



Agenda

Planning and Zoning Commission

May 17, 2016

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 - Tony Parker
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - April 19, 2016
- V. NEW BUSINESS

REZONINGS

- 1. Ordinance requested by Porters Crossing Residential, LLC to rezone 2.155 acres located at the intersection of Dickinson Avenue and Spring Creek Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

PRELIMINARY PLATS

- 2. Request by V-SLEW, LLC for a preliminary plat entitled, "Parkside Bluff, Section 2, Phases 1 and 2." The preliminary plat, Parkside Bluff, Section 2 Phases 1 and 2 is on the north side of East Tenth Street at its intersection with Parkside Drive. The property is further identified as Tax Parcel #10412. The preliminary plat consists of 4 lots on 32.839 acres. The property owner and developer is V-SLEW, LLC.

- VI. ADJOURN

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

April 19, 2016

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-*

Mr. Terry King - *	Ms. Chris Darden – *
Mr. John Collins -*	Ms. Margaret Reid - *
Ms. Ann Bellis - *	Mr. Dustin Mills - *
Mr. Doug Schrade - *	Mr. Les Robinson-*
Ms. Betsy Leech-*	Mr. Anthony Herring -X

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

VOTING MEMBERS: King, Collins, Schrade, Bellis, Mills, Leech, Darden, Reid,
Robinson (3rd item only)

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

OTHERS PRESENT: Dave Holec, City Attorney; Scott Godefroy, City Engineer and Kelvin
Thomas, Communications Technician.

MINUTES: Motion was made by Ms. Leech, seconded by Ms. Bellis, to accept the March 15,
2016 minutes as presented. Motion carried unanimously.

NEW BUSINESS

REZONINGS

ORDINANCE REQUESTED BY RUBEN GLENN WILEY TO REZONE 0.716 ACRES
LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NORTH
GREENE STREET AND EAST GUM ROAD FROM CDF (DOWNTOWN COMMERCIAL
FRINGE) TO CH (HEAVY COMMERCIAL) – APPROVED

Ms. Gooby, Planner, delineated the property. The property is located along North Greene Street and East Gum Road. The majority of the area is vacant due to damage from Hurricane Floyd and the properties were subsequently purchased by the City via the Buy-Out program. These properties must remain in the ownership of the City in perpetuity. The area is impacted by the 100-year floodplain and floodway associated with the Tar River. North Greene Street is a connector corridor which is intended to accommodate a variety of uses. Since the current and proposed zoning districts will allow the same size of development, a traffic report was not generated. The properties between North Greene Street and North Pitt Street from Farmer Street

to Pactolus Highway are zoned CDF. This rezoning will allow expanded uses in addition to the uses allowed in the current zoning district. The Future Land Use Plan Map recommends commercial between North Greene Street and North Pitt Street transitioning to conservation/open space to acknowledge the residential properties that were damaged and purchased by the City. It is also important to note that non-residential properties were not eligible for the Buy-Out program, which is why commercial and industrial uses are shown on the Future Land Use Plan Map. In staff's opinion, the request is in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map. The proposed zoning would have little impact on the few remaining residential properties in the area.

Chairman Parker opened the public hearing.

Mr. Mike Baldwin, Baldwin Design Consultants, representative of the applicant, spoke in favor of the request.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Ms. Gooby stated the additional uses allowed in heavy commercial compared to downtown commercial.

Motion made by Mr. Schrade, seconded by Mr. King, 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.

PRELIMINARY PLATS

REQUEST BY V-SLEW FOR A PRELIMINARY PLAT ENTITLED "PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2". THE PRELIMINARY PLAT, PARKSIDE BLUFF, SECTION 2, PHASES 1 & 2 IS LOCATED NORTH OF EAST TENTH STREET AT ITS INTERSECTION WITH PARKSIDE DRIVE. THE PROPERTY IS FURTHER IDENTIFIED AS TAX PARCEL #10412. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 32.839 ACRES. THE PROPERTY OWNER AND DEVELOPER IS V-SLEW, LLC - CONTINUED

The Planning Staff asked for a continuance in order to obtain clarity on some issues that involve other governmental agencies.

Ms. Bellis asked if a notice was submitted to the local paper about the preliminary plat.

Mr. Andy Thomas stated that it is not required by general statues and that a first class letter was mailed to all the adjoining property owners.

Ms. Bellis asked if the wording for the request be submitted to the paper so that all citizens have the opportunity to know.

Attorney Holec stated that staff is complying with state statues and suggested that the item be discussed further after the last agenda item.

Motion made by Mr. Schrade, seconded by Mr. Mills, to continue the agenda item to next month's meeting. Motion passed unanimously.

OTHER

PETITION TO CLOSE A PORTION OF ELEVENTH STREET BETWEEN CHARLES BOULEVARD AND CHARLES STREET - APPROVED

Mr. Mills asked to be recused from the agenda item because he had a conflict of interest.

Motion made by Mr. King, seconded by Ms. Reid, to recuse Mr. Mills from the discussion. Motion passed unanimously.

Mr. Scott Godefroy, Chief Engineer, presented the petition. Mr. Godefroy stated the City of Greenville received this application for a street closing from Taft Ward Investments that proposes the closure of a portion of Eleventh Street located between Charles Boulevard and Charles Street. The petitioners are the owners of all of the property adjoining the street section requested to be closed. Taft-Ward Investments will redevelop properties along this section of Eleventh Street.

The petition has been reviewed by City staff and Greenville Utilities Commission (GUC). GUC has requested an easement over and upon the utilities that will remain in the closed street right-of-way.

Ms. Leech asked how the petition would impact parking.

Mr. Godefroy stated that the development has .75 parking spaces that will handle the student population.

Ms. Leech asked if the closure would impact parking even further.

Mr. Godefroy said it should not because the developer encompassed the Eleventh Street parking in his calculations. There will not be any street parking because it will be covered in the development.

Ms. Bellis asked if the closure was temporary or permanent.

Mr. Godefroy stated it will be permanent.

Ms. Bellis asked if the houses on the south side of Eleventh Street would be removed.

Mr. Godefroy stated yes.

Mr. Jim Walker, representative of Taft Ward Investments, spoke in favor of the request. They have been working with staff and GUC to redirect utilities that serve the area. He distributed a sketch of the proposed development that allows fifteen spaces at the entrance of Eleventh Street. The petition closes Eleventh Street but they are maintaining access for people to enter off Charles Blvd in order to go into the shopping center or go to Charles Street. They are also providing surface parking for the retail center. There will be a blanket easement available until all the utilities are redirected. Once everything has been approved, the easement will be abandoned.

Ms. Reid asked for clarity concerning the easement.

Mr. Walker stated that there were live utilities serving the area and that the developer had to ask for the abandonment due to standard procedures.

Mr. Mike McCarty, one of the petitioners, spoke in favor of the request. He stated he could answer questions concerning the development plans.

No one spoke in opposition of the request.

Chairman Parker closed the public hearing and opened for board discussion.

Chairman Parker stated that the developers have worked with the property owners to resolve any issues.

Motion made by Mr. Collins, seconded by Mr. Robinson, to approve the petition. Motion passed unanimously.

Attorney Holec suggest that the commission direct any preliminary plats on the May or June agenda to be advertised and that the policy change to advertise preliminary plats be added to the June agenda.

