



## Agenda

### Planning and Zoning Commission

October 20, 2015

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

---

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

---

- I. CALL MEETING TO ORDER -
- II. INVOCATION - Ann Bellis
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - September 15, 2015
- V. NEW BUSINESS

#### REZONINGS

1. Ordinance requested by East Carolina University to rezone 2.19 acres located near the northwest and northeast corners of the intersection of East 10th Street and Charles Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family])

#### PRELIMINARY PLATS

2. Request by Cherry Construction Company, LLC for a preliminary plat entitled "Greenbrier Place". The subject property is located on the south and west of Dunhagan Road adjacent to Bedford West, Phase 1 and north of the Fork Swamp Canal. The property is further identified as a Tax Parcels #51642, #77432 and a portion of Tax Parcel # 77420. The preliminary plat consists of 1 lot on 13.358 acres. The property owners are PICO Holdings, LLC and Cherry Construction Company, LLC. The developer is Cherry Construction Company, LLC.
3. Request by Bill Clark Homes for a preliminary plat entitled "Sagewood". The subject property is located near the southeast corner of the intersection of NC Highway 43 S and Ivy Road. The property is further identified as a Tax Parcels #23083, #02247 and #46270. The preliminary plat consists of 87 lots on 41.941 acres. The property owners are Jeffrey Grabowski and Dixon Family Farms, Inc. The developer is Bill Clark Homes.

VI. OTHER ITEMS OF BUSINESS

4. Presentation of Street and Pedestrian Transportation Improvement Bond

VII. ADJOURN

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

September 15, 2015

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

Mr. Tony Parker –Chair-X  
Mr. Terry King - \*(Acting Chair)      Ms. Chris Darden – \*  
Mr. P.J. Connelly – \*                      Ms. Margaret Reid - \*  
Ms. Ann Bellis - \*                         Mr. Dustin Mills - \*  
Mr. Doug Schrade - X                     Mr. Mark Gillespie–\*  
Ms. Betsy Leech-\*                         Mr. Anthony Herring -\*  
Mr. John Collins -\*

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

**VOTING MEMBERS:** Darden, Connelly, Reid, Bellis, Mills, Leech, Collins, Gillespie

**PLANNING STAFF:** Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II, Andy Thomas, Lead Planner; and Elizabeth Blount, Planner I.

**OTHERS PRESENT:** Dave Holec, City Attorney; Merrill Flood, Assistant City Manager; Scott Godefroy, City Engineer and Steve Hawley, Public Information Officer.

Ms. Chantae Gooby stated that Mr. Mark Gillespie, Mr. Anthony Herring, and Mr. John Collins had completed orientation and are eligible to vote.

**MINUTES:** Motion was made by Ms. Bellis, seconded by Ms. Darden, to accept the August 18, 2015 minutes as presented. Motion carried unanimously.

**NEW BUSINESS**

**REZONINGS**

ORDINANCE REQUESTED BY BILL CLARK HOMES OF GREENVILLE, LLC TO REZONE 41.9410 ACRES LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF NC HIGHWAY 43 S AND IVY ROAD FROM RA (RURAL RESIDENTIAL-AGRICULTURAL - PITT COUNTY'S JURISDICTION) TO R9S (RESIDENTIAL-SINGLEFAMILY [MEDIUM DENSITY]).- APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. It is located to the south of the city at the intersection of NC Highway 43 S and Ivy Road. The area mainly consists of single-family residences and farmland. Highway 43 S is a gateway corridor, which serve as primary entryways into the city. This rezoning could generate an increase of 670 additional trips with 80% of trips

heading north on Highway 43. The property is slightly impacted by the 100 and 500-year floodplains associated with Indian Wells Creek. The property is currently zoned RA under Pitt County's Jurisdiction, which allows residential and agricultural uses. Under the current zoning, the site could yield 70-75 single-family lots. Under the proposed zoning of R9S (single-family zoning), the site could yield 140-145 single-family lots. The City Council approved an amendment to the Future land Use Plan Map last month which recommends the property for medium density residential (MDR) and conservation/open space (COS). Conservation/open space is to show the potential for environmental constraints. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan the Future Land Use Plan Map.

Vice-Chairman King opened the public hearing.

Mr. Linwood Stroud of Stroud Engineering, representing the applicant, spoke in favor of the request. He stated that Mr. Clark has been working with NCDOT to provide a right-hand turn lane onto Highway 43 as traffic mitigation for the project. He has the agreement in writing. He anticipates on submitting a preliminary plat for 86 lots for the October Planning and Zoning Commission meeting.

Ms. Betsy Leech asked about potential drainage issues with the surrounding property.

Mr. Stroud stated that as part of the preliminary plat process drainage will be addressed at that time.

Mr. David Manning spoke in opposition of the request. He is concerned about the amount of separation between his property on Ivy Road and the project.

Ms. Gretchen Williams spoke in opposition of the request. She is concerned about traffic and drainage.

Mr. Bobby James spoke in opposition. He stated that he is concerned about drainage. In June of last year, his property was flooded because water overflowed Highway 43 on to his property.

Mr. Stroud, spoke in rebuttal in favor of the request. The drainage will be addressed during the preliminary plat process.

No one spoke in rebuttal in opposition of the request.

Vice-Chairman King closed the public hearing.

Mr. Connelly stated that the project could help with the drainage issues.

Mr. Gillespie spoke about impervious surface coverage increasing and causing drainage issues.

Ms. Leech spoke about using effective drainage design for drainage issues.

**Motion made by Mr. Connelly, seconded by Mr. Mills, 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 which addresses plan consistency and other matters. Those voting in favor: Collins, Leech, Gillespie, Bellis, Mills, Connelly and Darden. Those voting against: Reid. Motion passed.**

ORDINANCE REQUESTED BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION TO REZONE 19.66+/-ACRES LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND WEST BELVOIR ROAD FROM OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) TO CH (HEAVY COMMERCIAL). - APPROVED

Ms. Chantae Gooby, Planner II, delineated the property. It is located at the northwest corner of the intersection of North Memorial Drive and West Belvoir Road. The airport is to the south. Only a portion of the State's property is included in this rezoning. The remaining portion will act as a buffer to the neighborhood. The property is vacant and a neighborhood is to the west. North Memorial Drive is a gateway corridor, which serve as primary entryways into the city. There is a regional focus area in the vicinity, where commercial is anticipated and encouraged. The intersection of North Memorial Drive and West Belvoir Road is signalized. The property is impacted by the 500-year floodplain associated with Tar River. The property is currently zoned OR (office-multi-family) and could yield up to 200 multi-family units. Under the proposed zoning, the site could accommodate 40,000+ square feet of heavy equipment and storage. The City Council approved an amendment to the Future land Use Plan Map in August that recommends the property for commercial with office/institutional/multi-family as a transition to the neighborhood to the west. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan the Future Land Use Plan Map.

Vice-Chairman King opened the public hearing.

Mr. Dan Withers with Rivers and Associates, representing the applicant, spoke in favor of the request. He stated that a sizeable piece of the state's property has been left to serve as a buffer between the project and the neighborhood.

No one spoke in opposition.

Vice-Chairman King closed the public hearing.

**Motion made by Ms. Reid, seconded by Ms. Darden, 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 which addresses plan consistency and other matters. Motion passed unanimously.**

## **TEXT AMENDMENTS**

ORDINANCE TO AMEND THE ZONING ORDINANCE BY CHANGING THE PUBLIC STREET SETBACK IN MULTIFAMILY FROM 25 FEET TO 15 FEET AND ADDING THAT SINGLE-FAMILY DETACHED HOMES AND DUPLEXES WILL BE BUILT ONLY ON PUBLIC STREETS.- APPROVED

Mr. Andy Thomas, Lead Planner, presented the text amendment. City Council asked the Public Works Department to prepare a report on private streets. City Council then instructed the Planning Staff to prepare an ordinance that would eliminate private streets as a development option. This ordinance was adopted August 14, 2014.

A portion of that ordinance established "named accesses". A "named access" is for commercial or multi-family developments when there are not enough existing street addresses off the adjoining public street. The City Engineer is responsible for determining when a "named access" is necessary.

Single-Family and Duplex development is allowed under the multi-family standards. The Staff feels that with the deletion of private streets as a development option, it is intended for Single-Family and Duplex development to be constructed on public streets. This amendment would clarify that position and remove the "named access" option for Single-Family and Duplex development.

The Staff is also proposing a reduction in the public street setback from 25 feet to 15 feet. This would act as an incentive for developers to use public streets. A 15 foot public street setback is already allowed in Cluster development. The 15 foot setback is already allowed off private street. Mr. Thomas displayed pictures of 15 foot setback residential developments.

Ms. Bellis asked if all development would occur on public streets.

Mr. Thomas stated that named accesses will be available for commercial and multi-family. Single family and duplexes are allowed in the multifamily standards but those developments would be on private streets. Townhomes, condominiums, and apartments can be on named accesses.

Ms. Bellis asked if the text would eliminate private streets.

Mr. Thomas stated the City eliminated private streets but we still have named accesses streets. Single family and duplexes have to be built on public streets.

Ms. Darden asked if the text is only changing for single family and duplexes.

Mr. Thomas stated correct.

Ms. Bellis asked where the utilities were located in the example pictures of the 15 foot residential developments.

Mr. Thomas stated the utilities were in the right-of-way.

Ms. Bellis asked would there be problems with underground utilities with trees and a front yard.

Mr. Thomas stated that the 15 foot setback will be adequate for trees.

Mr. Connelly asked how low the utilities were.

Mr. Thomas stated that water is four feet and sewer depends on the depth already in the area.

Ms. Leech commented that her concern was heavy equipment used for repairs being able to operate with a 15 foot setback.

Ms. Darden asked if the 15 foot setback just applied to the front.

Mr. Thomas stated correct.

Ms. Darden asked if Willow Run has had any problems with the 15 foot setback.

Mr. Thomas stated no and the City allows a 15 foot setback off private easements so the lots are not losing anything.

