



Agenda

Planning and Zoning Commission

December 20, 2016

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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- I. CALL MEETING TO ORDER -
- II. INVOCATION - Betsy Leech
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - November 15, 2016
- V. OLD BUSINESS

PRELIMINARY PLATS

1. Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcel 74010 and 74011. The preliminary plat consists of 4 lots on 28.49 acres.

OTHER

2. Discussion Item - Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

- VI. NEW BUSINESS

REZONINGS

3. Ordinance requested by A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

VII. OTHER ITEMS OF BUSINESS

4. Street Closure of Parkwood Drive

VIII. ADJOURN

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

November 15, 2016

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

Mr. Terry King –Chair *

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

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

VOTING MEMBERS: Mills, Schrade, Darden, Bellis, Reid, Collins, Leech, Overton

PLANNING STAFF: Thomas Weitnauer, Chief Planner; Chantae Gooby, Planner II and Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Scott Godefroy, City Engineer and Cathy Meyer, Civil Engineer

MINUTES: Motion made by Ms. Leech, seconded by Ms. Reid, to accept the September 20, 2016 minutes as presented. Motion passed unanimously.

Chairman King stated the applicant Happy Trail Farms, LLC requested to continue their agenda item #4 Preliminary Plat “Westhaven South, Section 5” to the December 2016 meeting.

Motion made by Mr. Overton, seconded by Mr. Schrade to continue the preliminary plat request at “Westhaven South, Section 5”. Motion passed unanimously.

Mr. Scott Godefroy introduced Cathy Meyer to the Commission. She is the new Land Development Engineer in the Public Works Department.

OLD BUSINESS

PRELIMINARY PLATS

REQUEST BY PARROT & DOUGLAS, LLP FOR A PRELIMINARY PLAT ENTITLED, “TABERNA, PHASE 4”. THE SUBJECT PROPERTY IS LOCATED NORTHWEST OF THE INTERSECTION OF FROG LEVEL ROAD AND DAVENPORT FARM ROAD AND IS FURTHER IDENTIFIED AS TAX PARCEL NUMBER 10440. THE PRELIMINARY PLAT CONSISTS OF 29 LOTS ON 13.96 ACRES. – APPROVED

Mr. Weitnauer presented the staff report and delineated the property. The subject property is located in the southwestern portion of the City’s jurisdiction in close proximity to the northwest

quadrant of the intersection of Frog Level Rd. and Davenport Farms Rd. The purpose of this plat is to establish a street pattern and utilities extension for single family lots. The tract is 13.96 acres in size and will be developed as 29 lots. Interconnectivity is being accomplished by connecting to the existing cul-de-sac at the end of Josh Ct. on the west. The subdivision will also be connected to Frog Level Rd to the east to align with the existing road named Masters Lane which is the entrance road into the Augusta Trails neighborhood. The majority of the tract is zoned R6A (Residential) with some (O) Office as well as (CN) Neighborhood Commercial on the south side. No portion of the property is located within a floodplain or floodway. The plat shows proposed 5 foot wide sidewalks along one side of both the proposed Josh Ct. extension road and the entrance road off of Frog Level Rd. The public hearing was advertised in the Daily Reflector on October 31, 2016 and November 7, 2016 as required by the Zoning Ordinance. Adjoining property owner notices were mailed on November 3, 2016. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements. This application is in conjunction with tonight's P & Z Item #3, the proposed rezoning by the Hart Trust, c/o Don Parrott.

Ms. Bellis asked what the plans were for the southern portion of the plat.

Mr. Weitnauer stated the City had not received anything. The southern portion is zoned Office and Neighborhood Commercial and could have any uses allowed in the table of uses for that zoning. The northern section is platted for single family residential.

Ms. Gooby stated the plat is the whole corner of Frog Level Rd and Davenport Farm Rd. The northern section is platted for single family residential and the southern portion is a stand-alone piece that can be developed as commercial or office. The plat plans out driveway cuts. The rezoning request item #3 on the agenda is to clean up lot lines so all the single family lots will have single family zoning.

Chairman King asked why not handle the rezoning request before the plat request.

Ms. Gooby stated this plat was old business from last month. If the rezoning is not approved, then building permits would not be issued for lots that have commercial zoning.

Chairman King stated that the Commission is the final authority on plats.

Ms. Gooby stated yes but on the design itself for streets.

Chairman King opened the public hearing.

Mr. Ken Malpass, representative of the applicant, spoke in favor of the request. He stated the plat is for the single family area only in the northern section. The southern commercial section does not even have a lot number. All technical requirements have been met. The single family lots will be bigger than the rest of the Taberna subdivision.

Ms. Bellis asked how the plat relates to the rezoning in item #3.

Mr. Malpass stated that some of the property lines need to be cleaned up to separate single family from office and commercial.

Mr. Mike Gardner, 1100 Josh Court, spoke in opposition of the request. He is okay with the single family zoning but opposed to opening up the cul-de-sac. He stated Josh Court is not wide enough. There is a lot of traffic at the intersection of Frog Level and Davenport Farm Roads. This will create a cut-thru through the subdivision and create additional traffic.

Ms. Chekesha Hukins, 1101 Bryson Court, spoke in opposition. She is not opposed to the single family zoning but was confused because the notice to property owners she received stated single family homes totaling 19 lots. She asked why this area was not already zoned for single family.

Ms. Gooby stated the letter had a typo and should have stated 29 lots and not 19 lots. She stated the zoning pattern was established in 2001 for multi-family. R6A was reserved for single family or multi-family. The recession put development on pause and now it's picking up again. The developers have decided to do single family instead of multi-family although either can be done under the current zoning.

Ms. Hukins stated she would prefer to see the property zoned single family only to protect the subdivision. She would like a guarantee that it is single family only.

Ms. Gooby stated their request only consists of the plat with platted single family dwellings.

Mr. Mills asked if the request was approved, could something else besides the single family be built.

Ms. Gooby stated a new preliminary plat would have to be done for duplexes. A site plan, which is approved internally, would be submitted for multi-family (apartments and townhomes).

Ms. Leech asked if there was another alternative to the R6A to satisfy the neighbors to make the property single family only.

Ms. Gooby stated someone could pay the fee and request the property be rezoned single family only. The owner or anyone with the property owner's permission can request rezoning.

Mr. James Kieffer, 1101 Josh Court, spoke in opposition. He is concerned about opening the cul-de-sac through the development. He purchased his property because of the cul-de-sac. He is okay with the single family but opposed multi-family use. This will cause traffic to cut-thru.

Mr. Edmond Swinson, 1108 Josh Court, spoke in opposition. He bought the first house in the Taberna subdivision. He has a young child and there are many other children on Josh Court. Opening the cul-de-sac will cause many issues. The traffic is terrible at the intersection of Frog Level and Davenport Farm Roads. Josh Court is not made for two way traffic.

Mr. Ray Brooks, 1101 Hayley Court, spoke in opposition. He is not against the single family but wants single family only zoning to protect the subdivision. He stated he is a first responder with Red Oak Fire Department. There is a lot of bad traffic in this area and the subdivision has become a cut-thru. Traffic controlling on the streets would help this not be a cut-thru and to slow drivers down. The plan shows a water retention pond that will be by a ditch that the City does not take care of and causing mosquito breeding. This is all behind his house and he would like the ditch removed.

Ms. Reid asked if the neighbors have spoken to the developer about their concerns.

Mr. Brooks stated no.

Mr. Ken Malpass spoke in rebuttal in favor. He stated if they were to do duplexes that would be indicated on the plat. The only intent is to build single family dwellings. This would be much less traffic than multi-family that also is a permitted use. The stub out of Josh Court was originally done to connect to the commercial property. Now it will only connect to the single family and makes the use less intensive.

Mr. Overton asked if there has to be an exit on Frog Level Road.

Mr. Malpass stated that a cul-de-sac cannot exceed 1000 feet in length. There are other rules like Fire Code when it comes to interconnectivity.

Ms. Bellis asked if a barrier could be placed so that there is no through traffic on Josh Court.

Mr. Malpass stated that would negate the purpose of interconnectivity of a public street.

Ms. Darden asked if a change could be made to another connection besides Josh Court or if there are plans to expand Frog Level and Davenport Farm Roads.

Mr. Malpass stated that Frog Level Road will be widened at some point.

Ms. Reid asked if there is a meeting planned with the surrounding owners.

Mr. Malpass stated he is not involved with that.

