

1 **PRESENT:** Ernest Cutler, *Chair*; Iris Wooliever, *Vice Chair*; Jackie Attaway;
2 Nicole Bruns; Joshua Monnens; Bob Warren

3
4 **EXCUSED:** William "Alfred" Gray

5
6 **UNEXCUSED:** **NONE**

7
8 **STAFF PRESENT:** Katrina Marshall, *AICP, Planning Director*; Sue Steinhauser,
9 *Planner/ Zoning Code Enforcement Officer* and Sandra Gahlinger,
10 *Secretary to the Board*

11
12 **ALSO PRESENT:** Charlie Heritage, *Woodfield Landing Limited Partnership*; Dr.
13 Larry Paul and Mrs. Nancy Paul, *801 Greenfield Heights Blvd.*
14 *Rezoning*

15
16 **A. CALL TO ORDER & ROLL CALL**

17 Chair Ernest Cutler called the March 7, 2023, Planning Board meeting to order at 5:30 p.m.

18
19 **B. MOMENT OF SILENCE**

20
21 **C. PLEDGE OF ALLEGIANCE**

22
23 **D. APPROVAL OF MINUTES**

24 Mr. Warren moved to dispense with the reading of the February 7, 2023, minutes. Ms. Wooliever
25 seconded. The vote passed unanimously (5-0).

26
27 Ms. Wooliever moved that the minutes be accepted as presented. Ms. Attaway seconded. The vote
28 was unanimous (5-0).

29
30 **E. OLD BUSINESS** **NONE**

31
32 **F. NEW BUSINESS**

33
34 **AGENDA ITEM F-1** **CONDITIONAL ZONING DISTRICT**
35 **MODIFICATION**
36 **APPLICANT/PROPERTY OWNER: WOODFIELD**
37 **LANDING LIMITED PARTNERSHIP**
38 **PROJECT: WOODFIELD LANDING APARTMENTS**
39 **TAX PARCEL ID: 6-217-011**

40
41 Ms. Marshall presented. Woodfield Landing Limited Partnership is requesting a modification to

42 the Conditional Zoning District site plan for the Woodfield Landing apartments. The application
43 is attached as Exhibit A.

44

45 On April 22, 2019, the Board of Commissioners approved an application for a Conditional Zoning
46 District (CZD) for Woodfield Landing, an 80-unit apartment complex on Catawba Road. The
47 original site plan is attached as Exhibit B.

48

49 The property, Tax Parcel ID 6-216-11000, is 20.94 acres and is zoned RM (Multi-family
50 Residential) CZD. The property is bordered to the east by Woodfield Cove apartments. Woodfield
51 Cove is a Conditional Zoning District with HC (Highway Commercial) and RM (Multi-family
52 residential) zoning. To the north and west is MCAS Cherry Point, zoned MR (Military
53 Reservation). To the south, the properties are zoned RM and R-10 (Single-family residential). An
54 aerial view of the area and a zoning map are attached as Exhibits C-1 and C-2.

55

56 Since the project was approved, the developer has been completing the plans, securing funding,
57 and obtaining the required permits. During this time the COVID-19 pandemic occurred and
58 construction costs increased significantly. Due to the cost increases, the developer is requesting to
59 modify the approved site plan to decrease the number of buildings from ten (10) to eight (8). This
60 will result in a decrease in the number of apartments from 80 to 64. The parking spaces associated
61 with the buildings to be removed and a section of driveway will also be eliminated. The proposed
62 revised site plan is on Page C3 of Exhibit A.

63

64 The buildings to be removed are located on the eastern side of the Landing Circle loop. The first
65 and third buildings from the end will be removed. The second building will be relocated to the site
66 of the third building from the end.

67

68 The Technical Review Committee (TRC) reviewed the application at the meeting on February 17,
69 2023. The TRC notes are attached as Exhibit D.

70

71 Supplemental/clarifying information provided by the applicant after the application was submitted,
72 including narratives and the legal description, is attached as Exhibits E-1 to E-3. A Street Name
73 Update (a portion of Landing Circle has been renamed to Coastal Court) and addressing plan is
74 attached as Exhibit E-4.

