

PITT COUNTY PLANNING BOARD
MINUTES February 20, 2019
 GREENVILLE, NORTH CAROLINA

The Pitt County Planning Board met in a regular session on Wednesday, February 20, 2019, 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

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

2. PRAYER AND PLEDGE OF ALLEGIANCE

Steve Little led the Board in a moment of prayer and Johnny Pinner led the Pledge of Allegiance.

The following members were present:

Faye Barefoot	R.J. Hemby
Don Brown	Steve Little
David Davenport	Tucker Moore
Brad Guth	Johnny Pinner

The following members were absent:

Ricky Hines
 Maria Rogerson
 Danny Smith

Staff in Attendance:

James Rhodes, 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, 2018 MEETING

UPON MOTION by Steve Little, seconded by Johnny Pinner, the Pitt County Planning Board voted unanimously to approve the minutes of the November 20, 2018 meeting.

ADMINISTRATIVE MATTERS

4. PLANNING BOARD REAPPOINTMENT AND APPOINTMENT FOR DISTRICT B

Vice-Chairman Hemby asked Mr. Brown to formally introduce himself to the Board. Mr. Brown was appointed to District B (3&6) by the Board of Commissioners at its November 19, 2018 meeting. The appointed term will expire September 30, 2021.

Ms. Auten administered the Oath of Office to Mr. Brown.

5. **PLANNING BOARD LIAISON**

Mr. Vice-Chairman Hemby advised the Board of Commissioners met on January 7, 2019 and appointed Commissioner Tom Coulson to serve as the Commissioner designee to the Planning Board. Commissioner Coulson's term will expire December 31, 2019.

REZONING REQUEST

6. **CAROL PEADEN BROWN CONDITIONAL REZONING:** Located on the southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway

Mr. Gooby presented the Board with a petition from Carol Peaden Brown requesting that a portion of her properties be rezoned from Rural Residential (RR) to Rural Agricultural (Conditional District) (RA(CD)) for the operation of a sand mine. The property is located on the southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway in the Belvoir Township. The property is 67.07 acres, the entirety of which is proposed for rezoning. Mr. Gooby noted the uses in the area are a mix of agricultural and residential land uses (predominantly manufactured homes). The property is located in close proximity to Belvoir Elementary School as well as the interchange with Martin Luther King, Jr. Highway. The property is located within one mile of several existing sand mines. The request will be heard by the Board of Commissioners on March, 25, 2019.

Mr. Gooby advised that Planning staff finds that the request is consistent with the Pitt County Comprehensive Land Use Plan given the property's location on a major highway and proximity to Martin Luther King, Jr. Highway. Additionally the site is located within close proximity to several existing sand mines and other industrial land uses, including a concrete plant and a construction and demolition debris land fill. Planning staff also finds that the request is reasonable and in the public interest because there is very limited residential development directly adjacent to the property and the site is in very close proximity to the interchange with Martin Luther King, Jr. Highway. Additionally, the request is reasonable as several other properties in close proximity to the site have been rezoned to Rural Agricultural for the purposes of operating sand mines, including requests by E.R. Lewis Construction and Julian Harris.

Mr. Gooby advised that Planning staff recommends approval of the request by Carol Peaden Brown to rezone 67.07 acres located along the southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway from Rural Residential (RR) to Rural Agricultural (RA(CD)) for operation of a sand mine and recommends the following additional conditions:

- Subsequent to approval of the rezoning request, a conditional use permit must be issued by the Pitt County Board of Commissioners prior to operation of the sand mine.
- Obtain a floodplain development permit from Pitt County Planning Department prior to development.
- Obtain NCDOT driveway permit and comply with all NCDOT requirements for driveway access.

Vice-Chairman Hemby opened the public comment session for the Carol Peaden Brown rezoning request.

