



Agenda

Planning and Zoning Commission

May 16, 2017

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 - John Collins
- III. ROLL CALL
- IV. APPROVAL OF MINUTES - April 18, 2017
- V. OLD BUSINESS

REZONINGS

- 1. Ordinance requested by RT Development, Incorporated to rezone 24.035 acres located west of Frog Level Road and adjacent to Taberna Subdivision from RA20 (Residential-Agricultural) to R9S (Residential-Single-family [Medium Density]).

OTHER

- 2. Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units with 656 bedrooms on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards.

- VI. NEW BUSINESS

PRELIMINARY PLATS

- 3. Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a preliminary plat entitled "The Retreat". The subject property is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision and is further identified as a portion of

Tax Parcel 09010. The preliminary plat consists of one 26.0 acre lot.

OTHER

4. Report on Dormitory-Style Student Housing

VII. ADJOURN

DRAFT OF MINUTES PROPOSED FOR ADOPTION BY THE GREENVILLE PLANNING
AND ZONING COMMISSION
April 18, 2017

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

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

VOTING MEMBERS: Darden, Bellis, Collins, Leech, Overton, Maxwell, Wilson, Reid

PLANNING STAFF: Chantae Gooby, Planner II; Thomas Weitnauer, Chief Planner & Domini Cunningham Planner I (Acting Secretary)

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Ms. Bellis, seconded by Mr. Wilson, to accept the March 21, 2017 minutes as presented. Motion passed unanimously.

Ms. Gooby stated a letter was placed at the seats of the Commissioners indicating Baldwin Design Consultants' request to continue item #2, rezoning request for RT Development, to the May 16, 2017 meeting due to a scheduling conflict.

Motion made by Mr. Maxwell, seconded by Ms. Leech, to continue item #2, rezoning request for RT Development, to the May 16, 2017 meeting. Motion passed unanimously.

Chairman King requested a motion regarding item #4, fuel station discussion item to table to a later date.

Motion made by Mr. Overton, seconded by Ms. Leech, to table to item #4, fuel station discussion item, to a later date. Motion passed unanimously.

NEW BUSINESS
REZONING

ORDINANCE REQUESTED BY FOSS ENTERPRISES, INCORPORATED TO REZONE 11.396 ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF DICKINSON AVENUE EXTENSION AND 600+/- FEET SOUTHWEST OF FROG LEVEL ROAD FROM GC (GENERAL COMMERCIAL – PITT COUNTY ZONING) TO CH (HEAVY COMMERCIAL – CITY ZONING) – APPROVED

Ms. Gooby explained that the property is located along Dickinson Avenue Extension, which is being widened as part of the Southwest Bypass Project. The subject property has its septic tank located along the road and due to the road widening, the property will need to switch to sewer. In order to connect to sewer, the property is being annexed into the City and will require city zoning. LKQ Pick Your Part is located on the property. Most of the area is either vacant or commercial. Since the property is already developed, a traffic volume report was not prepared. This general area is a combination of City and County zoning of either commercial or residential/agricultural. The City's Future Land Use and Character Map extends beyond the City's jurisdiction because the City continually grows and expands. The map recommends commercial along Dickinson Avenue Extension, west of Frog Level Road, transitioning to industrial/logistics. Both of these characters allow commercial uses. In staff's opinion, the request is in general compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

No one spoke in favor or in opposition of the request.

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.

TEXT AMENDMENT

ORDINANCE TO AMEND THE ZONING ORDINANCE TO INCREASE THE MAXIMUM HEIGHT FOR DISTRIBUTED ANTENNA SYSTEMS (DAS) IN THE CD (DOWNTOWN COMMERCIAL) DISTRICT FROM 25 FEET TO 35 FEET. -APPROVED

Mr. Thomas Weitnauer presented the amendment. Last December, City Council adopted an ordinance that allowed placement preference regulations for Distributed Antenna Systems (DAS) to be located in public right-of-ways. The ordinance had a maximum height in the CD (downtown commercial) zone of 25 feet and in other selected zones a height of 35 feet. The Public Works Department administers application intake and permitting functions for proposed DAS equipment. The Public Works Staff requested this amendment after determining that most

light poles in the CD district are 30 feet tall which greatly limits where DAS can be proposed in the CD district for review and approval. The proposed ordinance simply changes the maximum height in the CD zone from 25 feet to 35 feet. The proposed ordinance is in compliance with Horizons 2026: Greenville's Community Plan. Staff recommends approval.

Ms. Leech asked if DAS would be placed on every light pole.

Mr. Weitnauer stated no. It is in approved zones within the table of uses and on a major/minor thoroughfare as designated by NCDOT. The City has regulations in place.

Chairman King opened the public hearing.

No one spoke in favor or in opposition.

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

No comments made.

Motion made by Mr. Collins, seconded by Mr. Wilson, 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.

With no further business, Ms. Leech made a motion to adjourn, seconded by Ms. Reid. Motion passed unanimously. Meeting adjourned at 6:49 p.m.

Respectfully Submitted,

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



City of Greenville, North Carolina

Meeting Date: 5/16/2017
Time: 6:30 PM

Title of Item: Ordinance requested by RT Development, Incorporated to rezone 24.035 acres located west of Frog Level Road and adjacent to Taberna Subdivision from RA20 (Residential-Agricultural) to R9S (Residential-Single-family [Medium Density]).

Explanation: **Abstract:** The City has received a request from RT Development, Incorporated to rezone 24.035 acres located west of Frog Level Road and adjacent to Taberna Subdivision from RA20 (Residential-Agricultural) to R9S (Residential-Single-family [Medium Density]).

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on May 2, 2017.

On-site sign(s) posted on May 2, 2017.

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 traditional neighborhood, medium-high density (TNMH) at the northwestern corner of the intersection of Davenport Farm Road and Frog Level Road transitioning to residential, low-medium density (LMDR) to the north and west.

Traditional Neighborhood, Medium-High Density:

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding

development.

Intent:

- Provide street scape features such as, sidewalks, street trees and lighting
- Allow neighborhood-scale commercial and mixed use centers at key intersections within neighborhoods

Primary Uses:

Multifamily residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Residential, Low-Medium Density:

Primarily single-family developments arranged along wide, curvilinear streets with few intersections. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between different residential types and non-residential uses.

Intent

- Provide better pedestrian and vehicular connectivity between residential developments
- Improve streetscape features such as consistent sidewalks, lighting, and street trees

Primary Uses:

Single-family detached residential

Secondary Uses:

Two-family residential

Institutional/Civic (neighborhood scale)

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

Since this property is included in the approved preliminary plat for Barrington Fields and staff does not anticipate a change in use, a traffic volume report was not generated.

History/Background:

In 1998, the property was incorporated into the City's extra-territorial jurisdiction (ETJ) and was zoned to its current zoning. This rezoning is included in the approved preliminary plat for Barrington Fields Subdivision (single-family) in 2004. However, Phase II of the subdivision is no longer vested and will require that that portion of the subdivision to go through the preliminary plat process

again.

Present Land Use:

Undeveloped lots in the Barrington Fields Subdivision

Water/Sewer:

Water and sanitary sewer are available.

Historic Sites:

There are no known effects on designated sites.

Environmental Conditions/Constraints:

There are no known environmental conditions/constraints.

Surrounding Land Uses and Zoning:

North: RA20 - Farmland

South: R9S - Taberna Subdivision

East: RA20 - Colony Woods and Forest Pines Subdivisions and scattered rural residential sites

West: RR (Pitt County zoning) - Vacant

Additional Staff Comments:

Staff has a concern that this rezoning could potentially be considered "spot-zoning" in that the request consists of multiple scattered lots under ownership of one property owner. The burden is on the local government to establish reasonableness for approving the request.

Factors for determining reasonableness include:

1. Size of area and its particular characteristics
2. Relation to comprehensive plan
3. Degree of change in uses between the current zoning and proposed zoning
4. Relative harm and/or benefit to the owner(s), neighborhood and community.

With respect to this request, the proposed zoning is in compliance with the Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Fiscal Note:

No cost to the City.

Recommendation: 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.

"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, although the proposed amendment is consistent with the comprehensive plan, there is a more appropriate zoning classification, and to adopt the staff report which addresses plan consistency."

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 RA20 to R9S 1049433](#)

EXISTING ZONING

RA20 (Residential-Agricultural)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

- a. Farming; agriculture, horticulture, forestry (see also section 9-4-103)
- c. Wayside market for farm products produced on site
- e. Kennel (see also section 9-4-103)
- f. Stable; horse only (see also section 9-4-103)
- g. Stable; per definition (see also section 9-4-103)
- h. Animal boarding not otherwise listed; outside facility, as an accessory or principal use

(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*

RA20 (Residential-Agricultural)
Special Uses

(1) *General*:* None

(2) *Residential*:

- b. Two-family attached dwelling (duplex)
- g. Mobile Home
- n. Retirement center or home
- o. Nursing, convalescent center or maternity home; major care facility

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:

- b. Greenhouse or plant nursery; including accessory sales

(6) *Recreational/ Entertainment*:

- a. Golf course; regulation
- c.(1). Tennis club; indoor and outdoor facilities

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

(8) *Services*:

- a. Child day care facilities
- b. Adult day care facilities
- 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)

(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

R9S (Residential-Single-Family)

Permitted Uses

(1) General:

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

(2) Residential:

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

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

(4) Governmental:

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

(5) Agricultural/ Mining:

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

(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*

R9S (Residential-Single-Family)

Special Uses

(1) General: None*

(2) *Residential*:* None

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

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

(4) *Governmental*:

- a. Public utility building or use

(5) *Agricultural/ Mining*:* None

(6) *Recreational/ Entertainment*:

- a. Golf course; regulation
- 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)

(9) *Repair*:* None

(10) *Retail Trade*:* None

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

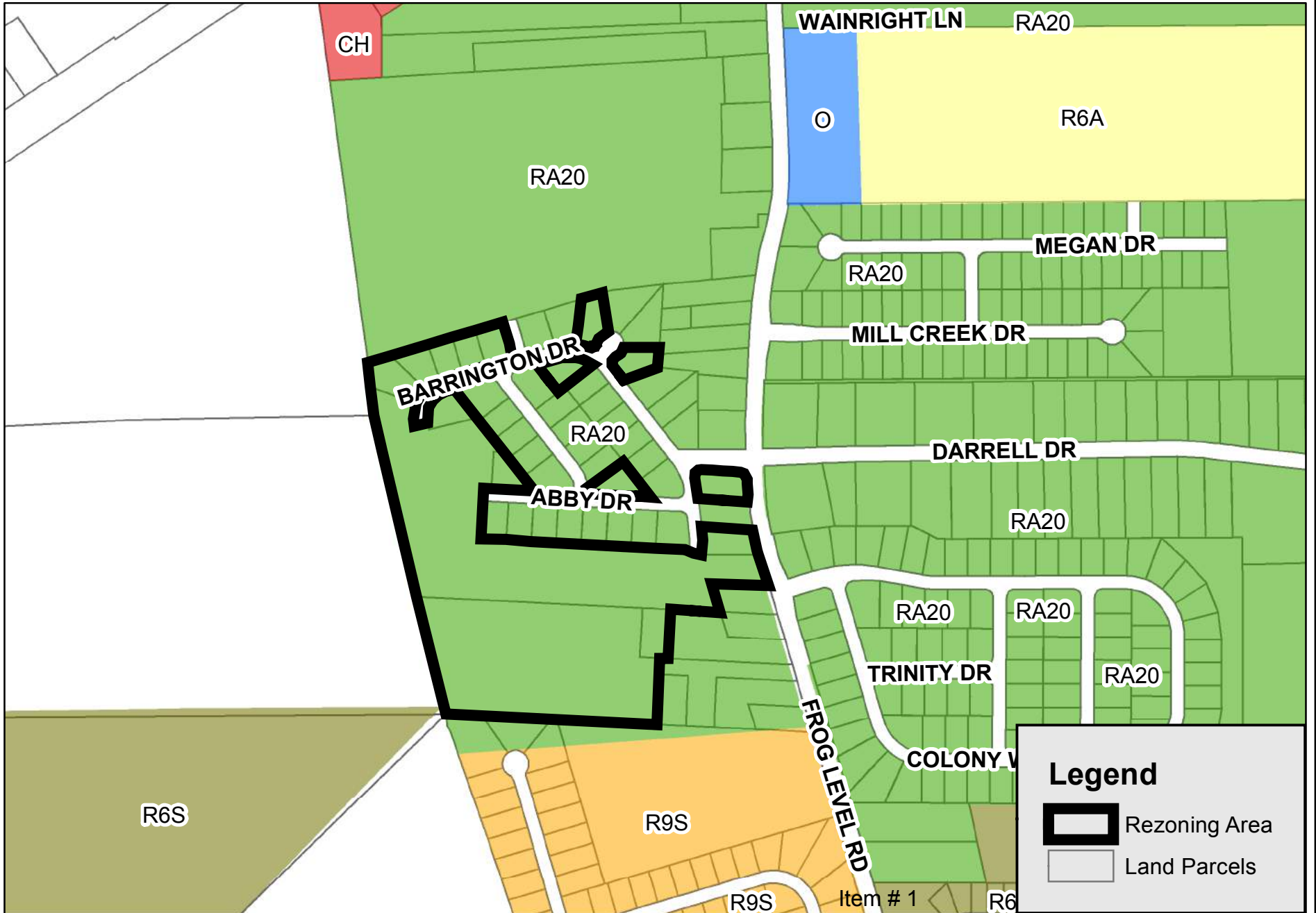
(12) *Construction*:* None

(13) *Transportation*:* None

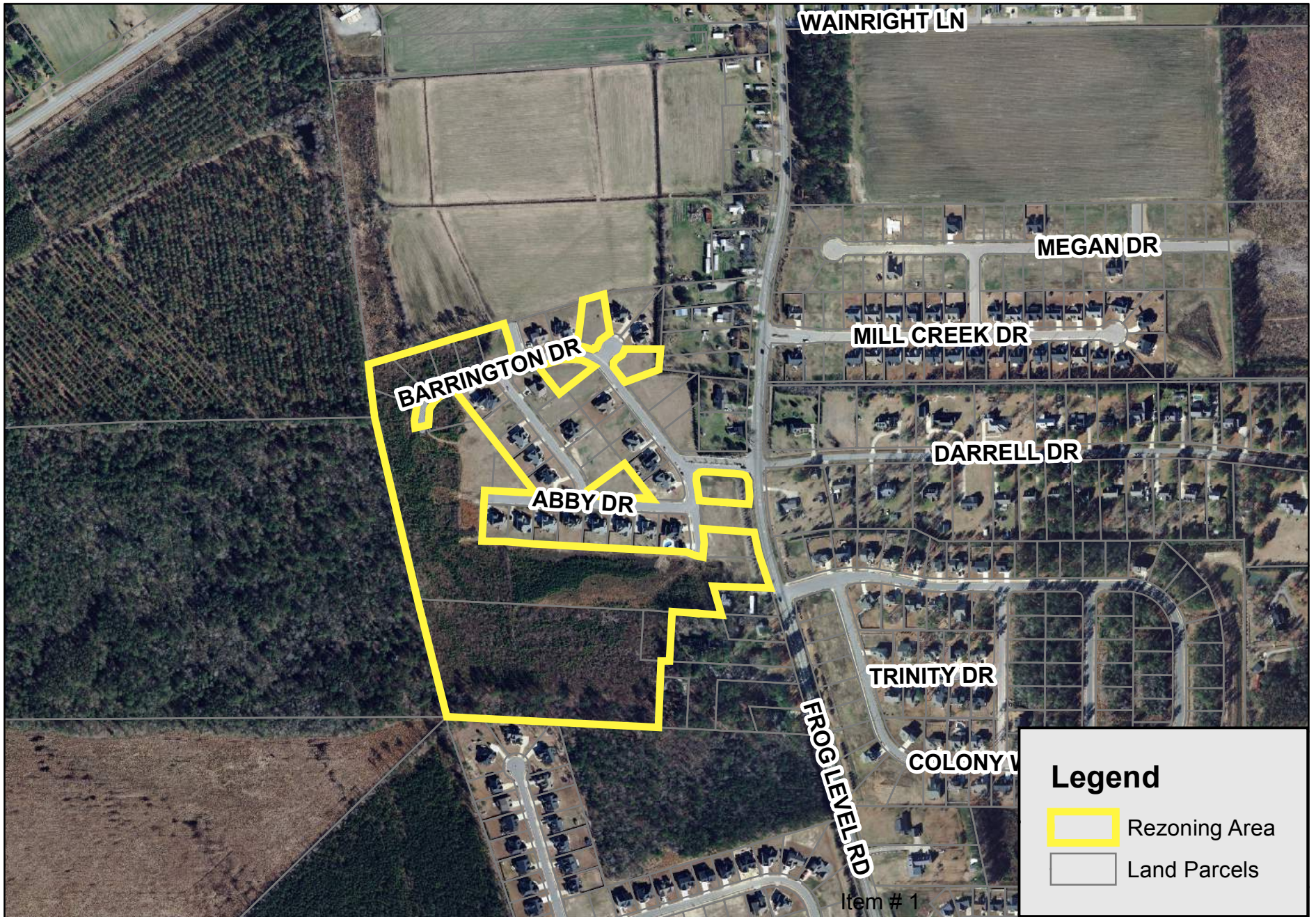
(14) *Manufacturing/ Warehousing*: * None

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


RT Development, Incorporated
From: RA20 To: R9S
April 4, 2017



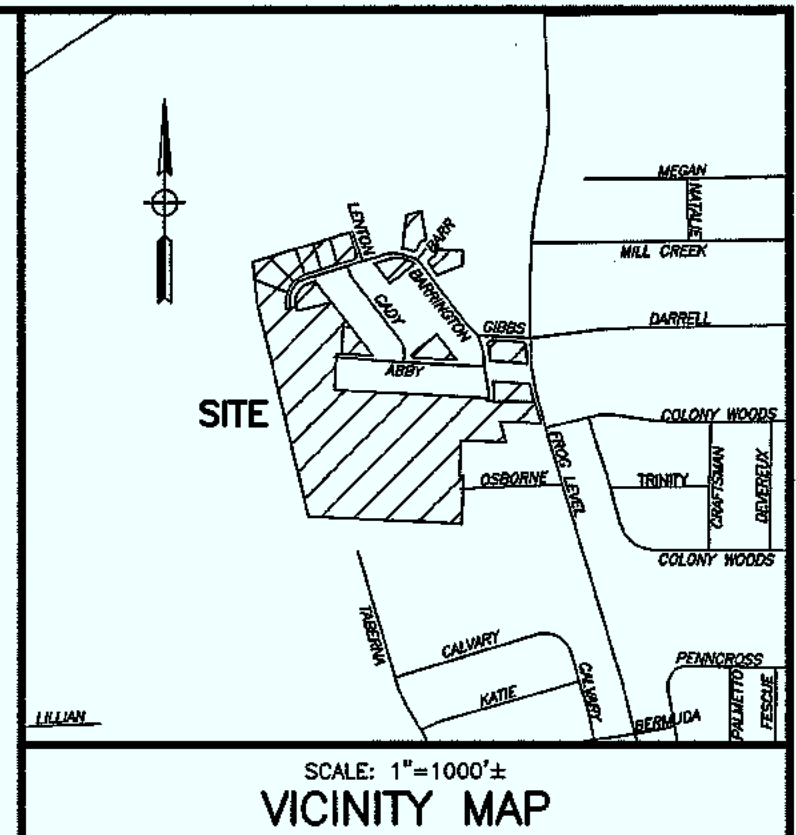
RT Development, Incorporated
From: RA20 To: R9S
April 4, 2017



Legend

-  Rezoning Area
-  Land Parcels

Item # 1



LEGEND

- R/W = RIGHT-OF-WAY
- ⊕ = CENTERLINE
- ⊖ = EXISTING IRON PIPE
- ⊕ = EXISTING IRON STAKE
- EPKN = EXISTING PARKER KALON NAIL
- SIP = SET IRON PIPE
- B/B = BACK OF CURB
- TO BACK OF CURB
- ETJ = EXTRATERRITORIAL JURISDICTION

LINE TABLE

COURSE	BEARING	DISTANCE
L1	S 04°04'26" E	23.90'
L2	S 09°31'20" E	36.72'
L3	N 08°35'00" W	24.69'
L4	N 78°17'18" E	33.24'
L5	N 02°27'32" W	32.48'
L6	N 02°27'32" W	36.48'

CURVE TABLE

CURVE	BEARING	CHORD	RADIUS	LENGTH
C1	S 39°16'55" E	40.28'	30.00'	44.16'
C2	N 43°19'26" E	41.07'	25.00'	48.18'
C3	N 07°10'39" W	41.13'	250.00'	41.18'
C4	N 07°31'53" E	72.86'	210.00'	73.23'
C5	N 48°12'17" W	27.97'	25.00'	29.69'
C6	S 33°17'18" W	35.36'	25.00'	39.27'
C7	N 70°43'48" W	49.11'	200.00'	49.24'
C8	S 85°59'12" W	38.49'	25.00'	43.93'
C9	S 50°40'19" W	57.39'	50.00'	61.12'
C10	N 39°35'13" E	51.98'	50.00'	54.66'
C11	N 18°52'24" E	39.42'	25.00'	45.40'
C12	S 74°59'04" E	134.92'	150.00'	139.94'

REVISED: 3-29-17 (CITY OF GREENVILLE COMMENTS) (NRW)
 REVISED TO SHOW MULTIPLE TRACTS
 SHOWED ETJ

TOTAL AREA TO BE REZONED: 24.035 ACRES
 CURRENT ZONING: RA-20
 PROPOSED ZONING: R-9S

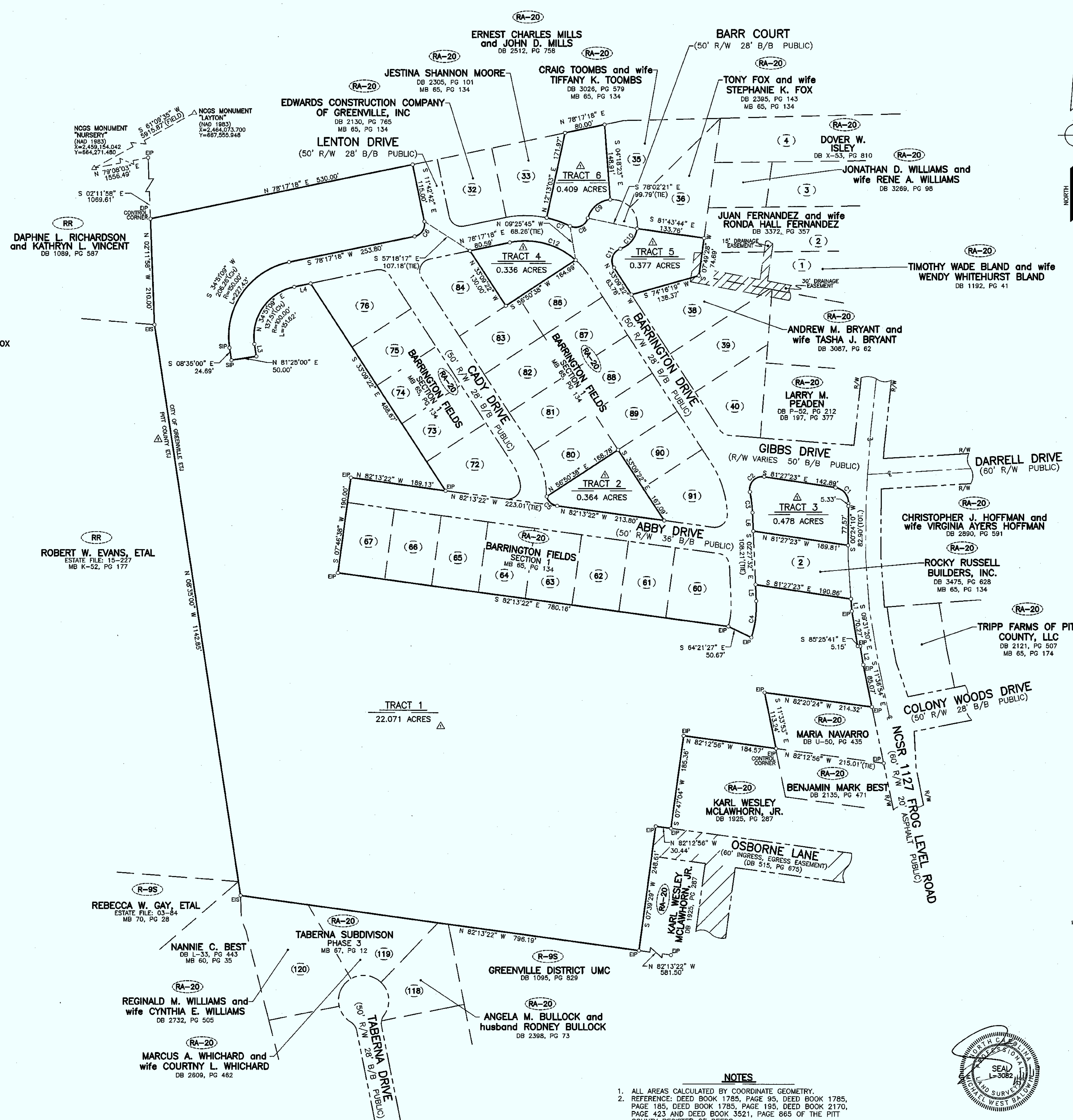
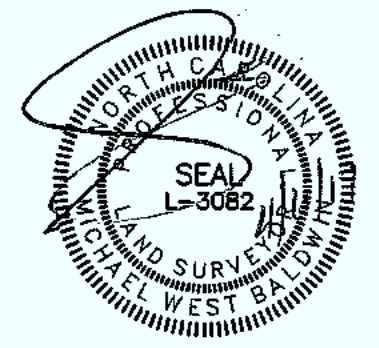
SHEET 1 OF 1
 REZONING MAP

RT DEVELOPMENT, INC.
 REFERENCE: MAP BOOK 65, PAGE 134 AND MAP BOOK 61, PAGE 191 OF THE PITT COUNTY REGISTER OF DEEDS
 GREENVILLE, ARTHUR TOWNSHIP, PITT COUNTY, N.C.
 OWNER: RT DEVELOPMENT, INC.
 ADDRESS: 106 REGENCY BOULEVARD
 GREENVILLE, NC 27834
 PHONE: (252) 355-7812

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-3 EAST ARLINGTON BOULEVARD GREENVILLE, NC 27856 252.7561.1390	SURVEYED: N/A DRAWN: NRW CHECKED: MNB	APPROVED: MNB DATE: 03/02/17 SCALE: 1" = 100'
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CLOSURE CHECK BOUNDARY	DATE: 03/02/17
CHECKED: NRW	DATE: 03/02/17

- NOTES**
- ALL AREAS CALCULATED BY COORDINATE GEOMETRY.
 - REFERENCE: DEED BOOK 1785, PAGE 95, DEED BOOK 1785, PAGE 185, DEED BOOK 1785, PAGE 195, DEED BOOK 2170, PAGE 423 AND DEED BOOK 3221, PAGE 865 OF THE PITT COUNTY REGISTER OF DEEDS.



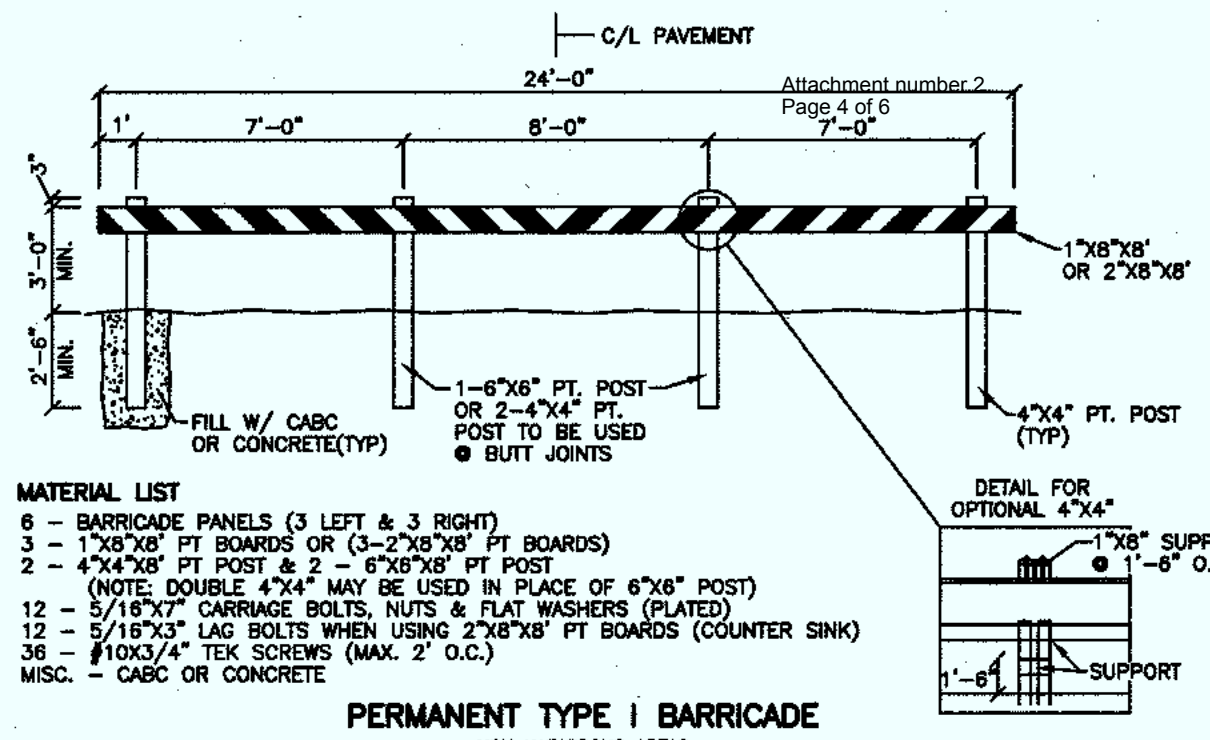
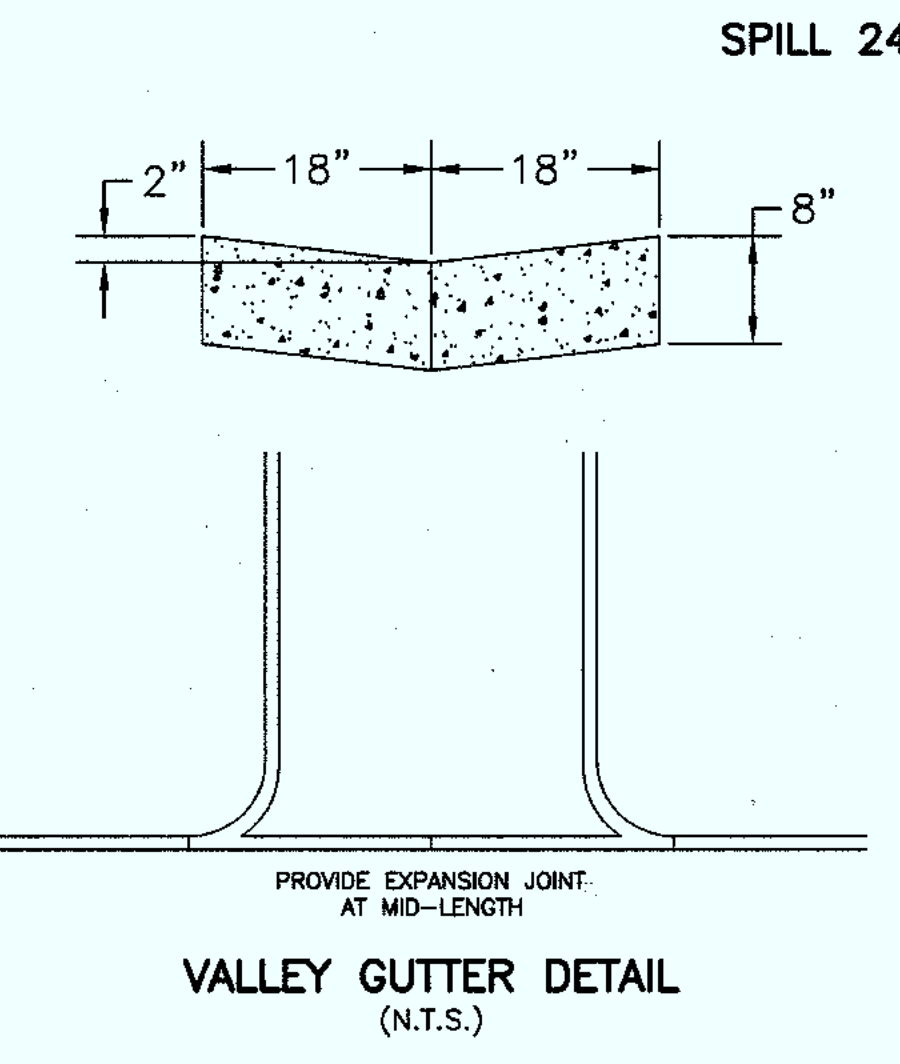
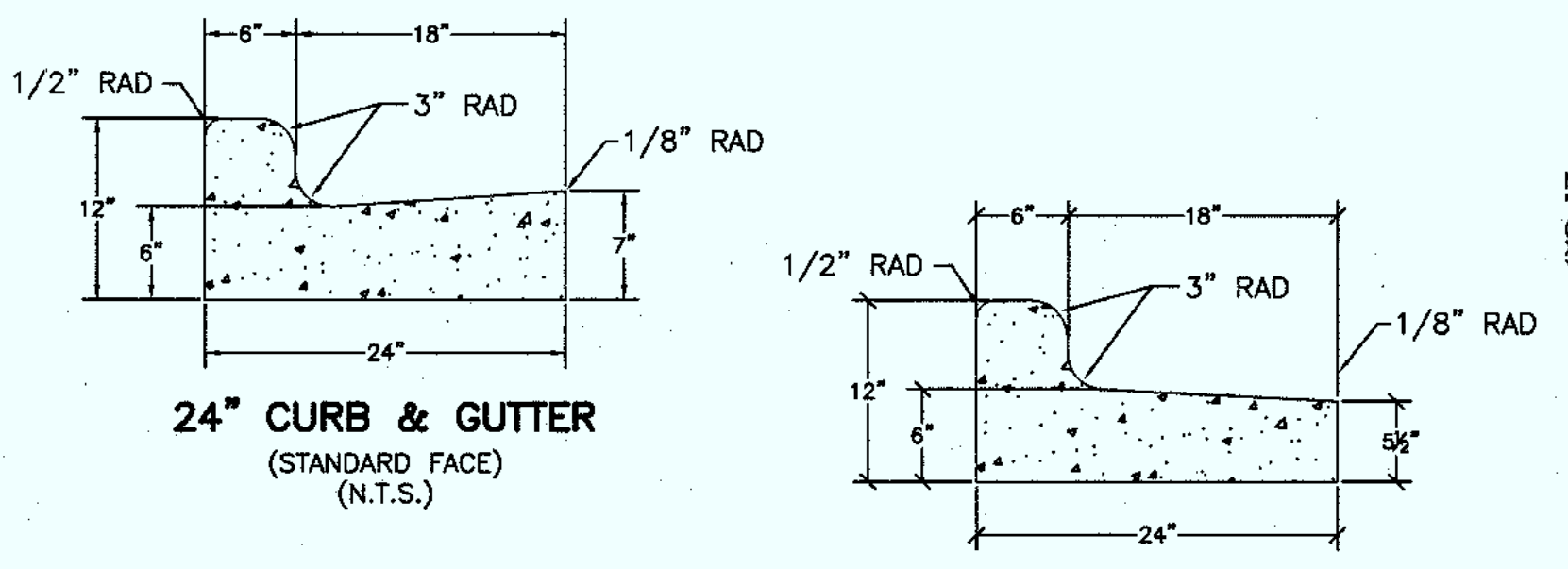
PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- MARIA NAVARRO
3542 FROG LEVEL ROAD
GREENVILLE, NC 27834
- BENJAMIN MARK BEST
3552 FROG LEVEL ROAD
GREENVILLE, NC 27834
- KARL WESLEY MCLAWHORN, JR.
5111 OLD TAR ROAD
WINTERVILLE, NC 28590
- RT DEVELOPMENT, INC.
106 REGENCY BOULEVARD
GREENVILLE, NC 27834
- GREENVILLE DISTRICT UMC
700 WATERFIELD RIDGE PLACE
CARNER, NC 27529
- ANGELA M. BULLOCK and husband RODNEY BULLOCK
3004 TABERNA DRIVE
GREENVILLE, NC 27834
- MARCUS A. WHICHARD and wife COURTNY L. WHICHARD
3000 TABERNA DRIVE
GREENVILLE, NC 27834
- REGINALD M. WILLIAMS and wife CYNTHIA E. WILLIAMS
3001 TABERNA DRIVE
GREENVILLE, NC 27834
- NANNIE C. BEST
3871 DICKINSON AVENUE EXT.
GREENVILLE, NC 27834
- REBECCA W. GAY, ETAL
1214 KINGSWOOD ROAD
WILSON, NC 27896
- ROBERT W. EVANS, ETAL
201 HILLTOP LANE
WASHINGTON, NC 27889
- DAPHNE L. RICHARDSON and KATHRYN L. VINCENT
232 WINDSOR ROAD
GREENVILLE, NC 27858
- ERNEST CHARLES MILLS and JOHN D. MILLS
914 SPRUCE PINE TRAIL
DURHAM, NC 27705
- EDWARDS CONSTRUCTION COMPANY OF GREENVILLE, INC
707 KENSINGTON DRIVE
GREENVILLE, NC 27858
- JESTINA SHANNON MOORE
4109 BARRINGTON DRIVE
GREENVILLE, NC 27834
- CRAIG TOOMBS and wife TIFFANY K. TOOMBS
1000 BARR COURT
GREENVILLE, NC 27834
- TONY FOX and wife STEPHANIE K. FOX
1001 BARR COURT
GREENVILLE, NC 27834
- DOVER W. ISLEY
3450 FROG LEVEL ROAD
GREENVILLE, NC 27834
- JONATHAN D. WILLIAMS and wife RENE A. WILLIAMS
3460 FROG LEVEL ROAD
GREENVILLE, NC 27834
- JUAN FERNANDEZ and wife RONDA HALL FERNANDEZ
3464 FROG LEVEL ROAD
GREENVILLE, NC 27834
- TIMOTHY WADE BLAND and wife WENDY WHITEHURST BLAND
109 BERSHIRE DRIVE
WINTERVILLE, NC 28590
- ANDREW M. BRYANT and wife TASHA J. BRYANT
4109 BARRINGTON DRIVE
GREENVILLE, NC 27834
- LARRY M. PEADEN
3490 FROG LEVEL ROAD
GREENVILLE, NC 27834
- CHRISTOPHER J. HOFFMAN and wife VIRGINIA AYERS HOFFMAN
3513 FROG LEVEL ROAD
GREENVILLE, NC 27834
- TRIPP FARMS OF PITT COUNTY, LLC
7706 SIX FORKS ROAD SUITE 202
RALEIGH, NC 27615
- CARL M. PERUSICH and wife BARBARA A. PERUSICH
1101 ABBY DRIVE
GREENVILLE, NC 27834
- TARRICK COX and wife NICOLE COX
1105 ABBY DRIVE
GREENVILLE, NC 27834
- MICHAEL R. GODA and wife TAMARA S. GODA
1109 ABBY DRIVE
GREENVILLE, NC 27834
- YI YONG YANG and wife JU XIANG HUANG and JING YANG
1113 ABBY DRIVE
GREENVILLE, NC 27834
- KAREN E. JOYCE
1201 ABBY DRIVE
GREENVILLE, NC 27834
- JOSEPH W. MAGANGA and wife JILLIAN MAGANGA
1205 ABBY DRIVE
GREENVILLE, NC 27834
- ROCKY RUSSELL BUILDERS, INC.
106 REGENCY BOULEVARD
GREENVILLE, NC 27834
- ROCKY RUSSELL BUILDERS, INC.
106 REGENCY BOULEVARD
GREENVILLE, NC 27834
- WAYLAND MOORE and wife CHANDRA MOORE
4217 CADY DRIVE
GREENVILLE, NC 27834
- JAMES B. TILLEY, III and wife COURTNEY B. TILLY
4213 CADY DRIVE Attachment number 2
GREENVILLE, NC 27834
- JAMES MERKEL and wife ELZBIETA MERKEL
4209 CADY DRIVE
GREENVILLE, NC 27834
- HUABIN LUO and wife SHAOLAN CHEN
4205 CADY DRIVE
GREENVILLE, NC 27834
- JOHN D. WILLSON and wife KATE F. WILLSON
4217 CADY DRIVE
GREENVILLE, NC 27834
- MILTON FIELDS and wife CYNTHIA D. FIELDS
4100 BARRINGTON DRIVE
GREENVILLE, NC 27834
- FREDRICO B. ANTHONY and wife TAMEKA S. ANTHONY
4208 CADY DRIVE
GREENVILLE, NC 27858
- MATTHEW JOSEPH LEE and wife SUSAN TAYLOR LEE
4220 CADY DRIVE
GREENVILLE, NC 27858
- JEFFREY FAIRCLOTH
3500 BARRINGTON DRIVE
GREENVILLE, NC 27834
- HECTOR M. MOLINA and wife CRYSTAL V. MOLINA
4216 BARRINGTON DRIVE
GREENVILLE, NC 27834
- CHADWICK MICHAEL TINNEY and wife KAREN MICHELLE TINNEY
4212 BARRINGTON DRIVE
GREENVILLE, NC 27834
- HARVEY M. BYRNES and wife DENISE E. BYRNES
4200 BARRINGTON DRIVE
GREENVILLE, NC 27834
- REGINALD M. WILLIAMS and wife CYNTHIA E. WILLIAMS
DB 2732, PG 505
- MARCUS A. WHICHARD and wife COURTNY L. WHICHARD
DB 2609, PG 462

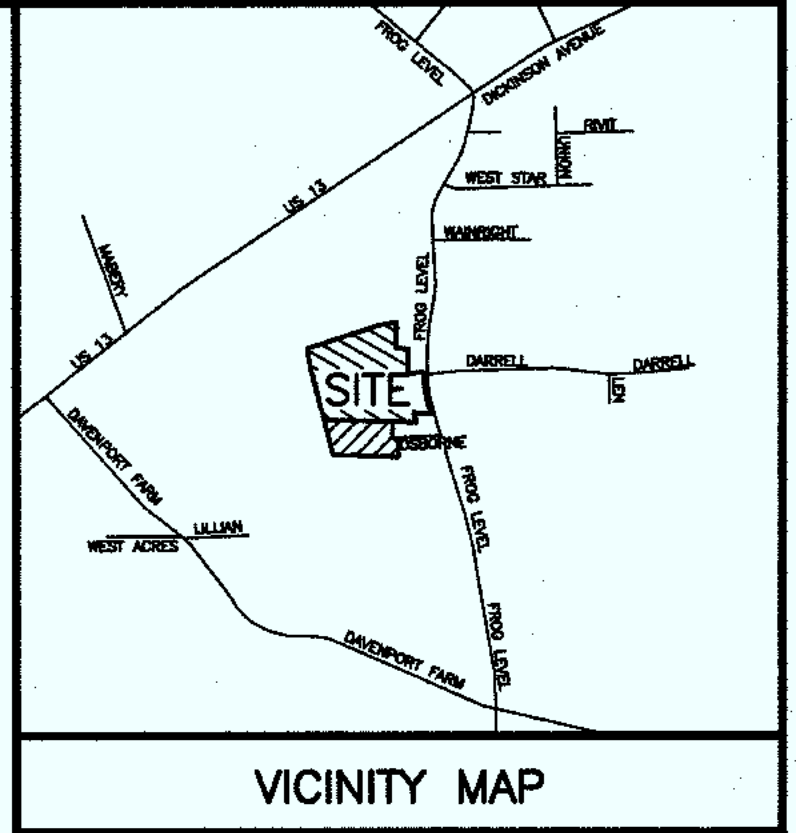
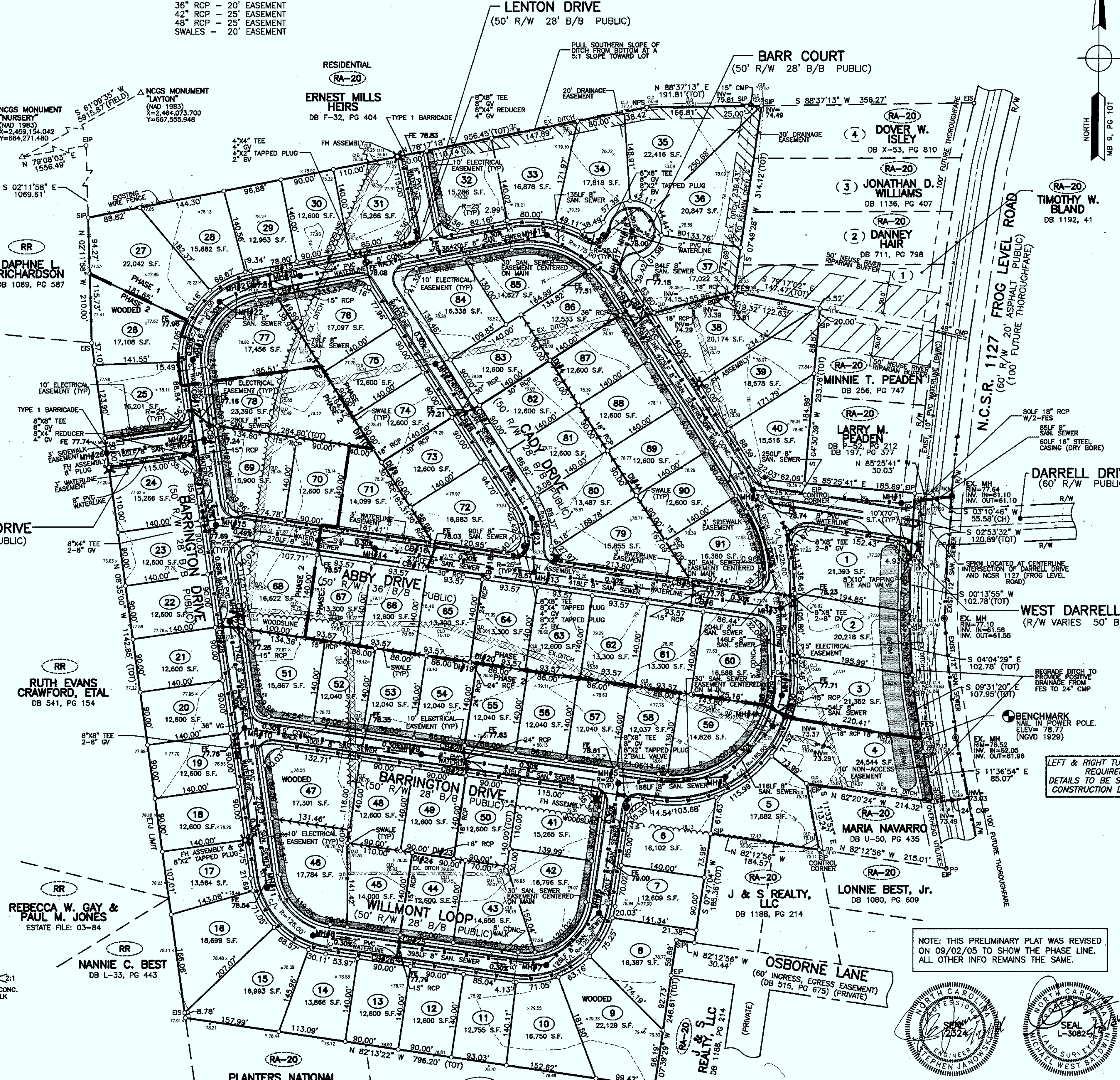
Y:\DRAWINGS\Barrington Fields\REZONING MAP.dwg Wed, Mar 29, 2017 - 5:46pm RWELLS

SITE DATA	
TOTAL AREA IN TRACT	39.257 ACRES
NUMBER OF LOTS CREATED (TOTAL)	91
AREA IN COMMON AREA (PHASE 1)	.45
AREA IN COMMON AREA	0.00
AREA IN PARKS, RECREATION AREA	0
AND THE LIKE	
ZONING CLASSIFICATION	RA-20
LINEAR FEET IN STREETS	6,296 S.F.

DRAINAGE EASEMENTS ON STORM DRAINAGE PIPES & SWALES SHOULD BE AS FOLLOWS	
15" RCP	10' EASEMENT
18" RCP	15' EASEMENT
24" RCP	15' EASEMENT
30" RCP	20' EASEMENT
36" RCP	20' EASEMENT
42" RCP	25' EASEMENT
48" RCP	25' EASEMENT
SWALES	20' EASEMENT



PRINCESS HILL DRIVE
(50' R/W 28' B/B PUBLIC)



- GENERAL NOTES**
1. WATER SUPPLIED BY BELL ARTHUR WATER CORP.
 2. SEWAGE DISPOSAL TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
 3. ALL UTILITIES ARE TO BE UNDERGROUND.
 4. EROSION CONTROL PLAN WILL BE REQUIRED.
 5. 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 SYSTEM.
 6. ALL LOTS SHOWN ON THIS PLAN SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE, NORTH CAROLINA ZONING ORDINANCE.
 7. 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.
 8. HYDRAULIC ANALYSIS REQUIRED.
 9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. REF. FIRM 3720456600 DATED JANUARY 2, 2004.
 10. ANNEXATION IS REQUIRED PRIOR TO FINAL PLATTING.
 11. SEWER MAIN AND OUTFALL FEES ARE DUE.
 12. PIPE SIZES ARE PRELIMINARY. FINAL PIPE SIZES AND SUPPORTING CALCULATIONS WILL BE PROVIDED WITH CONSTRUCTION PLANS. ANY OPEN DITCHES WHICH REQUIRE A PIPE GREATER THAN 48" WILL BE ELEVATED FOR A 100 YEAR FLOOD ELEVATION.
 13. ALL ELEVATIONS SHOWN AREA BASED ON NATIONAL GEODETIC VERTICAL DATUM. (1929)
 14. NCDOT DRIVEWAY PERMIT IS REQUIRED.
 15. NCDOT ENCROACHMENT AGREEMENT IS REQUIRED.
 16. 25'X25' SIGHT TRIANGLE IS REQUIRED AT ALL STREET INTERSECTIONS UNLESS OTHERWISE NOTED.
 17. DEPRESS CURB FOR HC RAMP AT ALL STREET INTERSECTIONS THAT HAVE SIDEWALKS.
 18. GUC GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
 19. LANDSCAPED MEDIANS TO BE MAINTAINED BY A HOMEOWNERS ASSOCIATION.
 20. LANE WIDENING REQUIREMENTS TO BE DETERMINED BY NCDOT.
 21. ALL LOTS SHALL BE ACCESSED INTERNALLY, LOTS 1 THRU 4 SHALL NOT HAVE DRIVEWAY ACCESS TO NCSR 1127.

LEGEND

R/W	= RIGHT-OF-WAY
MBL	= MINIMUM BUILDING LINE
B/B	= BACK OF CURB TO BACK OF CURB
EIP	= EXISTING IRON PIPE
SIP	= SET IRON PIPE
ERRS	= EXISTING RAILROAD SPIKE
EPKN	= EXISTING PARKER KALON NAIL
NPS	= NO POINT SET
SF	= SQUARE FEET
R	= RADIUS
PC	= POINT OF CURVATURE
PT	= POINT OF TANGENCY
PP	= POWER POLE
MH	= MANHOLE
INV	= INVERT
ELEV	= ELEVATION
C/L	= CENTERLINE
C/L R	= CENTERLINE OF RADIUS
CLD	= CENTERLINE OF DITCH
EP	= EDGE OF PAVEMENT
BC	= BACK OF CURB
FH	= FIRE HYDRANT
WV	= WATER VALVE
CMP	= CORRUGATED METAL PIPE
RCP	= REINFORCED CONCRETE PIPE
PVC	= POLYVINYL CHLORIDE
BV	= BALL VALVE
GV	= GATE VALE
VG	= VALLEY GUTTER

SHEET 1 OF 1
PRELIMINARY PLAT

MINOR ALTERATION
BARRINGTON FIELDS

NCSR 1127, FROG LEVEL ROAD
REFERENCE: DEED BOOK D-24, PAGE 680 (TRACT 1), DEED BOOK P-43, PAGE 94 (TRACT 2) & DEED BOOK I-45, PAGE 539 (TRACT 3) OF THE PITT COUNTY REGISTRY
ARTHUR TOWNSHIP, PITT COUNTY, NORTH CAROLINA

OWNER: JOSEPHINE TRIPP HEIRS
C/O LOUIS BLOODWORTH
ADDRESS: 3513 FROG LEVEL ROAD
GREENVILLE, NC 27834
PHONE: (252) 756-0330

OWNER/DEVELOPER: RT DEVELOPMENT INC.
ADDRESS: 3902 BACH CIRCLE
GREENVILLE, NC 27858
PHONE: (252) 355-7812

APPROVAL
THIS PRELIMINARY PLAT, #05-16 AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE ___ DAY OF 2004.