75

76 Section 160.06 of the Unified Development Ordinance (UDO) provides Approval Criteria that the
77 Board of Commissioners should consider when reviewing proposed rezonings (map amendments).
78 (Exhibit F)

79

80 The Commissioners must adopt a statement describing whether its action (approval or disapproval)
81 is consistent with the City's CAMA Land Use Plan and any other officially adopted plan and
82 explaining why the Board considers the action take to be reasonable and in the public interest. The
83 Planning Board may make a recommendation regarding this to the Board of Commissioners.
84 N.C.G.S. 160D-605 (Exhibit G) identifies some factors to be considered when considering the
85 reasonableness of the action taken.

86

87 Staff supports approval of the modification to the site plan and believes it meets the approval
88 criteria of Section 160.06(C).

89

90 The Future Land Use Map shows this area is classified as “City Center Mixed Use” which is
91 designed to encourage compact, mixed-use development comprised of commercial, office,
92 residential, and recreation/open space uses. This request is consistent with the City’s Land Use
93 Plan. The modification is reasonable and in the public interest in that it changes only the density
94 of the project, does not increase the amount of development on the property, and continues to
95 provide affordable housing in the City.

96

97 **Discussion**

98 Woodfield Landing Limited Partnership is requesting a modification to the project that was
99 approved in April of 2019. Woodfield Landing is the second part of the project (Woodfield Cove
100 was the first part). The approval was for an 80-apartment complex. Mr. Heritage is requesting to
101 reduce it by two buildings – 8 units in each building, so 16 units total.

102

103 The pandemic brought them to this point. Prices and supply chain issues caused the project to
104 come in way more expensive and they had to make some choices.

105

106 Background on the zoning: Woodfield Landing is zoned Residential Multi-Family (RM). Multi-
107 family is allowed as a Conditional Zoning District overlay (CD) only. Conditional Zoning
108 District overlay (CD) is approved with a specific site plan only, and the ordinance says that if the
109 CD is modified greater than 5% of the density (any 5% whether increase or decrease), there must
110 be a new CD application and approval to make those changes.

111

112 Other changes associated with the request are parking and some road changes. The parking
113 associated with the two buildings will go away and a section of road will be removed. They are
114 also changing a road name which has already been addressed.

115

116 There was a question about entrances and exits with a concern that there was only one entrance
117 and exit. Ms. Marshall pointed out that there are two: One shared with Woodfield Cove and the
118 other closer to the Base gate on Catawba.

119

120 Since this application goes to the Commissioners it is the same process as a new approval. On
121 the Land Use Plan, that area is considered City Center Mixed-Use and can include residential
122 and commercial. The change does not increase the density or development of the project and
123 continues to provide affordable housing to the City.

124

125 Mr. Heritage shared that they are already on-site grading and have secured the building permits.
126 He said that when they were first approved, the project was going to cost \$13-\$14 million. Then
127 COVID-19 hit, and construction costs soared. The new cost for this project is \$19 million. They
128 thought it best to cut units to cut cost. By cutting these two buildings, costs were cut by \$2.5
129 million which is still \$2.5 million more than originally estimated, but they’re able to get the
130 project done. There are still two entrances which is important for fire/emergency access. Taking
131 out the short drive and the two buildings made the most sense.

132

133 He said they have enjoyed being in Havelock. The first development, Woodfield Cove, is
134 normally 100% leased up with a waiting list, and they are expecting Woodfield Landing to be the
135 same.

136
137 Mr. Heritage was asked if they'd try to add the two buildings at a later date. He said they would
138 not. The structure of the buildings will be the same as Woodfield Cove. The color will be
139 different to help denote two different developments, and Woodfield Landing will have its own
140 clubhouse, playground, and picnic areas, and it will not share amenities with Woodfield Cove.
141

142 There being no further discussion, Mr. Cutler called for a motion. Ms. Wooliever made the
143 motion to forward the application to modify the Conditional Zoning District site plan for
144 Woodfield Landing apartments to the Board of Commissioners recommending approval. This
145 request is consistent with the City's Land Use Plan in that the area is designated as City Center
146 Mixed-Use which allows residential uses. The modification to the site plan is reasonable and in
147 the public interest in that it decreases only the density of the project, does not increase the
148 amount of development on the property, and continues to provide affordable housing in the City.
149