Aaron Errickson, Director of Facilities for Pitt County Schools, stated facilities staff has concerns related to the proposed rezoning request, in particular Parcel 49756 and Parcel 49757. Parcel 49756 is less than two tenths of a mile from Belvoir Elementary School. Mr. Errickson stated in their research of the rezoning request, sand mines within four tenths of a mile of educational facilities raise concerns about air quality issues, especially for playgrounds within that range. There are other sand mines in the area that are outside the four tenths of a mile range and the facilities staff doesn't have any objection to those sand mines. Mr. Errickson stated their biggest concern is with the additional truck traffic, noise and air quality.

Bryan Fagundus of ARK Consulting Group stated they are a civil engineering firm located in Greenville and representing Ms. Brown. Mr. Fagundas advised that his firm's preparing the conditional use plan and has facilitated the request for Ms. Brown. The request is in compliance with the Pitt County Land Use Plan. The site is located directly on NC 33, almost adjacent to the bypass. Mr. Fagundas stated that he has been in contact with the North Carolina Department of Transportation to discuss the driveway location. NCDOT wants the driveway to be located as far west away from the interchange as possible. Mr. Fagundas stated they advised NCDOT they wanted to place the driveway as far away from the school as possible. They have agreed to place the driveway midway so that the driveway is plus or minus 700 feet from the school and plus or minus 1,000 feet from the bypass. Mr. Fagundas stated relative to air quality, in addition to the County issuing a Conditional Use Permit for the request, they must obtain a State mining permit from Energy, Mineral and Land Resources (NC DEQ). NC DEQ will monitor the air quality. Mr. Fagundas stated it is a positive that the trucks will exit onto NC 33, and there is not additional residential population between the location and the bypass. He stated that the majority of the truck traffic will go directly to the bypass. Mr. Fagundas stated they understand the concern with additional noise. Part of the screening berms and part of the hours of operation that the County dictates will assist with the noise concerns.

Mr. Guth asked Mr. Fagundas in his experience how is the air quality monitored and addressed by the State.

Mr. Fagundas stated that generally sites which only mine sand, but are not processing the sand, do not have air quality issues. The sand is dug and cast into a truck and hauled off site. The air quality issue typically comes from the truck traffic, not a continual processing

operation that is causing dust. To mitigate the issue the haul road is improved with gravel or a water truck is kept on site to water down the road.

There being no more public comments, Vice-Chairman Hemby closed the public comment session for the Carol Peaden Brown rezoning request.

UPON MOTION by Steve Little and seconded by Faye Barefoot, the Pitt County Planning Board voted unanimously to recommend approval of the Carol Peaden Brown request to rezone 67.07 acres located on the southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway in the Belvoir Township from Rural Residential (RR) to Rural Agricultural (Conditional District) (RA(CD)) for the operation of a sand mine.

7. GLANDON FOREST EQUITY, LLC REZONING: Located on the northern side of NC 30, southeast of its intersection with NC 903 North

Mr. Gooby presented the Board with a petition from Glandon Forest Equity, LLC requesting that a portion of property owned by George Sutton be rezoned from Rural Residential (RR) to General Commercial (GC). The property is located on the northern side of NC 30, southeast of its intersection with NC 903 North in the Carolina Township. The property is 0.55 acres, of which 0.141 acres is proposed for rezoning. Mr. Gooby noted the uses in the area are predominantly a mix of single-family residential, commercial, government and institutional land uses. The property is in close proximity to several General Commercial-zoned properties located at the intersection of NC 30 and NC 903 North. Other non-residential land uses in the vicinity include Stokes Mart convenience store, Stokes Regional Water Corporation, Carolina Township Volunteer Fire Department, and a vacant commercial building adjacent to the property. The request will be heard by the Board of Commissioners on March 25, 2019.

Mr. Gooby advised that Planning staff finds the request is consistent with the Pitt County Land Use Plan given the property's future land use designation as a Commercial Crossroads Community, as well as its location adjacent to and within close proximity to other General Commercial-zoned property located at the intersection of NC 30 and 903 North. Planning staff also finds the request is reasonable and in the public interest because the subject property is located near a major intersection within an area that is designated for commercial crossroads development. In addition, there are several existing General Commercial-zoned properties adjacent to and within lose proximity to the property.

