

PITT COUNTY PLANNING BOARD
MINUTES January 15, 2020
 GREENVILLE, NORTH CAROLINA

The Pitt County Planning Board met in a regular session on Wednesday, January 15, 2020, at 5:30 p.m. in the 2ND FLOOR EUGENE JAMES AUDITORIUM of the Pitt County Office Building, 1717 W. 5th Street, Greenville, North Carolina.

1. CALL TO ORDER

Chairman Hemby called the meeting to order at 5:30 p.m. and welcomed guests.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Don Brown led the Board in a moment of prayer and David Davenport led the Pledge of Allegiance.

The following members were present:

Don Brown	R.J. Hemby
Naomi Buck	Steve Little
David Davenport	Tucker Moore
Brad Guth	Maria Rogerson

The following members were absent:

Faye Barefoot
 Danny Smith

Staff in Attendance:

James Rhodes, Director
 Jonas Hill, Assistant Director
 Tabitha Auten, Office Manager
 Eric Gooby, Senior Planner
 Ben Rogers, Planner I
 Jordan Smith, Assistant County Attorney

3. APPROVAL OF MINUTES OF NOVEMBER 20, 2019 MEETING

UPON MOTION by David Davenport, seconded by Don Brown, the Pitt County Planning Board voted unanimously to approve the minutes of the November 20, 2019 meeting.

4. PUBLIC ADDRESSES TO THE BOARD

ADMINISTRATIVE MATTERS

5. PLANNING BOARD APPOINTMENTS

Mr. Rhodes advised the Board that Ricky Hines resigned from the Planning Board on November 6, 2109. Mr. Hines was the representative in District 4. The Board of Commissioners met on January 13, 2020 and appointed Fred Austin to District 4. The appointed term will expire September 30, 2020.

6. PLANNING BOARD LIAISON

Mr. Rhodes advised the Board that the Board of Commissioners met on January 13, 2020 and appointed Commissioner Tom Coulson to serve as the Commissioner designee liaison to the Planning Board. Commissioner Coulson's term will expire December 31, 2020.

7. BEAVER MANAGEMENT ASSISTANCE PROGRAM COMMITTEE

Mr. Rhodes advised the Board that on November 5, 2001, the Pitt County Board of Commissioners authorized the expansion of the USDA's Beaver Management Assistance Program by contracting with the agency to provide assistance to assist citizens who experience drainage problems caused by beavers.

Mr. Rhodes noted that at that time, the Commissioners established a Beaver Management Oversight Committee to oversee the program. This committee is comprised of several local agencies, as well as one member of the Planning Board. Mr. Rhodes advised that in the past, Johnnie Pinner has served as the Planning Board's representative, with Aaron Hines (former member) serving as his alternate. Since Mr. Pinner and Mr. Hines are no longer serving on the Planning Board, another committee member and alternate should be appointed to represent the Planning Board.

UPON MOTION by David Davenport, seconded by Don Brown, the Pitt County Planning Board voted unanimously to appoint Steve Little representative to the Beaver Management Oversight Committee.

REZONING REQUEST

8. ANGEL HERRERA REZONING: Located on the northeastern corner of the intersection of US 264 East and SR 1564 (Old Washington Road) in the Pactolus Township

Mr. Gooby presented the Board with a petition from Angel Herrera requesting that his property be rezoned from Light Industrial (LI) to General Commercial (Conditional District) (GC(CD)). The property is located on the northeastern corner of the intersection of US 264 East and SR 1564 (Old Washington Road) in the Pactolus Township. The property is 1.71 acres, the entirety of which is proposed for rezoning.

Mr. Gooby noted the uses in the area are predominately a mix of residential, commercial, agricultural, and institutional land uses. The property is within one mile of several General Commercial and General Industrial-zoned properties along US 264 East, including a used car dealership, two commercial shell buildings, and a stone products business. The request will be heard by the Board of Commissioners on February 17, 2020.

Mr. Gooby advised the Board that the property was previously rezoned by the Board of Commissioners on April 18, 2005 from Rural Agricultural (RA) to Light Industrial (LI). As per the minutes of the public hearing, it was indicated that the property owner at the time (James T. Boyd) planned to operate a fencing business on the site, however, the rezoning request was not conditional and the property was never developed for the stated purpose.

Mr. Gooby advised the Board that on December 3, 2019, Planning staff became aware of an automobile repair business that was operating on the property and observed that a large number of vehicles has accumulated on the site. It was determined that the use is operating without a zoning compliance permit and is not permitted within the current Light Industrial (LI) zoning district. Mr. Gooby advised that the request is an effort to bring the property into compliance.