150 Mr. Warren seconded. The motion was unanimous (5-0).

151

152 **AGENDA ITEM F-2**

ZONING MAP AMENDMENT

153

**APPLICANT/PROPERTY OWNER: LARRY S. &
NANCY PAUL**

154

**ADDRESS: 801 GREENFIELD HEIGHTS BLVD.
REZONE 21.49 ACRES FROM RA TO HC**

155

156

TAX PARCEL ID: 6-217-011

157

158

159 Dr. Larry S. and Mrs. Nancy C. Paul are requesting rezoning of 21.49 acres of their property at
160 801 Greenfield Heights Boulevard from RA (Residential Agricultural) to HC (Highway
161 Commercial). Based on the survey included with the application, a portion of the property
162 proposed for rezoning is also zoned LI (Light Industrial). The application is attached as Exhibit
163 A.

164

165 The 107.56 parcel at 801 Greenfield Heights Boulevard is located in the City's Extraterritorial
166 Jurisdiction (ETJ) and is split-zoned R-20A (Single-family residential), RA and LI. (Exhibits B-
167 1 and B-2). The 21.49 acres to be considered for rezoning are zoned RA and LI and are bordered
168 by RA to the north, east and west and LI to the south. The section abuts the Havelock Bypass to
169 the west and U.S. Forestry Service to the southwest, Greenfield Mobile Home Park to the south
170 and southeast. Duke Energy has a powerline easement abutting and running through the 21.49
171 acres. Current uses on the property at 801 Greenfield Heights Boulevard include, but are not
172 limited to, Dr. and Mrs. Paul's residence and a telecommunications tower. An aerial photo of the
173 area and zoning maps are attached as Exhibits B-1, B-2 and B-3.

174

175 To accommodate construction of the Havelock Bypass, NCDOT condemned a section of the
176 Paul's property that cut the property in two. Access to the telecommunication tower that was on
177 the property was cut off by the condemnation and had to be relocated. The access to the tower

178 site is by an easement on a 12-foot wide, recycled asphalt private driveway. This would also be
179 the access to the section of the property proposed for rezoning.

180

181 The property owners indicated that they may, at some time in the future, develop some of the
182 107.56 acres as residential.

183

184 If rezoned to HC the property could be used for any use permitted in Table of Permitted Uses
185 (Table 155-8 in the UDO).

186

187 The Technical Review Committee (TRC) reviewed the application at the meeting on February
188 17, 2023. The TRC notes are attached as Exhibit C.

189

190 Supplemental/clarifying information provided by the applicant after the application was
191 submitted, including an updated narrative, survey, and list of adjoining property owners is
192 attached as Exhibit D-1 to D-4.

193

194 Section 160.06 of the Unified Development Ordinance (UDO) provides Approval Criteria that
195 the Board of Commissioners should consider when reviewing proposed rezonings (map
196 amendments). (Exhibit E)

197

198 The Commissioners must adopt a statement describing whether the action taken is consistent
199 with the City's CAMA Land Use Plan and any other officially adopted plan and explaining why
200 the Board considers the action take to be reasonable and in the public interest. The Planning
201 Board may make a recommendation regarding this to the Board of Commissioners. N.C.G.S.
202 160D-605 (Exhibit F) identifies some factors to be considered when considering the
203 reasonableness of the action taken.

204

205 Staff is concerned that rezoning this section of the property could be considered as "Spot
206 Zoning" (Exhibit G). There are no commercial zoning districts abutting or near the applicants'
207 property and the area for proposed rezoning is surrounded by a very large RA zoning district and
208 a much smaller section zoned LI. Additionally, Section 154.03(B)(2) of the UDO states that the
209 HC district was established to allow commercial development for retailing of goods and services,
210 and providing offices and personal services on major highways and other thoroughfares in the
211 community. In this case, the property will not have any direct access from the bypass or
212 Greenfield Height Boulevard. Staff does not support rezoning the 21.49 acres to HC because
213 there is no direct public access available or planned.