Mr. Collins asked if Josh Court was too small to be a two way street.

Mr. Malpass stated there are not enough current lots to have a bigger street nor can you go back and make the street bigger. It would not make much sense to use this as a cut-thru due the entrance being so close to the intersection. DOT is working on improving the intersection.

Mr. Brooks spoke in rebuttal of opposition. He stated Frog Level Road is the main cause of traffic. He suggested that a connection from Frog Level to Davenport Farm be placed and there

would be no need for cutting through the current section of Josh Court. Also add traffic bumps to Josh Court to discourage it as a cut-thru.

Mr. Schrade asked Staff if the Commission has the authority over requesting speed bumps.

Attorney Holec stated speed bumps are at the City's determination since it is a public street. He stated the preliminary plat does not extend to Davenport Farm Road. The request is for the consideration of the northern residential part. The Commission is to consider how the applicant's request complies with the City regulations and ordinances. It is not discretionary. A vote to deny would require a reason specifying an ordinance or regulation.

Chairman King closed the public hearing and opened board discussion.

Mr. Overton stated there is no reason to be discussing zoning since the current zoning allows single family.

Attorney Holec clarified that the request is for the plat and not zoning. A rezoning can be initiated by the owner, with owner's permission, or by the Planning and Zoning Commission. The plat cements the potential use of single family development. Nothing is a guarantee because zoning gives them the option to change.

Ms. Leech asked if the request could be tabled to see if the developer could come with other options.

Attorney Holec stated there is no time frame to vote on a preliminary plat except for reasonable time. Legally, yes, the Commission can table the request.

Mr. Mills stated that Josh Court does not look like the other cul-de-sacs in the subdivision that built homes on the end.

Mr. Weitnauer stated the end of the cul-de-sac is on the applicant's property.

Mr. Malpass agreed with Mr. Mills and stated the intent was to extend Josh Court. There was never intent to build homes on the end.

Mr. Mills stated he hears the residents' complaints and concerns. The other cul-de-sacs have homes and Josh Court looks like a dead end. He stated there is no real reason to deny.

Mr. Collins stated it doesn't make sense to table the item to try to find a way for it not to comply.

Mr. Darden stated that it would give the developer time to come up with another idea.

Mr. Collins stated that tabling should not be used as leverage to make the developer do what others want.

Mr. Overton stated there are not many options and it could be worse than their proposal.

Ms. Bellis asked if the owner would have to request a rezoning change to R6S.

Mr. Malpass stated they don't have any issue with the R6S zoning since that is their intent.

Chairman King allowed another public comment/question.

Mr. Edmond Swinson, resident of 1108 Josh Court, asked if they need to add Josh Court to single family development or can it stay connected to the commercial.

Mr. Malpass stated that zoning has nothing to do with the street only what you can put on the land. It's just a cleanup rezoning and straightening lines up. Commercial could be developed right now and it wouldn't change the request.

Mr. Overton asked if the P&Z Commission could change the zoning without the owner's request.

Attorney Holec stated the Commission could initiate the request without owner consent.

Ms. Leech asked if the Commission could amend the related rezoning request that is on the agenda tonight.

Attorney Holec stated no, since notices and advertisements need to go out.

Mr. Schrade stated their hands are tied. The rezoning request is different. This plat request is to agree or not with the way the development will be laid out. No one wants the traffic to hurt the homeowners but it is not in the purview of the Commission. The single family development would help because the area could be multi-family and that would have more traffic. The cleaning up of the parcel lines doesn't change the single family zoning. It just could lose a couple of lots but that won't stop the extension of Josh Court.

Mr. Swinson stated he does not want to stop single family development. The increase in traffic and the street opening will hurt the existing homes.

Motion made by Mr. Mills seconded by Mr. Schrade, to recommend approval of the preliminary plat as presented. Motion passed unanimously.

Mr. Schrade asked what the neighborhood could do to pursue traffic calming.

Mr. Scott Godefroy stated they could make a request to the Traffic Engineering Division.

NEW BUSINESS

ORDINANCE REQUESTED BY DEBBIE AND JACKIE JAMES TO REZONE 2.2609 ACRES LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION

OF NORTH GREENE STREET AND MARTIN STREET FROM CDF
(DOWNTOWN COMMERCIAL FRINGE) TO CH (HEAVY COMMERCIAL) – APPROVED

Ms. Gooby delineated the property. It is located in the northeast quadrant of the city along North Greene Street. This rezoning is for the entire block bounded by North Greene, East Dudley, North Pitt and Martin Streets. The property is impacted by the 100-year floodplain associated with the Tar River. There are currently two buildings located on-site. There are various commercial activities in the area and vacant properties due to the buy-out of flood-damaged homes. The current zoning is CDF (Downtown Commercial Fringe) and the request is for CH (Heavy Commercial). This rezoning will allow for uses in excess of the current zoning. Several months ago, there was a similar rezoning in the area. No increase in traffic is anticipated. The Future Land Use and Character Map recommends C (Commercial) between North Greene Street and North Pitt Street transitioning to PCOS (Potential Conservation Open/Space). There is CH zoning adjacent to the property. There should be minimal impact to the scattered residential properties. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Mr. Steve Spruill, representative of the applicant, spoke in favor of the request.

No one spoke in opposition.

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

Motion made by Mr. Overton, seconded by Ms. Reid, 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.

ORDINANCE REQUESTED BY HART TRUST C/O DON PARROTT TO REZONE
1.7619 ACRES LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION
OF DAVENPORT FARM ROAD AND FROG LEVEL ROAD FROM O (OFFICE) AND CN
(NEIGHBORHOOD COMMERCIAL) TO R6A (RESIDENTIAL [MEDIUM DENSITY
MULTI-FAMILY]) FOR TRACT 1 AND FROM R6A (RESIDENTIAL [MEDIUM DENSITY
MULTI-FAMILY]) TO O (OFFICE) FOR TRACT 2 – APPROVED

Ms. Gooby delineated the property. It is located in the southwestern quadrant of the city at the intersection of Frog Level Road and Davenport Farm Road. This rezoning is in conjunction with a preliminary plat for Taberna, Phase 4 that was approved by the commission in a previous item tonight. This rezoning will have zoning lines follow lot lines of the plat. This area is mainly residential and vacant properties. This area was part of an extra-territorial jurisdiction (ETJ) in 1998 and was rezoned to its current zoning pattern in 2001. The Future Land Use and Character Map recommends TNMH (Traditional Neighborhood, Medium-High Density) at the

northwestern corner of the intersection of Frog Level Road and Davenport Farm Road transitioning to LMDR (Residential, Low-Medium Density). In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Ms. Leech asked if it was possible to rezone these lots to R6S to alleviate the concerns of the neighborhood.

Attorney Holec stated the Commission can only rezone the properties that are included in this request tonight. You have the ability to rezone all of the property that is included in the preliminary plat to R6S but would need the consent of the property owner. The Commission may only vote on the request that is before it tonight. The representative of the applicant has indicated the applicant would be amenable to rezoning all the property to R6S.

Ms. Darden asked if they could make a motion to change the request to R6S.

Attorney Holec stated that the Commission would need the representative of the applicant to agree to the change or the Commission can wait until the end of the meeting to initiate a rezoning of the entire property.

Mr. Overton stated that he was surprised to learn that the Commission can initiate a rezoning. This could set a bad precedent. However, if the representative is amenable, then a new rezoning would take care of the neighborhood concern.

Chairman King asked if Mr. Malpass was willing to state that applicant is willing to amend the request to R6S.

Mr. Malpass stated that the applicant would be willing to request the entire area be rezoned R6S.

Mr. Schrade stated the applicant brought a preliminary plat for single-family lots. He stated he didn't understand why the Commission would require a rezoning to R6S.

Mr. Malpass stated the only objection would be that the lots not be split-zoned: R6A and R6S. The developer's intent is to develop single-family homes.

Attorney Holec asked Mr. Malpass if he was willing to submit a new rezoning application and fee for a new rezoning for the entire property.

Mr. Malpass stated that the applicant would be amenable but would hate to pay additional fees when the intent to build single-family homes is still accomplished under the current rezoning request. He stated he would prefer the Commission to initiate the rezoning.

Ms. Leech asked if the new request would have to come back next month as a new request.

Ms. Bellis asked Mr. Malpass if this action would slow down your progress.

Mr. Malpass stated no.