MINOR ALTERATION

SIGNED: [Signature] CHAIRMAN
SIGNED: [Signature] CITY PLANNER

DESIGNED: MJB
DRAWN: CLW/JWB/DWL
CHECKED: MWB
SCALE: 1" = 100'

Baldwin and Associates
ENGINEERING, LAND SURVEYING AND PLANNING
1015 CONFERENCE DRIVE
GREENVILLE, NC 27858
(252) 756-1390

DATE: 09/02/05

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: 5/16/2017
Time: 6:30 PM

Title of Item: Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units with 656 bedrooms on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards.

Explanation: The subject property is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision and is a portion of tax parcel 09010.

The Land Use Intensity Dormitory use is a special use option in the R6 (Residential) zoning district that is subject to specific floor area, open space, livability space and recreation space requirements. This dormitory type use is similar to multi-family development, however there is no restriction on the number of bedrooms or unrelated occupants allowed per dwelling.

The Planning and Zoning Commission must hold a public hearing and find in favor of each of the required findings to approve the special use permit.

Please find the staff report, required findings, proposed site plan and the conduct of hearing process attached.

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

Recommendation: The Land Use Intensity Dormitory application and site plan has been reviewed by the City's Technical Review Committee. The Committee has determined the proposed project generally meets all standards required for development.

If the request is approved by the Planning and Zoning Commission, the project must undergo an additional administrative site plan review process for final approval.

City Staff has no objection to the request.

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

Attachments / click to download

- [Site Plan](#)
 - [Elevations](#)
 - [FOF_The_Retreat_LUI_2017_1047298](#)
 - [LUI_Required_Findings_2017_1047818](#)
 - [LUI_Conduct_of_Hearing_2017_1047817](#)
-

Special Use Permit – Land Use Intensity

May 16, 2017 6:30 p.m.

Council Chambers

Staff Contact: Mike Dail, 252-329-4116

Date: May 9, 2017

Applicant: LCD Acquisitions, LLC

Property Owners: Patricia S. Bowen, ETAL and John Taft

Request: The applicant, LCD Acquisitions, LLC, desires a special use permit to construct 16 two bedroom units, 40 three bedroom units and 130 four bedroom units, totaling 178 units on 26.0 acres of land pursuant to the Land Use Intensity Dormitory Rating 67 standards.

Location: The proposed use is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision. The property is further identified as being a portion of tax parcel number 09010.

Zoning of Property:

Currently the subject property is zoned RA20 (Residential Agricultural). The property owner has petitioned for the rezoning of the subject property to R6 (Residential). The rezoning will be considered by City Council at their March 20, 2017 meeting. If the rezoning fails, the requested special use permit cannot move forward because the use is not permitted in the RA20 zoning district.

Surrounding Zoning:

North: RA20 (Residential Agricultural), R6S (Residential Single Family),
OR (Office Residential), R9S (Residential Single Family),
R15S (Residential Single Family)

South: RA20 (Residential Agricultural), CG (General Commercial)

East: OR (Office Residential), RA20 (Residential Agricultural)

West: CG (General Commercial), OR (Office Residential), RA20 (Residential Agricultural)

Surrounding Development:

North: Single Family Residences (Tucker Estates Neighborhood)

South: Grace Church

East: Vacant, Single Family Residences (Tuckahoe and Meeting Place Neighborhoods)

West: Tara Court, The Exchange, Select Bank, Burger King, East Carolina Carpet & Interior, Carolina East Family Medicine, Pirate Realty, Ark Consulting, Remax, Farm Bureau, Single Family Residence

Description of Property:

The subject property is 26.0 acres in size and has 1,100 feet of frontage along Charles Boulevard and is part of a larger 86 acre vacant tract. The applicant wishes to construct 57 two to six unit buildings containing a total of 16 two bedroom units, 40 three bedroom units and

130 four bedroom units, totaling 178 units with 656 bedrooms on the property. The applicant also proposes a clubhouse and active recreation area centrally located in the development and 666 parking spaces.

Comprehensive Plan:

The majority of the subject property is located within the Traditional Neighborhood Medium to High Density character type as designated by Horizons 2026: Greenville's Community Plan, adopted on September 8, 2016.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multifamily, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

Primary Uses:

- Multi-family residential
- Single-family residential attached (townhomes) and detached (small-lot)

Secondary Uses:

- Institutional (neighborhood scale)

It is important to note that a portion of the subject property along the southern boundary is found within the Meeting House Branch drainage area. The Future Land Use and Character map recommends potential conservation/open space (PCOS) along Meeting House Branch. The map is not meant to be dimensionally specific and may not correspond precisely with conditions on the ground. When considering development proposals, some areas classified as conservation/ open space may be determined not to contain anticipated development limitations. In such cases, the future preferred land use should be based on adjacent Land Use Plan designations, contextual considerations, and the general policies of the comprehensive plan.

In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Notice:

Notice was mailed to the adjoining property owners on May 2, 2017. Notice of the public hearing was published in the Daily Reflector on May 1, 2017 and May 8, 2017.

Staff Comments:

The proposed development has been reviewed by the City's Technical Review Committee. The Committee has determined the project generally meets all standards required for development. If approved by the Planning and Zoning Commission, the project must undergo an additional administrative site plan review process by the City's Technical Review Committee for final approval. Administrative site plan approval will be subject to any conditions imposed by the Planning and Zoning Commission as part of the special use permit approval.

Density Comparison:

Traditional multi-family development in the R6 (Residential) zoning district typically yields a density of 12 – 14 units per acre which could result in 312 - 364 three bedroom units with a total of 936 – 1,092 bedrooms on the subject property. This development option is permitted by right and would not require a special use permit and would not be subject to conditions. Administrative site plan approval would be required.

The applicant is proposing 16 two bedroom units, 40 three bedroom units and 130 four bedroom units with a total of 178 units with 656 bedrooms. The proposed density would be 6.8 units per acre.

The proposed density of 6.8 units per acre would fall on the low end of what is considered medium density multi-family development. The primary reason the Land Use Intensity Dormitory option is being requested is not to have increased density but rather to exercise the ability to develop four bedroom units which can be occupied by more than three unrelated persons. Current City Code allows occupancy of no more than three unrelated persons in a dwelling unit. The Land Use Intensity Dormitory option does not restrict the number of bedrooms or occupants per dwelling unit.

Parking Requirements:

The parking standards for traditional multi-family development are 1.5 parking spaces per 1 bedroom unit, 2 parking spaces per two or more bedroom units and 1 visitor space per 10 units. Based on the proposed number of units (178 two or more bedroom units) traditional multi-family development standards would require 374 parking spaces.

The parking standard for Land Use Intensity Dormitory development is 0.75 spaces per bedroom. The parking requirement for the proposed development is 492 spaces.

The applicant is proposing 666 parking spaces which are 174 more parking spaces than required.

Conditions:

The Planning and Zoning Commission may, in its discretion, impose conditions to the plan that exceed minimum standards when it is found that such conditions are necessary to ensure that

the proposed development will be compatible with adjacent properties. Such conditions may include, but not be limited to setbacks, parking, screening, landscaping, bufferyards, density or other requirements.

If the commission finds the petition satisfies all required criteria, staff recommends the following conditions be included in the motion to approve:

1. Occupancy shall be limited to one bed and one person per bedroom.
2. Outside recreation equipment shall be restricted to the designated recreation areas.
3. The owner/manager shall request East Carolina University student transit service and shall cooperate fully with the University in the provision of such service. The project shall be designed to accommodate buses services interior to the development.

Commission Action:

A simple majority vote of a quorum of those members present and eligible to vote in favor of the request is required for each finding to approve the request.

A copy of the required findings and the conduct of hearing process is attached.

Land Use Intensity – Special Use Permit

Required Findings

1. Utility Service. The Planning and Zoning Commission must find that the use has existing or proposed utility services which are adequate for the population densities as proposed.
2. Traffic. The Planning and Zoning Commission must find that the use is properly located in relation to arterial and collector streets and is designed so as to provide direct access without creating traffic which exceeds acceptable capacity as determined by the city engineer on streets in adjacent areas outside the development.
3. Health and Safety, Public Welfare, Nuisance or Hazard. The Planning and Zoning Commission must find that the use (i) will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, (ii) will not be detrimental to the public welfare, and (iii) will not constitute a nuisance or hazard, if located and developed according to the plan as submitted and approved. Such health and safety, public welfare and nuisance or hazard considerations include but are not limited to the following:
 - (a) The number of persons who can reasonably be expected to live within or frequent the development at any one time.
 - (d) The intensity of the proposed development in relation to the intensity of adjoining and area uses.
 - (c) The visual impact of the proposed development as viewed from adjacent properties and public street rights-of way.
 - (d) The location and extent of exterior physical activities of the proposed use including common recreation areas and facilities, and common and/or private patios, porches, balconies and open spaces.
 - (e) The reasonably anticipated noise or other objectionable characteristics that will result from the proposed use, or as a result of any element of project design.
 - (f) The safe and convenient location of all on-site parking and drives.
 - (g) The existing vehicular traffic on area streets.
 - (h) The reasonably anticipated increase in vehicular traffic generated by the proposed development.
 - (i) The condition and capacity of area street(s) which will provide access to the proposed development.
 - (j) The visibility afforded to both pedestrians and operators of motor vehicles both on-site and off-site.
 - (k) The anticipated, existing and designed vehicular and pedestrian movements both on-site and off-site.
4. Conditions and Specifications. The Planning and Zoning Commission must find that the use meets all required conditions and specifications.
5. Injury to Property or Improvements. The Planning and Zoning Commission must find that the use will not injure, by value or otherwise, adjoining or abutting property or public improvements in the neighborhood or in the alternative, that the use is a public necessity.

6. Location and Character. The Planning and Zoning Commission must find that the location and character of the use if developed according to the plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Comprehensive Land Use Plan of the City of Greenville and its extraterritorial jurisdiction.

Land Use Intensity – Special Use Permit

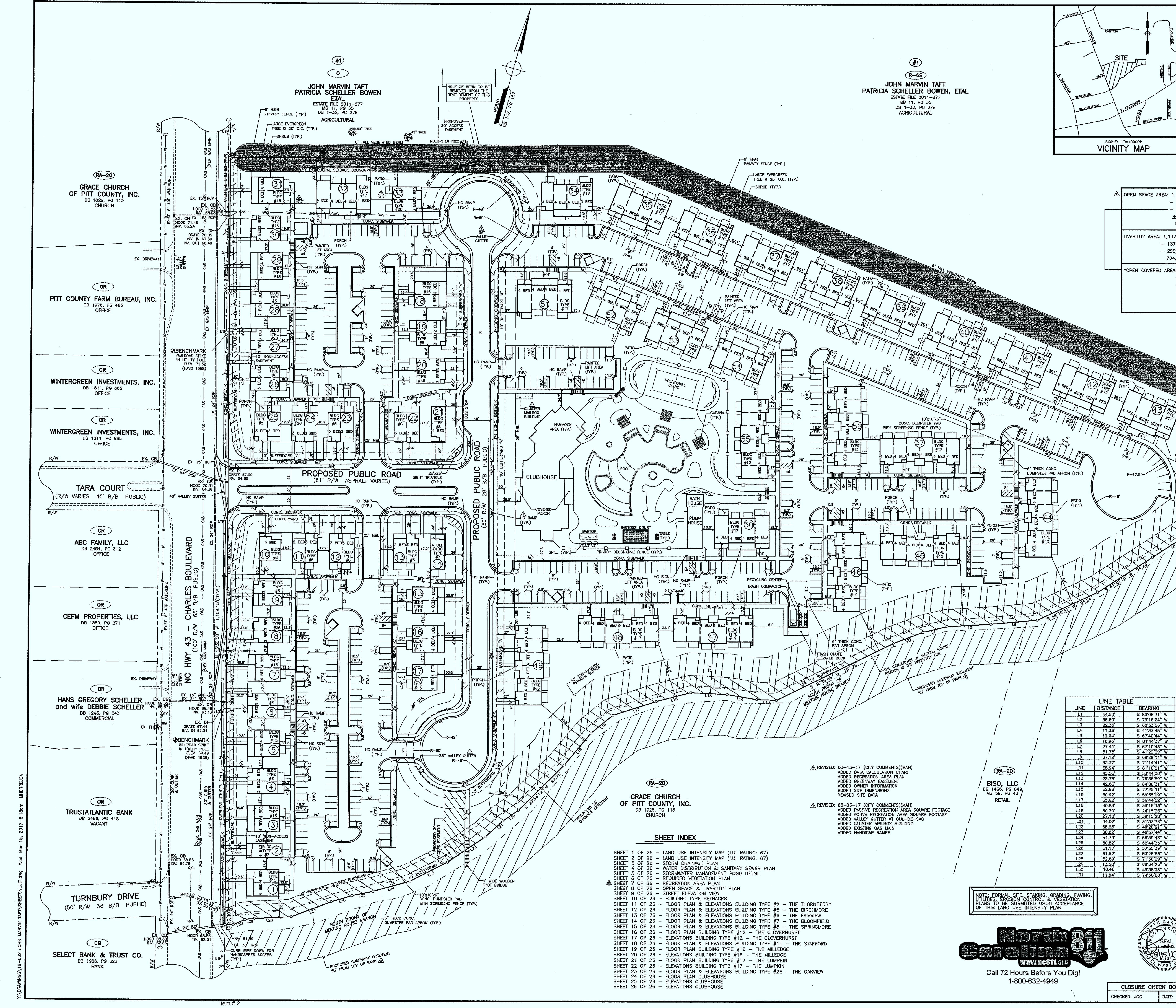
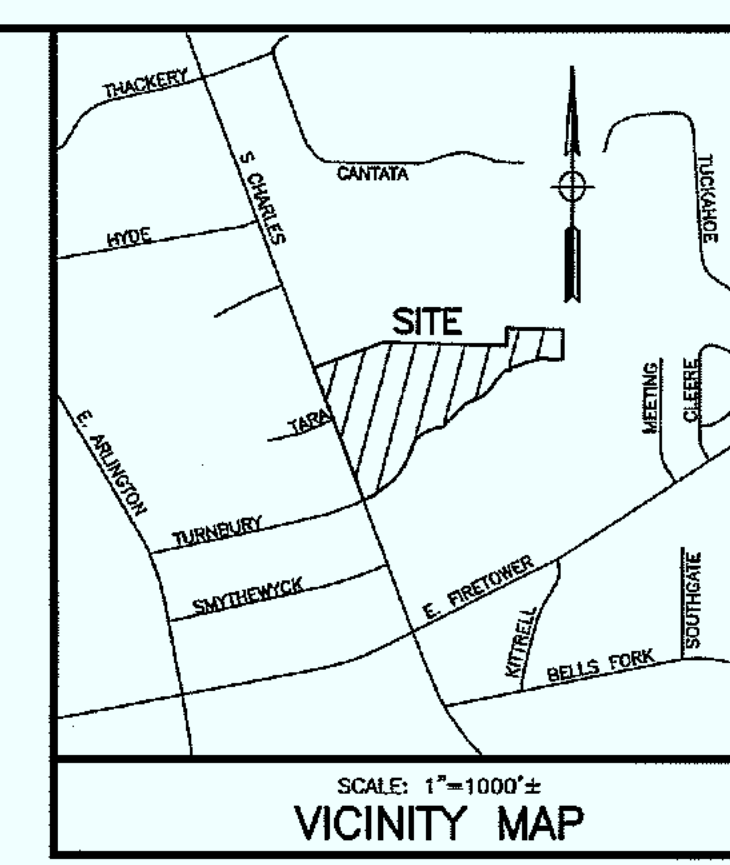
Conduct of Hearing Guidelines

1. Following the reading of the agenda item the Chairman asks the City Attorney to explain the procedure.
2. The secretary shall swear in all persons wishing to speak, testify or enter facts into the record.
3. A representative of the City shall give the preliminary statement of the case and proposed Findings of Fact.
4. Chairman declares the public hearing open. The applicant and those persons who wish to speak in favor of the request shall present testimony in support of the application. Those persons opposing the request shall present testimony against the application. Both sides will then be permitted to present rebuttals to opposing testimony. The Commission members may ask the applicant, those persons in support of the petition, those persons in opposition of the petition and representatives of the City for additional and/or clarified information. Rebuttal testimony shall be permitted. Note: All documents, photographs, diagrams, maps, petitions or other exhibits shown to the Commission shall become a part of the record in the case and will not be returned to the parties.
5. Once all testimony has been received the Chairman shall declare the public hearing closed.
6. Chairman asks the City Attorney to explain the voting procedure. The Commission shall then consider all proposed Findings of Fact. A majority vote in the affirmative of the Commission shall be necessary to approve each required Finding of Fact. Failure to approve any one (1) required Finding of Fact shall constitute denial of the application.
 - The Chairman shall read each summarized Finding of Fact (see attached). By each members silence on the individual subject it is established that the Commission finds unanimously in favor of the applicant. If any voting member desires a roll call vote on the finding when read, such member shall indicate by stating - VOTE.
 - The Chairman shall, upon such request for a vote, call for a discussion on the subject.
 - Following discussion the Chairman shall call for a vote.
 - The Chairman shall poll each voting member for their vote on the subject finding. Any negative vote must be supported by additional findings of fact which specify, in objectively measurable ways, the reasons the subject application fails to meet the criteria. If a negative vote is sustained, those members voting no shall state for the record, their reasons for denial.

7. The sequence listed under (6) above shall be repeated for each required finding.
8. The Chairman shall then call for a motion to adopt the Findings of Fact.
9. If favorable on all required findings: Once all required Findings of Fact have been considered by the Commission and no individual Finding of Fact has failed by recorded vote the Chairman shall call for a motion to approve the application with the conditions recommended.
 - The Commission may in its discretion attach conditions to the plan that exceed the minimum standards set forth under Article K. Land Use Intensity when it is found that such conditions are necessary to ensure that the proposed development will be compatible with adjacent areas.
 - The request shall be approved by a majority vote of the Commission.
10. If any individual Finding of Fact has failed by recorded vote the Chairman shall declare the application denied.
11. The Chairman shall advise the applicant and interested parties in attendance that appeal of this decision may be made in accordance with law to Pitt County Superior Court.

SITE DATA

Table with 2 columns: Description and Value. Includes: TOTAL AREA IN TRACT (26,000 ACRES), TOTAL BUILDING AREA (137,357 S.F.), TOTAL FLOOR AREA (331,718 S.F.), OPEN SPACE AREA (832,713 S.F.), etc.



Summary table of site data with 3 columns: Description, Value, and Required Value. Includes: OPEN SPACE AREA (1,132,560 S.F.), LIVABILITY AREA (1,132,560 S.F.), and OPEN COVERED AREA (290,901 S.F.).

LINE TABLE with 3 columns: LINE, DISTANCE, BEARING. Lists 15 lines with their respective measurements and bearings.

- 1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, CENTERLINE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE AT 90 DEGREE UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
4. ANY DISCREPANCIES BETWEEN THE CONTRACT DOCUMENTS AND ACTUAL FIELD CONDITIONS SHALL BE CALLED TO THE ATTENTION OF THE OWNER AND THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK.

GRACE CHURCH OF PITT COUNTY, INC. DB 1028, PG 113 CHURCH

SHEET INDEX table listing sheets 1 through 26 and their corresponding titles, such as 'LAND USE INTENSITY MAP', 'STORM DRAINAGE PLAN', and 'FLOOR PLAN & ELEVATIONS BUILDING TYPE #1'.



CLOSURE CHECK BOUNDARY table with 2 columns: CHECKED and DATE. Includes: CHECKED: JGG, DATE: 09/16/16.

THE RETREAT - A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION. Includes contact information for Baldwin Design Consultants, PA and Winterville Township, NC.

Vertical text on the left edge: JOHN MARVIN TAFT, PATRICIA SCHELLER BOWEN, ETAL. ESTATE FILE 2011-877. DB Y-32, PG 278. AGRICULTURAL.

JOHN MARVIN TAFT, PATRICIA SCHELLER BOWEN, ETAL. ESTATE FILE 2011-877. DB 11, PG 35. DB Y-32, PG 278. AGRICULTURAL.

JOHN MARVIN TAFT, PATRICIA SCHELLER BOWEN, ETAL. ESTATE FILE 2011-877. DB 11, PG 35. DB Y-32, PG 278. AGRICULTURAL.

CLIFTON LLOYD BROCK, JR. TRUSTEE UNDER THE KITRELL IRREVOCABLE TRUST. DB 3051. AGRICULTURAL.

GRACE CHURCH OF PITT COUNTY, INC. DB 1028, PG 113 CHURCH

PITT COUNTY FARM BUREAU, INC. DB 1976, PG 483 OFFICE

WINTERGREEN INVESTMENTS, INC. DB 1811, PG 665 OFFICE

WINTERGREEN INVESTMENTS, INC. DB 1811, PG 665 OFFICE

TARA COURT (R/W VARIES 40' B/B PUBLIC)

ABC FAMILY, LLC DB 2454, PG 312 OFFICE

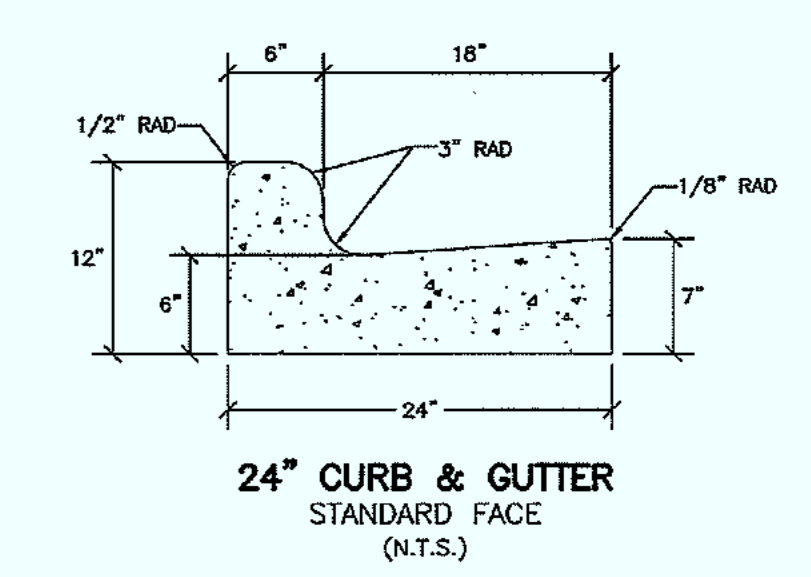
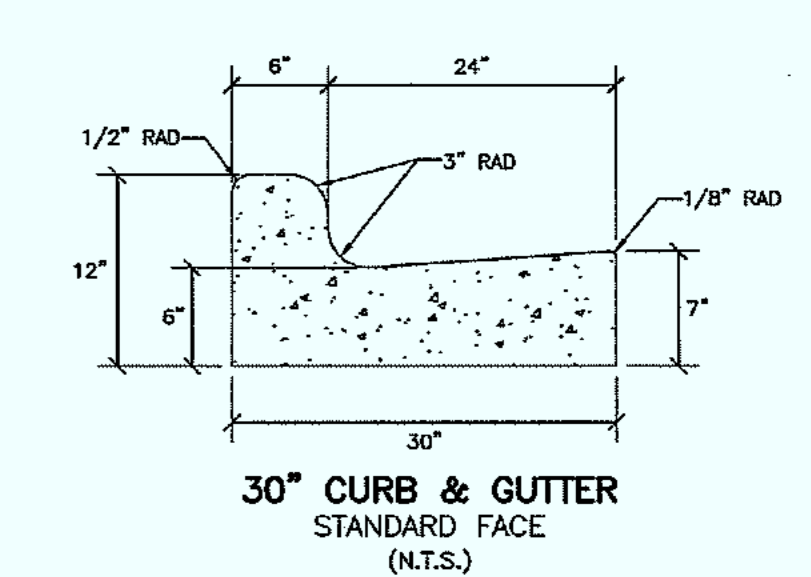
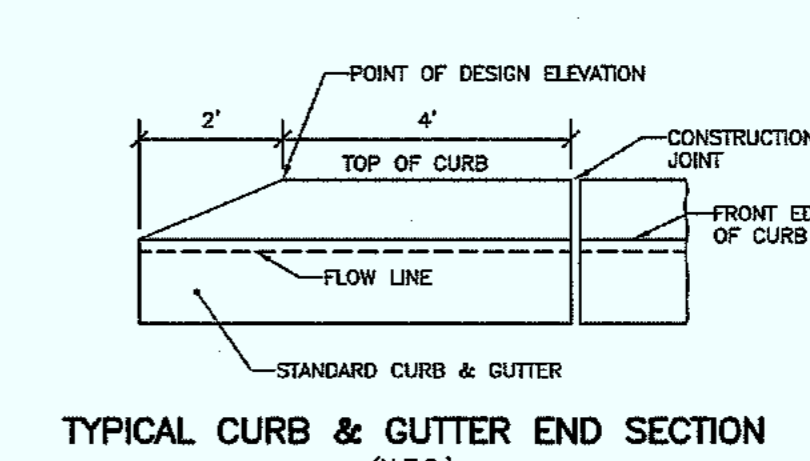
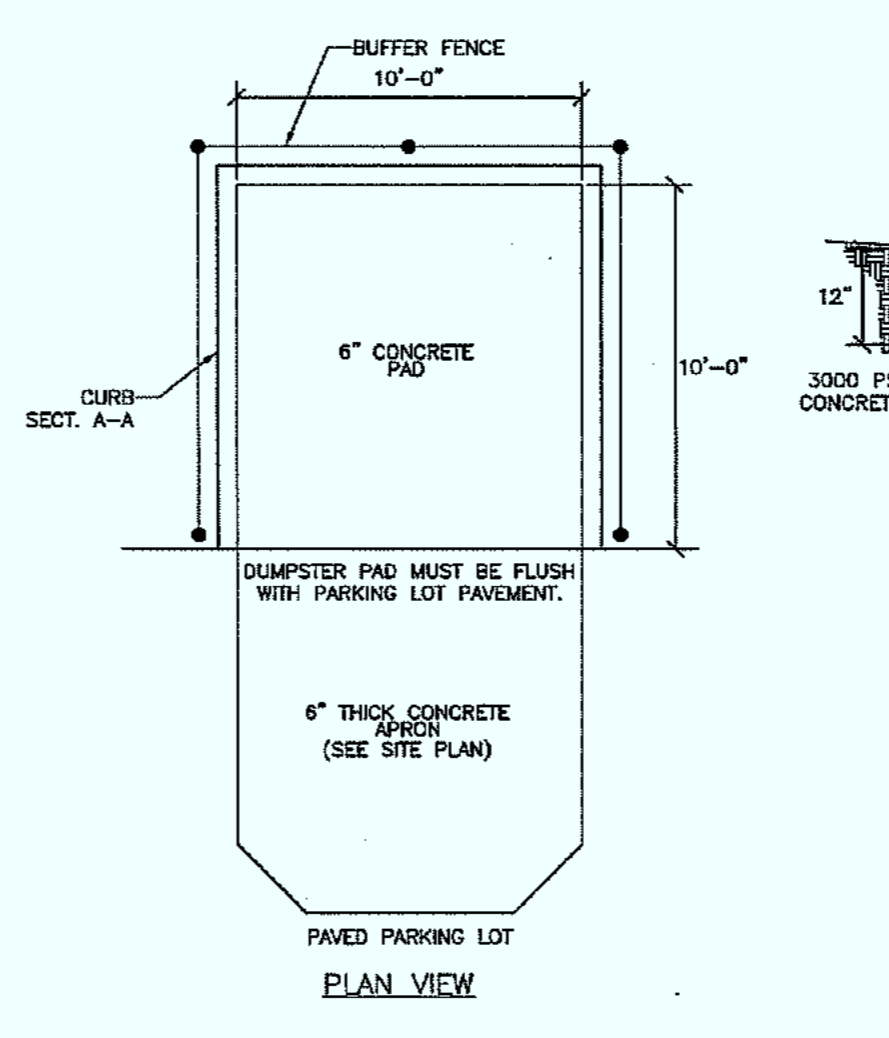
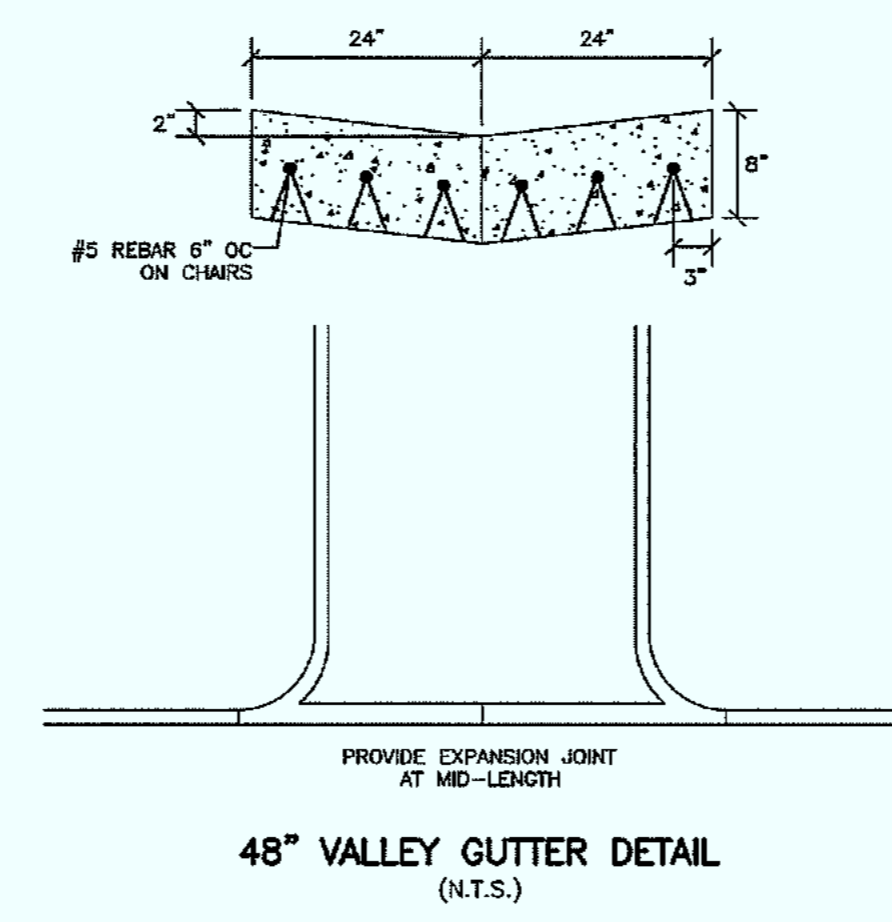
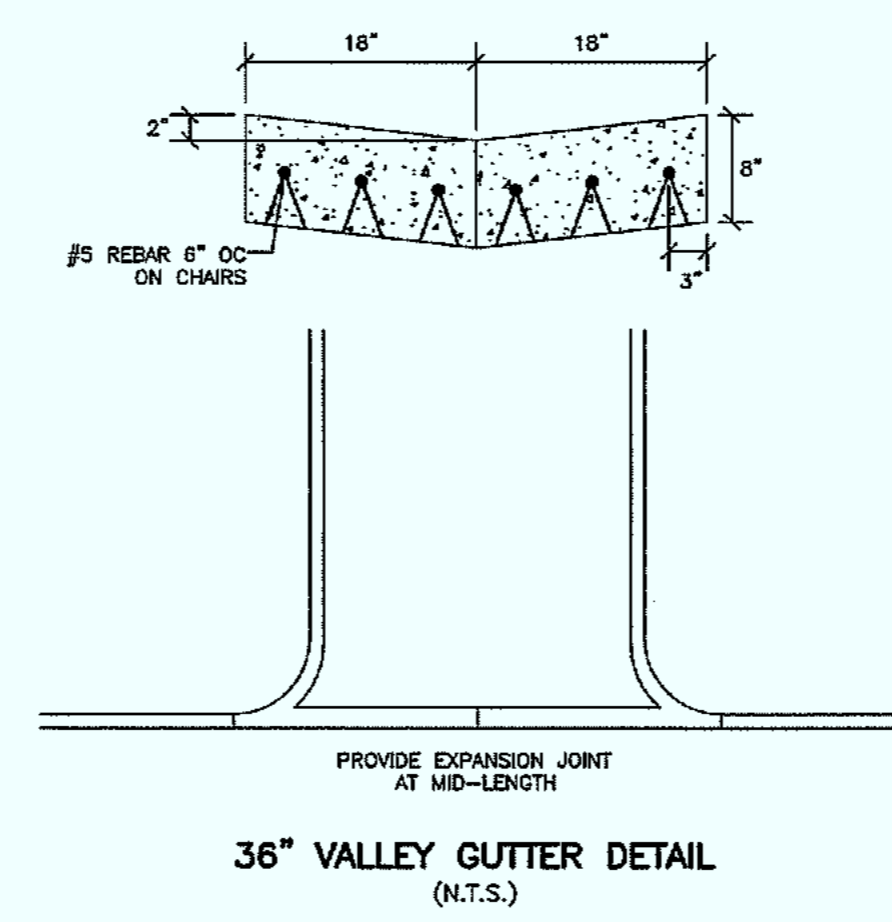
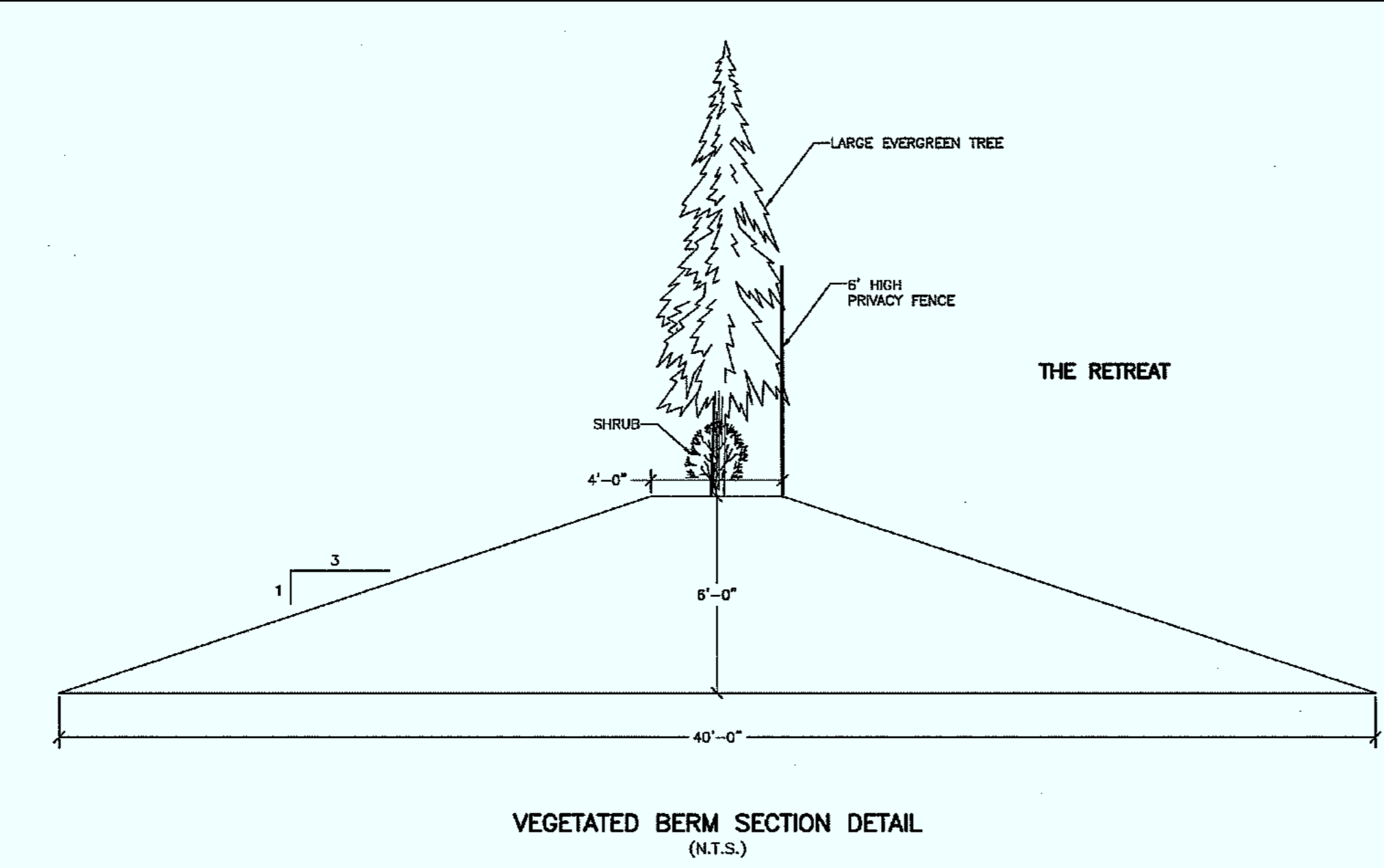
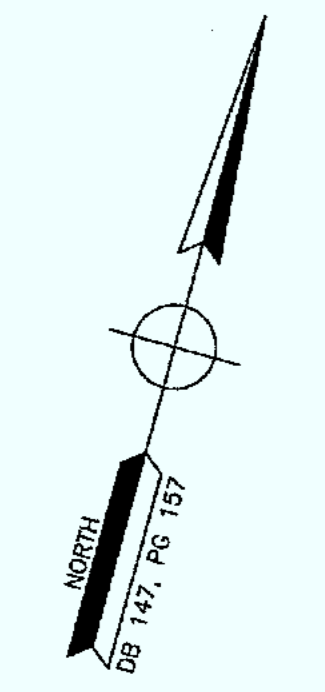
CEFM PROPERTIES, LLC DB 1860, PG 271 OFFICE

HANS GREGORY SCHELLER and wife DEBBIE SCHELLER DB 1243, PG 243 COMMERCIAL

TRUST ATLANTIC BANK DB 2466, PG 448 VACANT

TURNBURY DRIVE (50' R/W 36' B/B PUBLIC)

SELECT BANK & TRUST CO. DB 1906, PG 628 BANK



LEGEND

- ADS = ACRYLONITRILE-BUTADIENE-STYRENE
- BB = BOTTOM OF BANK
- B/B = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BFE = BACK FLOOR ELEVATION
- BLD = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- ESP = BACTERIOLOGICAL SAMPLING POINT
- CATV = CABLE TELEVISION BOX
- CB = CATCH BASIN
- CLD = CENTERLINE DITCH
- CLP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- CRP = DROP INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSPOUT
- DW = DRIVEWAY
- ECM = EXISTING CONCRETE MONUMENT
- EA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ELEC = ELECTRICAL
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC MANHOLE
- EP = EDGE OF PAVEMENT
- EPKH = EXISTING PARKER KALON NAIL
- ERRS = EXISTING RAILROAD SPIKE
- ESCP = EXTRA STRENGTH CONCRETE PIPE
- FES = FLARED END SECTION
- FTE = FINISHED FLOOR ELEVATION
- FI = FIRE HYDRANT
- FIRM = FLOOD INSURANCE RATE MAP
- FM = FORCE MARK
- F/O = FIBER OPTIC MARKER
- GM = GAS METER
- GV = GAS VALVE
- GUY = GUY WIRE
- HB = HOSE BIB
- ICV = IRRIGATION CONTROL VALVE
- IBV = INVERT
- IB = INJECTION BOX
- LP = LIGHT POLE
- LSA = LANDSCAPED AREA
- MB = MAIL BOX
- MEL = MINIMUM BUILDING LINE
- MH = MANHOLE
- MHW = MEAN HIGH WATER
- MP = METAL PIPE
- MW = MONITORING WELL
- NTS = NOT TO SCALE
- OCS = OUTLET CONTROL STRUCTURE
- OLP = OVERHEAD UTILITY POLE
- PH = PUMP HOUSE
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SIP = SET IRON PIPE
- SPKH = SET PARKER KALON NAIL
- SRRS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSMH = SANITARY SEWER MANHOLE
- SSWH = STORM SEWER MANHOLE
- SW = SIDEWALK
- SWHP = SMOOTH WALL HDPE
- SWPT = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOP ONLY)
- TBK = TOP OF BLOCK
- TBR = TO BE REMOVED
- TC = TOP OF CURB
- TCOHC = TOP OF CONCRETE
- TG = TOP OF GRAVEL
- TLMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TLMH = TELEPHONE MH
- TOT = TOTAL
- TPED = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- WOL = WOODS LINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WV = WATER VALVE
- NOT TO SCALE
- CLASS "B" STONE APRON
- CONSTRUCTION ENTRANCE/EXIT
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- DRAINAGE EASEMENT
- RIPIARIAN BUFFER
- SIGHT TRIANGLE
- SIGN EASEMENT
- CONCRETE LINED DITCH
- ZONING CLASSIFICATION
- AREA TO BE DEMOLISHED

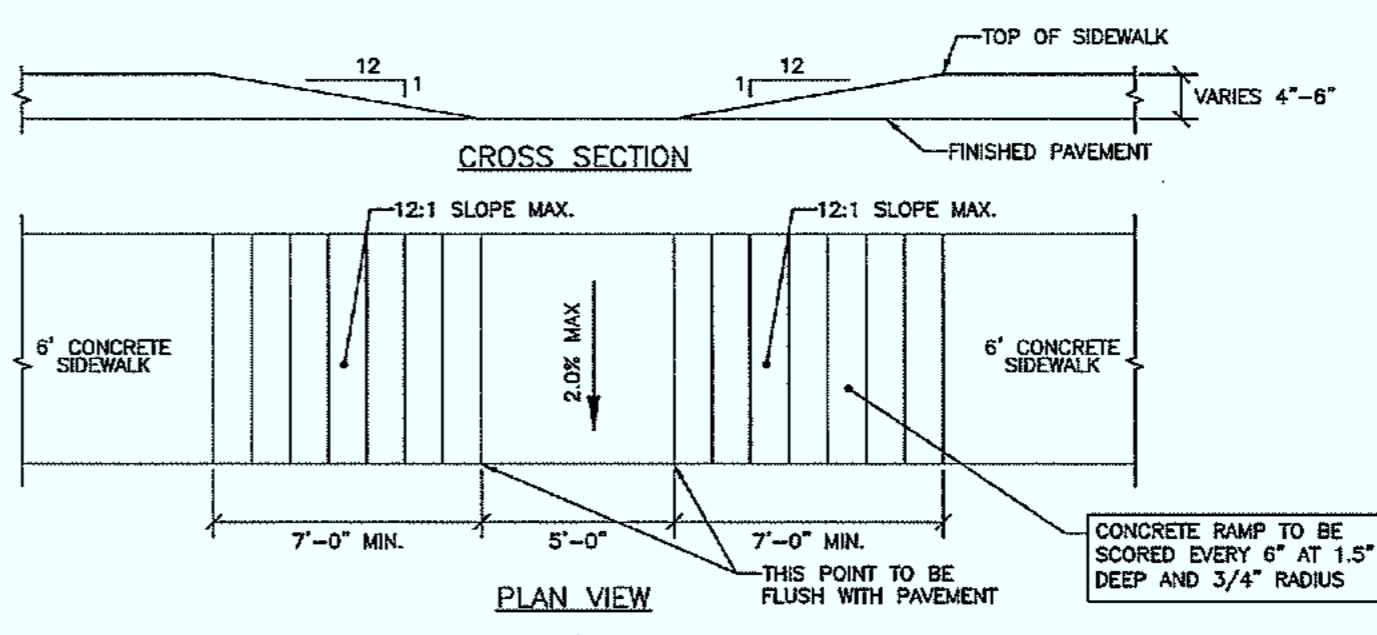
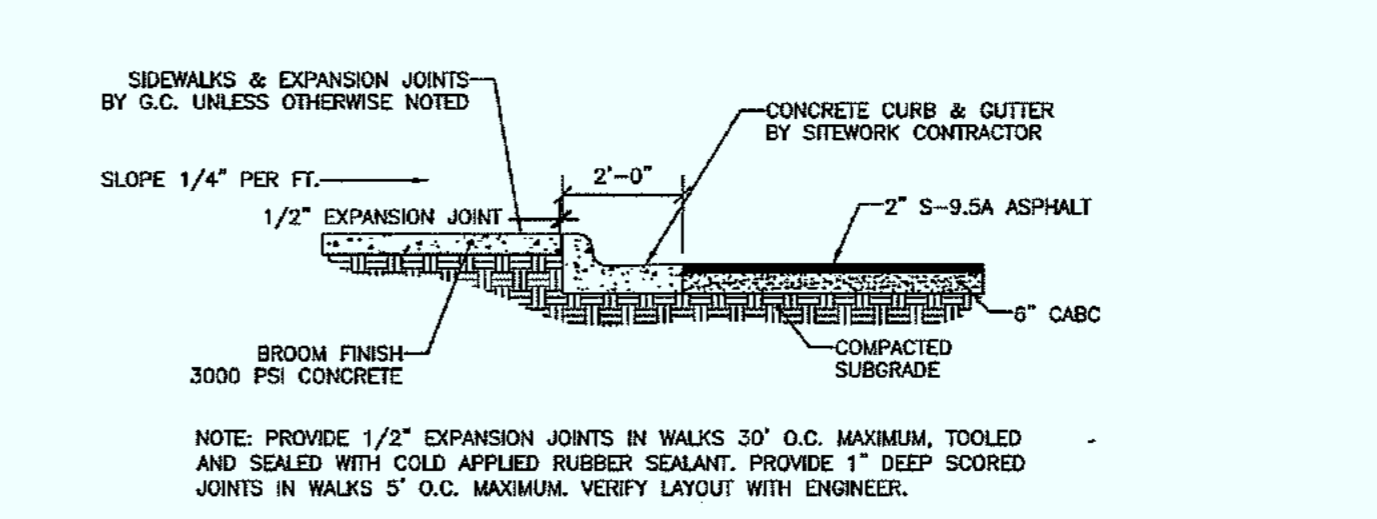
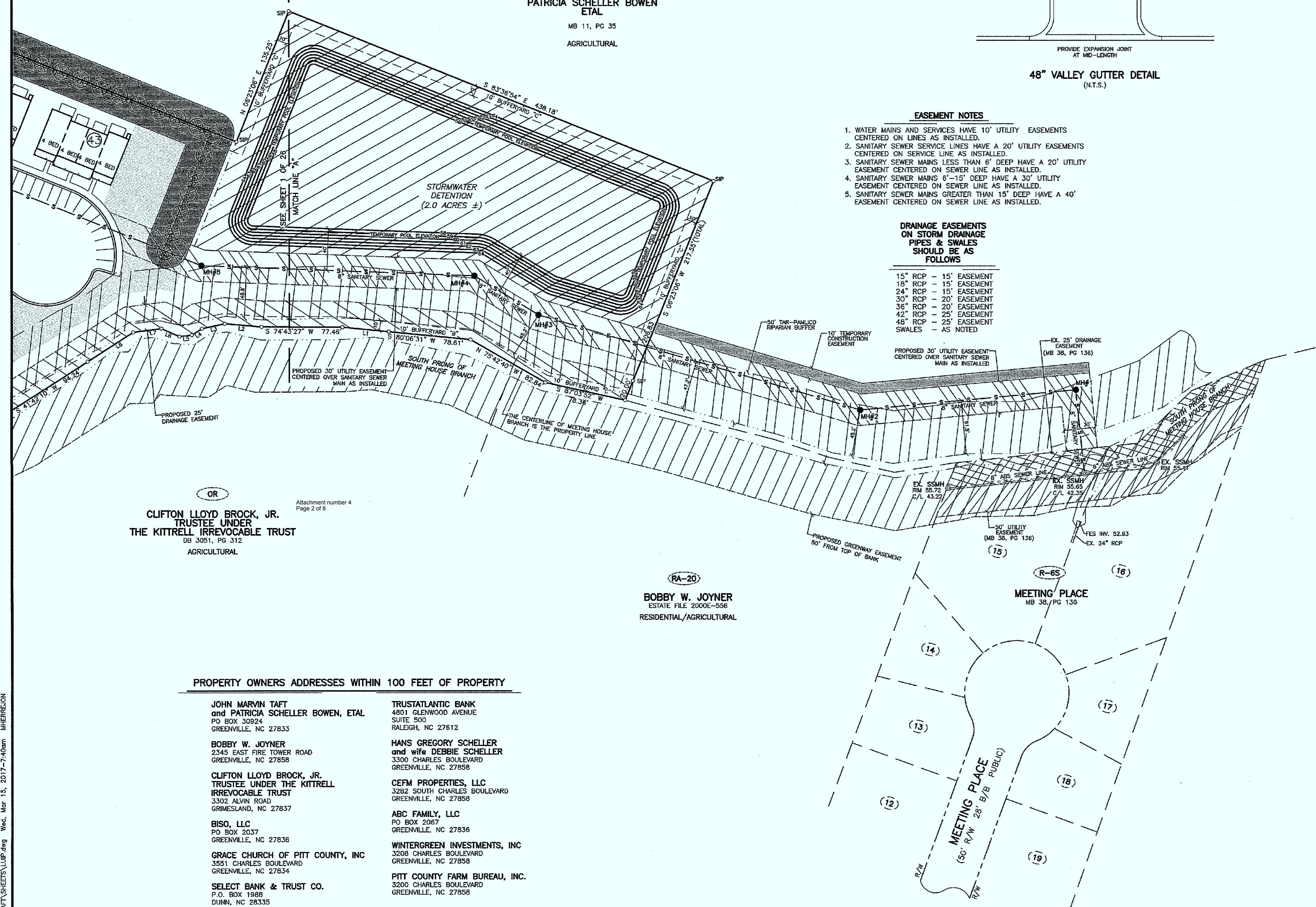
#1
R-6S
PATRICIA SCHELLER BOWEN ETAL
MB 11, PG 35
AGRICULTURAL

EASEMENT NOTES

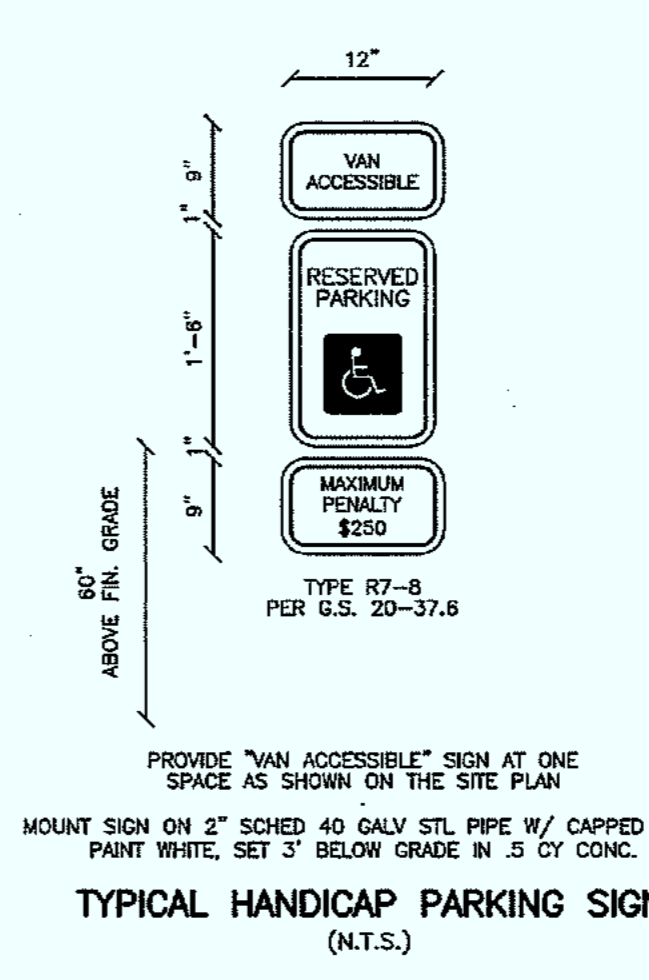
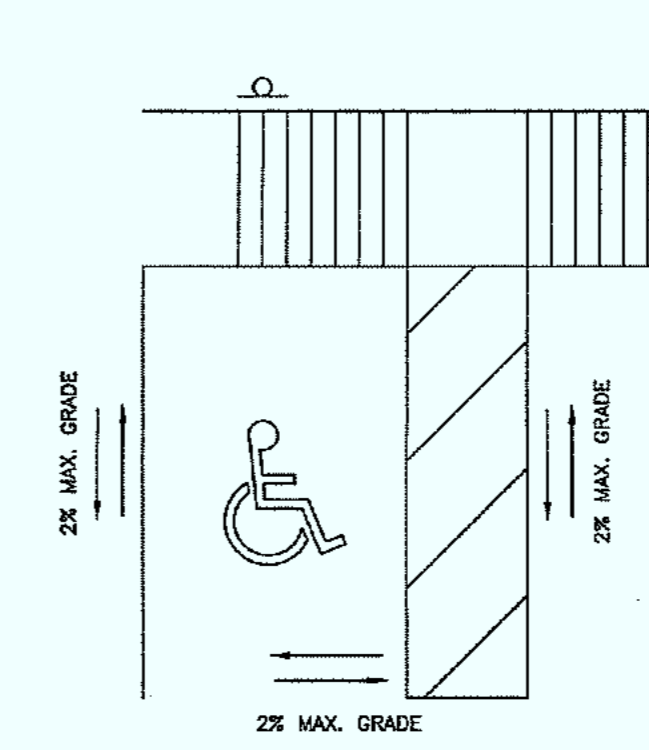
1. WATER MAINS AND SERVICES HAVE 10' UTILITY EASEMENTS CENTERED ON LINES AS INSTALLED.
2. SANITARY SEWER SERVICE LINES HAVE A 20' UTILITY EASEMENTS CENTERED ON SERVICE LINE AS INSTALLED.
3. SANITARY SEWER MAINS LESS THAN 6' DEEP HAVE A 20' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
4. SANITARY SEWER MAINS 6'-15' DEEP HAVE A 30' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
5. SANITARY SEWER MAINS GREATER THAN 15' DEEP HAVE A 40' EASEMENT CENTERED ON SEWER LINE AS INSTALLED.