214

215 The City's recently adopted CAMA Comprehensive Land Use Plan identifies this area as
216 "Neighborhood Mixed Use" which is described as accommodating business uses and services
217 within or near residential neighborhoods. Although the property owners mentioned that they
218 may, at some time in the future, develop some of their property for residential, staff is not aware
219 of any plans being developed. Due to the section to be rezoned being located at the back of the
220 property and no access to it, the commercial uses of the property are extremely limited and
221 therefore, it would not be serving any residential neighborhoods.

222

223 Although rezoning this 21.49 acres to HC may be consistent with the Land Use Plan, the Board
224 of Commissioners must also analyze the reasonableness of the proposed rezoning.

225

226 The Future Land Use Map shows this area is classified as “Neighborhood Mixed Use” which
227 accommodates business uses and services within or near residential neighborhoods. This request
228 may be consistent with the City’s Land Use Plan; however, it does not appear to be reasonable
229 because of the size of the area proposed to be rezoned in comparison to the amount of property
230 zoned RA surrounding it and it would not be in the public interest due to its remote location, lack
231 of public access, and very limited uses that could be on the property due to the limited access.

232

233 **Discussion**

234 This request is for a Zoning Map Amendment which can also be called a rezoning. Dr. Larry Paul
235 and his wife Nancy Paul are requesting to rezone 21.49 acres. It’s currently zoned RA and staff
236 also determined that there was a small portion zoned Light Industrial (LI). They are requesting to
237 rezone to Highway Commercial (HC).

238

239 The property is in the City’s Extraterritorial Jurisdiction (ETJ). Ms. Marshall explained the
240 surrounding zoning.

241

242 Ms. Marshall explained the proposed rezoning site in the context of the surrounding zoning and
243 path of the bypass.

244

245 With a rezoning request, the staff must point out anything in that zoning district that can happen
246 with the rezoning. The review must not be for the particular request of the property owners or a
247 small group of people but for any and all possibilities that would be possible if the rezoning were
248 to happen. Requests must also be reviewed for consistency and reasonableness with regards to the
249 Land Use Plan. Is it consistent to be Highway Commercial? And is it reasonable to be Highway
250 Commercial?

251

252 The review must also consider the issue of spot zoning. Spot zoning (i.e. if zoning is not consistent
253 with surrounding uses and stands alone or apart from uses around it), staff must point this out and
254 the Commissioners must be aware of this in any action they take. Currently, there are no
255 commercial zoning districts abutting or even near the property, and the area is surrounded by a
256 large RA district and an area of LI is nearby. The Highway Commercial (HC) district was
257 established to allow commercial development for the retailing of goods and services, providing
258 offices, personal services on a major highway thoroughfare in the community. In this case, the
259 property will not have any direct access from the highway or Greenfield Heights Boulevard. For
260 these reasons, staff does not support rezoning the property to HC because there is no direct public
261 access available and no plan for such at this time. Any development of Highway Commercial use
262 on this property would have to come through from Greenfield Heights. Any kind of subdivision
263 for development would have to have access and frontage.

264

265 Dr. Paul stated that he and his wife were before the Planning Board because of the bypass. He
266 noted that they had been in front of the Board the year before because of the cell phone tower
267 which was on the other side of the bypass and had to be moved.

268

269 Now, he stated they were trying to figure out how to move forward with the bypass. It goes behind
270 their property, behind their house. They can see it and will affect their lives pretty dramatically.
271 He said they questioned whether to try to ignore it or whether they try to see what can be done
272 with this portion of their land that has been changed forever.

273

274 He stated he didn't think that anyone would want to live by the noisy highway and grill out in their
275 backyard which was why the farm was purchased by Mrs. Paul's father many years ago. They did
276 the development across the road and had plans and had talked about the availability of sewer and
277 water someday. He said he thought there would be more houses one day on that piece of property
278 (the property zoned RA), but by the highway, probably not. So, they are looking at other uses and
279 that's why they are going through the process to rezone to highway commercial.