Mr. Gooby advised that Planning staff recommends approval of the request by Glandon Forest Equity, LLC to rezone 0.141 acres located on the northern side of NC 30, southeast of its intersection with NC 903 North in the Carolina Township from Rural Residential (RR) to General Commercial (GC).

Vice-Chairman Hemby opened the public comment session for the Glandon Forest Equity, LLC rezoning request.

There being no public comments, Vice-Chairman Hemby closed the public comment session for the Glandon Forest Equity, LLC rezoning request.

UPON MOTION by Johnny Pinner and seconded by David Davenport, the Board voted unanimously to recommend approval of the Glandon Forest Equity, LLC request to rezone 0.141 acres located on the northern side of NC 30, southeast of its intersection with NC 90 North in the Carolina Township from Rural Residential (RR) to General Commercial (GC).

PLANNING MATTERS

8. SOUTHWEST BYPASS CORRIDOR LAND USE PLAN MONTHLY PROGRESS UPDATE

Mr. Gooby noted as discussed at the Board's November meeting, Planning staff has initiated implementation of the Southwest Bypass Land Use Plan. The consulting firm that assisted with development of the plan, Stewart, Inc., will again assist the County with development of the amendments. Mr. Gooby advised that the amendments are proposed to enhance the County's zoning regulations to preserve the rural and agricultural character of the area, to create new design standards for mixed use and conservation design, to establish additional protections for the Renston Historic Area, and to enhance screening, buffering, and lighting standards for non-residential uses along the corridor.

Mr. Gooby advised Planning staff hosted meetings with stakeholders from the Renston Historic District on February 27, 2019 in the Goess Student Center at Pitt Community College. The meetings were held at 4:00pm and 6:00pm and were intended to get stakeholder input on the future development of the Renston area.

9. RESULTS OF 2018 ANNUAL ZONING INSPECTIONS

Mr. Rogers advised the Board that per the Pitt County Zoning Ordinance, the Zoning Administrator shall periodically inspect the use and maintenance of properties to ensure continued compliance with the Zoning Ordinance, the approved petition and site plan, and any conditions attached by the Board of Commissioners or Board of Adjustment to approval of a petition. Mr. Rogers noted that Planning staff completed annual inspections of properties that have been granted conditional use permits and special use permits and the following depicts the current status of the properties that were inspected.

• Number of properties investigated	53
• Violations found	5
• Expired Permits	18
• Violations resolved to date	1
• Outstanding violations	4

Mr. Rogers noted the types of violations included sand mine buffer encroachments, landscaping that had not been installed according to the approved site plan and required landscaping that had been removed.

INFORMATIONAL ITEMS

10. HURRICANE FLORENCE HAZARD MITIGATION GRANT (HMPG DR-4393)

Mr. Rhodes advised the Board that Pitt County has begun the process of soliciting applications for the Hazard Mitigation Grant (Buyout) Program related to Hurricane Florence. Planning staff and a representative from NC Emergency Management were available at the Pitt County Agricultural Center Conference Room on Tuesday, December 11, 2018, from 1pm-6pm and at the Grifton Train Depot Wednesday, December 12, 2018, from 9am to 1pm to assist with applications from citizens whose homes were damaged by Hurricane Florence and would like their property considered for a potential buyout.

Mr. Rhodes advised at the Board of Commissioners January 7, 2019, the Board was asked to set local priorities for selecting applications to be forwarded to NC Emergency Management and FEMA. Applications were accepted by Pitt County until January 11, 2019. The deadline for Pitt County to submit the Letter of Interest with the list of applicants was January 31, 2019. NCEM will review the Letter of Interest for priorities and cost effectiveness, make property selections, and then assist with the County's application development which will be sent to FEMA for consideration.