Mr. Gillespie asked where the 15 foot setback began.

Mr. Thomas stated from the face of the house to the right-of-way which is located just behind the sidewalk.

Ms. Bellis asked if the distance from the front of the house to the street was greater than 15 feet.

Mr. Thomas stated yes because of the right-of-way. The setback is 15 feet from the right-of-way.

Ms. Darden asked if the sidewalk belonged to the city.

Mr. Thomas stated yes because the sidewalk is in the right-of-way.

Mr. Gillespie asked if single family homes and duplexes were required to have sidewalks.

Mr. Thomas stated yes.

Vice-Chairman King opened the public hearing.

No one spoke in favor or opposition of the request.

Vice-Chairman King closed the public hearing and opened for board discussion.

**Motion made by Ms. Darden, seconded by Mr. Connelly, to recommend approval of the proposed text amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. In favor: Connelly, Reid, Darden, Leech, Mills, Collins, and Gillespie. Oppose: Bellis. Motion carried.**

ORDINANCE TO AMEND THE ZONING ORDINANCE BY ADDING TEMPORARY SAND MINING AS AN ALLOWED LAND USE WITHIN THE RA-20 (RESIDENTIAL/AGRICULTURAL) ZONING DISTRICT, SUBJECT TO AN APPROVED SPECIAL USE PERMIT, AND ESTABLISHING SPECIFIC CRITERIA. - APPROVED

Mr. Thomas Weitnauer, Chief Planner, presented the text amendment. Mr. Weitnauer stated the City of Greenville received this application for a text amendment from Jeremy Whitehurst of Barnhill Contracting Company, that proposes the addition of a definition and regulations to allow temporary sand mining in the Residential/Agricultural (RA-20) zoning district through special use permits, proposed review criteria and operational requirements. Jim Hopf prepared the proposed language of the text amendment.

Mr. Weitnauer stated sand mining is currently allowed in the I (Industrial) zoning district as a permitted use and is allowed in the IU (Unoffensive Industry) zoning district with approval of a special use permit. This text amendment proposes a new land use for temporary sand mines. Mr. Weitnauer read the proposed definition of temporary sand mining as follows. Temporary Sand Mining. The extraction by excavation of naturally occurring materials, such as sands and dirt ("borrow materials"), from a specifically designated and limited geographical area (which shall be identified by one or more specifically delineated property parcels ("borrow site"), to be used in conjunction with a specifically designated government highway construction project, and which shall be before a specifically designated and limited duration in time that coincides with the completion of the government project. (see also section 9-4-86(SS)). Mr. Weitnauer also presented an excerpt of the table of uses and explained how the proposed text amendment would add a new land use to the table. Mr. Weitnauer said the fourteen standards proposed in the application are available in the slides and stated he understood from an earlier conversation that Mr. Hopf will read through the slides when he takes the podium.

In addition to the applicant's proposed language for the text amendment, Mr. Weitnauer stated the applicant provided documents to show how standards for sand mining borrow pits used for NCDOT projects must comply with stringent DOT standards.

The application also included a map of the area that Barnhill Contracting Company is considering for a temporary sand mine and a conceptual layout of a reclamation plan Mr. Whitehurst is likely to present to the Commission.

Mr. Weitnauer stated the application also includes photographs showing examples of reclaimed sand mining borrow pits created by Barnhill Contracting Company in case Mr. Whitehurst wants to present the photographs. In addition, Mr. Weitnauer stated Mr. Whitehurst has conducted



significant community outreach informing surrounding property owners of Barnhill's interest in establishing a temporary sand mine in proximity to their property.

Mr. Weitnauer presented a map that illustrates locations of property zoned RA-20 throughout the City where temporary sand mines could be allowed under the proposed text amendment, pending special use permit review and compliance with proposed criteria in the text amendment.

In order to amend the Zoning Code to allow temporary sand mines to operate in the RA-20 zoning district, text amendments must be adopted.

Mr. Weitnauer stated he reviewed the Horizons: Greenville's Community Plan, 2004 and said, in staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with Horizons: Greenville's Community Plan, Section 2, FUTURE LAND USE, Vision Areas, Northwest, Management Actions, Objective A19. *Obtain open space and conservation areas in support of the water supply watershed overlay zone goals and objectives.*

Ms. Leech asked would the text amendment include mining, quarrying and temporary sand mining.

Mr. Weitnauer stated that it would only apply to temporary sand mining.

Mr. Gillespie asked staff to describe the special use permit process.

Mr. Weitnauer stated that if the amendment was adopted, then the company would apply for a special use that would appear before the Board of Adjustment (BOA). The approval of the permit would be based on the BOA criteria in Article E of the City Ordinance. Certain special use permits are revocable if not complying with criteria.

Ms. Bellis asked if the special use permit would apply to a specific time frame.

Mr. Weitnauer stated yes.

Attorney Dave Holec stated that the specific time frame is within the definition and that the mining is for a short specified time frame and for a specified use.

Mr. Herring asked what would happen if the company began excavating and unbeknownst to them hit a burial ground.

Attorney Dave Holec stated there are specific state statutes that the company would have to follow if they impact any family burial areas.

Vice-Chairman King opened the public hearing.

Mr. Jim Hopf, Esquire, spoke on behalf of the application and read the following proposed text amendments that set forth requirements for temporary sand mining.

Number (1) No excavation shall occur closer than 100 feet to an adjacent residential dwelling. Number (2) A 50 foot buffer (minimum) shall be maintained between the mining activity and adjacent property lines. Number (3) The borrow site shall be directly related to a designated and approved NC Department of Transportation (NCDOT) highway construction project. Number (4) The duration of the borrow material excavation and use of the borrow site for excavation shall be limited to the completion of the NCDOT highway construction project. Number (5) Upon completion of the NCDOT highway construction project, the borrow site shall be reclaimed in accordance with NCDOT requirements, and shall result in the creation of a recreational water body (lake or pond). Number (6) The borrow site shall have direct access to a primary highway and that highway shall be utilized for the transport of borrow materials from the excavation area in order to minimize the use of secondary roads or residential streets for this purpose. Number (7) No blasting shall be permitted in conjunction with the borrow material excavation or borrow site. Number (8) Any dust or other airborne emissions shall be minimized from the borrow material excavation and excavation area, whether at the borrow site or during transport of borrow materials over the haul route from the site in accordance with NCDOT regulations. Number (9) All loads of borrow material shall be covered when leaving the borrow site for transport over roadways. Number (10) All trucks used for transport of borrow material from the excavation site shall be registered, licensed and meet emissions standards for the State of North Carolina. Number (11) A gravel construction entrance shall be installed and maintained at the borrow site to prevent the tracking of borrow materials onto the roadways from the site, in accordance with NCDOT regulations. Number (12) Hours of operation at the borrow site shall be limited to 6:30 a.m. to 7:30 p.m. Monday through Saturday. Number (13) In order to protect the integrity and safety of roadways, trucks leaving the borrow site shall comply with all weight and load requirements for North Carolina roadways. Number (14) A six (6) foot earthen berm shall be installed and maintained in the excavation buffer area where no naturally wooded or vegetative screening exists between the borrow site and adjacent residential uses. This berm may be removed at the conclusion of the borrow site activity.

Ms. Leech asked for a visual of the distance from the mining to the residents. She stated that the distance was close.

Mr. Hopf stated that the distance was accordance to existing City standards

Ms. Leech asked if there would be any explosive use.

Mr. Hopf stated there will be no blasting, just digging with limited hours of operation.

Mr. Gillespie commented that he felt bad for the houses that are only 100 feet away from the site.

Mr. Hopf stated that it should not be an issue due to the actual location of the homes to the excavation site. The company wanted to strike a balance with the operating hours being extended so they could get done with the project quicker.

Ms. Bellis commented the term borrowed material should be used rather than the word “dirt”.

Mr. Hopf agreed.

Mr. Gillespie asked what would be the process if the company ran into inappropriate material.

Mr. Hof stated that the company cored the material before the project.

Mr. Jeremy Whitehurst, representative of Barnhill Contracting Company, spoke in favor of the request. He stated that Barnhill Contracting won the bid for the Greenville Southwest Bypass. The property is approximately 100 acres and will have a minimum of 100 foot buffer around it. The areas that are non-wooded will have a six foot high berm. The property will be solely dedicated to the Bypass project and are required by Department of Transportation to adhere to strict guidelines during and after the use of the property. The company is required to submit plan procedures to the division engineer. They will install erosion control measures to ensure no sediment leaves the property. Once the project is complete, the slopes will be graded and a minimum of 4 feet of water will remain in the pond. Once the company is finished reclaiming the property, they will have one year maintenance period to make any necessary repairs. Upon completion, the property will be turned back over to the property owners. The company has notified the community of the company's intentions.

Ms. Leech asked if the green on the map was a retention pond.

Mr. Whitehurst stated that it was a current borrow pit outside of the City's ETJ.

Ms. Leech asked if it was another type of sand pit.

Mr. Whitehurst stated yes and that it is a prolonged commercial pit.

Ms. Bellis asked if Mr. Whitehurst could continue explaining the rest of his presentation.

Mr. Whitehurst stated that the company spoke with 43 property owners or tenants about the company's intentions. No one had any objections. They also talked to 13 adjacent property owners that signed a statement of notification and had not objection with the intentions of the property.

Mr. Herring asked if the excavation would create a lake or a pond.

Mr. Whitehurst stated it would be a lake.

Mr. David Mayo, property owner, spoke in favor of the request. He owned ½ a mile of adjacent property. He stated that Barnhill has been impressive about notifying the property owners. The property owners in the area are familiar with sand mining. The project will increase the property value because of the lake. He stated that he and several other property owners that were present were in favor of the project and the text amendment.

No one spoke in opposition of the request.

Vice-Chairman King closed the public hearing and opened for board discussion.

