



Agenda

Planning and Zoning Commission

October 21, 2008
6:30 PM
City Council Chambers

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- I. INVOCATION - Shelley Basnight
- II. ROLL CALL
- III. APPROVAL OF MINUTES - August 19, 2008
- IV. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by The Covington Group, LTD to rezone 4.882 acres located along the southern right-of-way of West Fifth Street west of its intersection with B's Barbeque Road from MR (Medical-Residential [High Density Multi-family]) and MRS (Medical-Residential Single-Family [Low Density]) to MO (Medical-Office).

LAND USE PLAN MAP AMENDMENTS

- 2. Ordinance requested by WRS, Incorporated to amend the Future Land Use Plan Map for the area described as being located along the northern right-of-way of East 10th Street and the eastern right-of-way of Port Terminal Road containing 52+/- acres from "Office/ Institutional/Multi-family", "Medium Density Residential", and "Conservation/Open Space" categories to a "Commercial" category.

OTHER

- 3. Street Closing - Portion of Tripp Lane

V. OTHER ITEMS OF BUSINESS

- 4. Staff Presentation of MuniAgenda

5. City Council Action - August 14, 2008; September 11, 2008; October 6, 2008

VI. ADJOURN



City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: August 19, 2008

Explanation: Minutes from the August 19, 2008 meeting are attached for review and approval.

Fiscal Note: N/A

Recommendation: Approval

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[August 19 2008 P Z Minutes 781975](#)

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING AND
ZONING COMMISSION

August 19, 2008

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

Mr. Bill Lehman - *	
Mr. Bob Ramey - X	Mr. Dave Gordon - *
Mr. Tony Parker - *	Mr. Tim Randall - *
Mr. Don Baker - *	Mr. James Wilson - *
Mr. Len Tozer - *	Mr. Billy Dunn - X
Mr. Godfrey Bell, Sr. - X	Ms. Shelley Basnight - *
Mr. Hap Maxwell - *	

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

VOTING MEMBERS: Lehman, Gordon, Parker, Randall, Baker, Wilson, Tozer, Basnight and Maxwell

PLANNING STAFF: Harry Hamilton, Chief Planner; Seth Laughlin, Planner, Chantae Gooby, Planner; Andy Thomas, Planner, Carl Rees, Senior Planner, Merrill Flood, Director of Community Development; and Sarah Radcliff, Secretary.

OTHERS PRESENT: Dave Holec, City Attorney; Chris Kelly, Engineering Assistant Daryl Vreeland, Transportation Engineer

MINUTES: Motion was made by Mr. Tozer, seconded by Mr. Baker, to accept the July 15, 2008 minutes as presented. Motion carried unanimously.

REQUEST BY THE COVENGTON GROUP, LTD.

Ordinance requested by The Covengton Group, Ltd. to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street containing approximately 4.8 acres from a "High Density Residential" category to an "Office/Institutional/Multi-family" category.

Ms. Chantae Gooby stated this is a request to amend the Land Use Plan Map from High Density Residential to Office/Institutional/Multi-family in anticipation of a rezoning request. The site is located at the southwest corner of West Fifth Street and B's Barbeque Road and abuts Cedar Creek Apartments and Rowntree Woods Townhomes. The site contains 4.8 acres. West Fifth Street is considered a gateway corridor and is slated to be widened to four (4) travel lanes in Fall 2008. No improvements are planned for B's Barbeque Road. This request could generate a net decrease of 67 trips with the majority of the decrease to the east on West Fifth Street. There are scattered single-family residences with the majority of the property being vacant. Ms. Gooby stated that the property is currently zoned MR (multi-family) and MRS (single-family). The subject site is located in the Medical District. The Medical District Plan was updated in February of 2008. Under the current Land Use Plan Map, the property is shown as High Density Residential. Under the proposed change, there would be an office and limited commercial option. It is staff's opinion, that the request is not a significant deviation from the Medical District Land Use Plan

Update 2007 and is in general compliance with the comprehensive plan.

Mike Baldwin, Baldwin and Janowski, spoke in favor of the request on behalf of the applicant.

No one spoke in opposition.

Motion was made by Mr. Tozer, seconded by Mr. Randall to recommend approval of the amendment. Motion carried unanimously.

REQUEST BY THE PITT COUNTY BOARD OF COMMISSIONERS

Request by Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled “Charles Boulevard – Signature Drive – Pitt County Recreation Complex Connector”.

Andy Thomas, Planner, delineated the area on the map. He stated the property was located in the southwestern quadrant of the city. Mr. Thomas stated part of the driving force behind the request for the new greenway amendment was the number of multi-family units in close proximity to Pitt County District Park. There are close to 1,000 units, representing 2,300 people, located on the four tracts of land surrounding the area that could be in walking distance to the park. Mr. Thomas showed the existing greenways and stated the extension would follow Charles Boulevard down to Signature Drive. Signature Drive has already been constructed with sidewalks. It is anticipated that when the Worthington property is developed, Signature Drive will be extended to County Home Road. Mr. Thomas stated there would be a connection from Signature Drive to the Pitt County District Park. The map shows the greenway as a straight line; however the Planning Department would work with the developer to find a mutually beneficial means of access from Signature Drive to the park. The elevation contour map shows there are no drainage features to follow, giving the developer ample latitude in where they put in the greenway connection. Planning staff anticipates the connection from Signature Drive to the park to be a paved path, ten to twelve feet wide, within a twenty foot easement. There are existing sidewalks from Charles Boulevard and Signature Drive that will suffice for that portion of the trail. Greenways may be located within street right-of-ways as well as over land across private property. The dedication of a greenway easement would be required at the time of final plat or site development. Mr. Thomas stated the land owner would not be required to pay for the construction cost from Signature Drive to the park; however they will be expected to provide sidewalks as part of the extension of Signature Drive. Mr. Thomas stated there was a lot of flexibility in where the path could be located so the developer could do something that is beneficial to their design. Mr. Thomas stated the Environmental Advisory Commission had reviewed the request and recommend approval.

Fred Mattox, attorney, spoke on behalf of Alva Worthington regarding the request. Mr. Mattox stated they did not object to the request; however there were concerns with the flexibility of the greenway’s path.

James Rhodes spoke in favor of the request on behalf of the applicant. Mr. Rhodes stated the county had a formally adopted resolution to make the request for the extension. He stated the park was adjacent to a rapidly developing area that would benefit from the greenway extension. He stated the county had received recommendation from the Parks and Recreation Department and the Environmental Advisory Commission.

Alice Keene spoke in favor of the request on behalf of Pitt County Community Schools and Recreation. She stated that part of the main mission of the Recreation and Parks Department was to provide a safe, appealing place to walk, bike and play. Ms. Keene said she felt connectivity to the walking trails in the district park was important to provide opportunities for increased physical activity.

No one spoke in opposition to the request.

Chairman Lehman closed the public hearing and called for board discussion.

Mr. Randall asked Mr. Holec if there was a way to ensure the flexibility that Mr. Mattox was concerned about.

Mr. Holec stated the board had to vote on the request as presented. He said there was flexibility in the ordinance through words such as “approximately” and “southerly”, rather than “directly” or “exactly”.

Motion was made by Mr. Tozer, seconded by Mr. Parker, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY A CURIOUS SOUP, LLC

Rezoning ordinance requested by A Curious Soup, LLC for 0.84 acres located at the southwest corner of the intersection of W. Third Street and South Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Seth Laughlin, planner, delineated the area on the map. Mr. Laughlin stated the property was located in the downtown area of the city. The site borders West Third Street as well as South Pitt Street, with the Town Commons to the north. South Pitt Street is considered a connector corridor, designed to carry high volumes of moderate speed traffic through and across the City. This site is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends Commercial for the subject site. The site is currently zoned CDF. The existing land use map shows adjacent office use and a variety of office and residential uses. This rezoning will have a minimal impact on South Pitt Street, with a net increase of thirty trips per day. Mr. Laughlin stated in staff’s opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Mr. Jason R. Crain spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY CITY OF GREENVILLE REDEVELOPMENT COMMISSION

Rezoning ordinance requested by the City of Greenville Redevelopment Commission for 3.07 acres located along the southern right-of-way of West Fifth Street approximately 260 feet west of its

intersection with S. Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial).

Mr. Laughlin delineated the area on the map. He stated the property was located in the downtown area of the city along West Fifth Street. At the proposed zoning, staff would anticipate the site to yield approximately 48 multi-family units. The anticipated advantage of CD over CDF relates to site design characteristics such as building setbacks and parking requirements. The anticipated build-out time is within one to two years. West Fifth Street is considered a residential corridor beginning at its intersection with South Pitt Street and continuing west to South Memorial Boulevard, designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The proposed rezoning will have a minimal impact on West Fifth Street, with no net increase of trips anticipated. Mr. Laughlin stated the property is located within the Central Business Regional Focus Area and the Future Land Use Plan Map recommends commercial for the subject site. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Carl Rees spoke in favor of the request on behalf of the applicant. Mr. Rees stated this rezoning was part of the Redevelopment Commission's plan to provide high quality, affordable housing to West Greenville.

No one spoke in opposition to the request.

Motion was made by Mr. Gordon, seconded by Ms. Basnight, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY CARL W. BLACKWOOD

Rezoning ordinance requested by Carl W. Blackwood et al for 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office).

Mr. Laughlin delineated the area on the map. He stated the property was located in the southwestern quadrant of the city, along Frog Level Road and Wainright Lane. The property is currently zoned R6A. The property is surrounded by RA-20 to the north, south and west, and R6A to the east. At the proposed zoning, staff would anticipate the site to yield approximately 16,800 square feet of office space. The anticipated build-out time is within one year. The proposed rezoning could generate a net decrease of 34 trips per day. Frog Level Road is considered a residential corridor beginning at its intersection with Dickinson Avenue and continuing south. Residential corridors are designed to collect traffic from local neighborhood streets and move it onto connector/gateway thoroughfares. The Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the Dickinson Avenue Regional Focus Area and the residential developments to the south along Frog Level Road. Mr. Laughlin stated in staff's opinion, the request is in compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

No one spoke in opposition to the request.

Motion was made by Mr. Tozer, seconded by Mr. Randall, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY NICHOLS OF GREENVILLE, LLC

Rezoning ordinance requested by Nichols of Greenville, LLC for 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial).

Mr. Laughlin delineated the area on the map. He stated the property is located at the intersection of Highway 264 and Highway 33. The property is currently zoned RA-20 with a single-family dwelling currently located on the subject property. The surrounding zonings are R6-MH and RA-20 to the north, RA-20 to the south and west, and CH to the east. At the proposed zoning, staff would anticipate the site to yield approximately 20,300 square feet of commercial space, with an anticipated build-out time of one to two years. The proposed rezoning could generate a net increase of 785 trips per day. Pactolus Highway is considered a connector corridor beginning at the intersection of N.E. Greenville Boulevard and Pactolus Highway and continuing west. Connector corridors can be either residential or nonresidential in nature and are designed to carry high volumes of moderate speed traffic through and across the city. The site is located within the N.E. Greenville Boulevard/US Highway 264 Regional Focus Area and the Future Land Use Plan Map recommends an Office/Institutional/Multi-family buffer between the focus area and the residential developments to the north and west along Pactolus Highway. Mr. Laughlin stated that in staff's opinion the request is in general compliance with the Comprehensive Plan and the Future Land Use Plan Map.

Ken Malpass spoke in favor of the request on behalf of the applicant.

Crawford Terry spoke in opposition to the request. Mr. Terry stated he owned property adjacent to the proposed rezoning. He said there were a lot of children in the area and was concerned with the increase in traffic and noise pollution this rezoning would generate.

Motion was made by Mr. Randall, seconded by Mr. Baker, 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 that addresses plan consistency and other matters. Motion carried unanimously.

REQUEST BY GREENVILLE DEVELOPERS, LLC

Request by Greenville Developers, LLC for a preliminary plat entitled "Westpointe, Section 11". The property is located east of Stantonsburg Road and south of Westpointe Drive. The subject property is further identified as Pitt County Tax Parcel No. 51947. The proposed development consists of 62 lots on 13.603 acres.

Andy Thomas, planner, stated the property was located in the western quadrant of the city, east of Stantonsburg Road. Mr. Thomas said this property went before the Planning and Zoning Commission on June 17, 2008 for rezoning to PUD. The Planning and Zoning Commission recommended approval. This request went before the Greenville City Council on August 14, 2008 and was approved. The property is not impacted by any floodplains. The property is located on a major thoroughfare. The WestPoint PUD was originally approved in the 80's. It has been amended several times since then over the years. This

latest request is in an area where multi-family was originally approved so the overall density has decreased. There is a common detention pond that serves the development. Sidewalks are provided where required. Mr. Thomas stated the plat had been reviewed by the Subdivision Review Board and meets all city requirements.