Chairman Parker stated that the suggestion gives the commission a good working solution for a permanent procedure.

Ms. Leech asked if the advertisement could be included with the City Council meeting announcements.

Attorney Holec stated that the City has many boards and it would become an expense to advertise all boards.

Mr. Mills asked if the advertisement for preliminary plats would officiate a public hearing.

Attorney Holec stated that preliminary plats are open up for public comment. The only change would be that a notice be placed in advance for the plat. The standard practice would still occur for a preliminary plat.

Mr. Mills stated that he is inclined not to add additional burdens on the development community if the property is zoned properly and approved by staff.

Mr. King asked if the public hearing is mandated by general statutes.

Attorney Holec stated no, the hearing is the City's practice. When the policy change is placed on the June agenda, it is not open for public comment, it is just board discussion.

Motion made by Ms. Bellis, seconded by Ms. Darden, to advertise any preliminary plats for the May or June Planning and Zoning Commission meetings in the newspaper in the City Page in advance of the meeting and that the policy change for advertising preliminary plats be added to the June agenda. Motion passed unanimously.

Chief Planner Tom Weitnauer announced that Andy Thomas, Lead Planner was retiring in April.

With no further business, a motion was made by Mr. King, seconded by Ms. Darden to adjourn. Motion passed unanimously. Meeting adjourned at 7:13 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 5/17/2016
Time: 6:30 PM

Title of Item: Ordinance requested by Porters Crossing Residential, LLC to rezone 2.155 acres located at the intersection of Dickinson Avenue and Spring Creek Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Explanation: **Abstract:** The City has received a request from Porters Crossing Residential, LLC to rezone 2.155 acres located at the intersection of Dickinson Avenue and Spring Creek Road from OR (Office-Residential [High Density Multi-family]) to CG (General Commercial).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 3, 2016.
On-site sign(s) posted on May 3, 2016
City Council public hearing notice (property owner and adjoining property owner letter) mailed - N/A at this time.
Public hearing legal advertisement published - N/A at this time

Comprehensive Plan:

The subject area is located in Vision Area F.

The Future Land Use Plan Map recommends office/institutional/multi-family (OIMF) at the southeast corner of the intersection of Arlington Boulevard and Dickinson Avenue and continuing south to Green Mill Run. Conservation/open space is recommended along Green Mill Run.

The Future Land Use Plan Map identifies certain areas for conservation/open space (COS) uses. The map is not meant to be dimensionally specific, and may not correspond precisely to 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 Future Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

There is a designated neighborhood focus area at the intersection of Dickinson Avenue and Spring Forest Road. These areas are intended to contain 40,000+/- square feet of conditioned floor space.

Dickinson Avenue is designated as a “connector corridor” from Reade Circle to Arlington Boulevard and as a “residential corridor” from Arlington Boulevard to Allen Road. Connector corridors are anticipated to contain a variety of higher intensity activities and uses whereas residential corridors are preferred to accommodate lower intensity residential uses.

Urban Form & Land Use Objectives:

UF20. To concentrate higher intensive uses in employment and focus areas.

UF22. To ensure proper size of and spacing between focus areas.

Policy Statements

5. Intermediate/Neighborhood Focus Areas

5(a). The location of these areas should be evaluated based on surrounding residential development patterns and the lack of alternative retail uses to serve these areas. Neighborhood Focus Areas should have a neighborhood-size market area.

5(c). Neighborhood and Intermediate Focus Areas should be compatible in size and scale with surrounding development.

Land Use Implementation Strategies:

2(e). Concentrate commercial development in well-defined nodes.

2(h). Office/Institutional/Multi-family land uses should be developed along transportation thoroughfares to provide transition between commercial nodes and to preserve vehicle carrying capacity.

2(i). Office/Institutional/Multi-family development should be used as a buffer between light industrial and commercial development and adjacent lower density residential land uses.

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

Based on possible use permitted by the requested rezoning, the proposed rezoning classification could generate 1,518 trips to and from the site on Dickinson Avenue, which is a net increase of 1,385 additional trips per day.

During the review process, measures to mitigate traffic impacts will be

determined.

History/Background:

In 1972, the subject properties were incorporated into the City's ETJ (extra-territorial jurisdiction) and was zoned RA20 (Residential-Agricultural). In 2004 and 2005, the properties were rezoned to OR (Office-Residential).

Present Land Use:

Two (2) vacant lots

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 constraints.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence

South: RA20 - One (1) single-family residence

East: OR - Cross Creek Townhomes; RA20 - Farmland

West: CH - One (1) vacant lot, North Carolina Education Lottery and Computer Geeks

Density Estimates:

Tract 1:

Under the current zoning (OR), staff would anticipate the site to yield 5+/- multi-family units (1, 2 and 3 bedroom units).

Under proposed zoning (CG), staff would anticipate the site to yield 2,000+/- square feet of personal services uses.

Tract 2:

Under the current zoning (OR), staff would anticipate the site to yield 15+/- multi-family units (1, 2 and 3 bedroom units).

Under proposed zoning (CG), staff would anticipate the site to yield 3,000+/- square feet of convenience store/fast food restaurant uses.

The anticipated build-out is 1-2 years.

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is not in compliance with Horizons: Greenville's Community Plan and the Future Land Use Plan Map.

"Not in compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) is specifically noncompliant with plan objectives and recommendations including the range of allowable uses in the proposed zone, etc... and/or is of a scale, dimension, configuration or location that is not objectively in keeping with plan intent and (ii) does not promote or preserve the desired urban form. The requested zoning is considered undesirable and not in the public interest, and staff recommends denial 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 request to rezone and to make a finding and determination that the denial of the rezoning request is consistent with the adopted comprehensive plan and that the denial of the rezoning request is reasonable and in the public interest due to the denial being consistent with the comprehensive plan and, as a result, the denial furthers the goals and objectives of the comprehensive plan."

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.

Attachments / click to download

 [Attachments](#)

 [List of Uses CG to OR 1023643](#)

EXISTING 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

PROPOSED ZONING

CG (General Commercial)

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*: * None

(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
- h Commercial recreation; indoor only, not otherwise listed
- j. Bowling alleys
- n. Theater; movie or drama, indoor only
- q. Circus, carnival or fair, temporary only (see also section 9-4-103)
- s. Athletic Club; indoor only

(7) Office/ Financial/ Medical:

- a. Office; professional and business, not otherwise listed
- b. Operation/processing center
- d. Bank, savings and loan or other savings or investment institutions
- e. Medical, dental, ophthalmology or similar clinic, not otherwise listed
- g. Catalogue processing center

(8) Services:

- c. Funeral home
- e. Barber or beauty shop
- f. Manicure, pedicure, or facial salon
- k. Business or trade school
- o. Church or place of worship (see also section 9-4-103)
- 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
- y.(1) Television and/or radio broadcast facilities including receiving and transmission equipment and towers not exceeding 200 feet in height or cellular telephone and wireless communication towers not exceeding 200 feet in height (see also section 9-4-103)
- 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)
- hh. Exercise and weight loss studio; indoor only
- kk. Launderette; household users
- ll. Dry cleaners; household users
- oo. Clothes alteration or shoe repair shop
- pp. Automobile wash

(9) 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
- g. Fish market; excluding processing or packing
- h. Restaurant; conventional
- i. Restaurant; fast food
- k. Medical supply sales and rental of medically related products
- l. Electric; stereo, radio, computer, television, etc. sales and accessory repair
- m. Appliance; household 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
- t. Hobby or craft shop
- u. Pet shop (see also animal boarding; outside facility)
- 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)
- aa. Pawnbroker
- bb. Lawn and garden supply and household implement sales and accessory sales
- ee. Christmas tree sales lot; temporary only (see also section 9-4-103)

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

- b. Rental of home furniture, appliances or electronics and medically related products (see also (10)k.)
- c. Rental of cloths and accessories; formal wear, etc.

