



Agenda

Planning and Zoning Commission

July 19, 2016

6:30 PM

ROOM 337, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Terry King
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - June 21, 2016
- V. NEW BUSINESS

PRELIMINARY PLATS

- 1. Request by The Covington Group, LTD, ETAL for a preliminary plat entitled, "Covington Downe Subdivision, Block G", located northwest of the intersection of E. Arlington Boulevard and E. Firetower Road. The subject property is further identified as tax parcel number 33117. The proposed plat consists of 5 lots totaling 19.95 acres.

TEXT AMENDMENTS

- 2. Ordinance to amend the Subdivision Ordinance by adding advertisement requirements for preliminary plat reviews by the Planning and Zoning Commission.

VI. OTHER ITEMS OF BUSINESS

- 3. Discussion Item - Staff briefing on the background and progress of the DRAFT long-range planning document entitled, Horizons 2026: Greenville's Community Plan.

VII. ADJOURN

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

June 21, 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. Terry King –Vice Chair *
Mr. Dustin Mills - * Ms. Chris Darden – *
Mr. Doug Schrade – X Ms. Ann Bellis – *
Ms. Margaret Reid - X Mr. John Collins - *
Ms. Betsy Leech –X Mr. Les Robinson - *
Mr. Anthony Herring – * Mr. Michael Overton - X

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

VOTING MEMBERS: Mills, Bellis, Darden, Collins, Herring, Robinson

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

OTHERS PRESENT: Dave Holec, City Attorney; Merrill Flood, Assistant City Manager and Kelvin Thomas, Communications Technician.

MINUTES: Motion was made by Mr. Mills, seconded by Mr. Robinson to accept the May 17, 2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY GREENVILLE UTILITIES COMMISSION TO REZONE 83.15 ACRES LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERESECTION OF MARTIN LUTHER KING JR HIGHWAY AND NC HIGHWAY 43 FROM RA20 (RESIDENTIAL-ARGICULTURAL) TO CH (HEAVY COMMERCIAL) - APPROVED

Ms. Gooby, Planner, delineated the property. She stated the request was for a portion of the property and 25+/- acres was not included in this request. A majority of the area is vacant. Ironwood Subdivision is to the west. No increase in traffic is anticipated so a traffic report was not prepared. There is an intermediate focus area in this area. These nodes are anticipated to contain 50,000-150,000 square feet of conditioned floor space. Both Martin Luther King, Jr. Highway and NC Highway 43 are considered gateway corridors, which are designed to carry large volumes of traffic into the city. Under the current zoning, the site could accommodate 120-150 single-family units. Under the current zoning, staff anticipates a 120,000 square feet of public utility facility. The Future Land Use Plan Map recommends commercial at the

intersection of Martin Luther King, Jr. Highway and NC Highway 43 transitioning to office/institutional/multi-family to the west and south and high density residential to the south. The subject property is located at the intersection of two major highways and is considered to be part of the focus area. In staff's opinion, the request is in general compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

Ms. Gooby informed the members that the owners of an adjoining property sent an email objecting to the request. This information was distributed to the members.

Chairman King opened the public hearing.

Jon Day, real estate agent representing the owner, Forbes Farm, LLC which is Maxine Speight. There is a contract retaining 25 acres. This rezoning could be positive to adjoining properties.

Ms. Jenni Kolczynski, adjoining property owner has concerns with how this will affect her property.

Mr. Padgett stated that he would be happy to meet with Ms. Kolczynski after the meeting.

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

Motion made by Mr. Robinson, seconded by Mr. Mills, 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.

