

PITT COUNTY PLANNING BOARD
MINUTES May 15, 2019
 GREENVILLE, NORTH CAROLINA

The Pitt County Planning Board met in a regular session on Wednesday, May 15, 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

Johnny Pinner led the Board in a moment of prayer and Maria Rogerson led the Pledge of Allegiance.

The following members were present:

David Davenport	Johnny Pinner
R.J. Hemby	Maria Rogerson
Steve Little	Danny Smith
Tucker Moore	

The following members were absent:

Faye Barefoot	Brad Guth
Don Brown	Ricky Hines

Staff in Attendance:

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 FEBRUARY 20, 2019 MEETING

UPON MOTION by Johnny Pinner, seconded by David Davenport, the Pitt County Planning Board voted unanimously to approve the minutes of the February 20, 2019 meeting.

REZONING REQUEST

4. HAPPY TRAIL FARMS, LLC REZONING: located on the southwestern side of NC 33 West, southeast of its intersection with Martin Luther King, Jr. Highway in the Belvoir Township

Mr. Gooby presented the Board with an email from the applicant Woody Whichard requesting to postpone the request until the June 19, 2019 Planning Board meeting to have time to meet with and address, in person, any questions with the 101 individuals that live near the property. Mr. Gooby advised that notices were mailed out to everyone that owns property within 500 feet of the property. The request to postpone the rezoning request was received after the notices and Planning Board agenda packet was mailed. Mr. Gooby advised the Board has the following options at its discretion on how to proceed with the meeting:

1. Postpone the request immediately;
2. Hear staff report and public comments and defer action to the June meeting; or
3. Hear staff report and comments and take action.

UPON MOTION by Steve Little and seconded by Johnny Pinner, the Pitt County Planning Board voted unanimously to hear staff report and public comments and defer action to the June meeting.

Mr. Gooby presented the Board with a petition from Happy Trail Farms, LLC requesting that a portion of their property be rezoned from Rural Residential (RR) to General Commercial (GC). The property is located on the southwestern side of NC 33 West, southeast of its intersection with Martin Luther King, Jr. Highway in the Belvoir Township. The property is 45.28 acres, of which 28.40 acres are proposed for rezoning. Mr. Gooby noted uses in the area are predominantly residential with a mix of manufactured homes and single-family residences. The property is located on NC 33 West in close proximity to the interchange with Martin Luther King, Jr. Highway, and there is one commercial land use within the vicinity of the subject property (Animal Care Veterinary Hospital). Mr. Gooby noted that surrounding properties to the north, east, and south are located within the City of Greenville's ETJ and are zoned RA20 and R6MH for residential use.

Mr. Gooby advised that Planning staff finds that the request is not consistent with the Pitt County Comprehensive Land Use Plan given the size of the proposed rezoning request and its incompatibility with surrounding residential land uses. The property is designated as Suburban Residential which allows a broader range of land uses provided it meets locational criteria, including frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Mr. Gooby stated the request as proposed is not within close proximity to any existing, large-scale commercial development and does not provide spatial separation from adjacent residential land uses. Mr. Gooby advised that Planning staff finds that this request is not reasonable given the size of the requested area. Planning staff finds the use is not in the public interest because the property does not provide spatial separation from surrounding residential land uses and such large size scale commercial development is not appropriate for the area.

Mr. Gooby advised that Planning staff recommends denial of the request by Baldwin Design Consultants to rezone 28.40 acres located along the southern side of NC 33 West, southeast of its intersection with Martin Luther King, Jr. Highway from Rural Residential (RR) to General Commercial (GC).

Vice-Chairman Hemby opened the public comment session for the Happy Trail Farms, LLC rezoning request.

Gloria Hathaway of 1883 Staton House Road, Greenville stated she received the letter mailed by Planning staff and was interested to know about the rezoning request. Ms. Hathaway stated she agrees with the presentation that the area is residential and she would be concerned with a commercial site directly across from her home.

There being no more public comments, Vice-Chairman Hemby closed the public comment session for the Happy Trail Farms, LLC rezoning request.

Mr. Gooby noted that based on the Board's motion the Happy Trail Farms, LLC rezoning request will be postponed until the June 19, 2019 meeting at which time there may be more public comments.