Mr. Mills stated he would not support the Commission initiating a rezoning request of someone else's property. He stated they are making this harder than it has to be. The Commission already approved a single-family preliminary plat tonight. Staff explained this request will clean up the zoning lines to match lot lines. He doesn't want to subject the property owner to additional fees and time. They need to vote on what is before them tonight so that the request can go to Council.

Chairman King opened the public hearing.

Mr. Ken Malpass, representative of the applicant, spoke in favor of the request.

Ms. Chekesha Hukins, 1101 Bryson Court, stated she wants a guarantee for the homeowners that the property will be developed as single-family.

Mr. James Kieffer, 1101 Josh Court, stated my cul-de-sac will be extended to connect with the approved preliminary plat and objects to the rezoning and wants the property to stay as commercial and office.

Mr. Malpass stated the standards for streets are the same for residential and non-residential streets so Josh Court will still connect with any streets regardless of the zoning. This allows for inter-connectivity.

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

Motion made by Mr. Overton, 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: Overton, Reid, Collins, Bellis, Mills and Schrade. Those voting against: Darden and Leech. Motion carried.

PRELIMINARY PLATS

REQUEST BY HAPPY TRAIL FARMS, LLC FOR A PRELIMINARY PLAT ENTITLED, "WESTHAVEN SOUTH, SECTION 5". THE SUBJECT PROPERTY IS LOCATED SOUTH OF REGENCY BOULEVARD AND IS FURTHER IDENTIFIED AS TAX PARCEL NUMBERS 74010 AND 74011. THE PRELIMINARY PLAT CONSISTS OF 4 LOTS ON 28.49 ACRES. - CONTINUED

Chairman King stated the applicant of item #4, Happy Trails Farms, LLC, requested via email to continue their request to the December 2016 meeting.

Motion made by Mr. Overton, seconded by Mr. Schrade to continue the preliminary plat request at “Westhaven South, Section 5”. Motion passed unanimously.

TEXT AMENDMENTS

ORDINANCE TO AMEND THE ZONING ORDINANCE TO ADD PLACEMENT AND AESTHETIC REVIEW CRITERIA FOR DISTRIBUTED ANTENNA SYSTEMS (DAS).- APPROVED

Mr. Weitnauer presented the Staff report. The City’s zoning regulations for communications towers, antennas, and base units are contained in the Greenville Code of Ordinances, Title 9, Chapter 4, Article F, Section 9-4-103(Q). The current regulations were drafted at a time when antennas were bulky and bolted to the tops of guyed or lattice towers. While that kind of “macrocell” deployment still exists and will continue to exist, there are now a variety of complementary and alternative technologies that are much smaller. Distributed antenna system (DAS) networks and other small cell systems of different nomenclature use components that are a fraction of the size of macrocell deployments, and can be installed on utility poles, buildings, and other smaller structures.

Currently, DAS and small cell networks do not exist on infrastructure in the public right-of-way in Greenville. In response to these technological advances, the City has received a number of requests to attach telecommunications antennas to City-owned infrastructure, replace existing light poles with new light poles outfitted with DAS equipment and install DAS equipment on other city owned property not located within rights-of-way, allowing carriers to manage signal demand in areas with high volume usage such as downtown Greenville and along major roadway corridors.

The reasons for the proposed amendment are to remove barriers to fair, reasonable, and non-discriminatory access to available capacity on City-owned infrastructure located within the public right- of-way, to ensure that communication antennas and associated equipment are placed appropriately and are compatible with surrounding uses, and to do so in an equitable manner consistent with applicable federal, state, and local laws.

Another reason this amendment is necessary is related to a Federal requirement to conduct timely reviews of telecommunication equipment of this kind. Federal law limits the review period for telecommunications applications to 150 days. Meeting the federally imposed time frames will be made less burdensome by allowing administrative review for applications that fall within the provisions of the ordinance.

A companion ordinance to amend the Greenville Code of Ordinances, Title 6, Public Works for the City Council’s December 8, 2016 meeting is being prepared to create an application and permitting process for DAS equipment. Under that ordinance, eligible requests would be approved by the Director of Public Works through a permitting process while applying the

placement and aesthetic regulations what will reside in the Zoning Ordinance proposed in this text amendment.

This text amendment application proposes to amend Title 9, Chapter 4 as summarized as follows:

- Sec. 9-4-22, Add a definition for DAS;
- Sec. 9-4-22, Amend the definition of Public Utility or Use to exclude DAS from definition;
- Sec. 9-4-78, Add DAS to Table of Uses, by right, in all nonresidential zoning districts;
- Sec. 9-4-104(Q), Add DAS to list of heading.

Sec. 9-4-104, Add placement and aesthetic review criteria for distributed antenna systems (DAS) as summarized as follows:

DAS in right-of-way, on city owned infrastructure, on GUC owned infrastructure and/or on city property **in any non-residential district, except CD district:**

- 35 ft maximum height, including the antenna;
- Ground-mounted equipment cannot reduce sidewalks to a width less than 5 ft; and
- Location must not restrict sight triangles of roadway intersections or driveways.

DAS in right-of-way, on city owned infrastructure, on GUC owned infrastructure and/or on city property **in CD (Downtown Commercial) district:**

- 25 ft maximum height including the max. antenna of 6 ft;
- Ground-mounted equipment is not allowed;
- Support poles cannot reduce sidewalks to a width less than 5 ft;
- Location must not restrict sight triangles of roadway intersections or driveways; and
- DAS painted to match posts.

Consistency Review

The proposed Zoning Ordinance Text Amendment is in compliance with three Horizons 2026: Greenville's Community Plan:

Chapter 4, Growing the Economy Policy 4.1.4: ***“Support a Positive Business Climate.”***

Continue to market Greenville's excellent business climate. Where appropriate, promote flexibility in development regulations to ensure a business climate that encourages growth and expansion. Support business growth, expansion, and retention through strategic public improvements. Ensure land use regulations with align with industry needs.

Staff recommends a motion of approval of the proposed text amendment.

Ms. Darden asked why the color is important and will it hamper the integrity of the antenna.

Mr. Weitnauer stated the color would be to match the pole and it shouldn't hamper.

Ms. Leech asked if the access was for anyone to install or specific cell carriers only.

Mr. Weitnauer stated that independent vendors install and lease out to cell carriers.

Ms. Leech asked if it could turn into a monopoly and if a fee is imposed for the use of public property.

Mr. Weitnauer responded other cities charge fees. Regarding the monopoly question, Mr. Weitnauer responded he can't respond if it would create a monopoly.

Mr. Overton stated it would be one per pole and there are not that many providers in the area.

Ms. Leech asked if it would go into residential areas as well.

Mr. Weitnauer stated there are cities that allow it in residential zones. The amendment is limited to non-residential zones to see how it works and looks and possibly modify it later.

Mr. Mills asked if the 25 feet height standard was limited to ground level or building level.

Mr. Weitnauer stated the zoning ordinance has some exemptions of antennas on structures but this amendment will not allow DAS to have those exemptions.

Mr. Mills asked, other than the height and color, are there any other aesthetic criteria.

Mr. Weitnauer stated local government can regulate the weight of the equipment but cannot set up a cubic volume criterion. He stated that technology continues to change.

Mr. Mills asked if Staff has the authority to deny approval based on aesthetics.

Mr. Weitnauer stated yes if they do not follow adopted regulations.

Mr. Overton asked if Staff has the final approval or denial.

Attorney Holec stated approvals and denials will be part of the companion ordinance. Both parts of the ordinance will have regulations.

Mr. Scott Godefroy, City Engineer, stated he has seen some of the earlier DAS equipment which was very unattractive. The requests of installations of DAS equipment needs to be approved but regulations can be in place to minimize the impact.

Ms. Leech asked if additional language was needed stating the need for individual evaluation.

Mr. Weitnauer responded if you review on a case by case basis without consistent standards, the City could overstep its authority and violate FCC rules.

Attorney Holec stated that the national initiative is to encourage this communication. Regulations are needed because without them, vendors can do anything they want. He

recommended that the Commission, in order for the item to progress, could approve the item and suggest that Staff add additional regulations prior to going to City Council.

Mr. Mills stated he would support Attorney Holec's recommendation.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

Chairman King closed the public hearing and opened for Board discussion.

Motion made by Mr. Schrade, 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.

