



Agenda

Planning and Zoning Commission

September 19, 2017

6:30 PM

Council Chambers, City Hall, 200 W. Fifth Street

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I. CALL MEETING TO ORDER -

II. INVOCATION - Betsy Leech

III. ROLL CALL

IV. APPROVAL OF MINUTES - August 15, 2017

V. NEW BUSINESS

PRELIMINARY PLATS

1. Request by AMA Holdings, LLC for a preliminary plat entitled, "Langston West, Phase 11", located north of Ridgewood Elementary School. The subject property is further identified as a portion of Tax Parcel 23627. The proposed plat consists of 49 lots totaling 19.54 acres.

OTHER

2. Petition to Close a 10 foot wide alleyway located north of Dickinson Avenue
3. Petition to Close a Portion of Forbes Street

VI. OTHER ITEMS OF BUSINESS

4. Discussion Item: Time change of the Planning and Zoning Commission Meetings

VII. ADJOURN

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

August 15, 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 – X
Mr. Les Robinson –*	Mr. John Collins - *
Ms. Margaret Reid - *	Mr. Anthony Herring – X
Ms. Betsy Leech –*	Mr. Ken Wilson - *
Mr. Michael Overton - *	Mr. William Bell - *
Mr. Hap Maxwell - *	

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

VOTING MEMBERS: Schrade, Robinson, Collins, Reid, Overton, Leech, Maxwell, Wilson, Bell (on item # 4 only replacing Overton)

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; Rik DiCesare, Traffic Engineer; Cathy Meyer, Civil Engineer; Scott Godefroy, City Engineer & Kelvin Thomas, Communication Technician

MINUTES: Motion made by Mr. Wilson, seconded by Ms. Reid, to accept the June 20, 2017 and the July 18, 2017 minutes as presented. Motion passed unanimously.

NEW BUSINESS

REZONING

ORDINANCE REQUESTED BY BLACKWOOD, PARROTT & ROBERSON, LLC TO REZONE 1.9940 ACRES LOCATED EAST OF COREY ROAD AND ADJACENT TO BLACKWOOD RIDGE SUBDIVISION FROM RR (RURAL RESIDENTIAL – PITT COUNTY’S JURISDICTION) TO R9S (RESIDENTIAL-SINGLE-FAMILY [MEDIUM DENSITY]) – APPROVED

Ms. Gooby delineated the property. It is located east of Corey Road and adjacent to Blackwood Ridge Subdivision and north of Tulls Cove Subdivision. Currently, the property is located in Pitt County’s Jurisdiction and there is an annexation request in conjunction with this rezoning. The area is mainly single-family and agricultural uses. A small increase in traffic is anticipated. Under the current county zoning, the site could yield 2-3 single-family lots. Under the proposed

zoning, the site could yield 5-6 single-family lots. The Future Land Use and Character Map recommends traditional neighborhood, low-medium density. The requested zoning is part of that character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

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

No one spoke in opposition.

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

Motion made by Mr. Overton, seconded by Mr. Schrade, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

ORDINANCE REQUESTED BY EAST CAROLINA UNIVERSITY TO REZONE 3.5+/- ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST 10TH STREET BETWEEN EVANS STREET AND COTANCHE STREET FROM CDF (DOWNTOWN COMMERCIAL FRINGE) TO OR (OFFICE-RESIDENTIAL [HIGH DENSITY MULTI-FAMILY]) – APPROVED

Ms. Gooby delineated the property. It is located along East 10th Street between Evans and Cotanche Streets. Currently, the property is being used as surface parking and residential uses associated with the university. This rezoning could generate an increase of 840 trips – 420 on Evans Street and 420 on Cotanche Street. A traffic impact analysis has been submitted and the City and NCDOT are reviewing it. Under the proposed zoning, staff anticipates classroom space and a parking deck associated with the university. The Future Land Use and Character Map recommends university institutional (UI) along the frontage of East 10th Street between Evans and Cotanche Streets. This character is mainly comprised of the ECU main campus and the surrounding facilities. The requested zoning is considered part of the university institutional character. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Chairman King opened the public hearing.

Ms. Michelle Clements, of The East Group, representative for the applicant, spoke in favor of the request. She stated that the property will be used for classroom space, a 500-space parking deck and space for future development. The deck should result in a net of gain 250 spaces where students are parking on city streets.

No one spoke in opposition.

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

Motion made by Mr. Robinson, seconded by Ms. Reid, to recommend approval of the proposed amendment to advise that it is consistent with the Comprehensive Plan and other applicable plans and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.

ORDINANCE REQUESTED BY GLENN ARTHUR, LLC TO REZONE 4.054 TOTAL ACRES LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF EAST 14TH STREET BETWEEN CHARLES BOULEVARD AND COTANCHE STREET FROM CDF (DOWNTOWN COMMERCIAL FRINGE) AND CN (NEIGHBORHOOD COMMERCIAL) TO CDF-UC (DOWNTOWN COMMERCIAL FRINGE - URBAN CORE OVERLAY) – APPROVED