PLANNING MATTERS

5. SOUTHWEST BYPASS CORRIDOR LAND USE PLAN IMPLEMENTATION UPDATE

Mr. Gooby stated as discussed at the Board's February meeting, Planning staff has begun to develop several updates to the Pitt County Zoning and Subdivision Ordinances in order to implement the recommendations of the Southwest Bypass Land Use Plan. Below is a brief progress update on the proposed amendments:

Completed tasks:

- Met with Renston area stakeholders at Pitt Community College on 2/17 for input on proposed protections for the Renston area.
- Developed and reviewed draft ordinance amendments.

Next steps:

- Finalize draft amendments and present to the Planning Board for review and recommendation to the Board of Commissioners.

INFORMATIONAL ITEMS

6. 2019 PLANNING DEPARTMENT WORK PROGRAM

Mr. Gooby presented the Board with the Planning Department's Work Program for FY 2019. He discussed the status and timeline for completing current projects and briefed the Board on upcoming projects.

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

Mr. Gooby advised the Board that the Planning Department received 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 advised that the Planning Board reviewed the rezoning request at its February 20, 2019 meeting and voted unanimously to recommend approval of the request and to advise that it is consistent with the Pitt County Comprehensive Land Use Plan and other applicable plans, and is reasonable and within the public interest.

Mr. Gooby advised that the Board of Commissioners approved the request by Glandon Forest Equity, LLC requesting that a portion of property owned by George Sutton be rezoned from Rural Residential (RR) to General Commercial (GC) at its March 25, 2019 meeting.

8. CAROL PEADEN BROWN CONDITIONAL DISTRICT REZONING – ZONING ORDINANCE MAP AMENDMENT

Mr. Gooby advised the Board that the Planning Department received a petition from Carol Peaden Brown requesting that her properties be rezoned from Rural Residential (RR) to Rural Agricultural (Conditional District) (RA(CD)) for the operation of a sand mine. The properties are located on the southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway in the Belvoir Township. The properties are 67.07 acres, the entirety of which is proposed for rezoning.

Mr. Gooby advised that the Planning Board reviewed the rezoning request at its February 20, 2019 meeting and voted unanimously to recommend approval of the request and to advise that it is consistent with the Pitt County Comprehensive Land Use Plan and other applicable plans, and is reasonable and within the public interest.

Mr. Gooby advised that the Board of Commissioners approved the request by Carol Peaden Brown requesting that her properties be rezoned from Rural Residential (RR) to Rural Agricultural (Conditional District) (RA(CD)) at its March 25, 2019 meeting.

9. CAROL PEADEN BROWN SAND MINE – CONDITIONAL USE PERMIT REQUESTS

Mr. Gooby advised the Board that the Planning Department received a petition from Carol Peaden Brown requesting a Conditional Use Permit for the operation of a sand mine on her property as required in the Rural Agricultural district. The properties are located on Southern side of NC 33 West, northwest of its intersection with Martin Luther King, Jr. Highway. The subject property is 67.07 acres, of which the entirety is proposed to be used for the sand mine.

Mr. Gooby advised that the Board of Commissioners approved the Conditional Use Permit at its March 25, 2019 meeting.

10. SOUTHERN LAND AND TIMBER, LLC SAND MINE – CONDITIONAL USE PERMIT REQUEST

Mr. Gooby advised the Board that the Planning Department received a petition from Southern Land & Timber, LLC requesting a Conditional Use Permit for the operation of a sand mine on property owned by Pitt & Beaufort County Farms, LLC as required in the Rural Agricultural district. The property is located on SR 1607 (Sheppard Mill Road) south of its intersection with SR 1550 (Satterthwaite Road). The property is 276.38 acres, of which 161.18 acres are proposed to be used for the sand mine.

Mr. Gooby advised that a Conditional Use Permit was previously issued by the Board of Commissioners on June 19, 2017 to allow operation of a sand mine on the subject property. A subsequent inspection of the site by Planning staff determined that the use had not commenced on the site and no alteration or excavation had occurred within one (1) year after the issuance of the permit. Therefore the permit automatically expired in accordance with the requirements of Section 3.Q. of the Pitt County Zoning Ordinance. The proposed request is to reactivate the previously issued Conditional Use Permit. The proposed mining boundary has increased in order to meet the minimum 100' setback required by the Pitt County Zoning Ordinance and therefore the total permitted acreage has increased by 22.64 acres. However, the total excavation area will remain the same size as previously permitted in 2017.