OTHER ITEMS OF BUSINESS

PETITION TO CLOSE A PORTION OF S. PITT STREET

Mr. Scott Godefroy, City Engineer, presented the staff report. The City received a petition from RDC Gather Uptown, LLC requesting a closure of a portion of the right-of-way of South Pitt Street. This is for the new development adjacent to City Hall for student housing by Rael Development. This closure is a reduction in the width of the existing street right-of-way with the reduction being taken from the eastern side of South Pitt Street between West Fourth Street and West Fifth Street. The request is for about .078 acres. The original plat, years ago, included part of the right of way for three lanes on S. Pitt Street. It is nine feet east of where they originally thought the setback was along the sidewalk. The petitioner is the owner of all of the property adjoining the street section requested to be closed. There will be no impact to the Fiscal Budget. The petition has been reviewed by City staff and the Greenville Utilities Commission. Recommend to City Council the closure of a portion of South Pitt Street being a right of way width reduction from the eastern side of South Pitt Street between West Fourth Street and West Fifth Street. If approval is recommended, then it will have a public hearing at City Council.

Mr. Overton stated he was the broker for the seller of this property. He asked to be recused.

Motion made by Ms. Darden seconded by Ms. Bellis, to recuse Mr. Michael Overton from this item. Motion passed unanimously.

Ms. Bellis asked how many feet of the road will be abandoned.

Mr. Godefroy stated it is not the road but the sidewalk area. There is no change to the street.

Ms. Leech asked if it will cause any traffic problems.

Mr. Godefroy stated no.

Chairman King opened the public hearing.

No one spoke in favor or opposition.

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

Motion made by Mr. Schrade seconded by Ms. Darden, to recommend approval of the petition to City Council to close a portion of S. Pitt Street. Motion passed unanimously.

Mr. Overton returned to the Commission.

DISCUSSION ITEM – SUBDIVISION ORDINANCE TEXT AMENDMENT TO EXTEND THE REVIEW TIME OF PRELIMINARY PLATS. - CONTINUED

Chairman King suggested to continue item #7 due to the late hour.

Motion made by Mr. Mills, seconded by Ms. Reid, to move item #7, discussion item on preliminary plat review times, until the next meeting. Motion passed unanimously.

Ms. Gooby stated she left a copy of the new Commissions/Boards Attendance Policy for the Commissioners and had already collected their signed copies.

Chairman King asked if the Commission wanted to take any action regarding initiating a rezoning on tonight's item by Hart Trust.

Attorney Holec stated the Commission could initiate the rezoning amendment or schedule it as a discussion item at the next meeting.

Mr. Overton stated it would be a very bad precedent for the Commission to initiative rezonings.

Mr. Mills agreed.

No motion made to initiate.

With no further business, Mr. Overton made a motion to adjourn, seconded by Ms. Reid. Motion passed unanimously. Meeting adjourned at 9:04 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission

Director of Community Development Department



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Request by Happy Trail Farms, LLC for a preliminary plat entitled "Westhaven South, Section 5". The subject property is located south of Regency Boulevard and is further identified as Tax Parcel 74010 and 74011. The preliminary plat consists of 4 lots on 28.49 acres.

Explanation: The proposed preliminary plat is a revision to a plat approved by the Planning and Zoning Commission on April 15, 2008.

The original plat contained 41.61 acres with 185 single family residential lots and an extensive neighborhood street network. Interconnectivity to the undeveloped property to the south was accomplished by the proposed Blazer Drive.

The proposed plat no longer contains 13 acres of the original property (eastern portion) which is now in different ownership.

The subject property is zoned R6A (Residential) and it is anticipated that multi-family residential development will occur on lot 3.

The proposed development pattern provides similar interconnectivity to the south as the previously approved plat did.

On November 28, 2016, the applicant submitted an e-mail requesting that this item be continued until the Planning and Zoning Commission's January 17, 2017 meeting. (Exhibit A)

The item has already been advertisted in The Daily Reflector as required.

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

 [Exhibit A - Applicant's E-mail Requesting Continuation](#)



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Discussion Item - Subdivision Ordinance Text Amendment to extend the review time of preliminary plats.

Explanation: **Abstract:** The City of Greenville Planning and Zoning Commission initiated this discussion of a text amendment to extend the review time of preliminary plats.

Explanation: Greenville's Subdivision Ordinance requires that all preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least 20 working days prior to the scheduled meeting date of the Planning and Zoning Commission. In addition, plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee, not less than six working days prior to the scheduled meeting date.

During the Planning and Zoning Commission meeting held on September 20, 2016, the Commission discussed the review time with staff and asked what percentage of preliminary plats were continued and why. In summary, staff explained the existing short review time of preliminary plats is not enough time for review by all agencies. (See Exhibit A, Excerpt of DRAFT Planning and Zoning Commission Meeting Minutes, Sept. 20, 2016).

During the September 20 meeting, Mike Dail, Lead Planner, stated preliminary plats were frequently continued to subsequent Planning and Zoning Commission meetings because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. Mr. Dail stated the plats are routed to about 10 agencies for review of technical requirements. Preliminary plats with comments are then returned to the surveyor. The surveyor then needs to make corrections but then may find significant issues in review comments which causes postponements. Once corrections are made, the revised preliminary plats are brought back to the City and are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations

and technical requirements to consider.

The continued preliminary plat on the September 20, agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at that evening's meeting. Mr. Dail stated staff and agencies are spread thin and have other work besides reviewing preliminary plats. Staff stated twenty days is just not enough time for review by all agencies.

Commissioner Bellis asked what staff recommended for a time frame. Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

As initiated by the Planning and Zoning Commission on July 19, 2016, City Council adopted Ordinance 16-051 on August 18, 2016 that added a requirement for newspaper advertisements for preliminary plat application reviews two weeks prior to Planning and Zoning Commission meetings to help raise awareness to the public. This current discussion of a text amendment to extend the review time for preliminary plats was initiated by the Planning and Zoning Commission in recognition of their understanding of the already short review time among reviewing agencies coupled with the recently enacted advertisement requirements.

Staff recommends a text amendment to extend the review time from 20 days to 40 days and to make two other related scheduling changes as illustrated as follows. Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is proposed to be amended by rewriting the section so that it shall read as follows. Stricken text denotes text to be deleted while underlined text denotes text to be added.

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least ~~20~~ 40 working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plants in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than ~~ten~~ thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8) (b) and (c), below, not less than ~~eight~~ twenty seven working days prior to the scheduled meeting date.

Fiscal Note:

No cost to the City.

Recommendation: Staff recommends the Planning and Zoning Commission hold a public hearing at their next meeting to consider making a recommendation to amend the Subdivision Ordinance to extend the review time of preliminary plats. (Exhibit B: Subdivision Ordinance Text Amendment, DRAFT 11/8/2016)

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

Attachments / click to download

 [Exhibits A and B](#)

EXHIBIT A: Excerpt of Approved Planning and Zoning Commission Meeting Minutes, 9/20/16

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

No discussion was made.

Motion made by Mr. Collins, seconded by Mr. Schrade, to recommend approval of the petition to City Council to close College View Drive. Motion passed unanimously.

Ms. Bellis asked staff what is the percentage of plats being continued and why.

Mr. Dail stated he could not speak to the percentage but they are frequent. The reason why is because the review cycle is only 20 working business days by the City ordinance. Preliminary plats are submitted 20 working days before the P&Z meeting. They are routed to about 10 agencies for review of technical requirements. They are returned with comments and then given back to the surveyor. The surveyor then needs to make the corrections but then find significant issues and that causes the postponement. Once the corrections are made they are brought back to the City and they are routed out again to the agencies to obtain approval. The 20-day review process was established in 1989 and now there are more standards, regulations and technical requirements to consider. The continued preliminary plat on the agenda was due to NCDOT requiring turn lanes and the surveyor did not have time to get the information back to have it considered at tonight's meeting. Staff and agencies are spread thin and have other work besides reviewing preliminary plats. Twenty days is just not enough time for review by all agencies.

Ms. Bellis asked what he recommended for a time frame.

Mr. Dail stated to add another 10-20 working days. The advertisements and the mailed notices are being done for items that may or may not be heard.

Ms. Bellis asked Attorney Holec what would need to be done legally.

Attorney Holec stated an amendment could be done to the subdivision ordinance. He stated that the Commission has the ability to initiate an amendment. He suggested directing Staff to first consider it as a discussion item at the next meeting.

Motion made by Ms. Bellis, seconded by Ms. Leech, to direct Staff to initiate a discussion item on extending the time frame for preliminary plat review. Motion passed unanimously.