(12) Construction:

- 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:

- c. Taxi or limousine service
- h. Parking lot or structure; principal use

*(14) Manufacturing/ Warehousing: * None*

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

CG (General Commercial)

Special Uses

(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:

- d. Game center
- l. Billiard parlor or pool hall
- m. Public or private club
- t. Athletic club; indoor and outdoor facilities

(7) Office/ Financial/ Medical:

- c. Office; customer services, not otherwise listed, including accessory service delivery vehicle parking and indoor storage
- f. Veterinary clinic or animal hospital (see also animal boarding; outside facility, kennel and stable)

(8) Services:

- a. Child day care facilities
- b. Adult day care facilities
- l. Convention center; private

(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
- j. Restaurant; regulated outdoor activities
- n. Appliances; commercial use, sales and accessory repair, excluding outside storage

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

- d. Rental of automobiles, noncommercial trucks or trailers, recreational vehicles, motorcycles and boats
- f. Automobile, truck, recreational vehicle, motorcycle and boat sales and service (see also major and minor repair)

(12) Construction: None*

(13) Transportation: None*

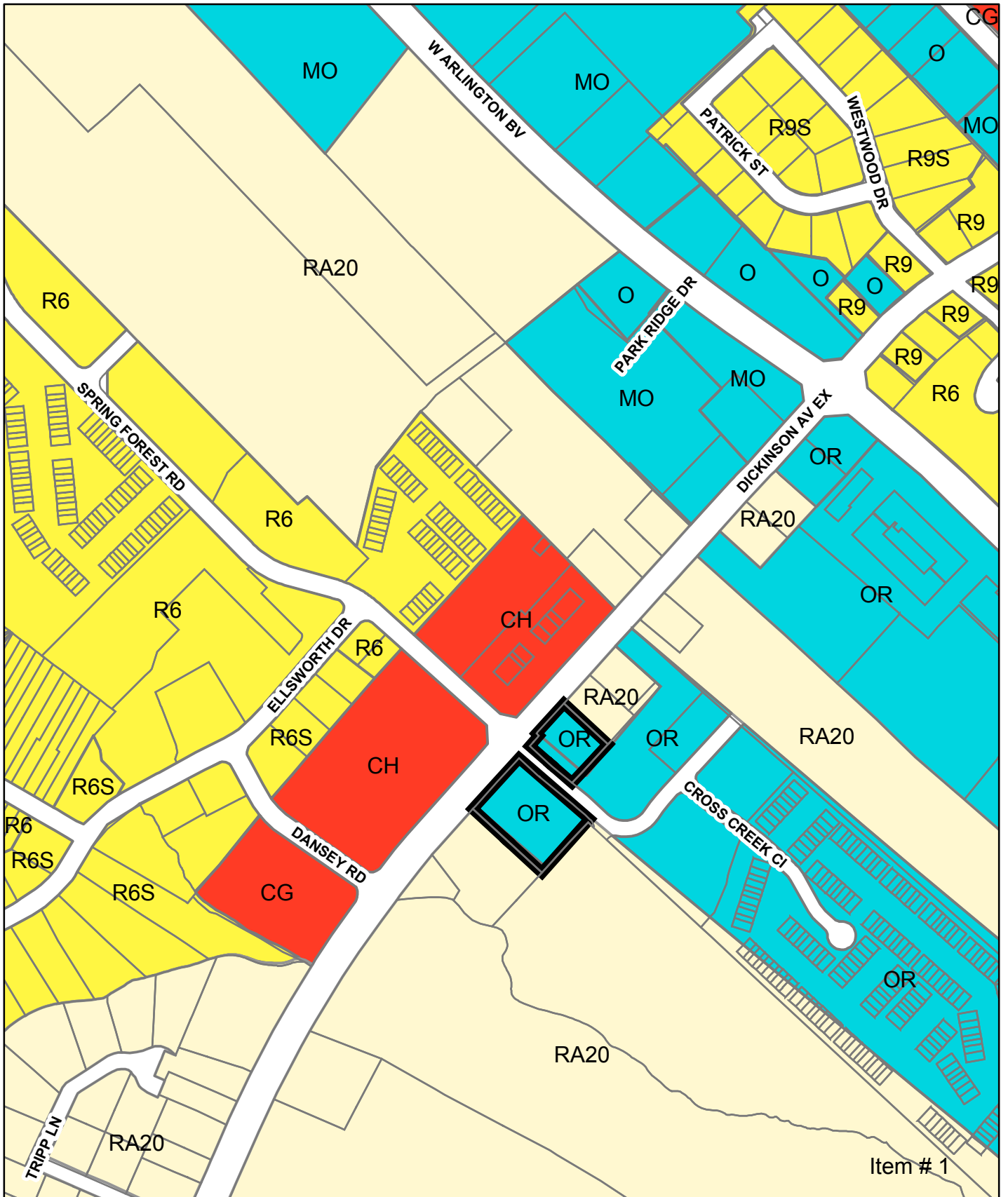
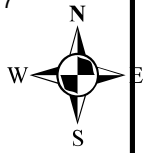
(14) Manufacturing/ Warehousing:

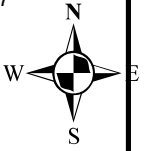
- k. Mini-storage warehouse, household; excluding outside storage

(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

Porters Crossing Residential, LLC
From: OR (Office-Residential)
To: CG (General Commercial)
2.155 acres
May 3, 2016





