



Agenda

Planning and Zoning Commission

June 21, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Doug Schrade
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - May 17, 2016
- V. NEW BUSINESS

REZONINGS

1. Ordinance requested by Greenville Utilities Commission to rezone 83.15 acres located at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

LAND USE PLAN MAP AMENDMENTS

2. Ordinance requested by Happy Trail Farms, LLC to amend the Future Land Use Plan Map from office/institutional/multi-family (OIMF) and conservation/open space (COS) categories to a commercial (C) category containing 15.13 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located near the southwestern corner of the intersection of Allen Road and Landfill Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

VI. OTHER ITEMS OF BUSINESS

3. Discussion Item - Require Preliminary Plats to be Advertised
4. Election of Officers

5. This is a request for a member of the Planning and Zoning Commission to serve on the Active Transportation Master Plan Steering Committee

VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION

May 17, 2016

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

Mr. Tony Parker – Chair *

Mr. Terry King - *	Ms. Chris Darden – *
Mr. Doug Schrade – *	Ms. Ann Bellis – X
Ms. Margaret Reid - X	Mr. John Collins - *
Mr. Dustin Mills - *	Ms. Betsy Leech –*
Mr. Les Robinson - *	Mr. Anthony Herring - X

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

VOTING MEMBERS: King, Schrade, Darden, Collins, Mills, Leech, Robinson

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II, Mike Dail, Lead Planner and Amy Nunez, Staff Support Specialist II.

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer; Rik DiCesare, Traffic Engineer and Kelvin Thomas, Communications Technician.

MINUTES: Motion was made by Ms. Leech, seconded by Mr. Robinson to accept the April 19, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY PORTERS CROSSING RESIDENTIAL, LLC TO REZONE 2.155 ACRES LOCATED AT THE INTERSECTION OF DICKINSON AVENUE AND SPRING CREEK ROAD FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CG (GENERAL COMMERCIAL) - APPROVED

Ms. Gooby, Planner, delineated the property. She stated the request was for two lots at the intersection of Dickinson Avenue and Spring Creek Road. Spring Forest Road is on the opposite side of Dickinson Avenue. There is multi-family to the east which has not been fully developed. Green Mill Run is to the south. There is a neighborhood focus area at the intersection of Dickinson Avenue and Spring Forest Road, which is the smallest focus area designation. These areas are designed to contain 40,000+/- square feet of conditioned floor space. There is a 5 acre tract of commercially-zoned property that is vacant at this intersection. This rezoning could generate a net increase of 1,385 trips. Under the current zoning, Tract 1 could accommodate 5 multi-family units. Under the proposed zoning, the site could accommodate 2,000 square feet of

commercial space, such as dry cleaners or salon. Under the current zoning, Tract 2 could accommodate 15 multi-family units. Under the proposed zoning, the site could accommodate 3,000 square feet of commercial space such as a fast food restaurant or convenience store. The Future Land Use Plan Map recommends office/institutional/multi-family at the intersection of Arlington Boulevard and Dickinson Avenue transitioning to medium density residential at Green Mill Run. The commercial zoning in this area has been there since the 1960's. The focus area is the result of pre-existing commercial zoning. The comprehensive plan states to ensure proper sizing of focus areas and concentrate in well-defined areas to prevent commercial sprawl. Since commercial is only recommended on the west side of Dickinson Avenue, commercial was not intended to be located on the east side of Dickinson Avenue. In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. Commercial zoning does not promote the desired urban form.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, spoke in favor of the request. He stated that Mr. Woody Whichard is the owner of Porters Creek Residential, LLC and has reached out to the adjoining property owners. There is an existing deceleration lane with two travel lanes. Across the street is a motel, mini-storage and other commercial uses. The average daily number trips on Dickinson Avenue is 8,600 and is designed for 15,000 trips. He listed examples of multi-family developments with commercial zoning at the entrance such as, Oakmont Apartments, Treetops Condominiums, Kittrell Farms Townhomes and North Campus Crossing. The request is reasonable because there are similar situations in the city.

Mr. Kittrell, spoke in opposition. He stated that his mother and aunt are adjoining property owners and both object to the rezoning. Traffic can be problematic.

Mr. Baldwin, spoke in rebuttal. He stated the property across the street is zoned heavy commercial and this request is only for general commercial. Many uses in general commercial require a special use permit.

Chairman Parker closed the public hearing and opened for board discussion.

Mr. Collins asked if the Commission's charge is to uphold the Plan or personal judgment.

Chairman Parker stated their duty is to decide if a request works within the Horizon's Plan. If the commission disagrees with the Plan, it is their duty to speak up to change it and have it presented to City Council. The Horizon's Plan is a living, breathing, working document that gets changed quite often. The charge is to decide what is best for the City of Greenville as a whole. Decisions made can affect other properties in Greenville.

Ms. Leech asked if there are alternate entrances into the development.

Mr. Baldwin stated there is a street stub to the north when that property is developed.

Mr. Mills asked for clarification of why OR use is at the corner of Arlington and Memorial immediately adjacent to CH. He asked if there was precedence.

Ms. Gooby stated the difference is commercial is already on the Future Land Use Map. The request is not listed as commercial on the Plan.

Chairman Parker stated that the request is on a residential corridor. People want neighborhood commercial but just not in their back yard. If he was a voting member, he would vote in favor.

Ms. Leech asked for examples of uses that could support or help the neighborhood.

Ms. Gooby referred Commissioners to the list of uses in their packets. She stated that OR and CG are different.

Mr. Mills asked if office is a permitted use under CG.

Ms. Gooby stated yes.

Mr. Mills stated that the proposed zoning could be beneficial to the area.

Ms. Leech stated traffic control needs to be considered to avoid future problems.

Motion made by Mr. King, seconded by Mr. Mills, to recommend approval of the proposed amendment to advise that although the proposed amendment is not consistent with the Comprehensive Plan, in this instance it is an appropriate zoning classification, and to adopt the staff report which addresses plan consistency. In favor: King, Schrade, Darden, and Mills. Opposed: Collins, Robinson, and Leech. Motion carried.

PRELIMINARY PLATS

REQUEST BY V-SLEW, LLC FOR A PRELIMINARY PLAT ENTITLED, "PARKSIDE BLUFF, SECTION 2, PHASES 1 AND 2." THE PRELIMINARY PLAT, PARKSIDE BLUFF, SECTION 2 PHASES 1 AND 2 IS ON THE NORTH SIDE OF EAST TENTH STREET AT ITS INTERSECTION WITH PARKSIDE DRIVE. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL #10412. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 32.839 ACRES. THE PROPERTY OWNER AND DEVELOPER IS V-SLEW, LLC.
- APPROVED

Mr. Mike Dail, Lead Planner delineated the request. He stated is the request was continued at last month's meeting at the request of the applicant to work out some differences with the City. The request is in the eastern section of the City, north of East 10th Street at Parkside Drive. It consists of 4 lots on 32.839 acres. Lots 1, 2 and 3 are zoned CG (general commercial). Lot 4, which will probably be divided out in the future, is zoned office (O), commercial (CG), office residential (OR) and residential (R-6A). Parkside Drive will be extended and it is anticipated to be the primary access for future development. Surrounding uses: North is vacant, West is City

owned for a potential future park, East is an existing mobile home park and vacant land, and to the South is the Hardee Crossing Shopping Center and Wal-Mart. The property is not impacted by the flood plain. It runs along major thoroughfare, E. 10th Street (NC Hwy 33). The issues that needed resolution were: the right out driveway located along on the western portion of the property onto E. 10th Street and the width of Parkside Drive. The recommendation in the Commissioners' packets has been revised. After the packets were sent, City Engineering Staff met with the applicant regarding the issues. The applicant has agreed to remove the driveway on the western side of the property and increase the width of Parkside Drive from 36 feet back to back to 42 feet back to back the entire length. The preliminary plat does not reflect that and will need to be modified to show the agreed changes, if approved, before the Chairman signs it. With the two conditions mentioned, Staff recommends approval.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. He stated that a compromised was reached with City Staff. He stated the wide out will be revisited at another date based on a site plan submittal.