**Motion made by Ms. Darden, seconded by Ms. Reid, to recommend approval of the proposed text amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. In favor: Connelly, Reid, Darden, Bellis, Mills, Collins, and Gillespie. No vote: Leech. Motion carried.**

## **OTHER**

### **PETITION TO CLOSE A PORTION OF CHARLES STREET**

Mr. Scott Godefroy, City Engineer, presented the petition. The City received a petition from East Carolina University requesting the closure of a portion of Charles Street lying and being north of Tenth Street and at the current terminus of Charles Street. The State of North Carolina owns all the property adjoining the street section requested to be closed. The petition was reviewed by City staff and the Greenville Utilities Commission. Greenville Utilities has requested the placement of an easement over and upon the utilities that will remain in the closed street right-of-way. Budgeted funds for the maintenance of the street section will no longer be required upon adoption of a Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street section.

Vice-Chairman King opened the public hearing.

No one spoke in favor or opposition of the request.

Vice-Chairman King closed the public hearing and opened for board discussion.

No board discussion.

**Ms. Darden made a motion, seconded by Mr. Connelly, to approve the petition. Motion passed unanimously.**

**With no further business, a motion was made by Ms. Darden, seconded by Ms Bellis, to adjourn. Motion passed unanimously. Meeting adjourned at 8:05 p.m.**

Respectfully Submitted,

Merrill Flood, Secretary to the Commission  
Director of Community Development Department



# City of Greenville, North Carolina

**Meeting Date:**  
**10/20/2015**  
**Time: 6:30 PM**

**Title of Item:** Ordinance requested by East Carolina University to rezone 2.19 acres located near the northwest and northeast corners of the intersection of East 10th Street and Charles Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family])

**Explanation:** **Abstract:** The City has received a request from East Carolina University to rezone 2.19 acres located near the northwest and northeast corners of the intersection of East 10th Street and Charles Street from CDF (Downtown Commercial Fringe) to OR (Office-Residential [High Density Multi-family]).

**Required Notices:**

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on October 6, 2015.

On-site sign(s) posted on October 6, 2015.

City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A.

Public hearing legal advertisement published - N/A.

**Comprehensive Plan:**

The subject area is located in Vision Area I.

The Future Land Use Plan Map recommends mixed-use/office/institutional (MOI) at the northeast corner of the intersection of East 10th Street and Cotanche Street transitioning to office/institutional/multi-family (OIMF) to the north and east.

Between Charles Boulevard/Cotanche Street and Greenville Boulevard, East 10th Street is considered a connector corridor. Connector corridors are anticipated to contain a variety of higher intensity activities and uses.

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

Based on the analysis comparing the existing zoning (9,000+ daily trips) and the requested rezoning, the proposed rezoning classification could generate 1,422 trips to and from the site which is a decrease in traffic. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

**History/Background:**

By 1986, the subject property was zoned CDF (Downtown Commercial Fringe).

**Present Land Use:**

Vacant

**Water/Sewer:**

Water and sanitary sewer are available.

**Historic Sites:**

There are no known effects on designated sites.

**Environmental Conditions/Constraints:**

There are no known environmental conditions/constraints.

**Surrounding Land Uses and Zoning:**

North: OR - East Carolina University Main Campus  
South: CDF - One (1) vacant lot, commercial strip center, and Arby's  
East: OR - East Carolina University Main Campus  
West: CDF - McDonald's

**Anticipated Density:**

Under the current zoning, the site could accommodate 19,166+/- square feet of fast food restaurant space.

Under the proposed zoning, the site is anticipated to accommodate 143,000+/- square feet of institutional space.

The anticipated build-out is 1-2 years.

**Fiscal Note:** No cost to the City.

**Recommendation:** In staff's opinion, the request is in compliance with Horizons: Greenville's

Community 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.

If the Planning and Zoning Commission determines to recommend approval of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend approval of the proposed rezoning, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

If the Planning and Zoning Commission determines to recommend denial of the request, in order to comply with statutory requirements, it is recommended that the motion be as follows:

"Motion to recommend denial of the proposed rezoning, to advise that it is inconsistent with the comprehensive plan or other applicable plans, and to adopt the staff report which addresses plan consistency and other matters."

Note: In addition to the 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.

---

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

Attachments / click to download

 [Attachments](#)

 [List of Uses CDF to OR 1013954](#)

## **EXISTING ZONING**

### **CDF (Downtown Commercial Fringe) *Permitted Uses***

#### *(1) General:*

- a. Accessory use or building
- b. Internal service facilities
- c. On-premise signs per Article N
- e. Temporary uses; of listed district uses
- f. Retail sales; incidental
- g. Incidental assembly of products sold at retail or wholesale as an accessory to principle use

#### *(2) Residential:*

- a. Single-family dwelling
- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- 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)
- 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
- g. Liquor store, state ABC

#### *(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
- o. Theater; movie or drama, including outdoor facility

#### *(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

#### *(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library



- q. Museum
- r. Art Gallery
- 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)
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- z. Printing or publishing service including graphic art, map, newspapers, magazines and books
- aa. Catering service including food preparation (see also restaurant; conventional and fast food)
- kk. Launderette; household users
- ll. Dry cleaners; household users
- mm. Commercial laundries; linen supply
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

*(9) Repair:*

- d. Upholsterer; furniture
- f. Appliance; household and office equipment repair
- g. Jewelry, watch, eyewear or other personal item repair

*(10) Retail Trade:*

- a. Miscellaneous retail sales; non-durable goods, not otherwise listed
- c. Grocery; food or beverage, off premise consumption (see also Wine Shop)
- c.1 Wine shop (see also section 9-4-103)
- d. Pharmacy
- e. Convenience store (see also gasoline sales)
- f. Office and school supply, equipment sales
- h. Restaurant; conventional
- i. Restaurant; fast food
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household use, sales and accessory repair, excluding outside storage
- n. Appliance; commercial use, sales and accessory repair, excluding outside storage
- p. Furniture and home furnishing sales not otherwise listed
- q. Floor covering, carpet and wall covering sales
- r. Antique sales; excluding vehicles
- s. Book or card store, news stand
- v. Video or music store; records, tape, compact disk, etc. sales
- w. Florist
- x. Sporting goods sales and rental shop
- y. Auto part sales (see also major and minor repair)
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- c. Rental of cloths and accessories; formal wear, etc.
- f. Automobiles, truck, recreational vehicle, motorcycles and boat sales and service (see also major and minor repair)

*(12) Construction:*

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- c. Construction office; temporary, including modular office (see also section 9-4-103)
- e. Building supply; lumber and materials sales, plumbing and/or electrical supply excluding outside storage
- f. Hardware store

*(13) Transportation:*

- b. Bus station; passenger and related freight
- c. Taxi or limousine service
- e. Parcel delivery service
- f. Ambulance service

*(14) Manufacturing/ Warehousing:*

- c. Bakery; production, storage and shipment facilities

*(15) Other Activities (not otherwise listed - all categories):\* None*

**CDF (Downtown Commercial Fringe)**

***Special Uses***

*(1) General:\* None*

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity multifamily (LUI) development rating 67 per Article K
- j. Residential quarters for resident manager, supervisor or caretaker; including mobile homes
- m. Shelter for homeless or abused
- 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
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):*

- a. Home occupation; including barber and beauty shops
- c. Home occupation; including manicure, pedicure or facial salon

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:\* None*

*(6) Recreational/ Entertainment:*

- d. Game center
- i. Commercial recreation; indoor and outdoor not otherwise listed
- l. Billiard parlor or pool hall
- m. Public or private club

*(7) Office/ Financial/ Medical:\* None*

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations
- hh. Exercise and weight loss studios; indoor only

*(9) Repair:*

- a. Major repair; as an accessory or principal use
- b. Minor repair; as an accessory or principal use

*(10) Retail Trade:*

- b. Gasoline or automotive fuel sales; accessory or principal use, retail
- g. Fish market; excluding processing or packing
- j. Restaurant; regulated outdoor activities
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:\* None*

*(12) Construction:*

- d. Building supply; lumber and materials sales, plumbing and/or electrical supply including outside storage

*(13) Transportation:*

- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing:*

- g. Cabinet, woodwork or frame shop; excluding furniture manufacturing or upholstery

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional activities not otherwise listed
- c. Other activities; commercial services not otherwise listed
- d. Other activities; retail sales not otherwise listed

## **PROPOSED ZONING**

### **OR (Office-Residential)**

#### ***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:*

- b. Two-family attached dwelling (duplex)
- c. Multi-family development per Article 1
- k. Family care home (see also section 9-4-103)
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility
- p. Board or rooming house
- 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)
- 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 recreation facility

*(7) Office/ Financial/ Medical:*

- a. Office; professional and business, not otherwise listed
- b. Operational/processing center
- c. Office; customer service not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed

*(8) Services:*

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- 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)
- j. College or other institutions of higher learning
- k. Business or trade school
- n. Auditorium
- o. Church or place of worship (see also section 9-4-103)
- p. Library
- q. Museum
- r. Art Gallery
- u. Art studio including art and supply sales
- v. Photography studio including photo and supply sales
- w. Recording studio
- x. Dance studio
- bb. Civic organizations
- cc. Trade or business organizations

*(9) Repair: \* None*

*(10) Retail Trade:*

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

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade: \* None*

*(12) Construction:*

- a. Licensed contractor; general, electrical, plumbing, mechanical, etc. excluding outside storage
- 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*

**OR (Office-Residential)  
Special Uses**

*(1) General: \* None*

*(2) Residential:*

- d. Land use intensity multifamily (LUI) development rating 50 per Article K
- e. Land use intensity dormitory (LUI) development rating 67 per Article K
- i. Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
- o.(1). Nursing, convalescent center or maternity home; minor care facility
- r. Fraternity or sorority house

*(3) Home Occupations (see all categories):\* None*

*(4) Governmental:*

- a. Public utility building or use

*(5) Agricultural/ Mining:\* None*

*(6) Recreational/ Entertainment:*

- c.(1). Tennis club; indoor and outdoor facilities
- h. Commercial recreation; indoor only, not otherwise listed

