen Road. Sidewalks have been provided. This preliminary plat has been reviewed and approved by the city's technical review committee.

Motion was made by Mr. Ramey, seconded by Mr. Randall, to approve the preliminary plat.

INFORMATION

City Council Action – June 14, 2007

There being no further business, motion was made by Mr. Ramey to adjourn at 6:50 PM.

Respectfully submitted,

Merrill Flood
Secretary