11. HURRICANE FLORENCE HAZARD MITIGATION GRANT

Mr. Rhodes advised that Planning staff reported to the Board of Commissioners on the information collected during the December 11, 2018 and December 12, 2018 application intake sessions for the Hazard Mitigation Grant Buyout Program associated with Hurricane Florence. Mr. Rhodes noted none of the applications qualified for the expedited review which had a deadline of December 14, 2018 for submittal to NC Emergency Management.

Mr. Rhodes advised at the January 7, 2019 Board of Commissioners meeting, the Board adopted the NC Emergency Management's HMPG priorities for Hurricane Florence and considered application for acquisitions only and authorized staff to submit the Letter of Interest by February 8, 2018.

12. AMENDED RURAL PLANNING ORGANIZATION (RPO) MEMORANDUM OF UNDERSTANDING (MPO)

Mr. Rhodes advised the Board that the Mid-East Rural Planning Organization (RPO) was established in 2006 to provide transportation planning services throughout Beaufort and Martin Counties, and in areas outside the Greenville Urban Area Metropolitan Transportation Organization (MPO) boundary in Pitt County. The original Memorandum of Understanding has been amended to better clarify roles and responsibilities for the organization's members. On November 19, 2018, the Rural Planning Organization's Transportation Advisory Board reviewed and recommended approval of the amended Memorandum of Understanding.

Mr. Rhodes advised that the Board of Commissioners adopted the amended Memorandum of Understanding for the Mid-East Rural Planning Organization at its January 7, 2019 meeting.

13. BARNHILL CONTRACTING COMPANY – MINOR DESIGN MODIFICATION TO CONDITIONAL USE PERMIT (SAND MINE)

Mr. Rhodes advised the Board that Planning staff received a request from Barnhill Contracting Company requesting a minor design modification to a previously approved site plan and Conditional Use Permit for a sand mine. The Board of Commissioners approved the original Conditional Use Permit on August 15, 2016. As per the original approval, a setback of 100 feet was required from all property lines in accordance with the requirements of the Pitt County Zoning Ordinance at the time of approval. Mr. Rhodes advised at the Board of Commissioners meeting on December 10, 2018, the Board approved the request by Barnhill Contracting Company for a minor design modification to their property previously approved site plan and Conditional Use Permit to increase the permit boundary in order to accommodate the 100' setback.

14. PUBLIC HEARING FOR NAMING STATE ROAD 2261

Mr. Rhodes advised the Board that the North Carolina Department of Transportation (NCDOT) constructed a four lane bypass around the Town of Bethel in 2004. For E-911 addressing purposes, the Board of Commissioners named the existing NC 11 North route segments on the north and south sides of Bethel City Limits as NC 11 Business and the newly constructed bypass around Bethel as NC 11 North. Mr. Rhodes noted during construction, NCDOT created an access road to serve two parcels identified as State Road number 2261. Based on requirements of the Pitt County Addressing Ordinance, state road 2261 should be officially named.

Mr. Rhodes advised that the Planning Department solicited potential road names from affected property owners on July 18, 2018 with a submittal date of no later than August 31, 2018. The Planning Department received one petition from Roberson Farms LLC for the following names: Roberson Farms Road; Joe Staton Road; M.O. Blount; and Blount Farm Road. Each of these names has been determined to be non-duplicative and may be considered as a possible road name. The Planning Department is recommending naming State Road 2261 as Roberson Farms Road since it was the first choice of names cited on the petition. Mr. Rhodes advised the Board of Commissioners approved to name SR 2261 to Roberson Farm Road at its December 10, 2018 meeting.

15. DEPARTMENTAL MONTHLY REPORT FOR OCTOBER

16. VARIOUS CORRESPONDENCE AND ARTICLES

17. ADJOURNMENT

There being no further business, the Pitt County Planning Board adjourned at 6:00pm.

Respectfully submitted,
/s/James Rhodes
Executive Secretary