Mr. Gooby advised that Planning staff finds that the request is consistent with the Pitt County Comprehensive Land Use Plan given the property's future land use designation as a Commercial Crossroads Community, as well as its location within close proximity to other General Commercial and General Industrial-zoned property.

Mr. Gooby advised the Board that Planning staff finds that the request is reasonable and in the public interest because the subject property is located along a major thoroughfare (US 264 East) within an area that is designated for commercial crossroads development. In addition, there are several existing General Commercial-zoned properties located within close proximity to the property.

Mr. Gooby advised that Planning staff recommends approval of the request by Angel Herrera to rezone 1.71 acres located on the northeastern corner of the intersection of US 264 and SR 1564 (Old Washington Road), from Light Industrial (LI) to General Commercial (Conditional District (GC(CD))) to allow automobile repair service, automobile towing service, motor vehicle sales, and tire sales with the following additional conditions:

- The lot shall not be maintained, used, or operated as a salvage yard for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts. No more than two (2) unlicensed, used motor vehicles which cannot be operated under their own power may be kept or stored on the property for a period of 15 days or more.
- No zoning compliance permit shall be issued until a site plan, prepared in accordance with Appendix B of the Zoning Ordinance, is submitted to Pitt County Planning for review and approval. The site plan shall include, but is not limited to, the following:
 - A minimum 50-foot wide highway buffer yard is required along the entire property line adjacent to the US 264 rights-of-way.
 - Side and/or rear buffer yards not less than 20 feet wide where the proposed development abuts a residential zoning district or residentially-used lots.
 - A landscaping plan is required and shall include a combination of trees, shrubs, grasses, and other ground cover in accordance with the requirements of Section 7(D)(4) "Landscaping of Buffer Yards".
 - Accessory buildings as well as parking and loading areas shall not be located within any required buffer yard.

- Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient weight and thickness and consistency to support anticipated traffic volumes and weights.
- A floodplain development permit is required prior to development within the special flood hazard area.
- A soil erosion and sedimentation control plan shall be submitted for any future development of this property that results in land disturbance over one (1) acre.
- This site must comply with the Pitt County Stormwater Ordinance for Nutrient Control. Nutrient loading and peak flow calculations shall be reviewed and approved prior to any improvements involving more than one-half acre.
- Obtain all required permits from Pitt County Inspections to occupy the existing mobile office trailer, and comply with all applicable Environmental Health requirements for wastewater disposal.

Chairman Hemby opened the public comment session for the Angel Herrera rezoning request.

Mr. Gooby presented the Board with a letter from Ronnie Little and Ernest Dickens Heirs of 7806 US 264 E, Washington, NC that expressed their concern that the rezoning request would decrease the value of their property.

There being no more public comments, Chairman Hemby closed the public comment session for the Angel Herrera rezoning request.

UPON MOTION by Brad Guth, and seconded by Steve Little, the Pitt County Planning Board voted unanimously to recommend approval of the Angel Herrera requesting that his property be rezoned from Light Industrial (LI) to General Commercial (Conditional District) (GC(CD)).

PLANNING MATTERS

9. NC 43 SOUTH CORRIDOR LAND USE PLAN MONTHLY PROGRESS UPDATE

Mr. Gooby presented the Board with the following updates on the Southwest Bypass Project activities for the month of December 2019.

Completed tasks:

- Pitt County Planning Board members Brad Guth and David Davenport and City of Greenville Planning and Zoning Board members Kevin Faison and Max Ray Joyner III appointed to serve on project working group.
- Proposed cost estimates reviewed and approved by NCDOT.

Next steps:

- Finalize contract with Stewart
- Organize stakeholder interviews
- Finalize organization of working group and develop distribution list

10. CENSUS 2020 COMPLETE COUNT COMMITTEE

Mr. Rhodes advised the Board that Census 2020 Complete Count Committee (CCC) held a meeting on January 9, 2020, and provided the Board with an update on the process of the 2020 Census. Mr. Rhodes presented the Board with the following schedule for the Committee:

- Friday, February 14, 2020 – NCWORKS Bus Tour
- Thursday, March 5, 2020 – Meeting
- Wednesday, April 1, 2020 – Census Day & County-wide Promotional Event
- Thursday, June 4th, 2020 - Meeting

INFORMATIONAL ITEMS

11. PROPOSED AMENDMENTS TO THE PITT COUNTY SUBDIVISION ORDINANCE

Mr. Rhodes advised the Board that Planning staff presented the Board of Commissioners with a draft amendment to the Pitt County Subdivision Ordinance. Mr. Rhodes stated that as required by an amendment to G.S. 160A-372, the draft amendment to the Pitt County Subdivision Ordinance is recommended in order to be consistent with the General Statutes. Mr. Rhodes advised the Board that the Board of Commissioners approved the proposed amendment at its November 20, 2019 meeting.