Ms. Gooby delineated the property. It is located at the corner of East 14th Street and Charles Boulevard. The rezoning area consists of two blocks except for one property. This area contains a variety of uses. This rezoning could generate an increase in traffic of 1,476 trips – 738 on East 14th Street and 738 on Charles Boulevard. This is the difference between the existing uses and the anticipated use under the proposed rezoning. This request is to have the site rezoned to CDF and apply an Urban Core Overlay. The overlay is for residential uses only and allows for a relaxation of standards for infill and redevelopment in the area between East 10th Street and East 14th Street between Green Mill Run and the CSX Railroad. The rezoning is in the area eligible to apply the Urban Core Overlay. Under the requested zoning, the site could accommodate a multi-family project of 550-600 beds and a commercial component. This is based on similar site comparison of the Proximity on 10th multi-family project. The Future Land Use and Character Map recommends mixed use at East 14th Street and Charles Boulevard transitioning to uptown edge along Charles Boulevard and the uptown neighborhood in the interior area. The intent of the mixed use character is to have intensive uses in small areas. Uptown edge is for the area next to Uptown and ECU and the intent is to have infill and redevelopment with a mix of uses including commercial and multi-family. The intent for uptown neighborhood is for residential uses near the uptown core and edge characters. In the comprehensive plan, there are goals and policies that apply to this rezoning. Goal 1.3. High Quality Infill and Redevelopment is for the City to pursue infill and redevelopment. Policy 1.3.1 Support Infill and Redevelopment is specifically for the Uptown area. Goal 1.4. A Vibrant Uptown speaks to diverse housing choices in the Uptown area. The requested zoning and overlay are part of these characters. In staff's opinion, the request is in compliance with Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Plan Map.

Ms. Leech asked about parking issues with past developments and the potential for closed streets.

Ms. Gooby explained that a public hearing is required for a street closing and are not approved by staff.

Chairman King opened the public hearing.

Mr. Bryan Fagundus, of ARK Consulting Group, representative for the applicant, spoke in favor of the request. The property owners have collectively owned these properties since 1982. With the developments in the Uptown area and with ECU, this request makes sense. This rezoning is in anticipation of future development. There are active rental units in the area.

Ms. Leech asked if there was any affordable housing planned for the displaced residents.

Mr. Fagundus stated that there are no immediate plans for development.

Ms. Melissa Tilley spoke in opposition. She is concerned about the potential parking overflow from future development that could be problematic for the rest of the area.

Mr. Mike Dail, Lead Planner, explained there are parking standards with any development. If the property was developed similar to other projects, a special use permit from the Board of Adjustment would be required. The required parking standard is 0.75 parking spaces per bed. However, the Board of Adjustment could require 1 parking space per bed or other conditions.

Mr. Fagundus, spoke in rebuttal, that the City has development standards in place to determine the number of required parking spaces when the property is developed.

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

Mr. Wilson asked if the overlay had parking requirements.

Ms. Gooby explained that the overlay addresses setbacks and building separation.

Ms. Leech expressed that students tend to have a lot of visitors that can exacerbate parking problems in residential area.

Motion made by Mr. Robinson, seconded by Mr. Schrade, 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. Voting in favor: Wilson, Reid, Robinson, Collins, Schrade and Overton. Voting in opposition: Leech and Maxwell. Motion carried.

PRELIMINARY PLATS

REQUEST BY POHL, LLC AND POBO, LLC FOR A PRELIMINARY PLAT ENTITLED, "FIRETOWER JUNCTION, LOTS 6 & 7", LOCATED SOUTH OF BAYSWATER ROAD

AND EAST OF DUDLEY'S GRANT TOWNHOMES. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS A PORTION OF TAX PARCELS 74327 AND 08092. THE PROPOSED PLAT CONSISTS OF 6 LOTS TOTALING 35.158 ACRES. - APPROVED
Mr. Overton asked to be recused from this item since he represents the applicant.

**Motion by Mr. Schrade, seconded by Ms. Leech, to recuse Mr. Overton from item # 4.
Motion passed unanimously.**

Mr. Bell will vote on this item.

Mr. Dail delineated the property. It is located in the southern section of the City's jurisdiction, south of East Fire Tower Road and along Bayswater Road. The proposed lot consists of 6 lots totaling 35.158 acres. The property is zoned CG (General Commercial) and OR (Office Residential). The purpose of this preliminary plat is to revise lots 5, 6 and 7 of Firetower Junction Subdivision and to add a short street extension, Legacy Court, off of Bayswater Road to serve one of the newly proposed lots. Smaller development lots (7D, 7E, 7F, and 7G) are being proposed along Bayswater Road with two larger development lots (6 and 7H) remaining with their lot boundaries being reconfigured. The subject property was originally preliminarily plated in 2008, with the latest revision to the plat in 2015. Surrounding development includes offices, vacant properties, Dudley's Grant Townhomes, a school and a church. The property is not substantially impacted by the flood plain. There are two direct access points at signalized intersections at Bayswater and Fire Tower roads. The public hearing for this preliminary plat request was advertised in The Daily Reflector on July 31, 2017 and August 7, 2017. Notification letters were mailed to adjoining property owners on August 4, 2017. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements. Staff recommends approval of the request.

Chairman King opened the public hearing.

Mr. Mike Baldwin, representative of the applicants, spoke in favor of the request. He stated this large lot will have its own stormwater pond.

No one spoke in opposition.

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

**Mr. Collins made a motion, seconded by Mr. Robinson, to accept the plat as presented.
Motion passed unanimously.**

Mr. Overton rejoins the Board.

REQUEST BY JUDSON BLOUNT FOR A PRELIMINARY PLAT ENTITLED, "THE DRAKE", LOCATED WEST OF EVANS STREET AND SOUTH OF WILLOUGHBY PARK CONDOMINIUMS. THE SUBJECT PROPERTY IS FURTHER IDENTIFIED AS TAX

PARCEL 01621. THE PROPOSED PLAT CONSISTS OF 3 LOTS TOTALING 12.22 ACRES.
– APPROVED

Mr. Dail delineated the property. The property is located in the southern section of the City's jurisdiction west of Evans Street. The proposed plat consists of 3 lots totaling 12.22 acres. The property is zoned CH (Heavy Commercial) and OR (Office Residential). There will be a street extension called Orlando's Way. Surrounding land uses include: Willoughby Park Condominiums to the north, Seaboard Coastline Railroad tracks and Westhaven Subdivision to the west, Bradbury Executive Park and vacant property to the east, and vacant property and Wellingtonham apartments to the south. The southern portion of the request is located in the 100 year flood plain of Fork Swamp Canal. The property will also be impacted by the Evans Street widening project. The public hearing for this preliminary plat request was advertised in The Daily Reflector on July 31, 2017 and August 7, 2017. Notification letters were mailed to adjoining property owners on August 4, 2017. The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements. Staff recommends approval of the request.