Mike Baldwin spoke in favor of the request on behalf of the applicants.

Motion made by Mr. Baker, seconded by Mr. Tozer, to approve the preliminary plat. Motion carried unanimously.

DISCUSSION AND DEMONSTRATION OF ELECTRONIC AGENDA PACKETS BY THE
INFORMATION TECHNOLOGY DEPARTMENT

Chairman Lehman stated the IT Department had postponed this item until the next scheduled meeting.

There being no other business, the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Merrill Flood
Secretary



City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: Ordinance requested by The Covington Group, LTD to rezone 4.882 acres located along the southern right-of-way of West Fifth Street west of its intersection with B's Barbeque Road from MR (Medical-Residential [High Density Multi-family]) and MRS (Medical-Residential Single-Family [Low Density]) to MO (Medical-Office).

Explanation: **Required Notice:**
Planning and Zoning Commission meeting notice (adjoining property owner letters) was mailed on October 7, 2008.
On-site Sign(s) posted on October 1, 2008.
City Council public hearing notice (adjoining property owner letters) mailed - N/A at this time. Public Hearing Legal Advertisement published - N/A at this time.

Comprehensive Plan:

The subject site is located in Vision Area F.

West 5th Street is considered a “gateway corridor” beginning at the intersection with Martin Luther King Jr. Highway and continuing east into the city. These major transportation corridors should be carefully designed and developed to reflect their importance as entranceways to the City. Since these thoroughfares will ultimately be multi-lane facilities carrying large volumes of high-speed traffic, adjoining land uses should be planned accordingly. A variety of intense, large-scale uses could appropriately be developed in these corridors; however, curb cuts should be strictly controlled to facilitate smooth traffic flow.

The Future Land Use Plan Map recommends Office/Institutional/Multifamily (OIM) for much of the area to the east and west of the B’s Barbeque Road Intermediate Focus area including the subject property.

Thoroughfare/Traffic Volume (PW-Engineering Division) Report Summary

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 353 trips to and from the site on W. Fifth St., which is a net increase of 143 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 198 trips to and from the site on B's Barbeque Road, which is a net increase of 80 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Site access on NC 43 will be limited to a right-in/right-out due to proposed improvements associated with the NC 43 widening project (TIP # U-5018). The site may have a full movement driveway on B's Barbeque Road.

Detailed report attached

History/Background

The subject property was shown on the 1989 Illustrative Zoning Maps as being zoned for single-family and multi-family development at the time of adoption of the Medical District Zoning.

The Future Land Use Plan was amended in September 2008 from HDR (high density residential) to OIMF (office/institutional/multi-family) for the subject site.

Present Land Use:

Vacant.

Water/Sewer:

Water service is located in the right-of-way of NC Highway 43.

Sanitary sewer service is located on the northwest side of the property.

Historic Sites:

There is no known effect on designated sites.

Environmental Conditions/Constraints:

A portion of the property is effected by the 100-year floodplain.

Surrounding Land Uses and Zoning:

North: RA-20 – vacant/wooded

South: MRS – B's Barbeque restaurant, one single-family home

East: MRS– single-family homes

West: MR – Rowntree Woods multi-family residential

Density Estimates:

Under the current zoning MR, staff would anticipate the site to yield 25-35 multi-family units.

Under the current zoning MRS, staff would anticipate the site to yield 3 single-family lots.

At the proposed zoning (MO), staff would anticipate the site to yield 50,285 square feet of retail/restaurant/office space based on similar site comparison of Arlington Crossing Shopping Center (10,300 sq. ft conditioned floor space/acre). Staff would anticipate the site to develop similarly to Arlington Crossing with one (1) building of multiple, connecting units with at least one fast food restaurant.

Fiscal Note: No cost to the City.

Recommendation: In staff’s opinion, the request is in compliance with Horizons: Greenville’s Comprehensive Plan and the Future Land Use Plan Map.

“In compliance with the comprehensive plan” should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promotes the desired urban form. The requested district is considered desirable and in the public interest and staff recommends approval of the requested rezoning.

Note: In addition to other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed zoning districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

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Attachments / click to download

-  [Survey](#)
-  [Location Map](#)

- [Bufferyard chart](#)
 - [Traffic Report](#)
 - [Ordinance to Rezone The Covengton Group Ltd 791202](#)
 - [List of Uses MR and MRS to MO 791195](#)
-

ORDINANCE NO. 08-__
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE
REZONING TERRITORY LOCATED WITHIN THE
PLANNING AND ZONING JURISDICTION OF THE CITY OF
GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on November 6, 2008 at 7:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration; and,

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-383, the City Council does hereby find and determine that the adoption of the ordinance rezoning the following described property is consistent with the adopted comprehensive plan and that the adoption of the ordinance rezoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and, as a result, its furtherance of the goals and objectives of the comprehensive plan.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

Section 1. That the following described territory is rezoned from MR (Medical-Residential [High Density Multi-family]) and MRS (Medical-Residential-Single-Family [Low Density]) to MO (Medical-Office).

TO WIT: The Covengton Group, LTD Property.

LOCATION: Located along the southern right-of-way of West 5th Street at its intersection with B's Barbeque Road.

DESCRIPTION:

Beginning at a point where the northern right-of-way of NCSR 1204 (B's Barbeque Road) intersects the western right-of-way of NC Hwy 43. From the above described beginning, so located, running thence as follows.

With the northern right-of-way of NCSR 1204 (B's Barbeque Road), S 42°04'00" W 254.39', thence leaving the northern right-of-way of NCSR 1204 (B's Barbeque Road), N 47°56'00" W 145.00', thence N 75°52'34" W 70.43', thence N 31°00'00" W 141.89', thence N 30°59'39" W 25.04', thence N 53°10'50" E 110.03', thence N 62°24'00" E 229.29' to a point on the western right-of-way of NC Hwy 43, thence with the western right-of-way of NC Hwy 43, S 27°36'00" E 76.19', S 29°22'00" E 100.76', S 32°41'00" E 77.12' and S 35°41'00" E 25.25' to the point of beginning containing 4.882 acres and being a portion of the property described in Deed Book 446, Page 416 of the Pitt County Register of Deeds Office.

Section 2. That the Director of Community Development is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

Section 3. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 6th day of November, 2008.

Patricia C. Dunn, Mayor

ATTEST:

Wanda T. Elks, City Clerk

EXISTING ZONING

MR (Medical-Residential)

Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

MR (Medical-Residential)
Special Uses

(1) General:

* None

(2) Residential:

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- o.(1). Nursing, convalescent center or maternity home; minor care facility

(3) Home Occupations (see all categories):

- b. Home occupations; excluding barber and beauty shops
- d. Home occupations; excluding manicure, pedicure or facial salon

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- g. School; junior and senior high (see also section 9-4-103)
- h. School; elementary (see also section 9-4-103)
- i. School; kindergarten or nursery (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

MRS (Medical-Residential-Single-Family)
Permitted Uses

(1) General:

- a. Accessory use or building
- c. On- premise signs per Article N

(2) Residential:

- a. Single-family dwelling
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal uses

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreation facility

(7) Office/ Financial/ Medical:

* None

(8) Services:

- o. Church or place of worship (see also section 9-4-103)

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

- c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

MRS (Medical-Residential-Single-Family)
Special Uses

(1) General:

* None

(2) Residential:

* None

(3) Home Occupations (see all categories):

b. Home occupations; excluding barber and beauty shops

d. Home occupations; excluding manicure, pedicure or facial salon

(4) Governmental:

a. Public utility building or use

c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair

(5) Agricultural/ Mining:

b. Greenhouse or plant nursery; including accessory sales

(6) Recreational/ Entertainment:

a. Golf course; regulation

c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

* None

(8) Services:

g. School; junior and senior high (see also section 9-4-103)

h. School; elementary (see also section 9-4-103)

i. School; kindergarten or nursery (see also section 9-4-103)

y. Television, and/or radio broadcast facilities including receiving and transmission equipment and towers or cellular

telephone and wireless communication towers [unlimited height, except as provided by regulations]

(9) Repair:

* None

(10) Retail Trade:

* None

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

PROPOSED ZONING

MO (Medical-Office)

Permitted Uses

(1) General:

- a. Accessory use or building
- b. Internal service facilities
- c. On- premise signs per Article N
- f. Retail sales; incidental

(2) Residential:

- l. Group care facility
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

(3) Home Occupations (see all categories):

*None

(4) Governmental:

- b. City of Greenville municipal government building or use (see also section 9-4-103)
- c. County or state government building or use not otherwise listed; excluding outside storage and major or minor repair
- d. Federal government building or use

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)

(6) Recreational/ Entertainment:

- f. Public park or recreational facility
- g. Private noncommercial park or recreational facility

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

(8) Services:

- n. Auditorium
- r. Art gallery
- u. Art studio including art and supply sales
- ee. Hospital
- ii. Wellness center; indoor and outdoor facilities

(9) Repair:

* None

(10) Retail Trade:

- d. Pharmacy
- s. Book or card store, news stand
- w. Florist

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

c. Construction office; temporary, including modular office (see also section 9-4-103)

(13) Transportation:

* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None

Special Uses MO (Medical-Office)

(1) General:

* None

(2) Residential:

i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home

(3) Home Occupations (see all categories):

* None

(4) Governmental:

a. Public utility building or use

(5) Agricultural/ Mining:

* None

(6) Recreational/ Entertainment:

s. Athletic club; indoor only

(7) Office/ Financial/ Medical:

* None

(8) Services:

a. Child day care facilities

b. Adult day care facilities

e. Barber or beauty shop

f. Manicure, pedicure or facial salon

j. College and other institutions of higher learning

l. Convention center; private

s. Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manager, supervisor

or caretaker and section 9-4-103)

s.(1). Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident manager,

supervisor or caretaker and section 9-4-103)

hh. Exercise and weight loss studios; indoor only

ll.(1) Dry cleaning; household users, drop-off/pick-up station only [2,000 sq. ft. gross floor area limit per establishment]

jj. Health services not otherwise listed

(9) Repair:

* None

(10) Retail Trade:

- f. Office and school supply, equipment sales [5,000 sq. ft. gross floor area limit per establishment]
- h. Restaurant; conventional
- i. Restaurant; fast food [limited to multi-unit structures which contain not less than three separate uses]
- j. Restaurant; regulated outdoor activities
- k. Medical supply sales and rental of medically related products including uniforms and related accessories.
- t. Hobby or craft shop [5,000 sq. ft. gross floor area limit per establishment]

(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:

* None

(12) Construction:

* None

(13) Transportation:

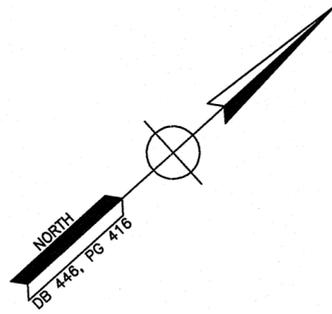
* None

(14) Manufacturing/ Warehousing:

* None

(15) Other Activities (not otherwise listed - all categories):