Mr. King stated that last month Ms. Bellis asked for plats to be advertised in the newspaper. He stated that it was.

No one spoke in opposition.

Chairman Parker closed the public hearing and opened for board discussion.

No board discussion made.

Motion made by Mr. Schrade, seconded by Ms. Darden, to approve the request with the conditions of the western driveway being removed and the width of Parkside Drive at 42 feet back to back for the entire length. Motion carried unanimously.

Chairman Parker stated tonight was his last meeting since his term was to expire. He appreciated Staffs' assistance over his eight years. He encouraged others to get involved.

With no further business, a motion was made by Ms. Leech, seconded by Mr. Mills, to adjourn. Motion passed unanimously. Meeting adjourned at 7:12 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 6/21/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Greenville Utilities Commission to rezone 83.15 acres located at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Explanation: **Abstract:** The City has received a request from Greenville Utilities Commission to rezone 83.15 acres located at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 from RA20 (Residential-Agricultural) to CH (Heavy Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on June 7, 2016.

On-site sign(s) posted on June 7, 2016

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.

Public hearing legal advertisement published - N/A at this time

Comprehensive Plan:

The subject area is located in Vision Area F.

The Future Land Use Plan Map recommends commercial (C) at the southwestern corner of the intersection of Martin Luther King, Jr. Highway and NC Highway 43 transitioning to office/institutional/multi-family (OIMF) to the west and south then high density residential (HDR) to the south.

Further, conservation/open space is recommended along Tyson's Run.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as

conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

There is a designated intermediate focus area at the intersection of Martin Luther King, Jr. Highway and NC Highway 43. These areas are intended to contain 50,000-150,000+/-square feet of conditioned floor space.

The subject property is considered part of the intermediate focus area at the intersection of Martin Luther King, Jr. Highway and NC Highway 43.

Martin Luther King, Jr. Highway is designated as a "gateway corridor" from its intersection with North Memorial Drive to its current terminus. Gateway corridors serve as primary entranceways into the city and help define community character. Gateway corridors may accommodate a variety of intensive, large-scale uses, in appropriately located focus areas with lower intensity office and/or high-density residential development in the adjacent transition areas.

West Fifth Street/NC Highway 43 is designated as a "gateway corridor" between South Memorial Drive and Rock Springs Road then transitions to a "residential corridor" continuing to the west. Gateway corridors serve as primary entranceways into the city and help define community character. Gateway corridors may accommodate a variety of intensive, large-scale uses, in appropriately located focus areas with lower intensity office and/or high-density residential development in the adjacent transition areas. Along residential corridors, office, service and retail activities should be specifically restricted to the associated focus area, and linear expansion outside of the focus area should be prohibited.

Utilities Objectives

U4. To plan, provide, and maintain facilities adequate for continuing growth.

Urban Form & Land Use Objectives:

UF20. To concentrate higher intensive uses in employment and focus areas.

UF22. To ensure proper size of and spacing between focus areas.

Policy Statements

5. Intermediate/Neighborhood Focus Areas

5(a). The location of these areas should be evaluated based on surrounding residential development patterns and the lack of alternative retail uses to serve these areas. Neighborhood Focus Areas should have a neighborhood-size market area.

5(c). Neighborhood and Intermediate Focus Areas should be compatible in size

and scale with surrounding development.

Land Use Implementation Strategies:

2(e). Concentrate commercial development in well-defined nodes.

2(h). Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.

2(i). Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

Thoroughfare/Traffic Report Summary (PWD-Engineering Division):

Based on the analysis comparing the existing rezoning (1,436 trips) and requested rezoning, the proposed rezoning classification could generate approximately 1,000 trips to and from the site on NC Highway 43, which is a net *decrease* of 436 less trips per day. Since the traffic analysis for the requested land use indicates that the proposal would generate less traffic than the existing land use, a traffic volume was not generated.

During the review process, measures to mitigate traffic impacts will be determined.

History/Background:

In 2001, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and zoned RA20 (Residential-Agricultural).

Present Land Use:

One (1) single-family residence and farmland

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

The property is impacted by the 100-year floodplain associated with Tyson's Run.

Surrounding Land Uses and Zoning:

North: RA20 - Woodland
South: RA20 - Farmland
East: Martin Luther King, Jr. Highway
West: RA20 - Remaining portion of subject property and farmland

Density Estimates:

Under the current zoning (RA20), staff would anticipate the site to yield 120-150 single-family lots.

Under proposed zoning (CH), staff would anticipate the site to yield 120,000+/- square feet of public utility space.

The anticipated build-out is 1-2 years.

Fiscal Note:

No cost to the City.

Recommendation:

In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"In general compliance with the comprehensive plan" should be construed as meaning the requested zoning is recognized as being in a transition area and that the requested zoning (i) is currently contiguous, or is reasonably anticipated to be contiguous in the future, to specifically recommended and desirable zoning of like type, character or compatibility, (ii) is complementary with objectives specifically recommended in the Horizons Plan (or addendum to the plan), (iii) is not anticipated to create or have an unacceptable impact on adjacent area properties or travel ways, and (iv) preserves the desired urban form. It is recognized that in the absence of more detailed plans, subjective decisions must be made concerning the scale, dimension, configuration, and location of the requested zoning in the particular case. Staff is not recommending approval of the requested zoning; however staff does not have any specific objection to the requested zoning.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed rezoning, 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."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt

the staff report which addresses plan consistency and other matters."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Attachments](#)

 [List of Uses RA20 to CH 1030654](#)

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On-premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

*(3) Home Occupations (see all categories):*None*

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical: None*

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair: None*

(10) Retail Trade: None*

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: None*

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

RA20 (Residential-Agricultural)
Special Uses

(1) *General*:* None

(2) *Residential*:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) *Home Occupations (see all categories)*:

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/ Entertainment*:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

(7) *Office/ Financial/ Medical*:* None

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- d. Cemetery
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) *Repair*:* None

(10) *Retail Trade*:* None

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade*:* None

(12) *Construction*:* None

(13) *Transportation*:* None

(14) *Manufacturing/ Warehousing*: * None

(15) *Other Activities (not otherwise listed - all categories)*:* None

PROPOSED ZONING

CH (Heavy Commercial)

Permitted Uses

(1) *General*:

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- d. Off-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

(2) *Residential*:* None

(3) *Home Occupations (see all categories)*:*None

(4) *Governmental*:

- a. Public utility building or use
- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use
- e. County government operation center
- g. Liquor store, state ABC

(5) *Agricultural/ Mining*:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- b. Greenhouse or plant nursery; including accessory sales
- d. Farmers market
- e. Kennel (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(6) *Recreational/ Entertainment*:

- b. Golf course; par three
- c. Golf driving range

- c.(1). Tennis club; indoor and outdoor facilities
- e. Miniature golf or putt-putt course
- f. Public park or recreational facility
- h. Commercial recreation; indoor only, not otherwise listed
- i. Commercial recreation; indoor and outdoor, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- o. Theater; movie or drama, including outdoor facility
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic club; indoor only
- t. Athletic club; indoor and outdoor facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- q. Museum
- r. Art Gallery
- s. Hotel, motel, bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor or caretaker and section 9-4-103)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular telephone and wireless communication towers [unlimited height, except as provided by regulations]
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- bb. Civic organization
- cc. Trade or business organization
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply

- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) Repair:

- b. Minor repair; as an accessory or principal use
- c. Upholster; automobile, truck, boat or other vehicle, trailer or van
- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

(10) Retail Trade:

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- b. Gasoline or automotive fuel sale; accessory or principal use
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial or industrial use, sales and accessory repair, including outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- cc. Farm supply and commercial implement sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

(11) Wholesale/ Rental/ Vehicle - Mobile Home Trade:

- a. Wholesale; durable and nondurable goods, not otherwise listed
- b. Rental of home furniture, appliances or electronics and medically related products (see also (10) k.)
- c. Rental of cloths and accessories; formal wear, etc.
- d. Rental of automobile, noncommercial trucks or trailers, recreational vehicles, motorcycles

and boats

- e. Rental of tractors and/or trailers, or other commercial or industrial vehicles or machinery
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)
- g. Mobile home sales including accessory mobile home office

(12) Construction:

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- d. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

(13) Transportation:

- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service
- h. Parking lot or structure; principal use

(14) Manufacturing/ Warehousing:

- a. Ice plant and freezer lockers
- b. Dairy; production, storage and shipment facilities
- c. Bakery; production, storage and shipment facilities
- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholster
- h. Engraving; metal, glass or wood
- i. Moving and storage of nonhazardous materials; excluding outside storage
- k. Mini-storage warehouse, household; excluding outside storage
- m. Warehouse; accessory to approved commercial or industrial uses within a district; excluding outside storage
- u. Tire recapping or retreading plant

(15) Other Activities (not otherwise listed - all categories): * None

CH (Heavy Commercial)

Special Uses

*(1) General:** None

(2) Residential:

- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile home

*(3) Home Occupations (see all categories):** None

*(4) Governmental:** None

(5) *Agricultural/ Mining:** None

(6) *Recreational/ Entertainment:*

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- r. Adult uses

(7) *Office/ Financial/ Medical:** None

(8) *Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- dd. Massage establishment

(9) *Repair:*

- a. Major repair; as an accessory or principal use

(10) *Retail Trade:*

- j. Restaurant; regulated outdoor activities
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- z. Flea market

(11) *Wholesale/ Rental/ Vehicle- Mobile Home Trade:** None

(12) *Construction:** None

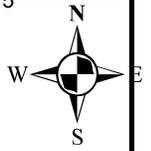
(13) *Transportation:** None

(14) *Manufacturing/ Warehousing:*

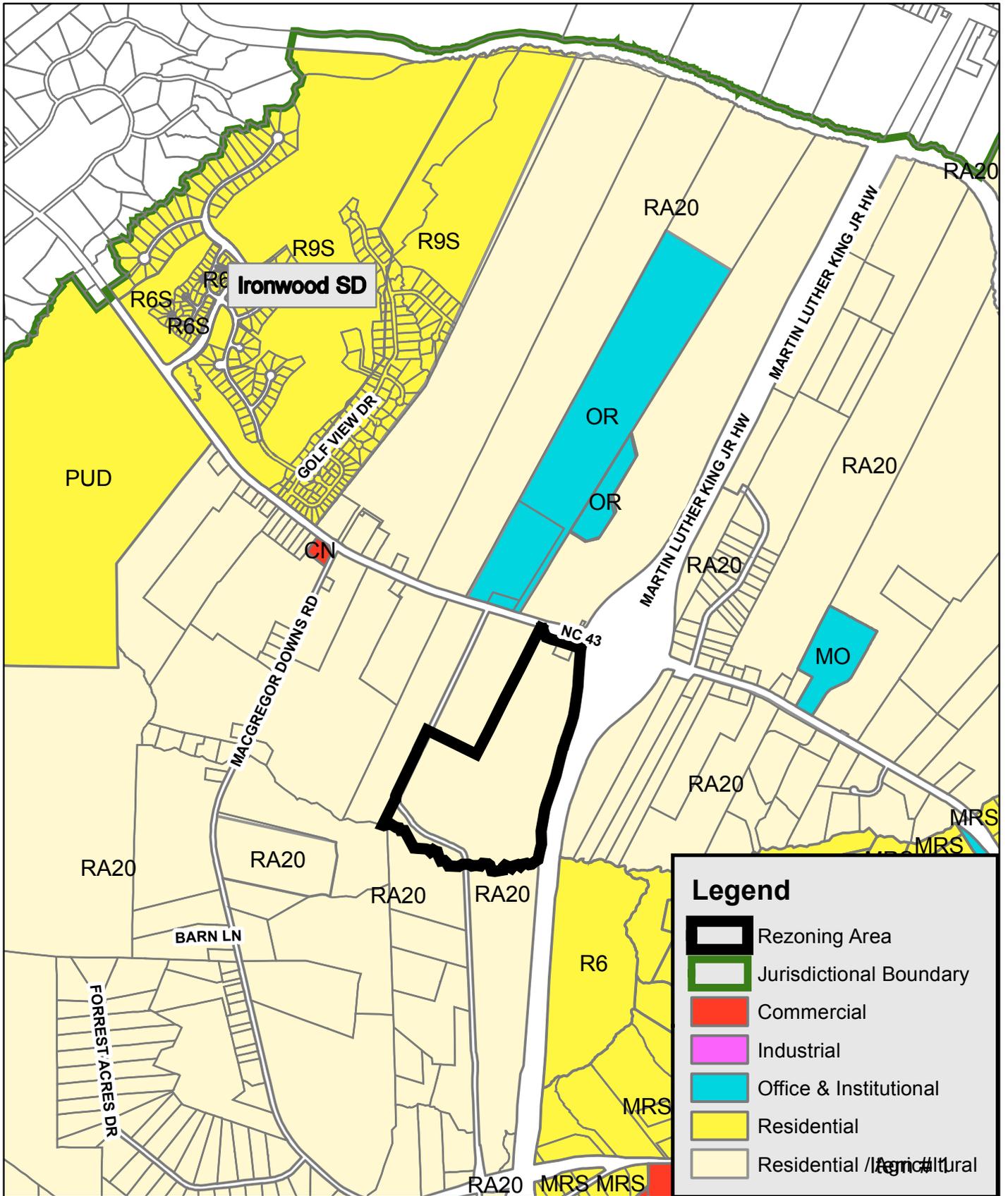
- d. Stone or monument cutting, engraving
- j. Moving and storage; including outside storage
- l. Warehouse or mini-storage warehouse, commercial or industrial; including outside storage
- y. Recycling collection station or facilities