With no further business, Ms. Leech made a motion to adjourn, seconded by Mr. Collins. Motion passed unanimously. Meeting adjourned at 7:21 p.m.

Respectfully Submitted,

Ben Griffith, Secretary to the Commission
Director of Community Development Department

Exhibit B: Subdivision Ordinance Text Amendment, DRAFT 11/8/2016

ORDINANCE NO. 17-
AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160A, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in The Daily Reflector setting forth that the City Council would, on _____, 2017, at 6:00 p.m., in the City Council Chambers of City Hall in the City of Greenville, NC, conduct a public hearing on the adoption of an ordinance amending the City Code; and

WHEREAS, in accordance with the provisions of North Carolina General Statute 160A-373, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance is reasonable and in the public interest to enhance existing coordination with organizational partners in the technical review of preliminary subdivision plats;

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

Section 1: That Title 9, Chapter 5, Article B, Section 9-5-44 of the City Code is hereby amended by rewriting said section so that it shall read as follows:

Sec. 9-5-44 SAME; SUBMISSION.

All preliminary plats shall be submitted to the Director of Community Development or designee, as agent for the city Planning and Zoning Commission, at least forty working days prior to the scheduled meeting date of the Planning and Zoning Commission. Working days shall not be construed to include city observed holidays or weekends. It is the intent of the City of Greenville and Utilities Commission staff and other agencies to review all properly submitted plats in a timely manner, which will afford the subdivider a reasonable period of time within which to respond to all comments and/or requested revisions. All plats submitted in accordance with the minimum requirements contained herein shall be available for revision not less than thirty working days prior to the scheduled meeting date. Plats revised pursuant to the initial review and as required shall be submitted to the Director of Community Development or designee in accordance with section 9-5-45(A)(8)(b) and (c), below, not less than twenty seven working days prior to the scheduled meeting date.

Section 2. That any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

Section 3. That this ordinance shall become effective immediately upon adoption.

Adopted this ___ day of ____, 2017.

Allen M. Thomas, Mayor

ATTEST:

Carol L. Barwick, City Clerk

#1039874



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Ordinance requested by A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Explanation: **Abstract:** The City has received a request from A. Scott Buck, Associate Vice Chancellor for Administration & Business Finance Services, ECU to rezone 0.25 acres (11,007 sq. ft.) located at the northeastern corner of the intersection of East 5th Street and South Summit Street from R6S (Residential-Single-family [Medium Density]) to OR (Office-Residential [High Density Multi-family]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on December 6, 2016.

On-site sign(s) posted on December 6, 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 Future Land Use and Character Map recommends university institutional (UI) along the northern right-of-way of East 5th Street between Reade Street and Eastern Street transitioning to university neighborhood (UN) to the north.

University Institutional:

Mainly comprised of East Carolina University's (ECU) Main Campus and surrounding facilities. The core of the campus area tends to cluster buildings in a walkable pattern. At the edges of the campus are related facilities and parking areas.

Intent:

- Encourage better physical links between Uptown and ECU
- Support Campus development as described in A Campus Within Context, A Comprehensive Plan Master Plan for East Carolina University (2012) and in potential master plan updates by coordinating infrastructure improvements and leveraging investments to revitalize adjacent areas

Primary Uses:
Institutional/Civic

Secondary uses:
Office
Multifamily residential

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

Since the site on East 5th Street can accommodate the same size development under the current and proposed zoning, no net traffic impact is anticipated and a traffic report was not generated.

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

History/Background:

In 2005, the subject property was part of a large scale rezoning as part of the Task Force on Preservation of Neighborhoods and Housing Objective 6 to rezone neighborhoods that are predominantly single-family in character to single-family only zoning.

Present Land Use:

One (1) single-family residence (vacant)

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

The property is part of the locally-designated College View Historic District.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: R6S - One (1) single-family residence (under common ownership of applicant)

South: OR - ECU Main Campus

East: R6S - ECU Chancellor's Residence

West: R6S - Sigma Phi Epsilon Fraternity House

Fiscal Note: No cost to the City.

Recommendation: In staff's opinion, the request is in compliance with Horizons2026: Greenville's Community Plan and the Future Land Use and Character 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_OR_1019442](#)

EXISTING ZONING

R6S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

- a. Single-family dwelling
- b(1). Master Plan Community per Article J
- f. Residential cluster development per Article M
- k. Family care home (see also section 9-4-103)
- q. Room renting

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(6) Recreational/ Entertainment:

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

(7) Office/ Financial/ Medical: None*

(8) Services:

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

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction:

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

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

R6S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) Residential: None*

(3) Home Occupations (see all categories):

- a. Home occupation; not otherwise listed
- d. Home occupation; including bed and breakfast inn (historic district only)

(4) Governmental:

- a. Public utility building or use

(5) Agricultural/ Mining: None*

(6) Recreational/ Entertainment:

- a. Golf course; 18-hole regulation (see also section 9-4-103)
- a(1). Golf course; 9-hole regulation (see also section 9-4-103)
- c.(1). Tennis club; indoor and outdoor facilities

(7) Office/ Financial/ Medical: None*

(8) Services:

- d. Cemetery
- 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)
- t. Guest house for a college and other institution of higher learning

(9) Repair: None*

(10) Retail Trade: None*

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

(12) Construction: None*

(13) Transportation: None*

*(14) Manufacturing/ Warehousing: * None*

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

PROPOSED ZONING

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:

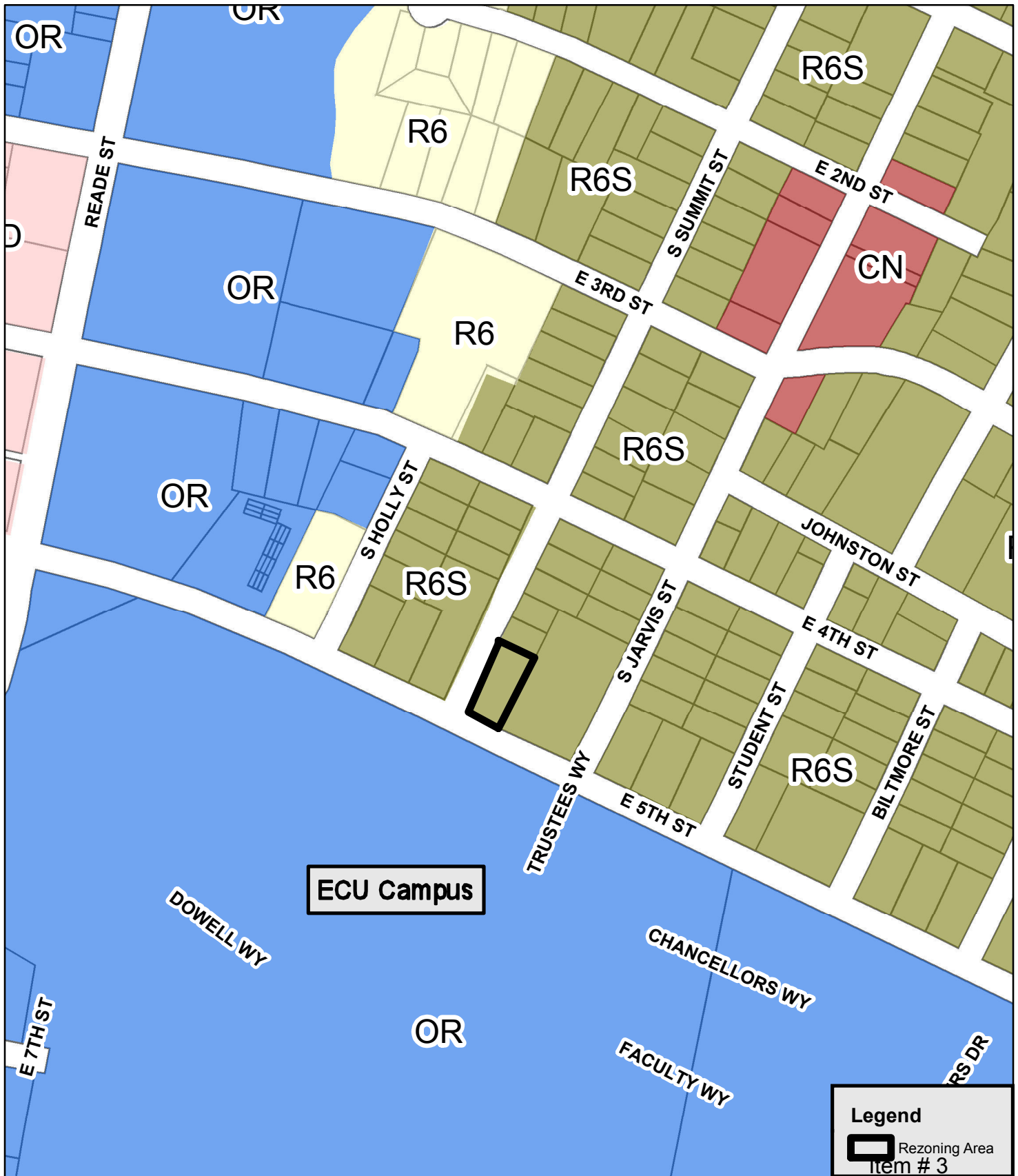
- h. Parking lot or structure; principle use