LAND USE PLAN MAP AMENDMENTS

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" – APPROVED

Ms. Gooby, Planner, delineated the property. This property is located adjacent to the Pitt County Landfill. A majority of the area is vacant with scattered single-family residences. No increase in traffic is anticipated so a traffic report was not prepared. There is a neighborhood focus area in this area. These nodes are anticipated to contain 40,000+/- square feet of conditioned floor space. Part of the request is to upsize the focus area designation to a "regional" focus area which is designed to contain over 400,000 square feet of conditioned floor space. The comprehensive plan describes regional focus areas as being located at the crossing of major highways while a neighborhood focus area should blend in with the residential neighborhood. Currently, there are

27+/- acres of commercial shown on the Future Land Use Plan Map. Staff would anticipate 235,000+/- square feet of commercial floor space. Under the request, there would be 42+/- total acres. Staff would anticipate 366,000+/- square feet of commercial floor space. There is commercial zoning at three corners of the intersection of Allen Road and Landfill Road and all are vacant. The current Future Land Use Plan Map recommends commercial at the southwestern corner of the intersection of Allen Road and Landfill Road transitioning to office/institutional/multi-family to the south and industrial to the interior. There is conservation/open space as a buffer around the landfill. Landfill Road is terminal. The subject property is impacted by its proximity to the landfill. The scope of uses is limited. The existing single-family residences have diminished long-term desirability. The comprehensive plan provides criteria on determining if a change on the map is compatible:

(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.

In staff's opinion, the request is incompatible and should be denied for several reasons:

- there has not been a change 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 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 this request could be considered a linear expansion of commercial instead of keeping the commercial in a well-defined node; and
- this request 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; and
- it is reasonable that this request could be a catalyst for other amendments especially on the undeveloped east side of Allen Road.

Mr. Mills stated that the property backs up to the landfill and the category of OIMF is not ideal. Although, staff does not recommend approval of the request, commercial zoning may enhance the area and be a better fit next to the landfill.

Mr. Collins asked why the two single-family residences and a vacant lot, making the map look like a “donut hole”, were not included in the request.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative of the applicant, spoke in favor of the request. He stated the request was originally submitted as a rezoning and that Ms. Gooby recommended we submit a land use plan map amendment first. He did not want to include the “donut hole” properties because their signatures would have been required and that the property owners did not know anything about zoning. It was decided to leave that area out of the request because they probably wouldn’t understand. The land owner, Woody Whichard, spoke with the neighbors and they had no issues. He stated that the landfill now is only a transfer station but will always be there. There is about 1,000 feet from the landfill to Allen Road, which is a major thoroughfare. There is commercial at the intersection of Allen Road/Dickinson Avenue/Williams Road.

Ms. Bellis asked what uses could be there currently.

Mr. Baldwin stated it is OR so it could be offices or multi-family and under a restaurant under special use permit.

Ms. Bellis stated there is multi-family in the area and the Neighborhood Focus Area does not allow commercial.

Ms. Gooby stated the focus area indicates where commercial is anticipated and encouraged. The difference with this request is the amount of commercial that should be there that is would be “creeping” south along Allen Road. The current zoning of the property is not germane to this request.

Ms. Bellis asked how the commercial was zoned at the Dickinson intersection.

Ms. Gooby stated it is zoned heavy and general commercial.

Mr. Baldwin stated that Woodridge Office Park is zoned Residential-Agricultural but acts more like commercial.

Ms. Bellis stated that more commercial causes more traffic.

Mr. Baldwin stated that no traffic report was done and he doesn’t believe it will have an impact.

Mr. Collins asked about the conservation open space area (COS).

Mr. Baldwin stated it is the buffer area that prevents ground water contamination to any water wells in the area. If the property is developed, water and sewer would be provided by GUC.

No one spoke in opposition.

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

Mr. Mills asked if the request included the parcels that create the “donut hole”, would staff’s opinion be different.

Ms. Gooby stated perhaps that the criteria state that the Planning and Zoning Commission and City Council have to determine if there is a change in a developmental pattern that was unforeseen at the time of the adoption of the FLUPM. Including the properties would certainly make the request more cohesive.

Mr. Mills asked if they need to consider all the criteria or individually.

Ms. Gooby stated yes.

Mr. Mills asked if the request has a reduction of traffic since no traffic report was done.

Ms. Gooby stated yes based on basic preliminary numbers.

Chairman King asked Mr. Baldwin to address the criteria and if his request was compatible.

Mr. Baldwin stated no comment but that the landfill speaks volume.