* None



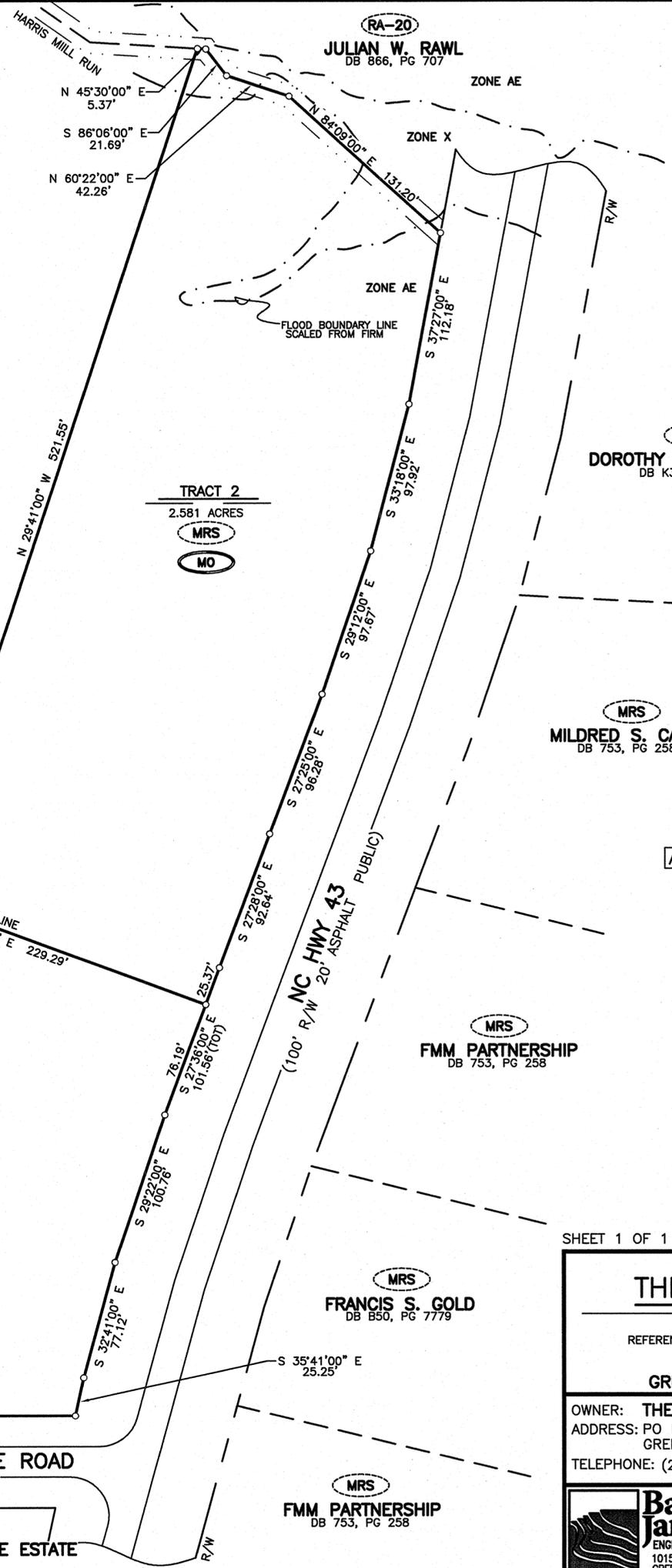
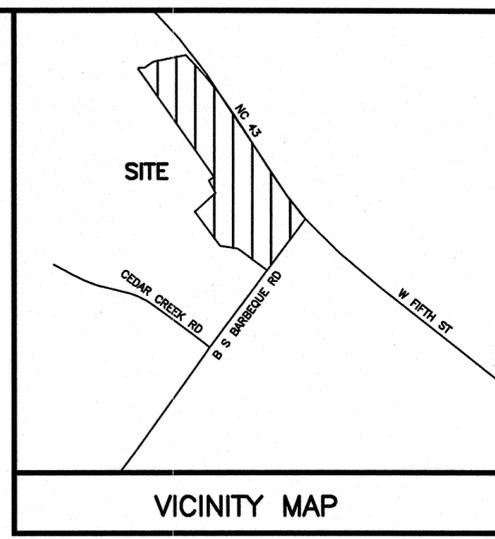
NOTES

1. THIS SURVEY IS OF ANOTHER CATEGORY.
2. NO SURVEY WAS PERFORMED IN THE PRODUCTION OF THIS MAP BY BALDWIN & JANOWSKI, PA., INFORMATION USED TO PRODUCE THIS MAP CAME FROM MAPS BY OTHERS AND DEEDS FROM PITT COUNTY REGISTER OF DEEDS.
3. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. ZONE AE, REF: FIRM 3720466800J, DATED: MAY 15, 2003.

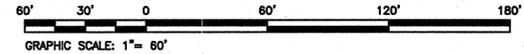
Attachment number 3
Page 1 of 1

LEGEND

- R/W = RIGHT-OF-WAY
B/B = BACK OF CURB TO BACK OF CURB
- = EXISTING ZONING CLASSIFICATION
 = PROPOSED ZONING CLASSIFICATION



AREA TO BE REZONED = 4.882 ACRES



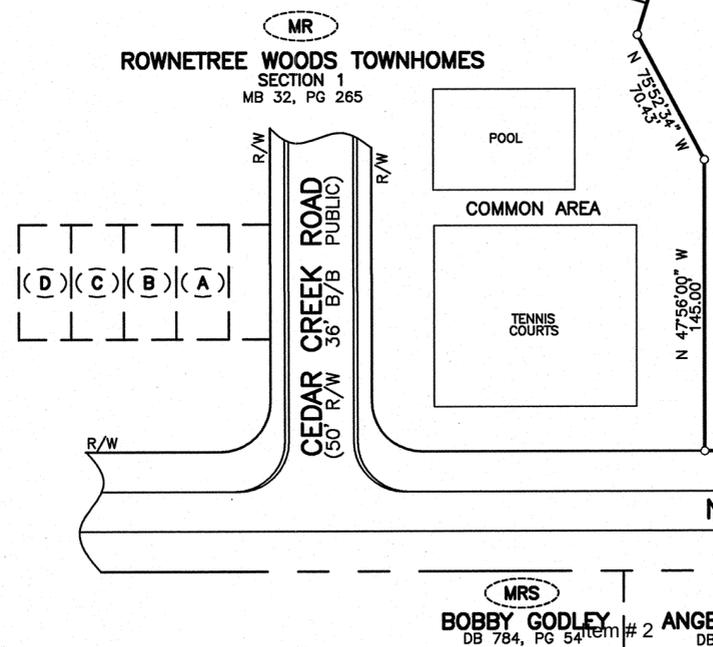
SHEET 1 OF 1
TAX MAP. #4668-94-9832
TAX PARCEL #51103

REZONING MAP FOR
THE COVENGTON GROUP, LTD.

REFERENCE: DEED BOOK 446, PAGE 416 OF THE PITT COUNTY REGISTRY

GREENVILLE, FALKLAND TWP., PITT CO., N.C.

OWNER: THE COVENGTON GROUP, LTD
ADDRESS: PO BOX 3075
GREENVILLE, NC 27836
TELEPHONE: (252) 355-0752

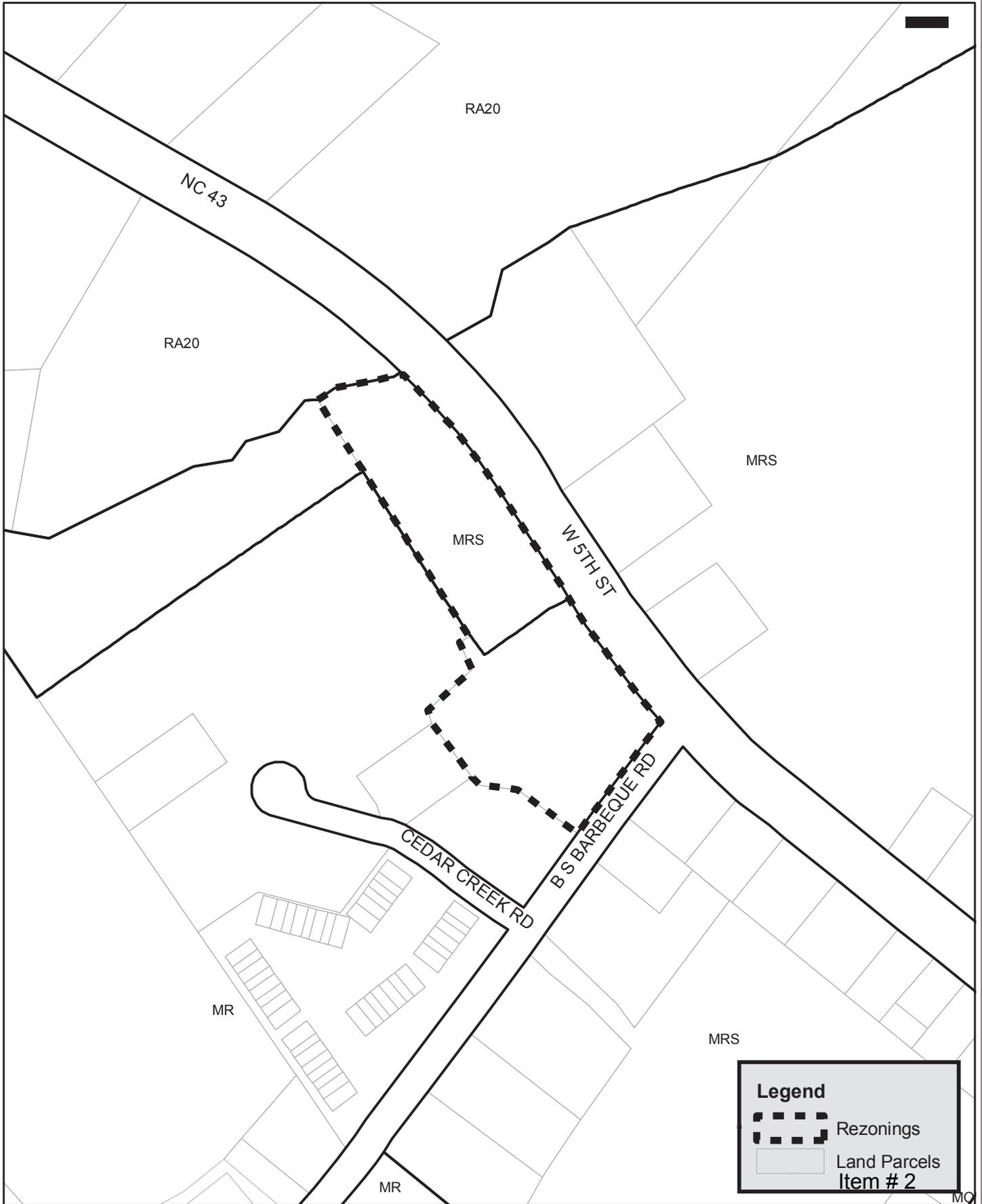


- BOBBY GODLEY** DB 784, PG 54
ANGELA M. BRYAN DB 898, PG 595
LINA M. MEEKS LIFE ESTATE DB 496, PG 646

Baldwin & Janowski, P.A.
ENGINEERING - SURVEYING - PLANNING
1015 CONFERENCE DRIVE
GREENVILLE, NC, 27858 252.756.1390

SURVEYED: N/A	APPROVED: MWB
DRAWN: JSJ/CCB	DATE: 09/22/08
CHECKED: MWB	SCALE: 1" = 60'

The Covington Group, LTD
MR & MRS to MO
4.88 Acres
October 7th 2008



BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.

PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R.
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	C	B	B	B	B	C	B	A
Office/Institutional, Light Commercial, Service (3)	D	D	B	B	B	D	B	A
Heavy Commercial, Light Industry (4)	E	E	B	B	B	E	B	A
Heavy Industrial (5)	F	F	B	B	B	F	B	A

Bufferyard A (street yard)		
Lot Size	Width	For every 100 linear feet
Less than 25,000 sq.ft.	4'	2 large street trees
25,000 to 175,000 sq.ft.	6'	2 large street trees
Over 175,000 sq.ft.	10'	2 large street trees

Street trees may count toward the minimum acreage.

Bufferyard B (no screen required)	
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

Bufferyard C (screen required)	
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard D (screen required)	
Width	For every 100 linear feet
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard E (screen required)	
Width	For every 100 linear feet
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)	
Width	For every 100 linear feet
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.

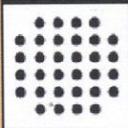
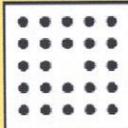
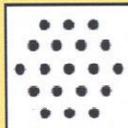
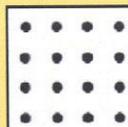
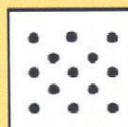
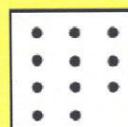
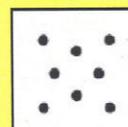
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons per acre	
R6-S	7 units per acre yields 19 persons per acre	
R9	6 units per acre yields 16 persons per acre	
R9-S	5 units per acre yields 13 persons per acre	
Low Density		
RA-20 MRS	4 units per acre yields 11 persons per acre	
R15-S	3 units per acre yields 8 persons per acre	

Illustration: Maximum allowable density in Residential Zoning Districts

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 08-18

Applicant: The Covengton Group, Ltd.