(15) *Other Activities (not otherwise listed - all categories):*

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed



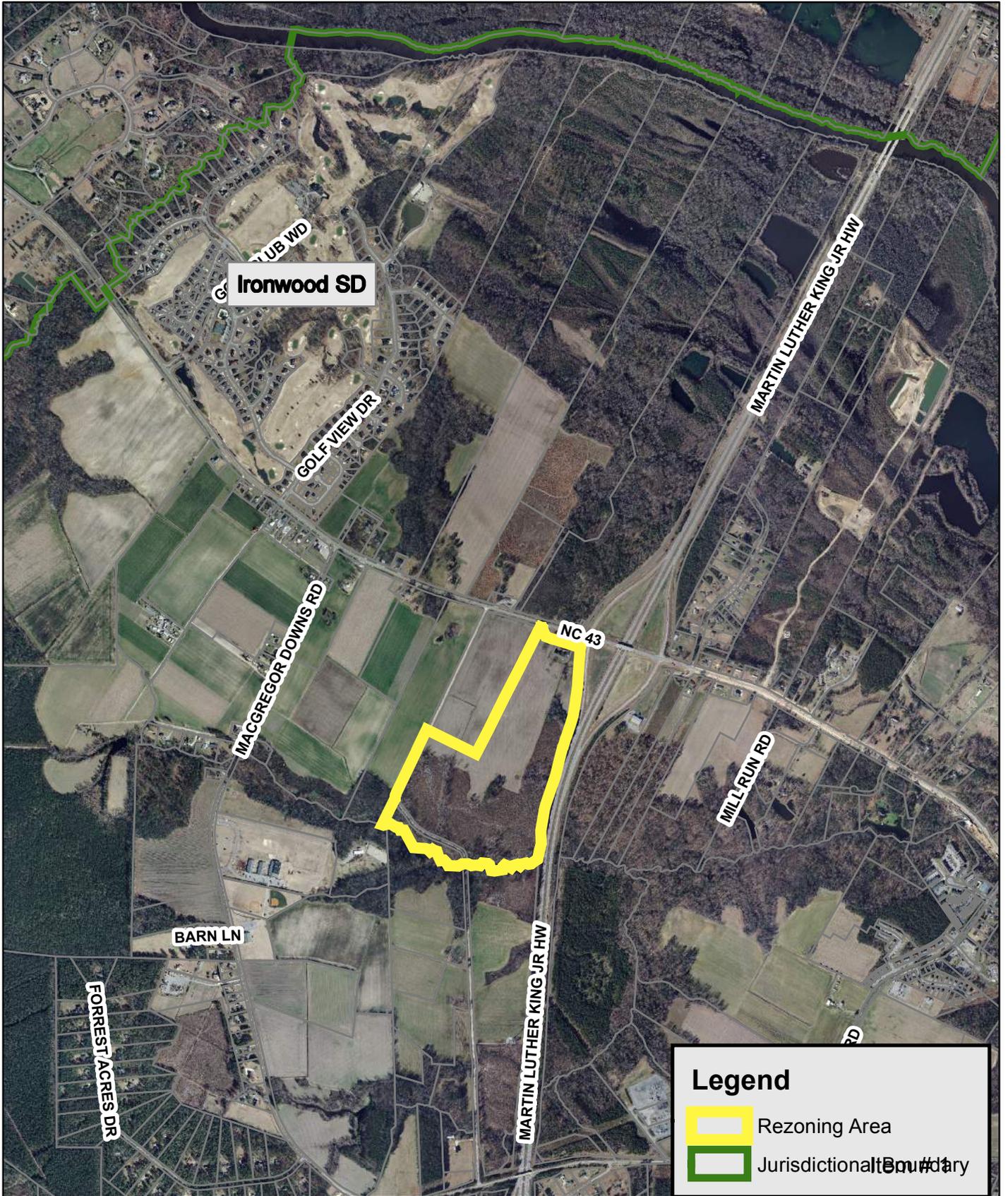
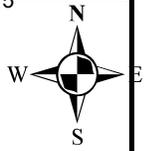
Greenville Utilities Commission
From: RA20 (Residential-Agricultural)
To: CH (Heavy Commercial)
85.13 acres
June 7, 2016



Legend

- Rezoning Area
- Jurisdictional Boundary
- Commercial
- Industrial
- Office & Institutional
- Residential
- Residential / Agricultural

Greenville Utilities Commission
From: RA20 (Residential-Agricultural))
To: CH (Heavy Commercial)
85.13 acres
June 7, 2016



PENTAD, INC.
DB 278 PG 97
(JACKSON PROPERTY)
ZONED: RA-20

NCSR 1205 - ROCK SPRINGS ROAD
(60' R/W - 18' SOIL)

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

KARSINS FARM., LLC
DB 2020 PG 344
ZONED: RA-20

CENTERLINE OF
TYSON'S RUN IS
THE PROPERTY LINE

ALEX GRAY CORBETT
DB 1978 E PG 151
ZONED: RA-20

PENTAD, INC.
DB 278 PG 97
(JACKSON PROPERTY)
ZONED: RA-20

SOURCE OF TITLE

DB 2583 PG 475
MB 60 PG 81
MB 32 PG 275

BOUNDARY INFORMATION TAKEN FROM
PREVIOUS SURVEY DATED OCTOBER 13,
2003 BY PARKER AND ASSOCIATES
LAND SURVEYING, PA.

TRACT 1A
CURRENT ZONING: RA-20
PROPOSED ZONING: CH
AREA TO BE REZONED: 85.13 ACRES INCLUDING R/W
PITT COUNTY TAX PARCEL: 07784 & 41799

FORBES FARM LLC
DB 2583 PG 475
MB 60 PG 81
ZONED: RA20

DAVID W. AMMONS, et al
DB 2403 PG 43
MB 38 PG 68
ZONED: OR

SPRINGSHIRE
RETIREMENT LLC
DB 2289 PG 645
MB 69 PG 142
ZONED: OR

MCALISTER FAMILY
PROPERTIES LP
DT 2828 PG 225
MB 32 PG 275
ZONED: RA20

CITY OF
GREENVILLE/GUC
DB 3349 PG 388
MB 79 PG 35
ZONED: RA20

NC HWY 43
(R/W VARIES;
PAVEMENT VARIES)

UTILITY EASEMENT
WIDTH VARIES FROM 35' TO 57'
DB 425 PG 364

US HWY 264 BY-PASS
REFERENCE NCDOT PROJECT 6.22900LT

PRELIMINARY
NOT FOR RECORDATION
CONVEYANCE OR SALES

LINE	LENGTH	BEARING
L1	122.50	S19°43'58"E
L2	137.35	S73°05'23"E
L3	210.00	S73°05'23"E
L4	68.16	N19°22'34"E
L5	44.09	S64°11'42"E
L6	74.73	S28°09'05"E
L7	194.30	S18°24'27"W
L8	115.83	S19°19'44"W
L9	149.83	S14°39'08"W
L10	207.14	S13°45'49"W

LINE	LENGTH	BEARING
L43	38.59	N89°49'09"W
L44	17.82	S50°03'25"W
L45	34.05	S62°44'51"W
L46	12.62	N89°00'36"W
L47	13.96	S46°58'32"W
L48	104.43	N83°36'10"W
L49	44.77	N26°18'24"W
L50	20.20	N58°13'36"W
L51	23.20	N38°33'54"W
L52	24.42	N80°59'53"W
L53	20.73	S63°37'54"W
L54	67.30	N25°17'33"W
L55	59.14	N15°28'16"W
L56	15.43	N32°48'13"W
L57	38.26	N78°37'21"W
L58	46.01	S54°26'45"W
L59	36.54	N42°18'26"W
L60	33.28	N67°33'26"W
L61	146.25	N86°01'44"W
L62	73.70	N25°05'13"W
L63	175.30	N28°47'02"W
L64	52.06	S85°45'18"W
L65	37.16	N23°57'43"W
L66	41.39	N77°52'00"W
L67	25.66	N73°36'37"W
L68	69.92	N49°03'01"W
L69	41.16	S60°03'16"W
L70	38.37	S76°12'11"W

LINE	LENGTH	BEARING
L11	47.72	S55°54'04"W
L12	47.54	S52°22'32"W
L13	34.22	S75°57'01"W
L14	33.79	N53°48'18"W
L15	48.78	S76°46'58"W
L16	41.99	S44°47'12"W
L17	41.52	N52°29'54"W
L18	54.95	S72°34'22"W
L19	38.43	S40°27'15"W
L20	45.77	N57°32'42"W
L21	39.54	N67°13'07"W
L22	34.65	S53°45'17"W
L23	26.30	S05°03'37"E
L24	17.52	S21°06'56"W
L25	30.26	N63°47'43"W
L26	76.54	S67°01'40"W