Ms. Darden asked Mr. Baldwin to speak on criteria #3 regarding natural environment.

Mr. Baldwin stated in time it will change. He doesn’t believe it will remain single-family since it is on a major thoroughfare. It will have an effect but it’s life span will run out.

Ms. Darden asked if there would be a buffer around the single-family properties.

Mr. Baldwin stated yes a buffer is needed to comply with the Zoning Ordinance.

Mr. Robinson asked Mr. Baldwin to address #4 of the criteria regarding desirable and sustainable land use pattern and what benefits it will have.

Mr. Baldwin stated a tax base increase. Commercial by the landfill is sustainable and OIMF is not.

Mr. Robinson asked Mr. Baldwin if he anticipates commercial being a better use due to the landfill and major thoroughfare.

Mr. Baldwin stated yes.

Chairman King asked if the landfill was open and contained.

Ms. Gooby showed an aerial photo. She stated it currently is a drop off point and not active but will remain there.

Mr. Collins asked when the FLUPM was adopted.

Ms. Gooby stated it was originally adopted in 2004.

Mr. Collins asked if there have been any unforeseen changes in the first of the four conditions to be met.

Ms. Gooby stated there were no unforeseen changes since 2004.

Mr. Baldwin stated Landfill Road is a freeway of trucks, the landfill is very loud and there is the operation of the train tracks. He stated a change on the land use map was an oversight.

Ms. Darden stated that the landfill is loud and smells and does not recommend living there.

Mr. Mills asked members to consider what type of use they would assign to this area if they were currently on the Comprehensive Plan Board. The Commission should be good stewards of development that is realistic and not offensive to neighboring properties.

Motion made by Ms. Darden, seconded by Mr. Robinson, to approve the request. Motion carried unanimously.

OTHER ITEMS OF BUSINESS

DISCUSSION ITEM – REQUIRE PRELIMINARY PLATS TO BE ADVERTISED

Mr. Weitnauer stated that 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. 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. 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, 2016 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. 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. Pros: notice of those wanting to attend the meeting. Cons: occasionally items are removed and people will show up and the item is not heard, cost to City, and if something was to be heard but not advertised then it gets held up. Another option would be to post a sign regarding the hearing. Currently letters are sent to property owners within 300 feet regarding the upcoming P&Z meeting, meetings are listed on the City page, advertised on GTV and on the City calendar. The full P&Z agenda is also available on the City website.

Ms. Bellis stated she initiated the discussion. Many of the plats are on very large properties. A recent plat request received of a large piece of land on 10th Street was surrounded by vacant land, City property and the cemetery. Few people would have been notified by letters and the citizens of Greenville need to know. The cost for the advertisement is minuscule. She feels strongly that plats need to be advertised two weeks in advance. Also regarding pulling items off the agenda is similar to advertised items pulled of the Board of Adjustment or City Council agendas.

Attorney Holec stated that in order to pursue the request, a motion to initiate an amendment to the subdivision ordinance for preliminary plats to be advertised once a week for two successive weeks prior to the hearing.

Motion made by Ms. Bellis, seconded by Ms. Darden , to initiate an amendment to the subdivision ordinance for preliminary plats to be advertised once a week for two successive weeks prior to the hearing and for advertisements to continue in the meantime. Motion carried unanimously.

ELECTION OF OFFICERS

Attorney Holec stated there are two officers elected, the Chairman and the Vice-Chairman. The procedure is to call for nominations. Any member can make nominations. No second is required. Allow opportunity for as many nominations as possible. Once all nominations are made, the nominations period is closed. Voting will be done in the order nominations were received. Once a member receives the majority vote, then that person is elected and voting ceases.

Mr. Collins nominated Terry King for Chairman. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

Mr. Terry King was unanimously elected Chairman.

Mr. Herring nominated Dustin Mills for Vice-Chairman. Attorney Holec asked if there were any more nominations. None heard, he declared nominations closed.

Mr. Dustin Mills was unanimously elected Vice-Chairman.