Property Information

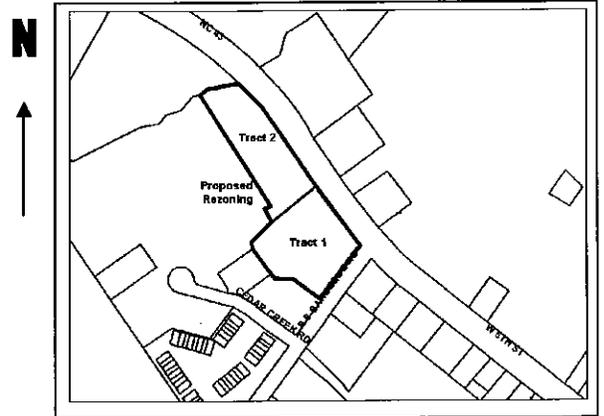
Current Zoning: Tract 1: MR
Tract 2: MRS

Proposed Zoning: Tract 1: MO
Tract 2: MO

Current Acreage: Tract 1: 2.301 acres
Tract 2: 2.581 acres
Total: 4.882 acres

Location: SW Corner of NC 43 / W 5th St and
B's Barbeque Rd

Points of Access: NC 43 / W 5th St and B's Barbeque Rd



Location Map

Transportation Background Information

1.) NC 43/W 5th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	4-lanes
Right of way width (ft)	100	100
Speed Limit (mph)	45	45
Current ADT:	15,600(*)	Design ADT: 33,500 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are no sidewalks along NC 43/W 5 th St that service this property.	

Notes: (*) 2006 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based on operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: TIP # U-5018: US 264 to NC 11/Memorial Drive: Widen to a 4-lane divided facility.

2.) B's Barbeque Rd - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	2-lanes	2-Lanes
Right of way width (ft)	60	70
Speed Limit (mph)	45	45
Current ADT:	4,470(*)	Design ADT: 12,000 vehicles/day (**)
Design ADT:	12,000 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Minor Thoroughfare	
Other Information:	There are no sidewalks along B's Barbeque Rd that service this property.	

Notes: (*) 2006 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based on operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Improvements Planned.

Item # 2

Case No: 08-18

Applicant: The Covengton Group, Ltd.

Trips generated by proposed use/change:

Current Zoning: 328 -vehicle trips/day (*) **Proposed Zoning:** 551 -vehicle trips/day (*)

Estimated Net Change: increase of 223 -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed zoning.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on NC 43/W 5th St and B's Barbeque Rd are as follows:

1.) NC Hwy 43, North of Site ("No build" ADT of 15,600)

Estimated ADT with Proposed Zoning (full build) -	15,655
Estimated ADT with Current Zoning (full build) -	<u>15,633</u>
Net ADT change -	22 (<1% increase)

2.) NC Hwy 43, South of Site ("No build" ADT of 15,600)

Estimated ADT with Proposed Zoning (full build) -	15,898
Estimated ADT with Current Zoning (full build) -	<u>15,777</u>
Net ADT change -	121 (1% increase)

3.) B's Barbeque Rd, West of Site ("No build" ADT of 4,470)

Estimated ADT with Proposed Zoning (full build) -	4,668
Estimated ADT with Current Zoning (full build) -	<u>4,588</u>
Net ADT change -	80 (2% increase)

Staff Findings/Recommendations:

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 353 trips to and from the site on W. Fifth St., which is a net increase of 143 additional trips per day.

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 198 trips to and from the site on B's Barbeque Road, which is a net increase of 80 additional trips per day.

During the review process, measures to mitigate the traffic will be determined. Site access on NC 43 will be limited to a right-in/right-out due to proposed improvements associated with the NC 43 widening project (TIP # U-5018). The site may have a full movement driveway on B's Barbeque Road.



City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: Ordinance requested by WRS, Incorporated to amend the Future Land Use Plan Map for the area described as being located along the northern right-of-way of East 10th Street and the eastern right-of-way of Port Terminal Road containing 52+/- acres from "Office/ Institutional/Multi-family", "Medium Density Residential", and "Conservation/Open Space" categories to a "Commercial" category.

Explanation: **History/Background:**

The current Future Land Use Plan Map was adopted February 12, 2004.

In 1972, the subject property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned RA20 (Residential-Agricultural). There are two (2) neighborhood commercial-zoned (CN) properties within the boundary of the request that were rezoned in 1980 and 1988.

Comprehensive Plan:

The subject site is located in Vision Area C.

East Tenth Street is considered a " gateway " corridor from the intersection of Greenville Boulevard and East Tenth Street continuing east. Gateway corridors serve as primary entranceways into the City and help define community character. These roads are designed to carry high volumes of traffic through and across the City.

The intersection of East Tenth Street and Port Terminal Road is designated as an intermediate focus area. These nodes typically contain 50,000 to 150,000 square feet of conditioned floor space.

The Future Land Use Plan Map recommends commercial at the northeast corner of the intersection of East 10th Street and Port Terminal Road transitioning to office/ institutional/ multi-family adjacent to the Highway 33 frontage

immediately outside the recognized focus area and medium density residential on the interior. The Future Land Use Plan Map further recommends conservation/open space on interior areas likely to be impacted by environmental limitations.

The Future Land Use Map identifies certain areas for conservation/open space uses. The map is not meant to be dimensionally specific, and may not correspond precisely with conditions on the ground. When considering rezoning requests or other development proposals, some areas classified as conservation/open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

The Comprehensive Plan states that "location and size of commercial nodes included in the plan are not intended to be static. As the area surrounding commercial nodes develop, larger node definitions ...may be warranted. In addition, as the commercial nodes of outlying areas of the City's planning jurisdiction develop, they should be buffered from surrounding areas by office, institutional and multi-family and residential and open spaces. Again, the exact size of the required buffer has not been predetermined. The required buffer width should be determined when the ultimate extent of the commercial node is known".

There is a recognized community focus area at the intersection of Greenville Boulevard and East Tenth Street.

There is a recognized intermediate focus area east of the intersection of East Tenth Street/Highway 33 East and Portertown Road.

Below are consideration from Horizons: Greenville's Community Plan.

- The locations of Intermediate and Neighborhood Focus Areas should be evaluated based surrounding residential development patterns and the lack of alternative retail uses to serve these areas.
- Retail should have access to collector streets.
- Ensure proper size of and spacing between focus areas.
- Ensure that new development has adequate north/south and east/west transportation corridors.

The subject site is only accessible via East Tenth Street (Hwy 33). There are no north/south connections to this site.

This request would allow for commercial uses, such as general retail, fast food restaurants, conventional restaurants, and gasoline sales.

Currently, there are 28.39 acres of commercially-zoned property in the vicinity of the intersection of East 10th Street and Port Terminal Road.

Environmental Conditions/Constraints:

In 1999, the area to the north of the subject area was impacted by Hurricane Floyd. A large portion of the property was purchased by the City through Hazard Mitigation Grant Program (Buy-Out).

There is a portion of the property that is under common interest of the applicant that is not included as part of this request. This property can be used as part of the stormwater requirements for any development on the subject property as it is currently zoned.

Surrounding Land Uses and Zoning:

North: RA20 - Vacant (City-owned and a portion under common interest of the applicant)

South: CH - Lowe's Home Improvements, Select Bank and Trust, Wound Healing Center and vacant; CG and CN - Vacant

East: RA20 - Woodlands (under common interest of applicant); R9S - River Hills Subdivision

West: RA20 - Scatted single-family residences fronting Port Terminal Road

Thoroughfare/Traffic Volme (PWD - Engineering Division) Report Summary:

Development under the proposed Land Use Plan Map amendment could generate 11,273 trips to and from the site on East 10th Street, which is a net increase of 5,796 additional trips per day compared with the existing Land Use Plan categories.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto East 10th Street, constructing turn lanes into the development, and modifications of the traffic signal operations at East 10th Street's intersection with Portertown Road, Oakdowne Way, Oxford Road, and Greenville Boulevard.

Detailed Report Attached

Note: This is not a rezoning request. Any future rezoning request(s) for the property in this area shall be considered by the Planning and Zoning Commission and City Council.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion the anticipated additional commercial development will significantly alter the desired community character of this corridor therefore staff recommends denial of this request. In staff's opinion, the current Future Land Use Plan Map designations for the subject and adjoining properties support a sustainable environment for the area and provide reasonable use for the affected properties.

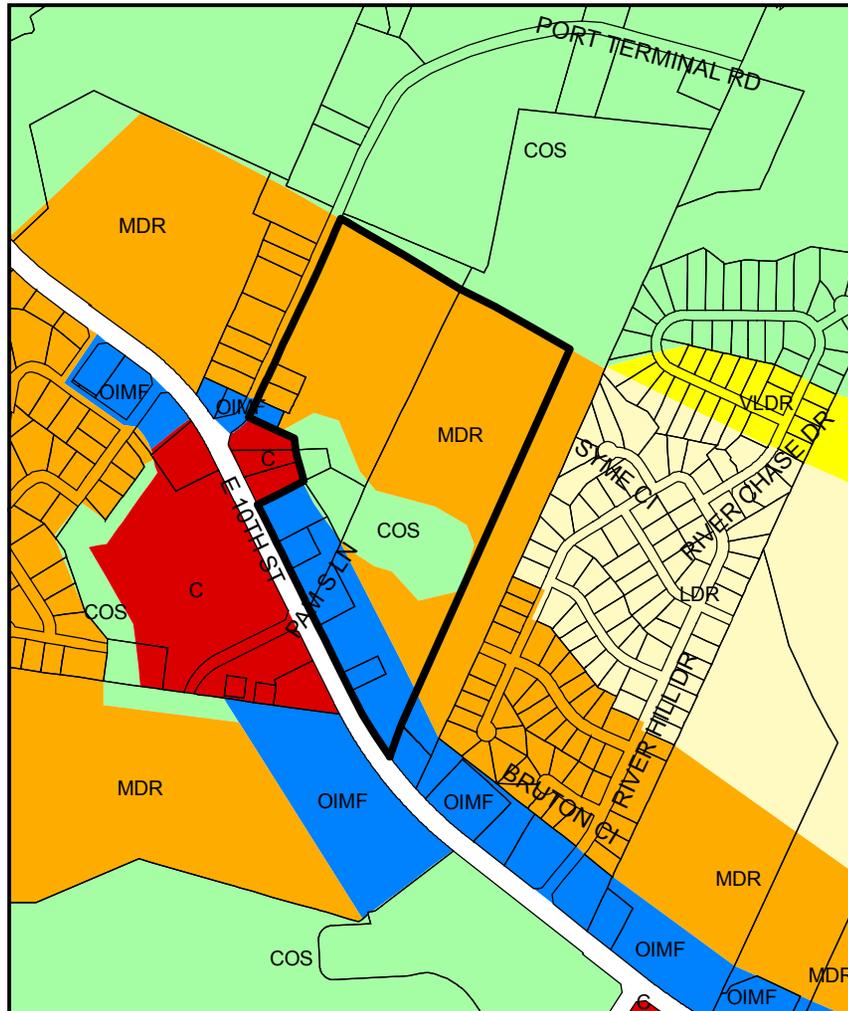
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

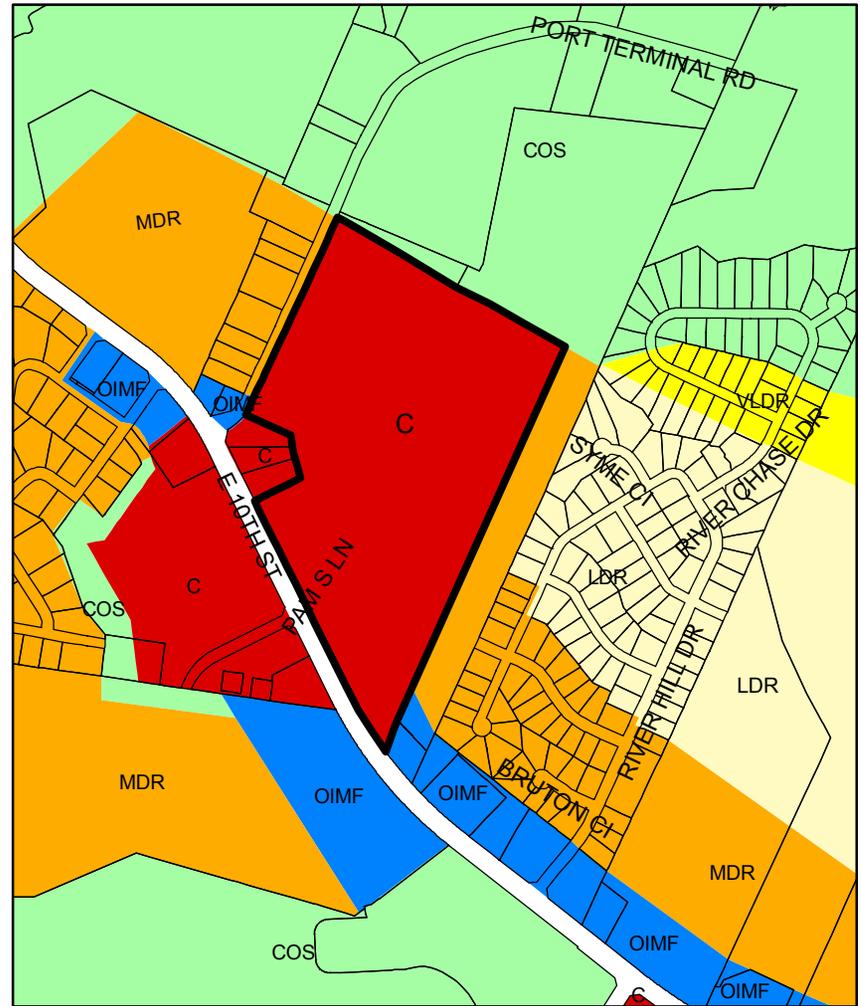
-  [Future Land Use Plan Map \(Current and Proposed\)](#)
 -  [Letter from River Hills Neighborhood Association](#)
 -  [Current Zoning and Existing Land Use Map](#)
 -  [Traffic Report](#)
-

