

April 18, 2006

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

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

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

VOTING MEMBERS: Yates, Tozer, Ramey, Gordon, Moye, Randall, Baker, Lehman and Stokes.

PLANNING STAFF; Harry V. Hamilton, Jr., Chief Planner; Andy Thomas, Planner; Chantae Gooby, Planner; Niki Jones, Planner and Kathy Stanley, Secretary.

OTHERS PRESENT: Council member Ray Craft; Dave Holec, City Attorney; Robert Cheshire, Senior Engineer and Steve Yetman, Traffic Engineer.

MINUTES: Motion was made by Mr. Gordon, seconded by Mr. Ramey, to accept the March 21, 2006 minutes as presented. Motion carried unanimously.

REQUEST BY WILLIAM H. CLARK (REVISED) – CONTINUED

Chairman Yates advised the Commission that a letter of continuance has been received from the applicant.

Motion was made by Mr. Tozer, seconded by Mr. Ramey, to grant the continuance. Motion carried unanimously.

REQUEST BY COLLICE MOORE, HARVEY LEWIS AND PARKER
OVERTON – APPROVED

Chairman Yates stated that the first item under New Business is a request by Collice Moore, Harvey Lewis and Parker Overton to rezone 3.5269 acres located 310± feet south of East Tenth Street, east of Fox Haven Drive and Quail Hollow Road, and immediately east of Oakhurst Subdivision from R6 (Residential [High Density Multi-family]) to O (Office).

Ms. Chantae Gooby indicated the location of the property on the map. Ms. Gooby stated this request is to rezone 3.5 acres from High Density Multi-family to Office. The property is located along East Tenth Street. The property is surrounded by vacant and single family homes. The property is impacted by the 100 and 500 year floodplain in association with Hardee Creek. There is a recognized focus area at the intersection of East Tenth Street and Port Terminal Road and East Tenth Street is considered a gateway corridor. The proposed rezoning could generate an increase of 280 trips. Ms. Gooby presented a map of the multi-family and duplex development in the area. The Land Use Plan recommends commercial along the southern right-of-way of East Tenth Street. The Plan further recommends a conservation open space to act as a buffer between the Oakhurst Subdivision and the recognized focus area. Due to the shape of the property and the topography staff anticipates that the subject property could yield approximately 10 multi-family units. The proposed Office district does not contain a residential option, however, it would allow for commercial cross-district parking associated with the heavy commercial property to the east. In staff's opinion the request is in compliance with the Horizons Plan and the Land Use Plan.

Mr. Ken Malpass, Malpass & Associates, representing the applicants stated that the main purpose of the request is to work with the commercial highway property that is there for parking.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Tozer, 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.

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REQUEST BY ZIMMER DEVELOPMENT, INC. – APPROVED

Chairman Yates stated that the next item is a request by Zimmer Development, Inc. for a preliminary plat entitled “The Shoppes at Greenville Grande”. The property is located north of Greenville Boulevard at its intersection with Mall Drive and west of the Cracker Barrel Restaurant. The preliminary plat consists of 3 lots on 16.02 acres.

Mr. Andy Thomas delineated the property on a map. Mr. Thomas stated this a preliminary plat for The Shoppes at Greenville Grande. The property is located north of Greenville Boulevard at its intersection with Mall Drive and west of the Cracker Barrel Restaurant. The property is zoned Heavy Commercial and consists of three lots with the anticipated use being heavy commercial. The property is located on a major thoroughfare. The property is not impacted by the floodplain. Mr. Thomas stated that The Daily Reflector recently published an article about a commercial development that will contain a movie theater and shopping complex that will open soon. The Commission should not rely on that information as it can be any of the uses allowable in the zoning district. Mr. Thomas stated that the map being presented is a site design and they should not consider that but consider the lots. The proposed development will replace several mobile home sales lots. There is a 50 foot Tar-Pamlico riparian buffer along the western boundary and a portion of the northern boundary. There will be on site stormwater detention.

No one spoke in favor of the request.

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Tozer, to approve the request. Motion carried unanimously.

REQUEST BY W & A DEVELOPMENT, LLC – APPROVED

Chairman Yates stated that the next item is a request for a preliminary plat by W & A Development, LLC entitled “Tiburon”. The property is located on Teakwood Drive and west of Teakwood Subdivision. The preliminary plat consists of 73 lots on 26.40 acres.

Mr. Thomas stated this preliminary plat request is by W & A Development, LLC. The property is currently zoned RA-20, Residential-Agricultural and the anticipated use is single-Family Residential on 73 lots. Mr. Thomas explained that prior to the meeting he had passed out a replacement map of the property because the

Engineering Department had requested changes on the grades and the new maps reflect that change. The property is not impacted by the floodplain. This development will extend the existing Teakwood Drive into a new street network, which will provide connections to the north and south. Sidewalks are provided. There is a 100-foot GUC power line easement to the west. This property is located within one of the thoroughfare corridors, Allen Road, which is identified by the North Carolina Department of Transportation. A final routing has not been determined at this time. If a single route had been determined then the City of Greenville could protect the corridor. By identifying multiple corridors, the NCDOT has rendered the City unable to protect any of the corridors. At this point, all we can do is to have the designer to illustrate the potential thoroughfare and advise potential property owners that the property is contained within one of the potential corridors. There will be on site stormwater detention. Mr. Thomas stated that no park lands have been dedicated.

Mr. Cliff Harris, Harris Engineering and Surveying, representing the applicant, spoke on behalf of the request. Mr. Harris stated that they have worked closely with the Planning and Engineering Departments to address any concerns.

Mr. T. R. Rauf, 1176 Teakwood Drive, asked if consideration has been given to the traffic going through Teakwood Drive once development begins.