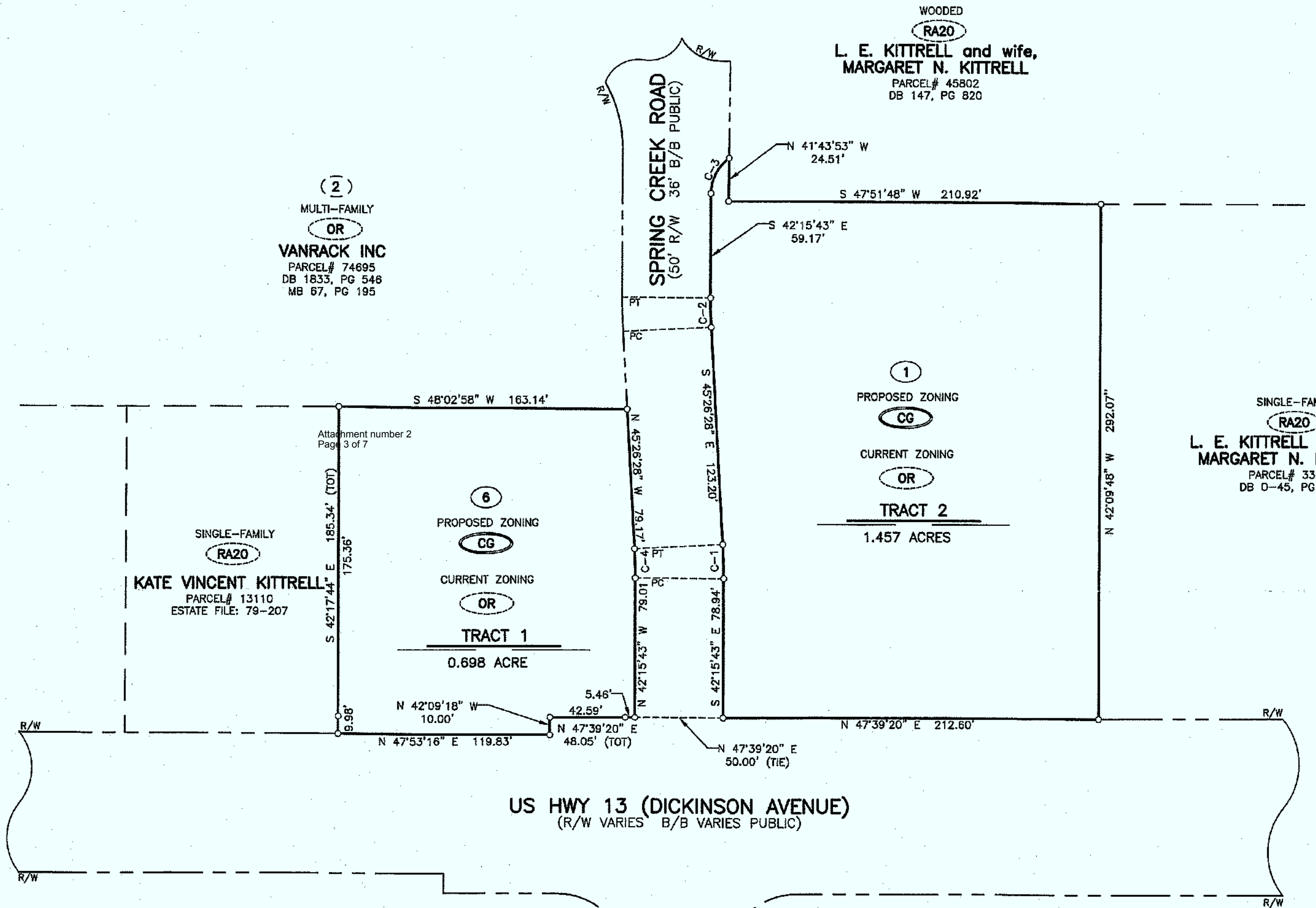
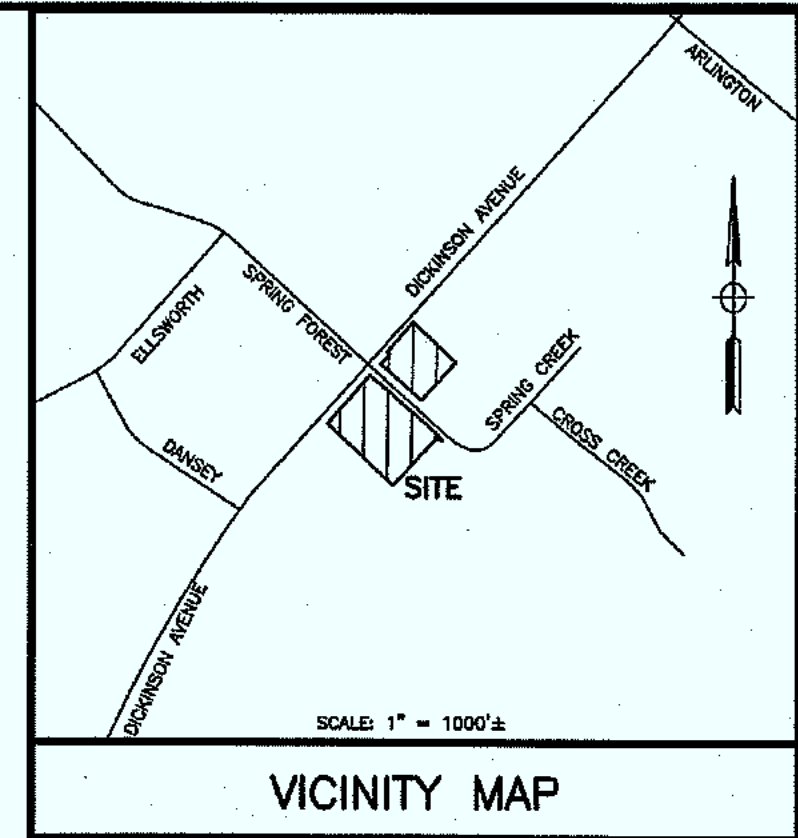
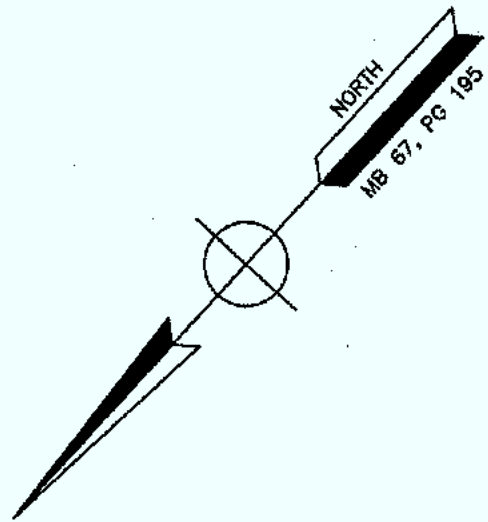
Porters Crossing Residential, LLC
From: OR (Office-Residential)
To: CG (General Commercial)
2.155 acres
May 3, 2016



Y:\DRAWINGS\Cross Creek\15-184 Lots 1&6 Rezoning Map.dwg Tue, Apr 19, 2016-9:06am MHERREJON

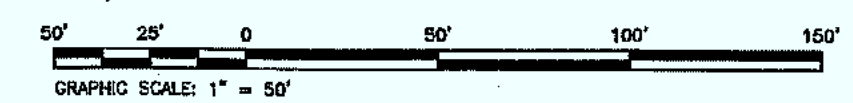
CURVE TABLE

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C-1	350.00'	9.71'	19.42'	03°10'45"	16°22'13"	19.42'	S 43°51'05" E
C-2	300.00'	8.32'	15.65'	03°10'44"	19°05'55"	16.64'	S 43°51'05" E
C-3	25.00'	12.85'	23.49'	53°49'26"	229°10'59"	22.63'	S 15°21'00" E
C-4	300.00'	8.32'	16.65'	03°10'45"	19°05'55"	16.64'	N 43°51'05" W



- NOTES**
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 2. REFERENCE: DEED BOOK 3406, PAGE 125 OF THE PITT COUNTY REGISTER OF DEEDS.