Future Land Use Plan Admendment - WRS, Inc. (08-02) 52 +/- acres

Current (Future Land Use Plan Map)



Proposed (Future Land Use Plan Map)

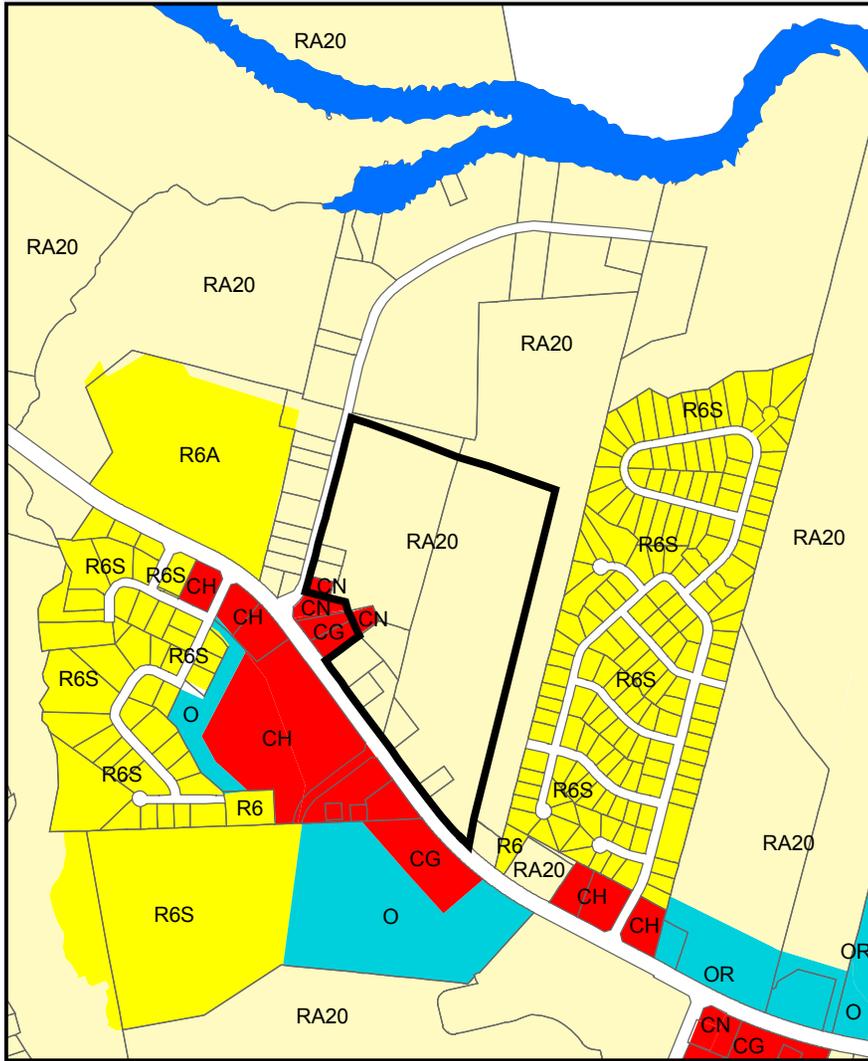


- | | | | |
|------------------------------------|---------------------------------------|------------------------------|---------------------------|
| Mixed Use / Office / Institutional | Office / Institutional / Medical | Medium Density Residential | Conservation / Open Space |
| Medical Core | Office / Institutional / Multi-Family | Low Density Residential | Industrial |
| Medical Transition | High Density Residential | Very Low Density Residential | Commercial |

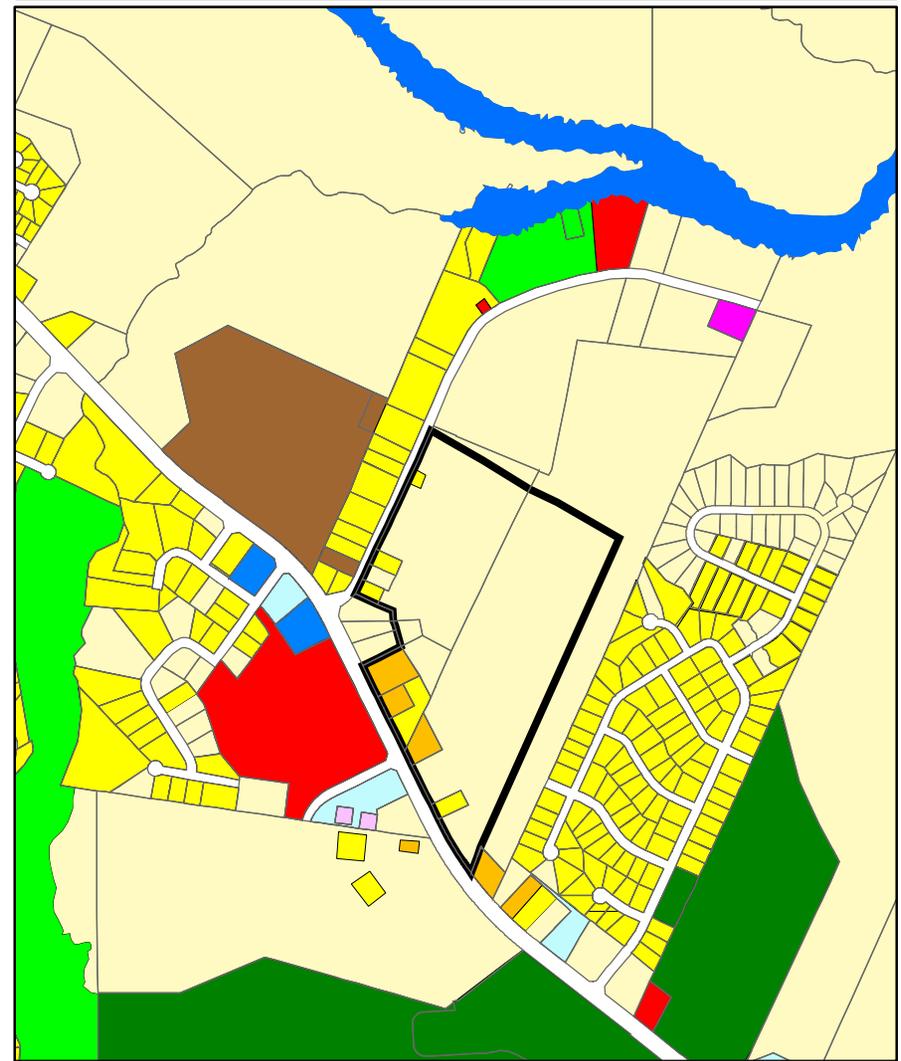
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10/2/08

WRS, Incorporated Future Land Use Plan Map Amendment (08-01) 52+/- acres

Zoning Patterns Map



Existing Land Use Map



- Rezoning Site
- Commercial
- Office & Institutional
- Residential
- Residential / Agricultural
- Industrial

- Tar River
- Industrial
- Mobile Home Park
- Single Family
- Land Parcels
- Institutional
- Multi-Family
- Mobile Home
- Rezoning Site
- Cemetery
- Mobile Home
- Public Parking
- Commercial
- Recreation
- Office
- Landfill
- Utility
- Vacant

Item # 3

Created:
10/9/08

RIVER HILLS NEIGHBORHOOD ASSOCIATION
802 River Hills Drive
Greenville NC 27858

Planning and Zoning Commission
City of Greenville
200 West Fifth Street
Greenville NC 27858

Members of the Planning and Zoning Commission:

We are writing to express strong opposition to amending the City's Future Land Use Plan on more than 50 acres on N.C. 33 east at Port Terminal Road to allow additional commercial development. The request to amend the Future Land Use Plan map comes from a South Carolina developer who wishes to develop a large retail shopping center at this location. The area is currently designated as residential in the City's Future Land Use Plan. The developer is asking to change the designation on this site to commercial.

It is vitally important to maintain the residential designation of this area. This designation reflects careful review by the Comprehensive Plan committee, as well as the desired growth ideals of the Planning and Zoning Commission, our City Council and our City planning staff. There is no compelling reason to change the Future Land Use Plan map to allow a major shopping center at this location. This area was not intended for commercial activity of this intensity, rather the desired level of commercial activity for this area is intermediate, a level that has already been attained or is in progress.

This shopping center proposed by WRS Real Estate Investments would include a big box discount store with its main entrance on Port Terminal Road. The shopping center would entail a complex of several other retail stores and possibly multi-family development. The big box store would operate 24 hours a day.

While the shopping center may be economically desirable for Greenville, there are several alternative, suitable and appropriate locations for this retail center that do not violate the City's own growth planning document. These locations would serve the same population the developer hopes to attract. These alternative sites uphold the City's planned pattern of growth.

The residents of River Hills overwhelmingly oppose this Future Land Use Plan amendment and believe the current residential designation for this area should be maintained. More than 150 people from River Hills have signed a petition opposing this requested amendment. A copy of the petition is attached and the signed petitions are available for your review.

In August, about 75 residents of River Hills met with Mr. James Price of WRS Real Estate and with real estate agent Mr. Jon Day and expressed their strong opposition to this proposal and asked him to consider alternative sites.

We are concerned about allowing intense commercial use on land near an established neighborhood for many reasons, such as increased lights, noise, traffic and the 24-hour cycle of activity that comes with a big box retailer. We are also deeply concerned because of the City's required interconnectivity which would open a cut-through street between River Hills and the shopping center. The area in question also includes wetlands and borders low-lying areas which during Hurricane Floyd were submerged under water, including parts of Port Terminal Road.

We believe the current Future Land Use Plan should be upheld for the good of the City as well as for the preservation of our neighborhood and others nearby, where families and children live.

The City's Comprehensive Plan and its Future Land Use Plan protect the City overall and its neighborhoods in particular. They provide a road map for growth. We believe the requested Future Land Use Plan amendment seriously undermines the City's own vision for its future.

We would like to ask the Planning and Zoning Commission to uphold the current residential designation and deny the amendment to allow additional commercial development as requested by Mr. Price.

Yours most sincerely,



Marion Blackburn
Co-President

River Hills Neighborhood Association



Charles DaSilva
Co-President



Ambre Gorsek
Treasurer

October 9, 2008

Item # 3

**PETITION OPPOSING COMMERCIAL ZONING ON N.C. 33
WEST OF RIVER HILLS AND EAST OF PORT TERMINAL ROAD**

We, the undersigned residents, strongly oppose any commercial rezoning of land along N.C. 33 west of River Hills and east of Port Terminal Road on the farmland and residential lots.

Additional commercial zoning in this area is not in compliance with the City of Greenville's Comprehensive Land Use Plan. The city's Planning Department staff have stated their opposition to additional commercial rezoning in this area.

Commercial zoning is not a suitable use for the property along N.C. 33. In addition to not being indicated on the Comprehensive Land Use Plan, the property directly adjoins the River Hills neighborhood. Commercial zoning of the farmland and lots west of the River Hills neighborhood would have a profoundly negative effect on the neighborhood.

We strongly oppose commercial zoning on the land west of River Hills and east of Port Terminal Road and believe that single-family homes is the most appropriate use of the land.