280

281 Dr. Paul stated that the assessment brought up three points. He referred the Board to Paragraph 5
282 on the second page.

283

284 The first concern was spot zoning. The second concern was the very large RA zoning around them
285 and a very small, relatively, LI district, and the third concern was that access is inadequate and that
286 the property does not have any access to Greenfield Heights Blvd.

287

288 He said he'd like to address these concerns starting at the bottom with access then requested that
289 the survey (p. 7 of packet) be brought up to the screen. He pointed out the 25-foot easement that
290 currently goes back to the cell phone tower. When the easement turns, it becomes 30 feet, and
291 when it picks up the utilities, it becomes 40 feet. This is the road that is a pretty stout private road.
292 He said they've put in two monopole cell phone towers, and US Cellular uses this road on a regular
293 basis to bring in the natural gas, and the contractors that need to go to the tower use it. That's
294 currently what they plan to use to reach the proposed rezoning area. It is a private road and goes
295 in their driveway. Currently, they feel they don't want public access on that road because one of
296 the desires he's had is to build a pet crematory back there. It was going to be where the cell phone
297 towers now stand. He said the idea for how that would work is that it would go around to the local
298 animal hospitals and pick up pets that had passed away. The pets would be cremated and the
299 remains would be returned to the hospitals, and so it would've only been used by the contractor
300 and business employees, and that's kind of what they're looking for at this time, but they think the
301 use of this private road will drive development of the road that will eventually come in. He shared
302 that when they ride their bikes on Sundays, they see that part of this area they're talking about
303 would be great for local businesses. He gave an example of a used car dealer being able to put a
304 couple of used vehicles there to advertise their business to people driving along the bypass. Then
305 people would know the business is in town. He continued the example by saying that perhaps the
306 used car dealer could have a small satellite lot or perhaps there could be a boat for sale. He said
307 that perhaps by seeing the boat, the driver would be prompted to call the owner and buy it or come
308 into town and take a better look. He said he didn't know what this would evolve to be, but there's
309 going to be exposure because there'll be a lot of people driving by, and this is one thing when we
310 look at these maps in a minute, and he said when they looked at the rest of the maps, it would be
311 clear that exposure is what these businesses are going to be starved for as there is no private land
312 that anybody can do anything with on that whole road except for a little bit of the Weyerhaeuser
313 land around Lake Road.

314

315 Dr. Paul requested everyone refer to the Future Land Use Plan and look at the path of the bypass.
316 He pointed out the start point, and verbally traced the path through the Croatan, the piece owned
317 by the North Carolina Department of Transportation (NCDOT), back to the Croatan, a couple of
318 little strips that are private, goes back to Weyerhaeuser, back to Croatan, then their parcel that cuts
319 through (the site of the proposed rezoning), then Croatan and Croatan. Finally, there's the
320 Weyerhaeuser interchange and back to the forestry service. He then pointed out a small triangle of
321 property that the NC DOT owns and noted that there's no private land anywhere along the whole
322 road (the bypass). Mrs. Paul pointed out that at Lake Road where Weyerhaeuser is, there's two big
323 ponds such that you won't have much access there.

324
325 He pointed out their piece of property is unique along the proposed bypass, and they thought that
326 something could be done with it.

327
328 He then spoke about concern number two: the proposed area is surrounded by a large RA district
329 and small LI district. He said that the zoning map shows RA around their property (the proposed
330 site). He stated that another map shows the property is government property. He said they have
331 laid over residential agricultural on top of what should be on the other. The Paul's said they believe
332 there is a discrepancy between the two maps. Dr. Paul pointed out a 1,100-acre tract of the map
333 that is Craven County Tax ID 6-218-070 and has been government land since 1937. They feel this
334 area is GS and wrongly labeled as RA. He said that for this land to be RA, it would have to be
335 active agriculture or rural residential, and this was never going to happen on this government land.
336 He suggested that they should probably restate this – that this parcel (proposed rezoning site) is
337 not surrounded by a very large tract of RA district. That it's surrounded by a very large GS district.