*(7) Office/ Financial/ Medical:*

- f. Veterinary clinic or animal hospital (also see animal boarding; outside facility, kennel and stable)

*(8) Services:*

- a. Child day care facilities
- b. Adult day care facilities
- 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)
- ff. Mental health, emotional or physical rehabilitation center

*(9) Repair:\* None*

*(10) Retail Trade:*

- h. Restaurant; conventional
- j. Restaurant; regulated outdoor activities

*(11) Wholesale/ Rental/ Vehicle- Mobile Home Trade:\* None*

*(12) Construction:\* None*

*(13) Transportation:*

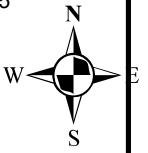
- h. Parking lot or structure; principle use

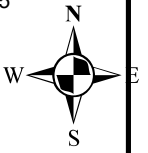
*(14) Manufacturing/ Warehousing: \* None*

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

- a. Other activities; personal services not otherwise listed
- b. Other activities; professional services not otherwise listed

East Carolina University  
From: CDF (Downtown Commercial Fringe)  
To: OR (Office-Residential)  
2.19 acres  
October 6, 2015





East Carolina University  
From: CDF (Downtown Commercial Fringe)  
To: OR (Office-Residential)  
2.19 acres  
October 6, 2015





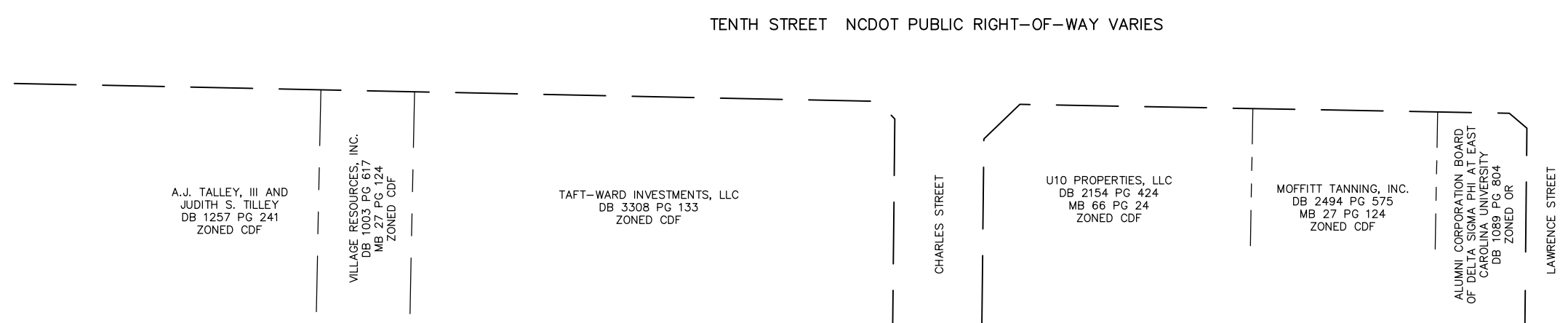
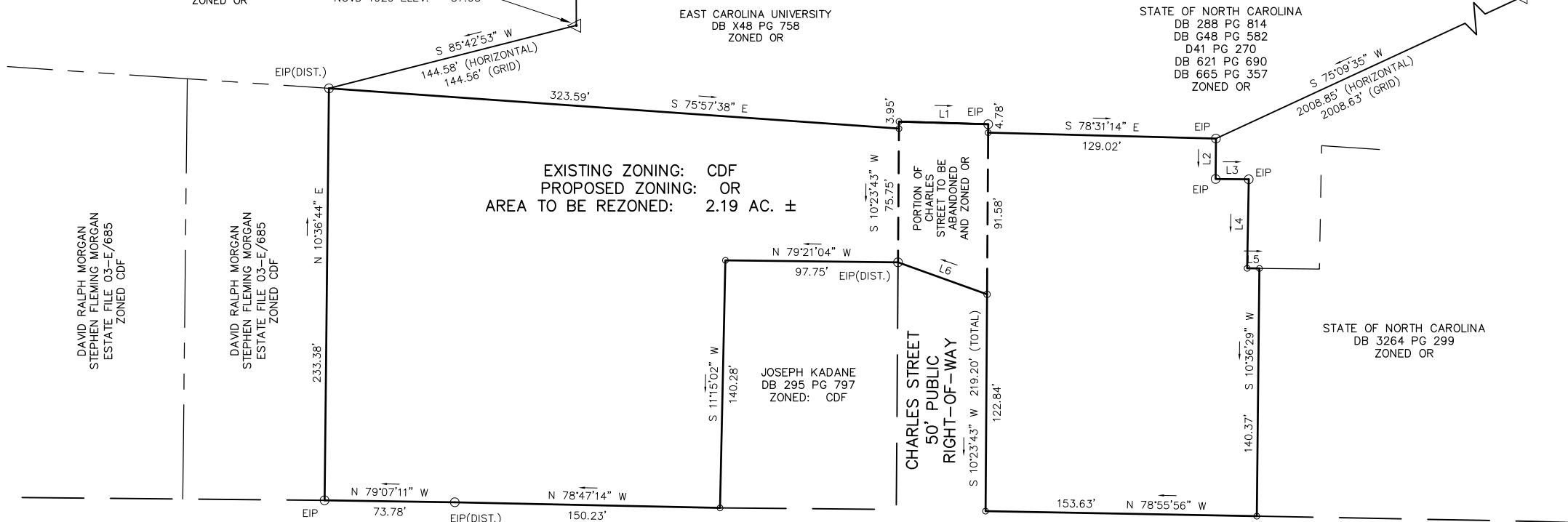
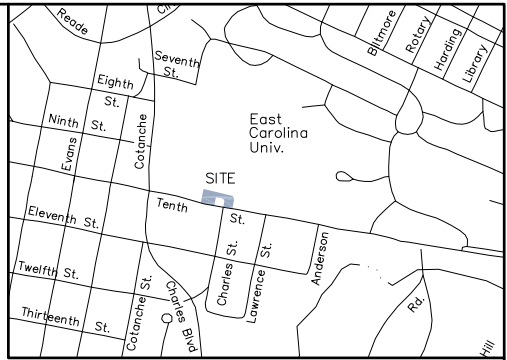
**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

ECU CONTROL POINT #5  
N = 680,153.522 FT. (NAD 83-1986)  
E = 2,484,362.216 FT. (NAD 83-1986)  
NGVD 1929 ELEV. = 61.17'

ECU CONTROL POINT #4  
N = 679,553.841 FT. (NAD 83-1986)  
E = 2,484,258.355 FT. (NAD 83-1986)  
NGVD 1929 ELEV. = 57.95'

N.C.G.S.M. "PLANT"  
N = 682,826.34 FT. (NAD 83-2011 GRID)  
E = 2,482,032.22 FT. (NAD 83-2011 GRID)  
NAVD 1988 ELEV. = 37.1±

N.C.G.S.M. "MESSICK"  
N = 679,941.12 FT. (NAD 83-2011 GRID)  
E = 2,486,546.65 FT. (NAD 83-2011 GRID)  
NAVD 1988 ELEV. = 48.0±



REZONING PLAT  
FOR  
**EAST CAROLINA UNIVERSITY**  
CITY OF GREENVILLE  
PITT COUNTY  
DATE  
NORTH CAROLINA

OWNER : EAST CAROLINA UNIVERSITY  
ADDRESS : 1001 EAST 4TH STREET GREENVILLE, NC 27858  
PHONE : 523-1737

**THE EAST GROUP**  
324 S. EVANS ST. GREENVILLE, NC 27834  
4325 LAKE BOONE TRAIL SUITE 311 RALEIGH, NC 27607  
(252) 758-3746 (919) 784-9330  
CORPORATE LICENSE NO. C0206

SURVEYED : GDF PROJECT # : 20130198  
DRAWN BY : WBH DATE : DATE  
CHECKED : WBH SCALE : 1" = 50'

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 3213 PAGE 703  
DEED BOOK 3213 PAGE 698  
DEED BOOK 320 PAGE 590  
MAP BOOK PAGE  
MAP BOOK PAGE  
N.C. REG. NO. L - 3110

Item # 1

LEGEND  
EIP = EXISTING IRON PIPE  
= NO POINT SET  
= NOT TO SCALE

- I. WILLIAM B. HILLIARD, PROFESSIONAL LAND SURVEYOR NO. L-4509, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THIS,  (A) OR  (B).
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- C. ANY OF THE FOLLOWING:
  1. THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
  2. THAT THE SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE; OR
  3. THAT THE SURVEY IS A CONTROL SURVEY.
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF NORTH CAROLINA      PITT COUNTY  
I, WILLIAM B. HILLIARD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THE GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS WERE PERFORMED TO GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 2: STANDARDS FOR GEODETIC NETWORKS AT THE CLASS A ACCURACY CLASSIFICATION (95% CONFIDENCE) AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:  
POSITION ACCURACY: < 0.10'  
TYPE OF FIELD PROCEDURE: RTK  
DATE(S) OF SURVEY: 09/15/14  
DATUM/EPOCH: NAD 83 (2011)  
PUBLISHED/FIELD CONTROL MONUMENTS USED: MESSICK & PLANT  
GEIOD MODEL: GEIOD99  
COMBINED GRID FACTOR: 0.99988921  
UNITS: U.S. SURVEY FEET

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS DATE DAY OF MONTH, 2015.

**PRELIMINARY**  
NOT FOR RECORDATION  
CONVEYANCE OR SALES

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 \_\_\_\_\_



04/30/07

## BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

**Bufferyard Requirements:** 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.


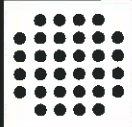
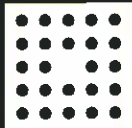

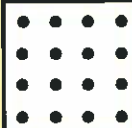

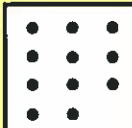
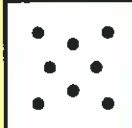
Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
<b>High Density</b>		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
<b>Medium Density</b>		
R6-A	9 units per acre 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	
<b>Low Density</b>		
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



# City of Greenville, North Carolina

**Meeting Date:**  
**10/20/2015**  
**Time: 6:30 PM**

**Title of Item:** Request by Cherry Construction Company, LLC for a preliminary plat entitled "Greenbrier Place". The subject property is located on the south and west of Dunhagan Road adjacent to Bedford West, Phase 1 and north of the Fork Swamp Canal. The property is further identified as Tax Parcels #51642, #77432 and a portion of Tax Parcel # 77420. The preliminary plat consists of 1 lot on 13.358 acres. The property owners are PICO Holdings, LLC and Cherry Construction Company, LLC. The developer is Cherry Construction Company, LLC.