Chairman King opened the public hearing.

Mr. Ritchie Brown, of Stroud Engineering, representative of the applicant, spoke in favor of the request. He stated he was available to answer questions.

Ms. Leech stated she was concerned how would they manage and mitigate the increase of water in the floodplain due to increase of impervious surface.

Mr. Brown stated they would follow City standards and ordinances and have a stormwater pond on site.

Mr. Godefroy stated the applicant will not be required to attenuate for a 100 year storm. It is not in the code. This basin is in the 25 year storm area.

Mr. Robinson asked if storm water mitigation improvements are underway.

Mr. Godefroy stated yes. The Watershed Master Plan is underway to make improvements throughout the City and ETJ based on available funds.

Ms. Leech stated that further development on this basin will impact downstream and in other areas and will have an accumulative effect. Retention ponds do not mitigate the problem. Other strategies need to be used and money needs to be spent to fix this problem.

Mr. Godefroy stated that detention does not reduce the volume but effects the rate of flow of water downstream. Retention is retaining the water on-site with no release. Currently mitigation is done by detention basins to reduce the rate of flow of water downstream to predevelopment stages. They are continuously examining what improvements can be made and it shows to be very costly. The standards under the current ordinance is all they can require of developers.

Mr. Schrade stated that this particular request is not the brunt of the flooding problems. The developer is complying with the City standards. The issue needs to be addressed in another forum and not punish this applicant.

Mr. Chris Ulffers, resident at 3503 East Baywood Lane, spoke in opposition. He is concerned for his property as well as his neighbors. Hurricane Matthew caused flooding in his neighborhood which is upstream. By this request changing 12 acres of pervious surface to impervious will cause more problems to the west/upstream as well as downstream.

Mr. Godefroy stated that the culverts from the Baywood Subdivision to this request are under the railroad. The detention pond at this site would only impact downstream.

Mr. Ulffers stated that the location of the detention pond, the drainage ditches and the culverts are not big enough to handle water runoff.

Mr. Godefroy stated recommendations for upgrades in the City have been made. The Evans Street Widening project by NCDOT might help with some of these issues.

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

Mr. Maxwell stated a 25 year detention pond doesn't help when in the flood plain.

Mr. Schrade made a motion, seconded by Mr. Overton, to accept the plat as presented. Voting in favor: Schrade, Overton, Robinson. Voting in opposition: Wilson, Collins, Leech, Maxwell, and Reid. Motion denied.

Attorney Holec stated that for a vote in denial, a specific reason stating which ordinance is not being complied with needs to be indicated. The reason has to be based upon failure to comply with applicable ordinances including technical standards and design guidelines. Staff has indicated that it does comply with the guidelines.

Chairman King asked if the Commission had been supplied with the technical guidelines.

Attorney Holec stated that is what staff is here for.

Chairman King asked for clarification from staff.

Mr. Dail stated all preliminary plats are routed out to the technical review committee. This includes members from: Planning, Engineering, Fire, Recreation and Parks, Inspections, GUC, DOT and Pitt County Drainage. All members have approved the plat request stating that it meets all technical requirements.

Chairman King asked who approves the detention pond.

Mr. Dail stated the City Engineering Division.

Mr. Godefroy stated Ms. Meyer reviewed this particular plat. The construction plan and final site plan have not been submitted. The plat gives some information of the development but further details are submitted later. The plat is a holistic review which they comment on. All specific design requirements are calculated later.

Mr. Overton asked if someone could develop the entire property without the P&Z approval if they did not want lot divisions.

Mr. Godefroy stated yes as long as it complied with the current zoning. No P&Z or City Council approval would be needed. They would only need site plan approval by City staff.

Ms. Meyer stated that the preliminary plat is the first level of development. It is a preliminary idea. Some of the technical requirements are to make sure storm water detention is included and that roads are wide enough. The exact calculations are done when the site plan is submitted and they make sure all criteria is met. Staff is only allowed to enforce City criteria/code/ordinance. They hold the developers to the City standard.

Ms. Leech asked if the code encourages effective mitigation strategies.

Mr. Godefroy stated that the City has minimum standards but staff does encourage over and above.

Mr. Robinson stated the Commission has no basis to deny a plat if all the members of the technical review board have determined that it meets all technical requirements and recommends approval.

Attorney Holec stated correct.

Ms. Leech asked what the purpose of hearing the request was if they can't protect the City.

Attorney Holec stated they are bound by the provisions of the ordinance. The Commission cannot create different standards. City Council is aware of this issue and are working on it.

Ms. Leech stated that this is an ongoing problem for many years and something needs to be done. The developers should take the issue into consideration to make it a win-win for all.

Ms. Meyer stated she agrees something needs to be done. It takes a lot of money. A working model to improve the problem is being sought out.

Mr. Schrade stated that it is easy to talk and vote on feelings but they must follow the guidelines and rules.

Mr. Wilson stated their obligation is to look at the City as a whole. The issues need to be raised so they can be fixed. New rules and standards need to be in place for storm water.

Mr. Overton stated that 20 years ago a developer could build without storm water. Now it is required. Balance is needed. Taking extreme measures against the developer will do more harm than good.

Attorney Holec stated the options are: 1- motion to deny the petition with the specific ordinance or technical standard or 2- motion to approve the petition with the expression of concern. Before that happens a motion to reconsider the original motion/vote is needed.