DRAINAGE EASEMENTS ON STORM DRAINAGE PIPES & SWALES SHOULD BE AS FOLLOWS

- 15" RCP - 15' EASEMENT
- 18" RCP - 15' EASEMENT
- 24" RCP - 15' EASEMENT
- 30" RCP - 20' EASEMENT
- 36" RCP - 20' EASEMENT
- 42" RCP - 25' EASEMENT
- 48" RCP - 25' EASEMENT
- SWALES - AS NOTED



HC PARKING GRADE DETAIL (N.T.S.)



CLIFTON LLOYD BROCK, JR.
TRUSTEE UNDER
THE KITRELL IRREVOCABLE TRUST
AGRICULTURAL

RA-20
BOBBY W. JOYNER
ESTATE FILE 2000C-556
RESIDENTIAL/AGRICULTURAL

PROPERTY OWNERS ADDRESSES WITHIN 100 FEET OF PROPERTY

- JOHN MARVIN TAFT and PATRICIA SCHELLER BOWEN, ETAL**
PO BOX 20924
GREENVILLE, NC 27833
- BOBBY W. JOYNER**
2345 EAST FIRE TOWER ROAD
GREENVILLE, NC 27858
- CLIFTON LLOYD BROCK, JR. TRUSTEE UNDER THE KITRELL IRREVOCABLE TRUST**
3302 ALVIN ROAD
GRIMESLAND, NC 27837
- BISO, LLC**
PO BOX 2037
GREENVILLE, NC 27836
- GRACE CHURCH OF PITT COUNTY, INC**
3551 CHARLES BOULEVARD
GREENVILLE, NC 27834
- SELECT BANK & TRUST CO.**
P.O. BOX 1988
DUNN, NC 28335
- TRUSTATLANTIC BANK**
4801 GLENWOOD AVENUE
SUITE 500
RALEIGH, NC 27612
- HANS GREGORY SCHELLER and wife DEBBIE SCHELLER**
3300 CHARLES BOULEVARD
GREENVILLE, NC 27858
- CEPM PROPERTIES, LLC**
3382 SOUTH CHARLES BOULEVARD
GREENVILLE, NC 27858
- ABC FAMILY, LLC**
PO BOX 2067
GREENVILLE, NC 27836
- WINTERGREEN INVESTMENTS, INC**
3208 CHARLES BOULEVARD
GREENVILLE, NC 27858
- PITT COUNTY FARM BUREAU, INC.**
3500 CHARLES BOULEVARD
GREENVILLE, NC 27858

SHEET 2 OF 26
LAND USE INTENSITY MAP (LUI RATING: 67)

A PORTION OF TAX PARCEL #09010
TAX MAP #4698-07-9875

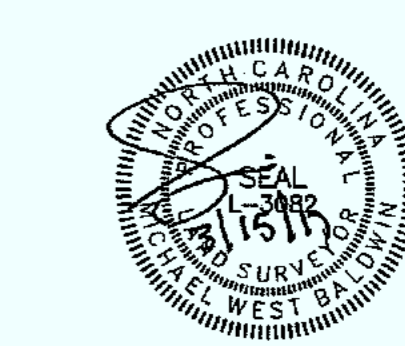
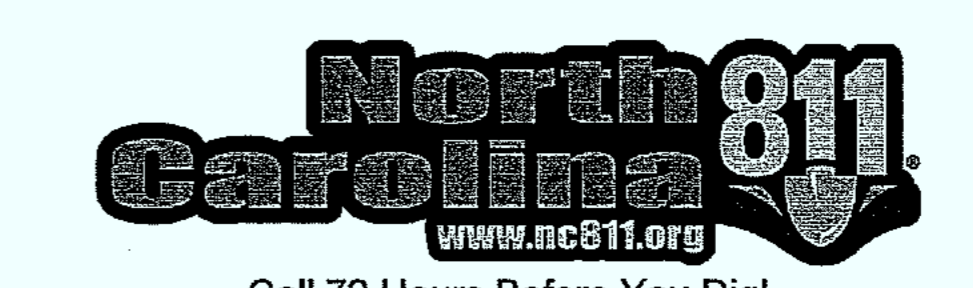
THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: **LCD ACQUISITIONS, LLC**
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
ATHENS, GA 30606
PHONE: (706) 543-1910

OWNER: **PATRICIA S. BOWEN, ETAL**
ADDRESS: 3325 DAVIE STREET
WINTERVILLE, NC 28590
PHONE: (252) 756-0714

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27608

SURVEYED: JDP
APPROVED: MWB
DRAWN: JGG/MAH
DATE: 03/06/17
CHECKED: MWB
SCALE: 1" = 50'



Y:\DRAWINGS\16-002 JOHN MARVIN TAFT\SHEETS\LUIP.dwg, Wed, Apr 15, 2017, 7:40am AMBERLEIGH

#1
JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN
ETAL
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL

R-6S
#1
JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN, ETAL
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL

RA-20
GRACE CHURCH
OF PITT COUNTY, INC.
DB 1028, PG 113
CHURCH

OR
PITT COUNTY FARM BUREAU, INC.
DB 1978, PG 463
OFFICE

OR
WINTERGREEN INVESTMENTS, INC.
DB 1811, PG 655
OFFICE

OR
WINTERGREEN INVESTMENTS, INC.
DB 1811, PG 655
OFFICE

R/W
TARA COURT
(R/W VARIES 40' B/B PUBLIC)

OR
ABC FAMILY, LLC
DB 2454, PG 312
OFFICE

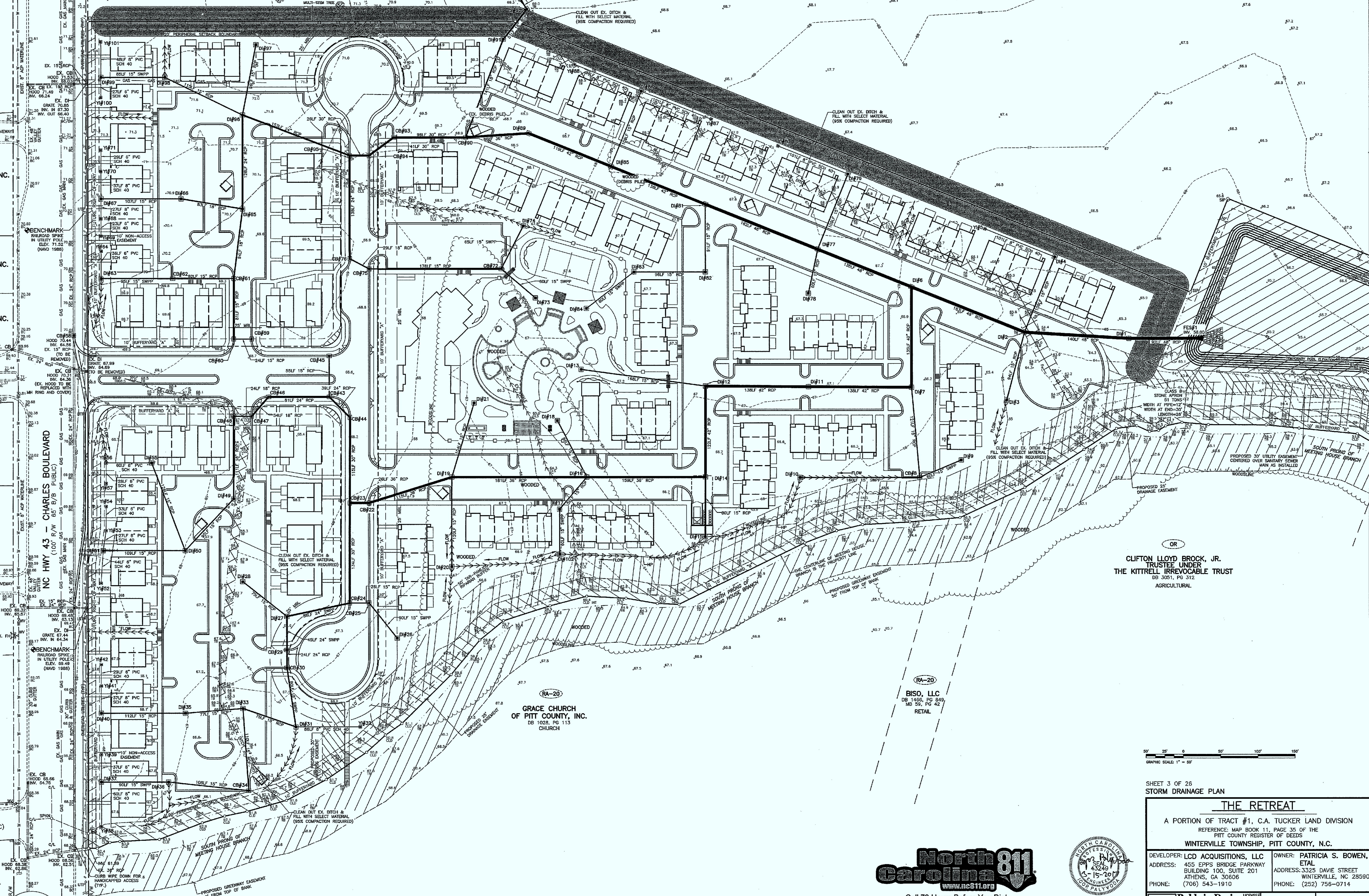
OR
CEFM PROPERTIES, LLC
DB 1880, PG 271
OFFICE

OR
HANS GREGORY SCHELLER
and wife DEBBIE SCHELLER
DB 1243, PG 543
COMMERCIAL

OR
TRUSTATLANTIC BANK
DB 2465, PG 448
VACANT

R/W
TURNBURY DRIVE
(50' R/W 36' B/B PUBLIC)

CE
SELECT BANK & TRUST CO.
DB 1906, PG 628
BANK



GRAPHIC SCALE 1" = 50'

SHEET 3 OF 26
STORM DRAINAGE PLAN

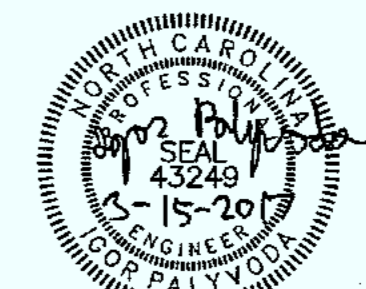
THE RETREAT

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590
PHONE: (706) 543-1910	PHONE: (252) 756-0714



Call 72 Hours Before You Dig!
1-800-632-4949



Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARJUNING BOULEVARD GREENVILLE, NC 27609	DESIGNED: JP	APPROVED: JP
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB/IP	SCALE: 1" = 50'
	PROJECT NO: 17-001	

Y:\P\1700-D THE RETREAT\17-001 JOHN MARVIN TAFT\17-001 SHEETS\17-001-3.DWG, Wed, Apr 15, 2017 7:44am, INTEREADON

JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN
ETAL
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL

JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN, ETAL
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL

RA-20
GRACE CHURCH
OF PITT COUNTY, INC.
DB 1028, PG 113
CHURCH

OR
PITT COUNTY FARM BUREAU, INC.
DB 1978, PG 463
OFFICE

OR
WINTERGREEN INVESTMENTS, INC.
DB 1811, PG 655
OFFICE

OR
WINTERGREEN INVESTMENTS, INC.
DB 1811, PG 655
OFFICE

TARA COURT
(R/W VARIES 40' B/B PUBLIC)

OR
ABC FAMILY, LLC
DB 2454, PG 312
OFFICE

OR
CEFM PROPERTIES, LLC
DB 1880, PG 271
OFFICE

OR
HANS GREGORY SCHELLER
and wife DEBBIE SCHELLER
DB 1243, PG 543
COMMERCIAL

OR
TRUST ATLANTIC BANK
DB 2468, PG 448
VACANT

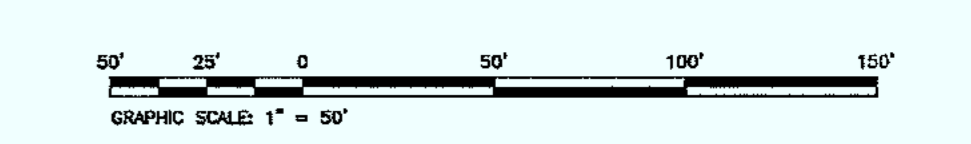
TURNBURY DRIVE
(50' R/W 36' B/B PUBLIC)

CG
SELECT BANK & TRUST CO.
DB 1906, PG 628
BANK

RA-20
GRACE CHURCH
OF PITT COUNTY, INC.
DB 1028, PG 113
CHURCH

RA-20
BISO, LLC
DB 1456, PG 849
MB 59, PG 42
RETAIL

OR
CLIFTON LLOYD BROCK, JR.
TRUSTEE UNDER
THE KITTRELL IRREVOCABLE TRUST
DB 3051, PG 312
AGRICULTURAL



SHEET 4 OF 26
WATER DISTRIBUTION
& SANITARY SEWER PLAN

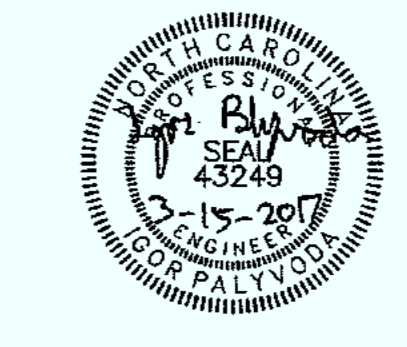
THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
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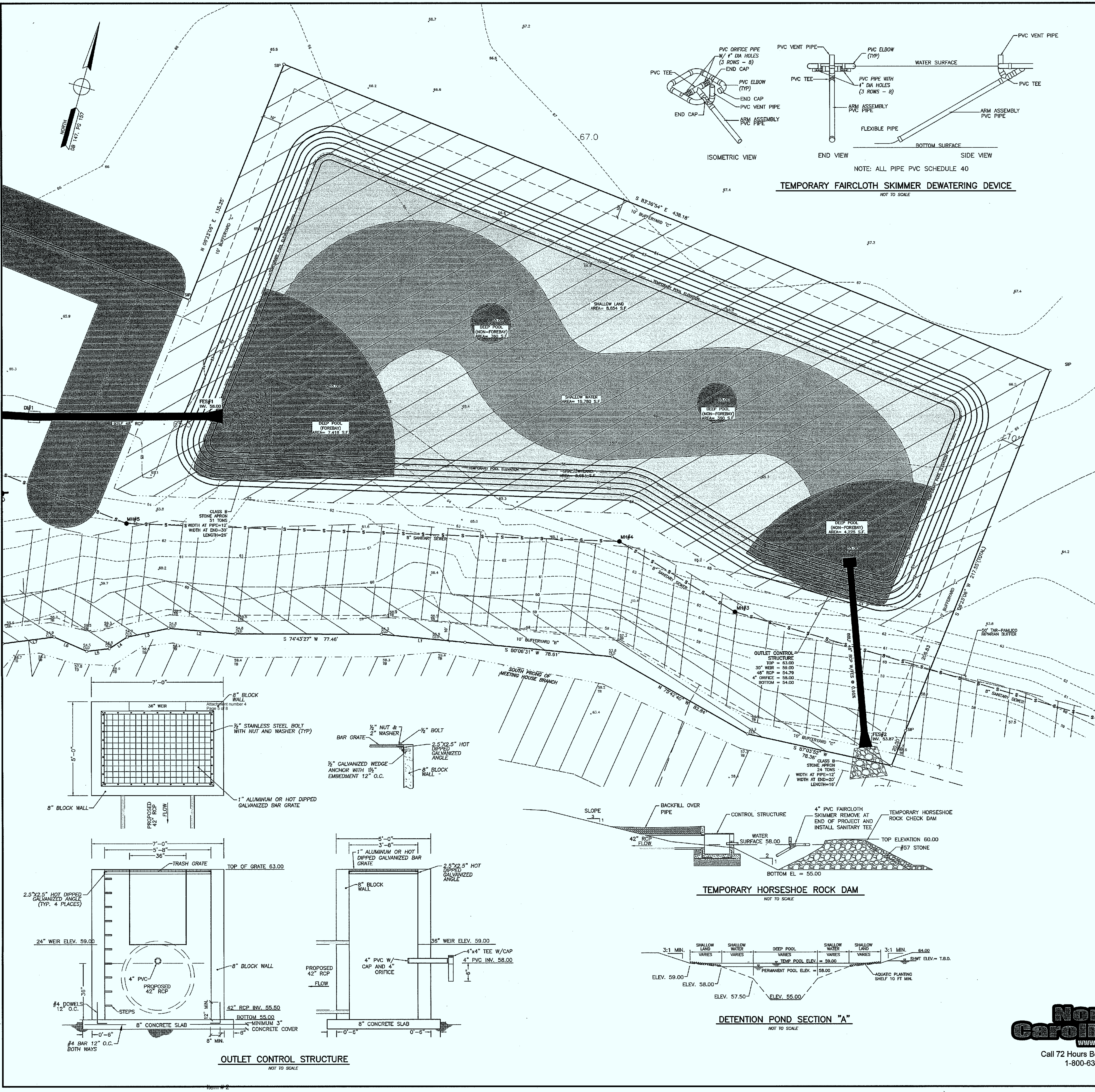
<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27609 252.756.1390</p>	DESIGNED: IP	APPROVED: IP
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB/IP	SCALE: 1" = 50'



Call 72 Hours Before You Dig!
1-800-632-4949



Y:\DRAWINGS\16-002 JOHN MARVIN TAFT\TAFT_SHELLER_ULIP.dwg, Wed, Mar 15, 2017 - 7:44am, MBEREADON



- STORMWATER WETLAND PLANTING SPECIFICATION FOR STORMWATER WETLAND**
- ALL HERBACEOUS PLANTS WITHIN THE WETLAND PROPER (SHALLOW WATER AND SHALLOW LAND ZONES) SHALL BE INSTALLED BETWEEN MARCH 15 AND JULY 31.
 - UNLESS OTHERWISE DESIGNATED, PLANTS SHOULD BE INSTALLED AS LARGE DRIFTS (I.E., MASSES OF A SINGLE SPECIES) WITHIN THEIR RESPECTIVE PLANTING AREAS.
 - INSTALL A SLOW RELEASE FERTILIZER TABLET NEXT TO EACH PLANT WITHIN THE WETLAND PROPER. FOR HERBACEOUS SPECIES USE AG SAFE AQUATIC-TABS 20-10-5, 90 DAY CONTINUOUS FEEDING, 5 GRAMS, OR EQUIVALENT. FOR TREES AND SHRUBS USE AGRIFORM 20-10-5 PLUS WINGS PLANTING TABLETS, 2 YEAR SLOW RELEASE OR EQUIVALENT.
 - ALL PLANTS SHALL BE DIRECTLY DESCENDED FROM INDIVIDUALS GROWING WITHIN 200 MILES OF THE PROJECT SITE. IF SUITABLE STOCK CANNOT BE OBTAINED, PLANTS OF OTHER GENETIC PROVENANCES MAY BE UTILIZED WITH THE APPROVAL OF THE OWNER OR OWNER'S REPRESENTATIVE.
 - PLANT MATERIAL SHOULD CONFORM TO AMERICAN STANDARD NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ALL PLANT MATERIAL TO BE CONTAINER GROWN PLANTS OF AT LEAST 4.0 CUBIC INCHES CAPACITY.
 - A MINIMUM OF TEN (10) DIFFERENT SPECIES, TOTAL OF WHICH FIVE (5) ARE EMERGENT SPECIES WITH NO MORE THAN 30% OF A SINGLE SPECIES.
 - RECOMMENDED PLANTS FOR PERMANENT SHALLOW WATER (3"-6" DEEP). PLANTS SHOULD BE OF EACH SPECIES AND PLANTED IN A NATURAL FLOWING ARRANGEMENT.
 - A. ACORUS SUBCORDATUM (SWEETFLAG)
 - B. PELTANDRA VIRGINICA (ARROW ARUM)
 - C. SAGITTARIA LATIFOLIA (DUCK POTATO)
 - D. PONTEDERIA CORDATA (PICKERELWEED)
 - SURFACE AREA: A = 19,780 S.F.
TOTAL NUMBER OF PLANTS SPACED AT 24" O.C. = 4,950
 - RECOMMENDED PLANTS FOR SHALLOW LAND < 3" DEEP TO TEMPORARY POOL ELEVATION. PLANTS SHOULD BE OF EACH SPECIES AND PLANTED IN A NATURAL FLOWING ARRANGEMENT.
 - A. ASCLEPIAS INVARNATA (SWAMP MILKWEED)
 - B. LOBELIA CARDINALIS (CARDINAL FLOWER)
 - C. EURYTHORAEDELPHUS FISTULOSUS (JOE PYEWEEED)
 - SHALLOW LAND SURFACE AREA = 13,308 S.F.
TOTAL NUMBER OF PLANTS SPACED AT 24" O.C. = 4,350
 - RECOMMENDED PLANTS FOR DEEP POOL, 18" - 36".
 - A. LEMNA (DUCKWEED)
 - B. NELLUMBO LUTEA (AMERICAN LOTUS)
 - C. NUPHAR LUTEA (YELLOW POND-LILY)
 - DEEP POOL NON-FOREBAY SURFACE AREA = 360 S.F. (EA.) / 4,225 S.F.
DEEP POOL FOREBAY SURFACE AREA = 7,418 S.F.
TOTAL NUMBER OF PLANTS IN NON-FOREBAY, SPACED AT 24" O.C. = 90 (EA.) / 1,050
TOTAL NUMBER OF PLANTS IN FOREBAY, SPACED AT 24" O.C. = 1,860

- CONSTRUCTED WETLAND CONSTRUCTION SCHEDULE:**
- CLEAR AND GRUB WETLAND AREA.
 - EXCAVATE CONSTRUCTED WETLANDS AREA TO ROUGH ELEVATION STOCKPILE SOIL IN PROPOSED BERM AREA.
 - INSTALL EROSION CONTROL MEASURES TO STABILIZE POND AREA.
 - INSTALL OUTLET STRUCTURE.
 - WHEN SITE HAS BEEN STABILIZED WITH TEMPORARY SEEDING, CURB AND GUTTER AND CLEAN SEDIMENT OUT OF WETLANDS BASIN AND PREPARE BASIN FOR PLANTING. CALL PITT COUNTY PUBLIC UTILITY DEPARTMENT STORMWATER DEPARTMENT.
 - INSTALL WETLANDS VEGETATION PER SPECIFICATIONS WETLANDS.
 - PERMANENT SEED BANKS AND SLOPES OF BERM AND AREA.
 - ADJUST SPACING OF LANDSCAPING TREES AND SHRUBS AS REQUIRED TO PREVENT PLANTING WITHIN THE 20' EMERGENCY GRASS SPILLWAY FOR POND.
- MAINTENANCE PLAN**
- FREQUENCY - INSPECTION ACTIVITIES**
- AFTER CONSTRUCTION**
- INSPECT AFTER SEVERAL STORM EVENTS FOR BANK STABILITY, VEGETATION GROWTH, DRAINAGE SYSTEM FUNCTIONING, AND STRUCTURAL DAMAGE.
- SEMI-ANNUAL INSPECTION**
- INSPECT FOR INVASIVE VEGETATION, DIFFERENTIAL SETTLEMENT, CRACKING, EROSION, LEAKAGE, OR TREE GROWTH ON THE EMBANKMENT; THE CONDITION OF THE RIPRAP IN THE INLET AND OUTLET, AND PLOT CHANNELS; SEDIMENT ACCUMULATION IN THE BASIN; CLOSURE OF OUTLET, AND THE vigor AND DENSITY OF THE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR. CORRECT OBSERVED PROBLEMS AS NECESSARY.
 - NOTE SIGNS OF HYDROCARBON BUILDUP SUCH AS FLOATING OIL ON WATER SURFACE.
 - INSPECT FOR DAMAGE TO THE EMBANKMENT AND INLET/OUTLET STRUCTURES. REPAIR AS NECESSARY.
 - MONITOR FOR SEDIMENT ACCUMULATION IN THE FACILITY AND FOREBAY.
 - EXAMINE INLET AND OUTLET DEVICES TO ENSURE THEY ARE FREE OF DEBRIS AND ARE OPERATIONAL.
- FREQUENCY - MAINTENANCE ACTIVITIES**
- ONE-TIME**
- REPLACE WETLAND VEGETATION TO MAINTAIN AT LEAST 50% OF SURFACE AREA COVERAGE IN WETLAND PLANTS AFTER THE SECOND GROWING SEASON.
- AS NEEDED MAINTENANCE**
- REPAIR UNDERCUT AREAS, EROSION TO BANKS, AND BOTTOM AS REQUIRED, WHERE PERMITTED BY THE DEPARTMENT OF FISH AND GAME OR OTHER AGENCY REGULATIONS. STOCK CONSTRUCTED WETLANDS REGULARLY WITH MOSQUITO FISH (GAMBUSIA SPP.) TO ENHANCE NATURAL MOSQUITO AND MIDGE CONTROL.
- FREQUENT (3 TO 4 TIMES PER YEAR)**
- CLEAN AND REMOVE DEBRIS FROM INLET AND OUTLET STRUCTURES.
 - MOW SIDE SLOPES AND REMOVE GRASS CLIPPINGS, REMOVE LITTER AND DEBRIS FROM BANKS, BASIN BOTTOM, TRASH RACKS, OUTLET STRUCTURES, AND VALVES AS REQUIRED.
- ANNUAL MAINTENANCE (IF NEEDED)**
- SUPPLEMENT WETLAND PLANTS IF A SIGNIFICANT PORTION HAVE NOT ESTABLISHED (AT LEAST 50% OF THE SURFACE AREA).
 - REMOVE NUISANCE PLANT SPECIES.
 - CLEAN FOREBAY TO AVOID ACCUMULATION IN MAIN WETLAND AREA TO MINIMIZE WHEN THE MAIN WETLAND AREA NEEDS TO BE CLEARED.
 - HARVEST PLANT SPECIES IF VEGETATION BECOMES TOO THICK CAUSING FLOW BACKUP AND FLOODING. MORE FREQUENT PLANT HARVESTING MAY BE REQUIRED BY LOCAL VECTOR CONTROL AGENCIES.
 - FERTILIZE NEW VEGETATION ONE TIME ONLY. THE OWNER SHALL NOT FERTILIZE VEGETATION AFTER THE INITIAL OCCURRENCE.
 - MONITOR SEDIMENT ACCUMULATIONS, AND REMOVE SEDIMENT WHEN THE ACCUMULATED SEDIMENT VOLUME EXCEEDS 10-20% OF THE BASIN VOLUME. PLANTS ARE "CHOKED" WITH SEDIMENT, OR THE WETLAND BECOMES EUTROPHIC. IT IS SUGGESTED THAT THE MAIN AREA BE CLEARED ONE HALF AT A TIME WITH AT LEAST ONE GROWING SEASON IN BETWEEN CLEANINGS. THIS WILL HELP TO PRESERVE THE VEGETATION AND ENABLE THE WETLAND TO RECOVER MORE QUICKLY FROM THE CLEANING.
 - SEEDING AND MULCHING SCHEDULE PER ACRE THE KINDS OF SEED AND FERTILIZER, AND THE RATES OF APPLICATION OF SEED, FERTILIZER AND LIMESTONE, SHALL BE AS STATED BELOW. DURING PERIODS OF OVERLAPPING DATES, THE KIND OF SEED TO BE USED SHALL BE DETERMINED BY THE ENGINEER.

LINE	2 Tons per Acre
10-10-20	1,000 Lb per Acre
0-20-0	500 Lb per Acre
STRAW MULCH	2 TONS/AC (AFTER SEEDING)
ASPHALT TACK	200 GAL/TON OF MULCH

JANUARY 1-DECEMBER 31

50# Tall Fescue
50# Centipede
50# Paspaloco Bahiagrass
50# Fertilizer
4000# Limestone

JANUARY 1-DECEMBER 31

75# Tall Fescue
75# Centipede
50# Fertilizer
4000# Limestone

TEMPORARY SEEDING

"COOL SEASON" PLANTED BETWEEN 15 AUGUST AND 15 APRIL
120# RYE GRAIN (NO RYE GRASS)

"WARM SEASON" PLANTED BETWEEN 15 APRIL AND 15 AUGUST
65# GERMAN BROWN TOP OR FOX-TAIL MILLET

THE RETREAT

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
ATHENS, GA 30606
PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 3325 DAVIE STREET
WINTERVILLE, NC 28790
PHONE: (252) 756-0714

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ALABAMA BOULEVARD
GREENVILLE, NC 27609

DESIGNED: IP
APPROVED: IP
DRAWN: MAH
DATE: 03/06/17
CHECKED: MWB/IP
SCALE: 1" = 20'



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MINIMUM PLANT SIZES SHALL BE AS FOLLOWS:

PLANTING MATERIAL TYPES	MINIMUM PLANTING SIZE
1. LARGE TREE - SINGLE STEM	10 FEET AND 2" CALIPER
2. SMALL TREE	10 FEET
3. SHRUB	8 FEET AND 1 1/2" CALIPER
	18" EXCEPT AS PROVIDED UNDER SECTION 9-4-287 (A)

THE FOLLOWING VEGETATION MATERIALS AS LISTED BY COMMON NAMES SHALL CONSTITUTE NOT MORE THAN TWENTY-FIVE PERCENT (25%) OF THE TOTAL REQUIREMENT FOR THE SPECIFIC CATEGORIES.

A. LARGE TREE CATEGORY	C. EVERGREEN SHRUB CATEGORY
RIVER BIRCH	RED TIP PHTOMIA
B. SMALL TREE CATEGORY	
ARISTOCRAT PEAR	
BRADFORD PEAR	
CAPITOL PEAR	
CLEVELAND SELECT PEAR	

PLANTING REQUIREMENTS:

LOT AREA: 24.0 ACRES (EXCLUDES STREET RIGHT-OF-WAYS) Δ

REQUIRED SITE VEGETATION FOR LOT

LARGE TREES	120	NOTE: 120 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS
SMALL TREE	240	
SHRUBS	600	

REQUIRED STREET TREE VEGETATION FOR NC HWY 43-CHARLES BOULEVARD (1,109LF)

TOTAL REQUIRED LARGE TREES	22
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	22

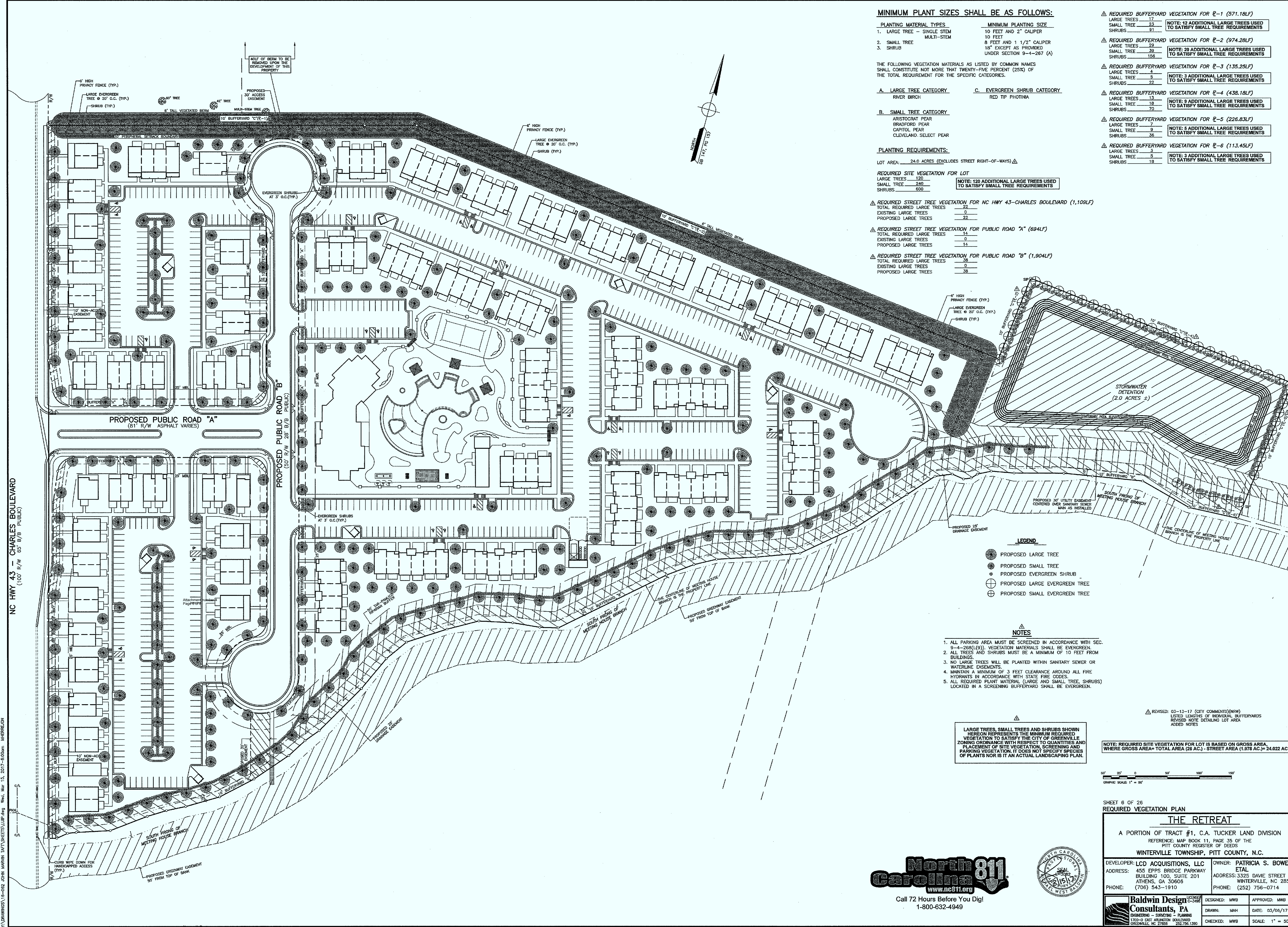
REQUIRED STREET TREE VEGETATION FOR PUBLIC ROAD "A" (694LF)

TOTAL REQUIRED LARGE TREES	14
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	14

REQUIRED STREET TREE VEGETATION FOR PUBLIC ROAD "B" (1,904LF)

TOTAL REQUIRED LARGE TREES	38
EXISTING LARGE TREES	0
PROPOSED LARGE TREES	38

Δ REQUIRED BUFFERYARD VEGETATION FOR R-1 (571.18LF)	
LARGE TREES	17
SMALL TREE	23
SHRUBS	91
NOTE: 12 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ REQUIRED BUFFERYARD VEGETATION FOR R-2 (974.28LF)	
LARGE TREES	29
SMALL TREE	39
SHRUBS	156
NOTE: 20 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ REQUIRED BUFFERYARD VEGETATION FOR R-3 (135.25LF)	
LARGE TREES	4
SMALL TREE	5
SHRUBS	22
NOTE: 3 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ REQUIRED BUFFERYARD VEGETATION FOR R-4 (438.18LF)	
LARGE TREES	13
SMALL TREE	18
SHRUBS	70
NOTE: 9 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ REQUIRED BUFFERYARD VEGETATION FOR R-5 (226.83LF)	
LARGE TREES	7
SMALL TREE	9
SHRUBS	36
NOTE: 5 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	
Δ REQUIRED BUFFERYARD VEGETATION FOR R-6 (113.45LF)	
LARGE TREES	3
SMALL TREE	5
SHRUBS	18
NOTE: 3 ADDITIONAL LARGE TREES USED TO SATISFY SMALL TREE REQUIREMENTS	



LEGEND

●	PROPOSED LARGE TREE
○	PROPOSED SMALL TREE
●	PROPOSED EVERGREEN SHRUB
⊕	PROPOSED LARGE EVERGREEN TREE
⊖	PROPOSED SMALL EVERGREEN TREE

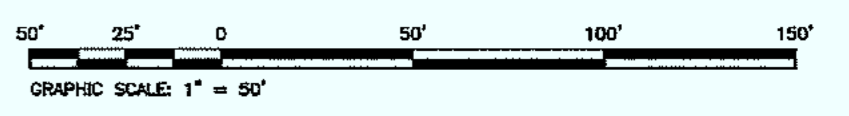
NOTES

1. ALL PARKING AREA MUST BE SCREENED IN ACCORDANCE WITH SEC. 9-4-208(1)(9); VEGETATION MATERIALS SHALL BE EVERGREEN.
2. ALL TREES AND SHRUBS MUST BE A MINIMUM OF 10 FEET FROM BUILDINGS.
3. NO LARGE TREES WILL BE PLANTED WITHIN SANITARY SEWER OR WATERLINE EASEMENTS.
4. MAINTAIN A MINIMUM OF 3 FEET CLEARANCE AROUND ALL FIRE HYDRANTS IN ACCORDANCE WITH STATE FIRE CODES.
5. ALL REQUIRED PLANT MATERIAL (LARGE AND SMALL TREE, SHRUBS) LOCATED IN A SCREENING BUFFERYARD SHALL BE EVERGREEN.

LARGE TREES, SMALL TREES AND SHRUBS SHOWN HEREON REPRESENTS THE MINIMUM REQUIRED VEGETATION TO SATISFY THE CITY OF GREENVILLE ZONING ORDINANCE WITH RESPECT TO QUANTITIES AND PLACEMENT OF SITE VEGETATION, SCREENING AND PARKING VEGETATION. IT DOES NOT SPECIFY SPECIES OF PLANTS NOR IS IT AN ACTUAL LANDSCAPING PLAN.

Δ REVISED: 03-13-17 (CITY COMMENTS)(NEW) LISTED LENGTHS OF INDIVIDUAL BUFFERYARDS REVISED NOTE DETAILING LOT AREA ADDED NOTES

NOTE: REQUIRED SITE VEGETATION FOR LOT IS BASED ON GROSS AREA, WHERE GROSS AREA= TOTAL AREA (28 AC.) - STREET AREA (1.976 AC.)= 26.022 AC.



SHEET 6 OF 26
REQUIRED VEGETATION PLAN

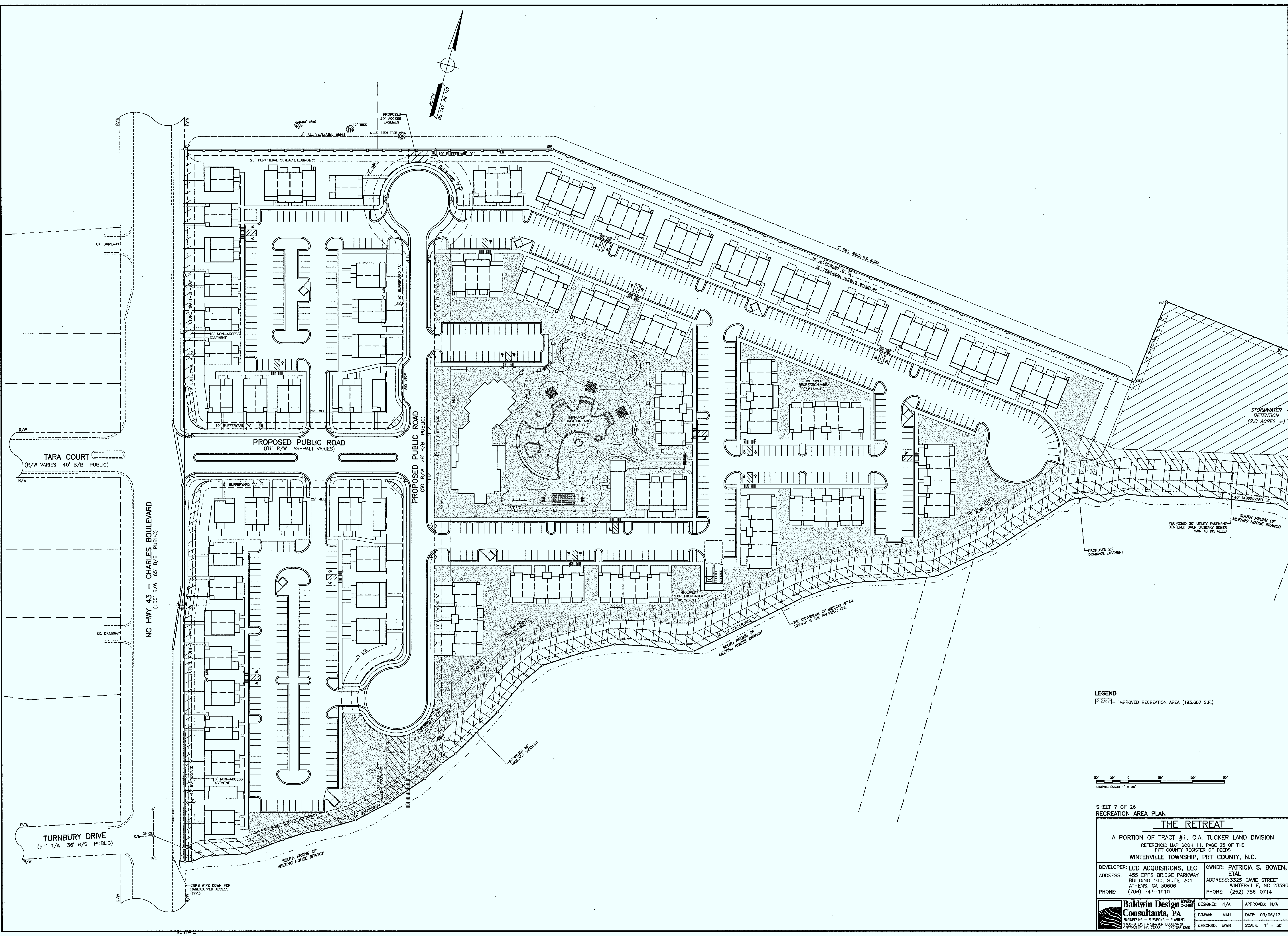
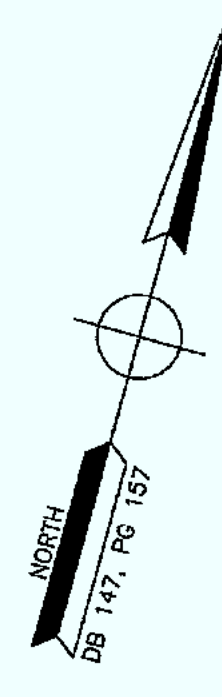
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ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	ADDRESS: 3325 DAVIS STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714

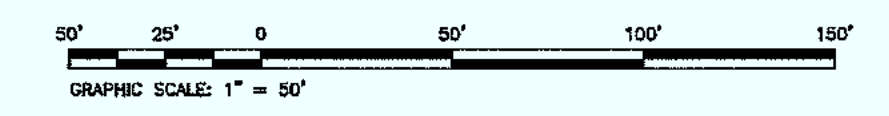
	DESIGNED: MMB	APPROVED: MMB
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MMB	SCALE: 1" = 50'
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LEGEND
 = IMPROVED RECREATION AREA (193,687 S.F.)



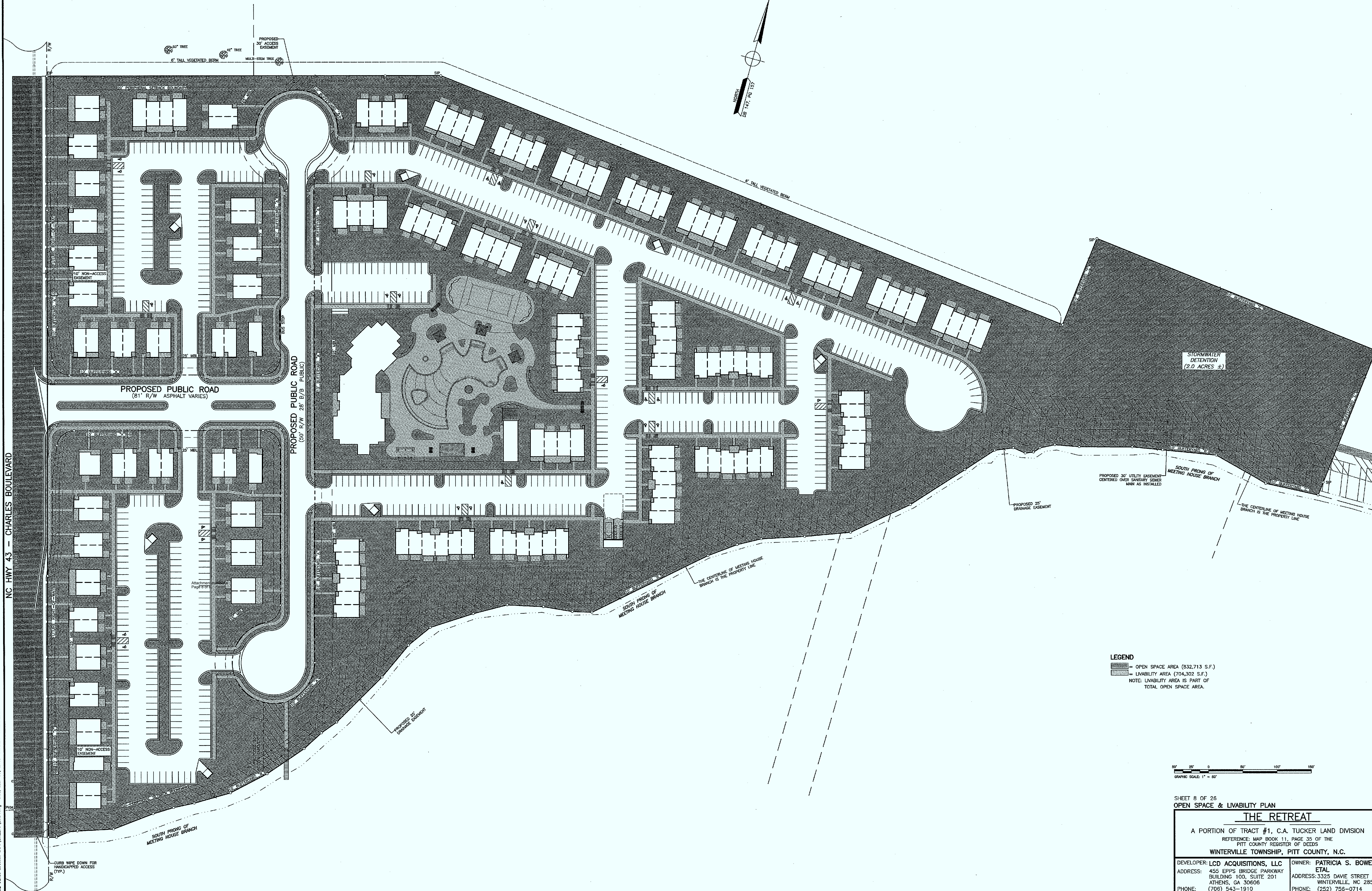
SHEET 7 OF 26
 RECREATION AREA PLAN

THE RETREAT	
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.	
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Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27609 252.756.1390	DESIGNED: N/A APPROVED: N/A DRAWN: MAH DATE: 03/06/17 CHECKED: MWB SCALE: 1" = 50'

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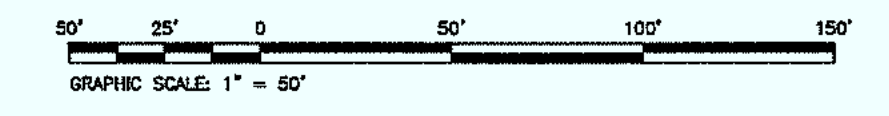
NC HWY 43 - CHARLES BOULEVARD



LEGEND

- OPEN SPACE AREA (832,713 S.F.)
- ▨ LIVABILITY AREA (704,302 S.F.)

NOTE: LIVABILITY AREA IS PART OF TOTAL OPEN SPACE AREA.