REQUEST FOR A MEMBER OF THE PLANNING AND ZONING COMMISSION TO
SERVE ON THE ACTIVE TRANSPORTATION MASTER PLAN STEERING COMMITTEE

Ms. Gooby stated this is a request for a member of the Planning and Zoning Commission to serve on the Active Transportation Master Plan Steering Committee. The Active Transportation Master Plan Steering Committee will meet approximately four times over an 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.

Ms. Gooby stated that although Ms. Reid was not present she has indicated that she is very interested in serving on this committee and asked if there was anyone else who was interested.

Motion made by Mr. Collins, seconded by Mr. Mills, to nominate Ms. Reid to the Active Transportation Master Plan Steering Committee. Motion carried unanimously.

Mr. Weitnauer stated that the Horizons 2026: Greenville's Community Plan is just about complete. A public hearing will appear on a future agenda for consideration of adoption. Staff would like to offer a special session to the Commission before it appears on the agenda. A draft is available online for viewing.

With no further business, a motion was made by Ms. Darden, seconded by Mr. Herring, to adjourn. Motion passed unanimously. Meeting adjourned at 7:39 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

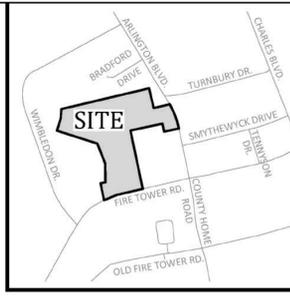
Meeting Date: 7/19/2016
Time: 6:30 PM

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- Title of Item:** Request by The Covington Group, LTD, ETAL for a preliminary plat entitled, "Covington Downe Subdivision, Block G", located northwest of the intersection of E. Arlington Boulevard and E. Firetower Road. The subject property is further identified as tax parcel number 33117. The proposed plat consists of 5 lots totaling 19.95 acres.
- Explanation:** The purpose of this plat is to establish a street pattern for the subject property and to create 5 commercial lots. All lots are zoned CG (General Commercial). Further subdividing of the lots may occur depending on the development pattern.
- Although not required as part of this preliminary plat, staff encourages the property owner to share with the future developer of lot number 4G that a sidewalk shall be required along E. Fire Tower Road along lot number 4G's entire Fire Tower frontage as part of the site plan review process. The sidewalk shall be installed prior to occupancy of new development of Lot 4G in compliance with Title 9, Chapter 4, Article Q, Sec. 9-4-281 as adopted by Ordinance No. 14-073 on November 13, 2014.
- The public hearing of this preliminary plat was advertised in The Daily Reflector on July 7 and July 11, 2016, as requested by the Commission.
- Fiscal Note:** There will be no cost to the City of Greenville associated with this subdivision other than routine cost to provide public services.
- Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

