

TO: Greenville Planning and Zoning Commission

FROM: Tom Weitnauer, Chief Planner

DATE: August 11, 2016

SUBJECT: Addendum to Planning and Zoning Commission August 16, 2016 Agenda Packet

This memorandum provides an addendum to the Planning and Zoning Commission, August 16, 2016 agenda packet for Item #3, Horizons 2026. This memo was prepared to convey the recommendations made by the Greenville Comprehensive Plan Committee (CPC) to the Greenville Planning and Zoning Commission requesting adjustments to the Horizons 2026: Greenville's Community Plan Public Hearing Draft dated August 5, 2016. At their August 10, 2016 advertised meeting, the CPC voted unanimously endorse and forward Horizons 2026 to the Planning and Zoning Commission to proceed to the Planning and Zoning Commission's public hearing with the following four adjustments.

1. Amend the Future Land Use and Character Category for Greenville Utilities Commission's (GUC) Operations Center located at 801 Mumford Road from TNLM (Traditional Neighborhood, Low to Medium Density) to IL (Industrial Logistics).

The Future Land Use and Character categories are designed to provide a flexible approach to guide future land use decisions in Greenville's planning and zoning jurisdiction, and in future areas that may one day be added to this jurisdiction. Most all of the categories include secondary uses such as institutional/civic that are intended to include utility uses that exist in neighborhoods and non-residential areas around town. The GUC Operations Center was coded as TNLM to reflect the character of the surrounding areas, understanding that some secondary uses, such as a utility operation may exist in these areas. What we now understand is that the GUC will likely be moving its Operations Center to a new location, and would like to open up this property as an economic development site. The CPC recommends changing the Future Land Use and Character category to reflect the vision for the future of this property. That also includes extending a Potential Conservation/Open Space buffer around the eastern periphery of the property to buffer it from adjacent residentially designated areas.

2. Add a New Implementation Action in Chapter 5: Creating Complete Neighborhoods, and in Chapter 9: Action Plan, to Develop Strategies to Stabilize and Revitalize the University Neighborhood

CPC Members are requesting that a new implementation action should be added to the plan to address the disinvestment and changes that have occurred in the University Neighborhood area due to decreasing owner occupancy and the increase of

student rental properties. And that this implementation action should be added to the list of priority actions included in Chapter 9: Action Plan. The specific Action language recommended is as follows:

Action 5.8: Develop Strategies to Stabilize and Revitalize the University Neighborhood

Develop a set of strategies intended to stabilize and revitalize the University Neighborhood and surrounding areas. This could include providing financing incentives for potential homebuyers, stricter enforcement of existing regulations, assessment of additional regulations to address nuisance and blight issues, partnering with ECU to develop programs to educate student renters about expectations for living in established Greenville neighborhoods, infrastructure improvements, and other strategies.

3. Update an Action in Chapter 6: Fostering A Resilient City, and in Chapter 9: Action Plan, to Support Implementation of the Greenville Watershed Master Plans, and to Add the Plans to the List of Relevant Plans on pages 14-15.

The City of Greenville's Stormwater Management Program has conducted a city-wide assessment of stormwater management issues: water quality, flooding, and erosion control. This is an effort to improve the city's stormwater system through a comprehensive evaluation of Greenville's watersheds and to recommend and prioritize projects that will control flooding, stabilize streams, and improve overall water quality in the city and adjacent areas. The Watershed Master Plans identify capital projects to meet the City's stormwater goals, and include adjustments to the Stormwater Ordinance to include best management practices. CPC members have requested that Action 6.4: Complete Development of Watershed Master Plans (page 141) be revised to reflect the current status of the plan and identify the implementation of these plans as a priority. They also request that this action should be added to the list of priority actions included in Chapter 9: Action Plan. The specific Action language recommended is as follows:

Action 6.4: Implement Greenville's Watershed Master Plans

Make it a priority to implement the recommendations included in the Fork Swamp, Greens Mill Run, Hardee Creek, Harris Mill Run / Schoolhouse Branch, Johnsons Mill / Parker Creek, Meetinghouse Branch, and Swift Creek Watershed Master Plans. This includes supporting the implementation of capital projects to meet Watershed Master Plan goals, and updates to the City's Stormwater Ordinance.

4. Add the 10th Street Connector Plan to the Relevant List of Plans on Pages 14-15

These four adjustments will be presented to the Planning & Zoning Commission for further discussion at the August 16, 2016 Public Hearing on the 2026 Horizons Plan.

Cc: Merrill Flood, Director of Community Development and Assistant City Manager
Dave Holec, City Attorney
Ben Griffith, Director of Community Development
Chantae Gooby, Planner II, Planning and Zoning Commission Liaison
Leigh Anne King, Clarion Associates
Greenville Comprehensive Plan Committee Members and Community Partners