*(14) Manufacturing/ Warehousing: * None*

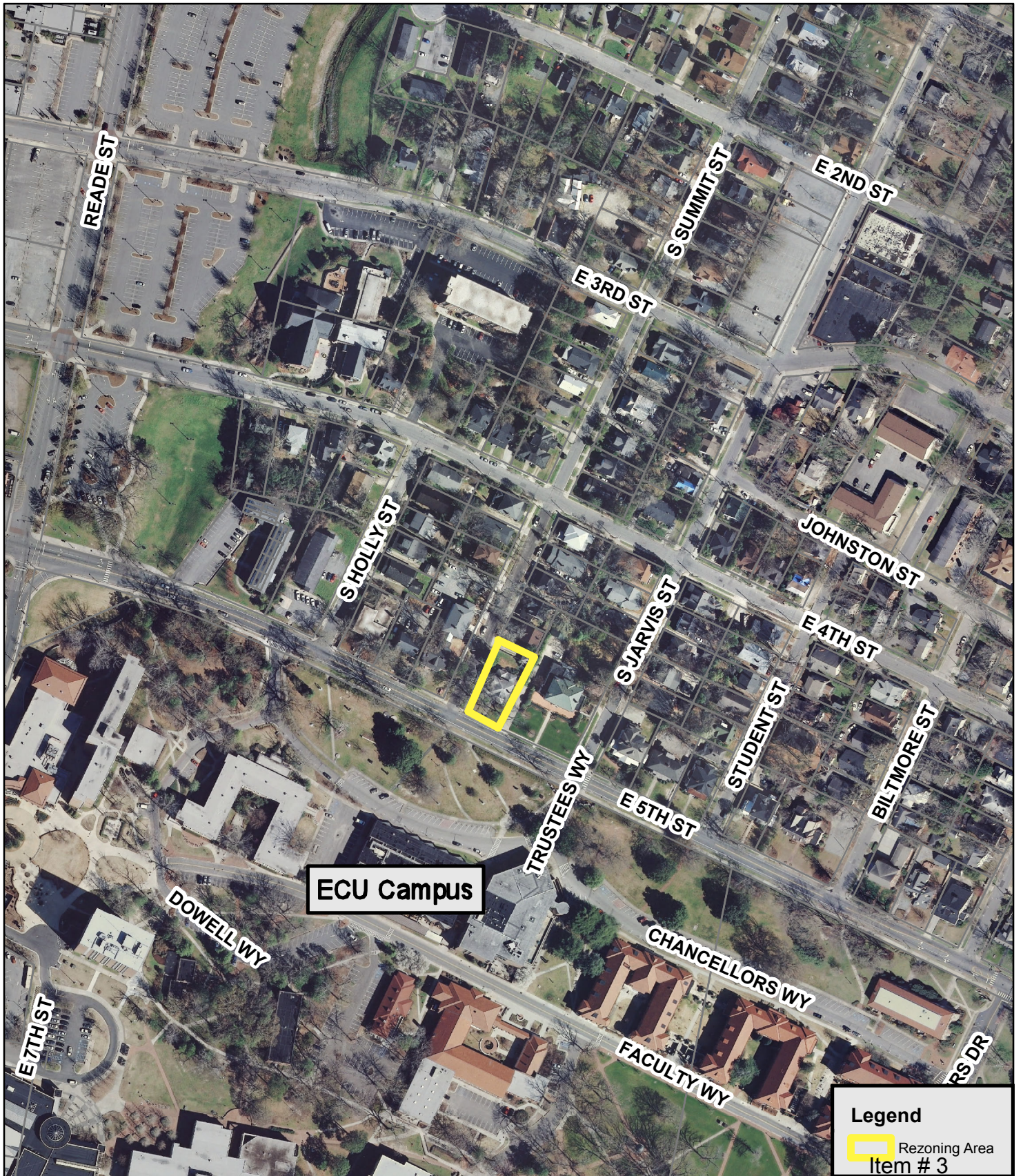
(15) Other Activities (not otherwise listed - all categories):

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

A. Scott Buck, Associate Vice Chancellor
for Administration & Business Finance Services, ECU
From: R6S to OR
0.25 acres
December 5, 2016

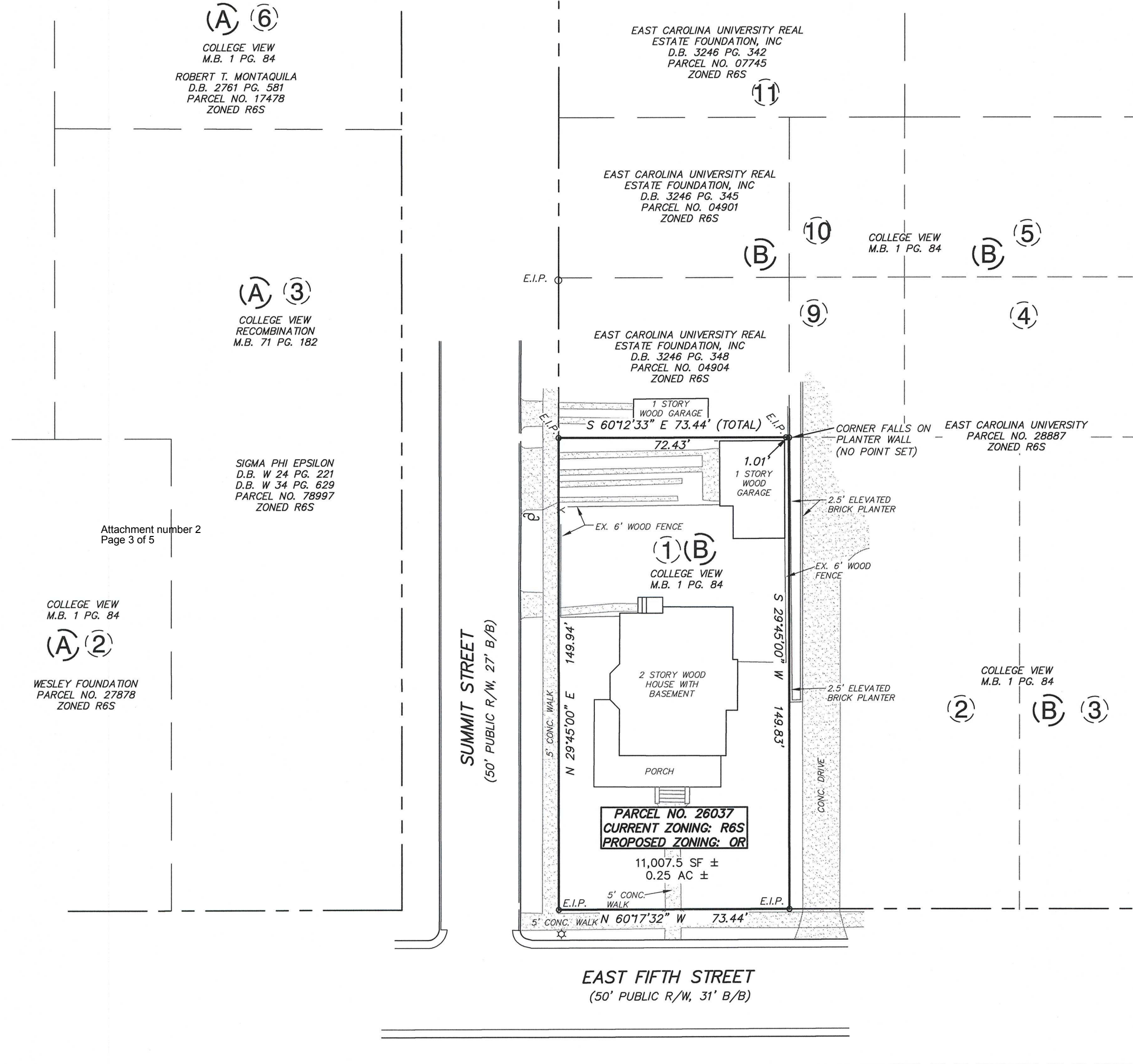
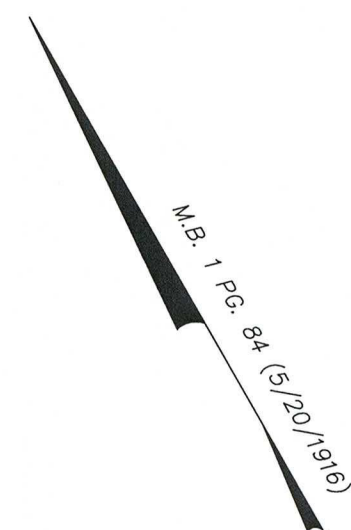