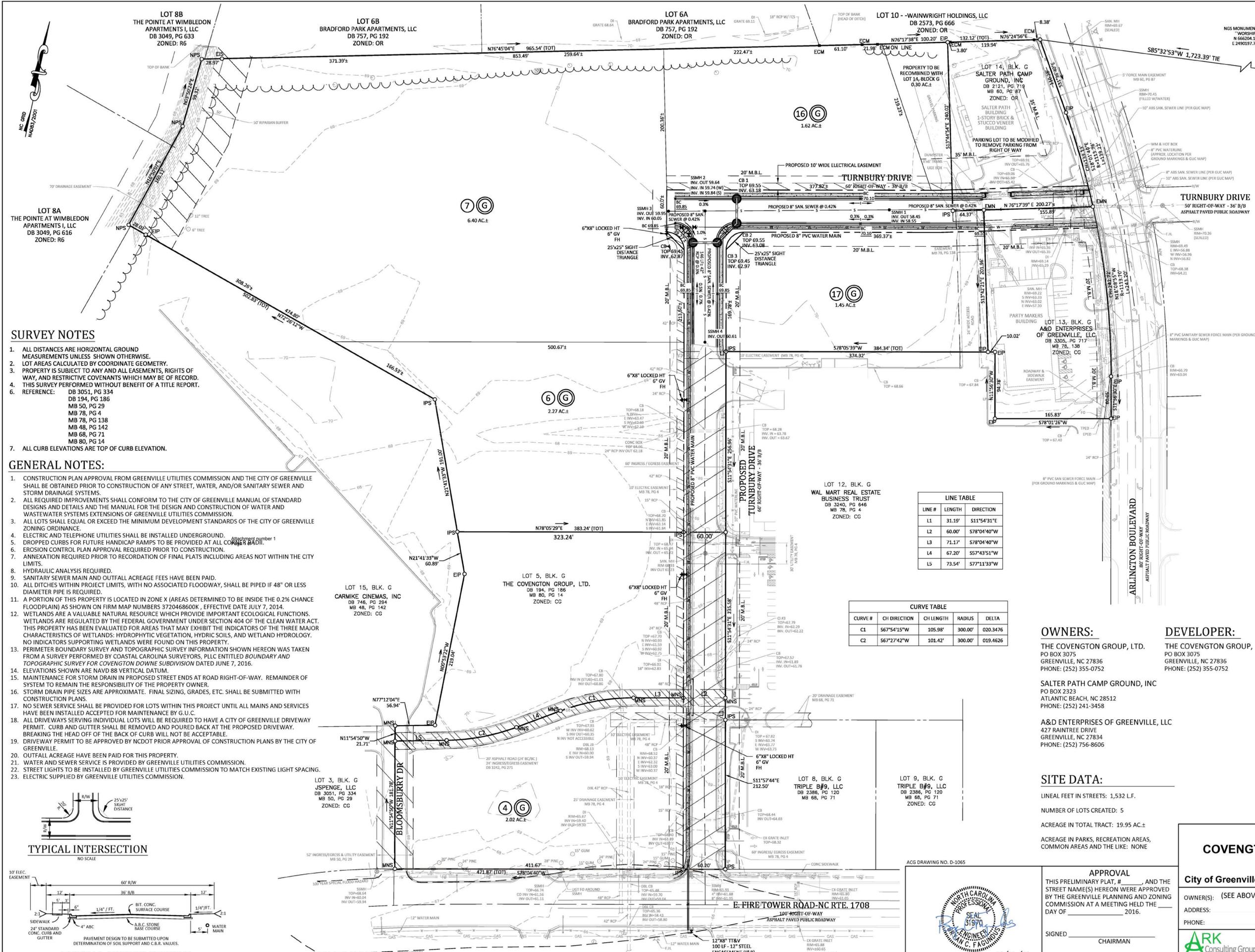
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Covengton Downe, Block G](#)



Vicinity Map
SCALE: 1"=1,000'



SURVEY NOTES

1. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS UNLESS SHOWN OTHERWISE.
2. LOT AREAS CALCULATED BY COORDINATE GEOMETRY.
3. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
4. THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE REPORT.
5. REFERENCE: DB 3051, PG 334; MB 50, PG 29; MB 78, PG 4; MB 78, PG 138; MB 48, PG 142; MB 68, PG 71; MB 80, PG 14.
6. ALL CURB ELEVATIONS ARE TOP OF CURB ELEVATION.

GENERAL NOTES:

1. CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER, AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
2. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGNS AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEMS EXTENSIONS OF GREENVILLE UTILITIES COMMISSION.
3. ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
4. ELECTRIC AND TELEPHONE UTILITIES SHALL BE INSTALLED UNDERGROUND.
5. DROPPED CURBS FOR FUTURE HANDICAP RAMPS TO BE PROVIDED AT ALL CORNERS.
6. EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
7. ANNEXATION REQUIRED PRIOR TO RECORDATION OF FINAL PLATS INCLUDING AREAS NOT WITHIN THE CITY LIMITS.
8. HYDRAULIC ANALYSIS REQUIRED.
9. SANITARY SEWER MAIN AND OUTFALL ACREAGE FEES HAVE BEEN PAID.
10. ALL DITCHES WITHIN PROJECT LIMITS, WITH NO ASSOCIATED FLOODWAY, SHALL BE PIPED IF 48" OR LESS DIAMETER PIPE IS REQUIRED.
11. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE INSIDE THE 0.2% CHANCE FLOODPLAIN) AS SHOWN ON FIRM MAP NUMBERS 3720468600K, EFFECTIVE DATE JULY 7, 2014.
12. WETLANDS ARE A VALUABLE NATURAL RESOURCE WHICH PROVIDE IMPORTANT ECOLOGICAL FUNCTIONS. WETLANDS ARE REGULATED BY THE FEDERAL GOVERNMENT UNDER SECTION 404 OF THE CLEAN WATER ACT. THIS PROPERTY HAS BEEN EVALUATED FOR AREAS THAT MAY EXHIBIT THE INDICATORS OF THE THREE MAJOR CHARACTERISTICS OF WETLANDS: HYDROPHYTIC VEGETATION, HYDRIC SOILS, AND WETLAND HYDROLOGY. NO INDICATORS SUPPORTING WETLANDS WERE FOUND ON THIS PROPERTY.
13. PERIMETER BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PERFORMED BY COASTAL CAROLINA SURVEYORS, PLLC ENTITLED BOUNDARY AND TOPOGRAPHIC SURVEY FOR COVENTON DOWN SUBDIVISION DATED JUNE 7, 2016.
14. ELEVATIONS SHOWN ARE NAVD 88 VERTICAL DATUM.
15. MAINTENANCE FOR STORM DRAIN IN PROPOSED STREET ENDS AT ROAD RIGHT-OF-WAY. REMAINDER OF SYSTEM TO REMAIN THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
17. NO SEWER SERVICE SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL MAINS AND SERVICES HAVE BEEN INSTALLED ACCEPTED FOR MAINTENANCE BY G.U.C.
18. ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE A CITY OF GREENVILLE DRIVEWAY PERMIT. CURB AND GUTTER SHALL BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
19. DRIVEWAY PERMIT TO BE APPROVED BY NCDOT PRIOR APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
20. OUTFALL ACREAGE HAVE BEEN PAID FOR THIS PROPERTY.
21. WATER AND SEWER SERVICE IS PROVIDED BY GREENVILLE UTILITIES COMMISSION.
22. STREET LIGHTS TO BE INSTALLED BY GREENVILLE UTILITIES COMMISSION TO MATCH EXISTING LIGHT SPACING.
23. ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	31.19'	S11°54'31"E
L2	60.00'	S78°04'40"W
L3	71.17'	S78°04'40"W
L4	67.20'	S57°43'51"W
L5	73.54'	S77°11'33"W

CURVE TABLE

CURVE #	CH DIRECTION	CH LENGTH	RADIUS	DELTA
C1	S67°54'15"W	105.98'	300.00'	020.3476
C2	S67°27'42"W	101.42'	300.00'	019.4626

OWNERS:

THE COVENTON GROUP, LTD.
PO BOX 3075
GREENVILLE, NC 27836
PHONE: (252) 355-0752

SALTER PATH CAMP GROUND, INC
PO BOX 2323
ATLANTIC BEACH, NC 28512
PHONE: (252) 241-3458

A&D ENTERPRISES OF GREENVILLE, LLC
427 RAIN TREE DRIVE
GREENVILLE, NC 27834
PHONE: (252) 756-8606

DEVELOPER:

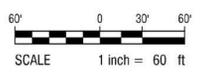
THE COVENTON GROUP, LTD.
PO BOX 3075
GREENVILLE, NC 27836
PHONE: (252) 355-0752

SITE DATA:

LINEAL FEET IN STREETS: 1,532 LF.
NUMBER OF LOTS CREATED: 5
ACREAGE IN TOTAL TRACT: 19.95 AC.±
ACREAGE IN PARKS, RECREATION AREAS, COMMON AREAS AND THE LIKE: NONE

