

ADOPTED MINUTES FOR THE GREENVILLE PLANNING AND ZONING COMMISSION

September 15, 2020

The Greenville Planning and Zoning Commission met via electronic media on the above date at 6:00 pm. Due to COVID-19 safety measures, commission members connected electronically to the meeting from their own locations.

Chairman Robinson reminded the commission and public that recent actions by the North Carolina General Assembly has changed the way the commission will vote. Members will hear the item along with the public hearing, the public hearing will be closed, and the item will then be voted on to recess until a special meeting of the Planning and Zoning Commission on September 17, 2020 at 6PM. This will allow the public 24 hours after the hearing is closed to send in written comments via email which will then be presented to the commission. There will not be any public hearings or input during the September 17, 2020 meeting. The commission will discuss the item and then vote on the item in question.

Mr. Les Robinson - Chair *

Mr. Kevin Faison - *	Mr. Allen Thomas - *
Mr. Michael Overton -X	Mr. John Collins - *
Mr. Alan Brock - *	Mr. Hap Maxwell - *
Mr. Billy Parker - *	Mr. Brad Guth - *
Mr. Max Ray Joyner III - *	Mr. Chris West – X

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

VOTING MEMBERS: Robinson, Parker, Joyner, Maxwell, Collins, Brock, Faison, Thomas, Guth

PLANNING STAFF: Chantae Gooby, Chief Planner; Bradleigh Sceviour, Planner II; Tony Parker, Planner I; Margo Castro, GIS Technician II

OTHERS PRESENT: Emanuel McGirt, City Attorney; Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Thomas, seconded by Mr. Parker, to accept the minutes from the August 18, 2020 and August 20, 2020 meetings. Motion passed unanimously.

NEW BUSINESS

Preliminary Plats:

2. REQUEST BY CR DEVELOPMENT, LLC. THE PROPOSED PRELIMINARY PLAT ENTITLED, "BROOK HOLLOW, SECTION 5, IS LOCATED ON THE NORTH SIDE OF DICKINSON AVENUE NEAR THE INTERSECTION OF THE SAME AND WILLIAMS ROAD, AND IS FURTHER IDENTIFIED AS PARCEL NUMBERS 03077, 22777, AND 07914. THE PROPOSED PLAT CONSISTS (132) LOTS AND 71.69 ACRES.

Mr. Brad Sceviour delineated the property. The property is in the southwest quadrant of the city and is near the intersection of Dickinson Avenue and Williams Road and is adjacent to the current sections of Brook Hollow. There are 302 lots. Of these 300 will be for duplex housing, the other two larger lots will be used for multi-family

housing. The total acreage of the development is 71.69 acres. A portion of the property lies in the floodplain and is adjacent to Greens Mill Run. The portion impacted by the floodplain is in a conservation overlay zone, and there will be no construction in that area. The rest of the property is zoned R6 (Residential). The preliminary plat was reviewed by staff and meets all technical requirements. Staff recommends approval.

Mr. Robinson opened the public hearing.

Mr. Bryan Fegundas spoke in favor of the rezoning.

Mr. Robinson closed the public hearing and reminded the commission there will be no vote this evening.

Text Amendment:

2. ORDINANCE REQUESTED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND THE CITY CODE BY AMENDING ARTICLE J. TO CREATE STANDARDS FOR AGRICULTURAL MASTER PLAN COMMUNITIES

Mr. Brad Sceviour presented for staff. He stated that there was a desire from staff and from part of the development community to establish standards for a new type of development. This new type of community is very popular and is based around agriculture and healthy living. This will increase lifestyle options for current and future residents and will promote good health and walkable communities. A Master Plan Community is defined in Article J of the city ordinance and that the new community type could be accommodated by amending that article. A master plan community is a special type of development that allows a great deal of flexibility, requires a higher level of oversight, and is traditionally based around a golf courses and recreational amenities. This ordinance change will allow for agricultural amenities and farms in place of recreational amenities and golf courses. Farm land would take up the same space and prominence that a golf course would in a current Master Plan Community. He explained the process of creating a Master Plan Community. It is required to obtain a Special Use Permit (SUP), which is approved by the City Council. Next a preliminary plat must be approved by the Planning and Zoning Commission. Any major amendments to the SUP would be approved by City Council. Minor amendments will be approved by the Planning Director. He presented examples of this type of community found in our state and other locales. The amenities of an agricultural master plan community are open to the residents.

Mr. Joyner asked if the concept was to have limited residences and more green space.

Mr. Sceviour responded the concept does not specifically limit the development in this way.

Mr. Joyner asked if there were certain areas in the city staff is proposing for this type of development.

Mr. Sceviour said that there are already zones for Master Plan Communities, and this amendment would not alter those.

Mr. Joyner asked if this type development was proposed in those zones, would they have to be approved.

Mr. Sceviour said that if they are being considered for parcels already zoned for this use, the development could proceed.

Tim Newell spoke in favor of this amendment.

No one spoke in opposition.

Mr. Robinson closed the public hearing.

Motion made by Billy Parker, seconded by Allen Thomas, to recess consideration of these two items until 6PM, September 17, 2020. Motion passed unanimously.

Respectfully submitted,

Chantae Gooby
Chief Planner