Mr. Gooby advised that the Board of Commissioners approved the Conditional Use Permit at its March 25, 2019 meeting.

11. LEASE PROGRAM FOR BUYOUT PROPERTIES

Mr. Gooby advised the Board that after the flooding associated with multiple hurricanes, Pitt County has acquired 111 properties totaling 294 acres with funds from the Hazard Mitigation Grant Program. After acquisition, the County established a lease program whereby interested citizens may lease county-owned property and maintain that property as stipulated by the Federal, State and local governments. Mr. Gooby noted that the lease program established a 10-year lease term at a cost of ten dollars (\$10.00). Former lessees who have abided by the provisions of the original lease will be given top priority for the next 10-year lease.

Mr. Gooby advised that to fully comply with the applicable State statutes for the leasing of land by the County, Planning staff advertised three properties to be leased and drafted a resolution to affirm the leasing of the properties.

Mr. Gooby advised that the Board of Commissioners approved the Resolution Authorizing the Lease of Pitt County Owned Property at its April 8, 2019 meeting.

12. SUPPLEMENTAL AGREEMENT WITH NCDOT FOR BETTERMENTS FOR THE ALLEN ROAD MULTI-LANE IMPROVEMENT PROJECT

Mr. Gooby advised that the North Carolina Department of Transportation has programmed Roadway Improvements on SR 1203 (Allen Road) from SR 1467 (Stantonsburg Road) to US 13 (Dickinson Avenue Extension) to widen to multi-lanes. Construction is scheduled to begin in FY 2021 and be completed in FY 2023.

Mr. Gooby advised that the Board of Commissioners approved at its June 18, 2018 meeting an agreement that will allow for the construction of sidewalks on both sides of the roadway, with the City of Greenville paying for required 40% of construction costs and assuming maintenance responsibility. Similarly, NCDOT has prepared a supplemental agreement for the City to participate in the street lighting/traffic signal pole improvements (see attached). It is anticipated that at least one other agreement will be forthcoming for landscaping expenses.

Mr. Gooby advised that portions of the proposed improvements are located in unincorporated Pitt County, and the Board of Commissioners also must approve the agreement. The Board of Commissioners approved the agreement at its March 11, 2019 meeting.

13. NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) REQUEST FOR ADDITION TO STATE MAINTAINED SECONDARY ROAD SYSTEM – FERNLEAF DRIVE AND POPLAR GROVE DRIVE IN POPLAR GROVE, SECT 2

Mr. Gooby 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. Gooby stated the NCDOT requested the addition of Fernleaf Drive and Poplar Grove Drive in Poplar Grove, Section 2 to the State's system. Mr. Gooby advised the Board of Commissioners approved the request and resolution at the March 25, 2019 meeting.

14. CENSUS 2020 COMPLETE COUNT COMMITTEE

Mr. Gooby advised the Board that the Constitution of the United States calls for an actual enumeration of the people every ten years, to be used for apportionment of seats in the House of Representatives among the states. Besides providing the basis for congressional redistricting, Census data are used in many other ways. Since 1975, the Census Bureau has had responsibility to produce small-area population data needed to redraw state legislative and congressional districts. Other important uses of Census data include the distribution of funds for government programs such as Medicaid, Title 1 grants to educational agencies, Head Start programs, food grants, public transportation, road rehabilitation and construction, and programs for the elderly.

Mr. Gooby advised that one way communities can educate its citizens on census related activities and, in turn, increase response rates, is to establish a Complete Count Committee. As a volunteer committee, the group increases awareness about the census and motivates residents in the community to respond to Census questionnaires. Mr. Gooby advised that the committee should be comprised of community representatives from government agencies, education, business, religious organizations, and the media. The Pitt County Complete Count Committee, in cooperation with local and regional census offices, will be charged with developing and implementing a plan to educate citizens regarding several key factors directly affecting Pitt County.

Mr. Gooby advised the Board of Commissioners authorized the Chairman of the Board of Commissioners to invite local government officials, business leaders and other influential residents of the community to serve as members of the Complete Count Committee at its April 8, 2019 meeting.

15. **DEPARTMENTAL MONTHLY REPORT FOR MARCH AND APRIL**
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