Legend

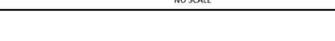
- AL AREA LIGHT
- BC BACK OF CURB
- BUDG BUILDING
- CB CATCH BASIN
- CI CURB INLET
- CO CLEAN OUT
- CONC CONCRETE
- CONC CONTROL POINT
- DBL DOUBLE
- DISH SATELLITE DISH
- ECM EXISTING CONCRETE MONUMENT
- ELEV ELEVATION
- ELEC ELECTRIC SERVICE
- EMH ELECTRIC MANHOLE
- EPED EXISTING PEDESTAL
- EX EXISTING
- FES FLARED END SECTION
- FL FIRE HYDRANT
- FLW FLOW LINE
- FO FIBER OPTIC
- F.S. FIRE SERVICE
- GI GAS METER
- GS GROUND SPOT ELEVATION
- GV GATE VALVE
- HF HEADWALL
- LF LINEAR FEET
- LP LIGHT POLE
- N/A NOT AVAILABLE
- SCHEDULE HIGH DENSITY POLYETHYLENE PIPE
- INVERT INVERT
- MNH MANHOLE
- OS OUTLET STRUCTURE
- PIP POST INDICATOR VALVE
- PIV POWER POLE
- PVC POLYVINYL CHLORIDE
- RCP REINFORCED CONCRETE PIPE
- RCN SANITARY
- RSO SANITARY SEWER CLEAN OUT
- RSO SANITARY SEWER MANHOLE
- TA TOP OF ASPHALT
- TC TOP OF CURB
- TOB TOP OF BANK
- TOE TOE OF SLOPE
- TPED TELEPHONE PEDESTAL
- TOT TOTAL
- TRANS TRANSFORMER
- TYP TYPICAL
- UGT UNDERGROUND ELECTRIC
- UGT UNDERGROUND TELEPHONE
- WM WATER METER
- WV WATER VALVE
- SL STREET LIGHT
- ELECTRIC EASEMENT
- ACCESS EASEMENT



TYPICAL INTERSECTION



TYPICAL STREET SECTION



7/12/16

PRELIMINARY PLAT
COVENTON DOWNE SUBDIVISION
BLOCK G

City of Greenville, Winterville Township, Pitt County NC

OWNER(S): (SEE ABOVE)
ADDRESS:
PHONE:

SURVEYED: BY OTHERS: APPROVED: BCF
DRAWN: EW DATE: 07-12-16
CHECKED: STA SCALE: 1" = 60'



City of Greenville, North Carolina

Meeting Date: 7/19/2016
Time: 6:30 PM

Title of Item: Ordinance to amend the Subdivision Ordinance by adding advertisement requirements for preliminary plat reviews by the Planning and Zoning Commission.

Explanation: **Abstract:** The City of Greenville Planning and Zoning Commission initiated this text amendment to require the advertisement of preliminary plats prior to the Planning and Zoning Commission's review.

Explanation: Greenville's Subdivision Ordinance does not require newspaper advertisements for preliminary plat application reviews prior to Planning and Zoning Commission meetings. The P & Z initiated this text amendment to require that advertisements will be published in the newspaper prior to the P & Z Commission's review to help raise awareness to the public.

Adopted minutes from the April 19, 2016 P & Z meeting when this item was initially raised are attached (Exhibit A).

This item was further discussed during the June 21, 2016 P & Z meeting. The draft motion from the June 21 meeting states, "Motion to initiate an amendment to the subdivision ordinance for preliminary plats to be advertised once a week for two successive weeks prior to the hearing and for advertisements to continue in the meantime."

The Planning and Zoning Commission is required to review and if supportive recommend an ordinance to require newspaper advertisements for preliminary plat reviews prior to Planning and Zoning Commission meetings since this requirement would be added in the Subdivision Ordinance.

Title 9, Chapter 5, Article B, Section 9-5-46 of the City Code is proposed to be amended by rewriting this section so that it shall read as follows. Underlined text denotes text to be added.

"Sec. 9-5-46 SAME; REVIEW PROCEDURE.