A. Scott Buck, Associate Vice Chancellor
for Administration & Business Finance Services, ECU
From: R6S to OR
0.25 acres
December 5, 2016





VICINITY MAP
SCALE: 1" = 1000'



- NOTES:**
1. AREA DETERMINED BY COORDINATES.
 2. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS.
 3. NO POINT SET AT ANY CORNER UNLESS OTHERWISE NOTED.
 4. THIS MAP WAS PREPARED FOR REZONING PURPOSES ONLY AND IS NOT A BOUNDARY SURVEY OF THE PROPERTIES SHOWN HEREON. THIS MAP NOT TO BE USED FOR SALES OR CONVEYANCE.
 5. EXISTING ZONING WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) WEB SITE ON NOVEMBER 7, 2016.
 6. PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
 7. ADDRESS IS 601 EAST FIFTH STREET.
 8. ADJOINING PROPERTY DATA WAS TAKEN FROM THE PITT COUNTY ONLINE PARCEL INFORMATION SYSTEM (OPIS) AND HAS NOT BEEN VERIFIED OR ACCURACY OR CORRECTNESS.

LEGEND:

ACRES	AC.
SQUARE FEET	S.F.
NUMBER	NO.
PAGE	PG.
MAP BOOK	M.B.
NOW OR FORMERLY	N/F
DEED BOOK	D.B.
RIGHT OF WAY	R/W
BACK TO BACK	B/B
REZONING LINE	_____
ADJOINER LINE	_____
PLAT LOT LINE	_____
PLATTED LOT INFORMATION	(B) (3)
UTILITY POLE	⊙
LIGHT POLE	☆
EXISTING IRON PIPE	E.I.P.
CONCRETE	CONC.

REZONED AREA

0.25 AC ± (11,007.5 SF ±)

REFERENCE:

D.B. 2294 PG. 859
RIVERS DRAWING E-483-X
M.B. 1 PG. 84
P.N. 26037

OWNER:

STATE OF NORTH CAROLINA
1321 MAIL SERVICE CENTER
RALEIGH, NC 27690

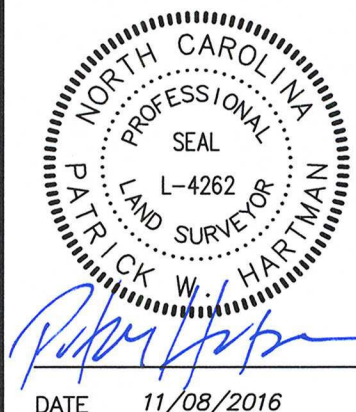


REVISIONS: #1 - 11/28/2016 - PER CITY COMMENTS AND REVIEW.

CERTIFICATION

I, PATRICK W. HARTMAN, PROFESSIONAL LAND SURVEYOR CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM A PRIOR SURVEY BY ME ON JANUARY 18TH, 2008 AND OR MAPS AS REFERENCED HEREON, I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (F)(11)d, THAT THIS SURVEY IS OF ANOTHER CATEGORY, REZONING MAP. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 8TH DAY OF NOVEMBER, 2016.

Patrick W. Hartman
SIGNED _____
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-4262



NC License: F-0334

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& ASSOCIATES, INC.
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Landscape Architects
107 East Second Street
Greenville, NC 27858
(252) 752-4135

REZONING MAP FOR:
A. SCOTT BUCK, ASSOCIATE VICE CHANCELLOR FOR
ADMINISTRATION & FINANCE BUSINESS SERVICES,
EAST CAROLINA UNIVERSITY
CITY OF GREENVILLE, GREENVILLE TWSP., PITT CO., N.C.

SURVEY DG/RB	DRAFT	PWH	SCALE	DRAWING NO.	PROJECT NO.	SHEET
DESIGN	CHECK	PH	1" = 30'	Z-2618	2016133	1 OF 1

P:\LandDev\ECU - 601 E 5th Street Rezoning - 2016\33\SURVEY\DWG\Z-1618 Rezoning (601 E Fifth Street).dwg, REZONING MAP, Hartmp, Mon Nov 28, 2016 at 1:39pm

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 CHART			
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***
High	Uptown Edge (UE)	CDF	17 units per acre
	Mixed Use, High Intensity (MUHI)	OR	17 units per acre
		R6	17 units per acre
	Residential, High Density (HDR)	R6	17 units per acre
		R6MH	17 units per acre
Medical-Transition (MT)	MR	17 units per acre	
High to Medium	Mixed Use (MU)	OR	17 units per acre
		R6	17 units per acre
		R6A	9 units per acre
	Uptown Neighborhood (UN)	R6S	7 units per acre
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre
		R6A	9 units per acre
		R6S	7 units per acre
Medium to Low	Traditional Neighborhood, Low-Medium Density (TNLM)	R9	6 units per acre
		R9S	5 units per acre
		R15S	3 units per acre
	Residential, Low-Medium Density (LMHR)	R9S	5 units per acre
		R15S	3 units per acre
		RA20	4 units per acre
		MRS	4 units per acre

*** Maximim allowable density in the respective zoning district.



City of Greenville, North Carolina

Meeting Date:
12/20/2016
Time: 6:30 PM

Title of Item: Street Closure of Parkwood Drive

Explanation: **Abstract:** This item is to consider the closure of Parkwood Drive

Explanation: Background: The City received a petition from Koinonia Christian Church requesting a closure of Parkwood Drive.

Parkwood Drive is a dedicated but an unimproved/unopened street section beginning at Pearl Drive and running east for 170 feet to the terminus at the property of Koinonia Christian Church as shown on the attached map. Parkwood Drive was proposed to be extended through the property of Koinonia Church. The Church made a request to delete the extension of Parkwood Drive through its property because of future expansion plans. As a requirement of deleting the extension of Parkwood Drive, the unimproved section is required to be closed.


Staff Comments: The petition has been reviewed by City staff and the Greenville Utilities Commission, and a utility and drainage easement are required over and upon the street section to be closed.

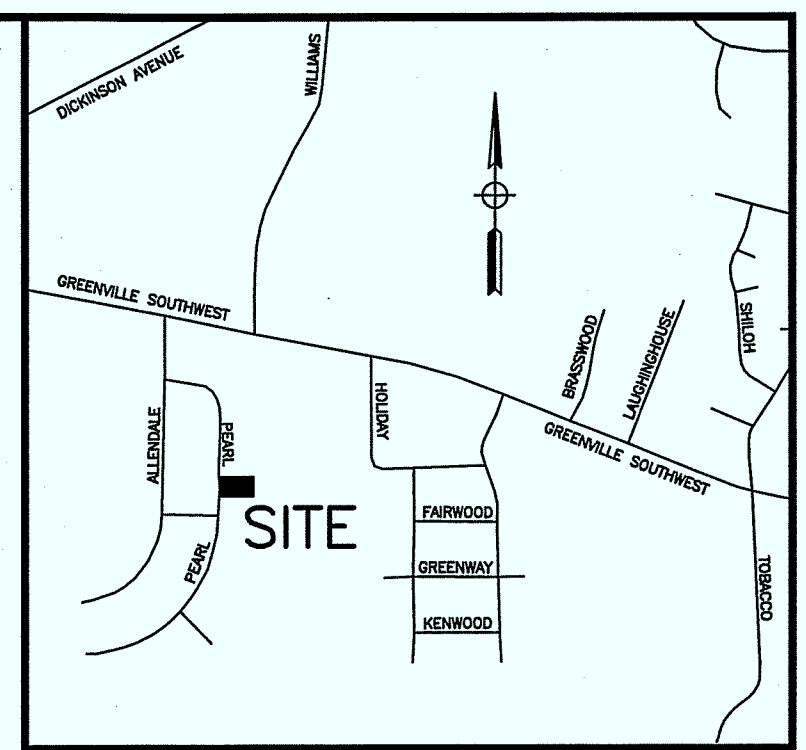
Fiscal Note: There will be no impact to the Fiscal Budget.