Motion made by Ms. Reid, seconded by Mr. Robinson, to reconsider the original motion/vote on this plat request. Motion passed unanimously.

Motion made by Mr. Wilson, seconded by Mr. Robinson, to recommend approval of the plat request despite significant concerns regarding the effectiveness of storm water standards. Motion passed unanimously.

With no further business, Mr. Robinson made a motion to adjourn, seconded by Ms. Reid. Motion passed unanimously. Meeting adjourned at 8:23 p.m.

Respectfully Submitted,

Thomas Weitnauer, Secretary to the Commission
Interim Director of Community Development Department



City of Greenville, North Carolina

Meeting Date: 9/19/2017
Time: 6:30 PM

Title of Item: Request by AMA Holdings, LLC for a preliminary plat entitled, "Langston West, Phase 11", located north of Ridgewood Elementary School. The subject property is further identified as a portion of Tax Parcel 23627. The proposed plat consists of 49 lots totaling 19.54 acres.

Explanation: The purpose of this preliminary plat is to expand the existing Langston West Subdivision by creating 49 additional single family residential building lots. The proposed plat also establishes the street pattern, utilities extensions, drainage and stormwater features that will serve the future development.

Interconnectivity is being provided to the vacant property to the west via an extension of Moxie Lane.

The property is zoned RA20 (Residential Agricultural) and R9S (Residential Single Family).

The public hearing for this preliminary plat request was advertised in The Daily Reflector on September 4, 2017 and September 11, 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.

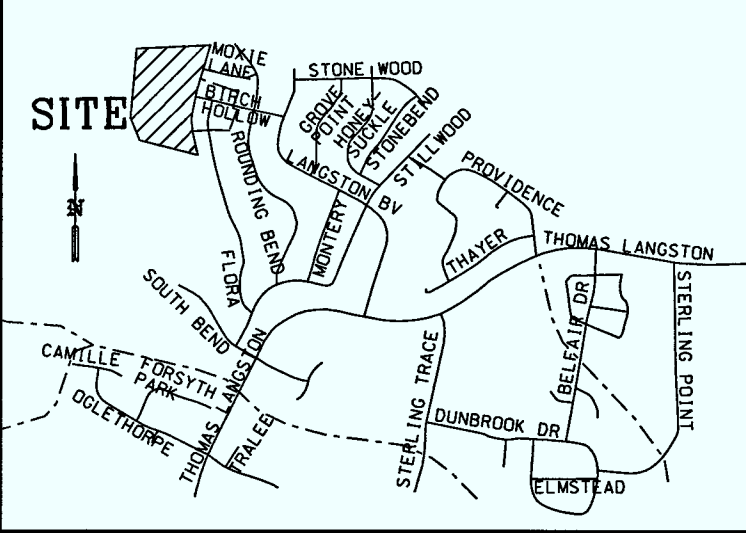
Recommendation: The City's Subdivision Review Committee has reviewed the preliminary plat and has determined that it meets all technical requirements.

Attachments / click to download

 [Langston West, Phase 11 Map](#)

SITE DATA

TOTAL AREA.....19.5473 AC
 NO. OF LOTS.....149
 LINEAL FEET IN STREET.....2435 LF
 ZONING.....RA-20 and R9-S
 SMALLEST LOT SIZE12,090 SF
 ACRES IN PARKS, RECREATION.....0
 ACREAGE IN COMMON AREA.....0.4 AC
 PARCEL NUMBER.....23627



VICINITY MAP
 SCALE: 1" = 1000'

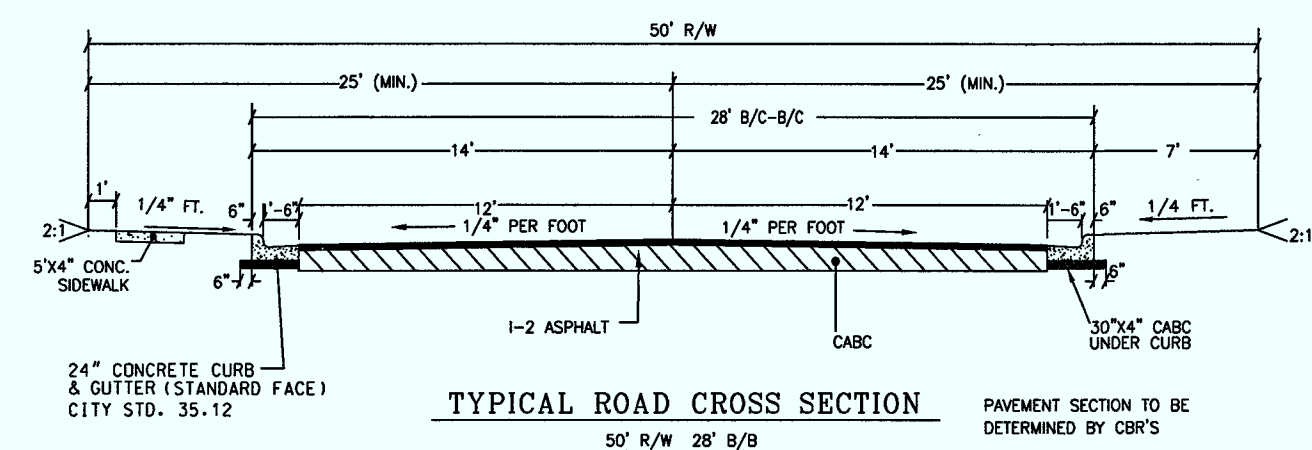
GENERAL NOTES:

- CONSTRUCTION PLANS SHALL BE APPROVED BY GREENVILLE UTILITIES COMMISSION (G.U.C.) AND THE CITY OF GREENVILLE PRIOR TO THE CONSTRUCTION OF ANY WATER, SEWER OR STORM DRAINAGE.
- ALL REQUIRED IMPROVEMENTS SHALL CONFORM TO THE CITY OF GREENVILLE MANUAL OF STANDARD DESIGN AND DETAILS AND THE MANUAL FOR THE DESIGN AND CONSTRUCTION OF WATER AND WASTEWATER SYSTEM EXTENSIONS FOR G.U.C.
- ALL LOTS SHALL EQUAL OR EXCEED THE MINIMUM DEVELOPMENT STANDARDS OF THE CITY OF GREENVILLE ZONING ORDINANCE.
- WATER AND SEWER SERVICE BY G.U.C.
- EROSION CONTROL PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE UNDERGROUND.
- STORM DRAIN PIPE SIZES ARE APPROXIMATE. FINAL SIZING, GRADES, ETC. SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- DITCHES REQUIRING 48" OR LESS PIPE DIA. SHALL BE PIPED UNLESS WETLAND PERMITTING PROHIBITS SUCH.
- NO WATER OR SEWER SERVICES SHALL BE PROVIDED FOR LOTS WITHIN THIS PROJECT UNTIL ALL OF THE NECESSARY WATER AND SEWER FACILITIES TO SERVE THIS PROPERTY HAVE BEEN INSTALLED AND ACCEPTED FOR MAINTENANCE BY G.U.C.
- CITY OF GREENVILLE DRIVEWAY PERMITS REQUIRED FOR INDIVIDUAL LOTS.
- ALL DRIVEWAYS SERVING INDIVIDUAL LOTS WILL BE REQUIRED TO HAVE DRIVEWAYS INSTALLED AS PER THE CITY OF GREENVILLE REGULATIONS. CURB AND GUTTER SECTIONS AT THE DRIVEWAYS MUST BE REMOVED AND POURED BACK AT THE PROPOSED DRIVEWAY. BREAKING THE HEAD OFF OF THE BACK OF CURB WILL NOT BE ACCEPTABLE.
- HYDRAULIC ANALYSIS IS REQUIRED.
- ANNEXATION WILL BE REQUIRED BEFORE RECORDATION OF FINAL PLAT.
- COMMON AREA IS PRIVATE AND WILL BE MAINTAINED BY HOMEOWNERS ASSOCIATION. DOCUMENTS ESTABLISHING THE HOMEOWNERS ASSOCIATION SHALL BE FILED WITH THE PITT COUNTY REGISTER OF DEEDS PRIOR TO THE RECORDATION OF ANY FINAL PLAT.
- DRIVEWAY PERMIT TO BE APPROVED BY NCDOT PRIOR TO APPROVAL OF CONSTRUCTION PLANS BY THE CITY OF GREENVILLE.
- MAIN AND OUTFALL ACREAGE FEES ARE DUE
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM 3720467600J, DATED JAN. 2, 2004.
- SITE WILL BE GRADED TO PROVIDE POSITIVE DRAINAGE FOR ALL LOTS, INCLUDING REAR YARD. GRADING AND DRAINAGE DETAILS WILL BE PROVIDED WITH THE STORMWATER MANAGEMENT PLAN AND THE EROSION AND SEDIMENTATION CONTROL PLAN.
- THE GAS EASEMENT WILL BE PART OF THE COMMON AREA.
- STORMWATER MANAGEMENT PLAN APPROVAL REQUIRED PRIOR TO CONSTRUCTION.
- SANITARY SEWER SHALL MAINTAIN 36" MINIMUM COVER OVER PIPING.

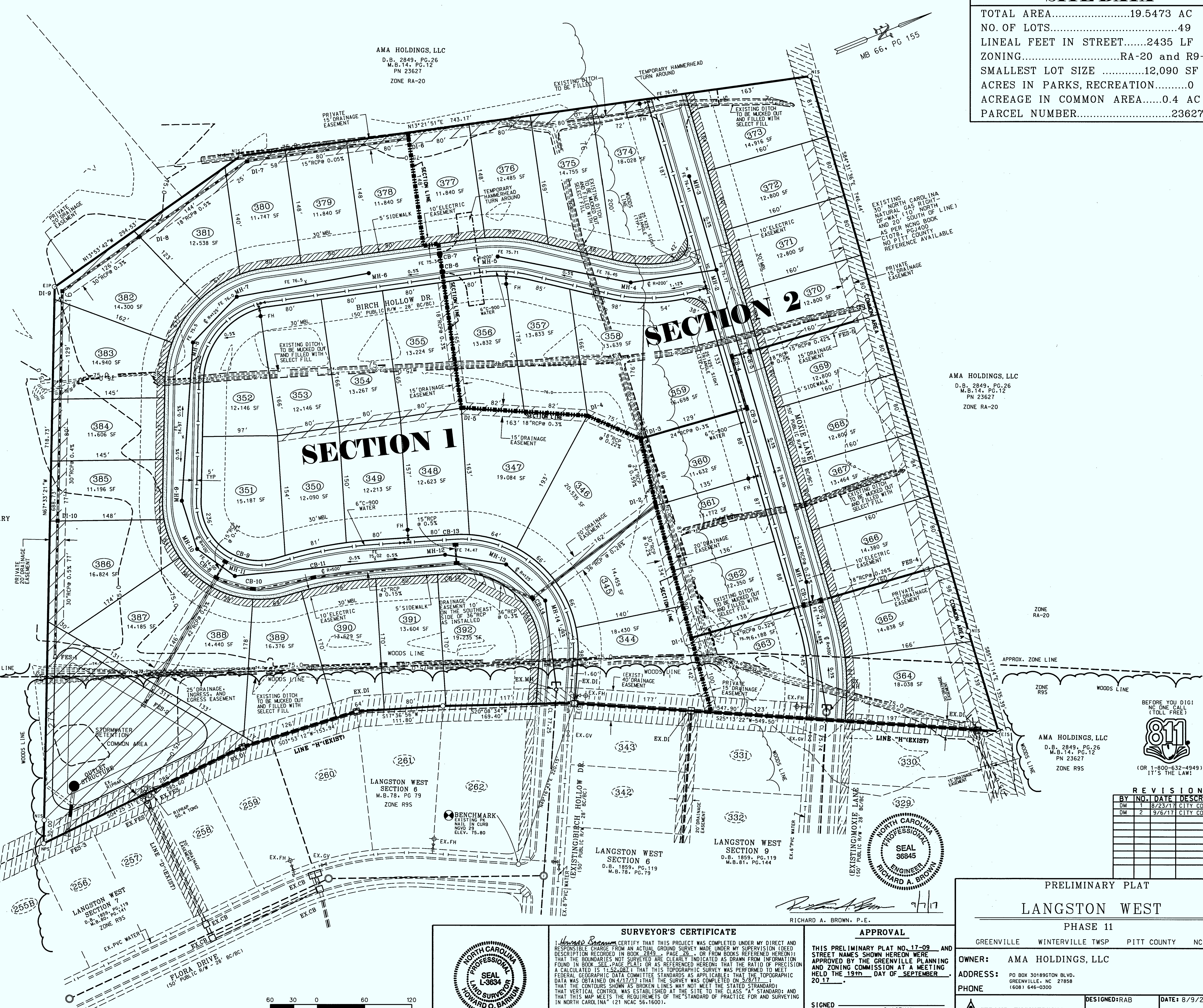
PITT COUNTY
 RIDGEWOOD ELEMENTARY
 SCHOOL
 D.B. 2281, PG. 34
 M.B. 65, PG. 119
 PN 74002
 ZONE RA-20
 Attachment number 1
 Page 1 of 1