**Explanation:** This is a revision to the preliminary plat entitled "Bedford West, Phases 1 & 2" and approved by the Planning and Zoning Commission on July 17, 2007. The original preliminary consisted of 24 single-family homes.

The developer desires to build single-family homes developed under the Multi-Family standards which is allowed under the ordinance. This development is intended to be similar to the adjacent Parmer Place which was built by the same developer.

Part of this approval is for the layout of the public streets. The Engineering Department has developed a street section which will allow a 28' back to back curb street section with a 30' foot right of way. In accordance with the Manual of Standard Designs and Details, they will be responsible for reporting this change to the City Council next month and adding this street section to the Manual.

There is a mention of changing a street name. If this is desired, the applicant will have to fill out an application for a street name change and appear before the Planning and Zoning Commission. The street renaming is a separate process and procedure.

There is an existing storm water pond which this development will tie into. Some of the existing drainage is being re-routed to accommodate this development.

The Engineering Department and the Planning Staff have worked with the developer and designer on this project for some time.

The applicant will submit a site plan that will contain the homes and building envelopes. This will be a staff approval.

**Fiscal Note:**

There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.

**Recommendation:**

The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements with the Engineering Department's change to the design standards.

---

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

**Attachments / click to download**

 [Greenbrier Place Preliminary Plat](#)

---





# City of Greenville, North Carolina

**Meeting Date:**  
**10/20/2015**  
**Time: 6:30 PM**

**Title of Item:** Request by Bill Clark Homes for a preliminary plat entitled "Sagewood". The subject property is located near the southeast corner of the intersection of NC Highway 43 S and Ivy Road. The property is further identified as a Tax Parcels #23083, #02247 and #46270. The preliminary plat consists of 87 lots on 41.941 acres. The property owners are Jeffrey Grabowski and Dixon Family Farms, Inc. The developer is Bill Clark Homes.

**Explanation:** This property has been before the Planning and Zoning Commission a couple of times. The Greenville Utilities Commission oversized the pump station to serve a larger area. The applicant appeared before the Greenville City Council on June 11, 2015 to request a sewer extension outside the ETJ. Then the City Council acted on a request to annex the property on August 13, 2015. A future land use plan amendment was heard by the Planning and Zoning Commission on August 18, 2015 and approved by the City Council on September 10, 2015. A rezoning was heard by the Planning and Zoning Commission on September 15, 2015 and approved by the City Council on October 8, 2015.

There was some concern from some area property owners during the previous proceedings about drainage. The topography of the property has the property draining from NC HWY 43 to the east and southward and eastward from Ivy Road to wetlands that border on the eastern side of the property. The drainage requirements are that the run off after the development can not exceed the run off before the development. There will be an increase in volume but not intensity. There are several dry detention ponds scattered throughout the development that will store the stormwater run off. These detention ponds will be maintained by the Homeowner's Association.

There is an existing cemetery between lots 6 and 7. Sidewalks are provided throughout the development.

Sewer and electric service will be by the Greenville Utilities Commission. Water will be provided by Eastern Pines Water Corporation. The sewer was requested not to be extended to the adjoining property to the south because GUC intends to

serve the property from further south going back to this property.

There is a non-access easement on lot 86 which means this lot will be served internally and not from Ivy Road.

**Fiscal Note:** There will be no costs to the City of Greenville associated with this subdivision other than routine costs to provide public services.


**Recommendation:** The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

---

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

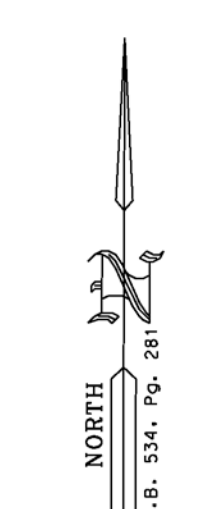
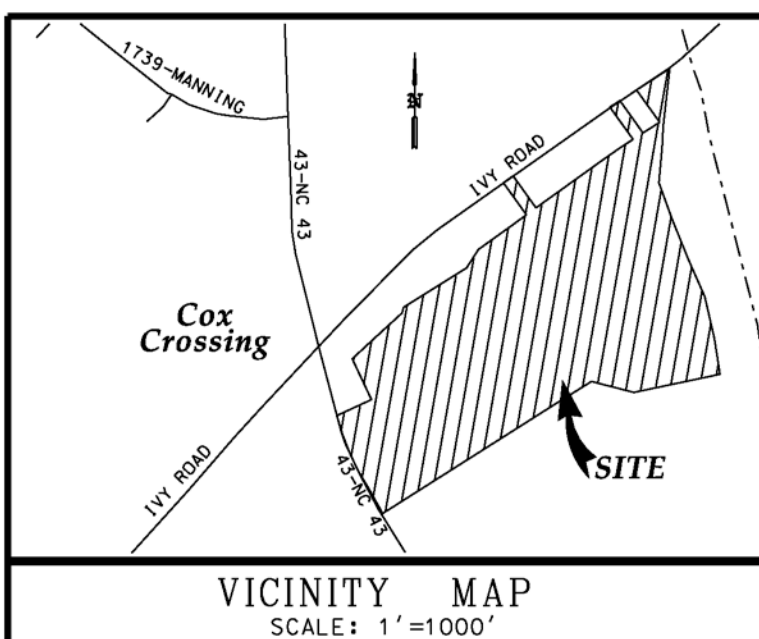
**Attachments / click to download**

 [Sagewood- Overall Sheet 1](#)