Mr. Harry Hamilton stated that there wouldn't be any part of this plan to require improvement of the existing Teakwood Drive. That is a condition that was created through a county approval before it was brought into the city's ETJ. There is interconnectivity to the north and south as possible and little opportunity to extend the road to the west due to the future road alignment and easement.

Motion was made by Mr. Ramey, seconded by Mr. Tozer, to approve the request. Motion carried unanimously.

REQUEST BY NEWBOLD CONTRACTING – APPROVED

Chairman Yates stated that the next item is a request for a preliminary plat by Newbold Contracting entitled "Manning Forest". The property is located west of Williams Road and south of Dickinson Avenue. The preliminary plat consists of one lot on 14.182 acres.

Mr. Thomas indicated the subject property on the map. The developer is Newbold Contracting. The property is located west of Williams Road and south of Dickinson Avenue. The property is currently zoned Residential-Agricultural and Residential medium density. The anticipated use is multi-family and one lot. The property is not impacted by the floodplain. The majority of this property is zoned R-6, Residential, medium density. It is anticipated that multi-family development will be construed on the property. There is a site plan under review at this time. No multi-family will be placed in the RA-20 district, which will act as a buffer. The developer is extending a public street to the west and north to adjacent vacant properties that are suitable for future development. A sidewalk is provided. There is a fifty-foot Tar-Pamlico riparian buffer along the sewer easement. There will be on site stormwater detention.

No one spoke in favor.

No one spoke in opposition.

Motion was made by Mr. Ramey, seconded by Mr. Tozer, to approve the plat.
Motion carried unanimously.

REQUEST BY J. STEPHEN JANOWSKI – APPROVED

Chairman Yates stated that the next item is a request by J. Stephen Janowski to amend the parking regulations for the use entitled “Motel/hotel”, to require 1 parking space per unit for the first 50 units, and 1/2 space for each unit over 50, plus 1 space per 2 employees, plus requirements for any other associated use such as a restaurant, lounge, etc.

Mr. Harry Hamilton stated this is a request to amend the zoning regulations and concerns motel/hotel parking requirements. The request is to require one parking space per unit for the first 50 units and 1/2 space for each additional unit over 50 plus one space per 2 employees, plus requirements for any other associated use such as a restaurant or lounge. Mr. Hamilton explained that this would only involve the principal parking requirement which is the number of spaces per unit. Mr. Hamilton stated that the current requirement is one space per unit. The proposed requirement is one parking space per unit for the first 50 units and 1/2 space for each additional unit over 50. Mr. Hamilton stated that 12 cities were surveyed in respect to their parking requirement. Mr. Hamilton stated that six cities require 1 space per room; 2 cities require 1.24 spaces per room; one city requires 1/2 space per room;

one city requires 1 space (motel) or 1/3 space (hotel) per room; one city requires 1 space per first 100 units, plus ½ space per each unit over 100 and one city requires 1.25 spaces per first 50 units, plus one space per each unit over 50. Mr. Hamilton stated that there is no standard requirement for hotel/motel. Mr. Hamilton made reference to Mr. Janowski's letter included in the packets explaining justification for the change. Mr. Hamilton stated that staff does not object to the request.

Mr. Steve Janowski, Baldwin and Associates, spoke on behalf of the request. Mr. Janowski explained the reason for requesting the amendment.



Baldwin and ASSOCIATES

ENGINEERING, SURVEYING & PLANNING

Michael W. Baldwin, PLS

J.S. Janowski, PE

March 21, 2006, Revised 4/11/06

To: The Greenville Planning and Zoning Board
The Greenville City Council

From: J. Stephen Janowski, PE
Baldwin and Associates

Re: Request to change the parking requirements for Motel/Hotel

Revise

From:
Section 9-4-252 Schedule of Required Parking Spaces

(48) Motel/Hotel 1 space per unit, plus 1 space per 2 employees, plus
Requirements for any other associated use such as a
restaurant, lounge, etc.

To:
Section 9-4-252 Schedule of Required Parking Spaces

(48) Motel/Hotel 1 space per unit, for the first 50 rooms and ½ space per additional
room, plus requirements for any other associated use such as a
restaurant, lounge, etc.

The purpose for this request is take into account that hotels are rarely full and the typical for Greenville, North Carolina is approximately 65% full. Rarely does one room require one automobile since many persons are being accommodated while attending conferences or visiting family and several rooms will be rented from one vehicle. This means that even the rare time when every room is occupied that the parking lot will not be 100% full. Hotel rooms are full during the evening hours where staff parking is minimal. For example, a 110 room hotel would have an engineer, a general manager and an assistant manager on site during all shifts. However; the cleaning staff, approximately 1 person per 16 rooms would not be on the site during the peak evening hours. Where restaurants, lounges and meeting spaces are provide additional parking would be required by the ordinance to meet these needs individually and in addition to the needs of the hotel. The reduction in parking would eliminate impervious area that

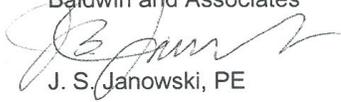
1015 Conference Drive □ Greenville, North Carolina 27858 □ 252-756-1390 □ Fax: 252-321-1412

□ Email: admin@baldwinandassociatesnc.com □

March 21, 2006
Page 2

would remain unoccupied every day of the year and it would allow the hotel owner to add additional units and provide additional tax base while eliminating impervious area.

Sincerely,
Baldwin and Associates



J. S. Janowski, PE

No one spoke in opposition.

Motion was made by Mr. Baker, seconded by Mr. Moye, to approve the amendment. Motion carried unanimously.

There being no further business motion was made by Mr. Ramey, seconded by Mr. Tozer to adjourn at 7 PM.

Respectfully submitted,

Merrill Flood
Secretary