SHEET 8 OF 26
OPEN SPACE & LIVABILITY PLAN

THE RETREAT			
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ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	PHONE: (252) 756-0714	DESIGNED: N/A	APPROVED: N/A
PHONE: (706) 543-1910		DRAWN: MAH	DATE: 03/06/17
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NORTH BOUND
SOUTH BOUND
CHARLES BOULEVARD

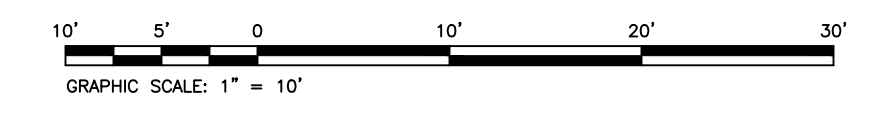


NORTH BOUND
SOUTH BOUND
CHARLES BOULEVARD

Attachment number 5
Page 1 of 18



NORTH BOUND
SOUTH BOUND
CHARLES BOULEVARD



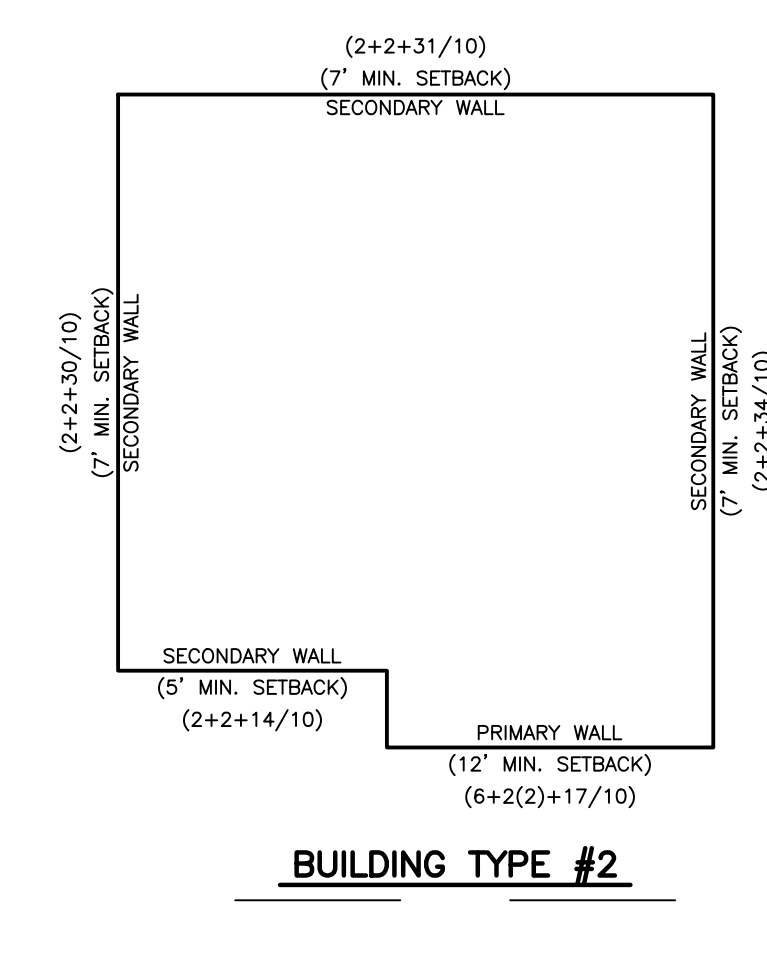
SHEET 9 OF 26
STREET ELEVATION VIEW

THE RETREAT			
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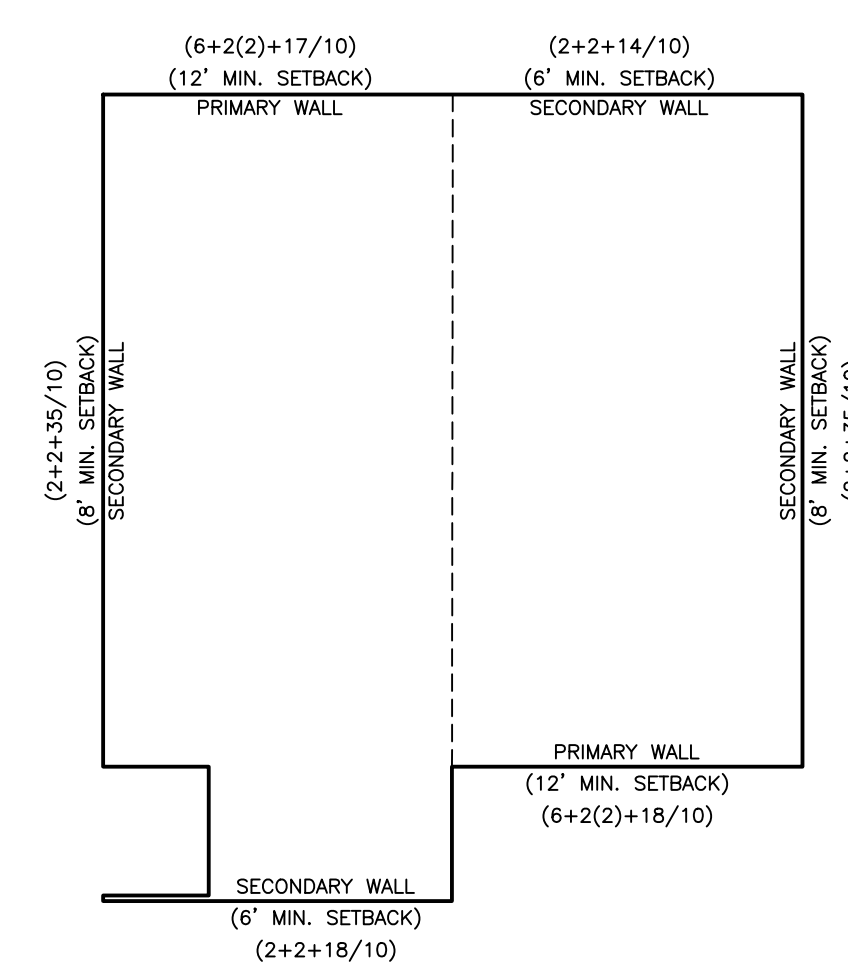
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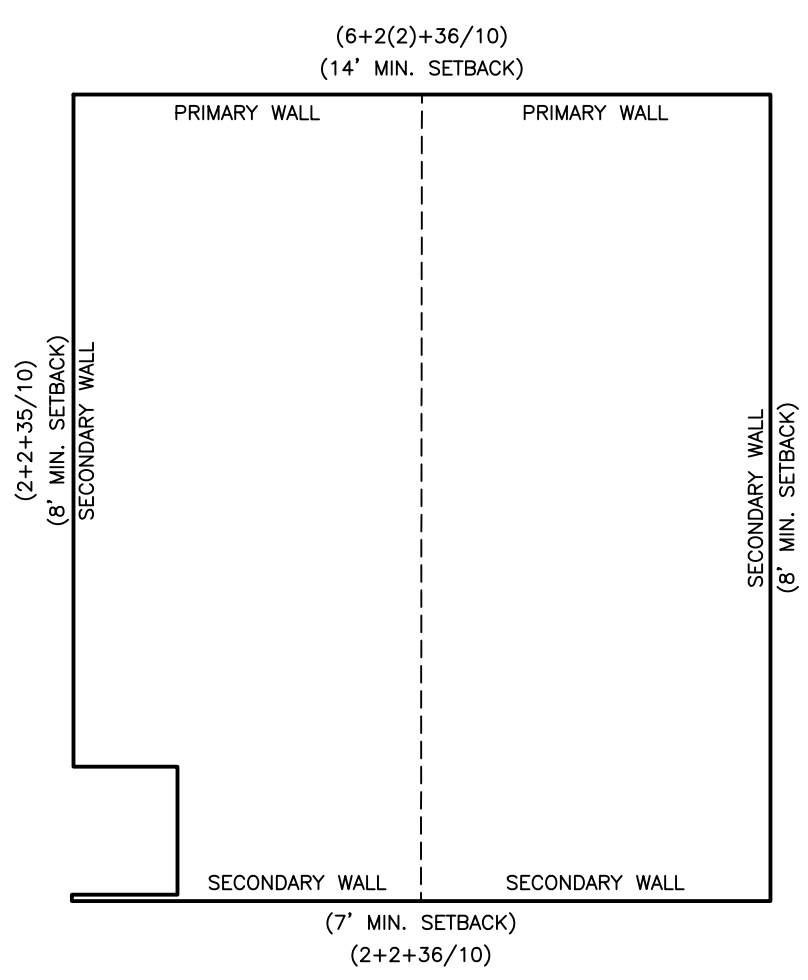
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Page 2 of 18



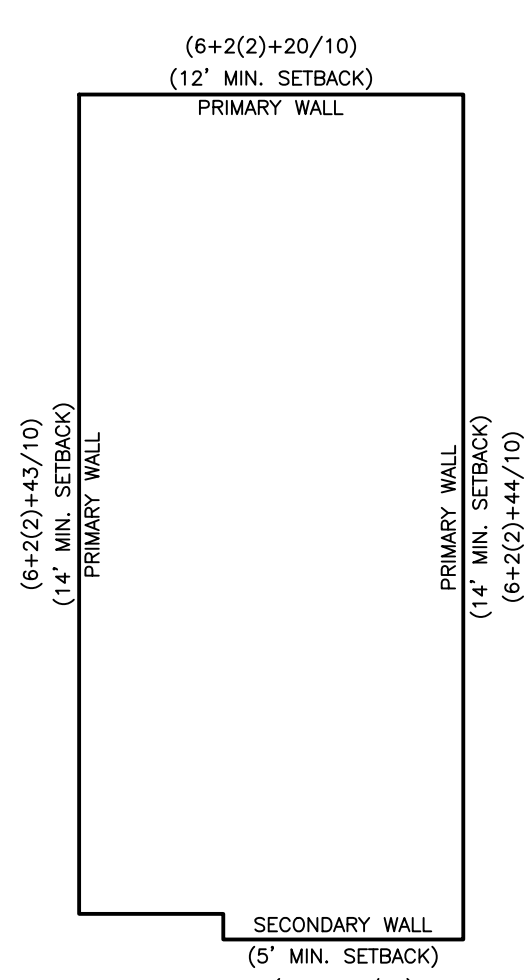
BUILDING TYPE #2



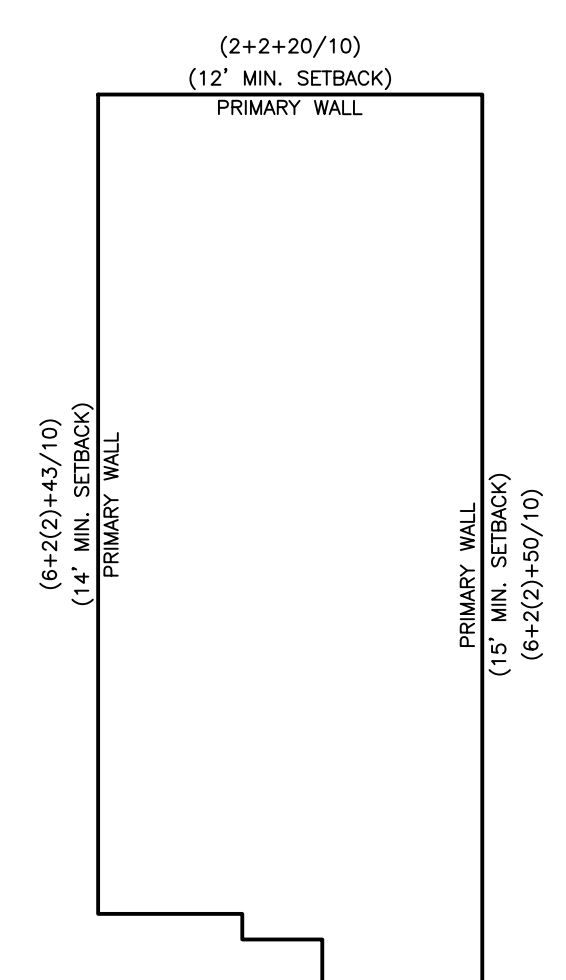
BUILDING TYPE #5



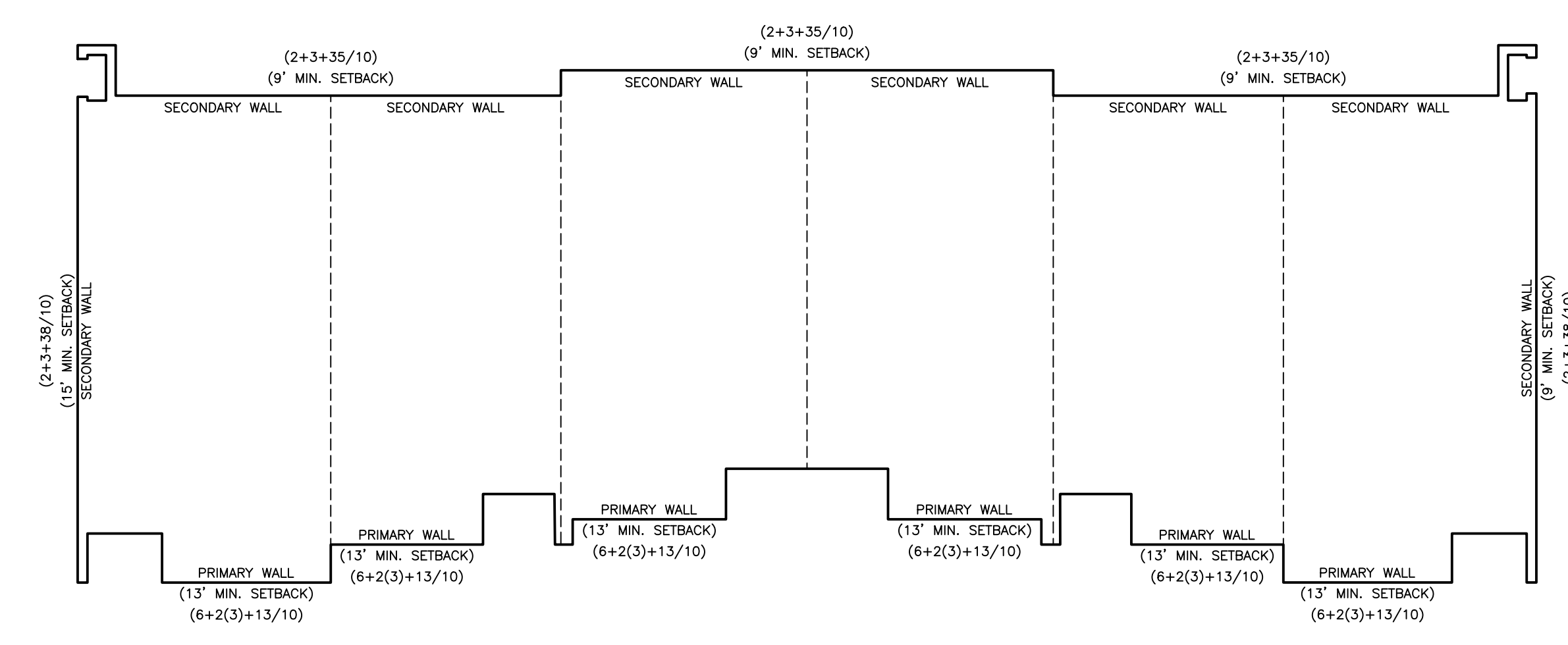
BUILDING TYPE #6



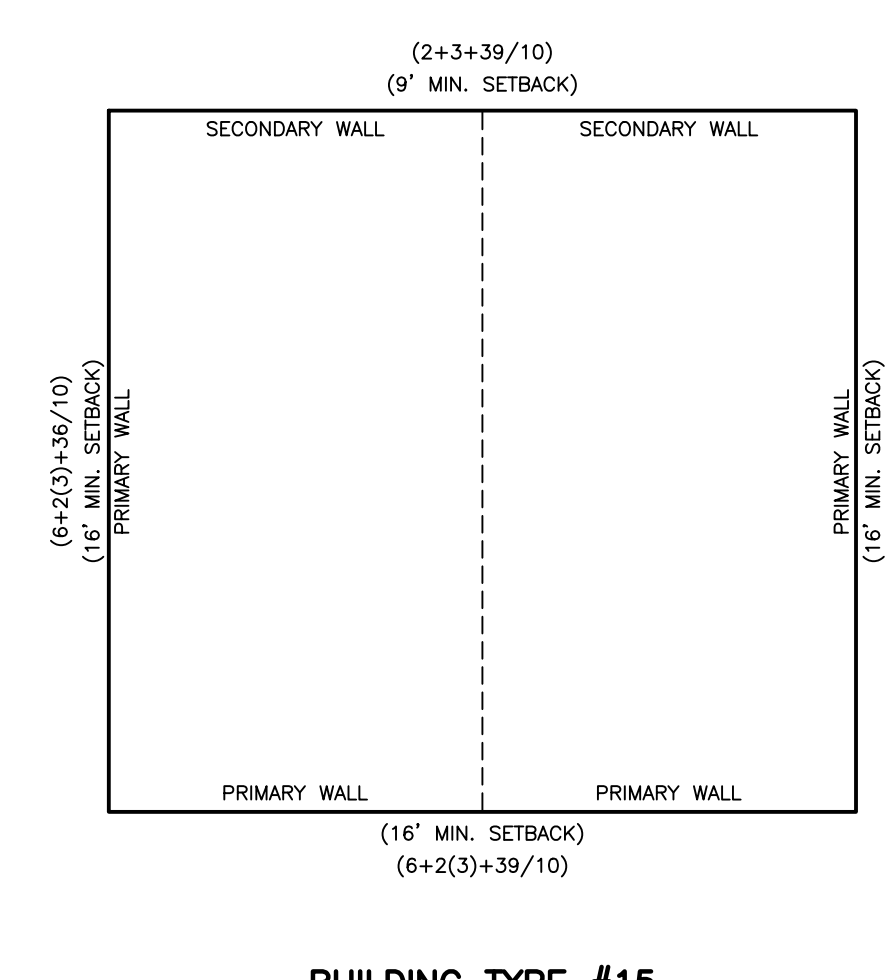
BUILDING TYPE #7



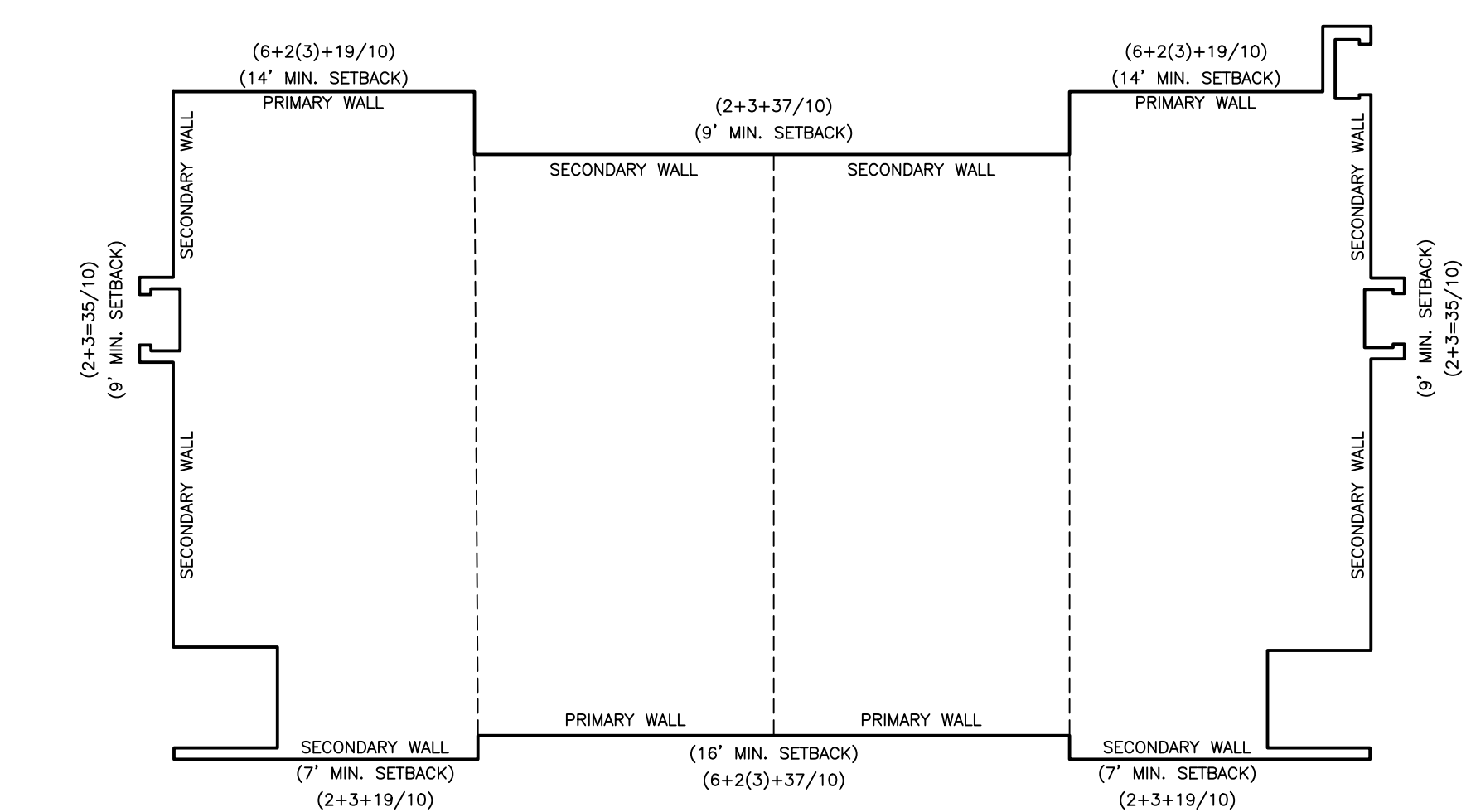
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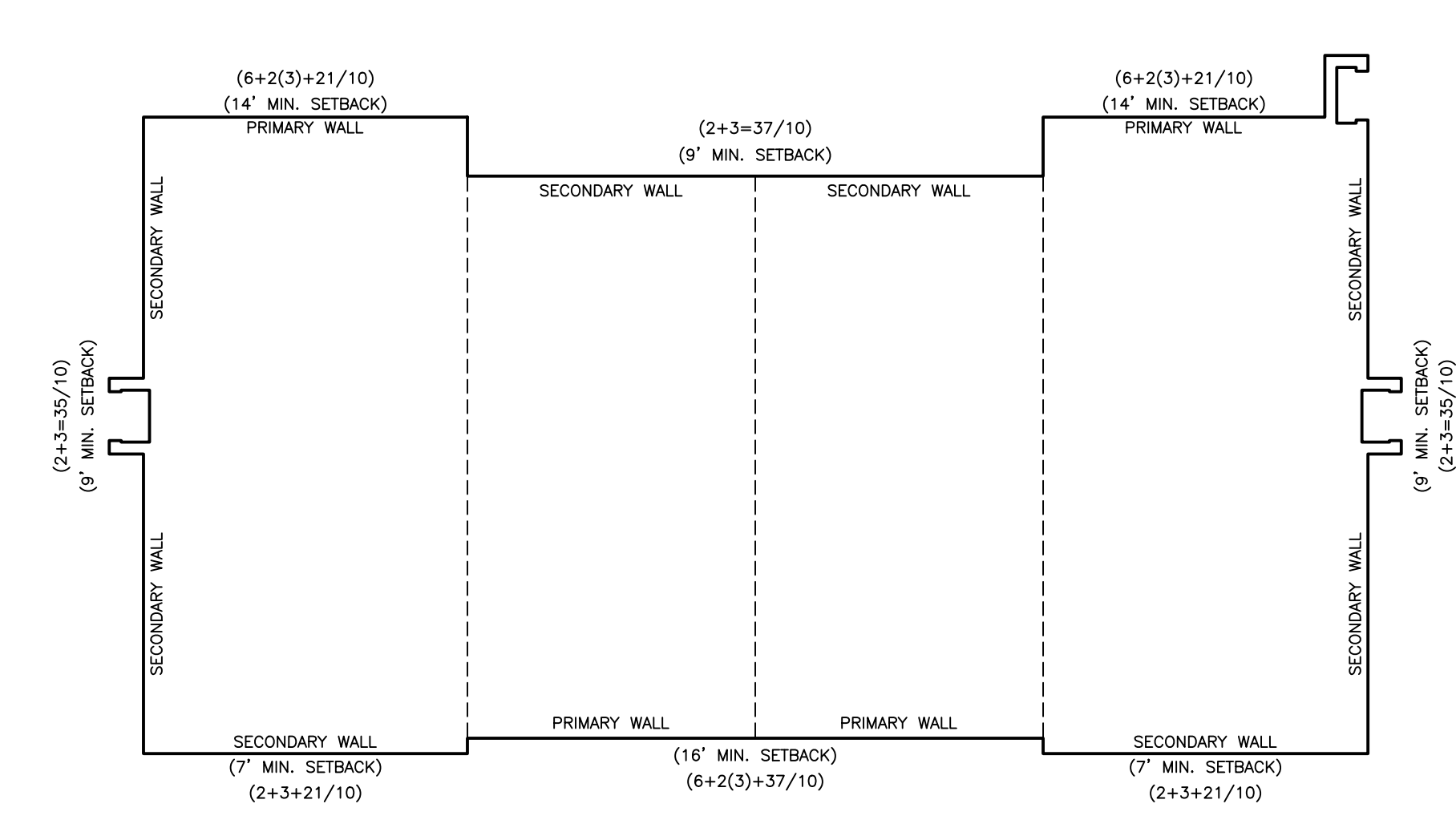
BUILDING TYPE #12



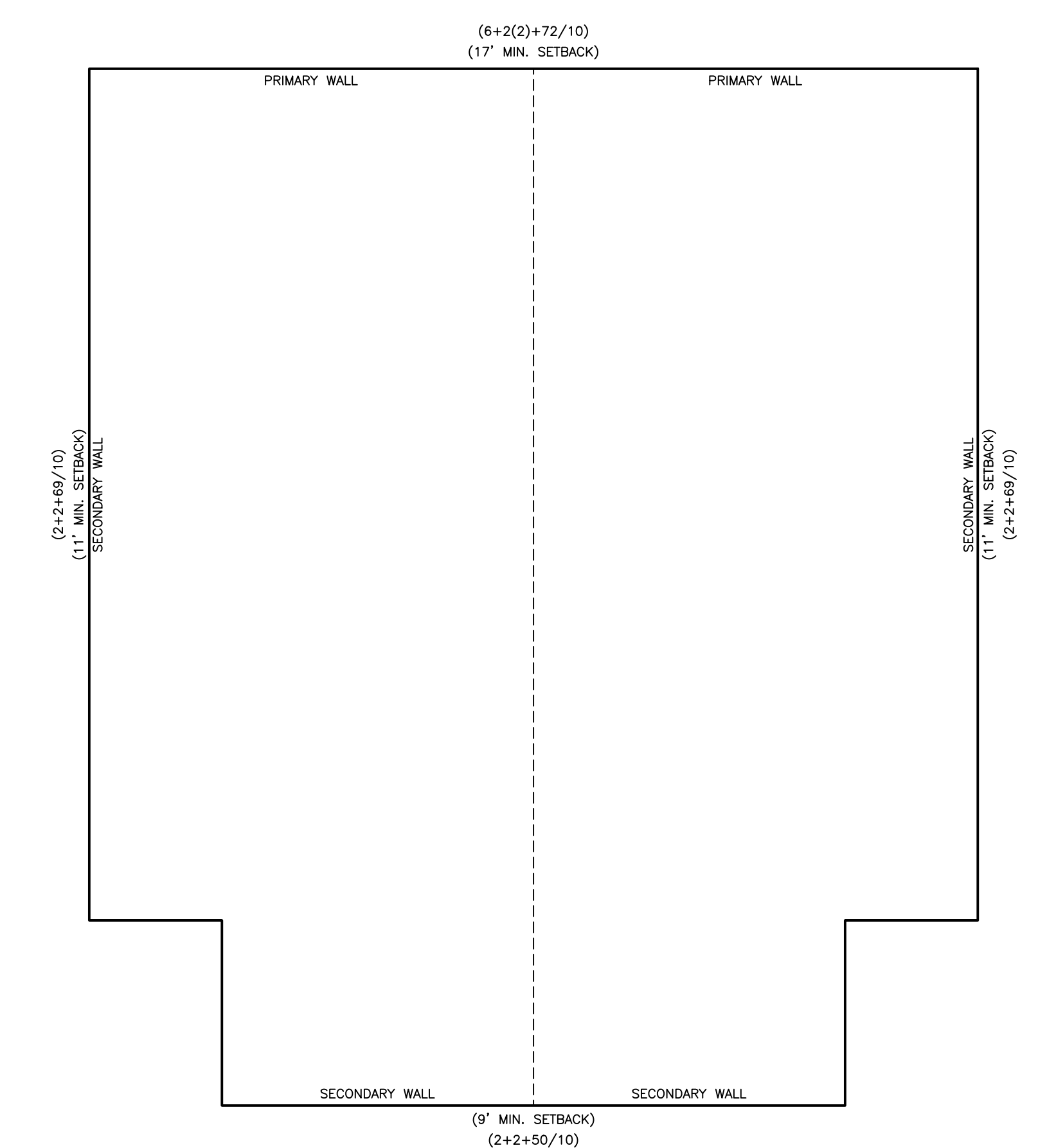
BUILDING TYPE #15



BUILDING TYPE #16



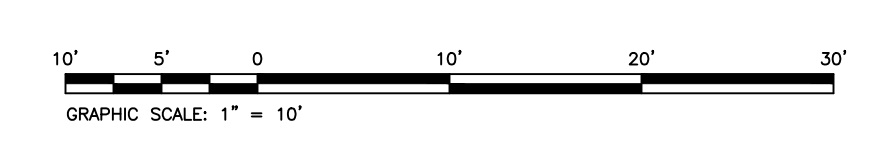
BUILDING TYPE #17



BUILDING TYPE #26

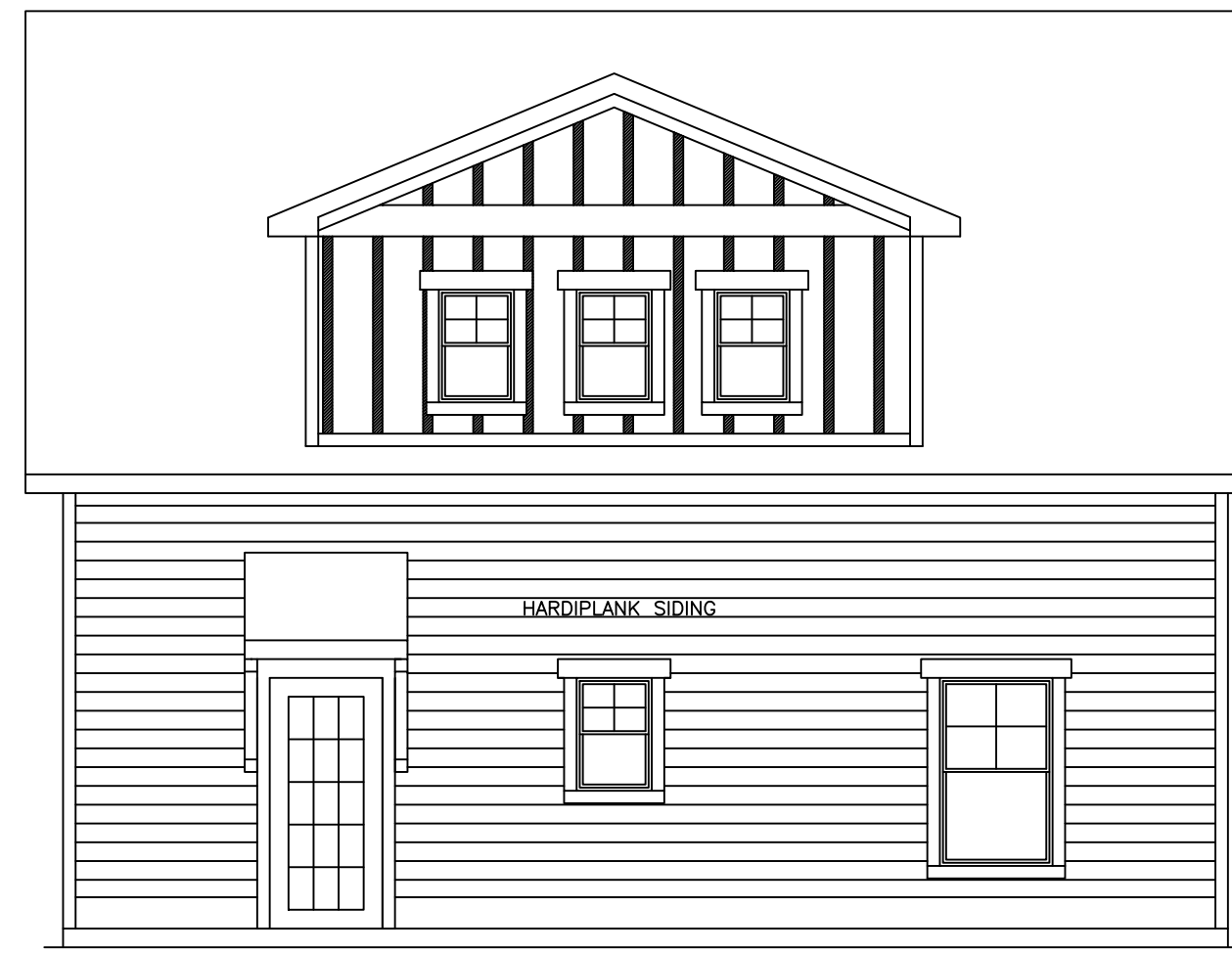
△ PRIMARY WALL FORMULA:
D= 6+2S+L/10
SECONDARY WALL FORMULA:
D= 2+S+L/10
FACTORS:
D= SETBACK DISTANCE
S= BUILDING STORY
L= WALL LENGTH

△ REVISED: 03-03-17 (CITY COMMENTS)(MAH)
ADDED LUI BUILDING SETBACK FORMULA

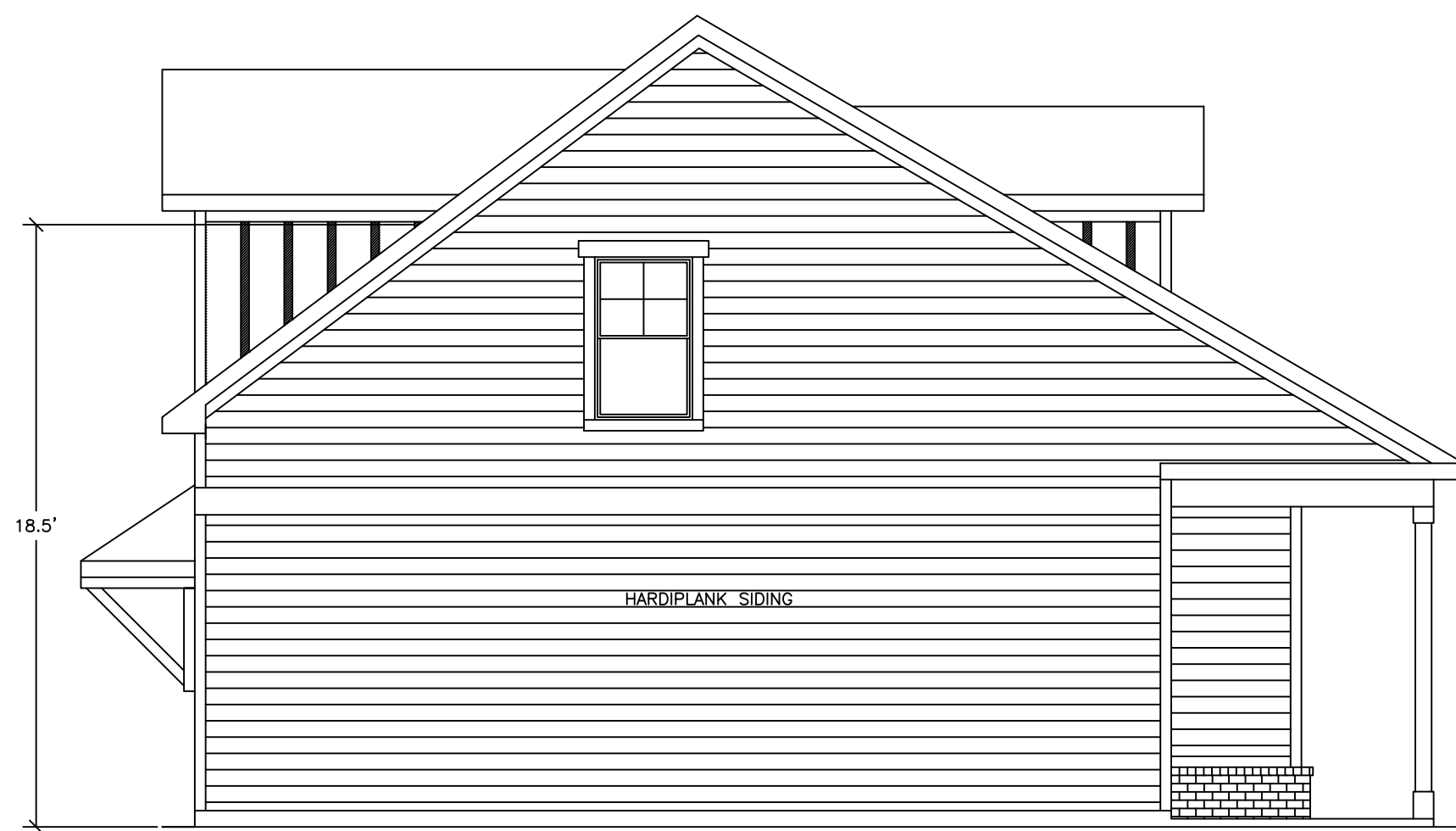


SHEET 10 OF 26
BUILDING TYPE SETBACKS

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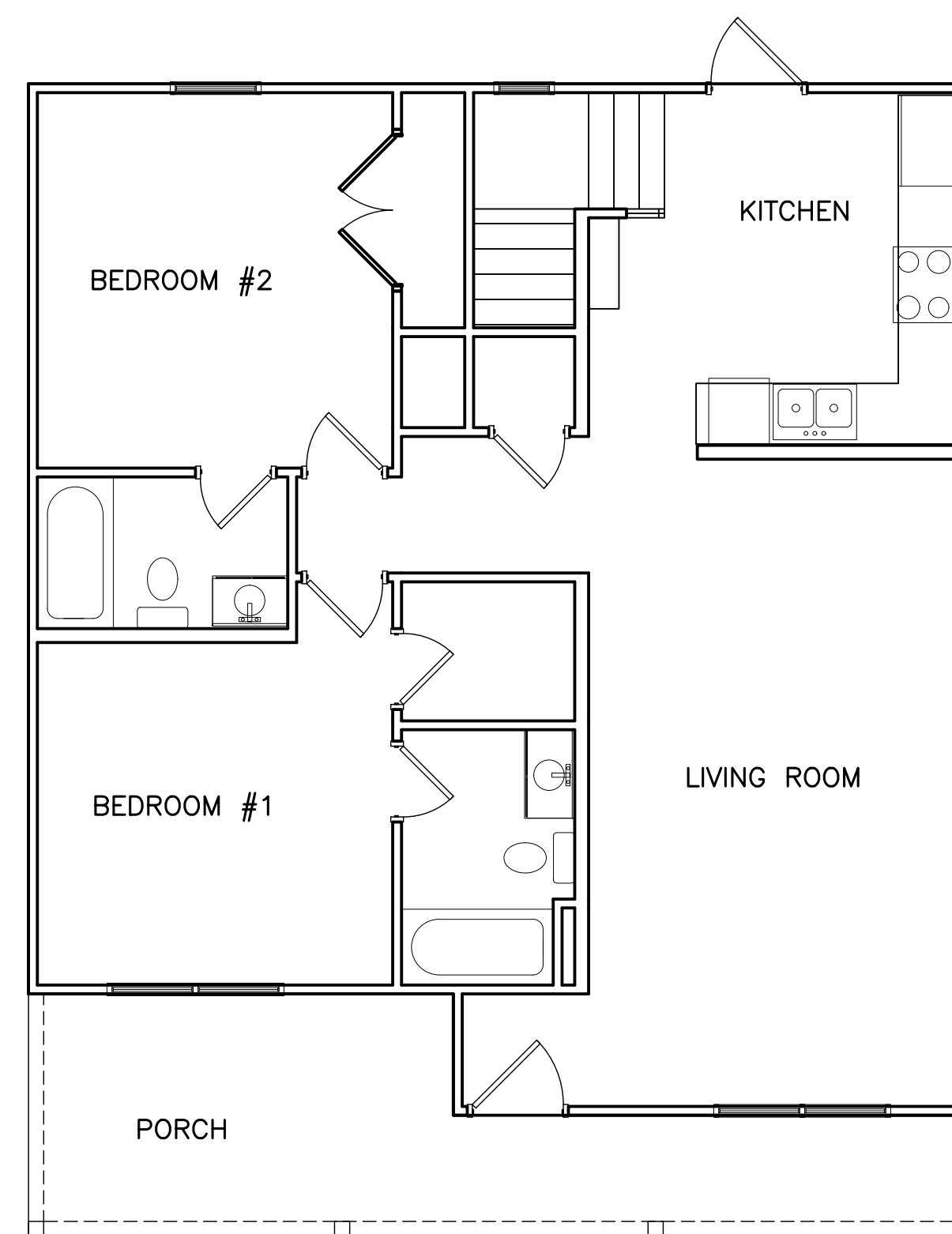


REAR ELEVATION

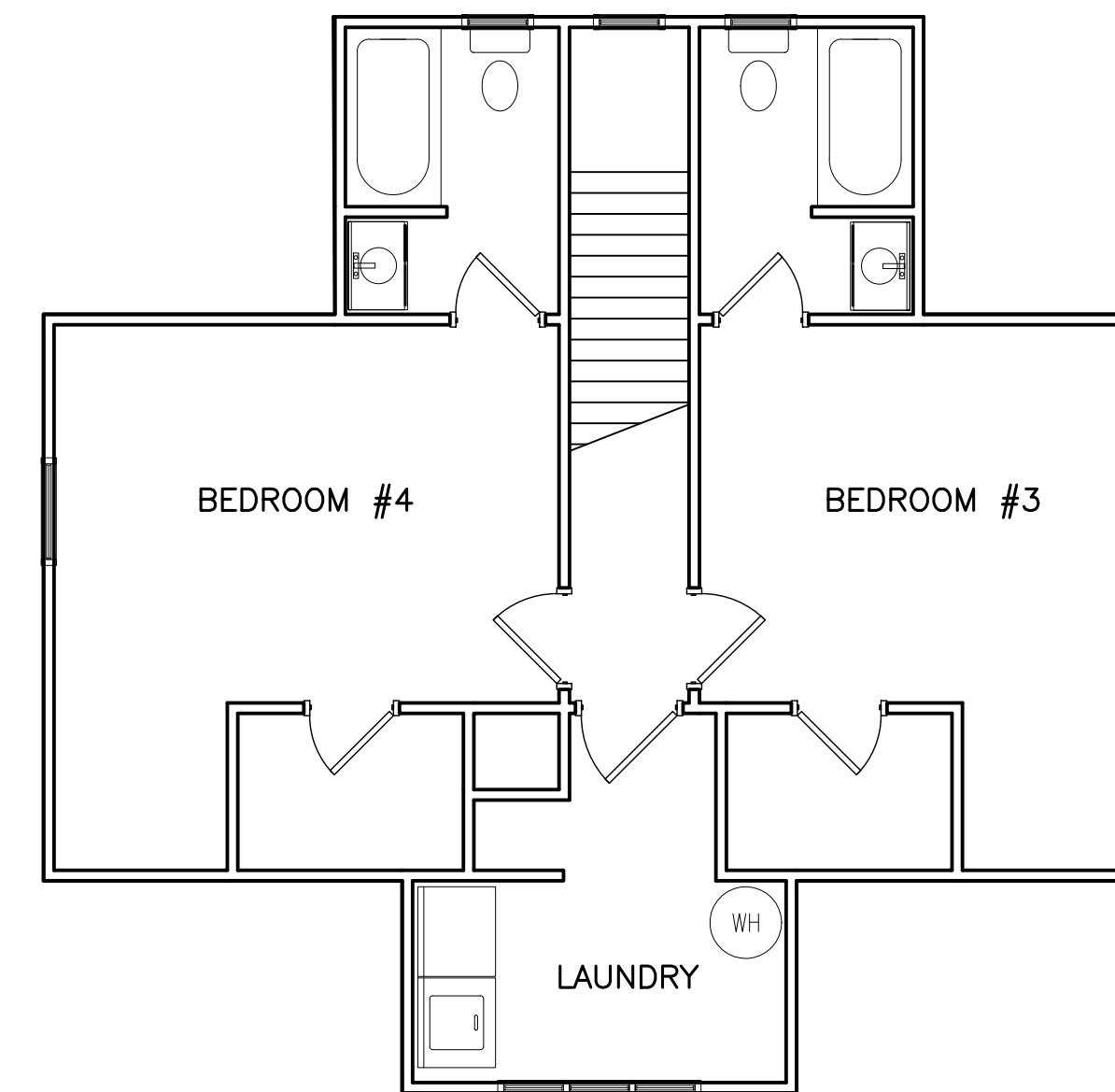


LEFT ELEVATION

Attachment number 5
Page 3 of 18



1ST FLOOR PLAN



2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

THE THORNBERRY	
BUILDING TYPE #2 FLOOR AREA	
1st FLOOR	998 S.F.
2nd FLOOR	691 S.F.
TOTAL	1,689 S.F.
FRONT PORCH	180 S.F.

GRAPHIC SCALE: 1" = 5'

SHEET 11 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #2 - THE THORNBERRY

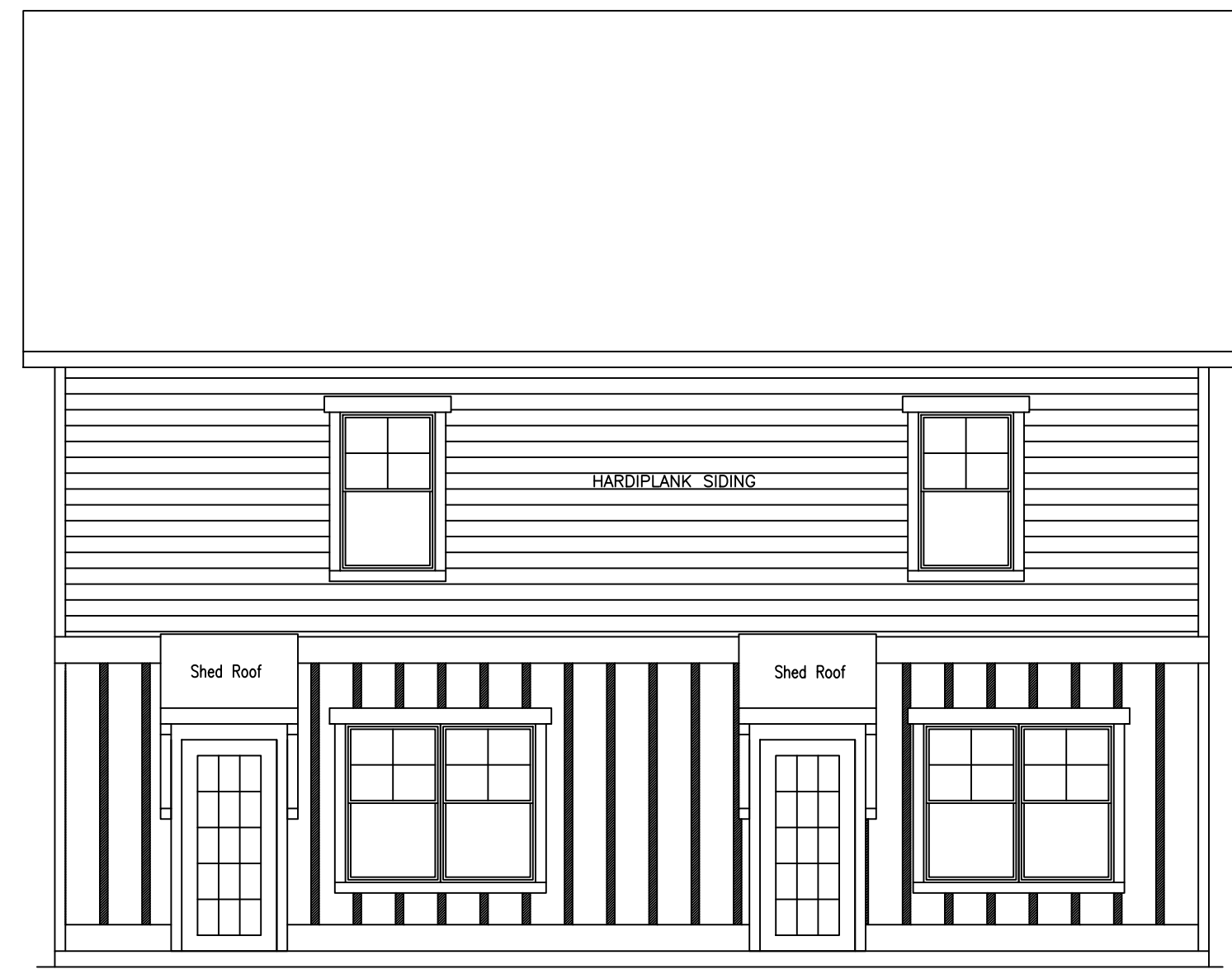
NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

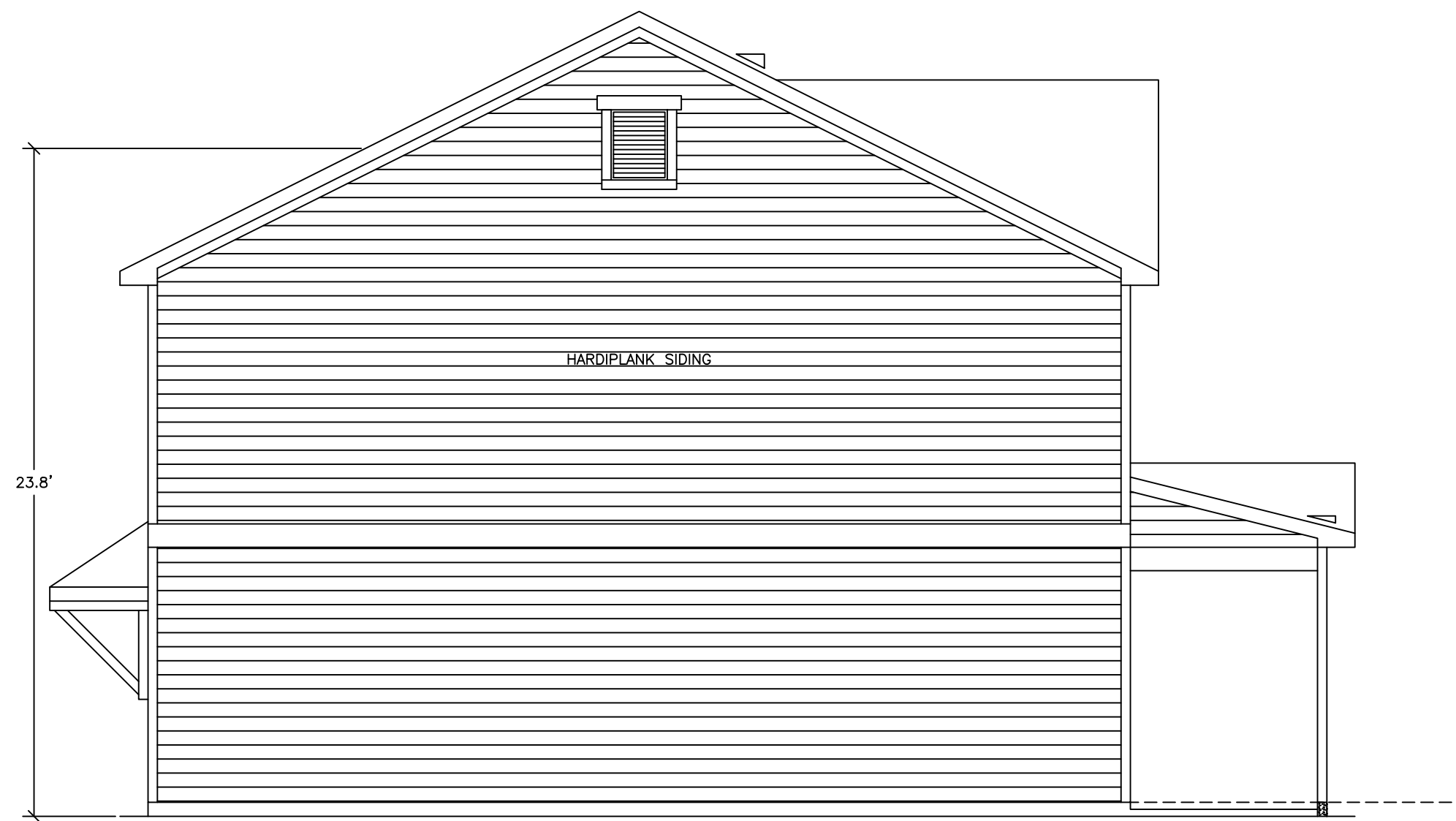
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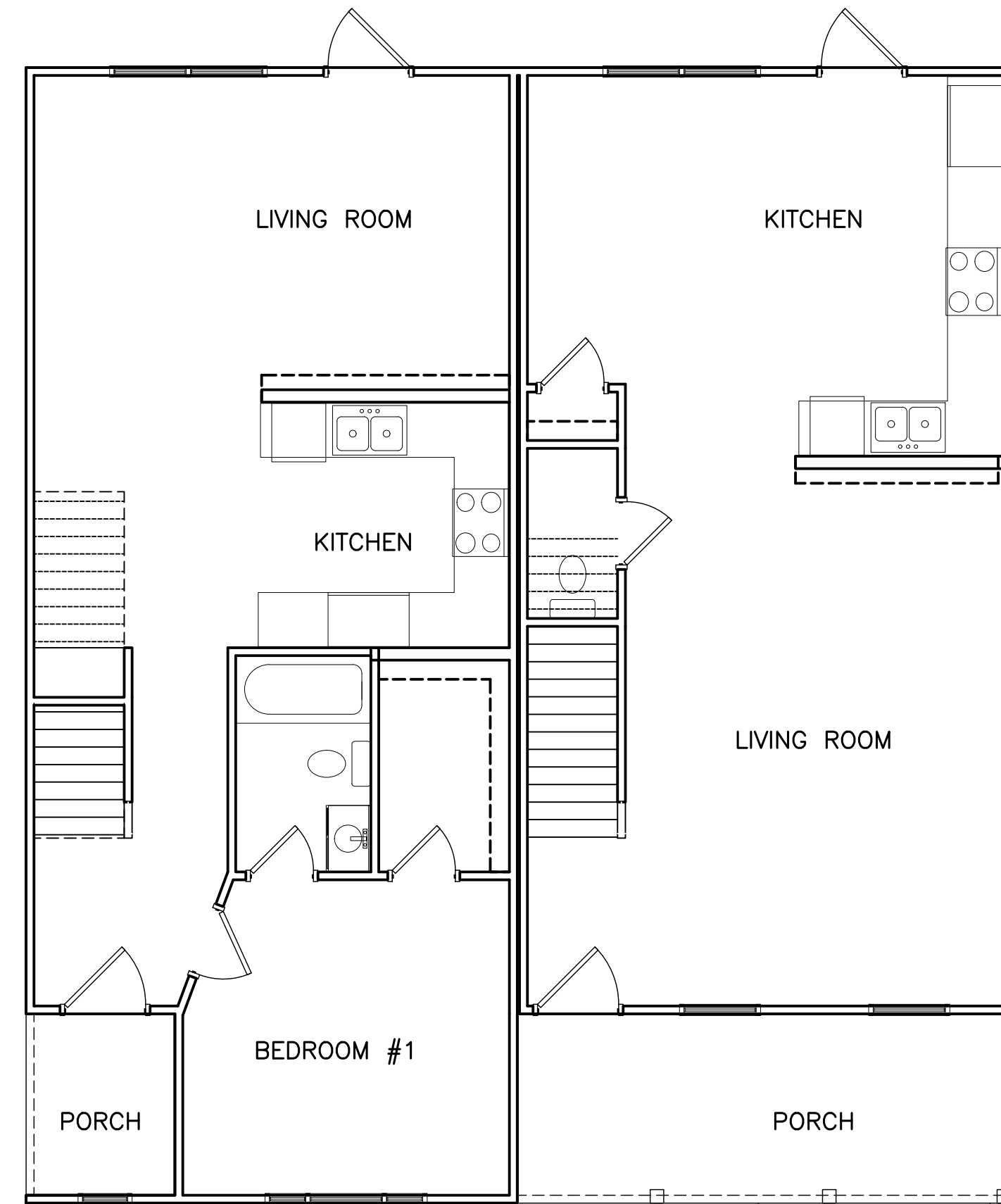