Recommendation: Recommend to City Council the closure of the unimproved section of Parkwood Drive.

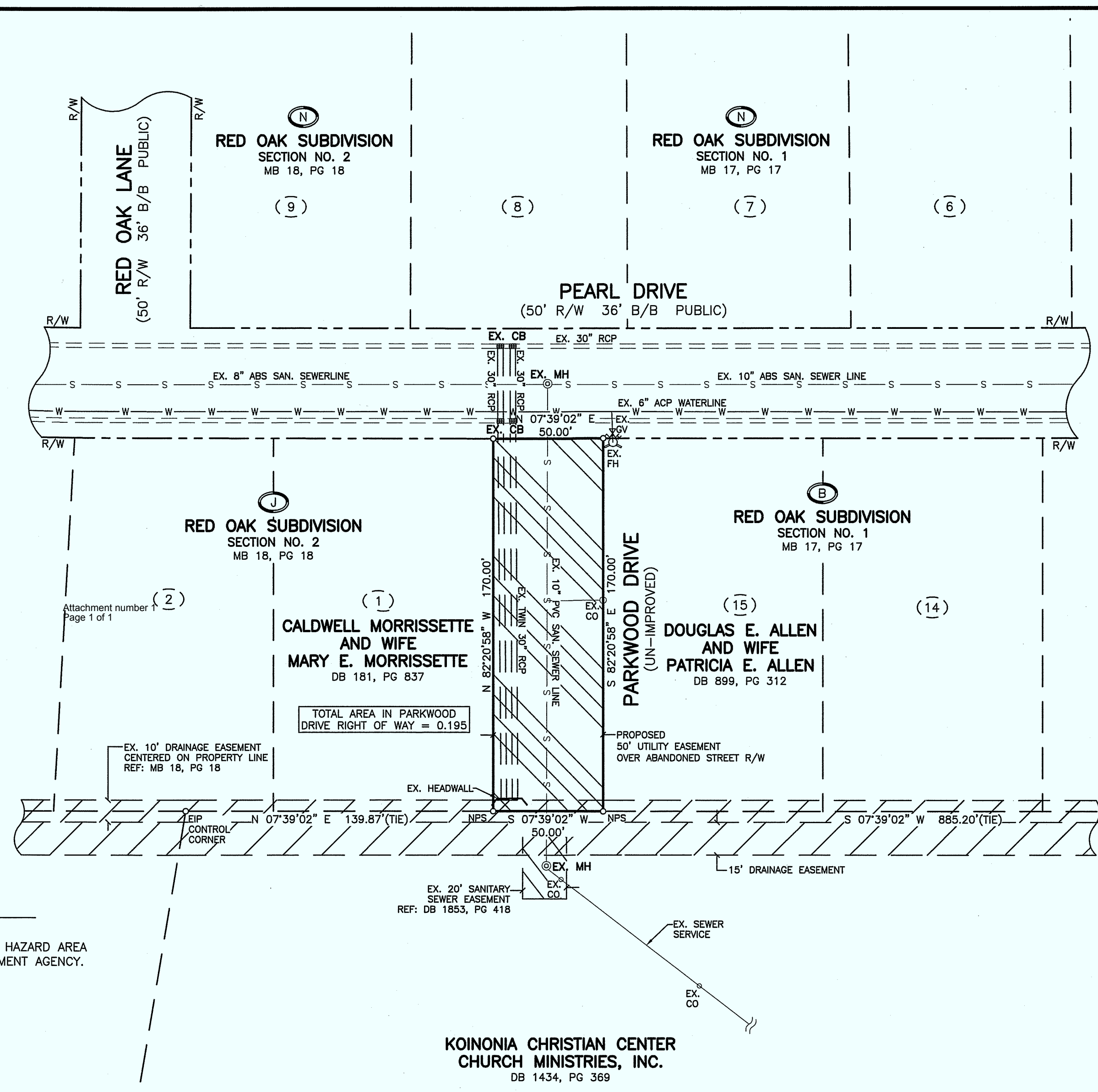
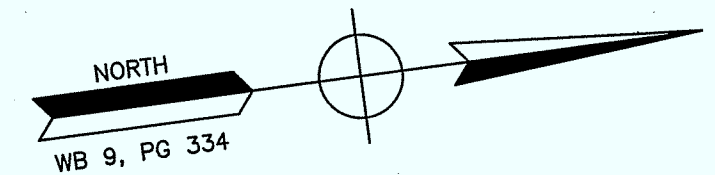
Viewing Attachments Requires Adobe Acrobat. [Click here](#) to download.

Attachments / click to download

 [Parkwood Drive Map](#)



SCALE: 1"=1000'±
VICINITY MAP



- LEGEND**
- R/W = RIGHT-OF-WAY
 - ERRS = EXISTING RAILROAD SPIKE
 - EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - SIP = SET IRON PIPE
 - PRC = POINT OF REVERSE CURVATURE
 - PT = POINT OF TANGENCY
 - PC = POINT OF CURVATURE
 - CH = CHORD
 - R = RADIUS
 - EPKN = EXISTING PARKER KALON NAIL
 - MH = MAN HOLE
 - C/L = CENTERLINE
 - = NOT TO SCALE

GENERAL NOTES

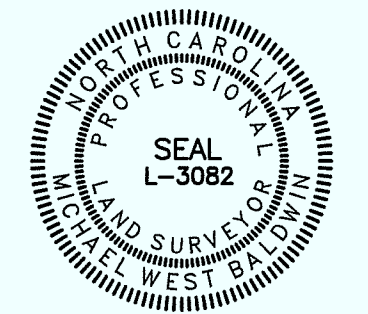
1. ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF: FIRM 3720466600J. DATED JULY 7, 2014.

STATE OF NORTH CAROLINA
COUNTY OF PITT

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

DATE _____

REVIEW OFFICER _____



STREET CLOSING MAP SHEET 1 OF 1

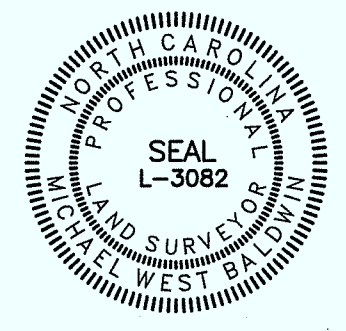
FOR
PARKWOOD DRIVE

REFERENCE: MAP BOOK 18, PAGE 18 AND MAP BOOK 17, PAGE 17
OF THE PITT COUNTY REGISTER OF DEEDS

GREENVILLE, GREENVILLE TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: **CITY OF GREENVILLE**
ADDRESS: 201 WEST FIFTH STREET
GREENVILLE, NC 27834

PHONE: (252) 329-4504



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:

MAP BOOK	18	PAGE	18
MAP BOOK	17	PAGE	17
DEED BOOK		PAGE	

NC REGISTRATION NO. L-3082

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE BEDFORD COURT.

RESOLUTION _____

SIGNED _____ MAYOR

SIGNED _____ TOWN CLERK

CERTIFICATION

I, CERTIFY THAT THIS SURVEY IS A STREET CLOSURE SURVEY AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION IN THE CITY OF GREENVILLE.

SIGNED _____ REGISTRATION NO. L-3082

APPROVED; _____

SIGNED _____ GREENVILLE SUBDIVISION ADMINISTRATOR

CERTIFICATION

I, MICHAEL W. BALDWIN CERTIFY THAT UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 8th DAY OF NOVEMBER, 2016.

SIGNED _____ REGISTRATION NO. L-3082

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27858 252.756.1390</p>	LICENSE# C-3498	SURVEYED: JP	APPROVED: MWB
		DRAWN: NRW	DATE: 10/27/16
		CHECKED: MWB	SCALE: 1" = 40'

CLOSURE CHECK BOUNDARY	
CHECKED: NRW	DATE: 10/28/16

Y:\DRAWINGS\02-204 Koinonia Church\Koinonia\DWG\ROAD CLOSURE MAP.dwg Tue, Nov 08, 2016-1:43pm RWELLS