LINE	LENGTH	BEARING
L27	23.63	S88°38'36"W
L28	21.12	N57°47'59"W
L29	73.29	N14°20'45"W
L30	26.54	N50°37'22"W
L31	11.26	N83°41'27"W
L32	15.72	S59°56'50"W
L33	47.47	N77°18'51"W
L34	18.58	S11°33'23"W
L35	28.09	S56°56'12"W
L36	16.95	S74°46'39"W
L37	23.91	N62°26'45"W
L38	33.30	S86°43'17"W
L39	33.70	S82°19'23"W
L40	26.39	N75°06'24"W
L41	19.52	N37°00'03"W
L42	43.72	N87°24'27"W

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	TANGENT	DELTA
C1	268.07	1809.86	N12°13'00"E	267.83	134.28	8°29'12"

Item # 1

GRAPHIC SCALE: 1" = 200'



REZONING PLAT
FOR
GREENVILLE UTILITIES COMMISSION (GUC)

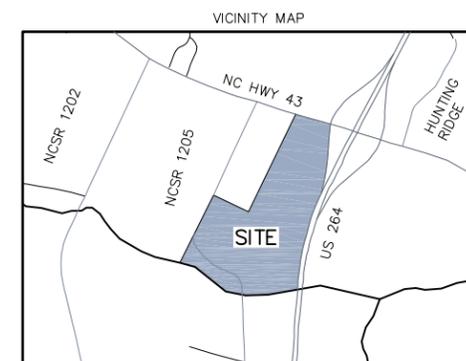
CITY OF GREENVILLE
PITT COUNTY

DATE
NORTH CAROLINA

OWNER : FORBES FARMS, LLC
ADDRESS : PO BOX 30189 GREENVILLE, NC 27833
PHONE : 252-756-0119 (JOHN DAY - OWNER'S AGENT)

THE EAST GROUP
324 S. EVANS ST. 4325 LAKE BOONE TRAIL
GREENVILLE, NC 27834 SUITE 311
(252) 758-3746 RALEIGH, NC 27607
CORPORATE LICENSE NO. C0206 (919) 784-9330
• Engineering • Architecture • Surveying • Technology

SURVEYED : N/A PROJECT # : 20160104
DRAWN BY : SLJ DATE : 5/23/16
CHECKED : MSC SCALE : 1" = 200'



04/30/07

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirements: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

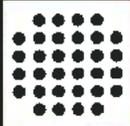
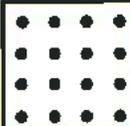
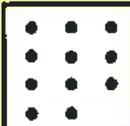
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts



City of Greenville, North Carolina

Meeting Date: 6/21/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Happy Trail Farms, LLC to amend the Future Land Use Plan Map from office/institutional/multi-family (OIMF) and conservation/open space (COS) categories to a commercial (C) category containing 15.13 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located near the southwestern corner of the intersection of Allen Road and Landfill Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

Explanation: **Abstract:** The City has received a request by Happy Trail Farms, LLC to amend the Future Land Use Plan Map from office/institutional/multi-family (OIMF) and conservation/ open space (COS) categories to a commercial (C) category containing 15.13 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located near the southwestern corner of the intersection of Allen Road and Landfill Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

History/Background:

In 2001, the subject property was part of a large-scale extra-territorial jurisdiction (ETJ) extension and was zoned MRS (Medical-Residential-Single-family).

The current Future Land Use Plan Map (FLUPM) was adopted in 2004.

Comprehensive Plan:

The subject property is located in Vision Area F.

The FLUPM recommends recommend commercial (C) at the southwestern corner of the intersection of Landfill Road and Allen Road transitioning to conservation/open space (COS) to buffer to the interior industry (I) then office/institutional/multifamily (OIMF) to the south.

The Future Land Use Map identifies certain areas for conservation/open space

uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

Allen Road is designated as a "connector corridor" between MacGregor Downs Road and the Norfolk Southern Railroad then transitions to a "residential" corridor to its intersection with Dickinson Avenue.

Connector corridors are anticipated to contain a variety of higher intensive activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses. Along residential corridors, office, service, and retail activities should be specifically restricted to the associated focus area and linear expansion outside of the focus area should be prohibited.

Urban Form Objectives

UF 21. To provide transition buffers and/or zoning between incompatible land uses.

UF 22. To ensure proper size of and spacing between focus areas.

Land Use Implementation Strategies

2(e). Concentrate commercial development in well-defined nodes.

2(h). Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.

2(i). Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

3(c). Commercial development should be encouraged at the intersections of major roads (i.e. in a nodal fashion) consistent with the City's future land use plan map.

Horizons states: "...the location and size of commercial nodes included in this plan are not intended to be static. As the area surrounding the commercial nodes develops, large node definitions and possibly even shifts in location from one intersection to another may be warranted."

A neighborhood focus area is defined as containing less than 40,000 square feet of conditioned floor space. A regional focus area is defined as containing 400,000+ square feet of conditioned floor space.

The comprehensive plan describes regional focus areas as being typically at the crossing of major highways, serve as a major transit destination, provide significant concentration of jobs, and have a higher intensity of land uses. Neighborhood focus areas are only found in neighborhoods and must blend in with the residential surroundings in character and scale.

Under the current land use plan map recommendation, there are 27+/- acres shown as commercial. Staff would anticipate this area to yield 235,000+/- square feet of conditioned floor space. Under this amendment, there would be 42+/- acres shown as commercial. Staff would anticipate this area to yield 366,000+/- square feet of conditioned floor space.

Environmental Conditions/Constraints:

The are no known effects on the subject property.

Surrounding Land Uses and Zoning:

North: IU - Pitt County Landfill

South: RA20 and MRS - One single-family residence and woodlands

East: MRS - Four single-family residences and woodlands; MCH - One single-family residence and woodlands

West: IU - Pitt County Landfill

Thoroughfare/Traffic Volume (Summary):

Based on the analysis comparing the existing land use (1,230 daily trips) and requested land use, the proposed land use classification could generate 288 trips to and from the site on Allen Road, which is a net *decrease* of 942 less trips per day. Since the traffic analysis for the requested land use indicates that the proposal would generate less traffic than the existing land use, a traffic volume report was not generated.

Additional Staff Comments:

The subject property is impacted by its proximity to the Pitt County Landfill. The scope of uses for the subject property that would be complementary and/or appropriate are greatly diminished, especially in consideration of residential uses.

This request doesn't fully address the Future Land Use Plan Map for the adjacent properties that have been omitted resulting in a land use pattern that does not support the intent and objectives to the Future Land Use Plan Map and other contextual considerations. Under the proposed request, the omitted properties are recommended for OIMF being surrounded by C. Horizons states that OIMF should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

There has not been a change conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the

Current FLUPM in 2004. It is reasonable to foresee this request as a catalyst for further amendments to the FLUPM on the undeveloped east side of Allen Road.

The present single-family residences along this portion of Allen Road have diminished long-term desirability due to their proximity to Allen Road, traffic volume and age of housing stock.

The Horizons: Greenville's Community Plan 2010 Update provides criteria in determining if a change to the FLUPM is compatible.

The following are excerpts from the 2010 Update.