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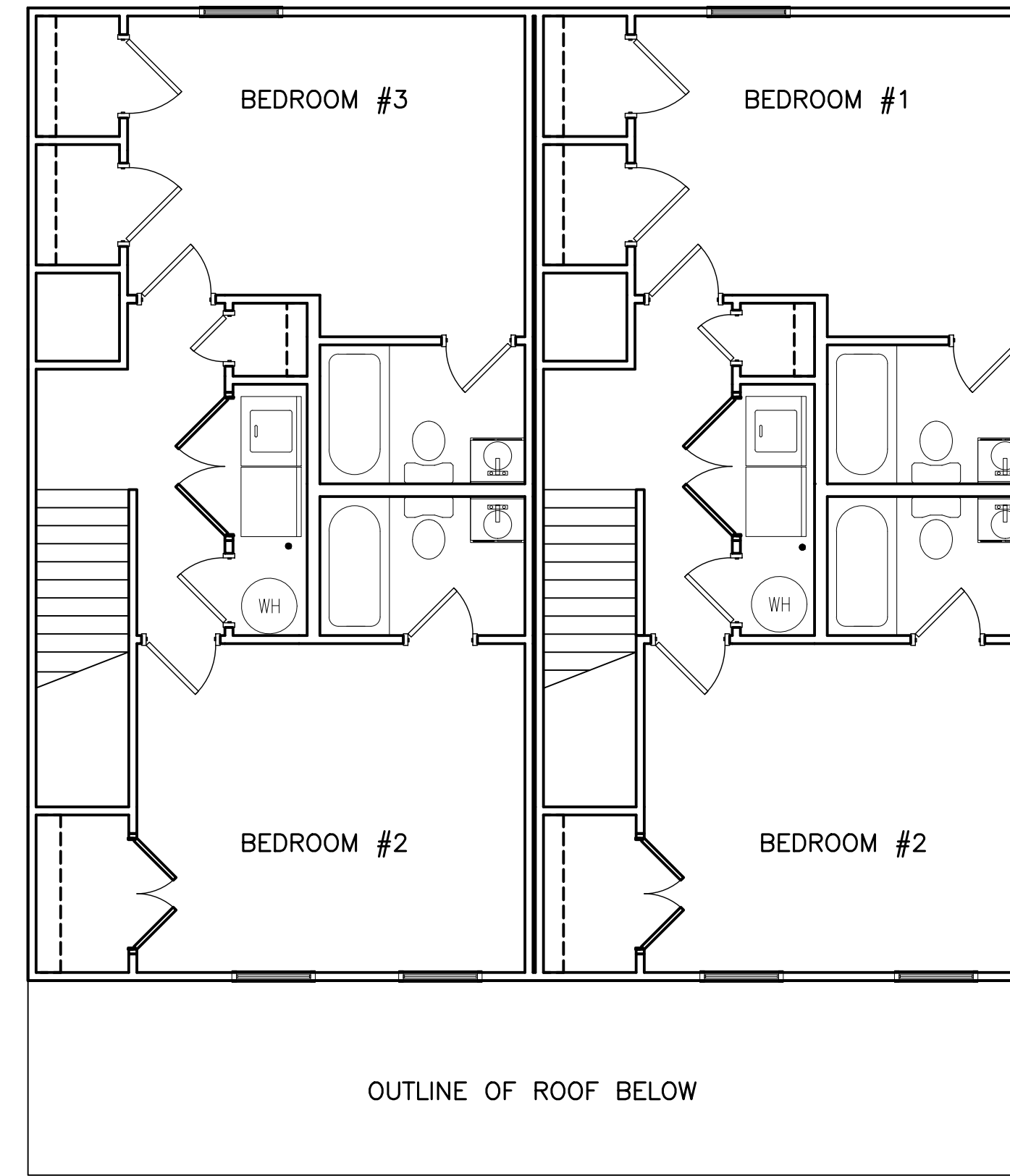


LEFT ELEVATION

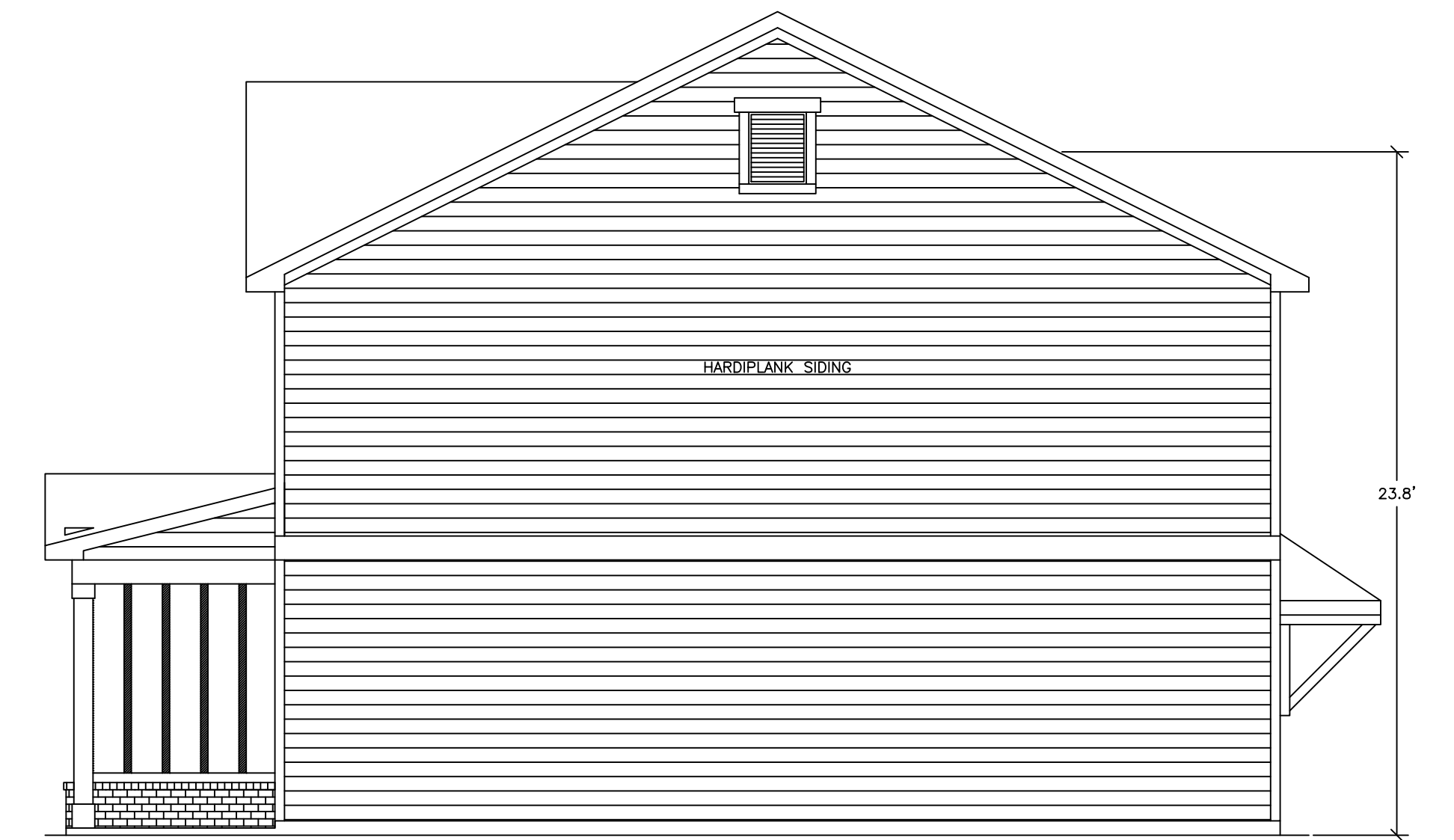
Attachment number 5
Page 4 of 18



1ST FLOOR PLAN



2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

THE BIRCHMORE		
BUILDING TYPE #5 FLOOR AREA		
	LEFT - 3 BR	RIGHT - 2 BR
1st FLOOR	725 S.F.	636 S.F.
2nd FLOOR	636 S.F.	636 S.F.
SUB-TOTAL	1,361 S.F.	1,272 S.F.
FRONT PORCH	38 S.F.	128 S.F.
TOTAL FLOOR AREA=	2,633 S.F.	
TOTAL PORCH AREA=	166 S.F.	

0' 2' 0' 2' 0' 4' 0' 6' 0' 8' 0' 10' 0' 12' 0' 14' 0' 16' 0'
GRAPHIC SCALE: 1" = 5'

SHEET 12 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #5 - THE BIRCHMORE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

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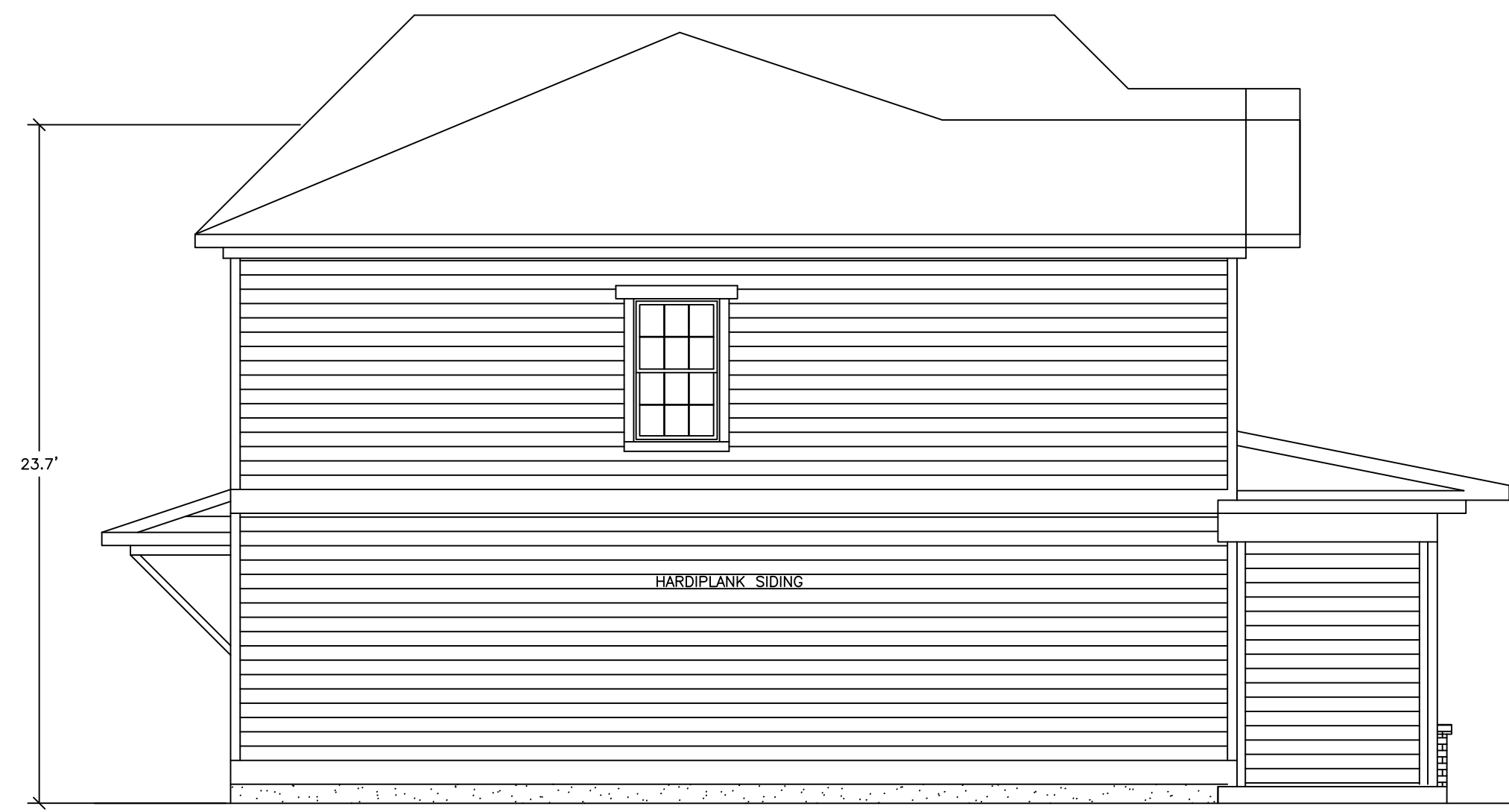
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ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27608 252.256.1300

DESIGNED: N/A
APPROVED: N/A
DRAWN: MAH
DATE: 03/06/17
CHECKED: MWB
SCALE: 1" = 5'

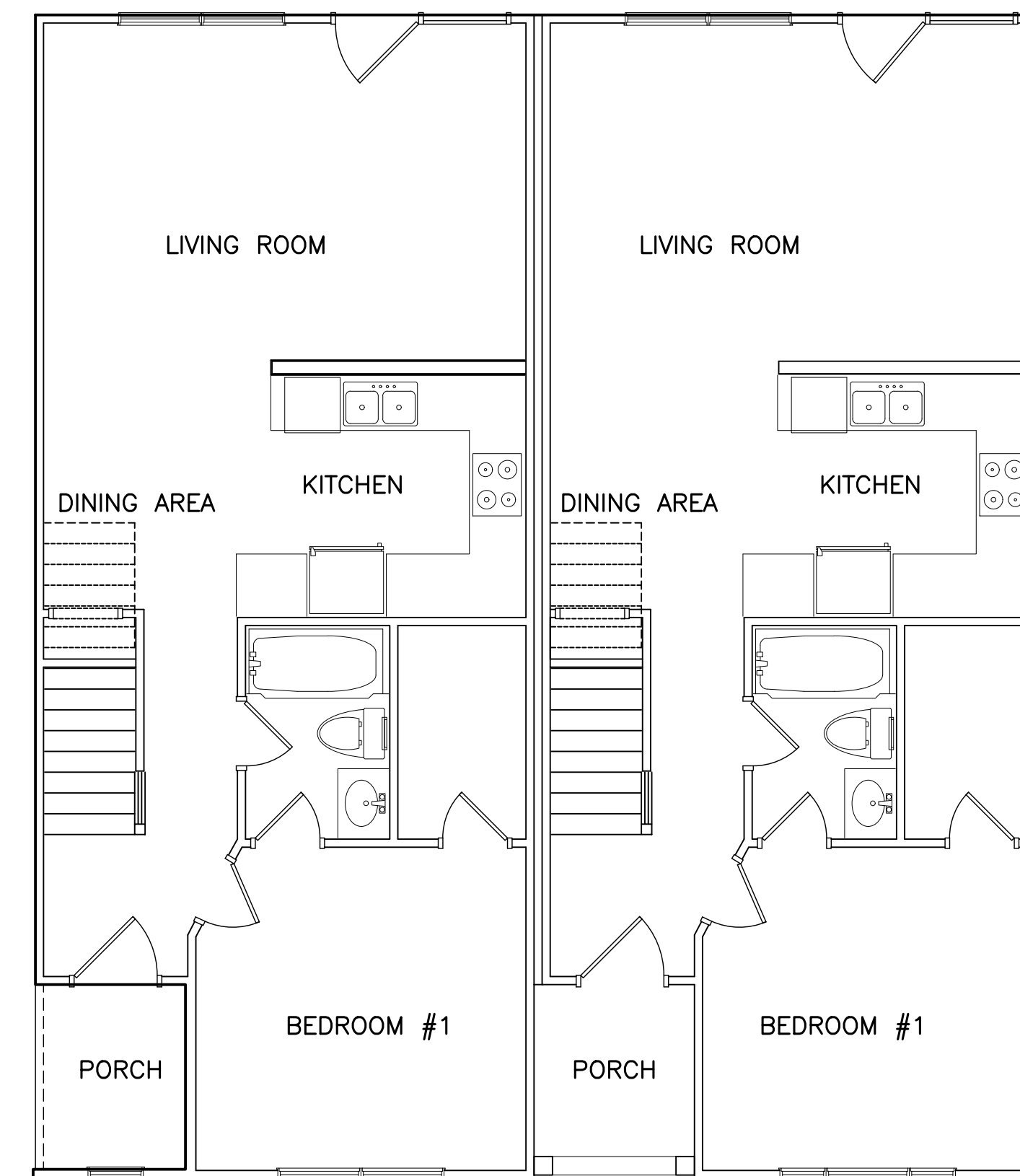
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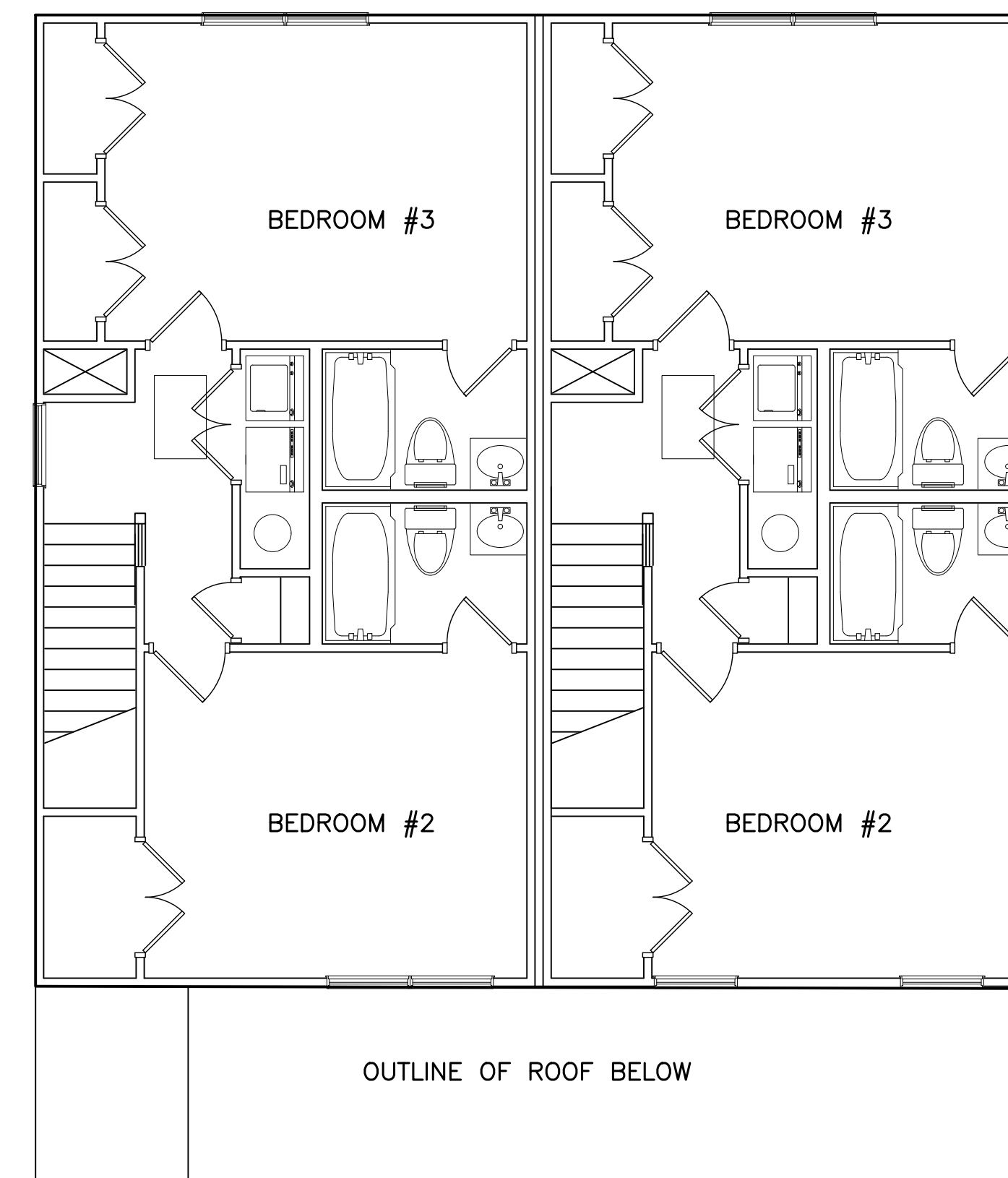
REAR ELEVATION



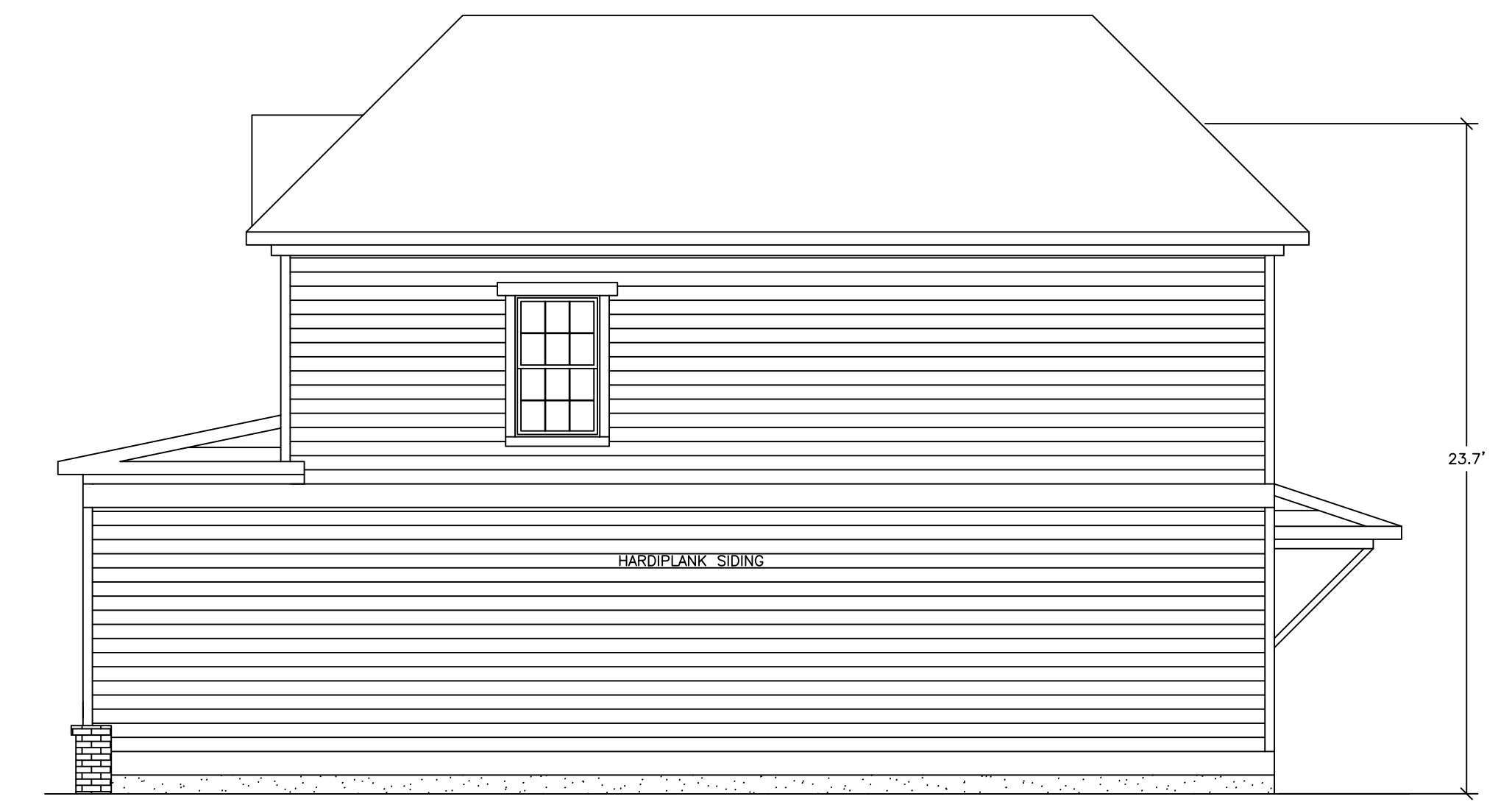
LEFT ELEVATION



1ST FLOOR PLAN



2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

Attachment number 5
Page 5 of 18

THE FAIRVIEW		
BUILDING TYPE #6 FLOOR AREA		
	LEFT- 3 BR	RIGHT- 3 BR
1st FLOOR	722 S.F.	722 S.F.
2nd FLOOR	635 S.F.	635 S.F.
SUB-TOTAL	1,357 S.F.	1,357 S.F.
FRONT PORCH	38 S.F.	40 S.F.
TOTAL FLOOR AREA=	2,714 S.F.	
TOTAL PORCH AREA=	78 S.F.	

0' 2' 0' 5' 10' 15'
GRAPHIC SCALE: 1" = 5'

SHEET 13 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #6 - THE FAIRVIEW

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

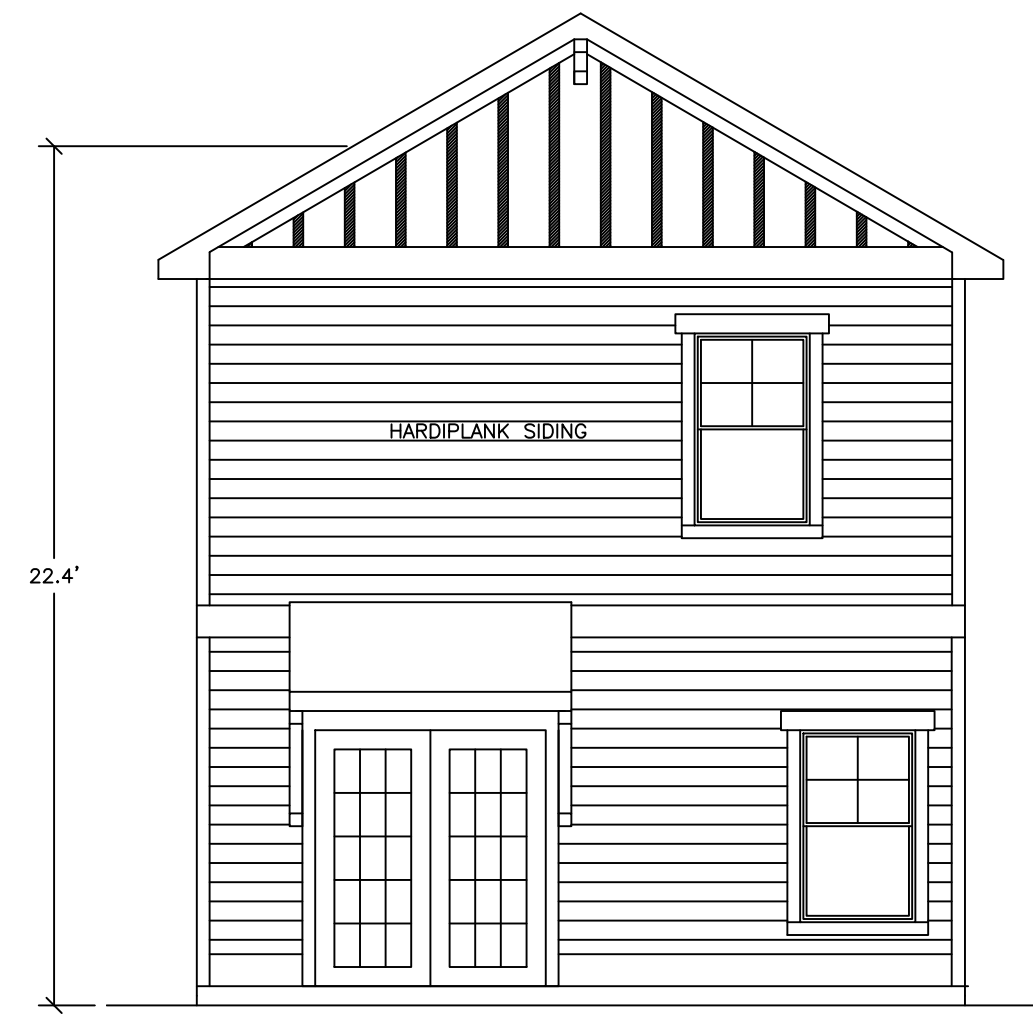
THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

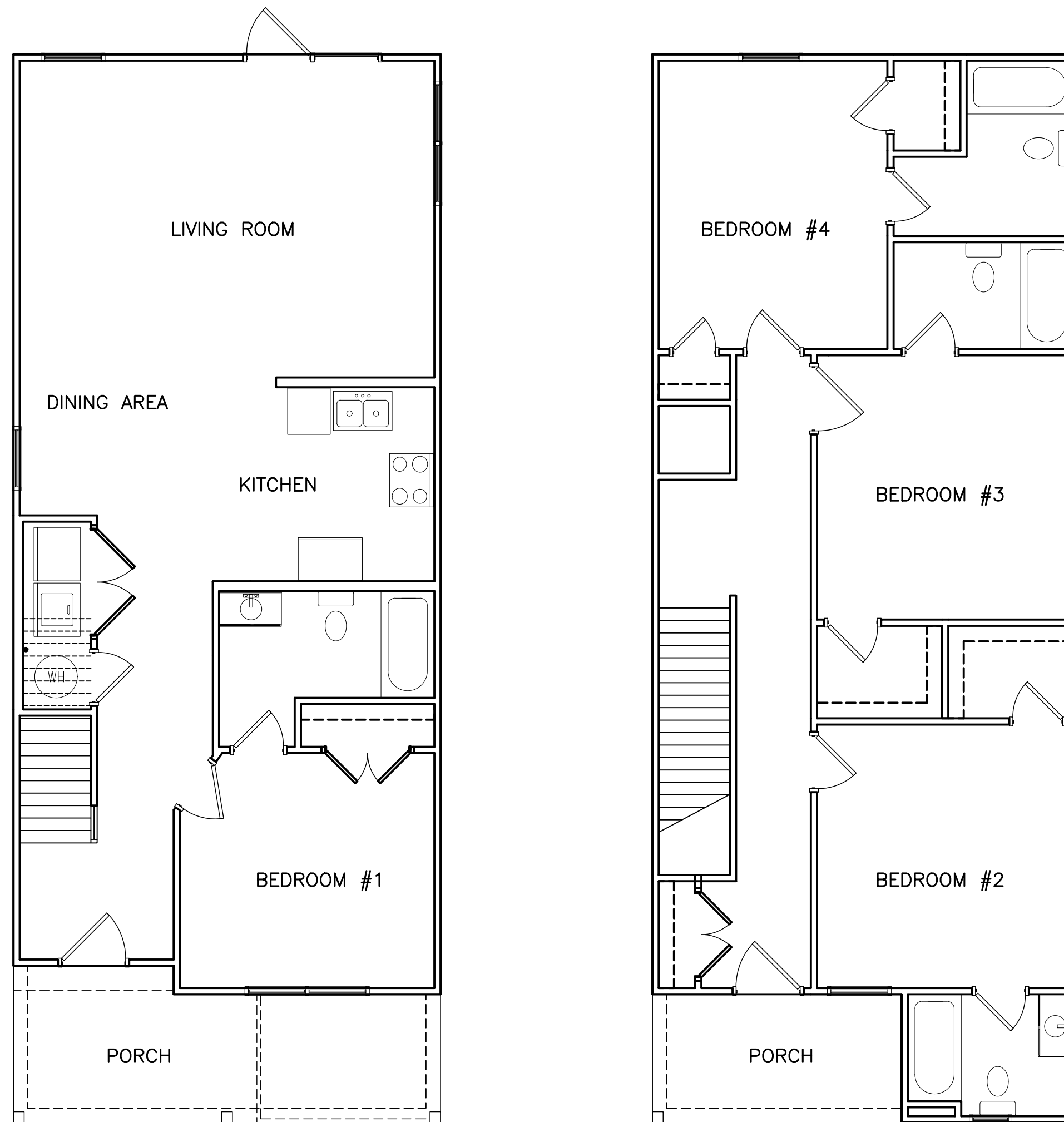
Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27608 252.256.1300

DESIGNED: N/A	APPROVED: N/A
DRAWN: MAH	DATE: 03/06/17
CHECKED: MWB	SCALE: 1" = 5'

Y:\DRAWINGS\18-062 JOHN MARVIN\DATA\SHEETS\LUP.dwg Wed, Mar 15, 2017 - 8:48am MHEREDON

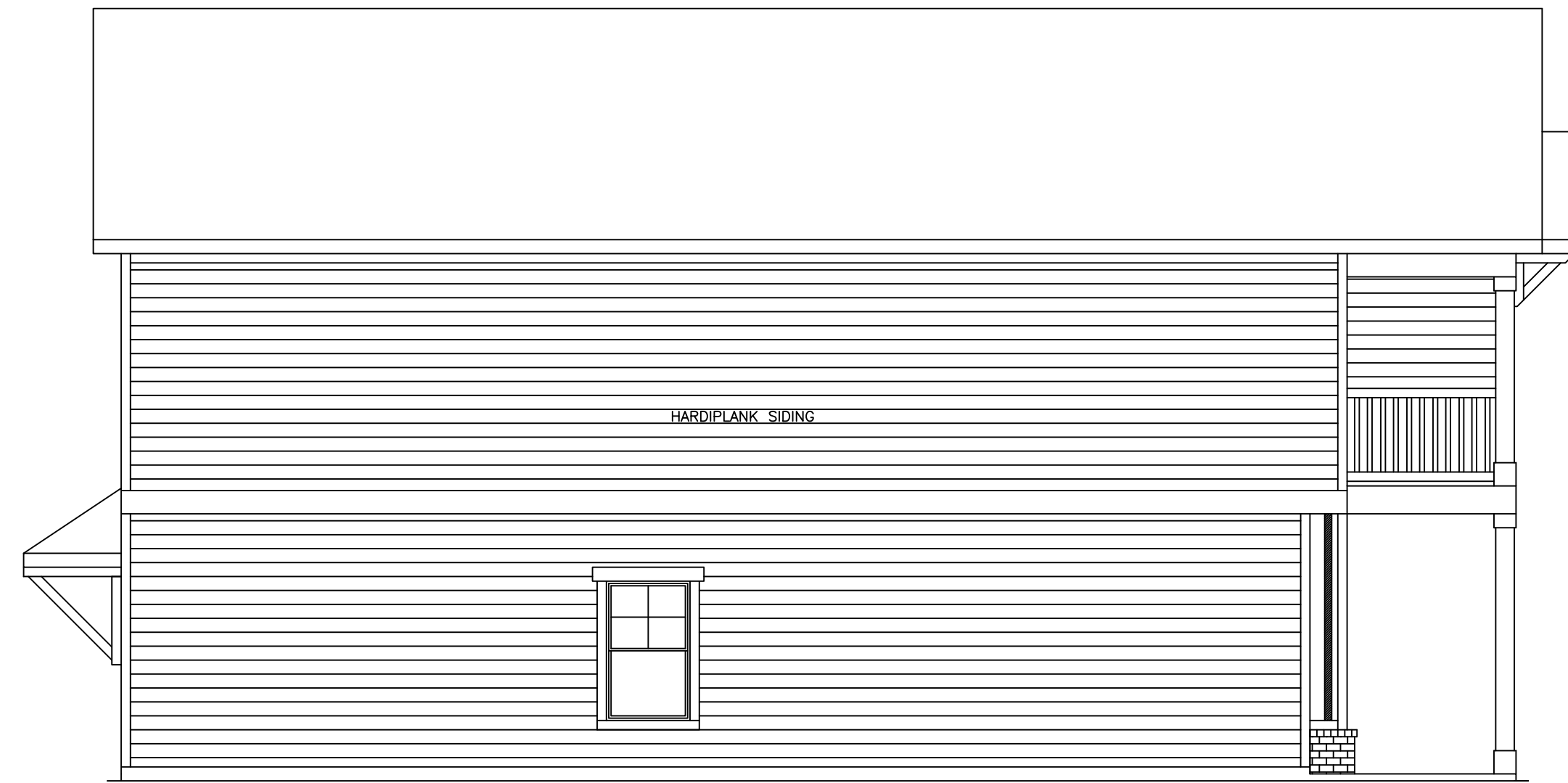


REAR ELEVATION

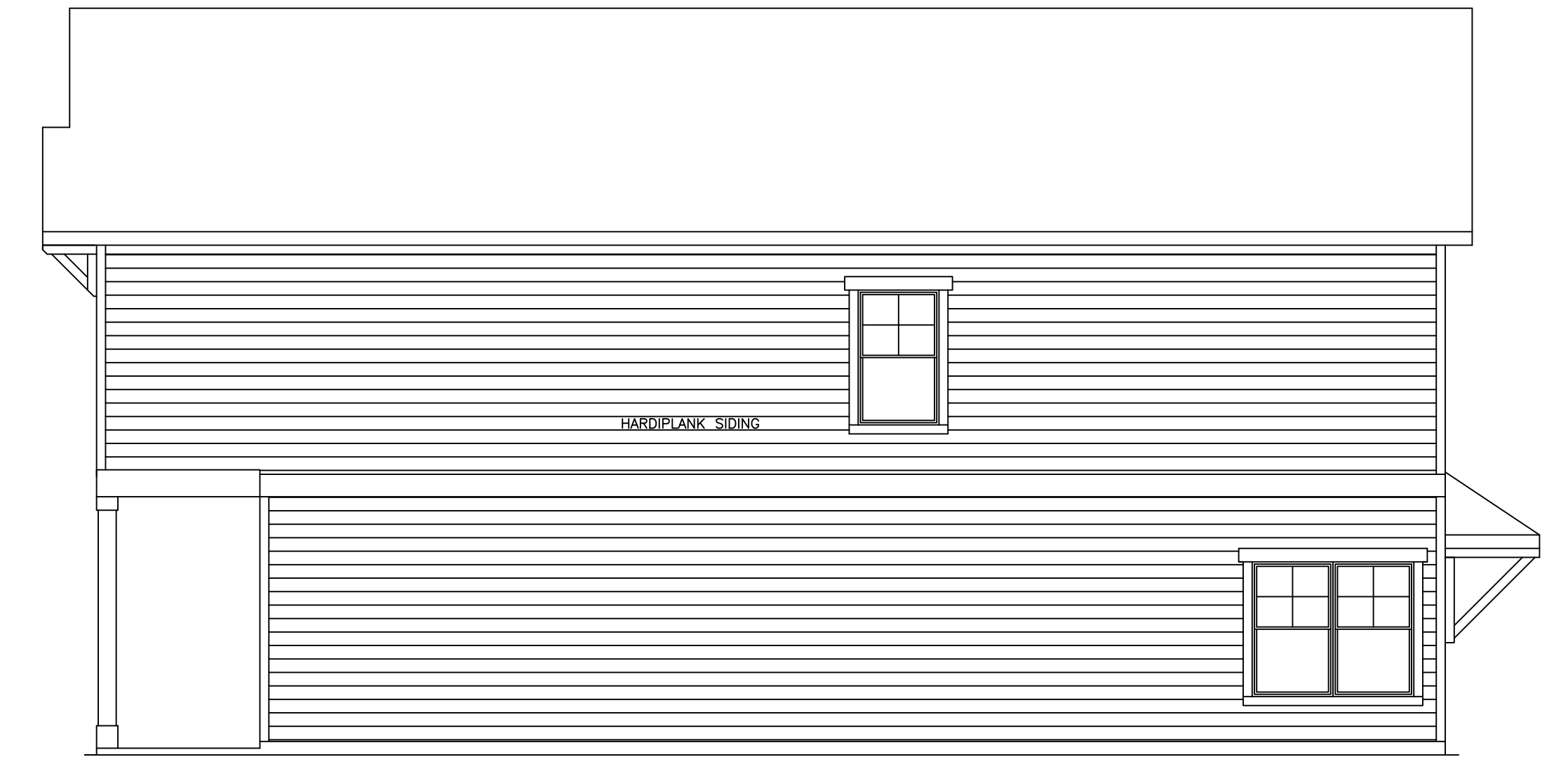


1ST FLOOR PLAN

2ND FLOOR PLAN



LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

Attachment number 5
Page 6 of 18

THE BLOOMFIELD	
BUILDING TYPE #7 FLOOR AREA	
1st FLOOR	870 S.F.
2nd FLOOR	930 S.F.
TOTAL	1,800 S.F.
1st FLOOR PORCH	130 S.F.
2nd FLOOR PORCH	70 S.F.
TOTAL PORCH AREA	200 S.F.

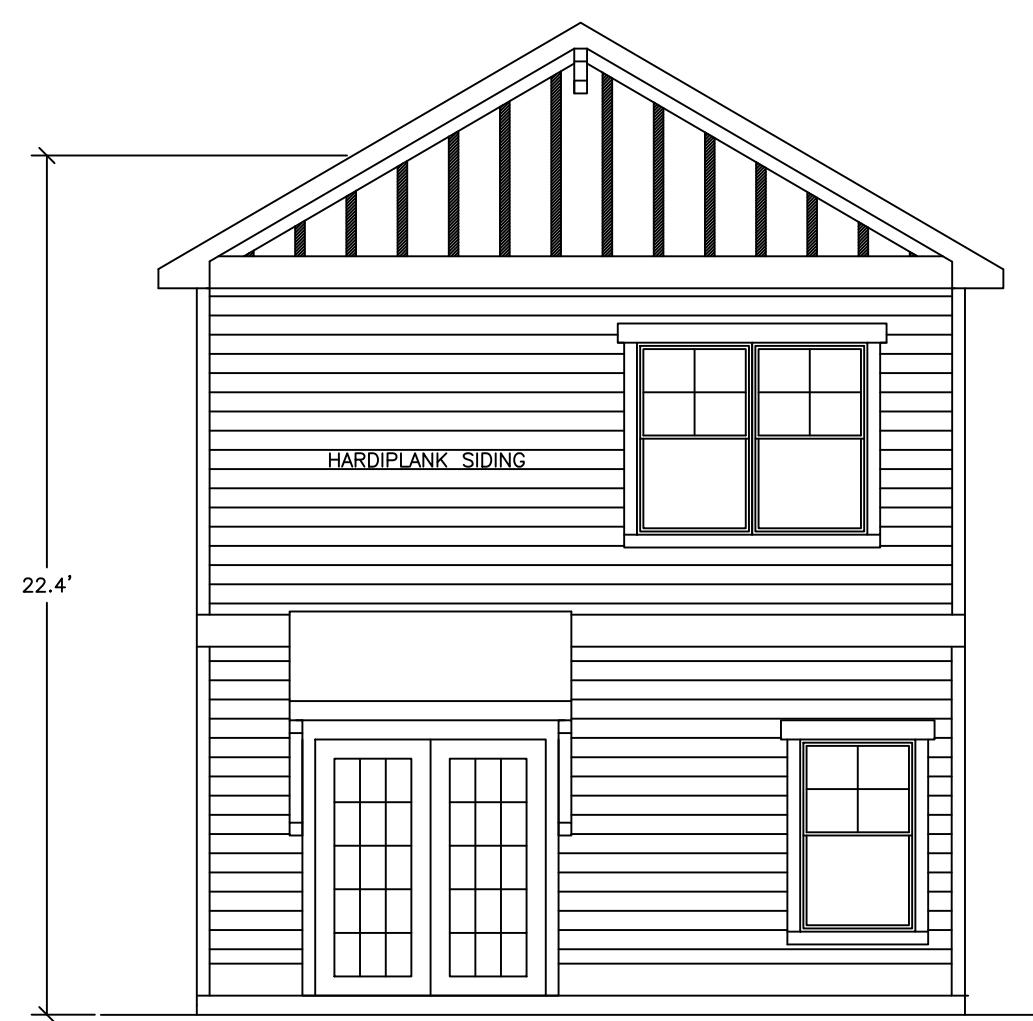
5' 2' 0' 5' 10' 15'
GRAPHIC SCALE: 1" = 5'

SHEET 14 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #7 - THE BLOOMFIELD

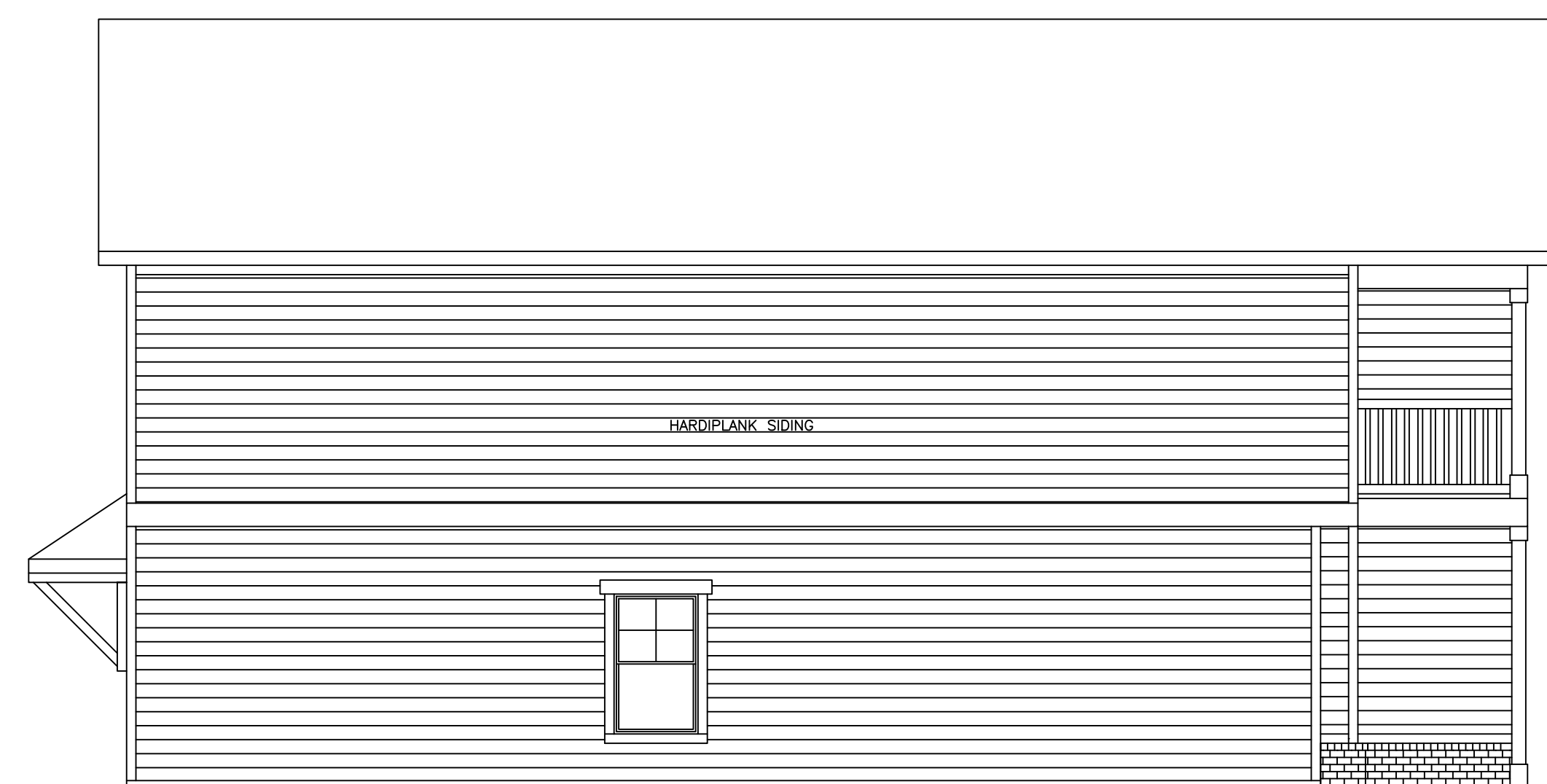
NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

THE RETREAT			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION			
REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS			
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590	
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	PHONE: (706) 543-1910	PHONE: (252) 756-0714	
		DESIGNED: N/A	APPROVED: N/A
1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1390		DRAWN: MAH	DATE: 03/06/17
		CHECKED: MWB	SCALE: 1" = 5'

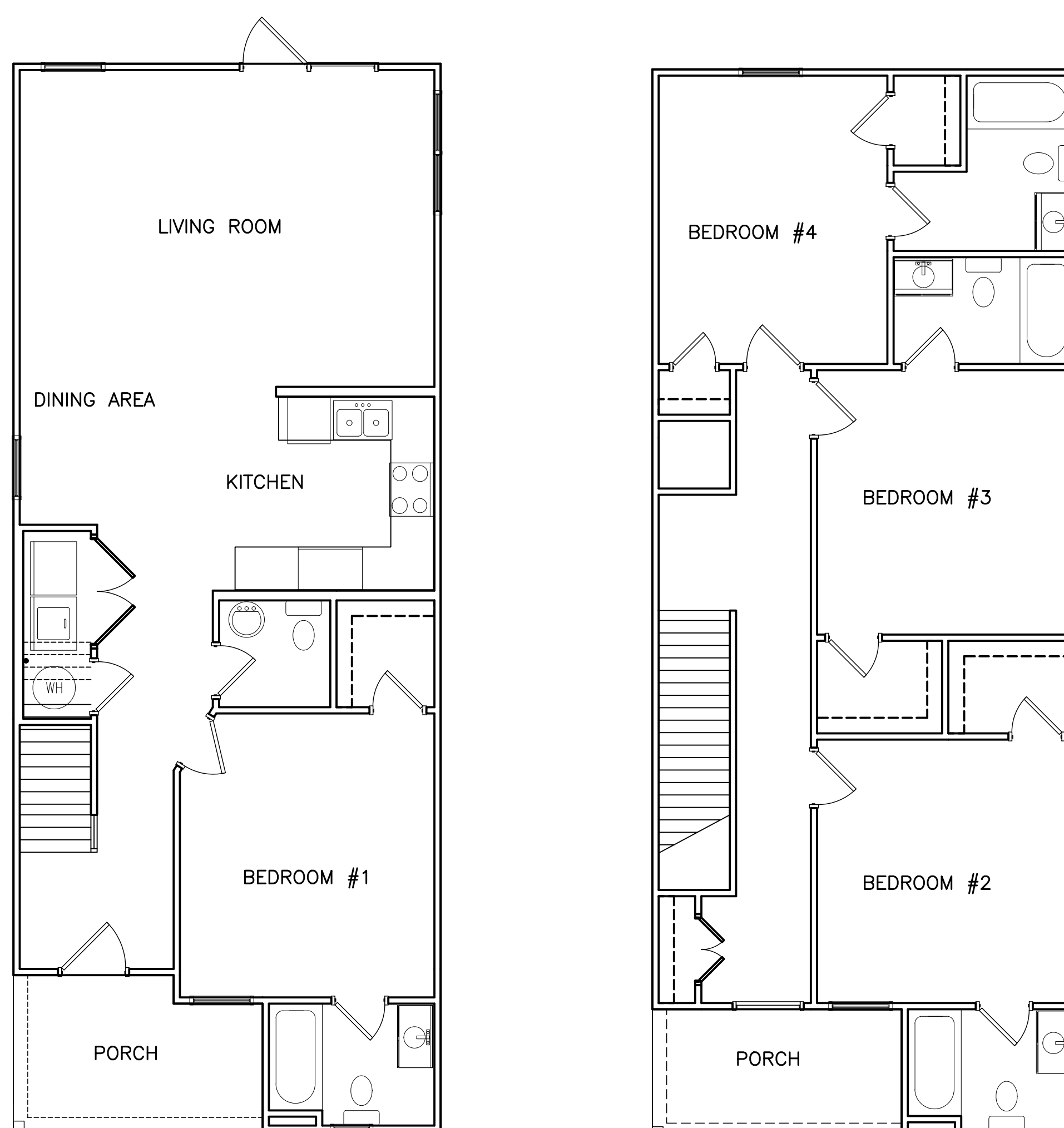


REAR ELEVATION



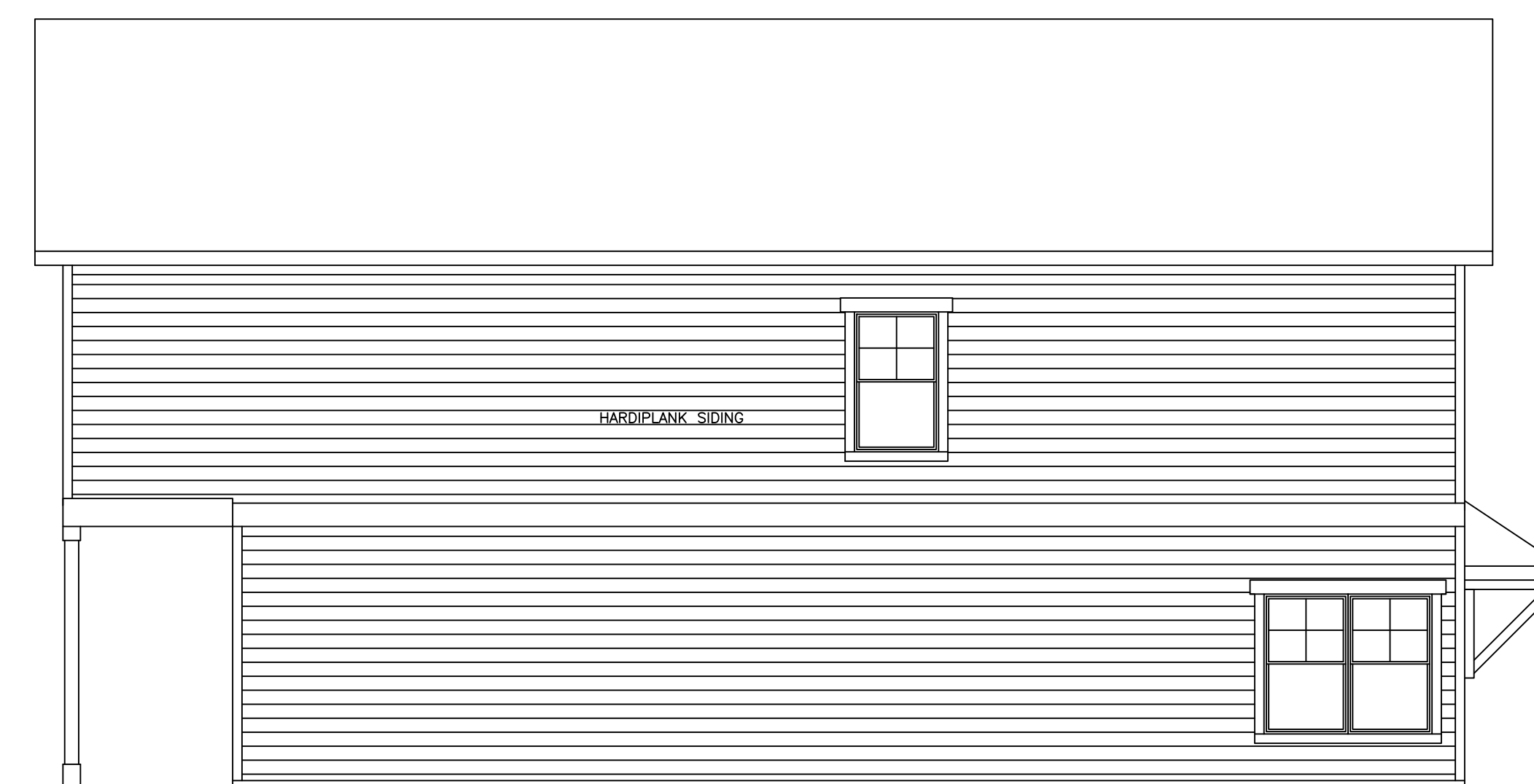
LEFT ELEVATION

Attachment number 5
Page 7 of 18



1ST FLOOR PLAN

2ND FLOOR PLAN



RIGHT ELEVATION



FRONT ELEVATION

THE SPRINGMORE	
BUILDING TYPE #8 FLOOR AREA	
1st FLOOR	920 S.F.
2nd FLOOR	930 S.F.
TOTAL	1,850 S.F.
1st FLOOR PORCH	80 S.F.
2nd FLOOR PORCH	70 S.F.
TOTAL PORCH AREA	150 S.F.