TOTAL AREA TO BE REZONED: 2.155 ACRES

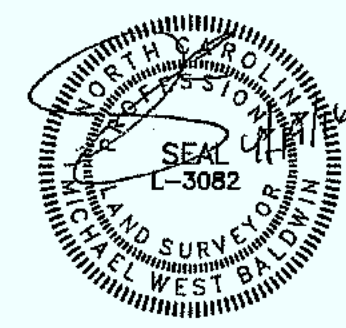


LEGEND

- R/W = RIGHT-OF-WAY
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- SIP = SET IRON PIPE
- ECM = EXISTING CONCRETE MONUMENT
- C/L = CENTERLINE
- DB = DEED BOOK
- NPS = NO POINT SET
- EPKN = EXISTING PARKER KALON NAIL
- - - = NOT TO SCALE

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- | | |
|---|--|
| <p>LAKE PLACID DEVELOPMENT CO OF GREENVILLE
8642 WILLOW GREEN ROAD
PO BOX 566
GREENVILLE, NC 27835</p> | <p>VANRACK INC
8642 WILLOW GREEN ROAD
SNOWHILL, NC 28580</p> |
| <p>LIDO PROPERTIES LLC
755 GRAY ROAD
VANCEBORO, NC 28586</p> | <p>L. E. KITTRELL and wife, MARGARET N. KITTRELL
2851 DICKINSON AVENUE
GREENVILLE, NC 27834</p> |
| <p>KATE VINCENT KITTRELL
2771 DICKINSON AVENUE
GREENVILLE, NC 27834</p> | |



CLOSURE CHECK BOUNDARY	
CHECKED: MAH	DATE: 04/14/2016

PARCEL# 74694
TAX MAP# 4677-34-8083
PARCEL# 13094
TAX MAP# 4677-34-9148

PORTERS CROSSING RESIDENTIAL, LLC
LOTS 1 & 6, CROSS CREEK TOWNHOMES
REFERENCE: MAP BOOK 67, PAGE 195 OF THE PITT COUNTY REGISTER OF DEEDS
GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NC

OWNER: PORTERS CROSSING RESIDENTIAL, LLC
ADDRESS: P.O. BOX 1863
GREENVILLE, NC 27835
PHONE: (252) 916-9028

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390</p>	LICENSE# C-3498	SURVEYED: N/A	APPROVED: MWB
		DRAWN: MAH	DATE: 04/14/2016
		CHECKED: MWB	SCALE: 1" = 50'

REZONING THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 16-09

Applicant: Porters Crossing Residential, LLC

Property Information

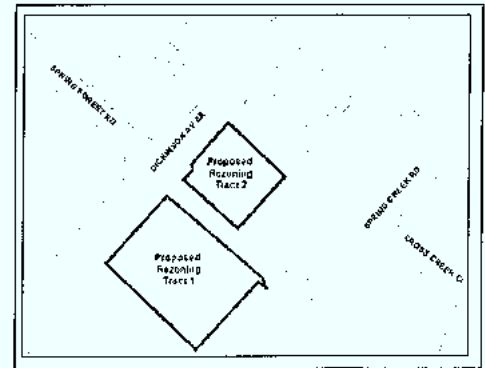
Current Zoning: Tract 1: OR (Office-Residential [High Density Multi-Family])
Tract 2: OR (Office-Residential [High Density Multi-Family])

Proposed Zoning: Tract 1: CG (General Commercial)
Tract 2: CG (General Commercial)

Current Acreage: Tract 1: 0.698 acres
Tract 2: 1.457 acres

Location: Corner of Dickinson Ave & Spring Creek Rd

Points of Access: Dickinson Ave



Location Map

Transportation Background Information

1.) Dickinson Ave- State maintained

	<u>Existing Street Section</u>	<u>Ultimate Thoroughfare Street Section</u>
Description/cross section	4-lane with curb & gutter	5-lane with curb & gutter
Right of way width (ft)	80	100
Speed Limit (mph)	45	no change
Current ADT:	8,650 (*)	Ultimate Design ADT: 29,900 vehicles/day (**)
Design ADT:	14,900 vehicles/day (**)	
Controlled Access	No	
Thoroughfare Plan Status:	Major Thoroughfare	

Other Information: There are sidewalks along Dickinson Ave that service this property.

Notes: (*) 2014 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 planned improvements.

Trips generated by proposed use/change

Current Zoning: 133 -vehicle trips/day (*) **Proposed Zoning:** 1,518 -vehicle trips/day (*)

Estimated Net Change: increase of 1385 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 Dickinson Ave are as follows:

1.) Dickinson Ave , North of Site (60%): “No build” ADT of 8,650

Estimated ADT with Proposed Zoning (full build) –	9,561
Estimated ADT with Current Zoning (full build) –	<u>8,730</u>
Net ADT change =	831 (10% increase)

2.) Dickinson Ave , South of Site (40%): "No build" ADT of 8,650

Estimated ADT with Proposed Zoning (full build) – 9,257

Estimated ADT with Current Zoning (full build) – 8,703

Net ADT change = 554 (6% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 1518 trips to and from the site on Dickinson Ave, which is a net increase of 1385 additional trips per day.

During the review process, measures to mitigate the traffic will be determined.

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.


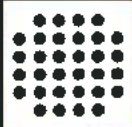
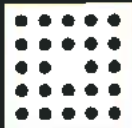

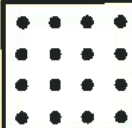



Residential Density		
Maximum density allowed by Zoning District based on average of 2.67 persons per dwelling unit		
High Density		
R6 R6-N R6-MH OR CDF	17 units per acre yields 45 persons per acre	
PUD	12 units per acre yields 32 persons per acre	
Medium Density		
R6-A	9 units per acre yields 24 persons 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



City of Greenville, North Carolina

Meeting Date: 5/17/2016
Time: 6:30 PM

Title of Item: Request by V-SLEW, LLC for a preliminary plat entitled, "Parkside Bluff, Section 2, Phases 1 and 2." The preliminary plat, Parkside Bluff, Section 2 Phases 1 and 2 is on the north side of East Tenth Street at its intersection with Parkside Drive. The property is further identified as Tax Parcel #10412. The preliminary plat consists of 4 lots on 32.839 acres. The property owner and developer is V-SLEW, LLC.

Explanation: The purpose of this plat is to create 4 lots. There are 3 commercial lots (1, 2 and 3). Lot 4 may have to be further divided depending on the development pattern. Lot 4 consists of OR, Office-Residential and R-6A, Residential, Multi-Family Low Density.

It is anticipated that this street will be the primary access for future development in the area. This property has commercial zoning along East Tenth Street toward the Tar River, transitioning into OR and then multi-family residential.

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: Staff does not support the exclusive westbound "right-out" access currently proposed on the west side of the main entrance within proposed lot 4. Although it meets the City's current access guidelines relating to spacing to adjacent roadways and/or driveways, it is providing needless access to said parcel with the potential of decreasing safe access along Tenth Street, a major thoroughfare already exhibiting excessive accident incidents, and documented speeding problems. Staff cites the following reasons specifically:

1. Reasonable access for this specific movement can be provided at the existing signalized (Walmart) intersection approximately 300 feet upstream (to the east). As such, there is not a need for this additional

- access which only services one movement to the west;
2. The proposal of another access point as suggested introduces an additional vehicular conflict point immediately downstream of the signalized intersection. Safer access to Tenth Street (westbound) can be provided at the signalized intersection referenced above, where vehicles are already expected to access Tenth Street, as the access is provided under the protection of a traffic signal; and
 3. This access was agreed upon by the maintaining agency (NCDOT) without knowledge of how that particular parcel will be developed. Staff is not comfortable agreeing to any type of access, to any particular parcel, without knowledge of the specific development (and use) proposed for a site. During a typical site review process, a site and its access point(s) are uniquely considered based on the amount of traffic that use will generate and circulate on site.