338
339 He said that when you stand there and look across a 4-lane elevated highway, you're going to see
340 big tall pines on the left, shorter pines on the right and that that's the land that they own that is now
341 isolated, and that there is never going to be a house over there and that there is never going to be
342 a field over there. He stated that to the left there are more pines and to the right that's always going
343 to be forest. He stated that the only residents there would be bears, deer and turkey, and he didn't
344 think they would complain too much, and he didn't think they'd sue for spot zoning. He said that
345 in reality, he thinks the incorrect planning maps aren't really showing what's truly out there.

346
347 He said that the Planning Department has the map showing RA and that's how they have to
348 proceed. He said that to change those maps would take a lot of work and that he didn't know how
349 they could be changed easily. He said he realized that the staff and the board are in a position
350 where they have to go with what's on the map they have, but that the board is made up of human
351 individuals and now that they know that there's a mistake, you can look at this and say, "Wait a
352 minute, maybe this isn't within an RA district, and how much RA land is truly there?" He said that
353 when he calculated, there's about 101 acres of RA land and access is going to be our farm. That
354 Light Industrial becomes 26 acres, and that's ¼ or 25% of the RA. He said that now is the reverse
355 of what was just discussed (that there is a large RA district) and a relatively small Light Industrial.
356 Now, the RA is relatively small and the Light Industrial is a bigger area where they're talking
357 about working (rezoning).

358
359 Ms. Marshall questioned how the Light Industrial area is now larger.
360

361 Dr. Paul requested everyone refer to the zoning map, page 11, and pointed to an RA area of the
362 map that he argues is not RA, it's actually GS. Dr. Paul said that they are saying the 1100 acres of
363 RA isn't RA, it's GS so that they only RA is the 101 acres and the 26 acres is the largest part of
364 the available RA. (Ms. Marshall had stated that the Light Industrial was relatively small compares
365 to the amount of RA in the area.) Dr. Paul argued that the Light Industrial is 26 acres and that they
366 are only requesting to rezone 21.5 acres. Mrs. Paul said that they believe there's only 101 acres of
367 truly RA property (as opposed to 1100 as staff suggested).

368
369 Dr. Paul then addressed the concern of spot zoning. He thanked staff for the article by David W.
370 Owens sent by staff. He then shared a couple of reasons they are not spot zoning and why it makes
371 sense what they're doing (rezoning). The first reason is validity. He asked if it made sense to zone
372 an area highway commercial by a highway. They said that to them it makes sense and the high
373 traffic, noise and lack of privacy that would no longer make the area desirable for residential use
374 would provide high exposure and visibility that the businesses might want.

375
376 He said that the second reason now becomes relationship of uses. With Light Industrial being a
377 larger area, they feel that the zoning request is reasonable. The second reason is relationship of
378 uses because there's a lack of disparity between these current uses. Highway Commercial is a
379 closer use to Light Industrial in terms of uses. When you put HC by LI, there's not as large a
380 difference. He said that whoever put the Light Industrial there originally was probably spot zoning
381 by putting LI in this area and that he is grateful that they did because now, if they want to, they
382 could find a reason why rezoning to HC isn't spot zoning.

383
384 In closing, Dr. & Mrs. Paul asked that the Board find their request reasonable because they have
385 adequate access and can provide more as needed. He stated that their rezone request area is
386 surrounded by a small area of Residential Agriculture and a sizeable Light Industrial and stated
387 that the presence of the Light Industrial is a game changer as it completely negates the issue of
388 spot zoning because of the lack of disparity between these two uses. Finally, they said they hoped
389 it makes sense that this one little area that can be HC along the highway can be HC. Mrs. Paul
390 added that regarding access they have not put in a road because there's no need unless they can
391 get the zoning changed and would be a waste of money if the zoning weren't changed.