A FLUPM amendment request will be construed to be "compatible with the comprehensive plan" if:

(i) The proposed amendment is determined by Planning and Zoning Commission and City Council to be necessary as a result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM; and

(ii) The location of the proposed classification(s) support the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan; and

(iii) The resulting anticipated land use is properly located with respect to existing and future adjoining and area uses and the proposed change is not anticipated to cause undue negative impacts on localized traffic, the natural environment or existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment; and

(iv) The amendment is anticipated to result in a desirable and sustainable land use pattern to an equal or greater degree than existed under the previous plan recommendation.

Fiscal Note: No cost to the City.

Recommendation:

Staff recommends denial of the ordinance requested by Happy Trail Farms, LLC to amend the Future Land Use Plan Map from office/institutional/multi-family (OIMF) and conservation/open space (COS) categories to a commercial (C) category containing 15.13 acres and to amend the Horizons: Greenville's Community Plan Focus Area (or commercial node) Map designation for the property located near the southwestern corner of the intersection of Allen Road and Landfill Road from a "Neighborhood Focus Area" to a "Regional Focus Area".

In consideration of the criteria listed in the 2010 Update regarding requests to amend the Future Land Use Plan Map, staff's opinion is that the request is **incompatible** with the comprehensive plan based on the following criteria listed in the 2010 Update. The proposed request:

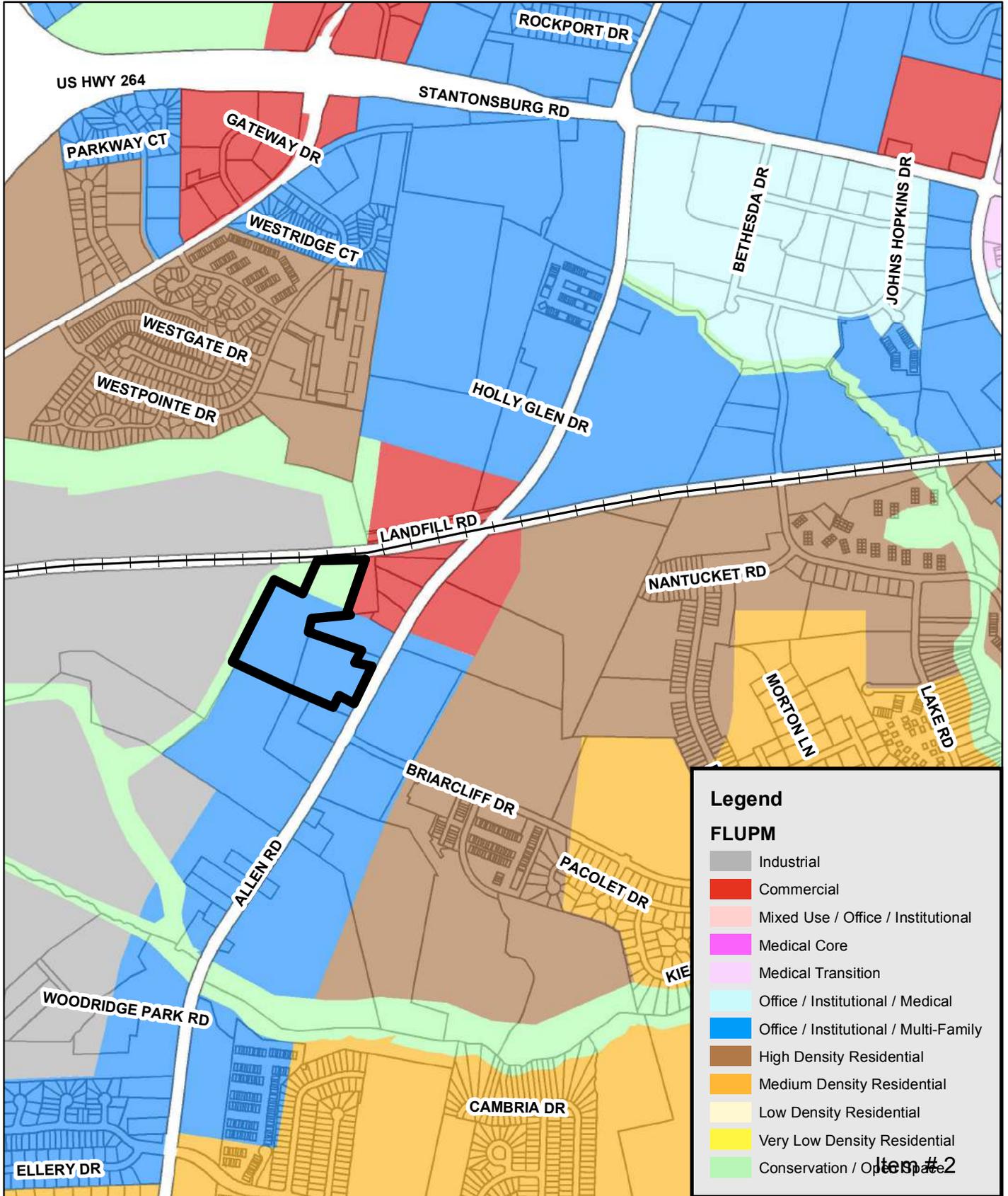
- is not the result of changed conditions in the local development pattern, street pattern, environment or other major feature or plan, which impacts the site in a manner or to a degree not previously anticipated at the time of adoption of the Current FLUPM in 2004;
- does not supports the intent and objective of the current FLUPM, Focus Area Map, and Transportation Corridor Map and other contextual considerations of the comprehensive plan as the proposed regional focus area is not located on a major highway; and
- omits properties that should be considered with this request as to not cause undue negative impacts to existing land and future neighborhoods and businesses within and in proximity to the area of proposed amendment;

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

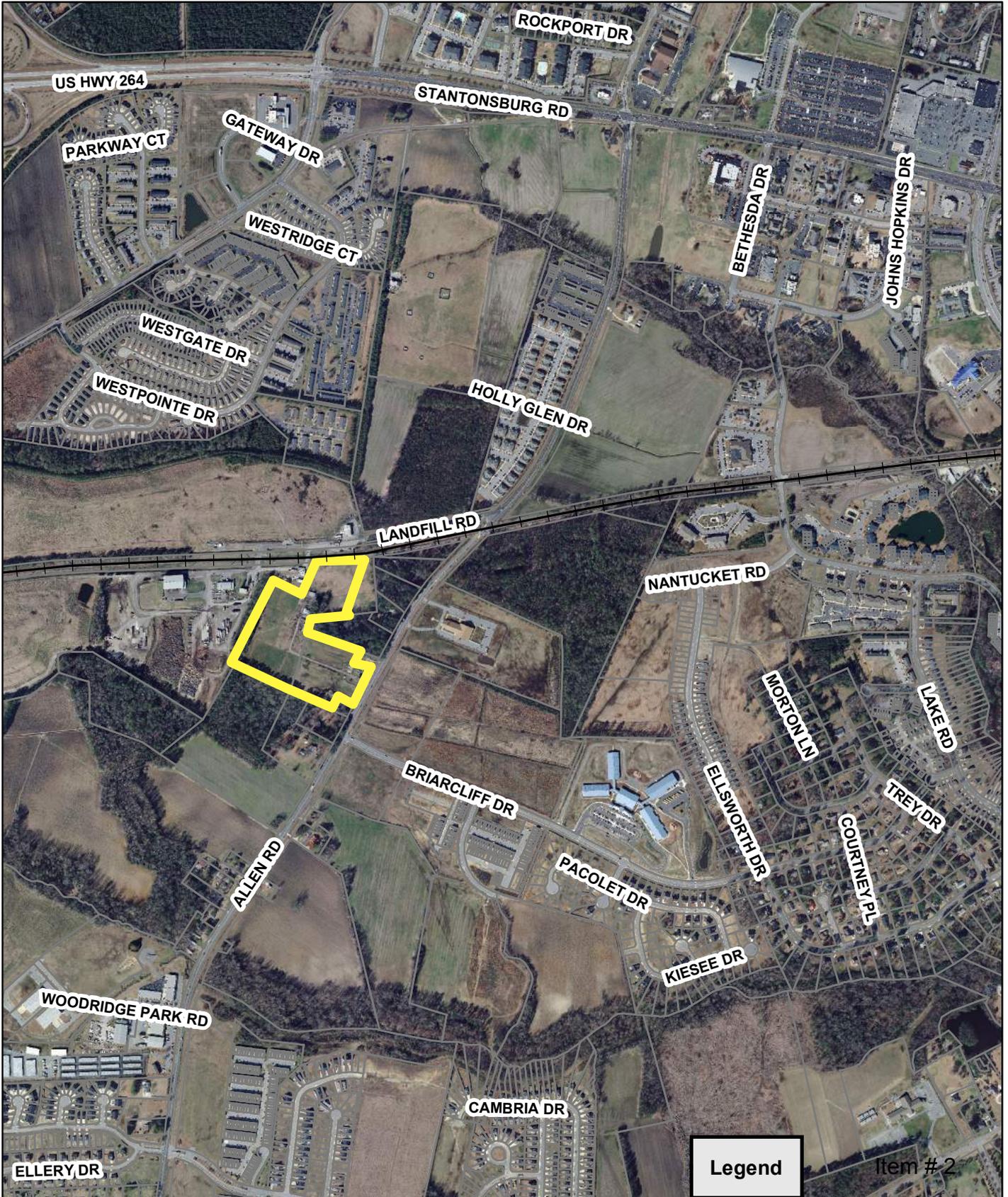
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 [Attachments](#)