- LEGEND**
- NPF= NO POINT FOUND
 - NPS= NO POINT SET
 - EIP= EXISTING IRON PIPE
 - EIS= EXISTING IRON STAKE
 - ECM= EXISTING CONCRETE MONUMENT
 - PP= POWER POLE
 - OHE= OVERHEAD ELECTRIC
 - MH= MANHOLE
 - RCP= REINFORCED CONCRETE PIPE
 - DIP= DUCTILE IRON PIPE
 - SS= SANITARY SEWER
 - R/W= RIGHT OF WAY
 - FH= FIRE HYDRANT
 - WV= WATER VALVE

CBU NOTE:
 FINAL CBU LOCATION WILL BE PROVIDED ON CONSTRUCTION PLANS.



TYPICAL ROAD CROSS SECTION



AMA HOLDINGS, LLC
 D.B. 2849, PG. 26
 M.B. 14, PG. 12
 PN 23627
 ZONE RA-20

AMA HOLDINGS, LLC
 D.B. 2849, PG. 26
 M.B. 14, PG. 12
 PN 23627
 ZONE RA-20

AMA HOLDINGS, LLC
 D.B. 2849, PG. 26
 M.B. 14, PG. 12
 PN 23627
 ZONE R9S



REVISIONS

BY	NO.	DATE	DESCRIPTION
DM	1	8/23/17	CITY COMMENTS
DM	2	9/6/17	CITY COMMENTS



SURVEYOR'S CERTIFICATE
 I, Howard O. Barham CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2849, PAGE 26, OR FROM BOOKS REFERENCED HEREIN); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK, SEE, PAGE PLAT; OR AS REFERENCED HEREIN; THAT THE RATIO OF PRECISION CALCULATED IS 1:52,087; THAT THIS TOPOGRAPHIC SURVEY WAS PERFORMED TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS AS APPLICABLE; THAT THE TOPOGRAPHIC DATA WAS OBTAINED ON 4/27/17 THAT THE SURVEY WAS COMPLETED ON 5/28/17; THAT THE CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THE STATED STANDARDS; THAT VERTICAL CONTROL WAS ESTABLISHED AT THE SITE TO THE CLASS "A" STANDARD; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE "STANDARD OF PRACTICE FOR SURVEYING IN NORTH CAROLINA" (21 NCAC 56-16001).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 23rd DAY OF AUG., 2017.

SIGNED: Howard O. Barham L-3634
 PROFESSIONAL LAND SURVEYOR PLS

APPROVAL

THIS PRELIMINARY PLAT NO. 17-09 AND STREET NAMES SHOWN HEREON WERE APPROVED BY THE GREENVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE 19th DAY OF SEPTEMBER, 2017.

SIGNED: _____ CHAIRMAN
 SIGNED: _____ CITY PLANNER

PRELIMINARY PLAT
LANGSTON WEST
 PHASE 11
 GREENVILLE WINTERVILLE TWSW PITT COUNTY NC

OWNER: AMA HOLDINGS, LLC
 ADDRESS: PO BOX 30189070N BLVD. GREENVILLE, NC 27858 (608) 646-0300
 PHONE: _____

DESIGNED: RAB
 DRAWN: DM
 APPROVED: RAB

DATE: 8/9/2017
 SCALE: 1"=60'
 SHEET 1 OF 1



City of Greenville, North Carolina

Meeting Date: 9/19/2017
Time: 6:30 PM

Title of Item: Petition to Close a 10 foot wide alleyway located north of Dickinson Avenue

Explanation: **Abstract:**This item is to consider a petition to close a 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street.

Explanation: Background: The City received a petition from NC Brewing Ventures and others requesting the closure of a 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street as shown on the attached map.

The petitioners are the owners of the properties adjoining both sides of alleyway.