<u>Signature</u>	<u>Address</u>	<u>e-mail</u>
<u>Steph E Smith</u>	<u>4133 River Chase Dr</u>	<u>Stephensmith413@Suddenlink</u>
<u>Lyn Watkins</u>	<u>4139 River Chase Dr.</u>	<u>lwatkins3@suddenlink</u>
<u>Frank Watkins</u>	<u>4139 River Chase Dr</u>	<u>fwatkins3@suddenlink</u>
<u>Casey Woelk</u>	<u>1004 River Hill Dr.</u>	<u>cwoelk504@hotmail.com</u>
<u>Josh Woelk</u>	<u>"</u>	<u>woelkj@ecu.edu</u>
<u>Stacey Galvin</u>	<u>1050 River Hills Dr</u>	<u>sgalvin@suddenlink.net</u>
<u>Kevin A Galvin</u>	<u>1050 River Hills Dr</u>	<u>sgalvines@suddenlink.net</u>
<u>Lynn Herring</u>	<u>1001 River Hills Dr.</u>	<u>lherring5@suddenlink</u>
<u>Mami E Herring</u>	<u>1001 River Hills Dr.</u>	<u>iammtherring@yahoo.com</u>
<u>Brandon E Herring</u>	<u>1001 River Hills Dr.</u>	<u>xbrandenherringx@yahoo.com</u>
<u>Elizabeth Hand Roggill</u>	<u>4115 River Chase Dr</u>	<u>handeb@ecu.edu</u>
<u>David Loggins</u>	<u>901 River Hill Dr</u>	<u>dloggins@embury</u>
<u>Jinda Loggins</u>	<u>901 River Hill Dr.</u>	<u>mail.ecu</u>

LAND USE PLAN MAP AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 08-02

Applicant: WRS, Incorporated

Property Information

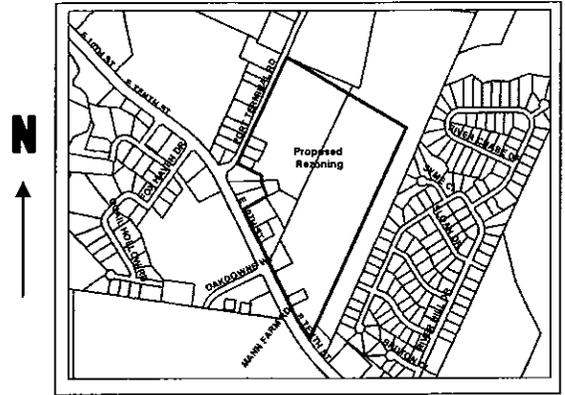
Current Land Use: Office/Institutional/Multi-Family (OIMF)
Medium Density Residential (MDR)
Conservation/Open Space (COS)

Proposed Use: Commercial (C)

Current Acreage: 52+/- acres

Location: NE Corner of Port Terminal Rd and E 10th St

Points of Access: Port Terminal Rd and E 10th St



Location Map

Transportation Background Information

1.) E 10th St - State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	5-lane with curb and gutter	5-lane with curb and gutter
Right of way width (ft)	100	100
Speed Limit (mph)	West of Site: 45 East of Site: 55	
Current ADT:	19,890(*)	Design ADT: 33,500 vehicles/day (**)
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	
Other Information:	There are sidewalks along the north side of E 10 th St that terminate at the northwest corner of E 10 th St and Port Terminal Rd and along the south side of E 10 th St across from the property.	

Notes: (*) 2007 City count adjusted with a 2% growth rate
(**)Traffic volume based an operating Level of Service D for existing geometric conditions
ADT – Average Daily Traffic volume

Transportation Improvement Program Status: No Projects Planned.

Trips generated by proposed use/change:

Current Use: 5,477 -vehicle trips/day (*) **Proposed Use:** 11,273 -vehicle trips/day (*)

Estimated Net Change: increase of 5,796 -vehicle trips/day (assumes full-build out)

(* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on E 10th St are as follows:

1.) E 10th St, East of Site (“No build” ADT of 19,890)

Estimated ADT with Proposed Use (full build) – 26,654
Estimated ADT with Current Use (full build) – 23,176
Net ADT change – 3478 (13% increase)

2.) E 10th St, West of Site (“No build” ADT of 19,890)

Estimated ADT with Proposed Use (full build) – 24,399
Estimated ADT with Current Use (full build) – 22,081
Net ADT change – 2318 (10% increase)

Staff Findings/Recommendations:

Development under the proposed land use plan amendment could generate 11,273 trips to and from the site on E 10th St, which is a net increase of 5,796 additional trips per day compared to the existing land use.

During the review process, measures to mitigate traffic impacts will be determined. These measures may include limiting access onto E 10th St, constructing turn lanes into the development, and modification of the traffic signal operations at E 10th Street’s intersections with Portertown Road, Oakdowne Way, Oxford Road, and Greenville Boulevard.



City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: Street Closing - Portion of Tripp Lane

Explanation: The City has received a request by petition from Edgar Wayland Denton and wife Elaine Garner Denton to close a portion of Tripp Lane starting at the western right of way of Grace Avenue and running about 300 feet to the terminus of Tripp Lane.

The Denton's own all of the properties along the proposed street section to be closed. The property is currently divided into several lots. Upon the closing of the street, some of the lots would become non-compliant with the City Ordinances. Attached is a recombination plat to address this issue.

Reflected on the street closing map and the recombination map are easement for utilities to be retained by the City.

Fiscal Note: Budgeted Funds for the maintenance of this portion of the Tripp Lane will no longer be required upon adoption of a Resolution to Close a Portion of Tripp Lane by City Council.

Recommendation: Forward the request to City Council for consideration recommending the petition to close a portion of Tripp Lane with conditions requiring the recombination of the parcels and the retention of utilities easement.

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[Petition](#)

[Tripp Lane Street Closure](#)

[Clarks Lane Subd. Recombination](#)

[Tripp Lane GIS](#)

PETITION FOR PROPERTY OWNERS TO CLOSE
A STREET

We the undersigned owner(s) of real property adjoining _____ block(s) of
Tripp Avenue, do hereby petition the City Council of the City of Greenville,
North Carolina to permanently close the street as described on Exhibit "A" attached.

Signatures of the person(s) requesting the street closing shall be as follows: Property owned by more than one individual shall be signed by all owners. Property owned by husband and wife (tenants in common) both shall sign the petition. Property owned by corporation shall be signed by president or vice president and secretary. Signatures of all remaining property owners should be listed on the attached sheet.

<u>Signature</u>	<u>Name</u>	<u>Address</u>	<u>PIN</u>
<u>Edgar Wayland Denton</u>	<u>Edgar Wayland Denton</u>	<u>3020 Tripp Lane Greenville</u>	<u>39308</u>
<u>Edgar Wayland Denton</u>	<u>Edgar Wayland Denton</u>	<u>3020 Tripp Lane Greenville</u>	
<u>Elaine G. Denton</u>	<u>Elaine G. Denton</u>		<u>45635</u>
<u>Edgar Wayland Denton</u>	<u>Edgar Wayland Denton</u>	<u>3020 Tripp Lane Greenville</u>	
<u>Elaine G. Denton</u>	<u>Elaine G. Denton</u>		<u>35598</u>
<u>Edgar Wayland Denton</u>	<u>Edgar Wayland Denton</u>	<u>3020 Tripp Lane Greenville</u>	
<u>Elaine G. Denton</u>	<u>Elaine G. Denton</u>		<u>27604</u>

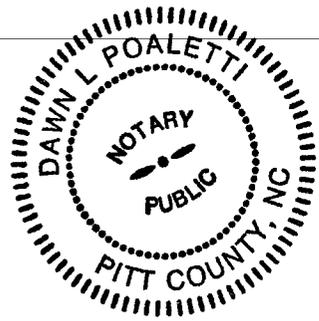
North Carolina
Pitt County

I, Dawn L Poaletti, a Notary Public in and for the aforesaid County and State, do hereby certify that Edgar ^WDenton + Elaine G. Denton, appeared before me this day and acknowledged the due execution of the foregoing instrument.

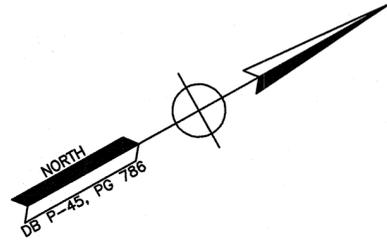
Witness my hand and Notarial Seal, this the 8th day of July, 2008.

MY COMMISSION EXPIRES
03/28/2009

NOTARY PUBLIC
Dawn L Poaletti



::ODMA\PCDOCS\COG\100906\1

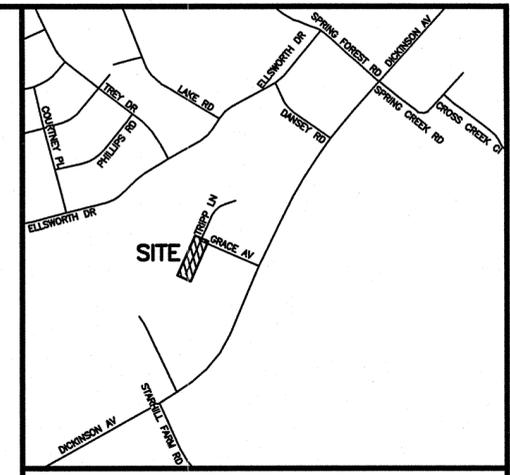


NOTES

1. THIS MAP IS A SURVEY OF ANOTHER CATEGORY.
2. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
3. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720-4677-00 J. DATED: JANUARY 2, 2004
4. PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
5. UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL FIELD LOCATION OF EXISTING ABOVE GROUND FEATURES AND IN PART FROM MAPS ON RECORD AT GUC OR PROVIDED BY CLIENT. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. CONTRACTOR SHOULD CONTACT NORTH CAROLINA ONE-CALL CENTER (NC ONE-CALL) AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING.

LEGEND

ABS	=	ACRYLONITRILE-BUTADIENE-STYRENE
CO	=	CLEAN OUT
DI	=	DROP INLET
DIP	=	DUCTILE IRON PIPE
EIP	=	EXISTING IRON PIPE
FH	=	FIRE HYDRANT
GYE	=	GYE WIRE
MH	=	MANHOLE
NPS	=	NO POINT SET
PP	=	POWER POLE
PVC	=	POLYVINYL CHLORIDE
R/W	=	RIGHT-OF-WAY
SSMH	=	MANHOLE
SP	=	SERVICE POLE
WM	=	WATER METER
WV	=	WATER VALVE
[Symbol]	=	UTILITY EASEMENT
[Symbol]	=	ZONING CLASSIFICATION
(A)	=	BLOCK NUMBER



VICINITY MAP
SCALE: 1"=1000'±

REVIEW OFFICER

STATE OF NORTH CAROLINA
COUNTY OF PITT

I, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE: _____

REVIEW OFFICER: _____

NORTH CAROLINA, PITT COUNTY

FILED FOR REGISTRATION THIS ____ DAY OF _____, 2008.

JUDY TART, REGISTER OF DEEDS

BY: _____
DEPUTY REGISTER OF DEEDS

EDGAR WAYLAND DENTON AND WIFE, ELAINE G. DENTON
DB 145, PG 818

EDGAR WAYLAND DENTON AND WIFE, ELAINE G. DENTON
DB 0-47, PG 670
Attachment number 2
Page 1 of 1

EDGAR WAYLAND DENTON AND WIFE, ELAINE G. DENTON
DB 0-47, PG 670

EDGAR WAYLAND DENTON AND WIFE, ELAINE G. DENTON
DB 1713, PG 117

BENJAMIN N. TRIMPI AND WIFE, MARY Y. TRIMPI
DB 2469, PG 94

EDGAR WAYLAND DENTON
DB M-51, PG 622

EDGAR WAYLAND DENTON
DB M-51, PG 622

JOANN GUTHRIE CASE
DB U-54, PG 504

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY DIRECTION AND SUPERVISION FROM AN ACTUAL FIELD LAND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINE; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY HAND AND SEAL THIS 12th DAY OF JUNE, 2008.

MICHAEL WEST BALDWIN, PLS L-3082

SOURCE OF TITLE

THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

DEED BOOK P-45 PAGE 786
MAP BOOK _____ PAGE _____
DEED BOOK _____ PAGE _____

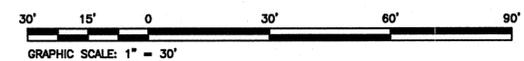
NC REGISTRATION NO. 101392

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE _____

RESOLUTION No. _____
SIGNED _____ MAYOR
SIGNED _____ CITY CLERK

CLOSURE CHECK BOUNDARY	
CHECKED: CGD	DATE: 6/10/08



SHEET 1 OF 1
STREET CLOSURE MAP

A PORTION OF TRIPP AVENUE

REFERENCE: A PORTION OF DEED BOOK P-45, PAGE 786 OF THE PITT COUNTY REGISTRY

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, N.C.