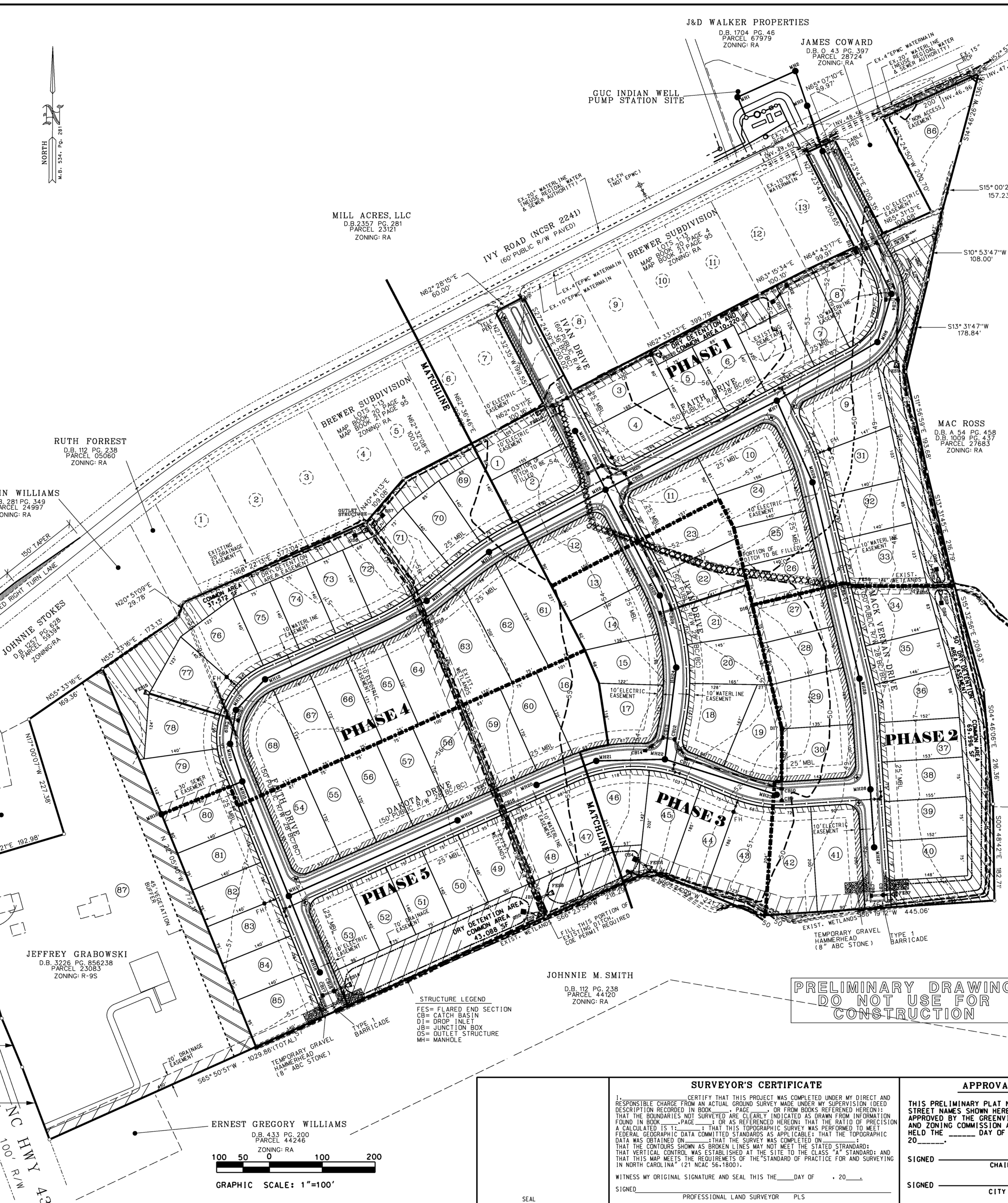
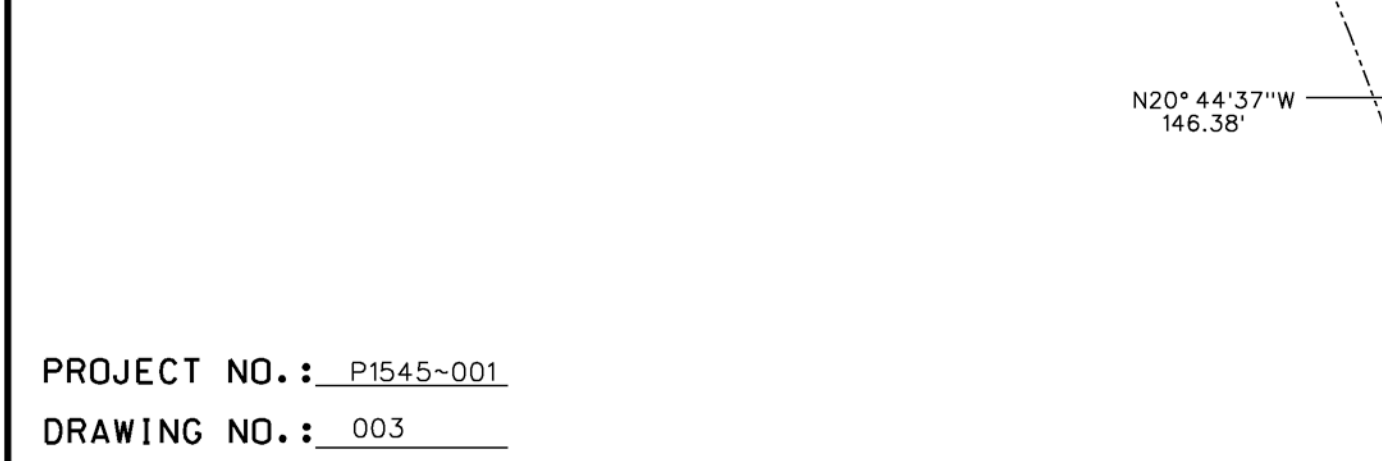
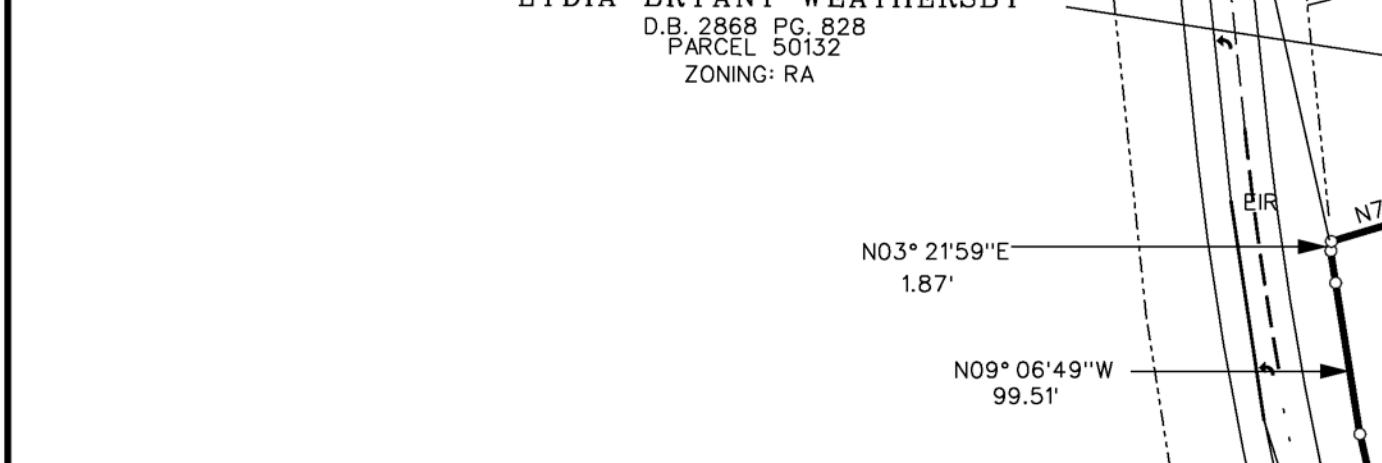
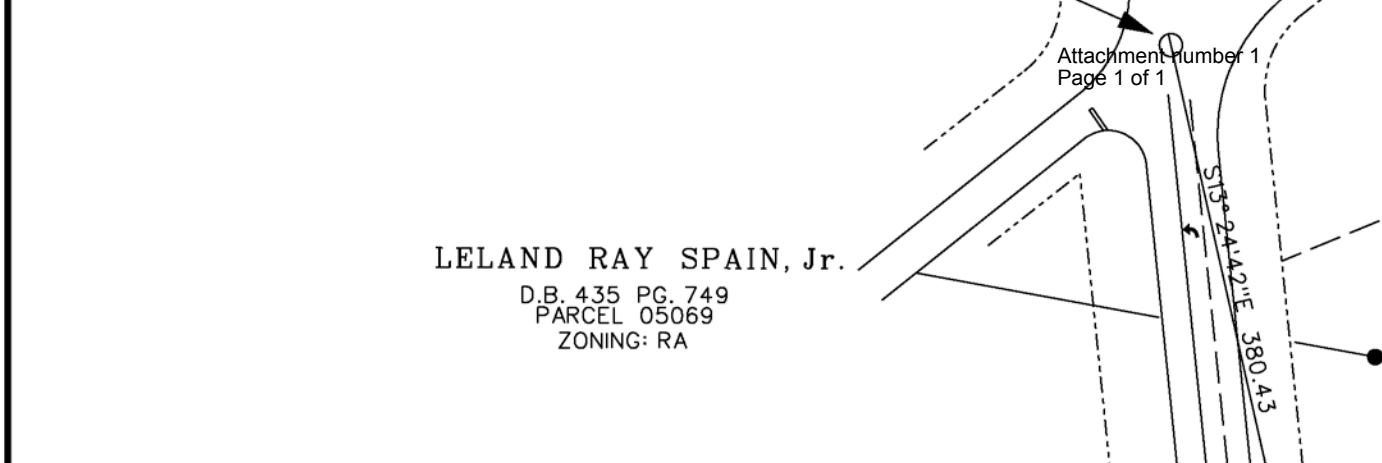
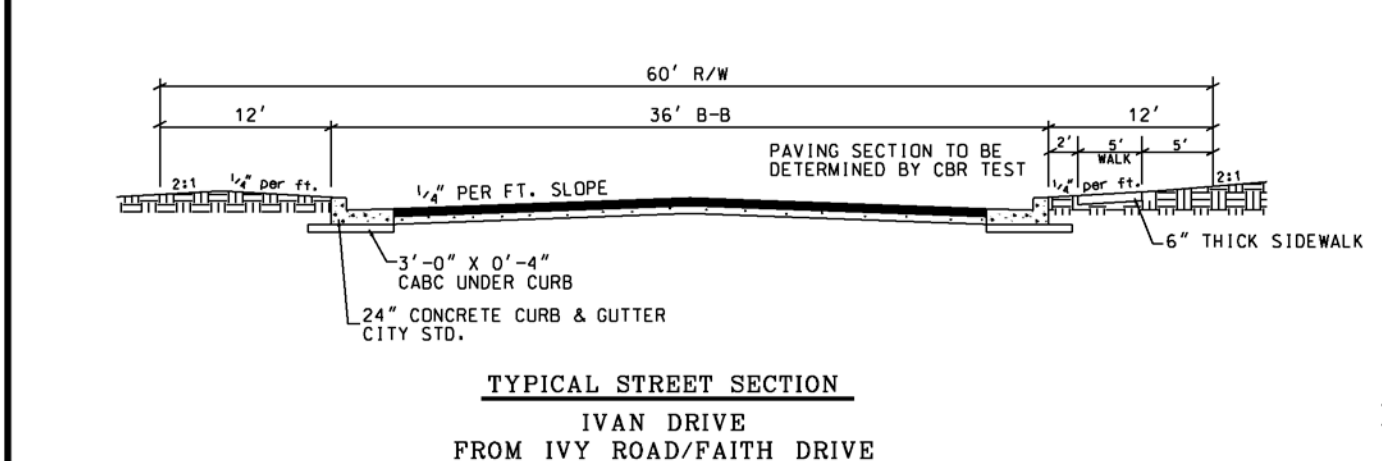
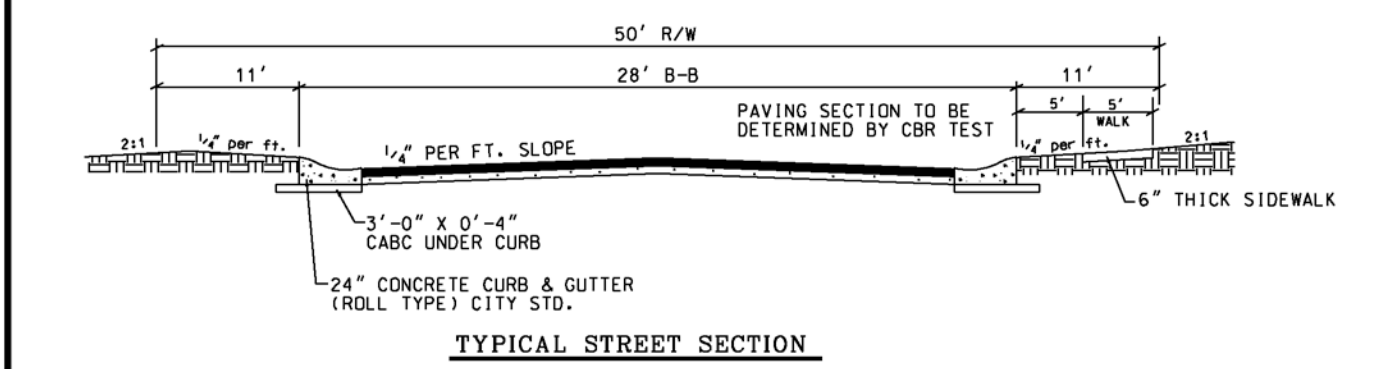
 [Sagewood Sheet 2](#)