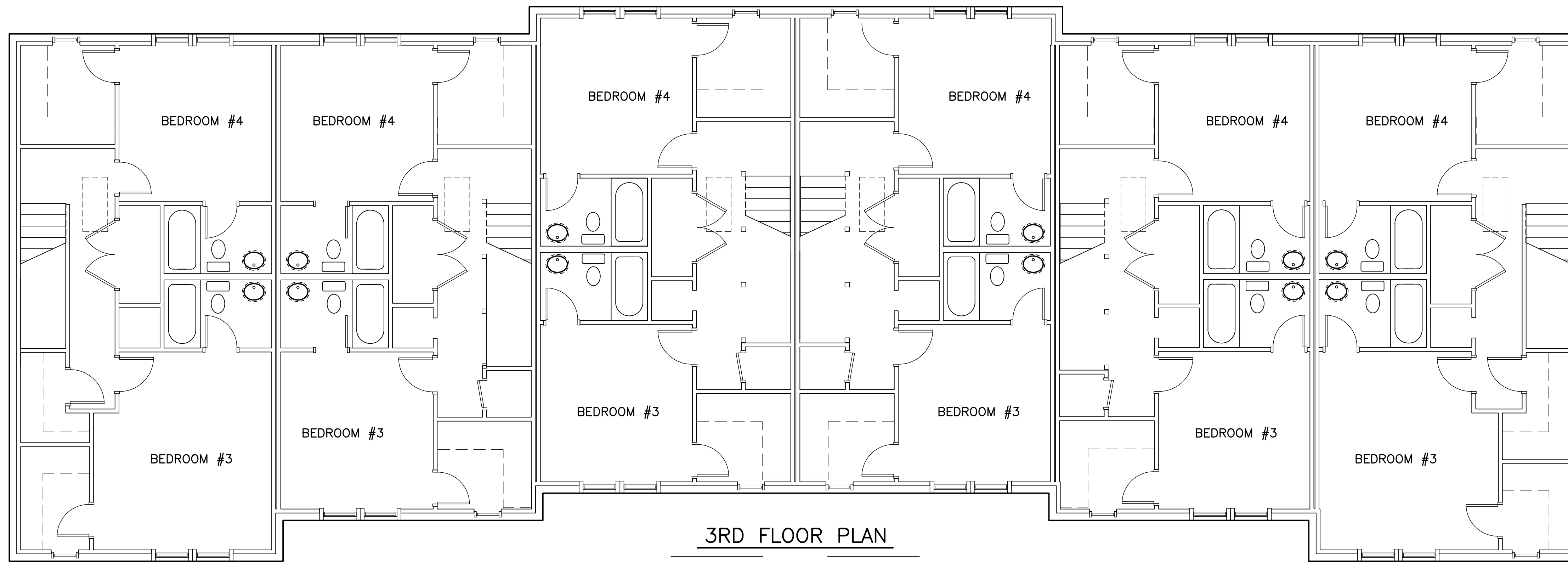
0' 2' 0' 5' 10' 15'
GRAPHIC SCALE: 1" = 5'

SHEET 15 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #8 - THE SPRINGMORE

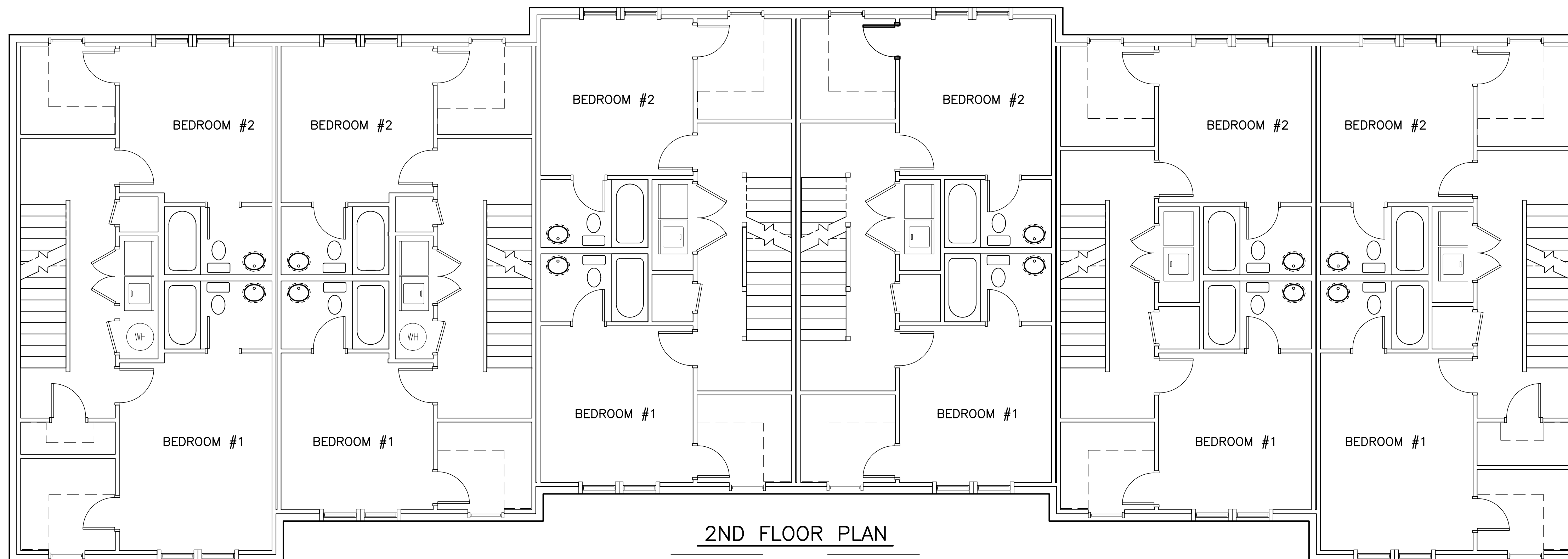
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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

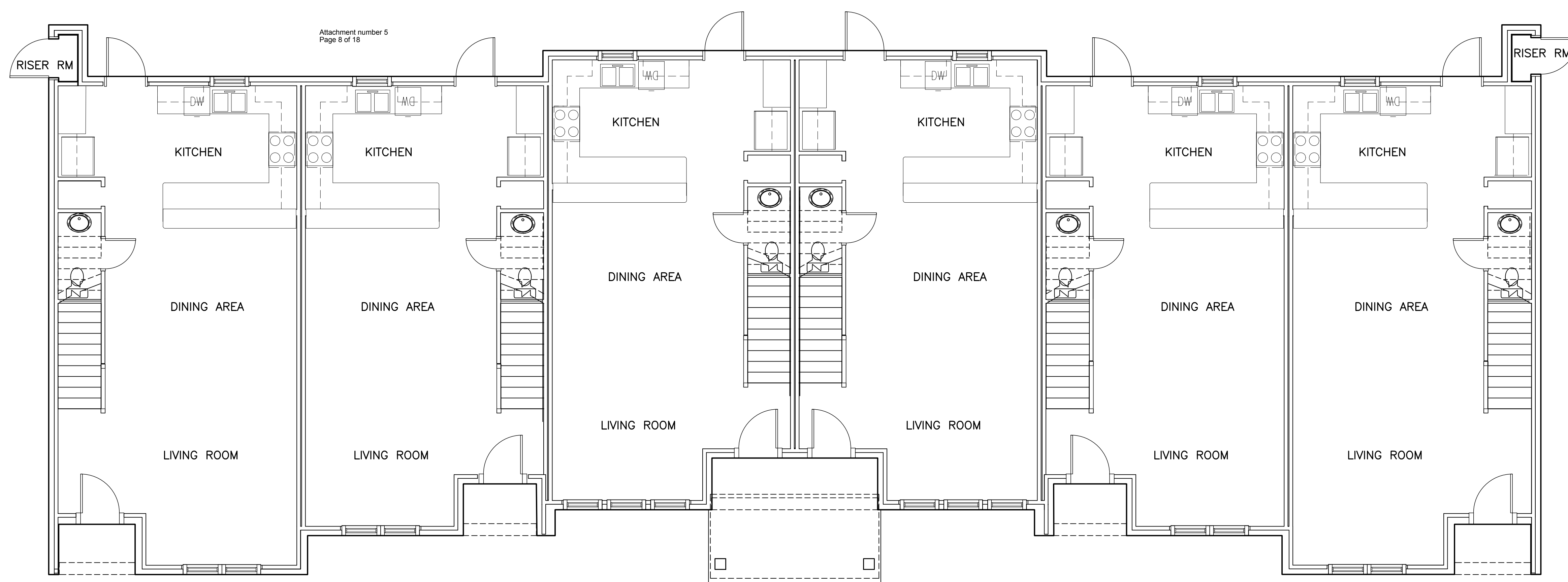
THE RETREAT			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714	DESIGNED: N/A DRAWN: MAH CHECKED: MWB	APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 5'



3RD FLOOR PLAN

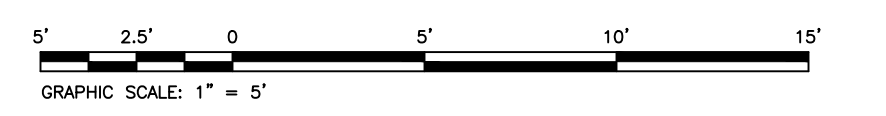


2ND FLOOR PLAN



1ST FLOOR PLAN

THE CLOVERHURST		
BUILDING TYPE #12 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	690 S.F.	633 S.F.
2nd FLOOR	717 S.F.	660 S.F.
3rd FLOOR	717 S.F.	660 S.F.
TOTAL	2,124 S.F.	1,953 S.F.
	(2) 4BR END	(4) 4BR CENTER
SUB-TOTAL	4,248 S.F.	7,812 S.F.
CENTER PORCH		140 S.F.
LEFT PORCH (2)		54 S.F.
RIGHT PORCH (2)		54 S.F.
TOTAL FLOOR AREA= 12,060 S.F.		
TOTAL PORCH AREA= 248 S.F.		



SHEET 16 OF 26
FLOOR PLAN
BUILDING TYPE #12 - THE CLOVERHURST

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

THE RETREAT

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
 REFERENCE: MAP BOOK 11, PAGE 35 OF THE
 PITT COUNTY REGISTER OF DEEDS
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

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--	--

Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300	DESIGNED: N/A DRAWN: MAH CHECKED: MWB	APPROVED: N/A DATE: 03/06/17 SCALE: 1" = 5'
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REAR ELEVATION



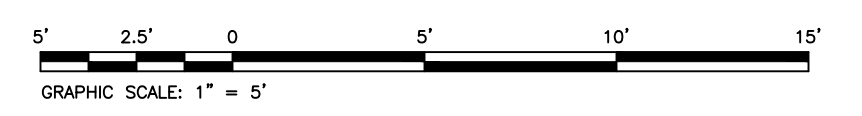
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



SHEET 17 OF 26
 ELEVATIONS
 BUILDING TYPE #12 - THE CLOVERHURST

THE RETREAT
 A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
 REFERENCE: MAP BOOK 11, PAGE 35 OF THE
 PITT COUNTY REGISTER OF DEEDS
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590
PHONE: (706) 543-1910	PHONE: (252) 756-0714

NOTE: THESE DRAWINGS WERE PRODUCED FROM
 BUILDING PLANS PROVIDED BY THE OWNER AND
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NOTE: BUILDING HEIGHT MEASURED AT HALFWAY
 OF THE ROOF LINE.

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'



LEFT ELEVATION



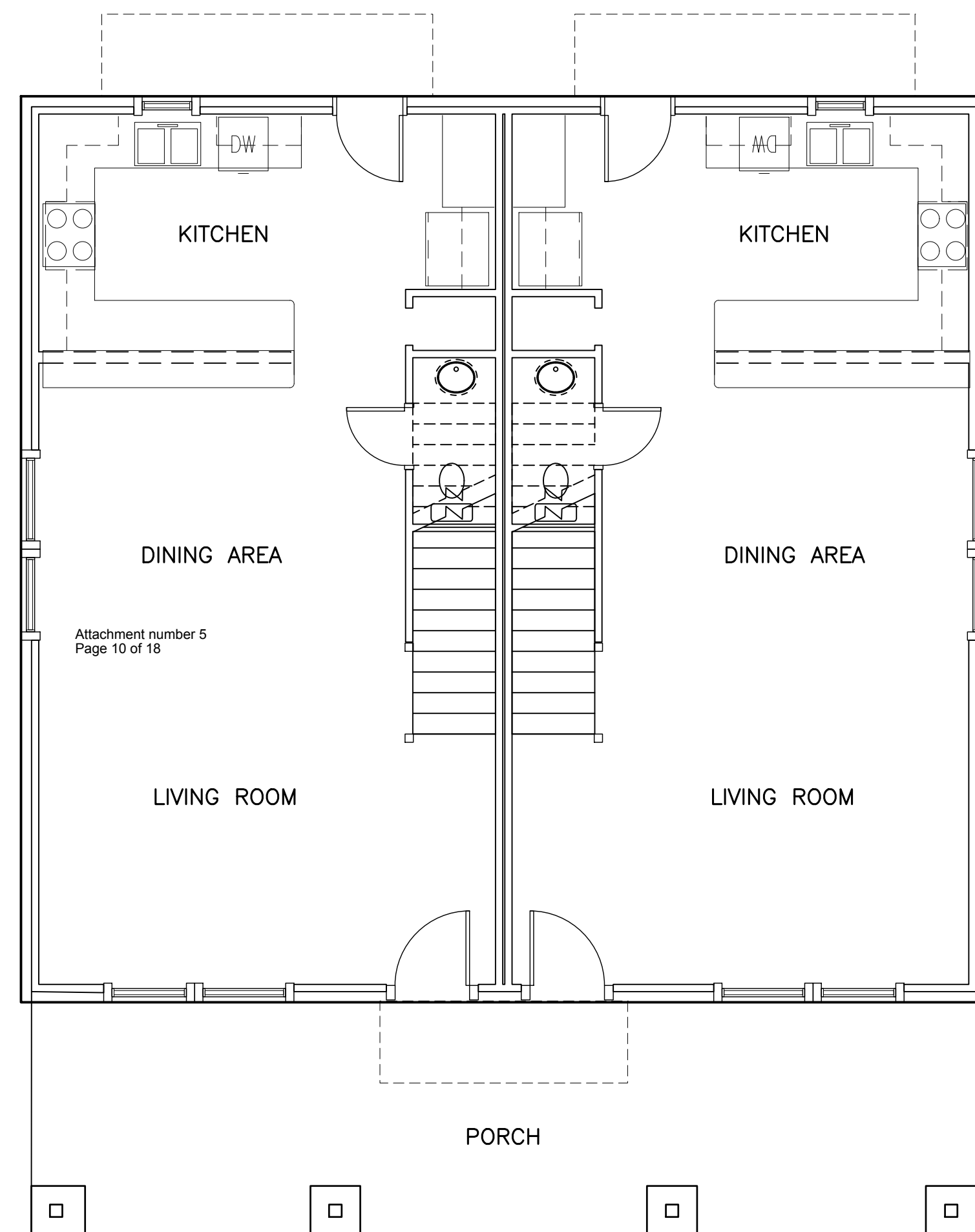
FRONT ELEVATION



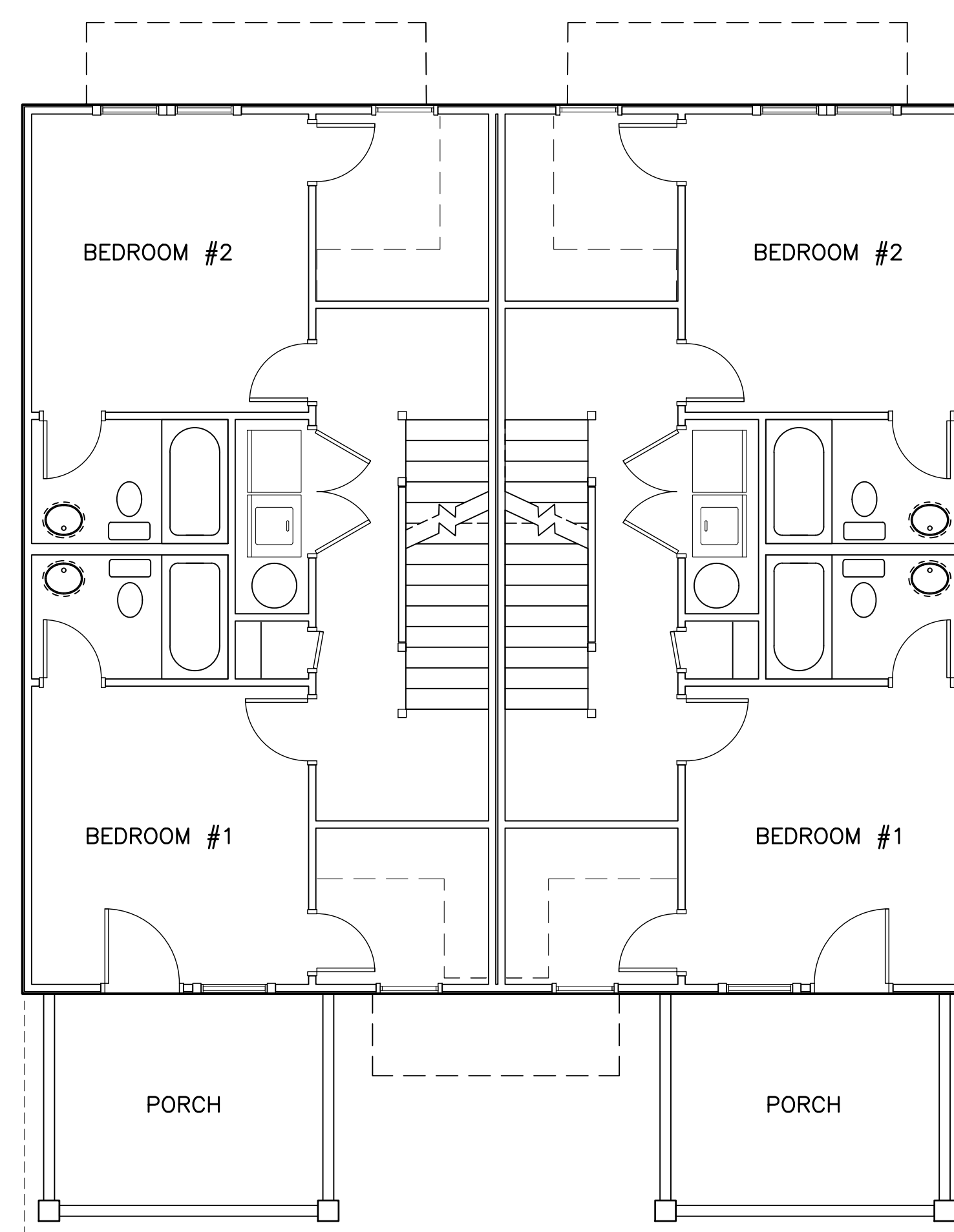
REAR ELEVATION



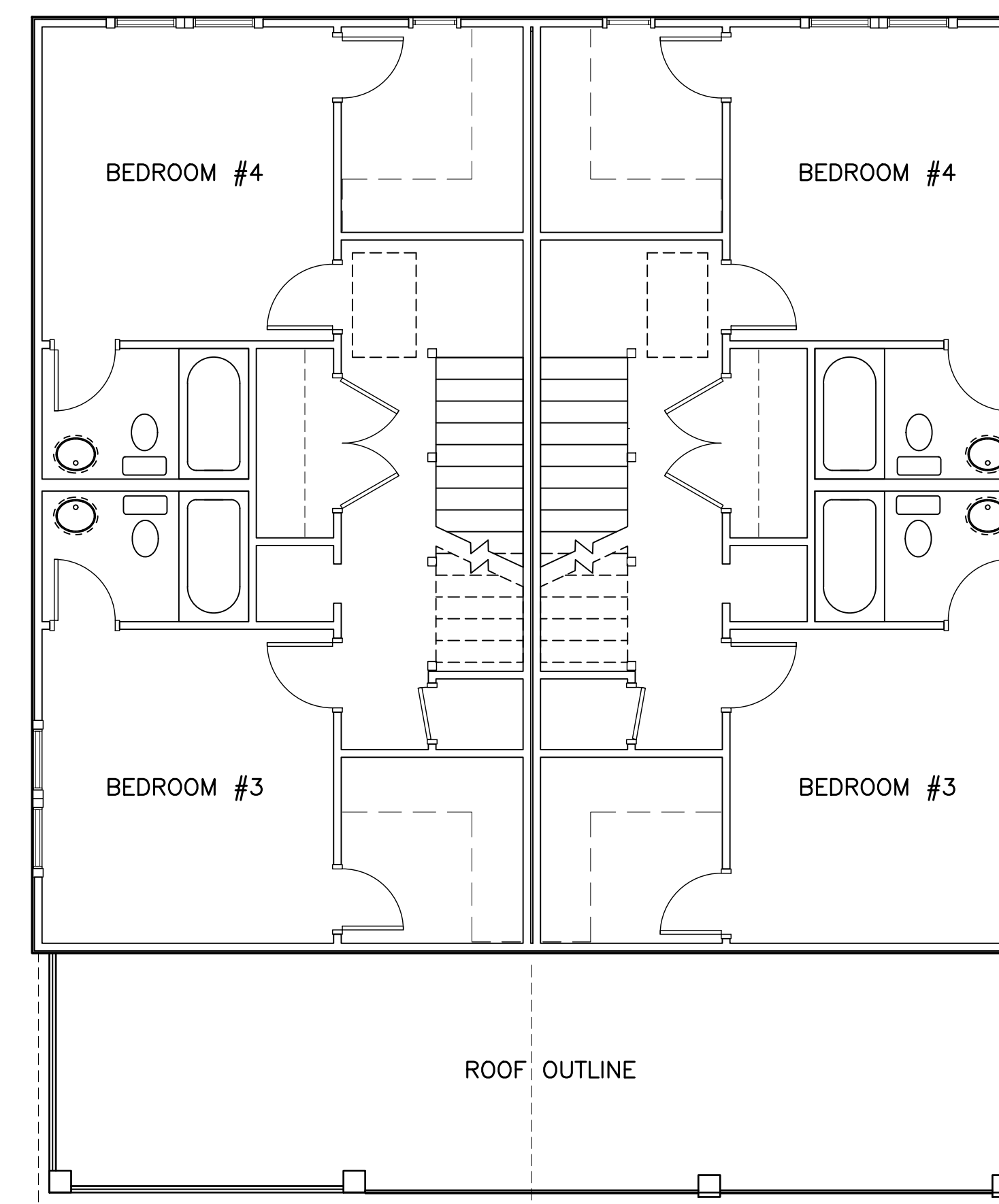
RIGHT ELEVATION



1ST FLOOR PLAN

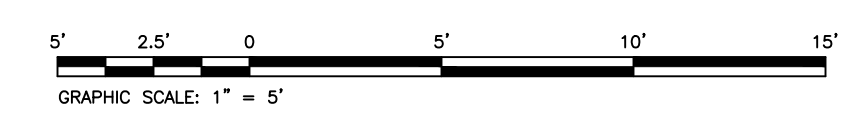


2ND FLOOR PLAN



3RD FLOOR PLAN

THE STAFFORD		
BUILDING TYPE #15 FLOOR AREA		
	LEFT - 4 BR	RIGHT - 4 BR
1st FLOOR	678 S.F.	678 S.F.
2nd FLOOR	678 S.F.	678 S.F.
3rd FLOOR	678 S.F.	678 S.F.
SUB-TOTAL	2,034 S.F.	2,034 S.F.
1st FLOOR PORCH	190.5 S.F.	190.5 S.F.
2nd FLOOR PORCH	109 S.F.	109 S.F.
TOTAL FLOOR AREA=	4,068 S.F.	
TOTAL PORCH AREA=	599 S.F.	



SHEET 18 OF 26
 FLOOR PLAN & ELEVATIONS
 BUILDING TYPE #15 - THE STAFFORD

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

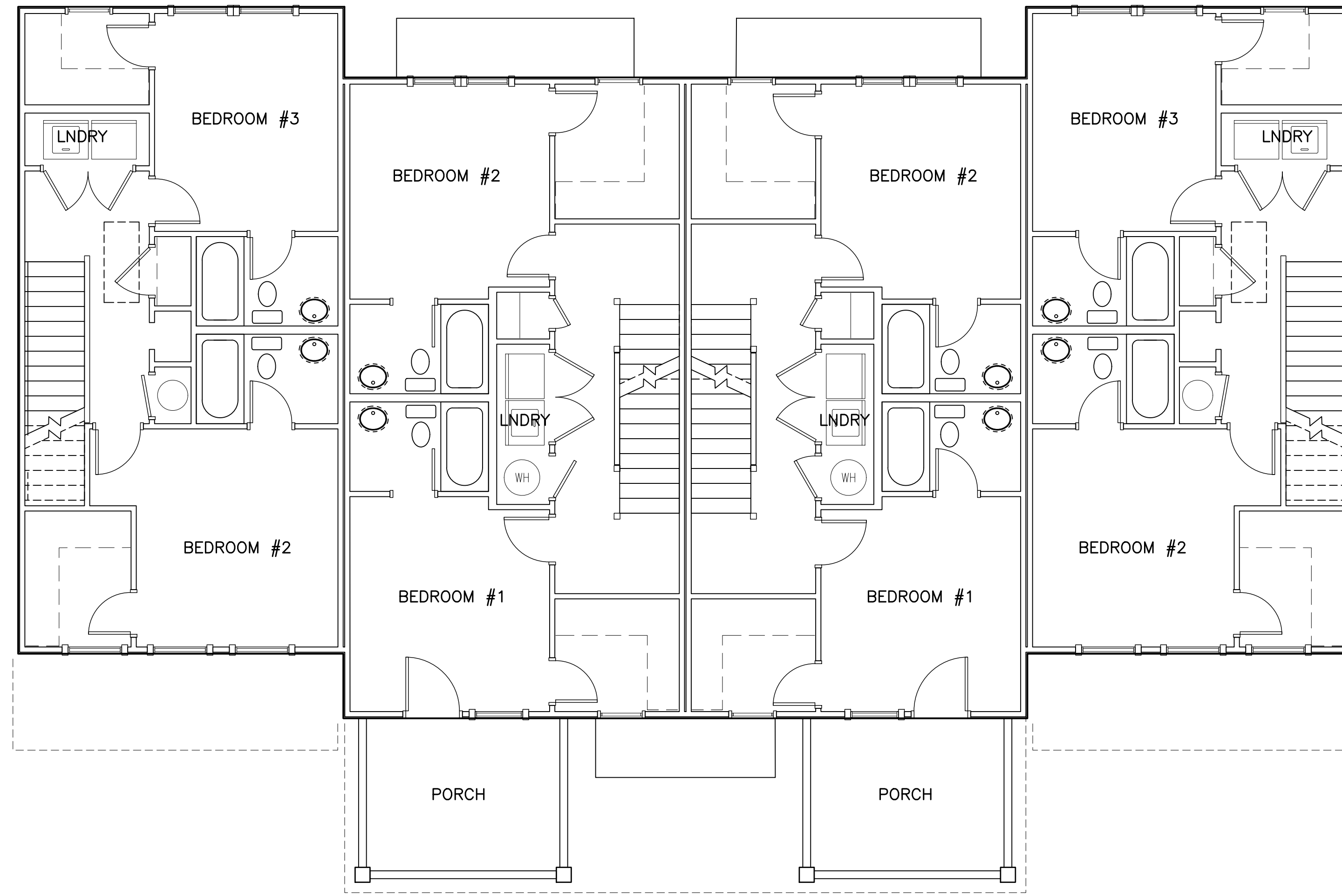
NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

THE RETREAT

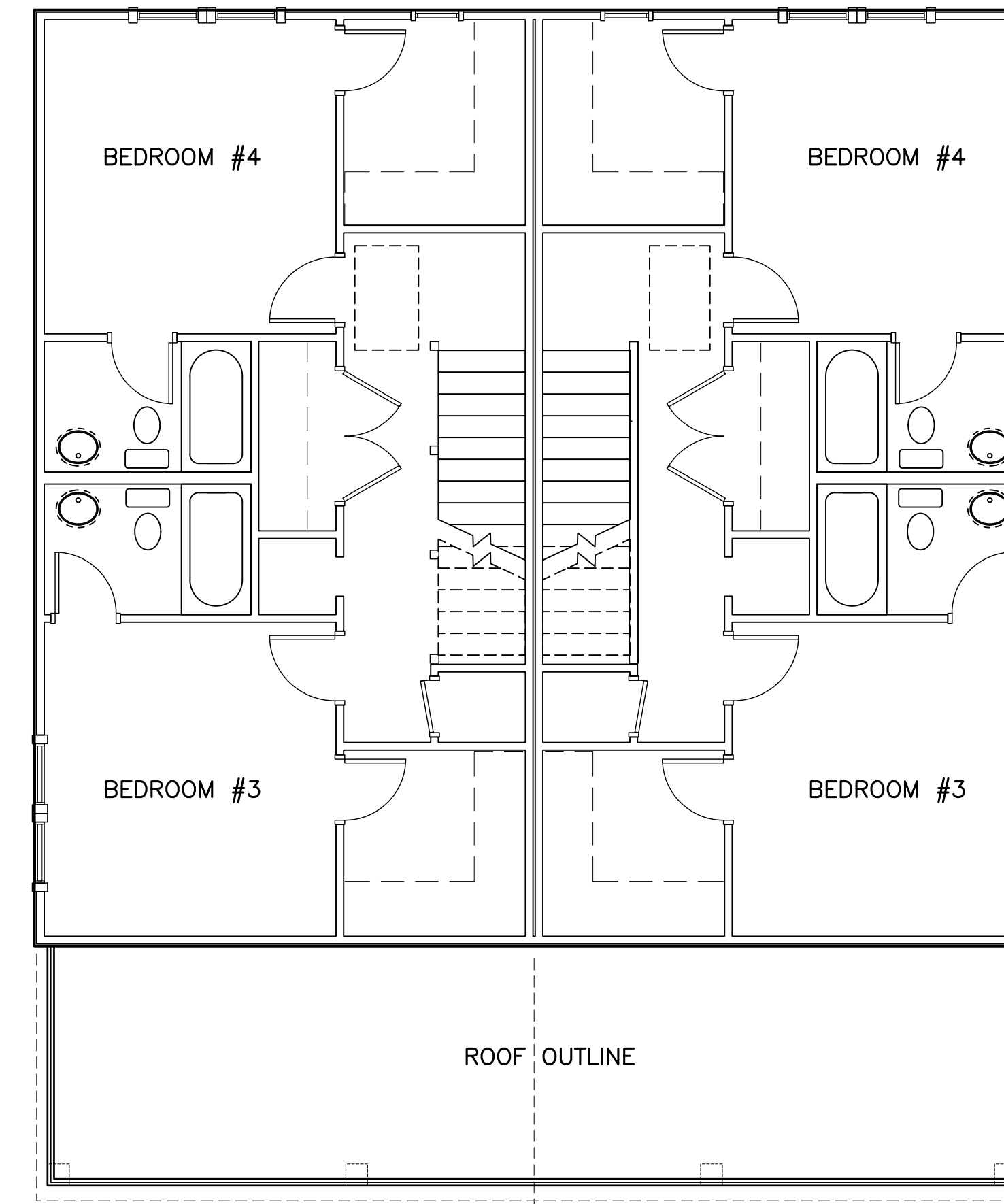
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
 REFERENCE: MAP BOOK 11, PAGE 35 OF THE
 PITT COUNTY REGISTER OF DEEDS
 WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

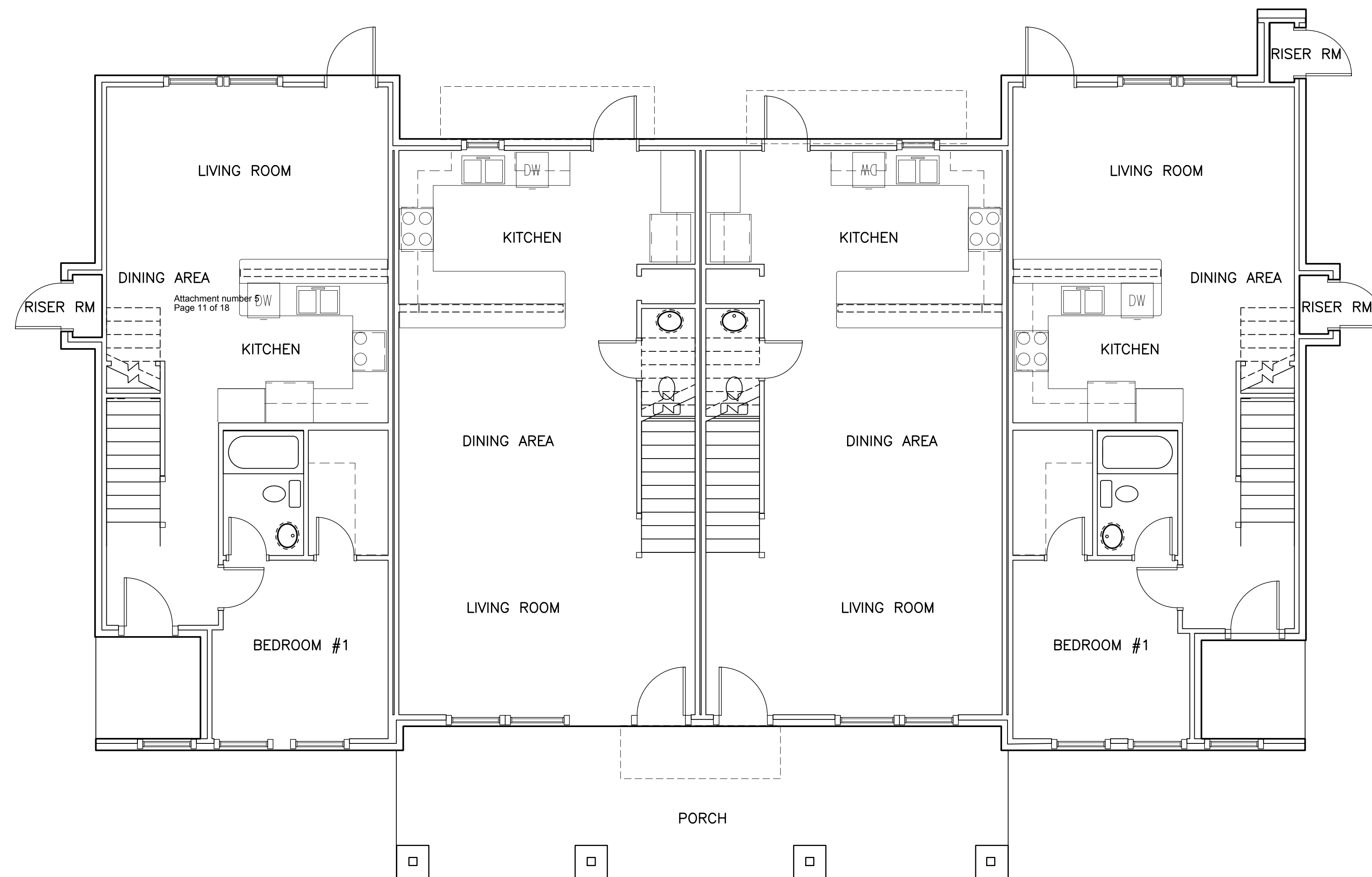
<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.756.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'



2ND FLOOR PLAN

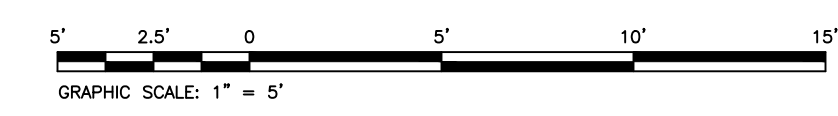


3RD FLOOR PLAN



1ST FLOOR PLAN

THE MILLEDGE		
BUILDING TYPE #16 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	698 S.F.	678 S.F.
2nd FLOOR	651 S.F.	678 S.F.
3rd FLOOR		678 S.F.
TOTAL	1,349 S.F.	2,034 S.F.
	(2) 3BR END	(2) 4BR CENTER
SUB-TOTAL	2,698 S.F.	4,068 S.F.
CENTER PORCH		381 S.F.
LEFT PORCH		45 S.F.
RIGHT PORCH		45 S.F.
2nd FLOOR PORCH (2)		218 S.F.
TOTAL FLOOR AREA= 6,766 S.F.		
TOTAL PORCH AREA= 689 S.F.		



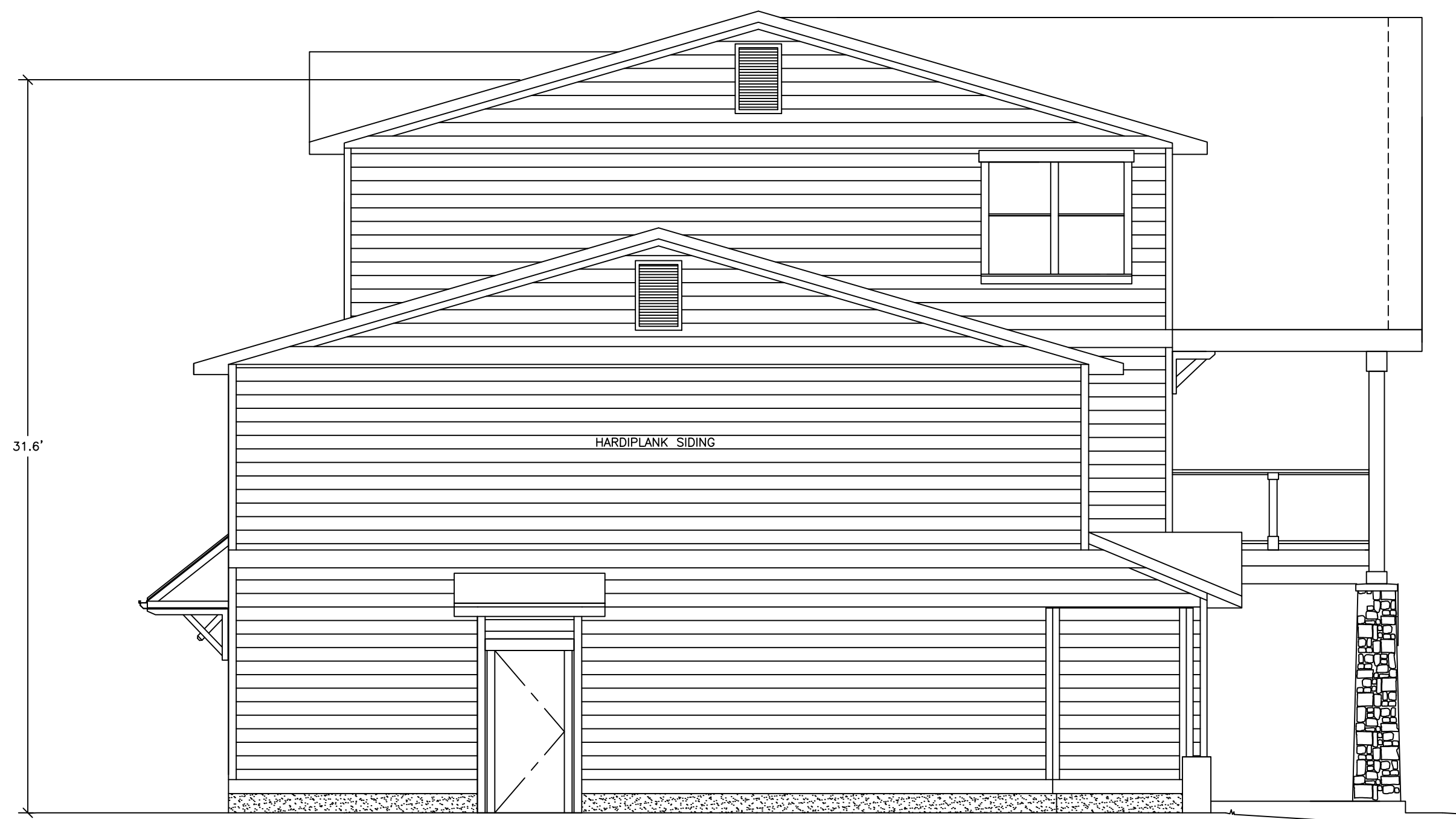
SHEET 19 OF 26
FLOOR PLAN
BUILDING TYPE #16 - THE MILLEDGE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

THE RETREAT			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION			
REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS			
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL	DESIGNED: N/A	APPROVED: N/A
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590	DRAWN: MAH	DATE: 03/06/17
PHONE: (706) 543-1910	PHONE: (252) 756-0714	CHECKED: MWB	SCALE: 1" = 5'



REAR ELEVATION



LEFT ELEVATION

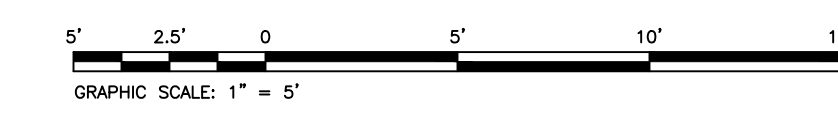
Attachment number 6
Page 12 of 18



RIGHT ELEVATION



FRONT ELEVATION



SHEET 20 OF 26
ELEVATIONS
BUILDING TYPE #16 - THE MILLEDGE

THE RETREAT

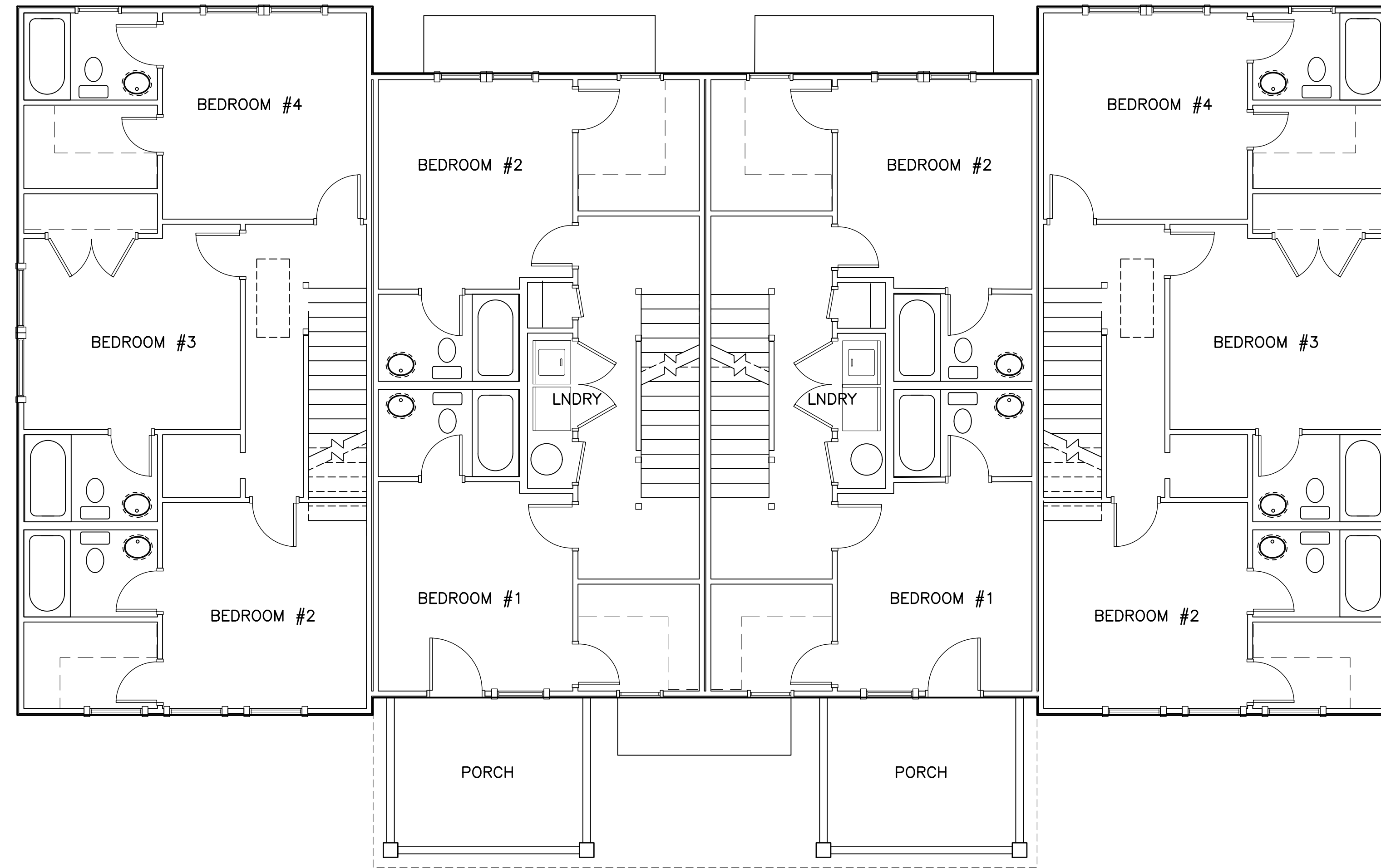
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
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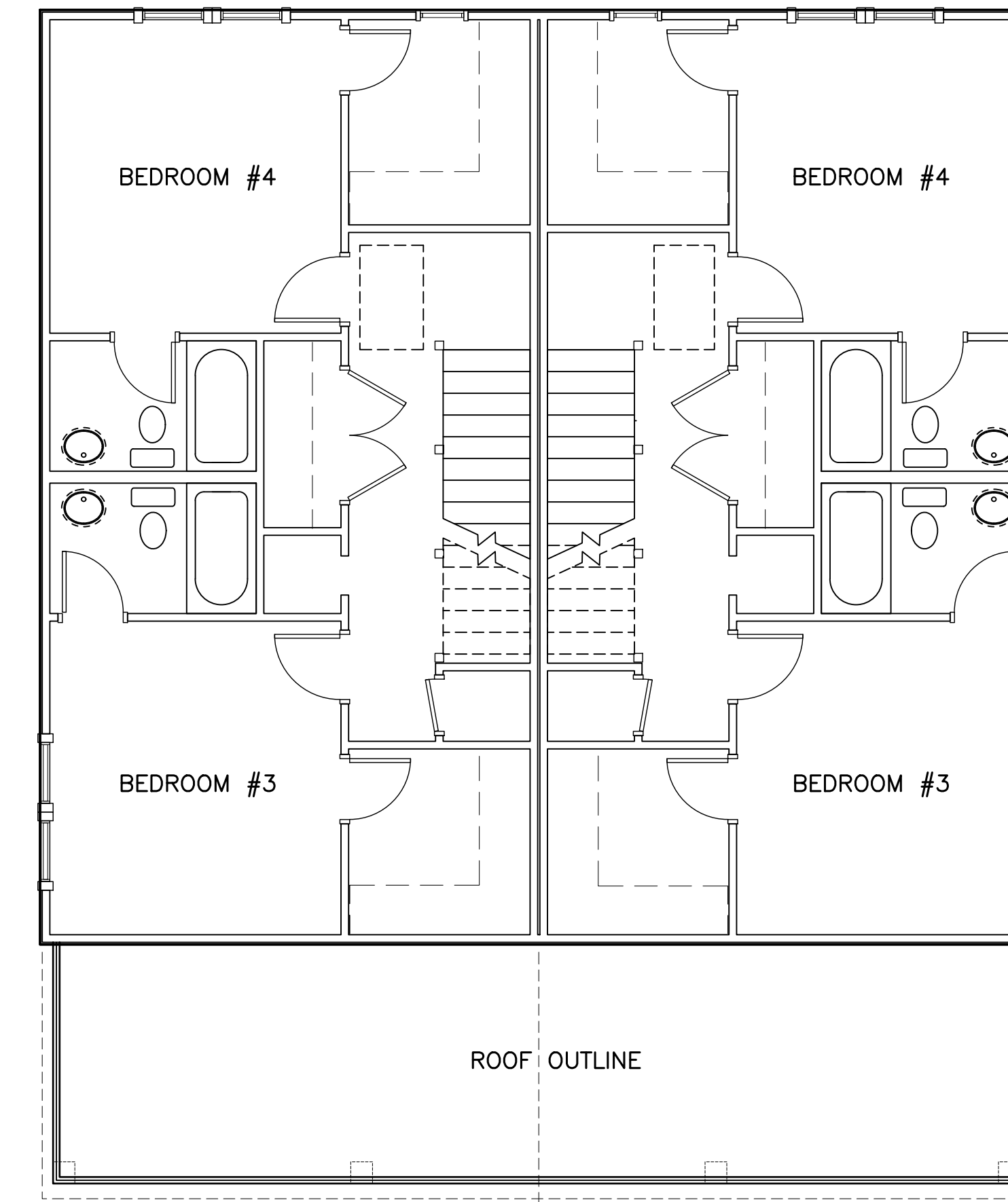
NOTE: THESE DRAWINGS WERE PRODUCED FROM
BUILDING PLANS PROVIDED BY THE OWNER AND
DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY
OF THE ROOF LINE.