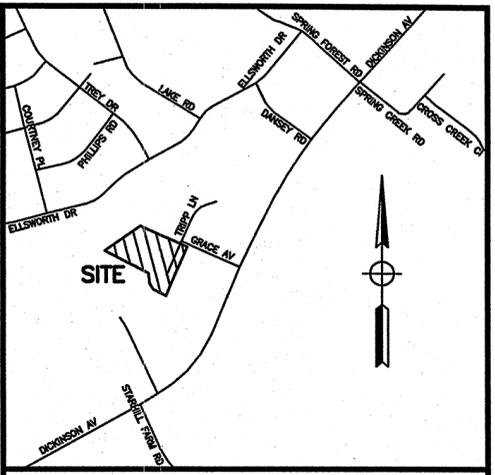
<p>Baldwin & Janowski, P.A. ENGINEERING - SURVEYING - PLANNING 1015 CONFERENCE DRIVE GREENVILLE, NC, 27858 252.756.1390</p>	SURVEYED: BM	APPROVED: MWB
	DRAWN: CGD	DATE: 6/12/08
	CHECKED: MWB	SCALE: 1" = 30'

SITE DATA

TOTAL AREA 5.360 AC
 NUMBER OF LOTS CREATED 3
 AREA IN COMMON AREA 0
 AREA IN PARKS, RECREATION AREAS
 CEMETERIES AND THE LIKE. 0

LEGEND

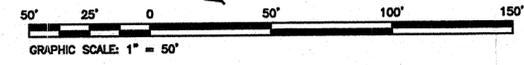
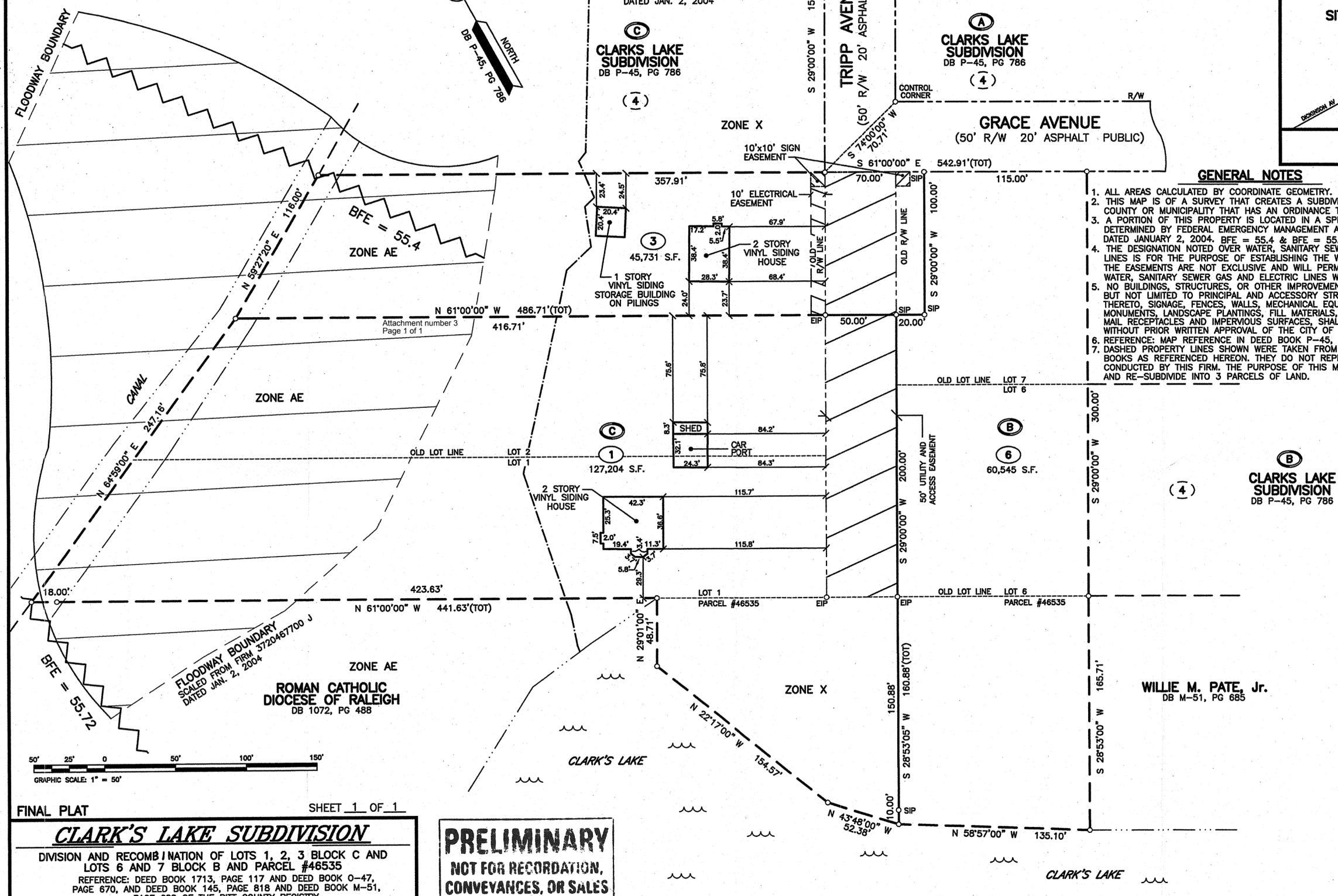
R/W = RIGHT-OF-WAY
 EIP = EXISTING IRON PIPE
 SIP = SET IRON PIPE



VICINITY MAP
 SCALE: 1"=1000'±

GENERAL NOTES

1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS MAP IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
3. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, REF: 3720467700 J DATED JANUARY 2, 2004. BFE = 55.4 & BFE = 55.5 (NAVD 88)
4. THE DESIGNATION NOTED OVER WATER, SANITARY SEWER, GAS OR ELECTRICAL LINES IS FOR THE PURPOSE OF ESTABLISHING THE WIDTH OF SAID EASEMENT. THE EASEMENTS ARE NOT EXCLUSIVE AND WILL PERMIT THE INSTALLATION OF WATER, SANITARY SEWER GAS AND ELECTRIC LINES WITHIN THOSE DESIGNATED WIDTHS.
5. NO BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS, MATERIALS AND SURFACES, INCLUDING BUT NOT LIMITED TO PRINCIPAL AND ACCESSORY STRUCTURES AND ADDITIONS OR APPURTENANCES THERETO, SIGNAGE, FENCES, WALLS, MECHANICAL EQUIPMENT, CANOPIES, ANTENNAS, MASTS, AERIALS, MONUMENTS, LANDSCAPE PLANTINGS, FILL MATERIALS, DEBRIS, SOLID WASTE COLLECTION CONTAINERS, MAIL RECEPTACLES AND IMPERVIOUS SURFACES, SHALL ENCRUCH WITHIN ANY DEDICATED EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF THE CITY OF GREENVILLE.
6. REFERENCE: MAP REFERENCE IN DEED BOOK P-45, PAGE 786 OF THE PITT COUNTY REGISTRY.
7. DASHED PROPERTY LINES SHOWN WERE TAKEN FROM INFORMATION FOUND IN MAP BOOKS AND DEED BOOKS AS REFERENCED HEREON. THEY DO NOT REPRESENT ACTUAL FIELD SURVEY INFORMATION CONDUCTED BY THIS FIRM. THE PURPOSE OF THIS MAP IS TO COMBINE 6 EXISTING PARCELS OF LAND AND RE-SUBDIVIDE INTO 3 PARCELS OF LAND.



FINAL PLAT SHEET 1 OF 1

CLARK'S LAKE SUBDIVISION
 DIVISION AND RECOMBINATION OF LOTS 1, 2, 3 BLOCK C AND LOTS 6 AND 7 BLOCK B AND PARCEL #46535
 REFERENCE: DEED BOOK 1713, PAGE 117 AND DEED BOOK O-47, PAGE 670, AND DEED BOOK 145, PAGE 818 AND DEED BOOK M-51, PAGE 622 OF THE PITT COUNTY REGISTRY
 GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

PRELIMINARY
 NOT FOR RECORDATION,
 CONVEYANCES, OR SALES

OWNER: **EDGAR W. DENTON and wife ELAINE G. DENTON**
 ADDRESS: 3020 TRIPP LANE
 GREENVILLE, NC 27834
 PHONE: (252) 756-7977

SOURCE OF TITLE
 THIS IS TO CERTIFY THAT THE LAST INSTRUMENT(S) IN THE CHAIN OF TITLE(S) OF THIS PROPERTY AS RECORDED IN THE PITT COUNTY REGISTRY AT GREENVILLE, NORTH CAROLINA IS:

DEED BOOK 1713	PAGE 117
DEED BOOK O-47	PAGE 670
DEED BOOK 145	PAGE 818
DEED BOOK M-51	PAGE 622

OWNERS STATEMENT
 THIS IS EVIDENCE THAT THIS SUBDIVISION IS MADE AT THE REQUEST OF _____
 SWORN AND SUBSCRIBED BEFORE ME
 THIS _____ DAY OF _____, 2008.

APPROVAL
 THIS FINAL PLAT NO. _____ WAS APPROVED BY THE SUBDIVISION REVIEW BOARD IN ACCORDANCE WITH TITLE 9, CHAPTER 5 OF THE GREENVILLE CITY CODE THE _____ DAY OF _____, 2008.

DEDICATION
 THE UNDERSIGNED HEREBY ACKNOWLEDGES THIS PLAT AND ALLOTMENT TO BE THEIR FREE ACT AND DEED, AND HEREBY DEDICATES TO PUBLIC USE AS STREETS, PARKS, PLAYGROUNDS, OPEN SPACES AND EASEMENTS FOREVER ALL AREAS AS SHOWN OR SO INDICATED ON SAID PLAT.

Baldwin & Janowski, P.A.
 ENGINEERING - SURVEYING - PLANNING
 1015 CONFERENCE DRIVE
 GREENVILLE, NC 27858 252.756.1390

SURVEYED: AB	APPROVED: MWB
DRAWN: SCB	DATE: 09/29/2008
CHECKED: MWB	SCALE: 1" = 50'