 [Sagewood Sheet 3](#)

---



SITE DATA	
TOTAL AREA.....	41.9410 AC.
NO. OF LOTS.....	87
LINEAL FEET IN STREET.....	5,575
ZONING.....	R9S
SMALLEST LOT SIZE.....	10,500 SF
ACRES IN PARKS, RECREATION.....	0
COMMON AREA.....	3.69 AC



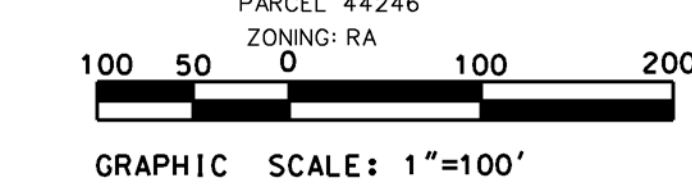
- NOTES
- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY SEWER OR STORM DRAINAGE.
  - ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR G.U.C. AND THE REQUIREMENTS OF EASTERN PINES WATER CORPORATION.
  - ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
  - SEWER SERVICE BY G.U.C.
  - EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
  - ALL UTILITIES SHALL BE UNDERGROUND.
  - STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
  - DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED EXCEPT FOR DITCHES WHICH HAVE BEEN DETERMINED BY COE TO BE WETLANDS, WATERS OF THE UNITED STATES.
  - NO SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C. & EPWC.
  - NCDOT DRIVEWAY PERMIT REQUIRED FOR MAIN ENTRANCE. CITY OF GREENVILLE DRIVEWAY PERMITS REQUIRED FOR INDIVIDUAL LOTS.
  - ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
  - HYDRAULIC ANALYSIS IS REQUIRED.
  - COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. HOMEOWNERS ASSOCIATION DOCUMENTATION TO BE RECORDED PRIOR TO RECORDATION OF ANY FINAL PLATS.
  - DRIVEWAY PERMIT TO BE APPROVED BY NCDOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
  - MAIN AND OUTFALL ACREAGE FEES ARE DUE
  - WATER SUPPLIED BY EASTERN PINES WATER CORPORATION. COORDINATE REVIEW OF WATER SYSTEM DIRECTLY WITH EASTERN PINES WATER CORPORATION.
  - STREET LIGHTS TO BE INSTALLED NO MORE THAN 400' APART.
  - ELECTRIC SUPPLIED BY GREENVILLE UTILITIES COMMISSION.
  - CONSTRUCTION PLAN AND SPECIFICATION SHALL BE APPROVED BY EASTERN PINES WATER CORPORATION PRIOR TO THE CONSTRUCTION OF ANY WATER MAINS.
  - NO PORTION OF THE PROPOSED DEVELOPMENT IS LOCATED IN A SPECIAL FLOOD HAZARD AREA BY DESIGN.
  - THIS PROPERTY IS LOCATED IN THE EASTERN PINES FIRE DISTRICT.
  - A RIGHT TURN LANE IS TO BE CONSTRUCTED AT THE INTERSECTION OF IVY ROAD AND NC HWY 43. THE RIGHT TURN LANE IS TO BE CONSTRUCTED AS PART OF PHASE 2 OF THE DEVELOPMENT.
  - SINCE THE USABLE STREET WIDTH IS LESS THAN 28', NO PARKING WILL BE ALLOWED ON EITHER SIDE OF ANY OF THE STREETS IN THIS DEVELOPMENT.
  - THE DEVELOPER/APPLICANT WILL BE RESPONSIBLE FOR INSTALLING NO PARKING SIGNS ON EACH SIDE OF THE STREETS AT SPACING TO BE DETERMINED BY THE CITY'S TRAFFIC DIVISION.

- UTILITY NOTES:
- ALL WATER AND SEWER SERVICES TO BE @ R/W NOT TO EXTEND INTO 10' ELECTRIC EASEMENT.
  - ALL ELECTRIC SERVICES ON WATERLINE SIDE TO EXTEND PAST 10' WATERLINE EASEMENT.



**PRELIMINARY DRAWING  
DO NOT USE FOR  
CONSTRUCTION**

PROJECT NO. : P1545-001  
DRAWING NO. : 003



**STRUCTURE LEGEND**  
FES= FLARED END SECTION  
CB= CATCH BASIN  
DI= DROP INLET  
JB= JUNCTION BOX  
OS= OUTLET STRUCTURE  
MH= MANHOLE

**SURVEYOR'S CERTIFICATE**  
I, \_\_\_\_\_, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR FROM BOOKS REFERRED HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION CALCULATED IS 1:\_\_\_\_\_; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON \_\_\_\_\_ THAT THE SURVEY WAS COMPLETED ON \_\_\_\_\_; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR AND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800).  
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNED \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR PLS

**APPROVAL**  
THIS PRELIMINARY PLAT NO. 15-04 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNED \_\_\_\_\_ CHAIRMAN  
SIGNED \_\_\_\_\_ CITY PLANNER

REVISIONS

BY	NO.	DATE	DESCRIPTION
DM	1	10/7/19	CITY COMMENTS

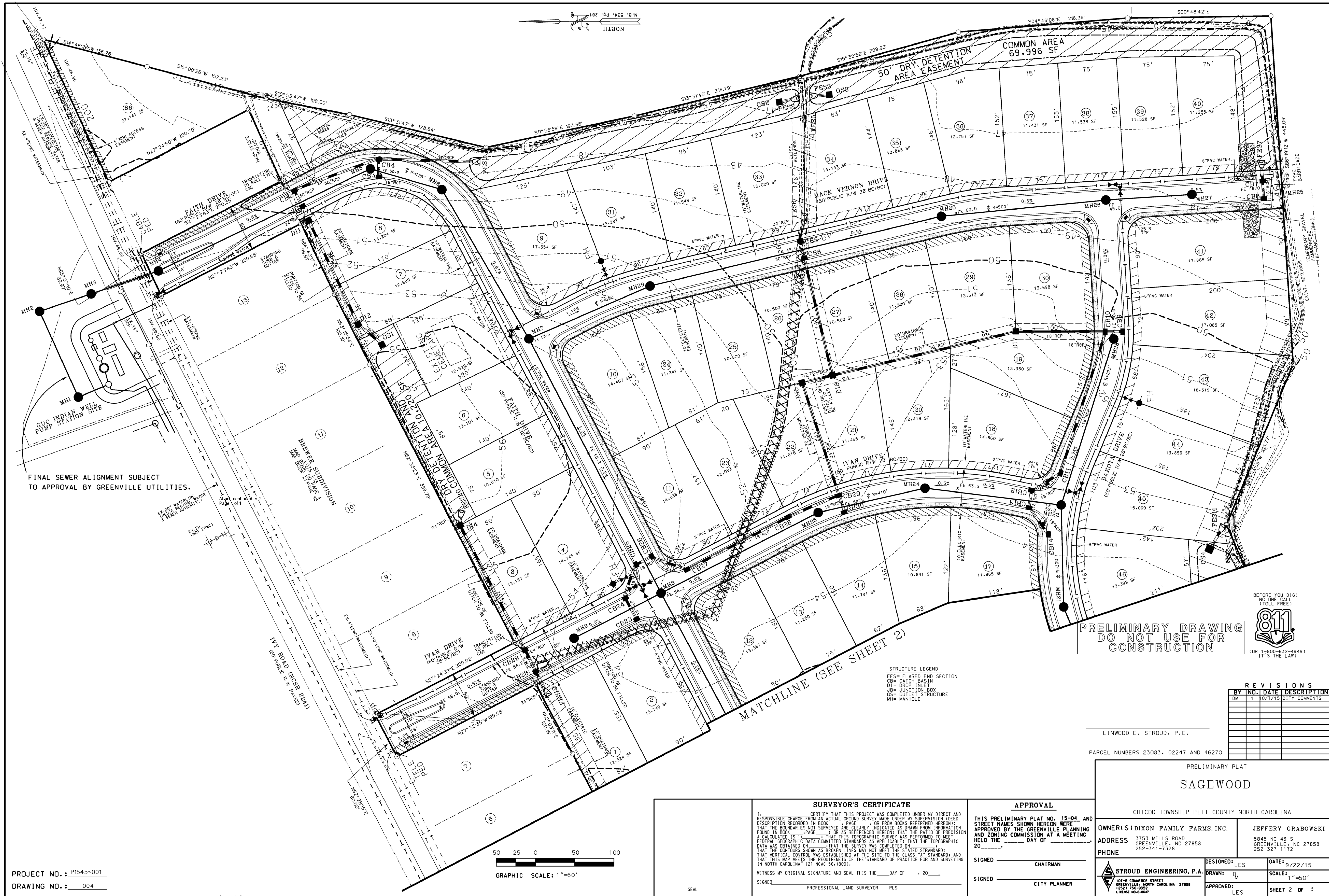
PRELIMINARY PLAT COMPOSITE  
**SAGEWOOD**  
CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER(S) DIXON FAMILY FARMS, INC.      JEFFERY GRABOWSKI  
ADDRESS 3753 MILLS ROAD GREENVILLE, NC 27858      5845 NC 43 S GREENVILLE, NC 27858  
PHONE 252-341-7328      252-327-1172

DESIGNED: LES      DATE: 9/22/15  
DRAWN: DM      SCALE: 1"=100'  
APPROVED: LES      SHEET 1 OF 3

STROUD ENGINEERING, P.A.  
107-B COMMERCE STREET  
GREENVILLE, NORTH CAROLINA 27858  
(252) 756-9352  
LICENSE NO. C-0647

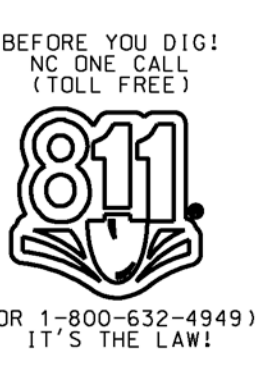




FINAL SEWER ALIGNMENT SUBJECT TO APPROVAL BY GREENVILLE UTILITIES.