Note: Sidewalks shall be required on site plans along the entire frontage of all lots fronting East Tenth Street when they are developed in accordance with the Code of Ordinances, Title 9, Chapter 4, Article Q, Sec. 9-4-281.

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

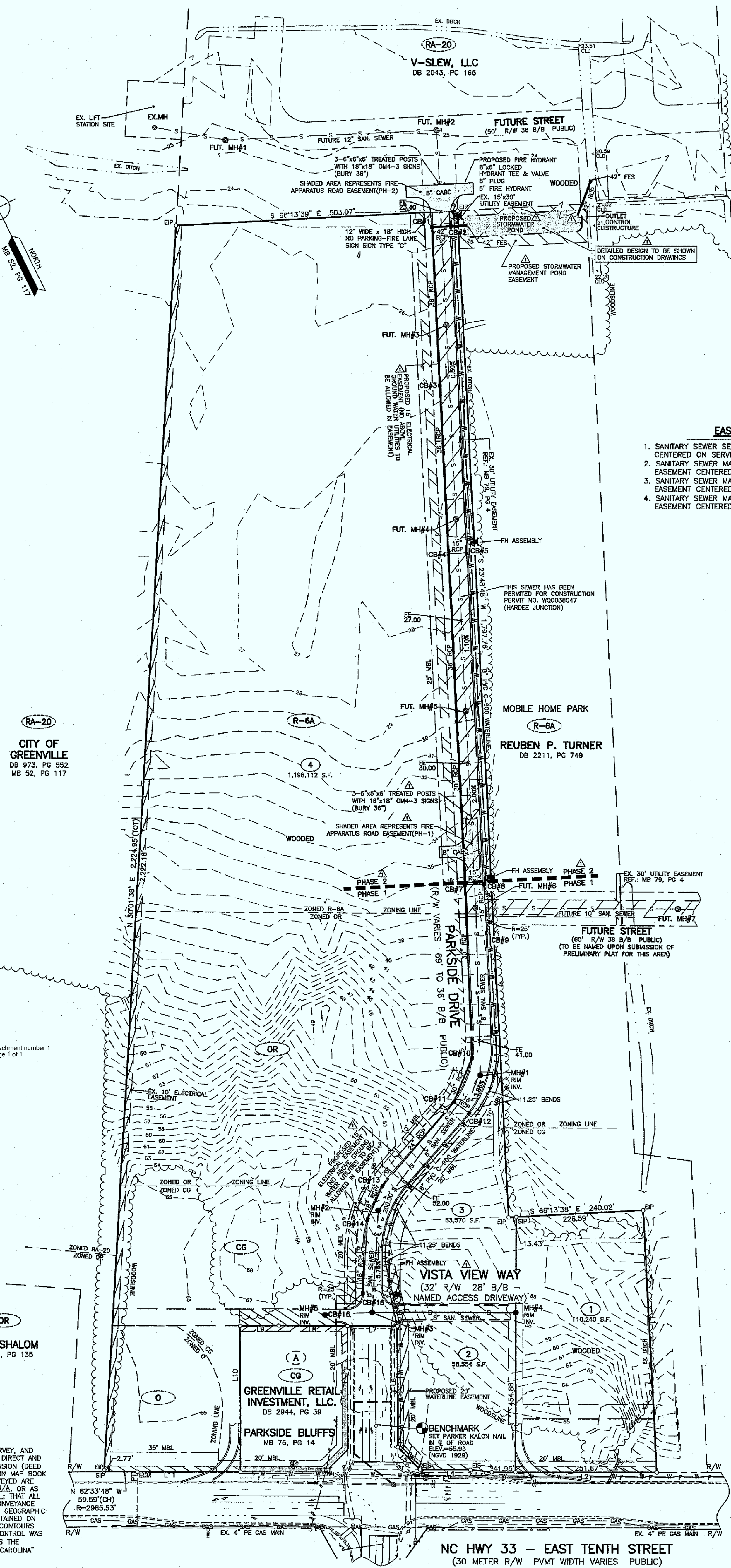
Attachments / click to download

 [Parkside Bluffs, Section 2 Preliminary Plat](#)

SITE DATA

TOTAL AREA IN TRACT 32.839 ACRES
NUMBER OF LOTS CREATED 4
AREA IN PARKS, RECREATION AREA AND THE LIKE 0
ZONING CLASSIFICATION CG-0-0

- LEGEND
ABS = ACRYLONITRILE-BUTADIENE-STYRENE
BB = BOTTOM OF BANK
B/C = BACK OF CURB TO BACK OF CURB
BC = BACK OF CURB
BFE = BASE FLOOD ELEVATION
BLC = BUILDING CORNER
BM = BENCH MARK
BO = BLOW OFF
CB = CATCH BASIN
CD = CABLE TELEVISION BOX
CLD = CENTERLINE DITCH
CLP = CENTERLINE PATH
CLR = CENTERLINE ROAD
CMP = CORRUGATED METAL PIPE
CO = CLEAN OUT
COP = CORRUGATED PLASTIC PIPE
DI = DROP INLET
DIP = DUCTILE IRON PIPE
DW = DRIVEWAY
EA = EXISTING IRON ANGLE
EP = EXISTING IRON PIPE
ES = EXISTING IRON STAKE
ELM = ELECTRIC METER BOX
ELMH = ELECTRIC MANHOLE
EP = EDGE OF PAVEMENT
EPAN = EXISTING PARKER KALON NAIL
ERRS = EXISTING RAILROAD SPIKE
ESOP = EXTRA STRENGTH CONCRETE PIPE
FES = FLARED END SECTION
FEE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FRM = FLOOD INSURANCE RATE MAP
FM = FORCE MAIN
FO = FEEDER OPTIC
FY = FEEDER VALVE
GUY = GUY WIRE
ICV = IRRIGATION CONTROL VALVE
INV = INVERT
JB = JUNCTION BOX
LP = LIGHT POLE
LSA = LANDSCAPED AREA
MB = MAIL BOX
MBL = MINIMUM BUILDING LINE
MH = MANHOLE
MHW = MEAN HIGH WATER
MP = METAL PIPE
NTS = NOT TO SCALE
PH = PUMP HOUSE
PP = POWER POLE
PC = POINT OF CURVATURE
PCC = POINT OF CONCAVE CURVATURE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
PVC = POLYVINYL CHLORIDE
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
SDMH = STORM DRAINAGE MANHOLE
SIP = SET IRON PIPE
SIPN = SET PARKER KALON NAIL
SRHS = SET RAILROAD SPIKE
SS = SEWER SERVICE
SSMH = SANITARY SEWER MANHOLE
SSEW = SEWER
TB = TOP OF BANK (TOP ONLY)
TLMH = TELEPHONE MH
TRFD = TELEPHONE FIDELISTAL
TRANS = ELECTRICAL TRANSFORMER
W = WOODLINE
WM = WATER METER BOX
WP = WETLAND POINT
WV = WATER VALVE
DS = DOWNHILL POINT
TSP = TRAFFIC SIGNAL SUPPORT POLE
SHWDE = SMOOTH WALL HOPE
OCS = OUTLET CONTROL STRUCTURE
NTS = NOT TO SCALE
SSS = CLASS "1" STONE APRON
SSSB = CONSTRUCTION ENTRANCE/EXIT
E = EXISTING OVERHEAD UTILITIES
E = EXISTING SANITARY SEWER LINE
E = EXISTING WATER LINE
E = EXISTING WATER LINE
LIMITS OF CONSTRUCTION
SALT FENCE
DRAINAGE EASEMENT
RIPARIAN BUFFER
SIGHT TRIANGLE
SIGN EASEMENT
CONCRETE LINED DITCH
ZONING CLASSIFICATION
AREA TO BE DEMOLISHED