(a) The Planning and Zoning Commission shall review and take action on each preliminary plat duly presented to the Director of Community Development or designee. Before taking final action on the plat, the Planning and Zoning Commission shall hear the report of the Director of Community Development or designee and other public officials and agencies concerning the proposed development. If the preliminary plat is disapproved, the Planning and Zoning Commission shall specify the reasons for such action in writing.

(b) Before the final action by the Planning and Zoning Commission on a preliminary plat, notice that the preliminary plat will be reviewed at a meeting shall be published. The notice shall be given once a week for two successive weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 8 days nor more than 25 days before the date of the meeting. In computing such period the day of publication is not to be included but the day of the meeting is to be included.”

Fiscal Note:

The cost to the City to advertise each preliminary plat two times before each Planning and Zoning Commission meeting will be an additional \$110. The Commission has been reviewing an average of approximately 5 plats a year over the last few years. The estimated additional cost to the City is approximately \$550 a year.

Recommendation:

In staff's opinion, the proposed Subdivision Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan.

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 text 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."

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 text amendment, 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."

Attachments / click to download

 [Exhibit A - P & Z Adopted Minutes April 19, 2016](#)

 [Ordinance Subdivision Text Amendment to Require Preliminary Plat advertisements 1032638](#)

ORDINANCE NO. 16-
AN ORDINANCE AMENDING THE SUBDIVISION ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on the 18th day of August, 2016, at 6:00 p.m., in the Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Horizons: Greenville's Community Plan, 2004, Section 4, Implementation Element, Administration, Objective 1 to establish effective citizen/public participation in the Greenville planning process and Strategy 1(a) to advertise all meetings of the Greenville Planning and Zoning Commission and Board of Adjustment through newspaper advertisements and public service announcements;

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the provisions of North Carolina General Statute 160A-383, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, encourage effective citizen/public participation in the Greenville planning process;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1: That Title 9, Chapter 5, Article B, Section 9-5-46 of the City Code is hereby amended by rewriting said section so that it shall read as follows:

Sec. 9-5-46 SAME; REVIEW PROCEDURE.

(a) The Planning and Zoning Commission shall review and take action on each

preliminary plat duly presented to the Director of Community Development or designee. Before taking final action on the plat, the Planning and Zoning Commission shall hear the report of the Director of Community Development or designee and other public officials and agencies concerning the proposed development. If the preliminary plat is disapproved, the Planning and Zoning Commission shall specify the reasons for such action in writing.

(b) Before the final action by the Planning and Zoning Commission on a preliminary plat, notice that the preliminary plat will be reviewed at a meeting shall be published. The notice shall be given once a week for two successive weeks in a newspaper having general circulation in the area. The notice shall be published the first time not less than 8 days nor more than 25 days before the date of the meeting. In computing such period the day of publication is not to be included but the day of the meeting is to be included.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this 18th day of August, 2016.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

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: 7/19/2016
Time: 6:30 PM

Title of Item: Discussion Item - Staff briefing on the background and progress of the DRAFT long-range planning document entitled, Horizons 2026: Greenville's Community Plan.

Explanation: The Horizons 2026 Plan is tentatively scheduled to be reviewed by the Planning and Zoning Commission during a public hearing on August 16, 2016. The purpose of the staff briefing on July 19 is to allow staff time to describe steps that have been conducted during the nearly year-long period it has taken to develop the Plan so that the July 19 public hearing (and possibly a special Planning and Zoning Commission meeting prior to the Public Hearing) may allow more time to focus on the Plan itself rather than the background of the Plan's development.

Staff encourages Commissioners to begin familiarizing yourselves with the structure and contents of the draft Horizons 2026 Plan and Open House Summary Report prior to the July 19 Commission meeting. The Horizons 2026 Public Review Draft and the Plan's Appendices have been posted on the project website under the "Work Products" button at the following address: Horizons.GreenvilleNC.gov

The Horizons 2026 Public Review Draft, dated June 14, 2016, was unveiled during an Open House event on Monday, June 20, 2016 at the Greenville Convention Center. A summary report from the Open House is also posted on the project website under the "Public Participation" button under the website above.

Fiscal Note:

Recommendation:

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