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

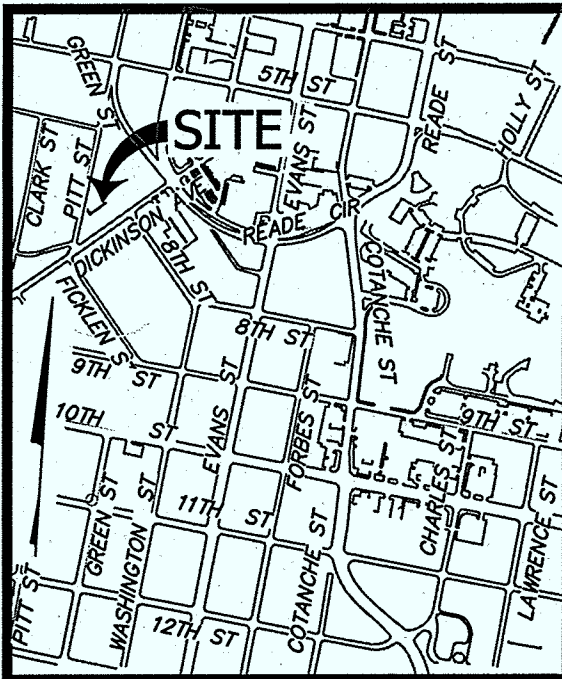
Fiscal Note: Budgeted funds for the maintenance of this alley will no longer be required upon the effective date of the Resolution to Close by City Council.

Recommendation: Recommend to City Council the closure of the 10 foot alleyway located north of Dickinson Avenue and east of Pitt Street.

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

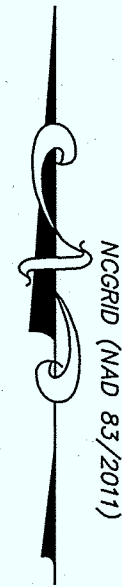
Attachments / click to download

 [Alley map](#)



Vicinity Map

SCALE: 1" = 1000'

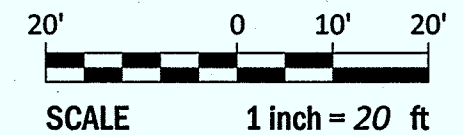
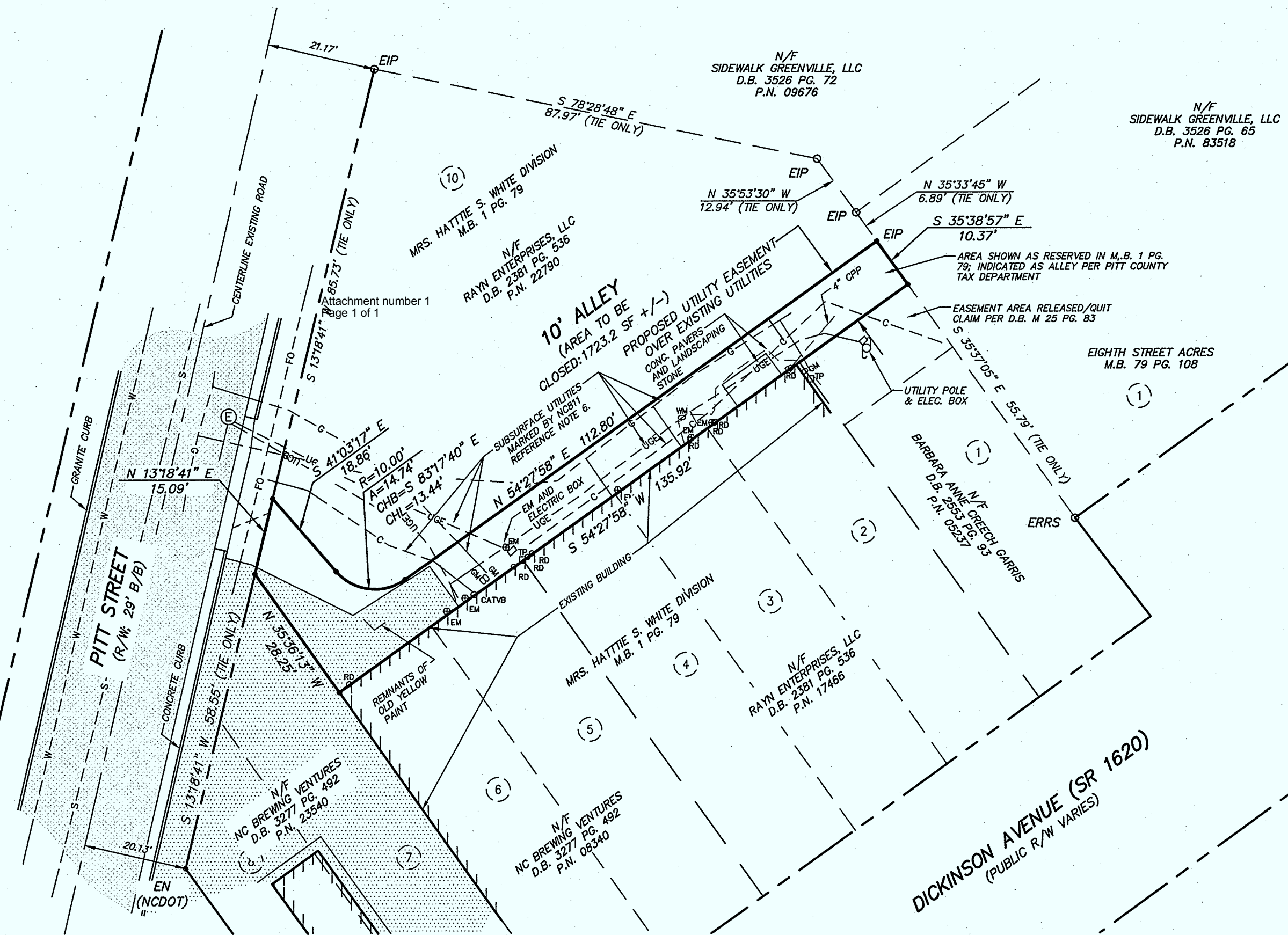