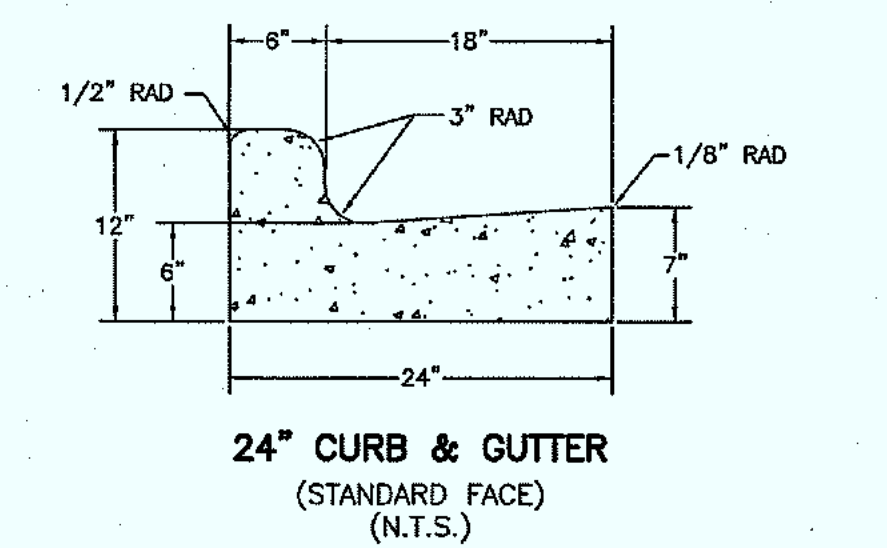


GENERAL NOTES

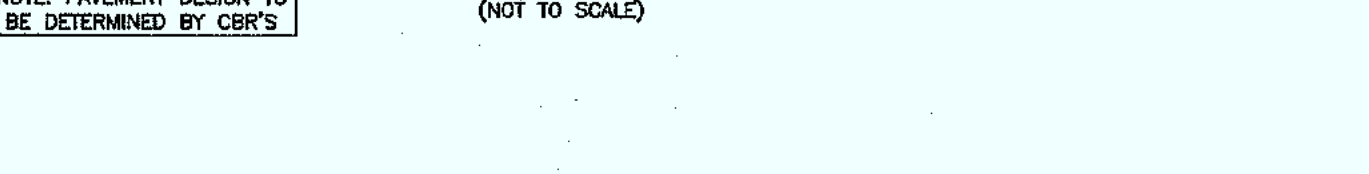
- 1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS IS A SURVEY OF EXISTING PARCELS OF LAND.
3. WATER SUPPLY TO BE PROVIDED BY EASTERN PINES WATER CORPORATION.
4. SEWAGE DISPOSAL TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
5. ALL UTILITIES ARE TO BE UNDERGROUND.
6. EROSION CONTROL PLAN WILL BE REQUIRED.
7. CONSTRUCTION PLAN APPROVAL FROM GREENVILLE UTILITIES COMMISSION AND THE CITY OF GREENVILLE SHALL BE OBTAINED PRIOR TO CONSTRUCTION OF ANY STREET, WATER AND/OR SANITARY SEWER AND STORM DRAINAGE SYSTEMS.
8. ALL LOTS SHOWN ON THIS PLAN SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE, NORTH CAROLINA ZONING ORDINANCE.
9. ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND TO THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTE-WATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION, EXCEPT AS OTHERWISE NOTED.
10. HYDRAULIC ANALYSIS REQUIRED.
11. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BEST FIRM 372266700L, DATED JANUARY 2, 2004.
12. STORMWATER MANAGEMENT SHALL BE PROVIDED TO COMPLY WITH CURRENT CITY OF GREENVILLE STANDARDS FOR WATER QUALITY & QUANTITY CONTROL.
13. SEWER MAIN AND OUTFALL ACRES FEES HAVE BEEN PAID.
14. PIPE SIZES ARE PRELIMINARY. FINAL PIPE SIZES AND SUPPORTING CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION PLANS. ANY OPEN DITCHES WHICH REQUIRE LESS THAN A 48" PIPE SHALL BE REPEATED DITCHES WHICH REQUIRE A PIPE GREATER THAN 48" WILL BE ELEVATED FOR A 100 YEAR FLOOD ELEVATION.
15. ALL ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM (1929).
16. ANY UN-USED DRIVEWAYS WILL BE CLOSED IN ACCORDANCE WITH THE CITY OF GREENVILLE AND NCDOT STANDARDS.
17. LOTS 1, 2 & 3 WILL HAVE ON-SITE STORMWATER MANAGEMENT PROVISIONS.
18. VISTA VIEW WAY IS A NAMED ACCESS DRIVE ONLY AND WILL BE OWNED AND MAINTAINED BY THE PARKSIDE BLUFFS OWNERS ASSOCIATION. THE CITY WILL NOT CONSIDER ACCEPTANCE OF THIS ROADWAY INTO ITS PUBLIC STREET SYSTEM.

SANITARY SEWER STRUCTURE DATA

Table with columns: EX. MH, INV., FUT. MH#1, INV., FUT. MH#2, INV., FUT. MH#3, INV., FUT. MH#4, INV., FUT. MH#5, INV., FUT. MH#6, INV., FUT. MH#7, INV.



TYPICAL CROSS SECTION



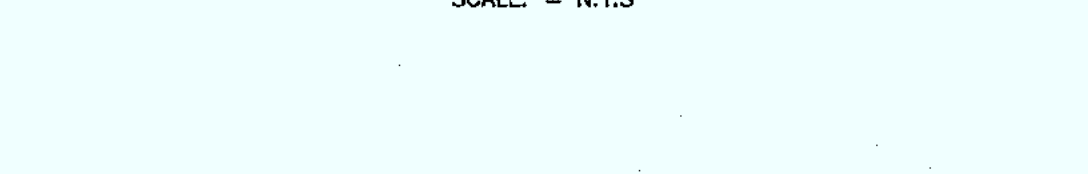
ADJOINING PROPERTY OWNERS ADDRESSES & PHONE NUMBERS

- REUBEN P. TURNER
P.O. BOX 12463
NEW BERN, NC 28561
252-653-0553
V-SLEW, LLC
2825 CHARLES BOULEVARD
GREENVILLE, NC 27858
252-321-9904
GREENVILLE RETAIL INVESTMENTS, LLC.
550 LONG POINT ROAD
MT. PLEASANT, SC 29464
843-564-7888
CITY OF GREENVILLE
P.O. BOX 373
GREENVILLE, NC 27835
252-329-2489