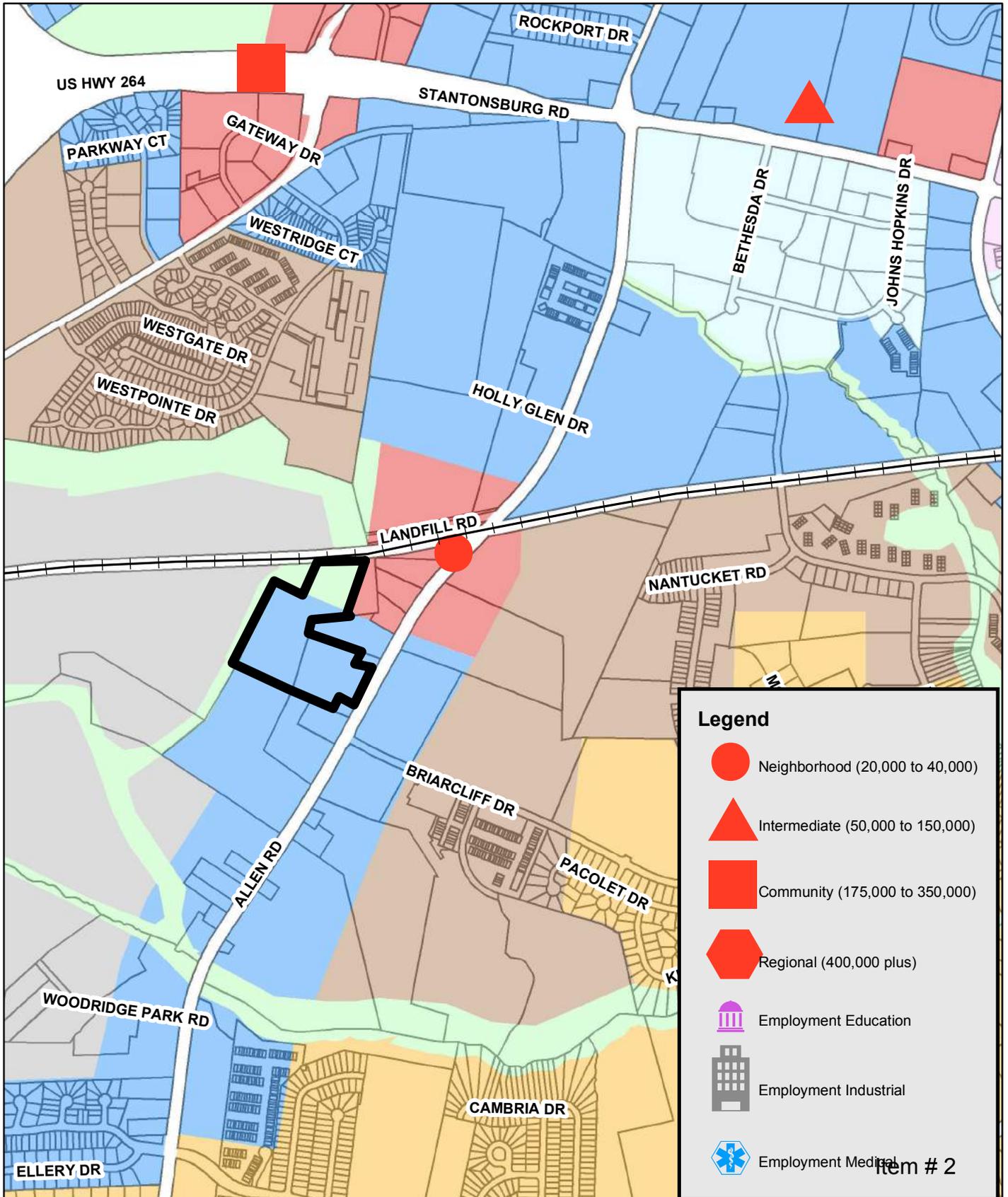
Happy Trail Farms, LLC
From: OIMF and COS
To: C
15.13+/- acres
June 7, 2016



Happy Trail Farms, LLC
From: OIMF and COS
To: C
15.13+/- acres
June 7, 2016



Happy Trail Farms, LLC
From: Neighborhood Focus Area
To: Regional Focus Area
June 7, 2016





City of Greenville, North Carolina

Meeting Date: 6/21/2016
Time: 6:30 PM

Title of Item: Discussion Item - Require Preliminary Plats to be Advertised

Explanation: During the April 19, 2016 Planning and Zoning Commission meeting, the Commission approved a motion to add an item to the June 2016 agenda to discuss a policy change for advertising preliminary plats. Attached are adopted minutes of the April 19, 2016 Planning and Zoning Commission meeting.

If the Commission decides to recommend a requirement to advertise preliminary plats, it could be added in the City of Greenville Code of Ordinances, Title 9, Chapter 5: Subdivisions, Article B. Procedure for Review and Approval of Subdivision Plats, Sec. 9-5-46: Same; Review Procedure.

Topics the Commission may want to discuss may include: timeframe to advertise prior to Commission meetings; content of the advertisement; and anticipated cost to the City.

Fiscal Note: In compliance with the Planning and Zoning Commission's approved motion on April 19, 2016, the City advertised a preliminary plat in advance of the May 17 Planning and Zoning Commission meeting. The cost to the City for the advertisement was an additional \$55. The Commission has been reviewing an average of approximately 5 plats a year over the last few years. If a requirement is added to advertise preliminary plats, the annual cost to the City could be approximately \$275.