NC REGISTRATION NO. L-3082

NOTARY PUBLIC
 MY COMMISSION EXPIRES: 03/28/2009

SIGNED _____
 CITY PLANNER

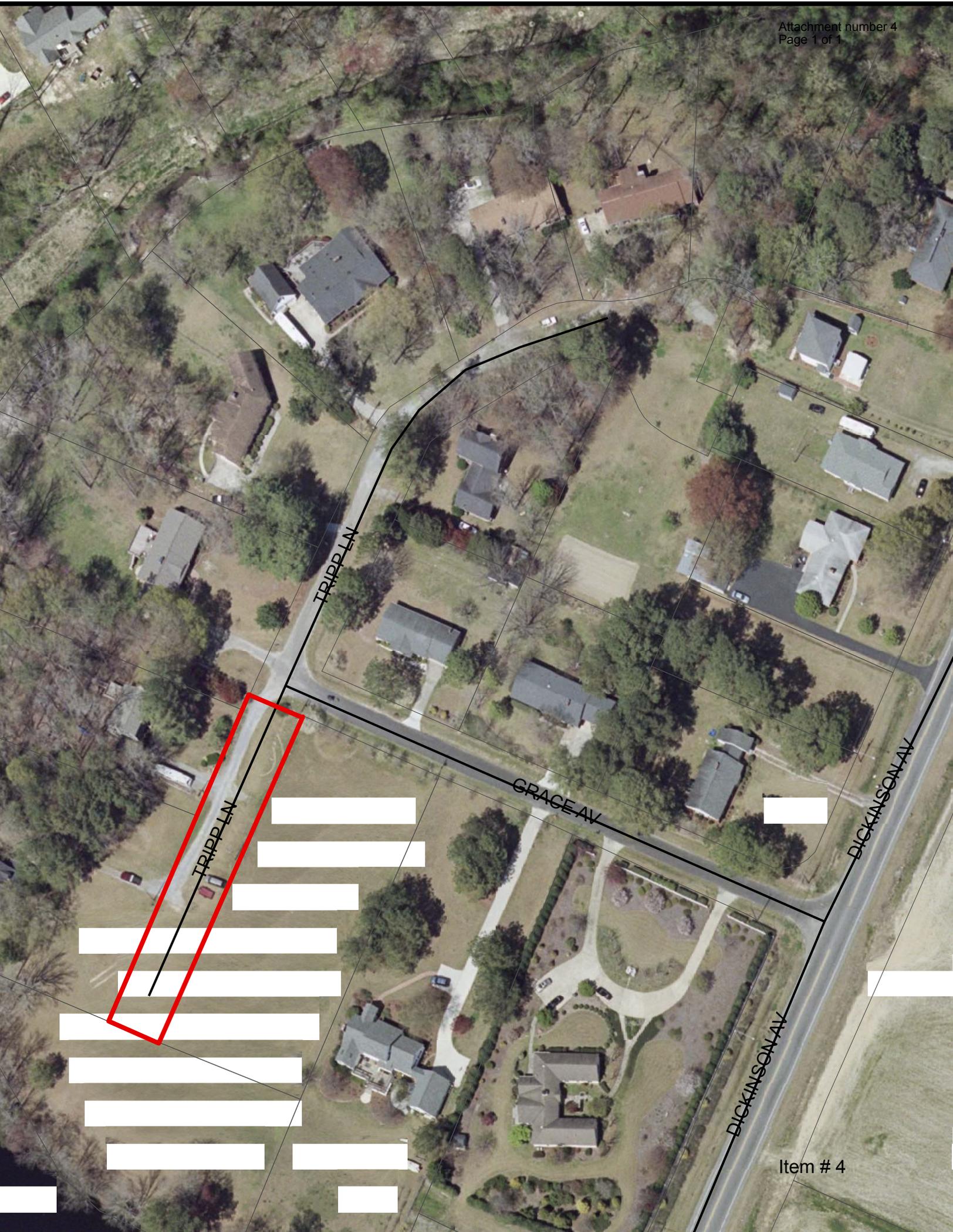
SIGNED _____
 CITY PLANNER

SIGNED _____
 SIGNED _____
 ATTEST _____

CERTIFICATION
 I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____, ETC.); (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 29th DAY OF SEPT., AD 2008.

SIGNED _____ REGISTRATION NO. L-3082

REVIEW OFFICER'S CERTIFICATE
 I, REVIEW OFFICER OF PITT COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____





City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: Staff Presentation of MuniAgenda

Explanation: Staff will give a presentation to the Board on how to access and use MuniAgenda

Fiscal Note: N/A

Recommendation:

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / [click to download](#)



City of Greenville, North Carolina

Meeting Date:
10/21/2008
Time: 6:30 PM

Title of Item: City Council Action - August 14, 2008; September 11, 2008; October 6, 2008

Explanation: Report on City Council Action from August, September and October meetings

Fiscal Note: N/A

Recommendation: Review

Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

[August 14, 2008 City Council Agenda](#)

[September 11, 2008 City Council Agenda](#)

[October 6, 2008 City Council Agenda](#)

Greenville City Council Agenda

Thursday, August 14, 2008
7:00 PM
City Council Chambers

- I. Call Meeting to Order
 - II. Invocation - Council Member Joyner
 - III. Pledge of Allegiance
 - IV. Roll Call
 - V. Approval of Agenda
 - VI. Special Recognitions • Willie Faison, Public Works Department Retiree
 - VII. Appointments
 1. Appointments to Bicycle Friendly Task Force
 2. Appointments to Boards and Commissions
 - VIII. Old Business
 3. Ordinance requested by Jeremy Spengeman to amend the definition of "conventional restaurant", for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant - Continued to September 11
 - IX. New Business
- Public Hearings

4. Ordinance requested by Greenville Developers, LLC to rezone 6.833 acres located along the southern right-of-way of Stantonsburg Road, north of the Pitt County Landfill, and southwest of Westpointe Subdivision, from MCG (Medical-General Commercial) to PUD (Planned Unit Development) - Adopted

(Ordinance No. 08-83)
5. Ordinance requested by University Medical Park North, LLC to rezone 5.83 acres located along the northern right-of-way of West 5th Street at its intersection with Moye Boulevard extension from MR (Medical-Residential [High Density Multi-family]) and MO (Medical-Office) to CG (General Commercial) - Adopted

(Ordinance No. 08-84)
6. Ordinance requested by Campus Towers, LLC to rezone 0.185 acres located along the eastern right-of-way of Forbes Street between 8th Street and 9th Street from OR (Office-Residential [High Density Multi-family]) to CD (Downtown Commercial) - Adopted

(Ordinance No. 08-85)
7. Ordinance requested by H. E. Whichard, Jr. to rezone 1.7012 acres located along the southern right-of-way of Charles Boulevard (Highway 43), south of Branch's Mobile Home Park, and 1,550+ feet northwest of Herman Garris Road, from RA20 (Residential-Agricultural) to OR (Office-Residential [High Density Multi-family]) - Adopted

(Ordinance No. 08-86)
8. Ordinance to annex Brook Hollow, Section 3, containing 19.198 acres located west of Brook Hollow, Section 2, and at the terminus of Leighton Drive and Cambria Drive - Adopted

(Ordinance No. 08-87)
9. Ordinance to annex Meadow Woods, Section 2, Phases 2 and 3, containing 19.782 acres located east of Meadow Woods, Section 1, and being on the east side of Tifgreen Drive and the terminus of Penncross Drive - Adopted

(Ordinance No. 08-88)
10. Ordinance requiring the repair or the demolition and removal of the dwelling located at 211 Paris Avenue - Adopted

(Ordinance No. 08-89)

11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 409 Deck Street - Adopted

(Ordinance No. 08-90)

Public Comment Period

Other Items of Business

12. Youth Protection Ordinance (Curfew) - Adopted

(Ordinance No. 08-91)

13. City Strategic Plan for Alternative Fuels and Vehicle Replacements

14. Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens - Continued to September 11, 2008

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment

Greenville City Council Agenda

Thursday, September 11, 2008

7:00 PM

City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Mayor Dunn
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions - Stuart Aronson, Sunday in the Park Coordinator
- VII. Appointments
 1. Appointments to Boards and Commissions
 2. Appointments to Cable Television Government Access Channel Ad Hoc Advisory Committee
- VIII. Old Business
 3. Resolution consenting to the reinterment of graves from the Forbes Family Cemetery to Homestead Memorial Gardens - Continued to November 6, 2008
 4. Ordinance requested by Jeremy Spengeman to amend the definition of "conventional restaurant", for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast

Item # 6

food restaurant - Public hearing held; vote to be taken on October 6, 2008

IX. New Business

Public Hearings

5. Ordinance requested by The Covengton Group, Limited to amend the Future Land Use Plan Map for the area described as being located at the southwest corner of the intersection of B's Barbeque Road and West Fifth Street, containing approximately 4.8 acres, from a "High Density Residential" category to an "Office/Institutional/ Multi-family" category - Adopted

(Ordinance No. 08-94)
6. Ordinance requested by A Curious Soup, LLC to rezone 0.84 acres located at the southwest corner of the intersection of W. Third Street and S. Pitt Street from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial) - Adopted

(Ordinance No. 08-95)
7. Ordinance requested by the City of Greenville Redevelopment Commission to rezone 3.07 acres located along the southern right-of-way of W. Fifth Street approximately 260 feet west of its intersection with S. Pitt Street, known as the "Nathaniel Village Tract", from CDF (Downtown Commercial Fringe) to CD (Downtown Commercial) - Adopted

(Ordinance No. 08-96)
8. Ordinance requested by Carl W. Blackwood et. al. to rezone 4.1667 acres located at the southeast corner of the intersection of Frog Level Road and Wainright Lane from R6A (Residential [Medium Density Multi-family]) to O (Office) - Adopted

(Ordinance No. 08-97)
9. Ordinance requested by Nichols of Greenville, LLC to rezone 2.1399 acres located at the southwest corner of the intersection of Whichard Road and Jackson Avenue from RA-20 (Residential-Agricultural) to CH (Heavy Commercial) - Adopted

(Ordinance No. 08-98)
10. Request by the Pitt County Board of County Commissioners to amend the 2004 Greenway Master Plan to include a new greenway corridor entitled "Charles Boulevard - Signature Drive - Pitt County Recreation Complex

Connector" - Adopted

(Ordinance No. 08-99)

11. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1913 South Pitt Street - Adopted

(Ordinance No. 08-100)

12. Ordinance requiring the repair or the demolition and removal of the dwelling located at 1915 South Pitt Street - Adopted

(Ordinance No. 08-101)

13. Ordinance requiring the repair or the demolition and removal of the dwelling located at 516 Vance Street - Adopted

(Ordinance No. 102)

14. Ordinance to annex Davencroft Village and Lot 30, Phase 5, Davencroft containing 12.260 acres located on Dublin Road south of its intersection with Thomas Langston Road - Adopted

(Ordinance No. 08-103)

15. The 10-Year Plan to End Chronic Homelessness in Pitt County

(Document No. 08-06)

16. Consolidated Annual Performance and Evaluation Report Submission to the United States Department of Housing and Urban Development - Approved

(Document #08-07)

Public Comment Period

X. Comments from Mayor and City Council

XI. City Manager's Report

XII. Adjournment

Greenville City Council Agenda

Monday, October 6, 2008
6:00 PM
City Council Chambers

- I. Call Meeting to Order
- II. Invocation - Council Member Spell
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Consent Agenda
 1. Minutes of the September 8 and September 11, 2008 City Council meetings - Approved
 2. Resolution accepting dedication of rights-of-way and easements for Tull's Cove, Section 1 - Adopted (Resolution No. 08-52)

(Resolution No. 08-52)
 3. Lease agreement for Roses Parking Lot located at the corner of Evans and Fourth Streets - Approved
 4. Ordinance establishing Section 12-1-21 of the City Code relating to the Extreme Park - Adopted (Ordinance No. 08-104)

(Ordinance No. 08-104)
 5. Resolution of assurances for State Revolving Fund loan for Greenville Utilities Commission's Water Treatment Plant Raw Water Pump Station Improvements Project - Adopted (Resolution No. 08-53)

(Resolution No. 08-53)
 6. Water system capital project budget ordinance for Greenville Utilities Commission's Aquifer Storage and Recovery Wellhead Facilities Project - Adopted (Ordinance No. 08-105)

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(Ordinance No. 08-105)

7. Water system capital projects budget ordinance for Greenville Utilities Commission's Tar River Temporary Dam Drought Mitigation Project - Adopted (Ordinance No. 08-106)

(Ordinance No. 08-106)

8. Water system capital projects budget ordinance for Greenville Utilities Commission's Eastside Water Tank Rehabilitation Project - Adopted (Ordinance No. 08-107)

(Ordinance No. 08-107)

9. Sewer system capital projects budget ordinance for Greenville Utilities Commission's Westside Pump Station and Force Main Project - Adopted (Ordinance No. 08-108)

(Ordinance No. 08-108)

10. Budget ordinance amendment #4 to the 2008-2009 City of Greenville Budget - Adopted (Ordinance No. 08-109)

(Ordinance No. 08-109)

11. Various tax refunds - Approved

VII. Old Business

12. Ordinance requested by Jeremy Spengeman to amend the definition of "conventional restaurant", for purposes of qualifying as a principal use restaurant under the zoning regulations, to reduce the minimum sales requirement of prepared and/or packaged foods, in a ready-to-consume state, during any month, from more than fifty (50) percent of total gross receipts in all cases to either (i) more than fifty (50) percent of total gross receipts or (ii) has monthly sales of prepared and/or packaged food in a ready-to-consume state in excess of thirty (30) percent of the total gross receipts for such establishment and such sales are not less than seventy-five thousand dollars (\$75,000.00) for such establishment for each quarter-year period of each year, and to include specific criteria for determining which sales can be attributed in the portion of sales of prepared and/or packaged food in a ready-to-consume state in the definitions for conventional restaurant and fast food restaurant - Continued to December 11, 2008

VIII. New Business

Item # 6

13. Presentations by boards and commissions
 - a. Recreation and Parks Commission
 - b. Pitt-Greenville Airport Authority
 - c. Police Community Relations Committee
 14. Acquisition of parcels for the Intermodal Bus Transportation Center Site - Staff authorized to begin the formal acquisition phase of the Intermodal Transportation Center development
 15. Financial audit for the fiscal year ended June 30, 2008 - Accepted
 16. Comprehensive Recreation and Parks Master Plan
 17. West Greenville Brownfields Project
 18. Expansion of the façade improvement grant project area boundaries - Approved
- IX. Review of October 9, 2008 City Council Agenda
- X. Comments from Mayor and City Council
- XI. City Manager's Report
- XII. Adjournment