12. GLANDON FOREST EQUITY, LLC REZONING REQUEST – ZONING ORDINANCE MAP AMENDMENT

Mr. Rhodes advised the Board that the Planning Department received a petition from Glandon Forest Equity, LLC requesting that property owned by Mary Johnson Dixon be rezoned from Rural Agricultural (RA) to General Commercial (GC). The property is located on the eastern side of NC 43 South, north of its intersection with SR 1753 (Stokestown-St. Johns Road) in the Chicod Township. The property is 2.77 acres, the entirety of which is proposed for rezoning. Mr. Rhodes advised the Board that the Board of Commissioners approved the rezoning request at its December 16, 2019 meeting.

13. TOWN OF FARMVILLE EXTRATERRITORIAL JURISDICTION EXTENSION REQUEST

Mr. Rhodes advised the Board that the Planning Department received a request by the Town of Farmville to extend its extraterritorial jurisdiction (ETJ). On November 20, 2019, the Pitt County Planning Board held a public comment session regarding the proposed extension and voted unanimously to recommend approval of the request. As per the County's policy for the expansion of municipal ETJ limits, the Board of County Commissioners shall hold a public hearing to receive public comments and concerns. Following the public hearing, the Board will review the information, taking into consideration the Planning Board's recommendation and public comments, and take action on the request.

Mr. Rhodes advised the Board that the Town of Farmville's request is to extend the ETJ northwest of the current Town limits and ETJ to include Parcel 03260 owned by Anne B.

Byrd and C. Bynum Satterwhite. The property owners have requested to be included within the Town's ETJ in order to become eligible for ElectriCities Smart Sites Certification Program. Mr. Rhodes advised the Board that the Board of Commissioners approved the request by the Town of Farmville at its December 16, 2019 meeting.

14. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROAD SYSTEM (NCDOT) REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM – TRELIS ROAD AND TWIN CREEKS ROAD IN TWIN CREEKS SUBDIVISION

Mr. Rhodes advised that the NCDOT, after receiving a petition requesting that a road be added to the State Maintained Secondary Road System, investigates the situation to determine if the road meets their requirement. After this investigation, if it is determined that the road meets certain criteria, the NCDOT will request the County's endorsement for the addition by way of a resolution. Mr. Rhodes stated the NCDOT requested the addition of Trellis Road and Twin Creeks Road in the Twin Creeks Subdivision to the State's system. Mr. Rhodes advised the Board of Commissioners approved the request and resolution at the December 2, 2019 meeting.

15. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ROAD SYSTEM (NCDOT) REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM – EASTMAN ROAD IN THE ASHBURN ACRES SUBDIVISION

Mr. Rhodes advised that the NCDOT, after receiving a petition requesting that a road be added to the State Maintained Secondary Road System, investigates the situation to determine if the road meets their requirement. After this investigation, if it is determined that the road meets certain criteria, the NCDOT will request the County's endorsement for the addition by way of a resolution. Mr. Rhodes stated the NCDOT requested the addition of Eastman Road in the Ashburn Acres Subdivision to the State's system. Mr. Rhodes advised the Board of Commissioners approved the request and resolution at the December 2, 2019 meeting.

16. WOODLAND STEWARDS – A REGIONAL EXTENSION PROGRAM FOR LANDOWNERS

Mr. Rhodes advised the Board that the Cooperative Extension would be hosting a four-part course for woodland owners on how to manage your woodlands. The course is through Woodland Stewards, a regional extension program for landowners. For more information contact Leigh Guth at the Cooperative Extension office. The courses that will be covered are:

- February 6, 2020 – Woodland Management: What is Right for You and Your Woodland?
- February 13, 2020 – Understanding the Financial Aspects of Woodland Management
- February 20, 2020 – More than Timber: Income Opportunities from Non-Timber Products
- February 27, 2020 – Launching Your Woodland Legacy: Intact, In Forest, and in Family Ownership

17. DEPARTMENTAL MONTHLY REPORT FOR NOVEMBER AND DECEMBER

18. VARIOUS CORRESPONDENCE AND ARTICLES

19. ADJOURNMENT

There being no further business, the Pitt County Planning Board adjourned at 6:05pm.

Respectfully submitted,
/s/James Rhodes
Executive Secretary