Attachment number 2  
Page 1 of 1

**PRELIMINARY DRAWING  
DO NOT USE FOR  
CONSTRUCTION**



**STRUCTURE LEGEND**  
FES= FLARED END SECTION  
CB= CATCH BASIN  
DI= DROP INLET  
JB= JUNCTION BOX  
OS= OUTLET STRUCTURE  
MH= MANHOLE

REVISIONS		
BY	NO.	DATE DESCRIPTION
DM	1	3/7/15 CITY COMMENTS

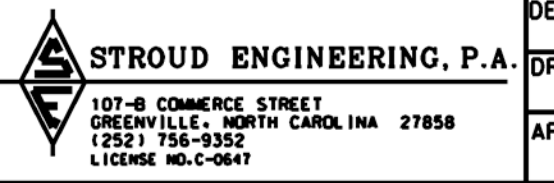
LINWOOD E. STROUD, P.E.

PARCEL NUMBERS 23083, 02247 AND 46270

PRELIMINARY PLAT  
**SAGEWOOD**  
CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

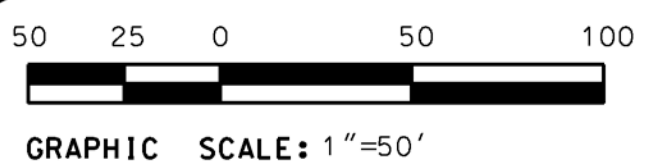
OWNER(S) DIXON FAMILY FARMS, INC.      JEFFERY GRABOWSKI  
ADDRESS 3753 MILLS ROAD      5845 NC 43 S  
GREENVILLE, NC 27858      GREENVILLE, NC 27858  
PHONE 252-341-7328      252-327-1172

DESIGNED: LES      DATE: 9/22/15  
DRAWN: DM      SCALE: 1"=50'  
APPROVED: LES      SHEET 2 OF 3



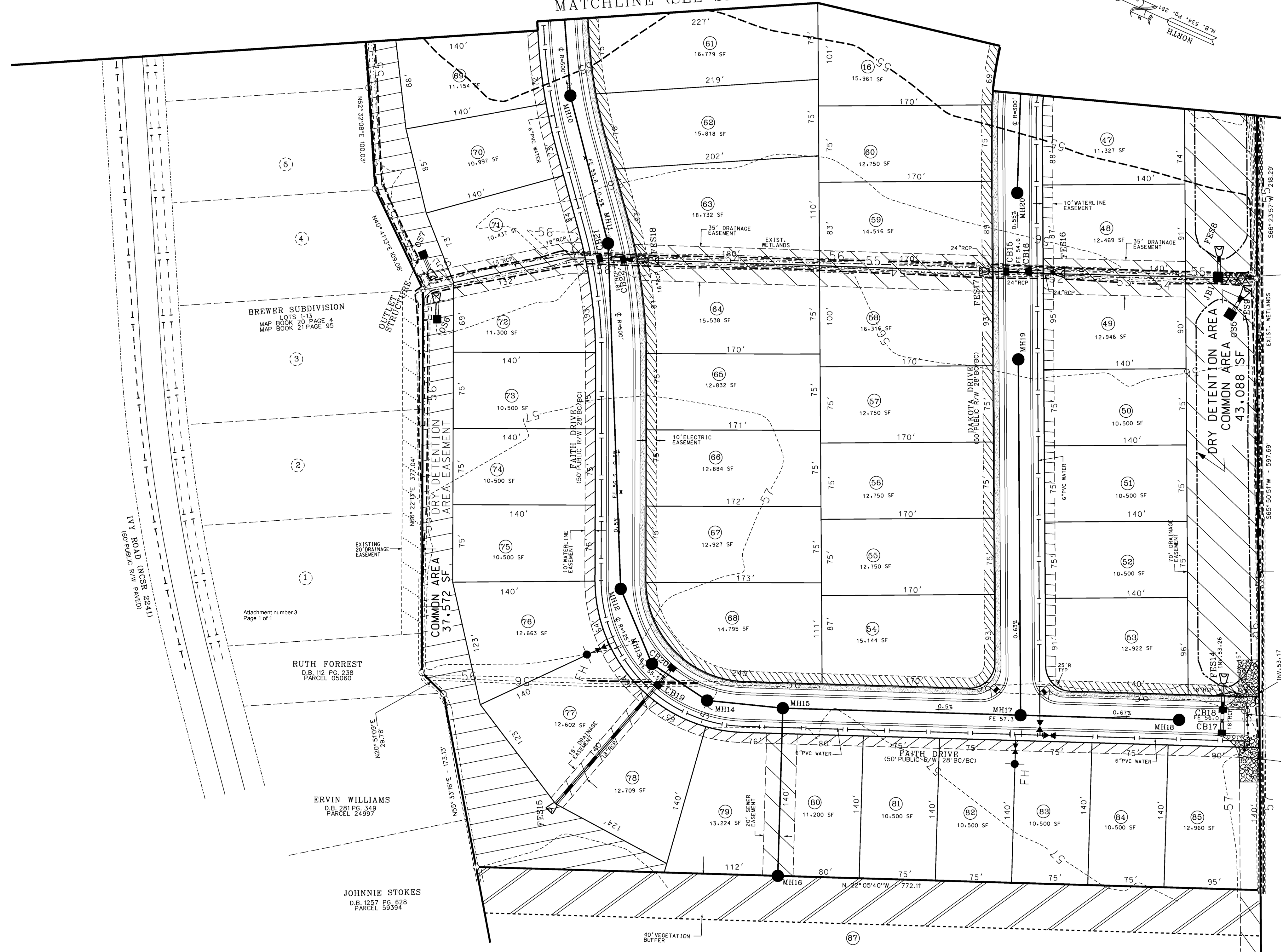
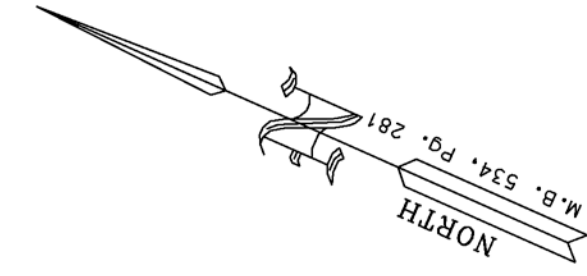
**SURVEYOR'S CERTIFICATE**  
I, \_\_\_\_\_, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR FROM BOOKS REFERRED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERRED HEREIN; THAT THE RATIO OF PRECISION CALCULATED IS 1:\_\_\_\_\_; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON \_\_\_\_\_ THAT THE SURVEY WAS COMPLETED ON \_\_\_\_\_; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR AND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800).  
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNED \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR PLS

**APPROVAL**  
THIS PRELIMINARY PLAT NO. 15-04 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
SIGNED \_\_\_\_\_ CHAIRMAN  
SIGNED \_\_\_\_\_ CITY PLANNER



PROJECT NO.: P1545-001  
DRAWING NO.: 004

MATCHLINE (SEE SHEET 3)



FILL THIS PORTION OF EXISTING DITCH. COE PERMIT REQUIRED

JOHNNIE M. SMITH  
D.B. 112 PG. 238  
PARCEL 44120

STRUCTURE LEGEND  
FES= FLARED END SECTION  
CB= CATCH BASIN  
DI= DROP INLET  
JIB= JUNCTION BOX  
OS= OUTLET STRUCTURE  
MH= MANHOLE

BEFORE YOU DIG!  
NC ONE CALL  
TOLL FREE  
**811**  
OR 1-800-632-4949  
IT'S THE LAW!

PRELIMINARY DRAWING  
DO NOT USE FOR  
CONSTRUCTION

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	10/7/19	CITY COMMENTS	DM

LINWOOD E. STROUD, P.E.

PARCEL NUMBERS 23083, 02247 AND 46270

PRELIMINARY PLAT

**SAGEWOOD**

CHICOD TOWNSHIP PITT COUNTY NORTH CAROLINA

OWNER(S) DIXON FAMILY FARMS, INC.	JEFFERY GRABOWSKI
ADDRESS 3753 MILLS ROAD GREENVILLE, NC 27858	5845 NC 43 S GREENVILLE, NC 27858
PHONE 252-341-7328	252-327-1172

DESIGNED: LES DATE: 9/22/15  
DRAWN: DM SCALE: 1"=50'  
APPROVED: LES SHEET 3 OF 3

**SURVEYOR'S CERTIFICATE**

I, \_\_\_\_\_, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR FROM BOOKS REFERENCED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OR AS REFERENCED HEREIN; THAT THE RATIO OF PRECISION CALCULATED IS 1:\_\_\_\_\_; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTED STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON \_\_\_\_\_ THAT THE SURVEY WAS COMPLETED ON \_\_\_\_\_; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARD OF PRACTICE FOR AND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800).

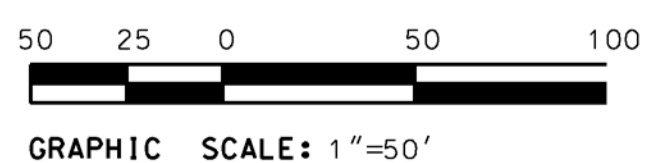
WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED \_\_\_\_\_ PROFESSIONAL LAND SURVEYOR PLS

**APPROVAL**

THIS PRELIMINARY PLAT NO. 15-04 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIGNED \_\_\_\_\_ CHAIRMAN  
SIGNED \_\_\_\_\_ CITY PLANNER



PROJECT NO. : P1545-001  
DRAWING NO. : 005



# City of Greenville, North Carolina

**Meeting Date:**  
**10/20/2015**  
**Time: 6:30 PM**

---

**Title of Item:** Presentation of Street and Pedestrian Transportation Improvement Bond

**Explanation:**

**Fiscal Note:**

**Recommendation:**

---

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

Attachments / click to download

---