392
393 There was a question from the Board about why there was one small section (part of the rezoning
394 request) on the other side of the highway by itself. Dr. Paul explained that the NC DOT would not
395 purchase it and will not give them access. He said they offered to buy it for \$2000 but now it's no
396 longer accessible, and they are cut off from that piece. Mrs. Paul added that because it's Croatan
397 National Forest near that piece, they don't have any access. Dr. Paul didn't know if they could get
398 through the forest to get to it. There was discussion of hunting on that piece. Dr. Paul said that
399 there's a road through the Croatan to get to it, but it requires a long walk. Mrs. Paul said that the
400 original planning for the highway had possible corridors – one of which involved a 200-foot
401 difference, and if the NC DOT had selected that option, their property wouldn't have been affected.

402
403 There was a question about the firing range in the vicinity. Dr. Paul said that the firing range was
404 the next road down, on Lake Road.

405

406 Mrs. Paul pointed out the gray on the other end that is Croatan Forest whereas on the other end,
407 where it is also Croatan, the color is green because it's zoned RA as opposed to gray. Ms. Marshall
408 said she would look into this issue to see how much of the forest is zoned RA. Dr. Paul said that
409 there are a couple of tracts there that the State of North Carolina owns that probably should be GS
410 as well.

411
412 Ms. Marshall read from the description of the Governmental Services zoning district section
413 153.03(D)(2) of the UDO.

414
415 The Chairman suggested that it sounded like more research needed to be done and asked Ms.
416 Marshall if the staff needed time to research why that area was zoned the way it was. He was
417 concerned about making a motion without accurate zoning information. Another member asked
418 who created the zoning districts and why. Mr. Cutler wondered if it was prudent to make a motion
419 without this information. Ms. Marshall clarified that the City made the decision on the zoning
420 when it extended the Extraterritorial Jurisdiction (ETJ), and the forest got zoned RA, rural
421 agricultural. The board questioned whether there would ever be building in the forest. Ms. Marshall
422 said staff would look into the Government Services zoning and compare it with what existed in
423 the past.

424
425 There being no further discussion, Mr. Cutler called for a motion. Joshua Monnens made the
426 motion to forward the application to rezone 21.49 acres of 801 Greenfield Heights Boulevard from
427 Residential Agricultural and Light Industrial to Highway Commercial to the Board of
428 Commissioners recommending approval. The proposed rezoning is consistent with the City's Land
429 Use Plan in that the are is designated as Neighborhood Mixed Use on the Future Land Use Map
430 which accommodates business uses and services within or near residential neighborhoods. It is
431 reasonable and in the public interest that we do move forward. It is reasonable because there will
432 be no building in the forest and the area is right by the highway. Ms. Attaway seconded. The
433 motion passed unanimously (5-0).

434
435 **G. UPDATE FROM THE PLANNING DIRECTOR**

436 Ms. Marshall announced the Volunteer Appreciation annual dinner will be on Friday, April 21st.
437 The Commissioners have moved their April meeting from the fourth Monday to the second
438 Monday which is April 10th. The Board of Commissioners recently approved a 4-way stop at the
439 intersection of Miller, Church, Lake in Greenfield Heights. This will be funded with NCDOT
440 money and will come the electronic warning boards and caution signs.

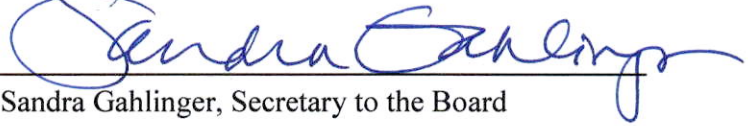
441
442 **H. ITEMS FROM THE CHAIR AND/OR BOARD**

443 The Chair addressed the importance of attendance at the meetings especially with all the upcoming
444 development due to the bypass. The Board doesn't want to cause a delay because there's a lack of
445 attendance, and there's no quorum. No quorum due to lack of attendance costs another month in
446 the process, and the Planning Director anticipates more frequent meetings as development occurs
447 so it is important that everyone attend.

448
449 **I. ADJOURNMENT**

450 Ms. Attaway made the motion to adjourn. Ms. Wooliever seconded. The motion carried
451 unananimously (5-0). The meeting was adjourned at 6:33 pm.
452

453 Respectfully Submitted,

454 
455 _____
456 Sandra Gahlinger, Secretary to the Board

457 _____
458 4/4/23
459 Date Approved

460 
461 _____
462 Ernest Cutler, Chair