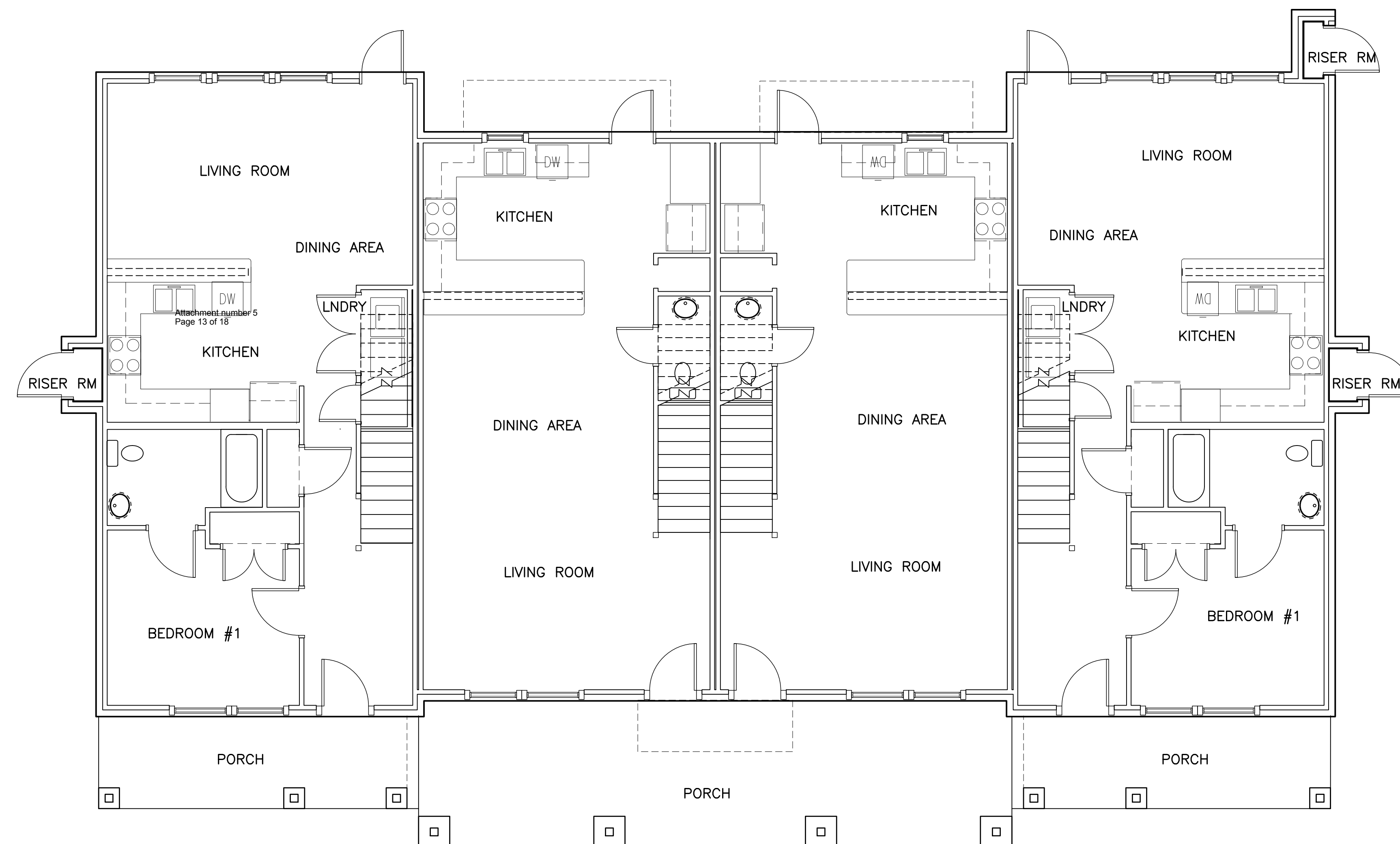
<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.256.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
CHECKED: MWB	SCALE: 1" = 5'	



2ND FLOOR PLAN

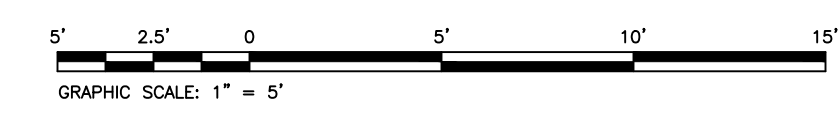


3RD FLOOR PLAN



1ST FLOOR PLAN

THE LUMPKIN		
BUILDING TYPE #17 FLOOR AREA		
	END UNITS	CENTER UNITS
1st FLOOR	820 S.F.	678 S.F.
2nd FLOOR	820 S.F.	678 S.F.
3rd FLOOR		678 S.F.
TOTAL	1,640 S.F.	2,034 S.F.
	(2) 4BR END	(2) 4BR CENTER
SUB-TOTAL	3,280 S.F.	4,068 S.F.
CENTER PORCH		381 S.F.
LEFT PORCH		120 S.F.
RIGHT PORCH		120 S.F.
2nd FLOOR PORCH (2)		218 S.F.
TOTAL FLOOR AREA=		7,348 S.F.
TOTAL PORCH AREA=		839 S.F.



SHEET 21 OF 26

FOOTPRINT
BUILDING TYPE #17 - THE LUMPKIN

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
ATHENS, GA 30606
PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN,
ETAL
ADDRESS: 3325 DAVIE STREET
WINTERVILLE, NC 28590
PHONE: (252) 756-0714

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27608

DESIGNED: N/A
DRAWN: MAH
CHECKED: MWB

APPROVED: N/A
DATE: 03/06/17
SCALE: 1" = 5'

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.



REAR ELEVATION



LEFT ELEVATION

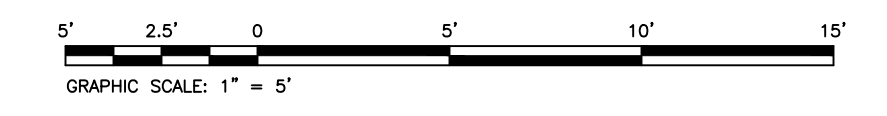
Attachment number 6
Page 14 of 18



RIGHT ELEVATION



FRONT ELEVATION



SHEET 22 OF 26
ELEVATIONS
BUILDING TYPE #17 - THE LUMPKIN

THE RETREAT

A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
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--	--

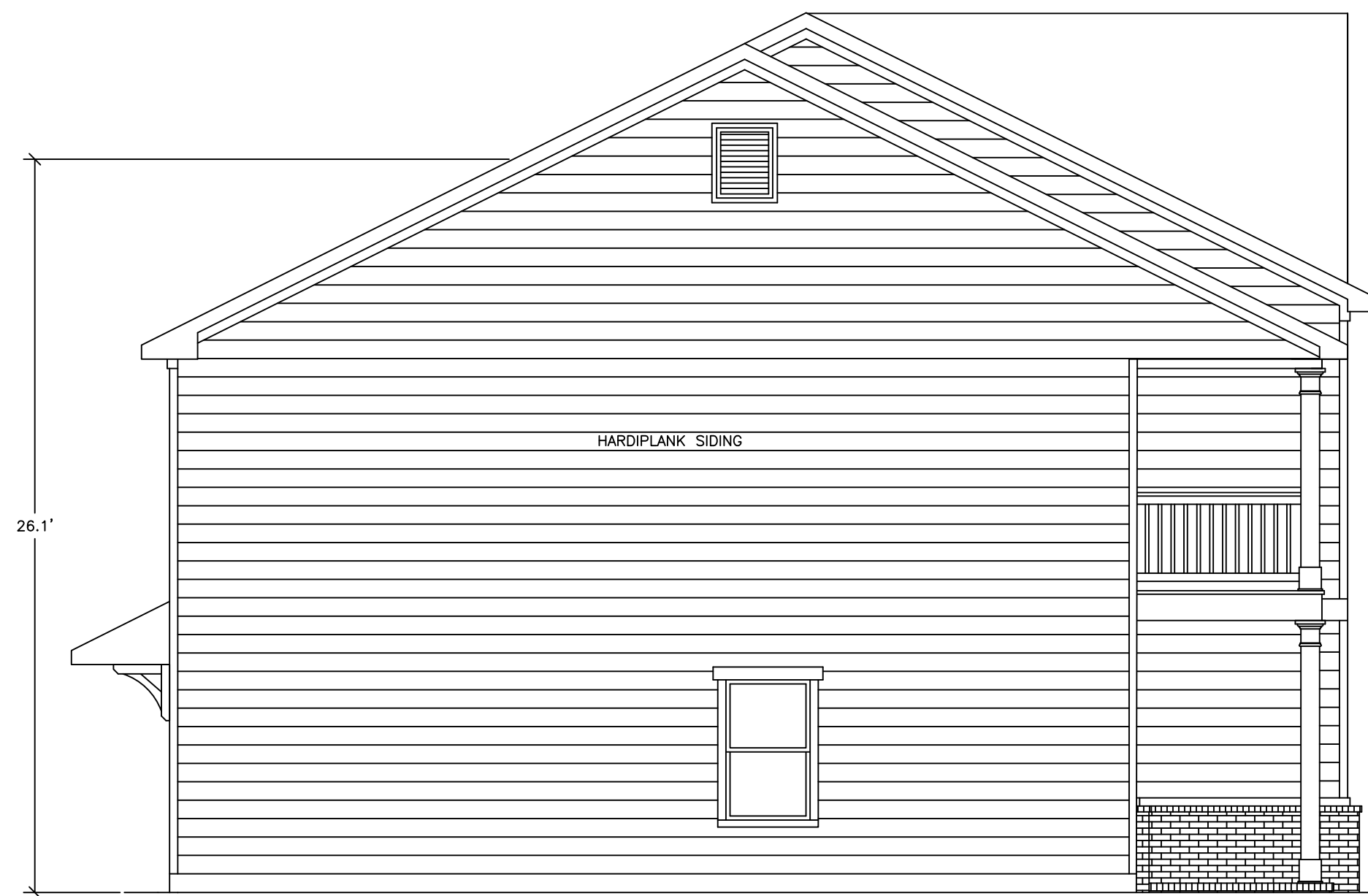
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<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.756.1300</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'
	LICENSE # C-3468	

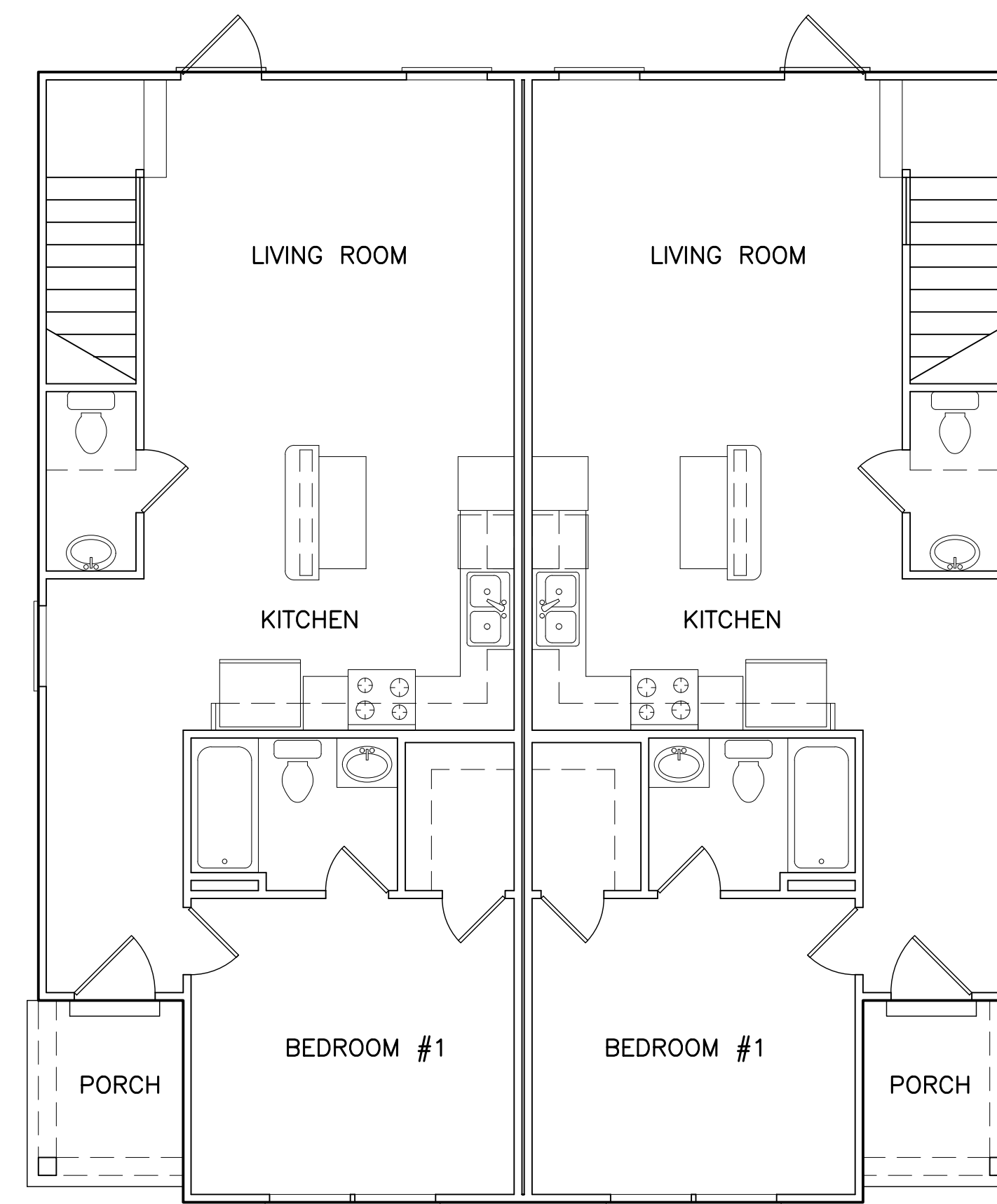


REAR ELEVATION

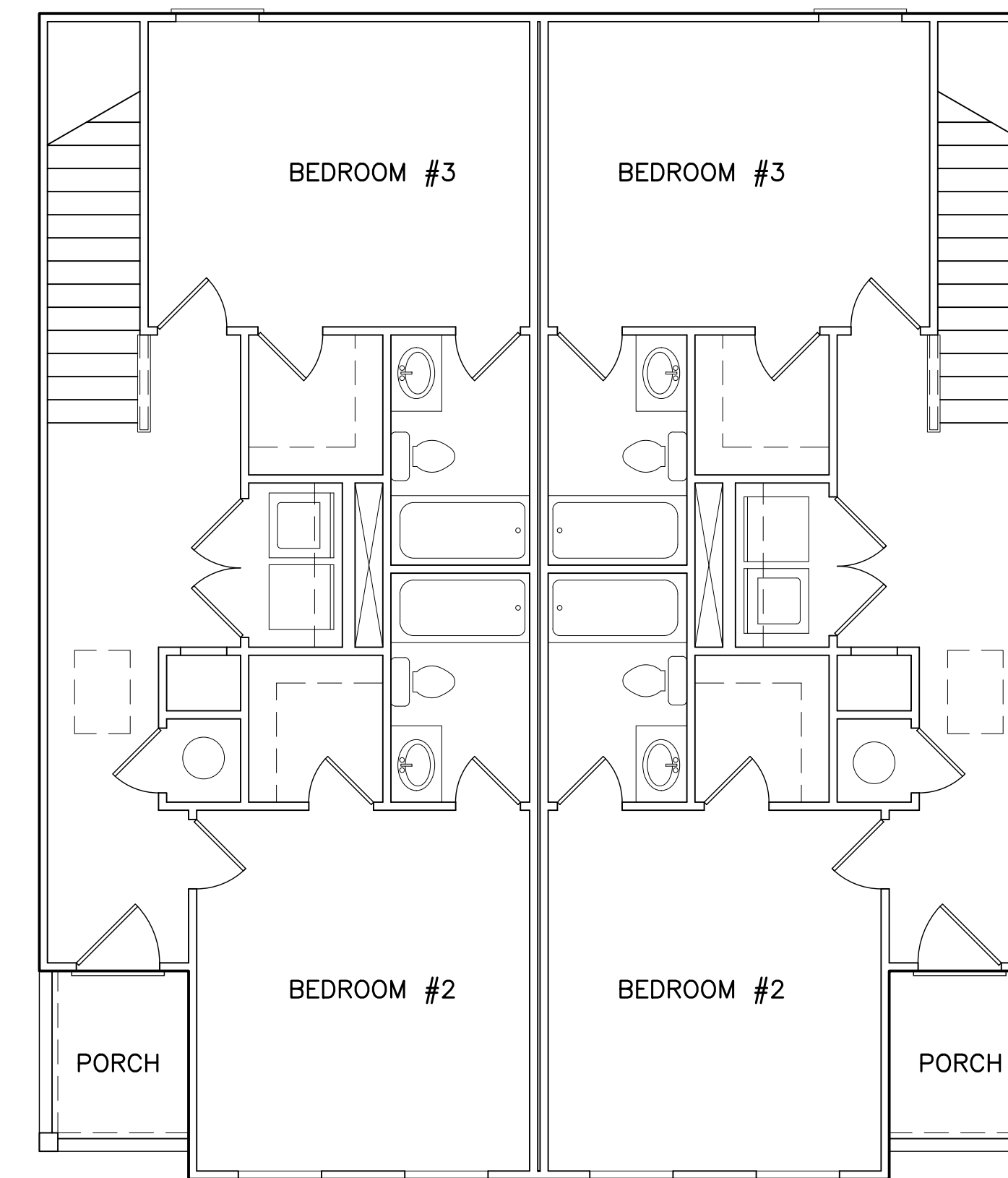


LEFT ELEVATION

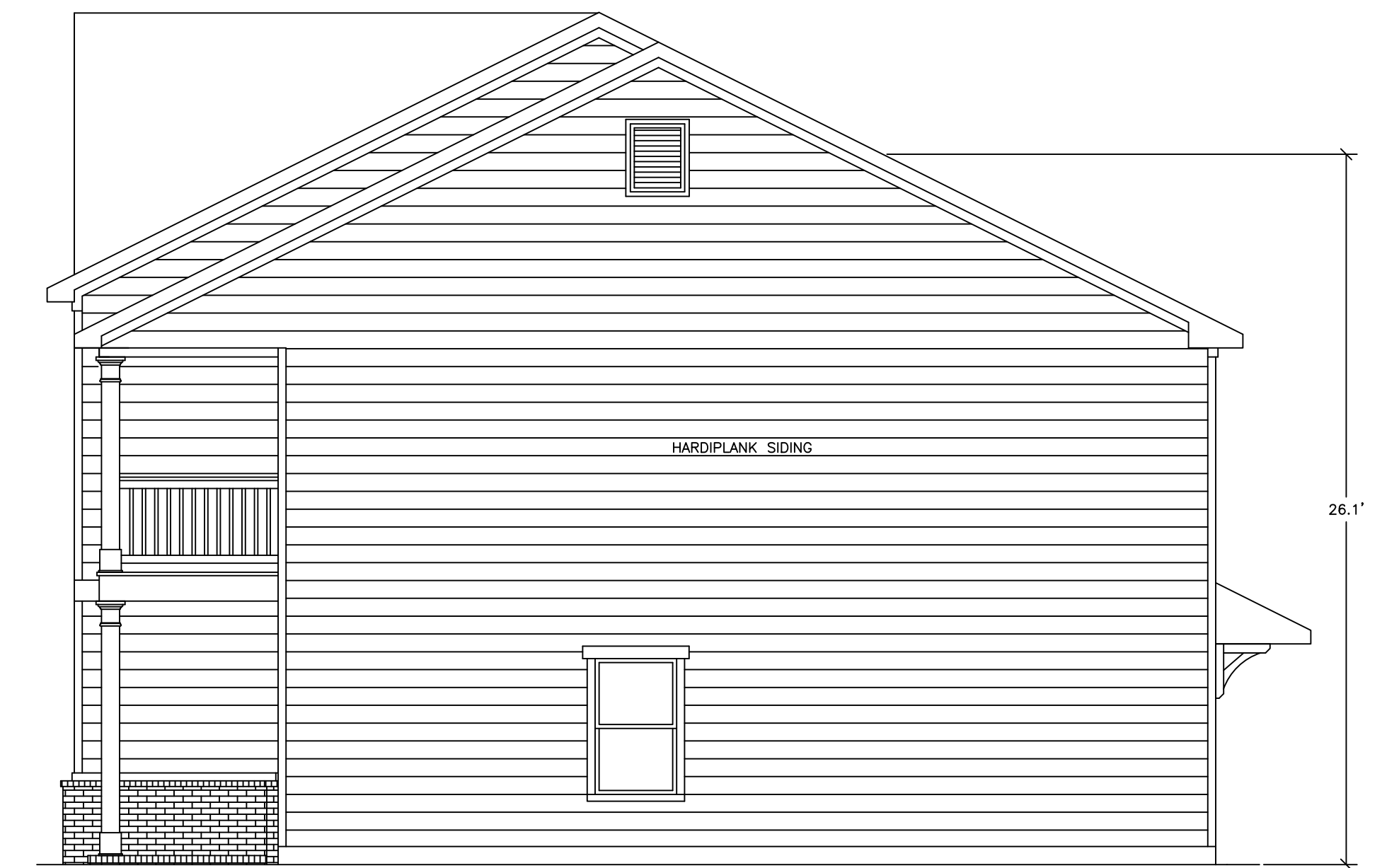
Attachment number 5
Page 15 of 18



1ST FLOOR PLAN



2ND FLOOR PLAN

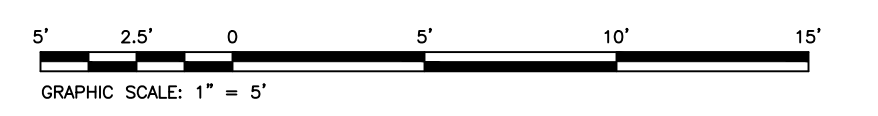


RIGHT ELEVATION



FRONT ELEVATION

THE OAKVIEW		
BUILDING TYPE #26 FLOOR AREA		
	LEFT - 3 BR	RIGHT - 3 BR
1st FLOOR	714 S.F.	722 S.F.
2nd FLOOR	714 S.F.	635 S.F.
SUB-TOTAL	1,428 S.F.	1,357 S.F.
1st FLOOR PORCH	35 S.F.	35 S.F.
2nd FLOOR PORCH	35 S.F.	35 S.F.
TOTAL FLOOR AREA=	2,856 S.F.	
TOTAL PORCH AREA=	140 S.F.	



SHEET 23 OF 26
FLOOR PLAN & ELEVATIONS
BUILDING TYPE #26 - THE OAKVIEW

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

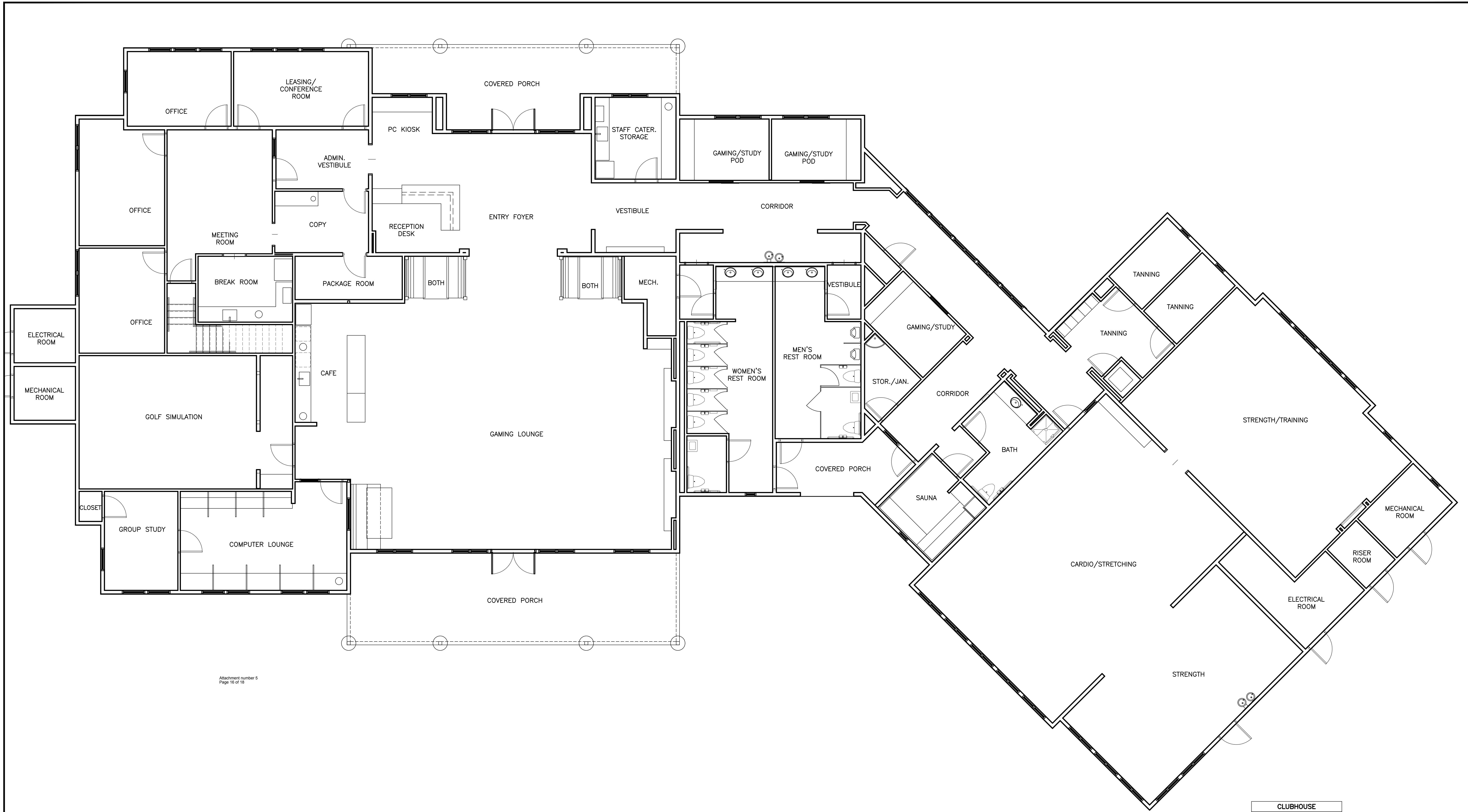
NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714
--	--

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27608 252.256.1390

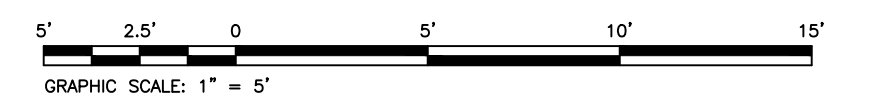
DESIGNED: N/A	APPROVED: N/A
DRAWN: MAH	DATE: 03/06/17
CHECKED: MWB	SCALE: 1" = 5'



Attachment number 5
Page 16 of 18

FLOOR PLAN

CLUBHOUSE	
ONE-STORY BUILDING	
FLOOR AREA	11,227 S.F.
PORCH AREA	960 S.F.



SHEET 24 OF 26
FLOOR PLAN - CLUBHOUSE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

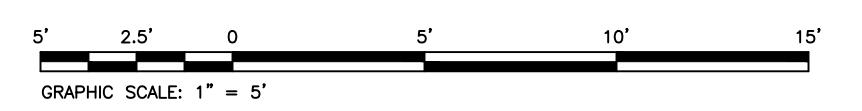
THE RETREAT			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION			
REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS			
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL		
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590		
PHONE: (706) 543-1910	PHONE: (252) 756-0714		
		DESIGNED: N/A	APPROVED: N/A
ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27684 252-756-1390		DRAWN: MAH	DATE: 03/06/17
		CHECKED: MWB	SCALE: 1" = 5'



EASTERN ELEVATION



WESTERN ELEVATION



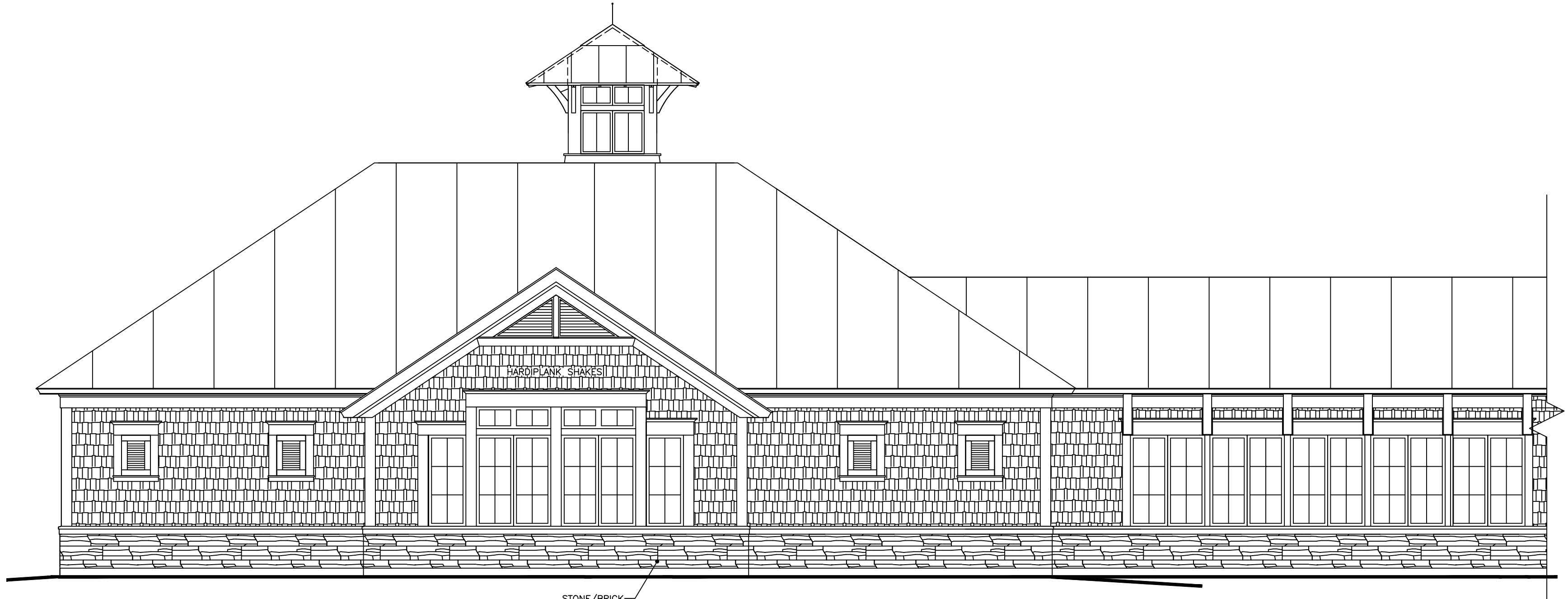
SHEET 25 OF 26
ELEVATIONS - CLUBHOUSE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

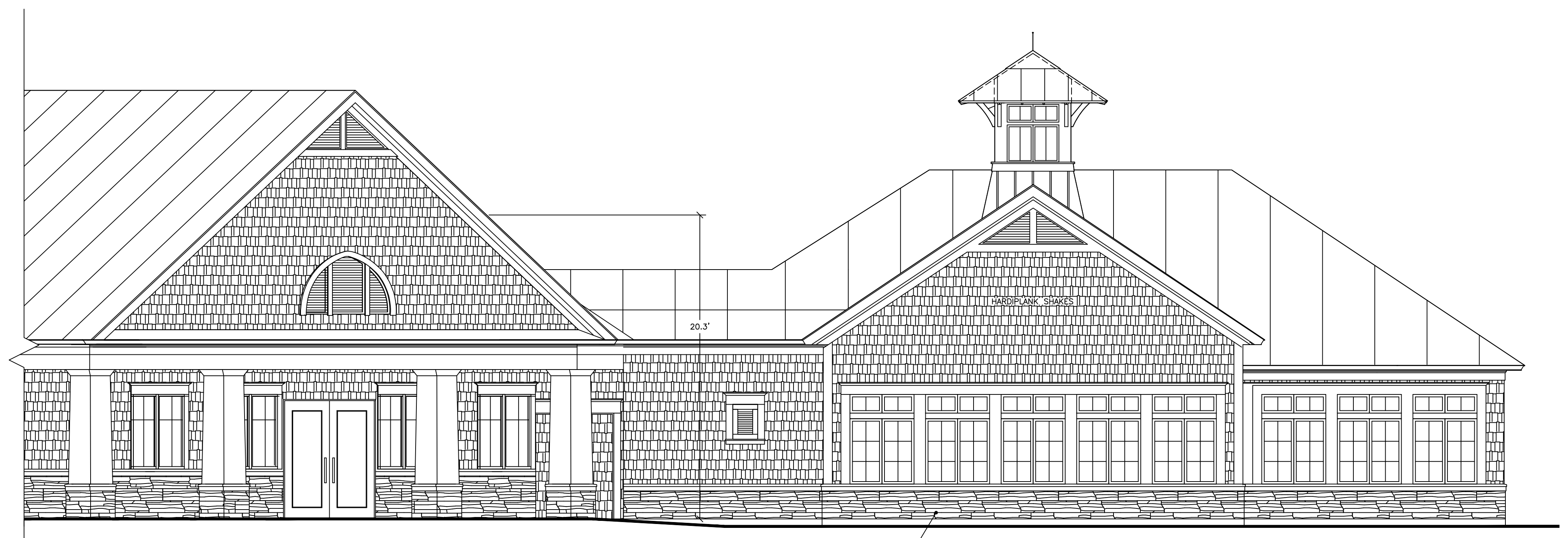
NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

THE RETREAT			
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION REFERENCE: MAP BOOK 11, PAGE 35 OF THE PITT COUNTY REGISTER OF DEEDS WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.			
DEVELOPER: LCD ACQUISITIONS, LLC ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606 PHONE: (706) 543-1910	OWNER: PATRICIA S. BOWEN, ETAL ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590 PHONE: (252) 756-0714	DESIGNED: N/A	APPROVED: N/A
Baldwin Design Consultants, PA <small>ENGINEERING - SURVEYING - PLANNING</small> <small>1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608 252.756.1300</small>		DRAWN: MAH	DATE: 03/06/17
		CHECKED: MWB	SCALE: 1" = 5'

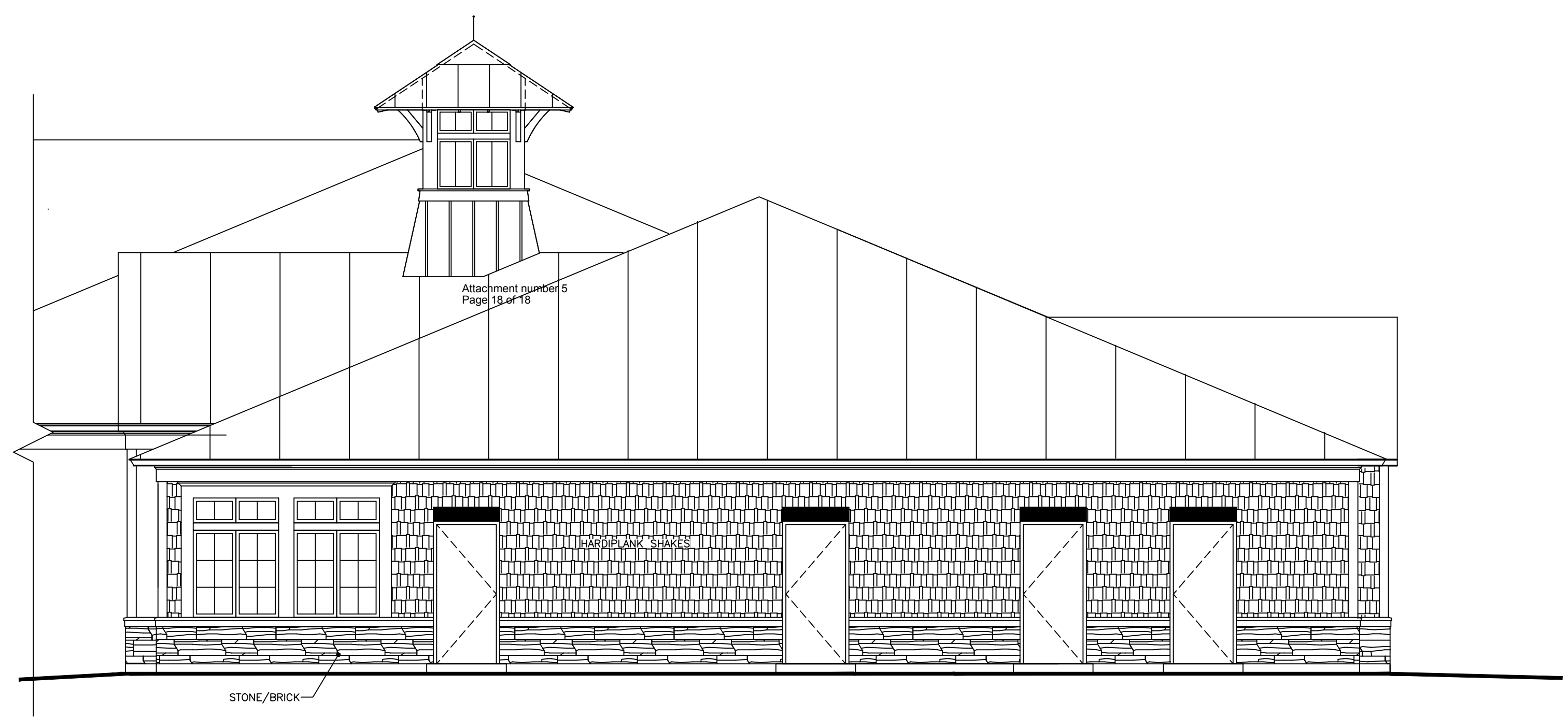
Y:\DRAWINGS\18-062 JOHN MARVIN (AFT)\SHEETS\LUP.dwg Wed, Mar 15, 2017 - 8:50am MBEREON



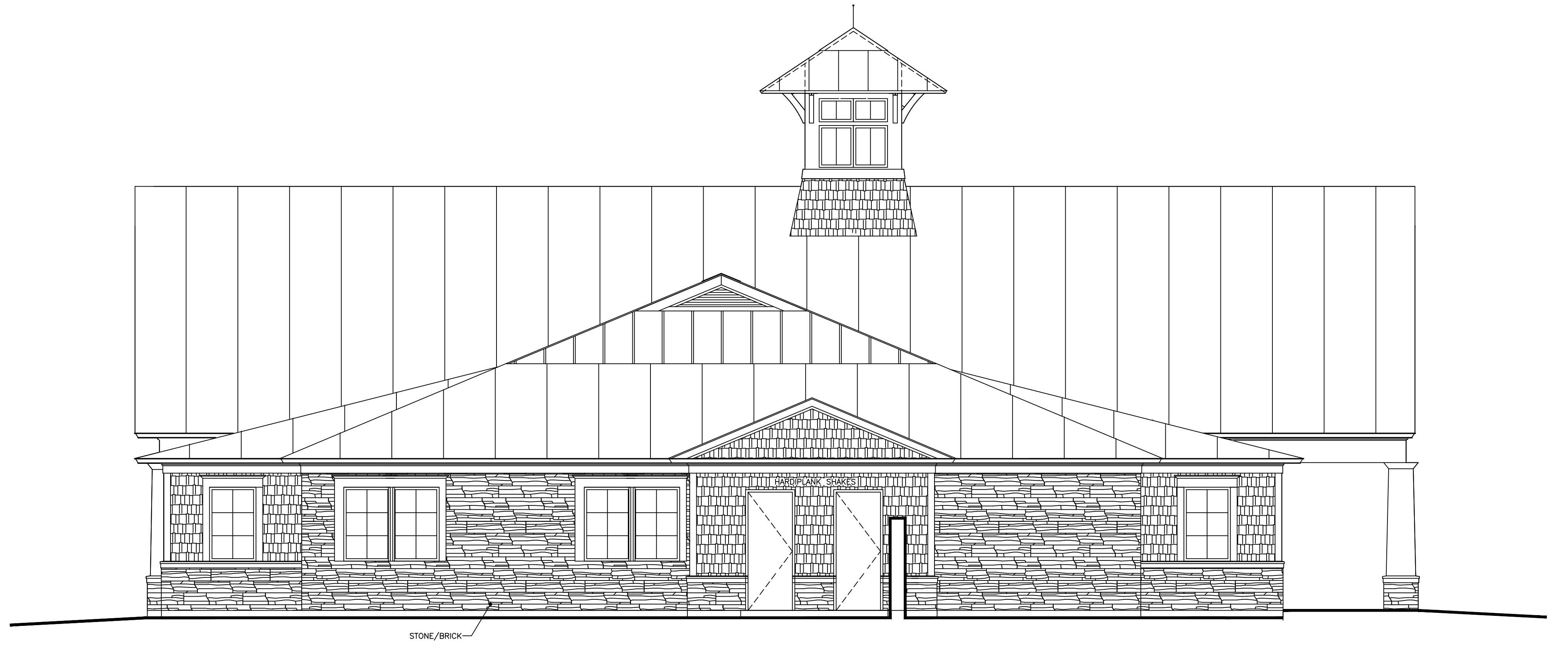
NORTHWEST ELEVATION



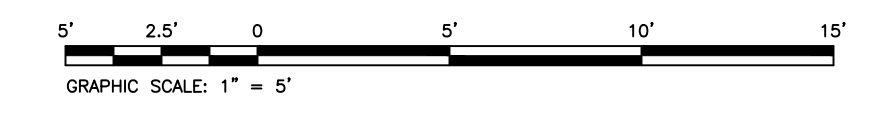
EAST ANGLED ELEVATION



NORTHEAST ELEVATION



SOUTH ELEVATION



SHEET 26 OF 26
ELEVATIONS - CLUBHOUSE

NOTE: THESE DRAWINGS WERE PRODUCED FROM BUILDING PLANS PROVIDED BY THE OWNER AND DO NOT REFLECT ACTUAL DESIGN BY THIS FIRM.

NOTE: BUILDING HEIGHT MEASURED AT HALFWAY OF THE ROOF LINE.

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC	OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 455 EPPS BRIDGE PARKWAY BUILDING 100, SUITE 201 ATHENS, GA 30606	ADDRESS: 3325 DAVIE STREET WINTERVILLE, NC 28590
PHONE: (706) 543-1910	PHONE: (252) 756-0714

<p>Baldwin Design Consultants, PA ENGINEERING - SURVEYING - PLANNING 1700-D EAST ARLINGTON BOULEVARD GREENVILLE, NC 27608</p>	DESIGNED: N/A	APPROVED: N/A
	DRAWN: MAH	DATE: 03/06/17
	CHECKED: MWB	SCALE: 1" = 5'



City of Greenville, North Carolina

Meeting Date: 5/16/2017
Time: 6:30 PM

Title of Item: Request by LCD Acquisitions, LLC and Patricia S. Bowen, ETAL for a preliminary plat entitled "The Retreat". The subject property is located east of Charles Boulevard, north of Grace Church and south of Tucker Estates Subdivision and is further identified as a portion of Tax Parcel 09010. The preliminary plat consists of one 26.0 acre lot.

Explanation: The purpose of this preliminary plat is to facilitate the creation of a development lot for a proposed Land Use Intensity Dormitory development. The preliminary plat also establishes a street pattern and illustrates the location of utilities extensions and stormwater and drainage features that will serve the proposed development.

The public hearing of this preliminary plat was advertised in The Daily Reflector on May 1, 2017 and May 8, 2017.

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.

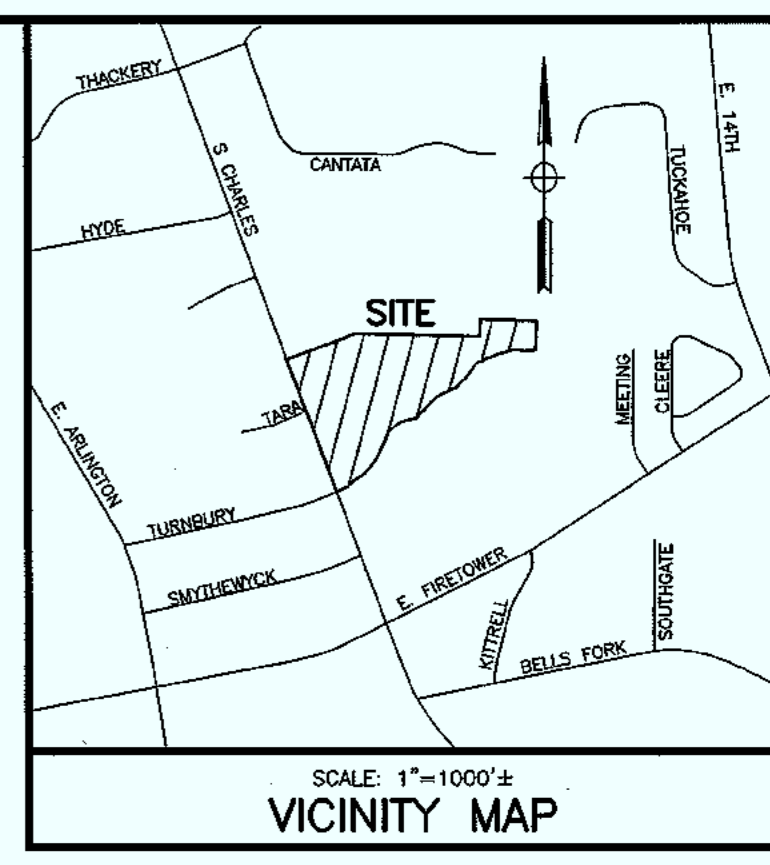
Attachments / click to download

 [Map](#)

SITE DATA	
TOTAL AREA IN TRACT	26,000 ACRES
NUMBER OF LOTS CREATED	2,224 S.F.
AREA IN COMMON AREA	86,171 S.F.
AREA IN STREET RIGHT-OF-WAY	0 S.F.
AREA IN PARKS, RECREATION AREA AND THE LAKE	0 S.F.
ZONING CLASSIFICATION	R-6
LINEAR FEET IN STREETS	1,188 LF

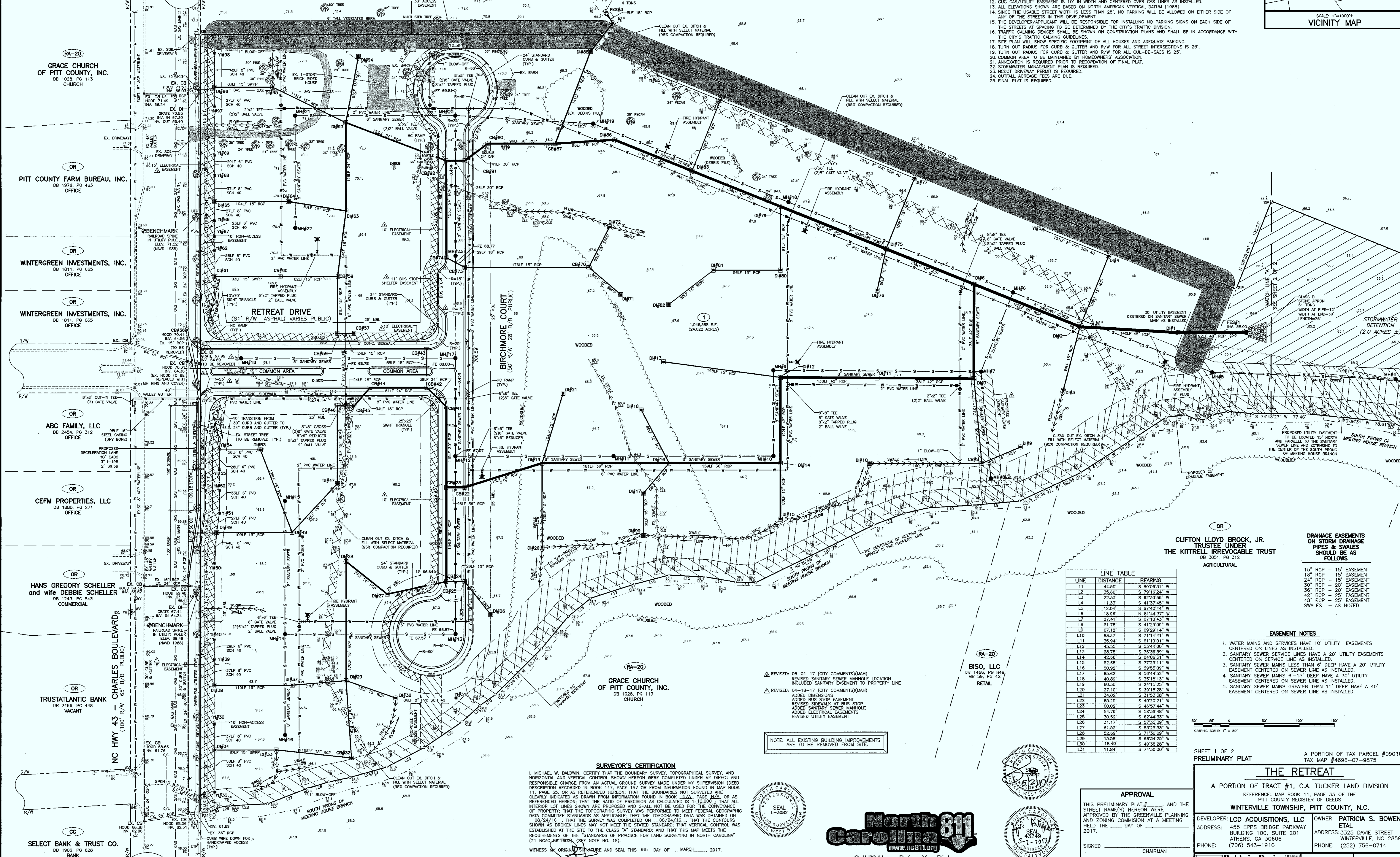
GENERAL NOTES

1. WATER SUPPLY TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
2. SEWAGE DISPOSAL TO BE PROVIDED BY GREENVILLE UTILITIES COMMISSION.
3. ALL UTILITIES ARE TO BE UNDERGROUND.
4. EROSION CONTROL PLAN WILL BE REQUIRED.
5. 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 SYSTEM.
6. ALL LOTS SHOWN ON THIS PLAT SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE, NORTH CAROLINA ZONING ORDINANCE.
7. 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 WASTEWATER SYSTEM EXTENSIONS FOR GREENVILLE UTILITIES COMMISSION, EXCEPT AS OTHERWISE NOTED.
8. HYDRAULIC ANALYSIS IS REQUIRED.
9. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REF: FROM 370446R000, DATED JULY 7, 2014.
10. 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 PIPED. DITCHES WHICH REQUIRE A PIPE GREATER THAN 48" WILL BE ELEVATED FOR A 100 YEAR FLOOD ELEVATION.
11. DEPRESS CURB FOR HO RAMP AT ALL STREET INTERSECTIONS THAT HAVE SIDEWALKS.
12. OUG GAS/UTILITY EASEMENT IS 10' IN WIDTH AND CENTERED OVER GAS LINES AS INSTALLED.
13. ALL ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (1988).
14. SINCE THE USABLE STREET WIDTH IS LESS THAN 28', NO PARKING WILL BE ALLOWED ON EITHER SIDE OF ANY OF THE STREETS IN THIS DEVELOPMENT.
15. THE DEVELOPER/APPLICANT WILL BE RESPONSIBLE FOR INSTALLING NO PARKING SIGNS ON EACH SIDE OF THE STREETS AT SPACING TO BE DETERMINED BY THE CITY'S TRAFFIC DIVISION.
16. TRAFFIC CALMING DEVICES SHALL BE SHOWN ON CONSTRUCTION PLANS AND SHALL BE IN ACCORDANCE WITH THE CITY'S TRAFFIC CALMING GUIDELINES.
17. SITE PLAN WILL SHOW SPECIFIC FOOTPRINT OF ALL HOUSES AND ADEQUATE PARKING.
18. TURN OUT RADIUS FOR CURB & GUTTER AND R/W FOR ALL STREET INTERSECTIONS IS 25'.
19. TURN OUT RADIUS FOR CURB & GUTTER AND R/W FOR ALL CUL-DE-SACS IS 25'.
20. COMMON AREA TO BE MAINTAINED BY HOMEOWNERS' ASSOCIATION.
21. ANNEXATION IS REQUIRED PRIOR TO RECORDATION OF FINAL PLAT.
22. STORMWATER MANAGEMENT PLAN IS REQUIRED.
23. NEIGHBOR DRIVEWAY PERMIT IS REQUIRED.
24. OUTFALL ACREAGE FEES ARE DUE.
25. FINAL PLAT IS REQUIRED.



JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN
ETAL
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL

JOHN MARVIN TAFT
PATRICIA SCHELLER BOWEN, ETJ
ESTATE FILE 2011-877
MB 11, PG 35
DB Y-32, PG 278
AGRICULTURAL



LINE TABLE

LINE	DISTANCE	BEARING
L1	44.50'	S 80°06'31" W
L2	38.00'	S 79°15'24" W
L3	22.33'	S 82°33'50" W
L4	11.33'	S 41°37'45" W
L5	12.04'	S 87°40'44" W
L6	18.66'	N 81°44'57" W
L7	27.41'	S 87°10'45" W
L8	51.78'	S 41°29'09" W
L9	67.12'	S 82°21'45" W
L10	83.37'	S 71°14'41" W
L11	35.94'	S 81°10'01" W
L12	45.55'	S 83°44'00" W
L13	28.75'	S 76°36'59" W
L14	42.66'	S 84°06'31" W
L15	52.88'	S 77°25'11" W
L16	50.92'	S 59°55'09" W
L17	65.62'	S 58°44'52" W
L18	40.89'	S 35°18'13" W
L19	60.30'	S 24°15'25" W
L20	27.10'	S 39°15'26" W
L21	34.02'	S 51°53'38" W
L22	65.55'	S 49°21'21" W
L23	60.02'	S 45°57'44" W
L24	54.79'	S 58°39'45" W
L25	30.52'	S 82°44'33" W
L26	31.17'	S 37°35'39" W
L27	61.22'	S 53°25'55" W
L28	52.69'	S 71°03'00" W
L29	13.58'	S 88°34'20" W
L30	18.40'	S 49°38'28" W
L31	11.84'	S 74°30'00" W

CLIFTON LLOYD BROCK, JR.
TRUSTEE UNDER
THE KITRELL IRREVOCABLE TRUST
DB 3051, PG 312
AGRICULTURAL

DRAINAGE EASEMENTS
ON STORM DRAINAGE
PIPES & SWALES
SHOULD BE AS
FOLLOWS

- EASEMENT NOTES**
1. WATER MAINS AND SERVICES HAVE 10' UTILITY EASEMENTS CENTERED ON LINES AS INSTALLED.
 2. SANITARY SEWER SERVICE LINES HAVE A 20' UTILITY EASEMENTS CENTERED ON SERVICE LINE AS INSTALLED.
 3. SANITARY SEWER MAINS LESS THAN 6' DEEP HAVE A 20' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
 4. SANITARY SEWER MAINS 6'-15' DEEP HAVE A 30' UTILITY EASEMENT CENTERED ON SEWER LINE AS INSTALLED.
 5. SANITARY SEWER MAINS GREATER THAN 15' DEEP HAVE A 40' EASEMENT CENTERED ON SEWER LINE AS INSTALLED.

REVISED: 05-01-17 (CITY COMMENTS)(MAH)
REVISED SANITARY SEWER MANHOLE LOCATION
INCLUDED SANITARY EASEMENT TO PROPERTY LINE

REVISED: 04-18-17 (CITY COMMENTS)(MAH)
ADDED BUS STOP EASEMENT
REVISED SIDEWALK AT BUS STOP
ADDED SANITARY SEWER MANHOLE
ADDED ELECTRICAL EASEMENTS
REVISED UTILITY EASEMENT

NOTE: ALL EXISTING BUILDING IMPROVEMENTS
ARE TO BE REMOVED FROM SITE.

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 (GOOD DESCRIPTION RECORDED IN BOOK 147, PAGE 157 OR FROM INFORMATION FOUND IN MAP BOOK 11, PAGE 35, OR AS REFERENCED HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 13/A, PAGE 1/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION 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 TOPOGRAPHICAL SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 08/24/16; THAT THE SURVEY WAS COMPLETED ON 08/24/16; THAT THE CONTOURS SHOWN AS BROKEN LINES MAY NOT MEET THE STATED STANDARD; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 66.001, (SEE NOTE NO. 18).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 9th DAY OF MARCH, 2017.

SIGNED: MICHAEL W. BALDWIN, PLS L-3082



APPROVAL

THIS PRELIMINARY PLAT, # _____, AND THE STREET NAME(S) HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF 2017.

SIGNED: _____ CHAIRMAN

SIGNED: _____ CITY PLANNER

SHEET 1 OF 2
PRELIMINARY PLAT
A PORTION OF TAX PARCEL #09010
TAX MAP #4696-07-9875

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITTS COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITTS COUNTY, N.C.

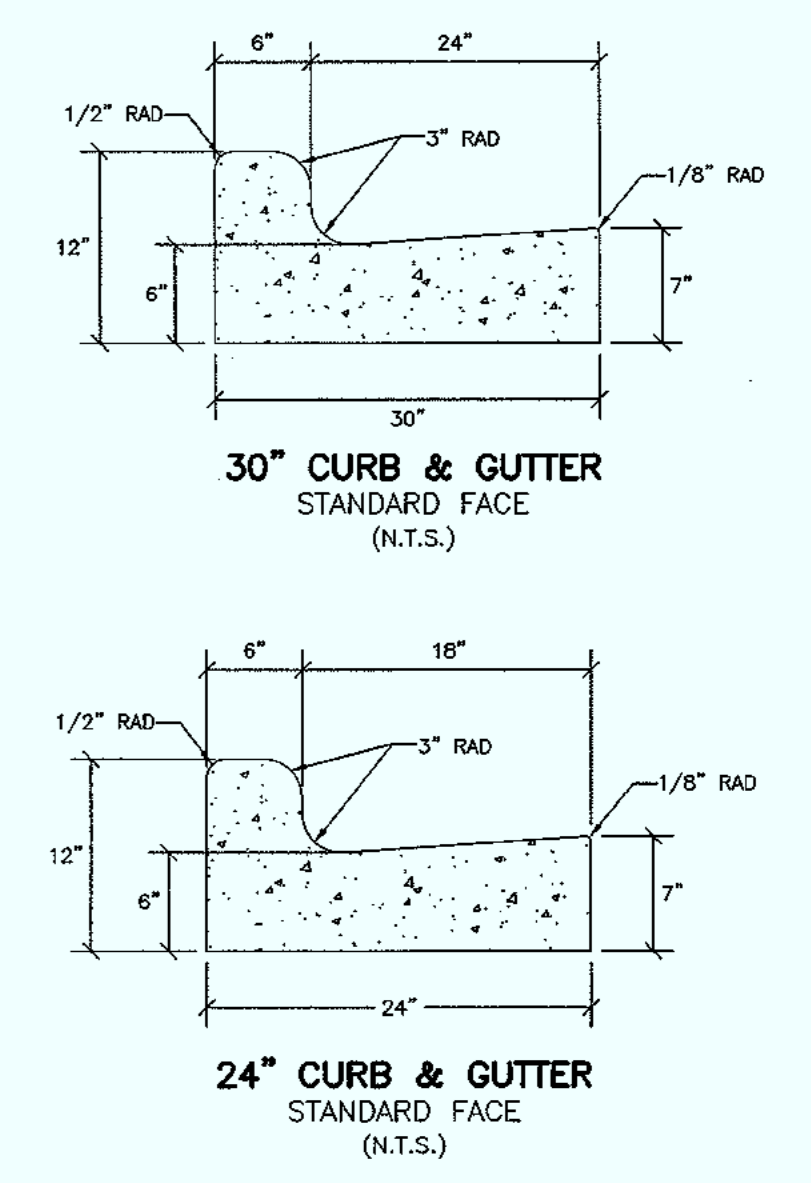
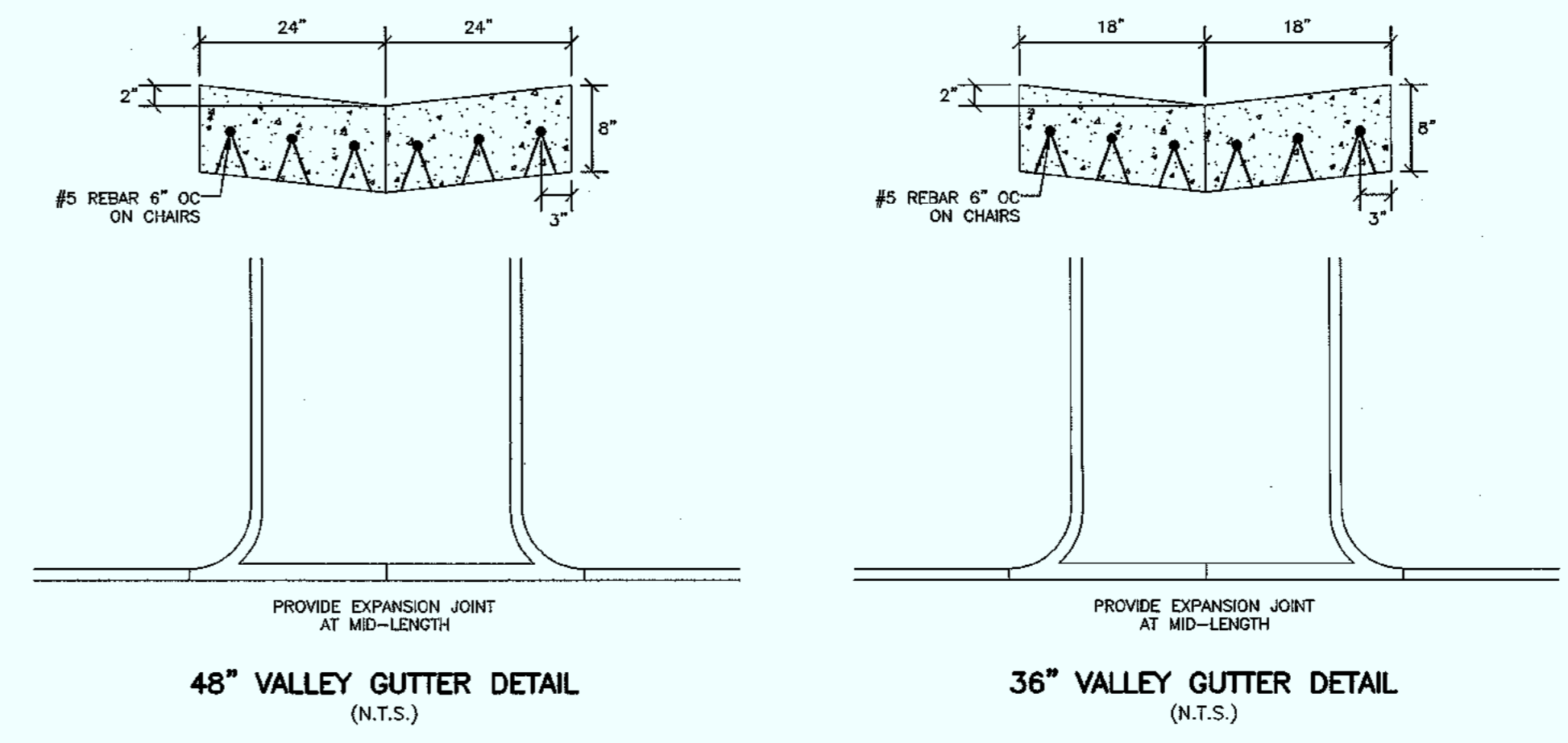
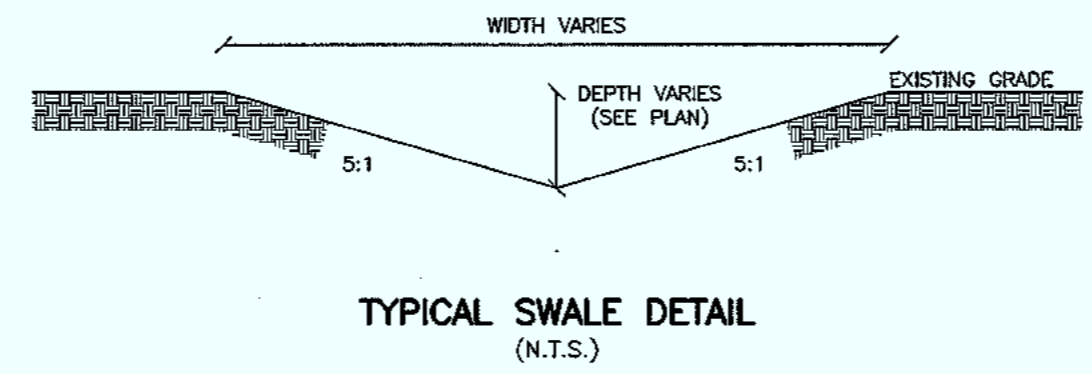
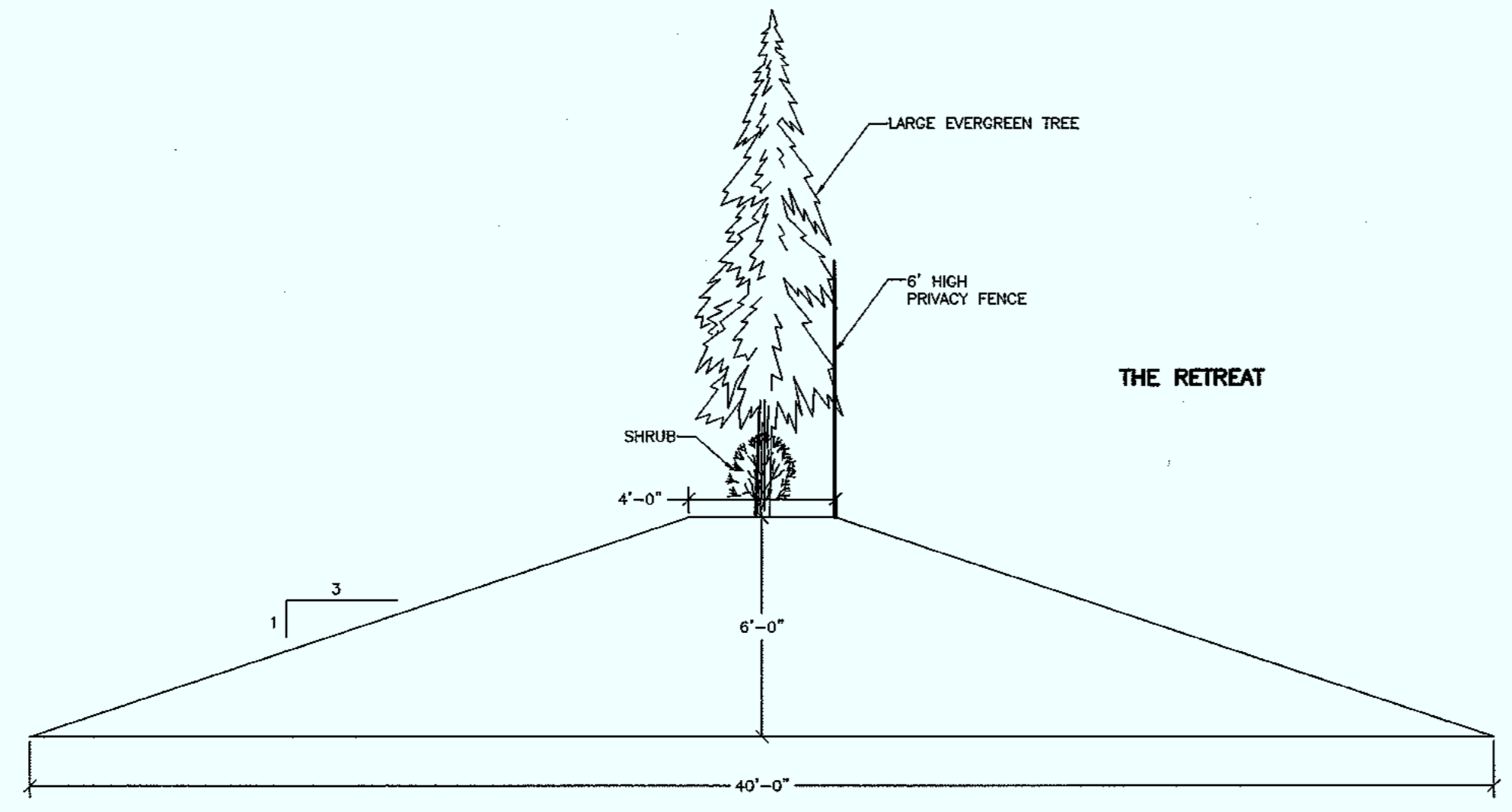
DEVELOPER: LCO ACQUISITIONS, LLC
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
ATHENS, GA 30606
PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 3325 DAVIE STREET
WINTERVILLE, NC 28590
PHONE: (252) 756-0714

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARLINGTON BOULEVARD
GREENVILLE, NC 27609

SURVEYED: JOP
APPROVED: MWB
DRAWN: JGG/MAH
DATE: 03/09/17
CHECKED: MWB
SCALE: 1" = 50'

Y:\DUMMINS\16-02 JOHN MARVIN TAFT\SHEETS\PRELIMINARY PLAT.dwg Tue, May 02, 2017 11:02am MERRICKSON



VEGETATED BERM SECTION DETAIL (N.T.S.)

TYPICAL SWALE DETAIL (N.T.S.)

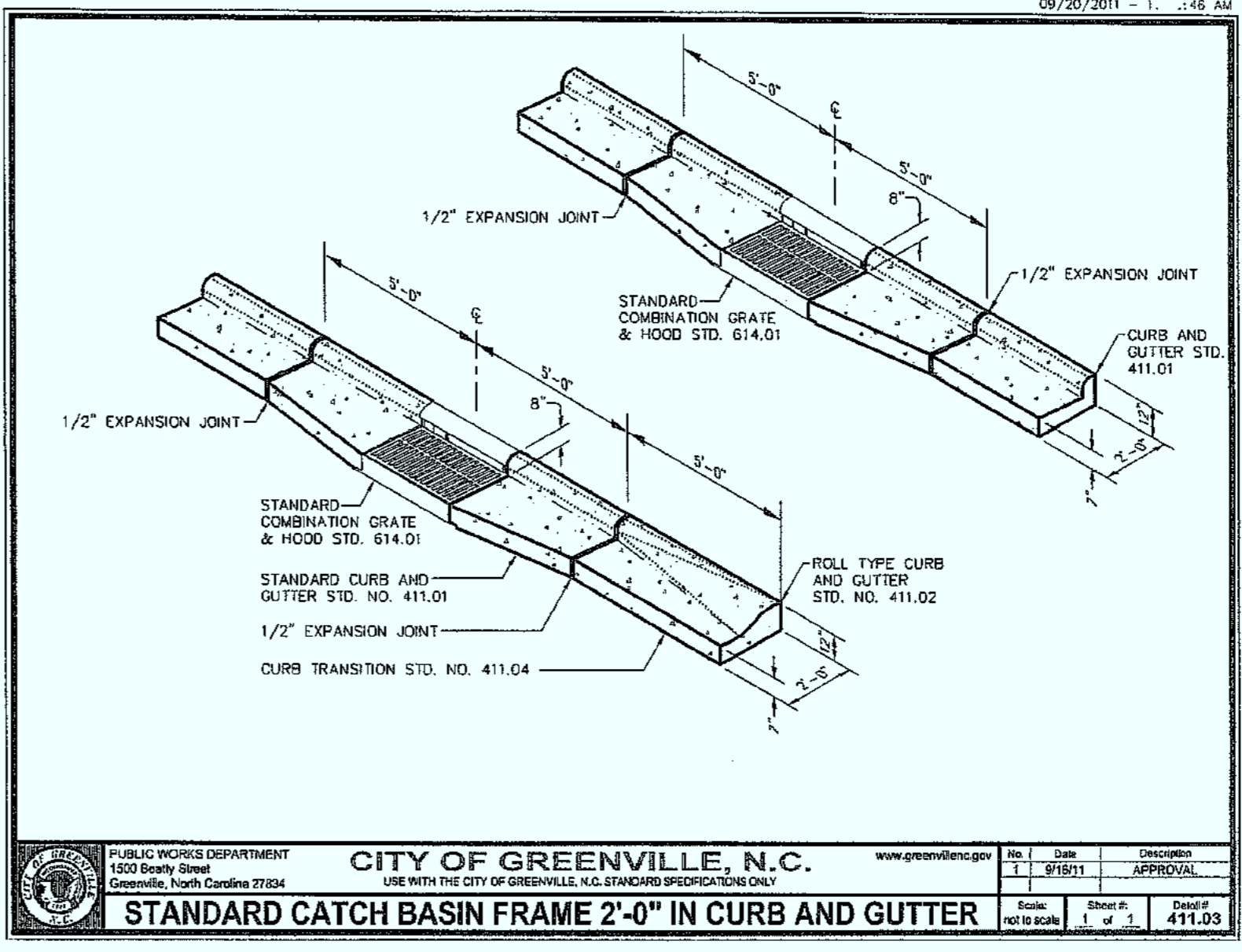
48" VALLEY GUTTER DETAIL (N.T.S.)

36" VALLEY GUTTER DETAIL (N.T.S.)

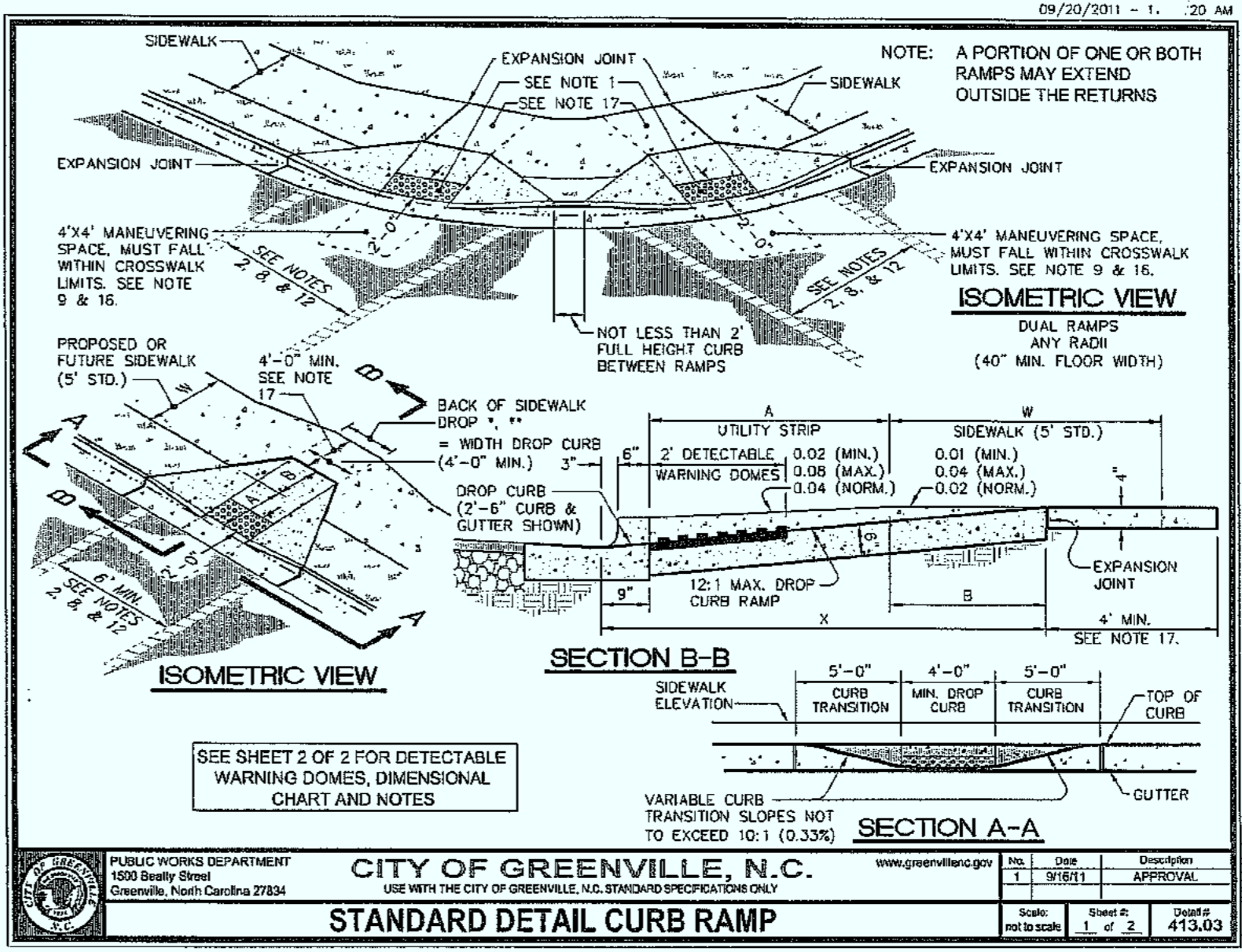
24" CURB & GUTTER STANDARD FACE (N.T.S.)

LEGEND

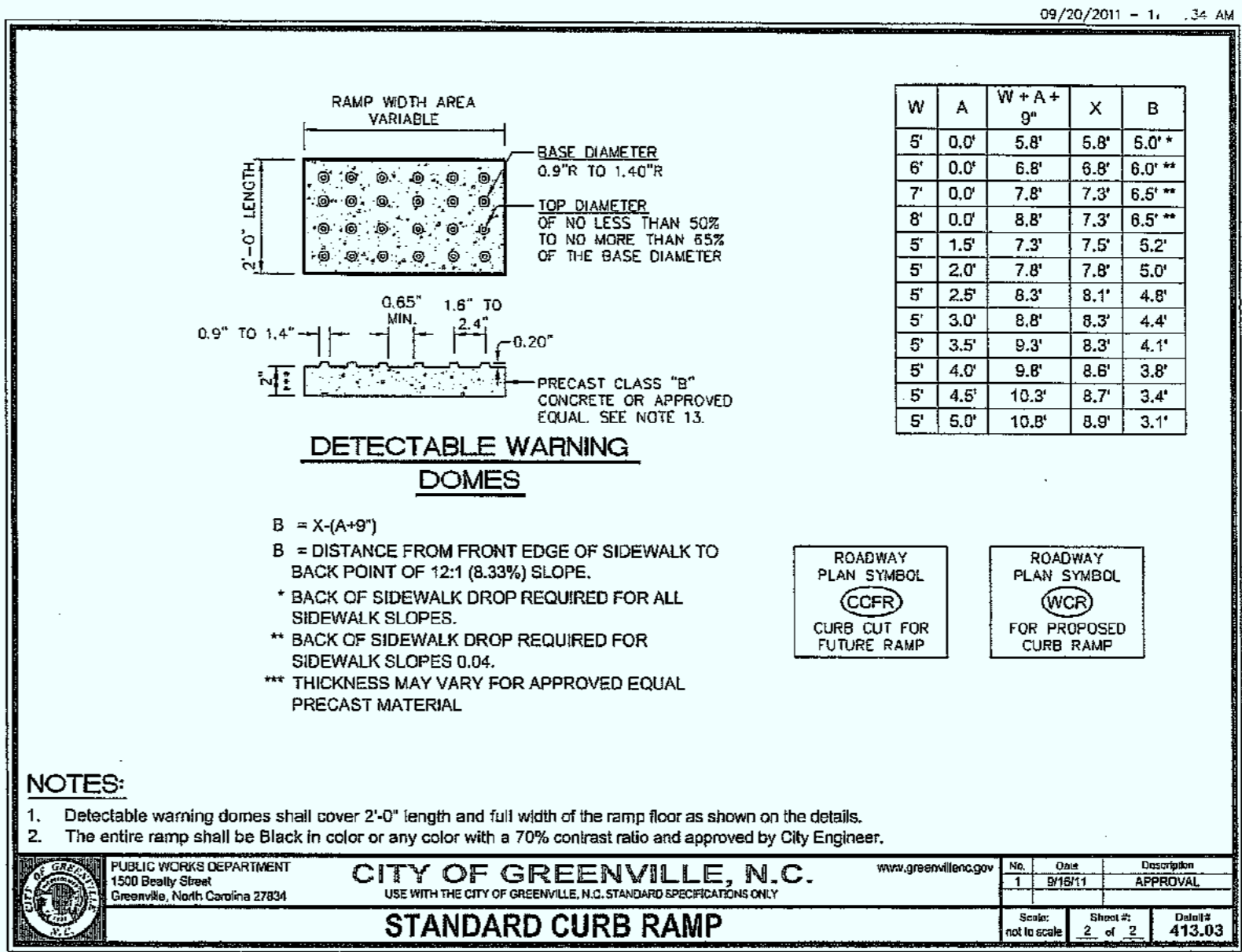
- ABS = ACRYLONITRILE-BUTADIENE-STYRENE
- BB = BOTTOM OF BANK
- B/B = BACK OF CURB TO BACK OF CURB
- BC = BACK OF CURB
- BE = BASE ELEVATION
- BLD = BUILDING CORNER
- BM = BENCH MARK
- BMP = BEST MANAGEMENT PRACTICE
- BO = BLOW OFF
- BSR = BACTERIOLOGICAL SAMPLING POINT
- CB = CATCH BASIN
- CBV = CABLE TELEVISION BOX
- CD = CLEAN OUT
- CLD = CENTERLINE DITCH
- CLP = CENTERLINE PATH
- CLR = CENTERLINE ROAD
- CMP = CORRUGATED METAL PIPE
- CO = CLEAN OUT
- CONC = CONCRETE
- CPP = CORRUGATED PLASTIC PIPE
- DI = DROP INLET
- DIP = DUCTILE IRON PIPE
- DS = DOWNSPOUT
- DW = DRIVEWAY
- ECA = EXISTING CONCRETE MONUMENT
- EIA = EXISTING IRON AXLE
- EIP = EXISTING IRON PIPE
- EIS = EXISTING IRON STAKE
- ELED = ELECTRICAL
- ELM = ELECTRIC METER BOX
- ELMH = ELECTRIC MANHOLE
- EP = EDGE OF PAVEMENT
- EPKN = EXISTING PARKER KALON NAIL
- ERRS = EXISTING RAILROAD SPIKE
- ESCP = EXTRA STRENGTH CONCRETE PIPE
- FES = FLARED END SECTION
- FTS = FINISHED FLOOR ELEVATION
- FI = FIRE HYDRANT
- FRM = FLOOD INSURANCE RATE MAP
- FM = FORCE MAIN
- F/O = FIBER OPTIC MARKER
- GM = GAS METER
- GV = GAS VALVE
- GW = GUY WIRE
- HB = HOSE BIB
- 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
- MW = MONITORING WELL
- NTS = NOT TO SCALE
- OCS = OUTLET CONTROL STRUCTURE
- OUP = OVERHEAD UTILITY POLE
- PH = PLUMP HOUSE
- PC = POINT OF CURVATURE
- PCJ = POINT OF COMPING CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- PVC = POLYVINYL CHLORIDE
- R = RADIUS
- R/C = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SIP = SET IRON PIPE
- SPKN = SET PARKER KALON NAIL
- SRSS = SET RAILROAD SPIKE
- SS = SEWER SERVICE
- SSMH = SANITARY SEWER MANHOLE
- STMH = STORM SEWER MANHOLE
- SW = SIDEWALK
- SWMPH = SMOOTH WALL PLASTIC PIPE
- TB = TOP OF BANK (TOPO ONLY)
- TBR = TOP OF BLOK
- TBR = TO BE REMOVED
- TC = TOP OF CURB
- TCR = TOP OF CONCRETE TO TOP OF GRAVEL
- TLMH = TELEPHONE MANHOLE
- TP = TOP OF PAVEMENT
- TSW = TOP OF SIDEWALK
- TMH = TELEPHONE MH
- TOT = TOTAL
- TPED = TELEPHONE PEDESTAL
- TRANS = ELECTRICAL TRANSFORMER
- TSP = TRAFFIC SIGNAL SUPPORT POLE
- UTP = UTILITY POLE
- VG = VALLEY GUTTER
- W = WOODLINE
- WM = WATER METER BOX
- WP = WETLAND POINT
- WV = WATER VALVE
- NOT TO SCALE
- CLASS 75 STONE APRON
- CONSTRUCTION ENTRANCE/EXIT
- EXISTING OVERHEAD UTILITIES
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- LIMITS OF CONSTRUCTION
- SILT FENCE
- DRAINAGE EASEMENT
- RIPIARIAN BUFFER
- SIGHT TRIANGLE
- SIGN EASEMENT
- CONCRETE LINED DITCH
- ZONING CLASSIFICATION
- AREA TO BE DEMOLISHED



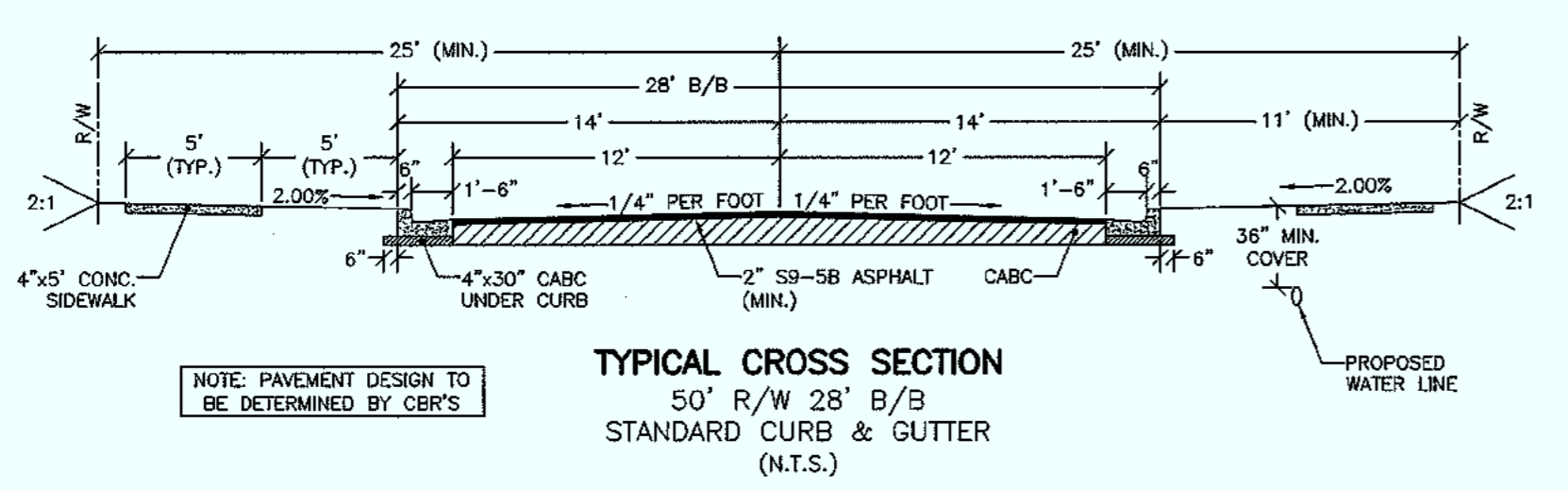
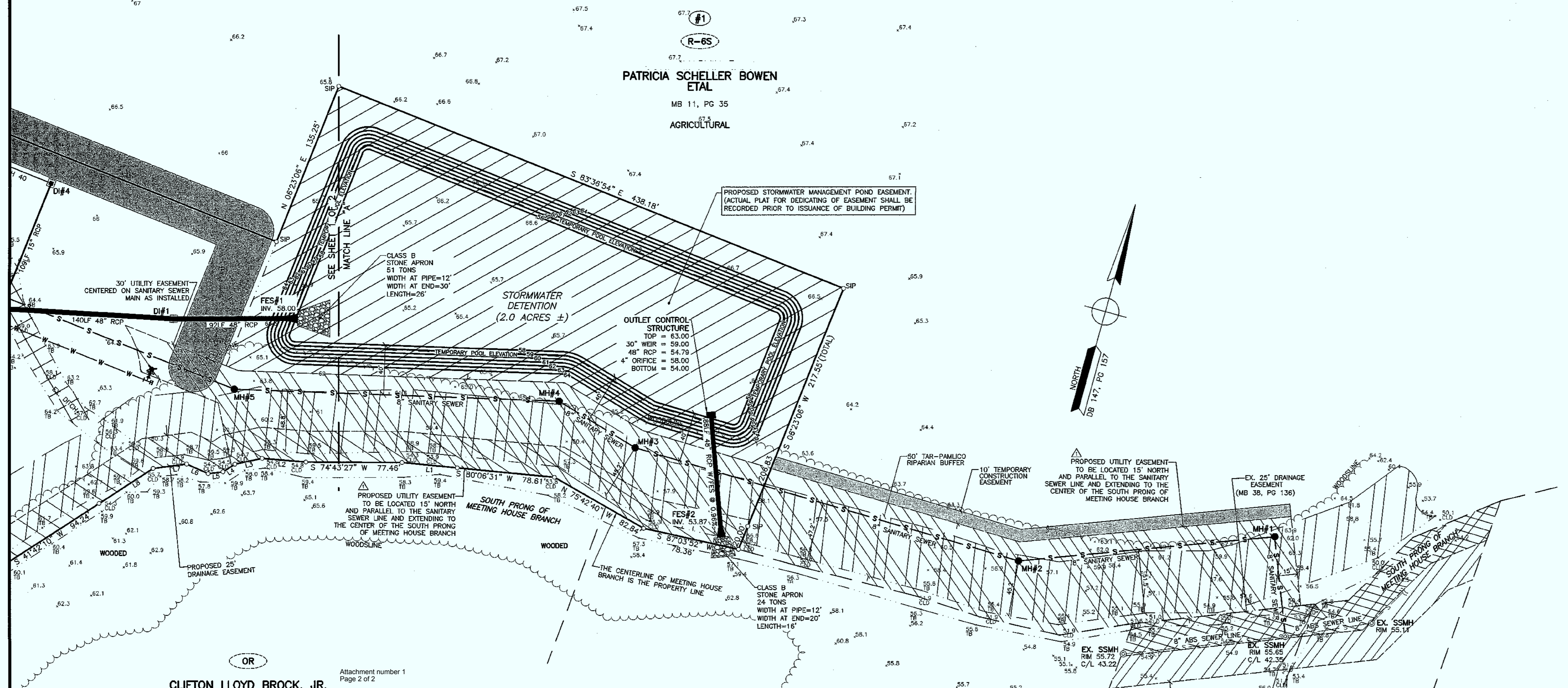
CITY OF GREENVILLE, N.C. STANDARD CATCH BASIN FRAME 2'-0" IN CURB AND GUTTER



CITY OF GREENVILLE, N.C. STANDARD DETAIL CURB RAMP

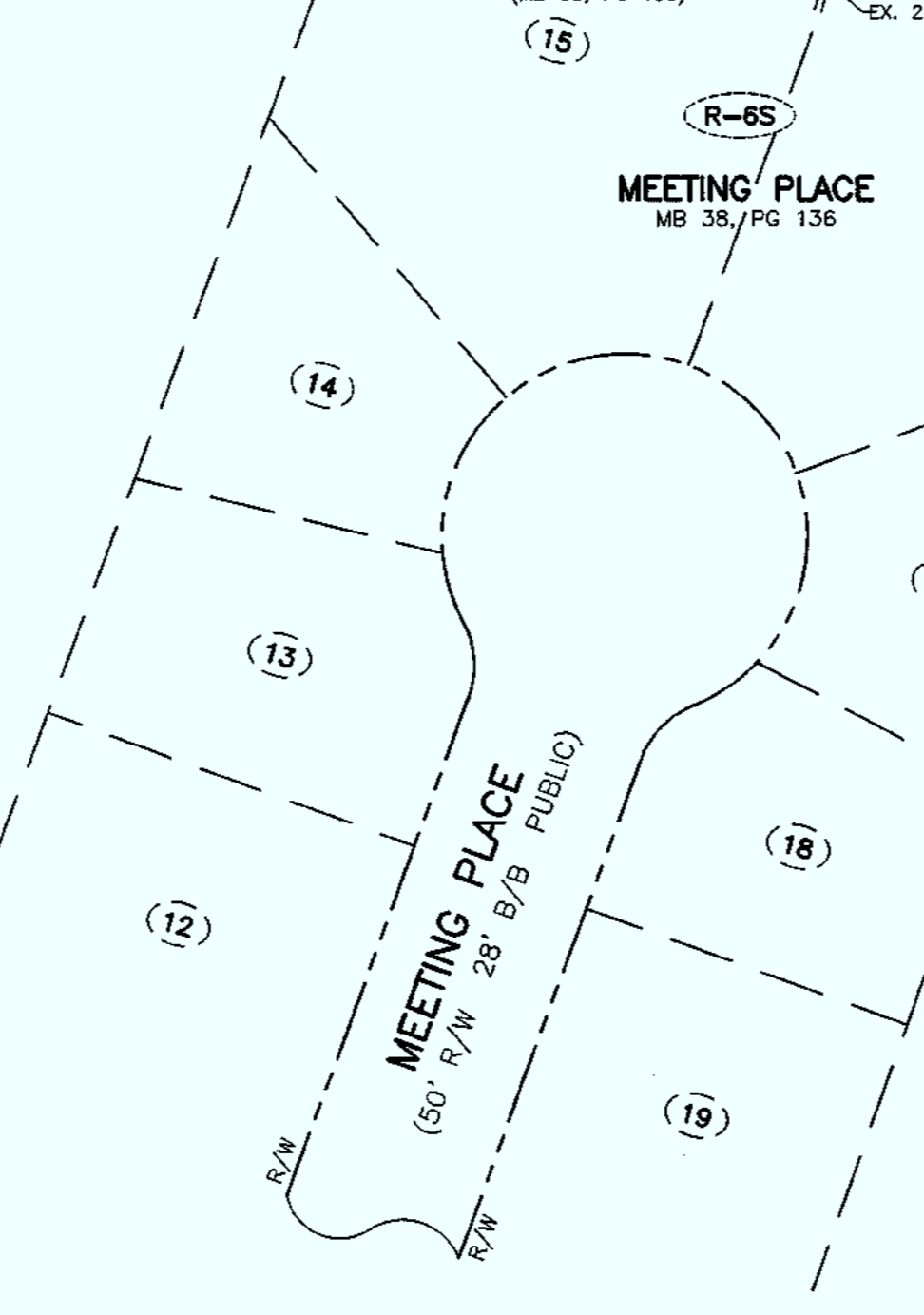


CITY OF GREENVILLE, N.C. STANDARD CURB RAMP

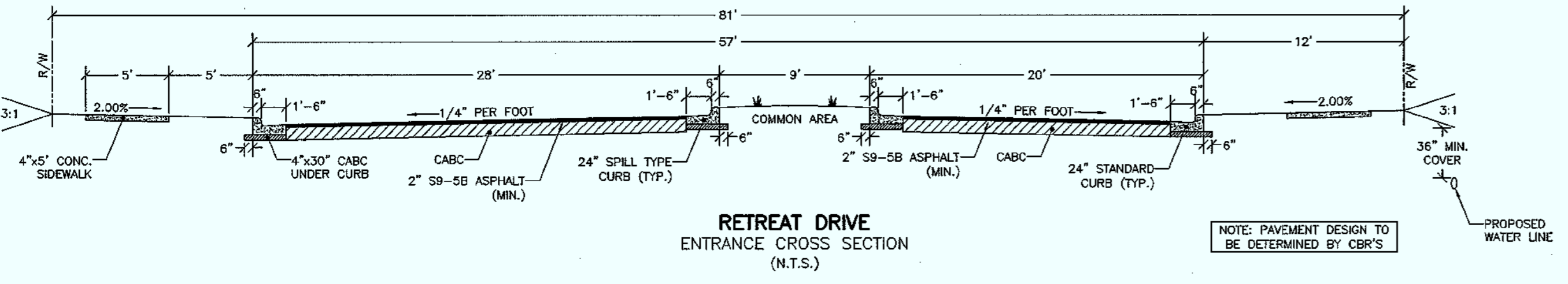


TYPICAL CROSS SECTION 50' R/W 28' B/B STANDARD CURB & GUTTER (N.T.S.)

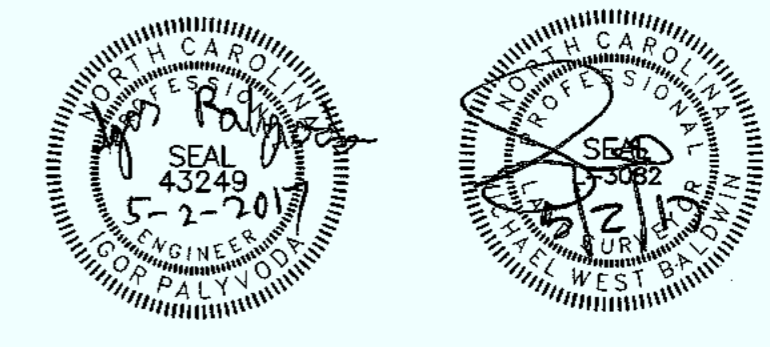
BOBBY W. JOYNER ESTATE FILE 2000E-556 RESIDENTIAL/AGRICULTURAL



MEETING PLACE (50' R/W 28' B/B PUBLIC)



RETREAT DRIVE ENTRANCE CROSS SECTION (N.T.S.)



CLOSURE CHECK BOUNDARY

SHEET 2 OF 2 PRELIMINARY PLAT A PORTION OF TAX PARCEL #09010 TAX MAP #4696-07-9875

THE RETREAT
A PORTION OF TRACT #1, C.A. TUCKER LAND DIVISION
REFERENCE: MAP BOOK 11, PAGE 35 OF THE
PITT COUNTY REGISTER OF DEEDS
WINTERVILLE TOWNSHIP, PITT COUNTY, N.C.

DEVELOPER: LCD ACQUISITIONS, LLC
ADDRESS: 455 EPPS BRIDGE PARKWAY
BUILDING 100, SUITE 201
ATHENS, GA 30606
PHONE: (706) 543-1910

OWNER: PATRICIA S. BOWEN, ETAL
ADDRESS: 3325 DAVIE STREET
WINTERVILLE, NC 28590
PHONE: (252) 756-0714

Baldwin Design Consultants, PA
ENGINEERING - SURVEYING - PLANNING
1700-D EAST ARJUNION BOULEVARD
GREENVILLE, NC 27609 252.756.1390

SURVEYED: JDP
DRAWN: JGG/MAH
CHECKED: MWB

APPROVED: MWB
DATE: 03/09/17
SCALE: 1" = 50'

Y:\DRAWINGS\16-02 JOHN MARVIN - MFT\SHEETS\PRELIMINARY PLOT.dwg Tue, May 02, 2017 11:03am IMERRISON



City of Greenville, North Carolina

Meeting Date: 5/16/2017
Time: 6:30 PM

Title of Item: Report on Dormitory-Style Student Housing

Explanation: **Abstract:** Staff will provide a summary of the May 8, 2017 City Council discussion regarding the Report on Dormitory-Style Student Housing in response to City Council's April 10, 2017 direction for Planning staff to research and analyze areas for dormitory-style student housing development.

Explanation: Recent rezoning requests to allow various types of student housing projects have generated much discussion among the Planning and Zoning Commission Members, City Council Members and throughout the community. There have been specific areas of concern regarding the location of dormitory-style student housing complexes that are developed outside of the core campus. At their April 10, 2017 meeting, City Council directed Planning staff to research and identify recommended geographic areas near the main East Carolina University campus that are more appropriate for dormitory-style student housing complex future development and maintenance. Staff was instructed to bring back a recommendation for City Council direction as a potential zoning ordinance amendment at the May 8, 2017 meeting.

During the March 21, 2017 Planning and Zoning Commission meeting, P & Z approved a motion to have a study done regarding the occupancy rate of large apartment complexes. (Attachment A)

Staff will provide Planning and Zoning Commissioners a summary of the City Council's discussion during the May 8, 2017 meeting and will also report the future direction Council assigned City staff. Following is the approved motion from the May 8, 2017 City Council meeting: *Approved motion to direct staff to look into potential vendors to conduct a study and report back to Council in June, and to begin implementation of a public input process.*

A video from the May 8, 2017 City Council meeting is posted online at the following website address and the Dormitory-Style Housing Item is #12:
http://greenville.granicus.com/MediaPlayer.php?view_id=10&clip_id=2638

Fiscal Note: No cost to the City.

Recommendation: No action is required. This item only provides information.

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

Attachments / click to download

 [Excerpt A - P & Z 3/21/2017 Meeting Minutes](#)

MINUTES ADOPTED BY THE GREENVILLE PLANNING AND ZONING COMMISSION
March 21, 2017

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

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

VOTING MEMBERS:Schrade, Darden, Bellis, Collins, Leech, Overton, Maxwell, Herring, Reid

PLANNING STAFF: Chantae Gooby, Planner II; Mike Dail, Lead Planner; Thomas Weitnauer, Chief Planner & Amy Nunez, Staff Support Specialist II

OTHERS PRESENT: Dave Holec, City Attorney; Ben Griffith, Director of Community Development; Cathy Meyer, Civil Engineer & Kelvin Thomas, Communication Technician

Attorney Holec stated that item #4, special use permit by LCD Acquisition, LLC, was reliant upon an approved rezoning at City Council. On March 20, 2017, City Council continued the rezoning to the May 2017 meeting.

Motion made by Mr. Overton, seconded by Ms. Leech, to continue item 4, special use permit by LCD Acquisitions, LLC. Motion passed unanimously.

Attorney Holec stated the desire to add as the last item to the agenda, the returned item from City Council regarding an amendment to the Subdivision Ordinance for preliminary plats for the length of time for subdivision approval. City Council has a recommendation that the item be reviewed by P&Z.

Motion made by Ms. Leech, seconded by Ms. Darden, to add item amendment to Subdivision Ordinance for preliminary plats returned by City Council. Motion passed unanimously.

MINUTES: Motion made by Mr. Schrade, seconded by Mr. Collins, to accept the February 21, 2017 minutes as presented. Motion passed unanimously.

Ms. Bellis wanted to follow up on the City Council meeting last night regarding the number of student apartments. She wants to receive information regarding vacancy rates. It was mentioned at the City Council meeting that there are 28,000 ECU students of which 4,000 are distance learners. She asked where do the other 24,000 reside and how many live in the big box student apartments. She wants information on how many bedroom-unit projects are currently under construction designed for student occupancy. A student project request was tabled last night at the City Council meeting. The student projects under construction downtown are causing more problems like lack of City employee parking. More apartments and less parking is killing the downtown. She requested a report to be brought back next month regarding occupancy rates of current apartments, the number of bedrooms of projects under construction and will there be enough students next year to fill all these apartments.

Mr. Overton stated he spoke with a Massachusetts developer who does student housing re-use projects. The developer told him he interviewed student housing complexes in Greenville, exception of North Campus Crossing, and was told they all have 95-100% occupancy. Not all of these are students and some hardly have any students. Mr. Overton stated the complexes are reporting the high occupancy rates so that they can re-sell the properties. He stated that Ms. Bellis would never receive correct information regarding her request.

Mr. Maxwell stated he spoke with a Dean at ECU regarding the anticipation of increase in enrollment next year and was told approximately 200 students.

Mr. Overton stated he heard 1,000 new students. He stated he also heard the total beds from new construction downtown and on 10th Street is 1,900 by Fall 2018.

Mr. Weitnauer stated Staff could provide the number of beds from projects under construction. He stated he was unsure about the accuracy of occupancy. He stated he could have the information in two months.

Mr. Overton asked if there is an opportunity to do a moratorium on student housing.

Attorney Holec stated a moratorium is not allowed for a residential development. He stated they could consider an amendment to the Code that is carefully considered.

Ms. Overton asked if the Code could be changed within a particular radius.

Attorney Holec stated an overlay can be considered but needs to be carefully laid out. The NC Statue does not allow moratoriums on residential developments. City Council has already started this same discussion. He suggested a better approach is to let City Council take the lead.

Mr. Weitnauer stated that any text amendment would go to P&Z before City Council.

Mr. Griffith stated Planning Staff was directed by City Council to come up with recommendations regarding student housing. If accepted this would come before the P&Z Commission as a text amendment.

Mr. Overton suggested they should send a message of support to City Council regarding this.

Ms. Darden agreed.

Ms. Leech stated she wants more information available so they can make better decisions. She wants to be able to look beyond the Comprehensive Plan to make better planning decisions.

Ms. Maxwell stated everything needs to be taken into consideration when making a decision.

Ms. Reid stated it took over a year to put the Comprehensive Plan together with several meetings for citizen input. Things needed to be looked at thoroughly before the Comprehensive Plan was adopted. They should not be making changes to it now just because. On tonight's agenda, the Commission recommended denial of a request that was in compliance with Comprehensive Plan yet recommended approval of another request that was not in compliance. She stated it is an oxymoron.

Ms. Leech stated the traffic is growing faster than anticipated and needs to be considered. In addition to the Comprehensive Plan, mitigating issues need to be considered to make good decisions. Even though the Comprehensive Plan allows something, doesn't mean other factors should not be considered.

Ms. Reid stated that Greenville is growing and traffic is bad due to construction and roads being built. The Comprehensive Plan was completed to help Greenville grow the right way.

Mr. Herring stated Greenville is growing fast. They need all the information they can get to make decisions.

Attorney Holec suggested a motion be made that Staff will provide the information regarding new construction and occupancy. Regarding any amendment change, to let City Council take the lead and Planning Staff will share the information.

Ms. Bellis made a motion to have a study done regarding the occupancy rate of large apartment complexes, seconded by Mr. Herring. Motion passed unanimously.

With no further business, Mr. Overton made a motion to adjourn, seconded by Ms. Darden. Motion passed unanimously. Meeting adjourned at 8:48 p.m.

Respectfully Submitted,

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