Recommendation:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [P_Z_minutes_April_19_2016_1027561](#)

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
April 19, 2016

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

Mr. Tony Parker –Chair-*

Mr. Terry King - *	Ms. Chris Darden – *
Mr. John Collins -*	Ms. Margaret Reid - *
Ms. Ann Bellis - *	Mr. Dustin Mills - *
Mr. Doug Schrade - *	Mr. Les Robinson-*
Ms. Betsy Leech-*	Mr. Anthony Herring -X

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

VOTING MEMBERS: King, Collins, Schrade, Bellis, Mills, Leech, Darden, Reid, Robinson (3rd item only)

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Andy Thomas, Lead Planner; Chantae Gooby, Planner II and Elizabeth Blount, Planner I.

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer and Kelvin Thomas, Communications Technician.

MINUTES: Motion was made by Ms. Leech, seconded by Ms. Bellis, to accept the March 15, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY RUBEN GLENN WILEY TO REZONE 0.716 ACRES LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH GREENE STREET AND EAST GUM ROAD FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO CH (HEAVY COMMERCIAL) – APPROVED

Ms. Gooby, Planner, delineated the property. The property is located along North Greene Street and East Gum Road. The majority of the area is vacant due to damage from Hurricane Floyd and the properties were subsequently purchased by the City via the Buy-Out program. These properties must remain in the ownership of the City in perpetuity. The area is impacted by the 100-year floodplain and floodway associated with the Tar River. North Greene Street is a connector corridor which is intended to accommodate a variety of uses. Since the current and proposed zoning districts will allow the same size of development, a traffic report was not generated. The properties between North Greene Street and North Pitt Street from Farmer Street to Pactolus Highway are zoned CDF. This rezoning will allow expanded uses in addition to the uses allowed in the current zoning district. The Future Land Use Plan Map recommends

commercial between North Greene Street and North Pitt Street transitioning to conservation/open space to acknowledge the residential properties that were damaged and purchased by the City. It is also important to note that non-residential properties were not eligible for the Buy-Out program, which is why commercial and industrial uses are shown on the Future Land Use Plan Map. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. The proposed zoning would have little impact on the few remaining residential properties in the area.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Ms. Gooby stated the additional uses allowed in heavy commercial compared to downtown commercial.

Motion made by Mr. Schrade, seconded by Mr. King, 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.

PRELIMINARY PLATS

REQUEST BY V-SLEW FOR A PRELIMINARY PLAT ENTITLED "PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2". THE PRELIMINARY PLAT, PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2 IS LOCATED NORTH OF EAST TENTH STREET AT ITS INTERSECTION WITH PARKSIDE DRIVE. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL #10412. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 32.839 ACRES. THE PROPERTY OWNER AND DEVELOPER IS V-SLEW, LLC - CONTINUED

The Planning Staff asked for a continuance in order to obtain clarity on some issues that involve other governmental agencies.

Ms. Bellis asked if a notice was submitted to the local paper about the preliminary plat.

Mr. Andy Thomas stated that it is not required by general statues and that a first class letter was mailed to all the adjoining property owners.

Ms. Bellis asked if the wording for the request be submitted to the paper so that all citizens have the opportunity to know.

Attorney Holec stated that staff is complying with state statues and suggested that the item be discussed further after the last agenda item.

Motion made by Mr. Schrade, seconded by Mr. Mills, to continue the agenda item to next month's meeting. Motion passed unanimously.

OTHER

PETITION TO CLOSE A PORTION OF ELEVENTH STREET BETWEEN CHARLES BOULEVARD AND CHARLES STREET - APPROVED

Mr. Mills asked to be recused from the agenda item because he had a conflict of interest.

Motion made by Mr. King, seconded by Ms. Reid, to recuse Mr. Mills from the discussion. Motion passed unanimously.

Mr. Scott Godefroy, Chief Engineer, presented the petition. Mr. Godefroy stated the City of Greenville received this application for a street closing from Taft Ward Investments that proposes the closure of a portion of Eleventh Street located between Charles Boulevard and Charles Street. The petitioners are the owners of all of the property adjoining the street section requested to be closed. Taft-Ward Investments will redevelop properties along this section of Eleventh Street.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way.

Ms. Leech asked how the petition would impact parking.

Mr. Godefroy stated that the development has .75 parking spaces that will handle the student population.

Ms. Leech asked if the closure would impact parking even further.

Mr. Godefroy said it should not because the developer encompassed the Eleventh Street parking in his calculations. There will not be any street parking because it will be covered in the development.

Ms. Bellis asked if the closure was temporary or permanent.

Mr. Godefroy stated it will be permanent.

Ms. Bellis asked if the houses on the south side of Eleventh Street would be removed.

Mr. Godefroy stated yes.

Mr. Jim Walker, representative of Taft Ward Investments, spoke in favor of the request. They have been working with staff and GUC to redirect utilities that serve the area. He distributed a sketch of the proposed development that allows fifteen spaces at the entrance of Eleventh Street. The petition closes Eleventh Street but they are maintaining access for people to enter off Charles Blvd in order to go into the shopping center or go to Charles Street. They are also providing surface parking for the retail center. There will be a blanket easement available until all the utilities are redirected. Once everything has been approved, the easement will be abandoned.

Ms. Reid asked for clarity concerning the easement.

Mr. Walker stated that there were live utilities serving the area and that the developer had to ask for the abandonment due to standard procedures.

Mr. Mike McCartey, one of the petitioners, spoke in favor of the request. He stated he could answer questions concerning the development plans.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Chairman Parker stated that the developers have worked with the property owners to resolve any issues.

Motion made by Mr. Collins, seconded by Mr. Robinson, to approve the petition. Motion passed unanimously.

Attorney Holec suggest that the commission direct any preliminary plats on the May or June agenda to be advertised and that the policy change to advertise preliminary plats be added to the June agenda.

Chairman Parker stated that the suggestion gives the commission a good working solution for a permanent procedure.

Ms. Leech asked if the advertisement could be included with the City Council meeting announcements.

Attorney Holec stated that the City has many boards and it would become an expense to advertise all boards.

Mr. Mills asked if the advertisement for preliminary plats would officiate a public hearing.

Attorney Holec stated that preliminary plats are open up for public comment. The only change would be that a notice be placed in advance for the plat. The standard practice would still occur for a preliminary plat.

Mr. Mills stated that he is inclined not to add additional burdens on the development community if the property is zoned properly and approved by staff.

Mr. King asked if the public hearing is mandated by general statutes.

Attorney Holec stated no, the hearing is the City's practice. When the policy change is placed on the June agenda, it is not open for public comment, it is just board discussion.

Motion made by Ms. Bellis, seconded by Ms. Darden, to advertise any preliminary plats for the May or June Planning and Zoning Commission meetings in the newspaper in the City Page in advance of the meeting and that the policy change for advertising preliminary plats be added to the June agenda. Motion passed unanimously.

Chief Planner Tom Weitnauer announced that Andy Thomas, Lead Planner was retiring in April.

With no further business, a motion was made by Mr. King, seconded by Ms. Darden to adjourn. Motion passed unanimously. Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 6/21/2016
Time: 6:30 PM

Title of Item: Election of Officers

Explanation:

Fiscal Note:

Recommendation:

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City of Greenville, North Carolina

Meeting Date: 6/21/2016
Time: 6:30 PM

Title of Item: This is a request for a member of the Planning and Zoning Commission to serve on the Active Transportation Master Plan Steering Committee

Explanation: The Active Transportation Master Plan Steering Committee will meet approximately four times over a 8-12 month period. Meeting will be two hours long during the workday. Specific meeting dates and times have not been scheduled.

The purpose of this committee is to:

- represent stakeholders that do not sit on the committee;
- ensure equality in decision-making;
- develop and maintain the project vision statement;
- obtain support and agreement from stakeholders; and
- communicate to stakeholders of status and progress of the committee.

Fiscal Note: No cost to the City.

Recommendation: Request for a volunteer

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