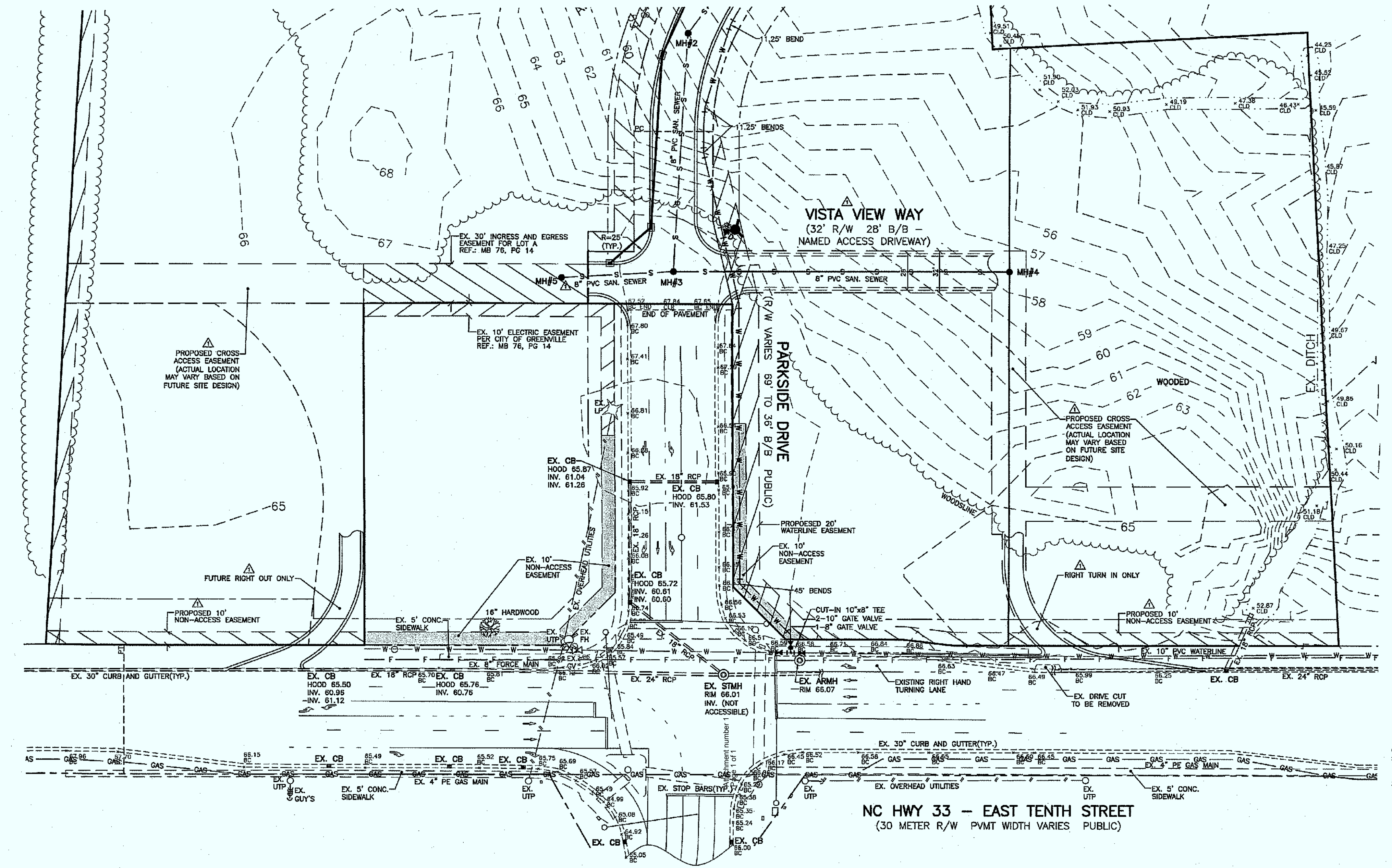
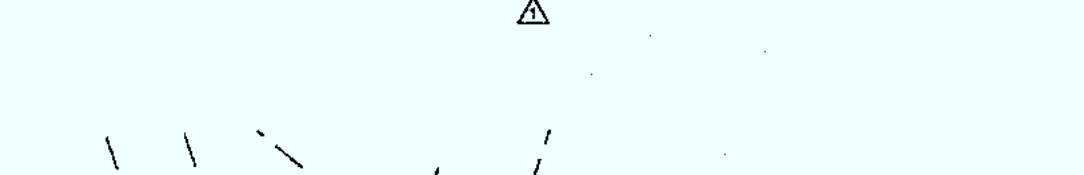
EASEMENT NOTES

- 1. SANITARY SEWER SERVICE LINES HAVE A 20' UTILITY EASEMENTS CENTERED ON SERVICE LINE AS INSTALLED.
2. SANITARY SEWER MAINS LESS THAN 6' DEEP HAVE A 20' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
3. SANITARY SEWER MAINS 6'-15' DEEP HAVE A 30' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
4. SANITARY SEWER MAINS GREATER THAN 15' DEEP HAVE A 40' EASEMENT CENTERED ON SEWER LINE AS INSTALLED.

FIRE APPARATUS TURN-AROUND (PHASE 2)



FIRE APPARATUS TURN-AROUND (PHASE 1)



DETAIL OF STREET INTERSECTION

SCALE = 1" = 50'

LINE TABLE with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L11 with their respective bearings and distances.

REVISED: 4-7-16 (CITY/NCDOT/GUC COMMENTS)(NRW)
ADDED 15' ELECTRICAL EASEMENT SHOWN EXISTING 4' GUY WIRE NAMED ACCESS EASEMENT
ADDED CROSS AND NON-ACCESS EASEMENTS
ADDED ADDITIONAL MH AND SEWER LINES
ADDED RIGHT-TURN IN AND LANE EXTENSION
REVISED STORM SEWER AND ADDED POND
ADDED NOTE TO GENERAL NOTES
ADDED FIRE APPARATUS ROAD AND DETAIL.

SHEET 1 OF 1
PRELIMINARY PLAT
PARCEL #10412
TAX MAP #5607-32-6100

Approval section including signatures for City Planner, Chairman, and Designer, along with project details for Parkside Bluffs Section 2, Phases 1 & 2.

SURVEYOR'S CERTIFICATION
I, MICHAEL W. BALDWIN, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND HORIZONTAL AND VERTICAL CONTROL, SHOWN HEREON WERE COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2983, PAGE 550 OR FROM INFORMATION FOUND IN MAP BOOK PAGE 100) OR AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK 2624, PAGE 1/2A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRESSION AS CALCULATED IS 1:10,000; THAT ALL INTERIOR LOT LINES SHOWN ARE PROPOSED AND SHALL NOT BE USED FOR THE CONVEYANCE OF PROPERTY; THAT THE TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 11/24/15; THAT THIS SURVEY WAS COMPLETED ON 12/17/15; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARDS; THAT THE CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 66.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 18th DAY OF JANUARY, 2016.
MICHAEL WEST BALDWIN, PLS L-3082

FILE: Y:\PARKSIDE\05-135 V-SLEW\PARKSIDE BLUFFS\PRELIMINARY PLATTING PS 468, PG 53