LEGEND

---	RIGHT-OF-WAY (R/W)	B/B	BACK TO BACK	WM	WATER METER
-FO-	FIBER OPTIC DUCT BANK (NC811 MARKING)	M.B.	MAP BOOK	EP	TELEPHONE PEDESTAL
---	UNDERGROUND ELECTRIC (NC 811 MARKING - GUC)	D.B.	DEED BOOK	GM	GAS METER
---	STREET CLOSING BOUNDARY	PG.	PAGE	RD	FIRE HYDRANT
---	GAS LINE (NC 811 MARKING -GUC)	P.N.	PARCEL NUMBER	UP	UTILITY POLE
---	EXISTING BUILDING	R/W	RIGHT OF WAY	EM	ELECTRIC METER
---	WATER LINE (GUC)	EIP	EXISTING IRON PIPE	OCATVB	CABLE TV BOX
---	SANITARY SEWER	ERRS	EXISTING RAIL ROAD SPIKE	○	NO POINT SET
---	COMMUNICATION (NC811 MARKING)	EN	EXISTING NAIL	○	PLATTED LOT NO
---	PARCEL LINE	CPP	CORRUGATED PLASTIC PIPE		
---	PLATTED LOT LINE				
		CONCRETE		ASPHALT	

NOTES:

- ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS.
- NO POINTS SET UNLESS OTHERWISE INDICATED.
- THIS PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA, "ZONE X" (AREAS OUTSIDE THE 0.02% ANNUAL CHANCE FLOOD), AS DETERMINED FROM FIRM MAP NUMBER 3720468800K PANEL 4688, EFFECTIVE JULY 7, 2014.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT REPORT. RIVERS AND ASSOCIATES DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS PROPERTY ARE SHOWN HEREON.
- PROPERTY SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD.
- UNDERGROUND UTILITIES PLOTTED IN PART FROM ACTUAL MAPS PROVIDED BY OTHERS AS NOTED. ACTUAL LOCATIONS MAY VARY. OTHER UTILITIES MAY EXIST. SURVEYOR CANNOT PROVIDED ACCURACY OF NC811 MARKINGS. CONTRACTOR SHOULD CONTACT NC811 AT 1-800-632-4949 TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO EXCAVATING OR TRENCHING. TICKET NUMBER A171153587
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN ARE COMPRISED OF ALL SUCH UTILITIES IN THE AREA OF SURVEY EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR DOES HEREBY CERTIFY THAT ALL UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY UNCOVERED AND LOCATED ANY UNDERGROUND UTILITIES.



REVISIONS:

REFERENCES:

M.B. 1 PG. 79
 D.B. 3277 PG. 492
 D.B. 2381 PG. 536
 D.B. 2553 PG. 93
 D.B. 3543 PG. 143
 SURVEY BY SPRULL & ASSOCIATES, INC. FOR UPTOWN PROPERTIES, DATED 9/8/2005

STATE OF NORTH CAROLINA
 COUNTY OF PITT

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

REVIEW OFFICER _____
 DATE _____

SOURCE OF TITLE

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

PROFESSIONAL LAND SURVEYOR _____
 REGISTRATION NO. L-4262

NORTH CAROLINA, PITT COUNTY

I, PATRICK W. HARTMAN, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY RANDY BIEBER/MATTHEW SHELDON ON 5/17/17 & 5/19/2017; THAT THE RATIO OF PRECISION IS 1:10,000+; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. I FURTHER CERTIFY PURSUANT TO G.S. 47-30 (f) (11) THAT THIS SURVEY IS OF ANOTHER CATEGORY, BEING A SURVEY FOR A STREET CLOSING. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 17TH DAY OF MAY, 2017

PRELIMINARY FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR _____
 REGISTRATION NUMBER L-4262

PRELIMINARY FOR REVIEW ONLY

NORTH CAROLINA
 PROFESSIONAL LAND SURVEYOR
 P.A. 4262
 PATRICK W. HARTMAN

DATE 05/17/17

SURVEY RB DRAFT PH/KB
 DESIGN CHECK PWH

NC License: F-0334

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STREET CLOSING MAP FOR
10' ALLEY - MAP BOOK 1 PAGE 79

CITY OF GREENVILLE, GREENVILLE TOWNSHIP, PITT CO., N.C.

SCALE 1" = 20'
 DRAWING NO. Z-2624
 SHEET 1 OF 1

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF GREENVILLE HAS PASSED A RESOLUTION TO CLOSE COLLEGE VIEW DRIVE AS SHOWN HEREON.

RESOLUTION NO. _____

SIGNED _____ MAYOR

SIGNED _____ CITY CLERK

P:\LandDev\Tort - Pitt St. Alley Closing - 2017048\SURVEY\DWG\Alley Compilation.dwg, Layout1, Hartmp, Fri May 19, 2017 at 2:59pm



City of Greenville, North Carolina

Meeting Date: 9/19/2017
Time: 6:30 PM

Title of Item: Petition to Close a Portion of Forbes Street

Explanation: **Abstract:** This item is to consider a petition to close a portion of Forbes Street from Tenth Street to Ninth Street.

Explanation: Background: The City received a petition from East Carolina University requesting the closure of a portion of Forbes Street from Tenth Street to Ninth Street as shown on the attached map.

The petitioner is the owner of the property adjoining both sides of the street section requested to be closed.

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

Fiscal Note: Budgeted funds for the maintenance of this street section and street lighting will no longer be required upon the effective date of the Resolution to Close by City Council. The City will no longer receive Powell Bill funds for the closed street section.

Recommendation: Recommend to City Council the closure of Forbes Street from Tenth Street to Ninth Street.

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Attachments / [click to download](#)

